

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

**DATE:** September 10, 2024  
**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 13, 2024, Regular Board Meeting**
- 2. Consider Agreement Between the City of Des Moines and Des Moines Airport Authority for the Provision of City Services (Executive Director)**
- 3. Consider Guaranteed Maximum Price Amendment No. 8, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Executive Director)**
- 4. Consider Professional Services Agreement, Task Order No. 9, with Anser Advisory LLC for Program Management during Construction - Construction Phase Services (Director of Engineering)**
- 5. Consider Change Order No. 1 with Henkel Construction Co. for ConRAC Facility Project (Director of Engineering)**
- 6. Consider an Amendment to the Agreement between the City of Des Moines and the Des Moines Airport Authority Regarding Iowa Department of Transportation RISE Grant for Cowles Drive Phase 4 (Director of Engineering)**
- 7. Consider Change Order No. 4 for Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Contract with Reilly Construction Co. (Director of Engineering)**
- 8. Financial Report (Director of Finance)**
- 9. Briefing (Executive Director)**
- 10. Next Meeting - October 8, 2024**
- 11. Adjourn**

**12. Exempt Session, pursuant to Iowa Code § 21.9 to discuss strategy in matters relating to employment conditions of employees of the governmental body who are not covered by a collective bargaining agreement.**

## **Agenda Notes:**

Call to Order and Roll Call

- 1. Consider Minutes for August 13, 2024, Regular Board Meeting**
- 2. Consider Agreement Between the City of Des Moines and the Des Moines Airport Authority for the Provision of City Services (Executive Director)**

The agreement between the City of Des Moines and the Des Moines Airport Authority for the Provision of City Services terminated on June 30, 2023. A tentative agreement has been negotiated between City and Authority staff for the continued provision of City Services. The tentative agreement provides for the City's continued provision of law enforcement services at the Airport and Authority employees' participation in certain City of Des Moines group benefit plans.

Staff Recommendation: Approve the Agreement between the City of Des Moines and the Des Moines Airport Authority for the Provision of City Services.

- 3. Consider Guaranteed Maximum Price Amendment No. 8, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture (Executive Director)**

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 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 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.

Proposed Guaranteed Maximum Price Amendment No. 8 includes a GMP for tile supply and installation, signage, existing terminal demolition, and administration/operations buildout. The lowest responsive, responsible bid was \$14,235,409.00 and when added to GMP Amendment Numbers 1, 2, 3, 4, 5, 6 & 7, it will bring the current cumulative “not to exceed” GMP to \$276,078,659.00.

Project Management Committee Recommendation: Approve the Guaranteed Maximum Price Amendment No. 8, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture.

**4. Consider Professional Services Agreement, Task Order No. 9, with Anser Advisory LLC for Program Management during Construction - Construction Phase Services (Director of Engineering)**

The scope of services to be performed by the Consultant includes detailed work, services, materials, equipment and supplies necessary to provide design management services for 1B West from 60% design through the delivery of the 100% construction documents by the A/E design team and preconstruction management services of the Construction Manager at Risk (CMAR) through the delivery of the Final Guaranteed Maximum Price (GMP) to the Des Moines Airport Authority (DMAA). The scope of this Task Order includes overall project and program management tasks, the management of the A/E design team, CMAR, Commissioning team through 60%, 90%, and 100% design documents, financial and compliance advisory services in support of the LIFT DSM Program as well as individual project components, cost estimating and cost reconciliation, and special inspection and testing services. The negotiated amount of the agreement is \$1,117,777.50.

Project Management Committee Recommendation: Approve the Professional Services Agreement, Task Order No.9, with Anser Advisory LLC for program management in the amount of \$1,117,777.50 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

**5. Consider Change Order No. 1 with Henkel Construction Co. for ConRAC Facility Project (Director of Engineering)**

This change order adds additional scope of work related to the ConRAC Facility project. The following items within the contract are being updated to final costs:

- Mechanically Stabilized Earth (MSE) wall foundation improvements
- Storm Sewer Pipe utility installation over excavation through shale

Staff Recommendation: Approve Change Order No. 1 with Henkel Construction Co. in the amount of \$251,816.53 for the ConRAC Facility Project.

**6. Consider an Amendment to the Agreement between the City of Des Moines and the Des Moines Airport Authority Regarding Iowa Department of Transportation RISE Grant for Cowles Drive Phase 4 (Director of Engineering)**

On July 14, 2020, agenda item A20-086, the Airport Authority Board approved an agreement between the City of Des Moines and the Des Moines Airport Authority regarding Iowa Department of Transportation RISE Grant to the Des Moines Airport Authority for the Cowles Drive Phase 1 Project. On September 14, 2021, agenda item A21-094, the Airport Authority Board approved an amendment to the agreement between the City of Des Moines and the Des Moines Airport Authority regarding Iowa Department of Transportation RISE Grant to the Des Moines Airport Authority for the Cowles Drive Phase 2 & 3 Project.

The City of Des Moines is requesting an amendment to the Agreement for Cowles Drive Phase 4 project. The Agreement is very similar to the Agreement which the Authority and City approved for the Cowles Drive Phase 1, 2, & 3 RISE projects.

Staff Recommendation: Approve the Amendment to Agreement between the City of Des Moines and the Des Moines Airport Authority regarding the Iowa Department of Transportation RISE Grant for Cowles Drive, Phase 4.

**7. Consider Change Order No. 4 for Runway 5 Temporary Extension and Shortened Runway 5/23 Layout Contract with Reilly Construction Co. (Director of Engineering)**

Change Order No. 4 adjusts the contract value for final reconciliation of quantities outlined within the schedule of values provided in the contract. Quantities of items installed throughout the project were tracked and recorded by the engineering firm engaged by the Authority for construction observation and administration. This change order adjusts the contract for actual units used and installed. The contracted value per unit did not change; the estimated number of units at time of bidding is adjusted for the actual number of units installed.

Staff Recommendation: Approve Change Order No. 4 to Runway 5 Temporary Extension and Shortened Runway 5/23 Layout contract with Reilly Construction Co. increasing the amount of the contract by \$196,709.44.

**8. Financial Report (Director of Finance)**

**9. Briefing (Executive Director)**

**10. Next Meeting - October 8, 2024**

**11. Adjourn**

**12. Exempt Session, pursuant to Iowa Code § 21.9 to discuss strategy in matters relating to employment conditions of employees of the governmental body who are not covered by a collective bargaining agreement.**