

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

DATE: September 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 August 12, 2025, Regular Board Meeting
2. Consider Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Chief Executive Officer)
3. Consider Resolution setting baseline budget for New Terminal Construction in the amount of \$557,735,000 (Chief Executive Officer)
4. Consider Professional Services Agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC for Construct Terminal Apron Phase 1A Bid Package No. 2 Design & Bidding Phase Services (Chief Development Officer)
5. Consider Gas Easement with MidAmerican Energy Company for new ConRAC Project (Chief Development Officer)
6. Consider Water Main Easement with Central Iowa Water Works (Chief Development Officer)
7. Consider South Garage Conversion to Public Parking Project (Chief Development Officer)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project
 - c. Consider award of contract for the South Garage Conversion to Public Parking Project to Iowa Contracting, Inc.

8. Consider Building No 70 Operations Center Project (Chief Development Officer)

- a. Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Building No 70 Operations Center Project
- b. Consider Resolution** adopting plans, specifications, form of contract, and estimated total cost for the Building No 70 Operations Center Project
- c. Consider award of contract** for the Building No 70 Operations Center Project to Dean Snyder Construction

9. Financial Report (Director of Finance)

10. Briefing (Executive Director)

11. Next Meeting

- a. October 14, 2025**

12. Adjourn

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for August 12, 2025, Regular Board Meeting**
- 2. Consider Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Chief Executive Officer)**

On July 20, 2023, the Authority Board approved Guaranteed Maximum Price (GMP) Amendment No. 1 for \$41,722,718.00, agenda item A23-095. On September 12, 2023, the Authority Board approved GMP Amendment No. 2 for an Exterior Glazing System valued at \$5,595,488.00. With the approval of the second amendment, the progressive cumulative GMP grew to \$47,318,206.00, agenda item A23-123. On October 10, 2023, the Authority Board approved GMP Amendment No. 3 for escalators and elevators valued at \$6,404,236.00. With the approval of the third amendment, the progressive cumulative GMP grew to \$53,722,442.00, agenda item A23-138. On January 9, 2024, the Authority Board approved GMP Amendment No. 4 for passenger boarding bridges, mechanical & electrical equipment, and baggage handling system valued at \$43,178,616.00. With the approval of the fourth amendment, the progressive cumulative GMP grew to \$96,901,058.00, agenda item A24-005. On April 23, 2024, the Authority Board approved GMP Amendment No. 5 for roofing, interior & exterior metal stud framing and gypsum assemblies and metal panels valued at \$16,912,004.00. With the approval of the fifth amendment, the progressive cumulative GMP grew to \$113,813,062.00, agenda item A24-056. On July 9, 2024, the Authority Board approved GMP Amendment No. 6 for masonry, interior glazing, terrazzo, fluid applied flooring & sealants, mechanical, plumbing, electrical and civil scope of work for 2025 & 2026 valued at \$129,111,859.00. With the approval of the sixth amendment, the progressive cumulative GMP grew to \$242,924,922.00, agenda item A24-091. On July 25, 2024, the Authority Board approved GMP Amendment No. 7 for new terminal modular connector, general trades package, overhead doors, painting, flooring, kitchen equipment and fire sprinkler valued at \$18,918,329.00. With the approval of the seventh amendment, the progressive cumulative GMP grew to \$261,843,250.00, agenda item A24-100. On September 10, 2024, the Authority Board approved GMP Amendment No. 8 for tile supply & installation, signage, existing terminal demolition, and administration/operations buildout valued at \$14,235,409.00. With the approval of the eighth amendment, the progressive cumulative GMP grew to \$276,078,659.00, agenda item A24-123. On January 14, 2025, the Authority Board approved GMP Amendment No 9 modifying Exhibit A-2 with no changes to contract values. With the approval of the ninth amendment, the progressive cumulative GMP stayed at \$276,078,659.00, agenda item A25-004.

The proposed Guaranteed Maximum Price Amendment No. 10 includes a GMP for 1BEast and Extension building construction costs of \$59,305,550.00, sets the date of March 24, 2028, for building completion and May 31, 2028, for site completion, and liquidated damages of \$4,000/calendar day for New Terminal Project Phase 1BEast & Extension construction. The lowest responsive, responsible bid was \$59,305,550.00 and when added

to GMP Amendment Numbers 1, 2, 3, 4, 5, 6, 7, 8, & 9, it will bring the current cumulative “not to exceed” GMP to \$335,384,209.00.

Project Management Committee Recommendation: Approve the Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture.

3. Consider Resolution setting baseline budget for New Terminal Construction in the amount of \$557,735,000 (Chief Executive Officer)

On January 14, 2025, the Airport Authority Board approved a project budget of \$576,835.00.

