

**Notice of Public Meeting
of the
DES MOINES AIRPORT AUTHORITY
BOARD**

DATE: December 9, 2025
TIME: 9:00 a.m.
PLACE: The Airport Board Room, 2nd Floor, Airport Terminal, will be open to the public.

The public may also monitor, but not participate, in the meeting electronically at: <https://zoom.us/j/9843166544>, or call in at: +1 312 626 6799 US (Chicago), Meeting ID: 984 316 6544#

Agenda

Call to Order and Roll Call

1. Consider Minutes for November 11, 2025, Regular Board Meeting
2. Consider Change Order No. 2 for Concourse A&C Water Main Refeed Project with The Waldinger Corporation (Chief Development Officer)
3. Consider the 2026 Building No. 46 Addition Project (Chief Development Officer)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Building No. 46 Addition Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project
 - c. Consider bid protest by Nelson Construction Services LLC regarding non-responsive bid
 - d. Consider award of contract for the 2026 Building No. 46 Addition Project to Dean Snyder Construction Co. in the amount of \$2,318,928.00
 - e. Consider Professional Services Agreement, Task Order No. 146, with Foth Infrastructure & Environment, LLC
4. Consider Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization (Chief Executive Officer)
5. Consider Task Order No. 149 for the North General Aviation Apron Taxilane Relocation Design with Foth Infrastructure & Environment, LLC (Chief Development Officer)
6. Consider Task Order No. 147 for the Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC (Chief Development Officer)
7. Consider the Twelfth Amendment to the Airline Operating and Use Agreement for 2026 (Chief Financial Officer)

- 8. Consider TNC Operating Agreement (Chief Operations Officer)**
- 9. Financial Report (Chief Financial Officer)**
- 10. Briefing (Chief Executive Officer)**
- 11. Next Meeting**
 - a. January 13, 2026**
- 12. Adjourn**

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for November 11, 2025, Regular Board Meeting**
- 2. Consider Change Order No. 2 for Concourse A&C Water Main Refeed Project with The Waldinger Corporation (Chief Development Officer)**

On August 12, 2025, board agenda No. A25-094, the Airport Authority entered into an agreement with Waldinger Corporation for the Concourse A&C Water Main Refeed project. Change Order No. 2 adds additional scope of work related to refeeding Baggage Claim domestic and fire supply feeds. This project is included in the LIFT program for remodel of Baggage Claim into new Administration offices and Operations Center. The goal of moving this scope of work up by a year is to reduce the downtime for utility modifications to be established, allowing earlier demolition of current terminal. This work includes the tie-in to existing 12" main west of Baggage Claim and stubbing the domestic/fire feeds into the building. The LIFT project will accept and tie onto these feeds with the interior scope of work. Similar scope of work will be deducted from GMP 8 of the LIFT project.

Staff Recommendation: Approve Change Order No. 2 to Concourse A&C Water Main Refeed Project contract with The Waldinger Corporation, increasing the amount of the contract by \$91,831.00, and authorize the Chief Development Officer to close out this contract and associated grant for the project when completed in accordance with the contract documents.

- 3. Consider the 2026 Building No. 46 Addition Project (Chief Development Officer)**

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project

The project includes the construction of a 3,400 Sq Ft pre-engineered metal building addition with associated structural, mechanical, plumbing and electrical work items, storm sewer, sanitary sewer, subdrain, concrete pavement sections, security fencing, traffic control, erosion control, and pavement markings. Expansion of existing facility will be utilized for shuttle bus maintenance activities.

The Engineer's Estimate for this project is \$2,692,000.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project.

c. Consider bid protest by Nelson Construction Services LLC regarding non-responsive bid

Jeff Osborne, Director of Construction, Nelson Construction & Development, will be present at the board meeting.

Staff Recommendation: Determine Nelson Construction Services LLC's bid related to 2026 Building No. 46 Addition project non-responsive.

d. Consider award of contract for the 2026 Building No. 46 Addition Project to Dean Snyder Construction Co. in the amount of \$2,318,928.00

Seven bids were received. Two (2) were deemed nonresponsive at time of bid opening. One (1) was deemed nonresponsive after bids were opened and validated. The lowest responsive, responsible bidder was Dean Snyder Construction Co. in the amount of \$2,318,928.00.

