

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

DATE: August 14, 2018
TIME: 9:00 a.m.
PLACE: Airport Board Room, 2nd Floor, Airport Terminal

Agenda

Call to Order and Roll Call

1. Consider Minutes for July 10, 2018 Meeting
2. **Public Hearing:** Consider Building No. 32 Lease with Federal Express (Director of Finance)
3. Air Cargo Building No. 32 Relocation Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Air Cargo Building No. 32 Relocation Project;
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Air Cargo Building No. 32 Relocation Project;
 - c. Consider award of contract to Jensen Builders, Ltd in the amount of \$8,571,700.00.
 - d. Consider Task Order No. 53 with Foth Infrastructure & Environment, LLC for the Air Cargo Building No. 32 Relocation project – Construction Phase Services in the amount of \$593,100.00
4. Consider Contract for Automated Parking Guidance System with Baker Group (Director of Engineering)
5. Pave Interior Service Road Construction Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Interior Service Road Pave Project;
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Pave Interior Service Road Project;
 - c. Consider approval of Federal Aviation Administration Grant associated with the Pave Interior Service Road project;
 - d. Consider award of contract to Flynn Company, Inc. in the amount of \$630,475.08.

- e. Consider Supplemental No. 1 to Task Order No. 51 with Foth Infrastructure & Environment, LLC for the Interior Service Road Pave project – Construction Phase Services in the amount of \$67,000.00
6. Terminal Apron Rehabilitation Gate A4/A5 Project (Director of Engineering)
 - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Terminal Apron Rehabilitation Gate A4/A5 Project;
 - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Terminal Apron Rehabilitation Gate A4/A5 Project;
 - c. Consider approval of Federal Aviation Administration Grant associated with the Terminal Apron Rehabilitation Gate A4/A5 project;
 - d. Consider award of contract for the Terminal Apron Rehabilitation Gate A4/A5 Project to Flynn Company, Inc. in the amount of \$607,027.38.
 - e. Consider Supplemental No. 1 to Task Order No. 52 with Foth Infrastructure & Environment, LLC for the Terminal Apron Rehabilitation Gate A4/A5 project – Construction Phase Services in the amount of \$90,100.00
7. Consider Contract for Network Mass Storage with IP Pathways (Director of Engineering)
8. Consider Master Agreement for General Engineering Services with Kimley-Horn and Associates, Inc. and Bolton & Menk, Inc. for Authority Funded projects. (Director of Engineering)
9. Potential closed session pursuant to Iowa Code § 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation where its disclosure would be likely to prejudice or disadvantage the position of the Authority in that litigation.
10. Consideration of proposed settlement of Morrow v. Des Moines Airport Authority, File No.: 1481671, Before the Iowa Worker’s Compensation Commission
11. Consideration of proposed settlement of Frazier v. Des Moines Airport Authority, File No.: 5063081, Before the Iowa Worker’s Compensation Commission
12. Financial Report (Director of Finance)
13. Briefing (Executive Director)
14. Adjourn

Agenda Notes:

Call to Order and Roll Call

1. **Consider Minutes for July 10, 2018, Meeting**
2. **Public Hearing: Consider Building No. 32 Lease with Federal Express (Director of Finance)**

The Federal Express facility must be relocated as part of the enabling projects on the south side of the Airport. The existing lease allows the Airport to move Federal Express, however, Federal Express desires additional space. A lease has been negotiated with Federal Express to occupy Building 32 on the airport following construction of the facility. The lease term is 20 years. Building and Land rent will be based on final construction costs, but is currently estimated to be \$471,177 annually. Land rent will be adjusted based on CPI.

Staff Recommendation: Staff recommends approval of the lease agreement with Federal Express.

3. **Air Cargo Building No. 32 Relocation Project (Director of Engineering)**

- a. **Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Air Cargo Building No. 32 Relocation Project;**

This project is one of the enabling projects in the Terminal Project Plan. Air cargo building #32 will be rebuilt in the south quadrant to a new location located on the air cargo apron. The current tenants, Federal Express and Worldwide Flight Services, Inc. both operate out of this facility. The Engineer's Estimate for the improvements is \$10,416,580.00. The project is included in the 2018 Capital Improvement Budget.

- b. **Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Air Cargo Building No. 32 Relocation Project;**

Staff recommends approval of Resolution adopting plans, specifications, form of contract, and estimated total cost for the Air Cargo Building No. 32 Relocation project.

