

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

DATE: May 9, 2023

TIME: 9:00 a.m.

PLACE: This meeting will be conducted electronically due to Board Member travel. The public may join our Zoom meeting at: <https://zoom.us/j/9843166544>, or call in at: +1 312 626 6799 US (Chicago), Meeting ID: 984 316 6544#

The Airport Board Room, 2nd Floor, Airport Terminal, will be open to the public.

Agenda

Call to Order and Roll Call

- 1. Consider Minutes for April 11, 2023, Regular Board Meeting**
- 2. Consider Parking Garage Expansion Project (Director of Engineering)**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project**
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project**
 - c. Consider award of contract for the Parking Garage Expansion Project base bid and alternate 3 to The Weitz Company, LLC in the amount of \$49,086,540.00**
- 3. Consider Construct South RON & South Cargo Deicing Positions Project (Director of Engineering)**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project**
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project**
 - c. Consider award of contract for the Construct South RON & South Cargo Deicing Positions Project to Iowa Contracting, Inc. in the amount of \$8,257,900.47**
 - d. Consider Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC for Construct South RON & South Cargo Deicing Positions Project - Construction Phase Services**

- 4. Consider Grey Lot Expansion Project**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project**
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project**
 - c. Consider award of contract for the Grey Lot Expansion Project to Elder Corporation in the amount of \$3,180,355.00**
 - d. Consider Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC for Grey Lot Expansion Project - Construction Phase Services**

- 5. Consider Electric Vehicle Charging for Building No. 28 RAC Project (Director of Engineering)**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project**
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project**
 - c. Consider award of contract for the Electric Vehicle Charging for Building No. 28 RAC Project to Van Maanen Electric, Inc. in the amount of \$376,236.00**

- 6. Consider Construct Terminal Deicing Apron-Bid Package No. 1 Project (Director of Engineering)**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct Terminal Deicing Apron-Bid Package No. 1 Project**
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Deicing Apron-Bid Package No. 1 Project**
 - c. Consider approval of Federal Aviation Administration Grant No. 91 and Grant No. 92 associated with the Construct Terminal Deicing Apron-Bid Package No. 1 Project**
 - d. Consider award of contract for the Construct Terminal Deicing Apron-Bid Package No. 1 Project to Elder Corporation in the amount of \$14,394,147.50**
 - e. Consider Professional Services Agreement, Task Order No. 112, with Foth Infrastructure & Environment, LLC for Construct Terminal Deicing Apron-Bid Package No. 1 Project - Construction Phase Services**

- 7. Consider Contract for High Voltage Switchgear Concourse Project with Baker Electric, Inc. (Director of Engineering)**
- 8. Consider Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation (Director of Engineering)**
 - a. Consider approval of Federal Aviation Administration Grant No. 90 and Grant No. 94 associated with the Future Terminal 100% Design Services**
 - b. Consider approval of Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation**
- 9. Consider Task Order No. 6 for the Terminal Design through 100% and Preconstruction Management Services with Anser Advisory, LLC (Director of Engineering)**
- 10. Consider Lease Amendment with Worldwide Freight Systems (WFS) (Director of Finance)**
- 11. Financial Report (Director of Finance)**
- 12. Briefing (Executive Director)**
- 13. Next Meeting**
 - b. June 13, 2023, Regular Board Meeting**
- 14. Adjourn**

Agenda Notes:

Call to Order and Roll Call

- 1. Consider Minutes for April 11, 2023, Regular Board Meeting**
- 2. Consider Parking Garage Expansion Project (Director of Engineering)**
 - a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project**

Per Iowa Code sec. 26.12, the parking garage expansion project is required to be re-awarded due to the original public hearing not being posted.

This project will extend the parking ramp to the North of the existing structure, creating a five-story parking facility including 1,122 additional parking spaces. The project will include a new entrance plaza, commercial roadways north of the expansion, finish paving of new entry roadway, utility relocations, vertical circulation, electrical and communication pathways, new switchgear feeding the future terminal, and landscaping.

The Engineer's Estimate for this project is \$47,734,754.00.

- b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Parking Garage Expansion Project**

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

- c. Consider award of contract for the Parking Garage Expansion Project to The Weitz Company, LLC in the amount of \$49,086,540.00.**

The lowest responsive, responsible bidder was The Weitz Company, LLC in the amount of \$48,750,000.00. This is the base bid for the project. Alternatives will be presented to the Board for discussion and/or approval or rejection. The contract value being presented is based on staff recommendation of accepting bid alternative No. 3 in the amount of \$336,540.00.

Staff Recommendation: Approve the contract with The Weitz Company, LLC in the amount of \$49,086,540.00 including bid alternative No. 3 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

3. Consider Construct South RON & South Cargo Deicing Positions Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project

This project will include installation of five (5) remain overnight (RON) parking positions associated with the future terminal project. These RON positions will be required once gates C2 & C4 are decommissioned to allow for the commencement of the future Terminal construction. The project will include pavement removal and replacement, high mast lighting, electrical and communications, fencing, storm sewer drainage, pavement markings and landscaping.