Staff Recommendation: Approve the contract with Dean Snyder Construction Co. in the amount of \$2,318,928.00 for the 2026 Building No. 46 Addition and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

e. Consider Professional Services Agreement, Task Order No. 146 with Foth Infrastructure & Environment, LLC for 2026 Building No. 46 Addition Project - Construction Phase Services

During the 2026 Building No. 46 Addition Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 146, with Foth Infrastructure & Environment, LLC in the amount of \$207,000.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

4. Consider Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization (Chief Executive Officer)

Des Moines Airport Authority is a nonvoting member of the Des Moines Area MPO. The Des Moines Area MPO has requested its member governments appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2026, through December 31, 2026.

Authority staff recommend the following representatives be appointed to the Des Moines Area MPO Committees:

Policy Committee Primary Representative: Brian Mulcahy, Chief Executive Officer
Policy Committee Alternate Representative: Ni Wagner, Chief Financial Officer
Technical Committee Primary Representative: Bryan Belt, Chief Development Officer
Technical Committee Alternate Representative: Clint Torp, Chief Operations Officer

Staff Recommendation: Approve Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization.

5. Consider Task Order No. 149 for the North General Aviation Apron Taxilane Relocation Design with Foth Infrastructure & Environment, LLC (Chief Development Officer)

The scope of services to be performed by the Consultant includes engineering analysis, functional design, final design drawings, specifications and bidding assistance for the relocation of the entrance taxiway to the North General Aviation Apron. Relocation of the current entrance will provide adequate space along the west side of the apron to construct future hangar and park aircraft without impeding access to the remainder of the facility. In addition, pavement thickness and strength will be increased to handle larger aircraft onto the Apron. A temporary entrance taxiway will be constructed to allow access of aircraft (up to 79 ft wingspan) to pass around the work area during construction. The project is associated with an IDOT Airport Improvement Project grant and budgeted within the FY2026 budget.

Staff Recommendation: Approve Task Order No. 149 for North General Aviation Apron Taxilane Relocation Design with Foth Infrastructure & Environment, LLC for \$80,750.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

6. Consider Task Order No. 147 for the Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC (Chief Development Officer)

The scope of services to be performed by the Consultant includes engineering analysis, functional design, final design drawings, specifications and bidding assistance for the modifications required around Terminal Way related to the LIFT program. In preparation for the upcoming 2027/2028 LIFT projects for the reconstruction of Baggage Claim Administrative offices and the demolition of the remainder of the existing Terminal, several improvements to Terminal Way and the surrounding area are required. These improvements include the construction of:

- Sidewalk along Terminal Way adjacent to Rental Lot #2.
- Widening of Terminal Way at curve from Southbound to Eastbound.
- Construction Entrance from Duck Pond Road to Green Economy Lot.
- Reconfiguration of Cell Phone Lot.
- Temporary Cross Over Pavement on Terminal Way in Front of Existing Terminal.
- Widening of the Exit from Rental Lot #2.

These projects are considered enabling projects for the continuation of current efforts to stay on schedule and provide efficient conversion of the areas while still being utilized by the public. Project is budgeted within the FY2026 budget.

Staff Recommendation: Approve Task Order No. 147 for Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC for \$71,400.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

7. Consider the Twelfth Amendment to the Airline Operating and Use Agreement for 2026 (Chief Financial Officer)

The Board approved the 2026 Budget, including the Airline Rates and Charges, at the November 11, 2025, Board meeting. The Airline Rates and Charges for 2026 were included in the Twelfth Amendment to the Airline Operating and Use Agreement which extends the term of the agreement through December 31, 2026. United Airlines, Inc. and Frontier Airlines, Inc. have returned signed copies of the Twelfth Amendment. Authority staff request that the Board Chair be authorized to execute the remaining amendments as they are received from the Airlines.

Staff Recommendation: Approve the Twelfth Amendment to the Airline Operating and Use Agreement for 2026 and authorize the Airport Authority Board Chair to execute remaining amendments as they are received from the Airlines.

8. Consider TNC Operating Agreement (Chief Operations Officer)

The current TNC Operating Agreement with Uber and Lyft expires on December 31. This updated agreement will be valid for a period of up to five years with an initial term of one year and allowing for one-year extensions. Minor changes from the previous agreement include FAA required provisions.

Staff Recommendation: Approve the TNC Operating Agreement and authorize the CEO to execute the agreement with Uber and Lyft.

9. Financial Report (Chief Financial Officer)

10. Briefing (Chief Executive Officer)

11. Next Meeting

a. January 13, 2026

12. Adjourn