- c. **Consider award of contract to Jensen Builders, Ltd.**

Bids were opened on August 7, 2018, and the lowest responsive, responsible bidder was Jensen Builders, Ltd in the amount of \$8,571,700.00.

Staff Recommendation: Approve the contract with Jensen Builders, Ltd. in the amount of \$8,571,700.00, 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 Task Order No. 53 with Foth Infrastructure & Environment, LLC for the Air Cargo Building No. 32 Relocation project – Construction Phase Services in the amount of \$593,100.00

During the Air Cargo Building No. 32 Relocation project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$593,100.00.

Staff Recommendation: Approve the professional services agreement with Foth Infrastructure & Environment, LLC in the amount of \$593,100.00, 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 Contract for Automated Parking Guidance System with Baker Group (Director of Engineering)

The Authority issued a Request for Proposals (RFP) to select an Automated Parking Guidance System for the parking garage on May 14, 2018. The project was broken up into two phases. The first phase is the proof of concept (POC), where the system will be installed in the hourly and premium parking locations on the first floor of the North garage. If the POC succeeds, Authority would install the system in the rest of the parking garage structure. The system would ultimately include signage indicating parking spaces available before you enter the garage and a lighting system assisting in selecting a parking space once inside the garage. Seven firms submitted proposals. Airport staff reviewed and rated the proposals based on qualifications established and published in the RFP. The three-member Airport Committee is recommending that Baker Group be awarded a contract to provide the parking guidance system. Funding is included in the FY 2018 budget.

Staff Recommendations:

- A. Approve contract with Baker Group for an Automated Parking Guidance System proof of concept to be installed in Hourly Parking and Premium Parking of the North parking garage in the amount of \$140,347.00, and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.
- B. Approve automated parking guidance system with Baker Group to be installed in the rest of the parking garage structure, contingent on proof of concept being fully functional and accepted by the Authority, in the amount of \$677,977.17 and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

5. Pave Interior Service Road Construction Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Pave Interior Service Road Project;

This contract is for the paving of an existing gravel interior service road around the end of Runway 31:

- i. Construct 2,000 LF of paved service road around the end of Runway 13/31, which will connect the Terminal Apron to the South Cargo Apron.

The Engineer's Estimate for this project is \$778,863.75 and it is eligible for Federal Aviation Administration Airport Improvement Project (AIP) grant funding at the normal 90/10 split.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Pave Interior Service Road Project;

Staff recommends approval of Resolution adopting plans, specifications, form of contract, and estimated total cost for the Pave Interior Service Road project.

c. Consider approval of Federal Aviation Administration Grant associated with the Pave Interior Service Road project;

Staff Recommendation: Subject to FAA approval, authorize the Executive Director to accept and sign the grant agreement with FAA for the improvement; and authorize the Director of Engineering and Planning to accept and close out this grant when completed in accordance with the contract documents.

d. Consider award of contract for the Pave Interior Service Road Project to Flynn Company, Inc. in the amount of \$630,475.08.

The lowest responsive, responsible bidder was Flynn Company, Inc. in the amount of \$630,475.08.

Staff Recommendation: Subject to an FAA grant award, approve the contract with Flynn Company, Inc. in the amount of \$630,475.08 for the improvement. Authorize the Executive Director to sign the contract with Flynn Company, Inc.; 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 Supplemental No. 1 to Task Order No. 51 with Foth Infrastructure & Environment, LLC for the Interior Service Road Pave project – Construction Phase Services in the amount of \$67,000.00

During the Interior Service Road Pave project, the consultant will provide contract management, construction administration, construction testing, and construction

observation for the project. These services are FAA AIP funded at the normal 90/10 split and will be reimbursed through FAA grant. The negotiated amount of the agreement is \$67,000.00.

Staff Recommendation: Subject to an FAA grant award, approve the professional services agreement with Foth Infrastructure & Environment, LLC in the amount of \$67,000.00, authorize the Executive Director to sign the contract upon receipt of the grant, and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

6. Terminal Apron Rehabilitation Gate A4/A5 Project (Director of Engineering)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Terminal Apron Rehabilitation Gate A4/A5 Project;

This contract is for the reconstruction/rehabilitation of existing terminal apron pavement:

- i. Rehabilitate approximately 3,500 SY of Terminal Apron.
- ii. Project will be performed in multiple phases to minimize the disruption to operations at gates A2, A4 & A5.