The Engineer's Estimate for this project is \$6,124,325.50.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct South RON & South Cargo Deicing Positions Project.

c. Consider award of contract for the Construct South RON & South Cargo Deicing Positions Project to Iowa Contracting, Inc. in the amount of \$8,257,900.47

The lowest responsive, responsible bidder was Iowa Contracting, Inc. in the amount of \$8,257,900.47.

Staff Recommendation: Approve the contract with Iowa Contracting, Inc. in the amount of \$8,257,900.47 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

d. Consider Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC for Construct South RON & South Cargo Deicing Positions Project - Construction Phase Services

During the Construct South RON & South Cargo Deicing Positions Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$247,569.00.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 113, with Foth Infrastructure & Environment, LLC in the amount of \$247,569.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

4. Consider Grey Lot Expansion Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project

This project consists of the construction of an expansion to the existing Grey Lot parking lot. The project generally consists of grading, aggregate base, asphalt paving, lot lighting, pavement striping, perimeter fencing, storm sewer, subdrains, relocation of existing bus shelters, and site restoration & landscaping. All work associated with this project is located outside of the airport security perimeter fence.

The Engineer's Estimate for this project is \$4,253,235.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Grey Lot Expansion Project.

c. Consider award of contract for the Grey Lot Expansion Project to Elder Corporation in the amount of \$3,180,355.00

The lowest responsive, responsible bidder was Elder Corporation in the amount of \$3,180,355.00.

Staff Recommendation: Approve the contract with Elder Corporation in the amount of \$3,180,355.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

d. Consider Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC for Grey Lot Expansion Project - Construction Phase Services

During the Grey Lot Expansion Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$178,800.00.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 114, with Foth Infrastructure & Environment, LLC in the amount of \$178,800.00 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 Electric Vehicle Charging for Building No. 28 RAC Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project

This project consists of new electrical equipment and conduits to support multiple electric vehicle (EV) charging stations. The equipment includes a new utility power service entrance and transformer pad, exterior rated switchboard, metering, and underground conduits. Civil site work includes reconfiguration of existing fence and vehicle cable barriers. Structural work includes a new retaining wall and concrete pad for the utility transformer and switchboard equipment.

The Engineer's Estimate for this project is \$419,452.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Electric Vehicle Charging for Building No. 28 RAC Project.

c. Consider award of contract for the Electric Vehicle Charging for Building No. 28 RAC Project to Van Maanen Electric, Inc. in the amount of \$376,236.00.

The lowest responsive, responsible bidder was Van Maanen Electric, Inc. in the amount of \$376,236.00.

Staff Recommendation: Approve the contract with Van Maanen Electric, Inc. in the amount of \$376,236.00 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

6. Consider Construct Terminal Deicing Apron-Bid Package No. 1 Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Construct Terminal Deicing Apron-Bid Package No. 1 Project

This project will include installation of a new spent deicing fluid (glycol) storage tank including a diversion structure and controls for the tank, installation of underground stormwater detention, trenchless installation of 36 inch storm sewer and 10 inch subdrain in casing pipe under taxiway pavement, 36 inch and 42 inch trenched storm sewer installation, approximately 1,950 LF of airfield electric circuit home run duct bank relocation and DSM communication conduits relocation, including

approximately 600 LF of trenchless airfield duct bank relocation and communication duct bank relocation in casing pipe under taxiway pavement, and relocation of the primary wind cone. A bid alternate for the project is the reconstruction of 3,050 SY of Taxiway P mainline pavement between Taxiway D and Runway 13/31.

The Engineer's Estimate for this project is \$11,832,334.00.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Deicing Apron-Bid Package No. 1 Project

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Construct Terminal Deicing Apron-Bid Package No. 1 Project.

c. Consider approval of Federal Aviation Administration Grant No. 91 and Grant No. 92 associated with the Construct Terminal Deicing Apron-Bid Package No. 1 Project

Grant 91:

- 03-19-0027-091-2023
- Construct Terminal Building Phase 3-Apron B (Deicing Pads) BP No. 1
- Approximately \$9,619,000 (total value of grant could increase with additional discretionary funding)
 - Cargo: \$162,652
 - Entitlement: \$4,457,035
 - Discretionary: \$5,000,000

Grant 92:

- 03-19-0027-092-2022
- Construct Terminal Building Phase 4-Apron B (Deicing Pads) BP No.1
- Approximately \$3,267,000 – Supplemental Discretionary

Staff Recommendation: Authorize the Executive Director to accept and sign grant agreement No. 91 and 92 with FAA for the improvement and authorize the Director of Engineering and Planning to accept and close out the grant when completed in accordance with contract documents.

d. Consider award of contract for the Construct Terminal Deicing Apron-Bid Package No. 1 Project to Elder Corporation in the amount of \$14,394,147.50.

