

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

DATE: September 8, 2026
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 11, 2026, Regular Board Meeting**
- 2. Consider Airport Authority By-Laws Amendment (Chief Executive Officer)**
- 3. Consider Agreement for Contracted Custodial Services with Heritage Building Maintenance (Chief Development Officer)**
- 4. Consider Agreement for Window Cleaning Services with Marsden Bldg Maintenance, LLC (Chief Development Officer)**
- 5. Consider Approval of Federal Aviation Administration Grant No. 110 associated with Construct Terminal Phase 1BE Project (Chief Development Officer)**
- 6. Consider Approval of Federal Aviation Administration Grant No. 111 associated with Vehicle Movement Area Transponder (VMAT) Project (Chief Development Officer)**
- 7. Consider Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC for Construct Terminal Phase 1B Apron Project - Design Phase Services (Chief Development Officer)**
- 8. Consider a Contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc. (Chief Development Officer)**
- 9. Consider a Contract for Maintenance and Support of the Elevators and Escalators with Schindler Company (Chief Development Officer)**
- 10. Consider Contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update Project (Chief Development Officer)**

11. **Public Hearing:** Consider a Contract with Smarte Carte, Inc. for Self-Service Luggage Cart Services (Chief Financial Officer)
12. Consider the Iowa Department of Transportation Agreement for Fiscal Year 2027 Air Service Development Program (Communications, Marketing, and Air Service Development Manager)
13. Financial Report (Chief Financial Officer)
14. Briefing (Chief Executive Officer)
15. Next Meeting
 - a. October 13, 2026
16. Adjourn

Agenda Notes:

Call to Order and Roll Call

1. Consider Minutes for August 11, 2026, Regular Board Meeting

2. Consider Airport Authority By-Laws Amendment (Chief Executive Officer)

Several amendments are proposed for the Airport Authority By-Laws related to staff management responsibilities of the CEO and Board. A change to the By-Laws amendment procedure is also included.

Staff Recommendation: Approve Airport Authority By-Laws Amendment.

3. Consider Agreement for Contracted Custodial Services with Heritage Building Maintenance (Chief Development Officer)

The custodial services contract with Heritage Building Maintenance will terminate March 31, 2027. With the new Terminal going live in January 2027, it was negotiated with Heritage to terminate the agreement November 1, 2026. A Request for Proposals (RFP) was issued on May 25, 2026, with proposals due July 1, 2026. A committee of three Authority staff reviewed and rated the eleven proposals received based on the rating criteria outlined within the RFP. Ratings from highest to lowest were:

- a. Heritage Building Maintenance
- b. Flagship
- c. FBG
- d. Pritchard
- e. Whayne
- f. ABM
- g. MRI
- h. Marsden Bldg Maintenance
- i. Nationwide
- j. Unifi
- k. Service Management

The proposed agreement is for a term of three years. The cost for the first year of the contract will be \$2,187,781.15 and will be adjusted annually for the next two years by an amount not to exceed the percentage change over the previous year in the Employment Cost Index published by the U.S. Department of Labor. The agreement does allow for two additional one-year extensions by the Authority.

Staff Recommendation: Approve an Agreement for Contracted Custodial Services with Bee-Clean US Holdings, LLC (dba Heritage Building Maintenance) in the amount of \$2,187,781.15 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language.

4. Consider Agreement for Window Cleaning Services with Marsden Bldg Maintenance, LLC (Chief Development Officer)

This contract will provide for the cleaning of windows on the Airport campus. A request for proposals (RFP) was issued on June 12, 2026, with proposals due July 16, 2026. A committee of three Authority staff reviewed and rated the five proposals received based on the rating criteria outlined within the RFP. Ratings from highest to lowest were:

- a. Marsden
- b. Nationwide
- c. Heritage
- d. Fish
- e. Iowa Squeegee

The contract calls for specific areas to be washed, along with the frequency of cleaning. The contract will be for a three-year period. The cost for the first year of the contract will be \$109,999.92 and will be adjusted annually for the next two years by an amount not to exceed the percentage change over the previous year in the Employment Cost Index published by the U.S. Department of Labor. The agreement does allow for two additional one-year extensions by the Authority.

Staff Recommendation: Approve an agreement for window cleaning services with Marsden Bldg Maintenance, LLC, in the amount of \$109,999.92 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language.

5. Consider Approval of Federal Aviation Administration Grant No. 110 associated with Construct Terminal Phase 1BE Project (Chief Development Officer)

Grant 110:

- 03-19-0027-110-2026
- FY 2026 ATP BIL funding
- Construct Terminal Phase 1BE, related to Mechanical and Plumbing scope of work
- Value: \$6,000,000.00

Staff Recommendation: Authorize the Chief Executive Officer to accept and sign grant agreement No. 110 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant when completed in accordance with contract documents.

6. Consider Approval of Federal Aviation Administration Grant No. 111 associated with Vehicle Movement Area Transponder (VMAT) Project (Chief Development Officer)

Grant 111:

- 03-19-0027-111-2026
- FY 2026 AIP funding
- Vehicle Movement Area Transponder installation on Airport-owned vehicles
- Value: \$228,600.00

Staff Recommendation: Authorize the Chief Executive Officer to accept and sign grant agreement No. 111 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant when completed in accordance with contract documents.