The Engineer's Estimate for this project is \$650,236.50 and it is eligible for Federal Aviation Administration Airport Improvement Project (AIP) grant funding at the normal 90/10 split.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Terminal Apron Rehabilitation Gate A4/A5 Project;

Staff recommends approval of Resolution adopting plans, specifications, form of contract, and estimated total cost for the Terminal Apron Rehabilitation Gate A4/A5 project.

c. Consider approval of Federal Aviation Administration Grant associated with the Terminal Apron Rehabilitation Gate A4/A5 project;

Staff Recommendation: Subject to FAA approval, authorize the Executive Director to accept and sign the grant agreement with FAA for the improvement; and authorize the Director of Engineering and Planning to accept and close out this grant when completed in accordance with the contract documents.

d. Consider award of contract for the Terminal Apron Rehabilitation Gate A4/A5 Project to Flynn Company, Inc. in the amount of \$607,027.38.

The lowest responsive, responsible bidder was Flynn Company, Inc. in the amount of \$607,027.38.

Staff Recommendation: Subject to an FAA grant award, approve the contract with Flynn Company, Inc. in the amount of \$607,027.38 for the improvement. Authorize the Executive Director to sign the contract with Flynn Company, Inc.; 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 Supplemental No. 1 to Task Order No. 52 with Foth Infrastructure & Environment, LLC for the Terminal Apron Rehabilitation Gate A4/A5 project – Construction Phase Services in the amount of \$90,100.00

During the Terminal Apron Rehabilitation Gate A4/A5 project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. These services are FAA AIP funded at the normal 90/10 split and will be reimbursed through grant. The negotiated amount of the agreement is \$90,100.00

Staff Recommendation: Subject to an FAA grant award, approve the professional services agreement with Foth Infrastructure & Environment, LLC in the amount of \$90,100.00, authorize the Executive Director to sign the contract upon receipt of the grant, 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 Network Mass Storage with IP Pathways (Director of Engineering)

The Authority currently is utilizing Tintri for our mass storage requirement on the network. A couple of months ago, Authority staff was informed that the company could be filing for bankruptcy. Last month all of the Tintri staff was released from their positions, leaving the Authority with no second level support. With this information, staff reached out to our contracted network consultant, IP Pathways, to assist in developing a plan to obtain new mass storage devices and software. Through the process, NetApp was determined to provide the highest overall solution. NetApp is available through State of Iowa contract pricing. Funding is not included in the FY 2018 budget, however, staff is recommending that we proceed with this new solution.

Staff Recommendations: Approve contract with IP Pathways for network Mass Storage in the amount of \$159,221.32 and authorize the Director of Engineering and Planning to accept and close out these projects when completed in accordance with the contract documents.

8. Consider Master Agreement for General Engineering Services with Kimley-Horn and Associates, Inc. and Bolton & Menk, Inc. for Authority Funded projects. (Director of Engineering)

The Authority issued a Request for Proposal to select an Engineering firm to work with the Airport on Federal Aviation Administration (FAA) projects and two Engineering firms for Authority funded projects. Five firms entered proposals for projects being funded by the Authority: Kimley-Horn, Bolton & Menk, HDR, AECOM and McClure Engineering Co. Each proposal was reviewed and rated based on four areas of qualifications. Based on combined ratings from the three-member Airport Committee, Kimley-Horn and Associates, Inc. and Bolton & Menk, Inc. are recommended. The term of the agreements will be for five years. An additional firm will be selected to assist with Federal funded projects at the September meeting.

Staff Recommendation: Approve master agreements with Kimley-Horn and Associates, Inc. and Bolton & Menk, Inc.

9. Potential closed session pursuant to Iowa Code § 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation where its disclosure would be likely to prejudice or disadvantage the position of the Authority in that litigation.

10. Consideration of proposed settlement of Morrow v. Des Moines Airport Authority, File No.: 1481671, Before the Iowa Worker's Compensation Commission

11. Consideration of proposed settlement of Frazier v. Des Moines Airport Authority, File No.: 5063081, Before the Iowa Worker's Compensation Commission

12. Financial Report (Director of Finance)

13. Briefing (Executive Director)

14. Adjourn