The lowest responsive, responsible bidder was Elder Corporation in the amount of \$14,394,147.50. The bidding documents were broken up into two divisions. Division No. 1 relates to work that must occur during the same timeframe as the Runway Intersection project. This scope of work (SOW) occurs within the safety area of both Runways 31 and 23, which both will be vacated during the intersection project. Division No. 1 is for the installation of a power and communications duct bank bored under Taxiways Delta and Papa intersection. Division No. 2 of the bidding documents are the rest of the site utilities (power, communications, sanitary and storm)

modifications, underground storm water detention, underground glycol collection detention and associated control building for glycol treatment. The Authority can deduct Division No. 2 SOW via a change order by August 25, 2023. Both Divisions No. 1 & 2 are eligible for FAA funding/grant.

- Division No. 1: \$1,525,606.00
- Division No. 2: \$12,868,541.50
- Bid Alternative No. 1, Taxiway Papa paving: \$1,719,652.50 (not recommended for approval)

Staff Recommendation: Approve the contract with Elder Corporation in the amount of \$14,394,147.50; authorize the Executive Director to execute the deductive change order with Elder Corporation for the Division No. 2 SOW if FAA grant is not awarded; and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

e. Consider Professional Services Agreement, Task Order No. 112, with Foth Infrastructure & Environment, LLC for Construct Terminal Deicing Apron-Bid Package No. 1 Project - Construction Phase Services

During the Construct Terminal Deicing Apron-Bid Package No. 1 Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$614,199.00. This task order is grant funded at normal 90/10 split.

Staff Recommendation: Approve the Professional Services Agreement, Task Order No. 112, with Foth Infrastructure & Environment, LLC in the amount of \$614,199.00; authorize the Executive Director to sign Task Order No 112 with Foth Infrastructure & Environment, LLC once FAA has reviewed and approved; and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

7. Consider Contract for High Voltage Switchgear Concourse Project with Baker Electric, Inc. (Director of Engineering)

The Authority received three bids for the Project at its April 11, 2023, board meeting due to bids not being responsive. Project was repackaged and publicly bid. Three bids were received with the lowest responsive, responsible bid from Baker Electric, Inc.

Staff Recommendation: Approve the contract with Baker Electric, Inc. in the amount of \$271,373.13 for the High Voltage Switchgear Concourse Project and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

8. Consider Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation (Director of Engineering)

Task Order No. 7 includes the detailed work, services, and supplies necessary to progress the future terminal development program to a 100% design level. The schedule is from June 2, 2023, through May 1, 2024. The negotiated amount not to exceed is \$16,249,331.70, with an additional \$174,239.93 in related reimbursable expenses. The overall total for Task Order No. 7 is \$16,423,571.63.

a. Consider approval of Federal Aviation Administration Grant No. 90 and Grant No. 94 associated with the Future Terminal 100% Design Services

Grant 90:

- 03-19-0027-090, discretionary
- Construct Terminal Building Phase 2-Design
- Approximate value of \$1,000,000.00

Grant 94:

- 03-19-0027-094, supplemental discretionary (Community Project Funding)
- Construct Terminal Building Phase 5-Design
- Approximate value of \$7,000,000.00

Staff Recommendation: Authorize the Executive Director to accept and sign grant agreement No. 90 and 94 with FAA for the improvement and authorize the Director of Engineering and Planning to accept and close out the grant when completed in accordance with contract documents.

b. Consider approval of Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation

Staff Recommendation: Approve Task Order No. 7 for Future Terminal 100% Design Services with HNTB Corporation for \$16,423,571.63 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

9. Consider Task Order No. 6 for the Terminal Design through 100% and Preconstruction Management Services with Anser Advisory, LLC (Director of Engineering)

Consultant will be tasked to oversee and manage the Architect/Engineer design team and Construction Manager at Risk (CMAR) through full design development (100%) documents, GMP development as well as cost estimating, from June 2, 2023, through September 24, 2024. The negotiated amount not to exceed is \$2,261,444.00, with an additional \$94,000.00 in related reimbursable expenses. The overall total for Task Order No. 6 is \$2,355,444.00.

Staff Recommendation: Approve Task Order No. 6 for Terminal Design and Preconstruction Management Services with Anser Advisory, LLC for \$2,355,444.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

10. Consider Lease Amendment with Worldwide Freight Systems (WFS) (Director of Finance)

The lease agreement with WFS on their space in Building 32 expired on April 30. WFS will be moving into Building 57 once that is completed in late summer, so an amendment to the current lease is needed. The amendment extends the current lease terms through September 30, 2023, unless terminated sooner based on the completion of Building 57.

Staff Recommendation: Approve the lease amendment with WFS.

11. Financial Report (Director of Finance)

12. Briefing (Executive Director)

13. Next Meeting

a. June 13, 2023, Regular Board Meeting

14. Adjourn