7. Consider Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC for Construct Terminal Phase 1B Apron Project - Design Phase Services (Chief Development Officer)

The scope of services to be performed by the Consultant with this task order includes detailed work, services, materials, equipment and supplies necessary to provide plans and specifications for the Phase 1B apron, which includes both Phase 1B West and 1B East. The primary project elements are as follows:

- Terminal Apron Phase 1B West: March 2027 – November 2027 construction. Provides aircraft parking at terminal apron position 5.
- Terminal Apron Phase 1B East: September 2027 – July 2028 construction. Provides aircraft parking at terminal apron positions 2, 3, and 4.
- Terminal Apron Phase 1B East Extension – Complete embankment and overburden installation in 2027 for future aircraft parking position 1.

The negotiated amount of the agreement is \$542,650.00. This task order will be grant-funded at normal 90/10 split.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC in the amount of \$542,650.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

8. Consider a Contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc. (Chief Development Officer)

On July 31, 2026, the Des Moines International Airport's current maintenance and support agreement for the building automation system with Siemens Industry, Inc. expired. The building automation system is a proprietary system, and Authority staff does not have access or the expertise to maintain the system in its entirety. Authority staff negotiated a one-year service agreement on similar terms to the current agreement to assist in supporting our building automation system. Services provided through this contract are:

- Onsite Directed Support
- Emergency Phone Response 24/7
- Emergency Onsite Response
- Preventative Maintenance
- Data Protection & Recovery
- Software Maintenance
- Network Maintenance
- Software Updates

Staff Recommendation: Approve contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc. in the amount of \$79,868.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

9. Consider a Contract for Maintenance and Support of the Elevators and Escalators with Schindler Company (Chief Development Officer)

Currently the Des Moines International Airport's maintenance and support agreement for the elevators and escalators with Schindler Company is on a month-to-month basis. Authority staff does not have access or the expertise to maintain the systems. Pricing is determined by Master Omnia agreement that the Authority utilized within this agreement. The agreement is for three years with two one-year options. Annual price adjustments are made through Omnia. Services provided through this contract are:

- Onsite Directed Support
- Emergency Phone Response 24/7
- Emergency Onsite Response
- Preventative Maintenance
- Software Maintenance/updates

The scope of work included within this agreement is for the existing campus, excluding the new Terminal. As current equipment is demolished, removed from operation, the associated scope of work and costs are removed on the day they are taken out of service.

Staff Recommendation: Approve contract for Maintenance and Support of the Elevators and Escalators with Schindler Company in the amount of \$81,623.64 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

10. Consider Contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update Project (Chief Development Officer)

This project is related to the LIFT program. The existing signage within the parking garage complex will need to be updated once the new Terminal goes live. Both vehicle and pedestrian movements will be shifted. This affects all signage interior to the parking spaces along with stair towers 1, 2, 3, 6, 7 and 8.

As the value of the work was under the State of Iowa bidding threshold, quotes were obtained for the project. Quotes were received by Lashier Graphics & Signs and Latitude. The lowest responsive, responsible quote for the project was from Lashier Graphics & Signs in the amount of \$103,438.98.

Staff Recommendation: Approve contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update project the amount of \$103,438.98 and authorize the Chief Development Officer to accept and close out these projects when completed in accordance with the contract documents.

11. Public Hearing: Consider Noncompetitive Contract with Smarte Carte, Inc. for Self-Service Luggage Cart Services (Chief Financial Officer)

The Authority currently contracts with Smarte Carte, Inc. for self-service luggage cart services on a month-to-month basis following the expiration of the original three-year agreement executed in 1998. With the opening of the new terminal at DSM, Smarte Carte will need to remove the existing self-service luggage cart system from the Legacy Concourse and install a new unit in the baggage claim area of the new terminal. Smarte Carte has proposed a new five-year agreement to protect its investment.

Given the essential nature of the service and lack of competition at other airports, Authority staff believe the proposed agreement is reasonable, and in the Authority's best interest. The new agreement maintains terms generally consistent with the existing arrangement. The Agreement will be effective upon beneficial occupancy for an initial term of five years, with annual automatic renewals thereafter. According to the Authority's purchasing policy, the Board may exempt contracts or purchases for goods or services from its normal purchasing procedures for good cause. It is within the sole discretion of the Authority to determine what constitutes good cause for purposes of this provision. Examples may include procurements having unique requirements that can only be satisfied by a specific vendor, or procurements where competition is determined inadequate.

Staff Recommendation: Approve a noncompetitive agreement, for good cause, with Smarte Carte, Inc. for Self-Service Luggage Cart Services.

12. Consider the Iowa Department of Transportation Fiscal Year 2027 Air Service Development Program Grant (Communications, Marketing, and Air Service Development Manager)

The Authority applies annually for funds through the Iowa DOT Bureau of Aviation Air Service Development Program. The FY27 application has been approved to use funds for air service software and marketing strategies to support local air service growth. The airline data and software system will be used to build business cases for existing and prospective airlines to meet commercial service demands in our catchment area. The Authority will implement marketing campaigns to promote the airport, build brand awareness and loyalty, and conduct targeted marketing to support existing and newly announced nonstop service. The Iowa DOT will reimburse the Authority for 80% of eligible project costs not to exceed \$80,000.

Staff Recommendation: Authorize the Chief Executive Officer to accept and sign the Iowa Department of Transportation Fiscal Year 2027 Air Service Development Grant when received.

13. Financial Report (Chief Financial Officer)

14. Briefing (Chief Executive Officer)

15. Next Meeting

a. **October 13, 2026**

16. Adjourn