- Phase 1A Budget: \$418,700,000
- Phase 1B West Budget: \$54,400,000
- Phase 1B East & Extension: \$103,735,000
- Total Baseline Budget: \$576,835,000

On August 27, 2025, the Project Management Committee (PMC) reviewed the detailed budget for the New Terminal Project Phase 1A, 1BWest, and 1BEast. The budget has been brought up to date following previously approved Board adjustments to the projects. With Phase 1A & 1BWest completely bought out, and Phase 1BEast bid out on 100% design documents, PMC is recommending a reduction in the baseline budget of Phase 1A from \$418.7M to approximately \$408.7M (-\$10M), Phase 1BWest from \$54.4M to approximately \$49.9M (-\$4.5M), and Phase 1BEast from \$103.7M to approximately \$99.1M (-\$4.6M). This will result in approximately a \$19M savings. If approved, the total Baseline Budget for the New Terminal Construction Project will be:

- Phase 1A Budget: \$408,700,000
- Phase 1B West Budget: \$49,900,000
- Phase 1B East & Extension: \$99,135,000
- Total Baseline Budget: \$557,735,000

Project Management Committee Recommendation: Approve a resolution setting the total Baseline Budget for New Terminal Construction in the amount of \$557,735,000 and repeal any prior Resolutions establishing a Baseline Budget for the New Terminal Construction Project.

4. Consider Professional Services Agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC for Construct Terminal Apron Phase 1A Bid Package No. 2 Design & Bidding Phase Services (Chief Development Officer)

The agreement includes detailed work, services, materials, equipment, and supplies necessary to provide plans and specifications for Terminal Apron Phase 1A, Bid Package #2. Terminal Apron Phase 1A will provide aircraft parking positions and circulation for the new central processor of the new Terminal and six gates. Terminal Apron Phase 1A will be constructed via two separate bid packages. Bid Package #1 of Terminal Apron Phase 1A

was bid in March 2025 with construction beginning in June 2025. Construction for Bid Package #1 will be completed in Fall of 2026.

Construction for the Terminal Apron Phase 1A, Bid Package #2 will occur in 2027. Major project elements include:

1. Expansion of the Phase 1A Apron, allowing room for two RON parking spots that can accommodate CRJ900 aircraft or smaller.
2. Completion of the Taxiway G connector taxiway between Taxiway P and the Phase 1A apron pavement. Taxiway G provides another access to the new apron pavement from Taxiway P and will allow the Taxiway B SMGCS route to be reactivated.
3. A new Taxilane between the new Phase 1A Apron pavement and the existing terminal apron pavement.

The design services will cover the full project, including bidding. The task order is eligible for grant funding at normal 90/10 split. The grant number associated with this design will be determined later.

Staff Recommendation: Approve the professional services agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC in the amount of \$473,118.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with contract documents.

5. Consider Gas Easement with MidAmerican Energy Company for new ConRAC Project (Chief Development Officer)

The proposed gas easement will allow MidAmerican Energy Company (MAE) to supply and route gas feed to the new ConRAC Project (Rental Car Facility) in the South Quadrant. MAE will provide feed from Army Post, North along SW 28th Street, then run East into the project site.

Staff Recommendation: Approve a Gas Easement with MidAmerican Energy Company for the installation of a new gas supply for ConRAC Project.

6. Consider Water Main Easement with Central Iowa Water Works (Chief Development Officer)

The proposed water main easement will be established on an existing main for Central Iowa Water Works (CIWW). The current water main runs parallel to Army Post Road from SW 42nd street to Highway 28. From this intersection, it runs Northwest parallel to Highway 28.

Staff Recommendation: Approve a Water Main Easement with Central Iowa Water Works for existing main along Army Post Road and Highway 28.

7. Consider South Garage Conversion to Public Parking Project (Chief Development Officer)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project

The Work generally consists of:

1. Pavement and median removal and reconstruction within and outside the garage
2. Construction of a new Parking and Access Revenue Control entrance to the garage
3. Expansion of Automated Parking Guidance System (APGS)
4. Traffic and Wayfinding Signage
5. Electrical and Communication Pathways for APGS, PARCS, and dynamic signage
6. Pavement Markings
7. Minor Grading and Surface Restoration
8. Traffic Control

The Engineer's estimate for this project is \$847,500.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project.

c. Consider award of contract for the South Garage Conversion to Public Parking Project to Iowa Contracting, Inc. in the amount of \$633,705.00

Three bids were received. The lowest responsive, responsible bidder was Iowa Contracting, Inc in the amount of \$633,705.00.

Staff Recommendation: Approve the contract with Iowa Contracting, Inc. in the amount of \$633,705.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

8. Consider Building No. 70 Operations Center Project (Chief Development Officer)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project

This project includes renovations to Building 70, the existing aircraft rescue and firefighting building (ARFF), at the Des Moines International Airport to build out space for an airport operations center and associated offices. Work in this project includes reconfiguration of existing rooms, new finishes in select spaces, mechanical equipment and ductwork replacement, upgraded security controls, and other associated mechanical and electrical upgrades.

The Engineer's estimate for this project is \$1,165,756.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project.

c. Consider award of contract for the Building No. 70 Operations Center Project to Dean Snyder Construction in the amount of \$1,152,000.00

Seven bids were received. The lowest responsive, responsible bidder was Dean Snyder Construction in the amount of \$1,152,000.00.

Staff Recommendation: Approve the contract with Dean Snyder Construction in the amount of \$1,152,000.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

9. Financial Report (Chief Financial Officer)

10. Briefing (Executive Director)

11. Next Meeting

a. October 14, 2025

12. Adjourn