

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

**DATE:** May 14, 2019  
**TIME:** 9:00 a.m.  
**PLACE:** Airport Board Room, 2nd Floor, Airport Terminal

Agenda

Call to Order and Roll Call

1. Consider Minutes for April 9, 2019, Meeting
2. Consider SW 28<sup>th</sup> Street Extension Project (Director of Engineering)
  - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the SW 28<sup>th</sup> Street Extension Project;
  - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the SW 28<sup>th</sup> Street Extension Project;
  - c. Consider award of contract for the SW 28<sup>th</sup> Street Extension Project to Reilly Construction Company, Inc. in the amount of \$4,313,569.35.
  - d. Consider Professional Services Agreement, Task Order No. 4 with Kimley-Horn & Associates for SW 28<sup>th</sup> Street Extension Project - Construction Phase Services
3. Consider Supplemental No. 2 to Task Order No. 3 for design of Economy Lot No. 4 phase III with Kimley-Horn & Associates, Inc. (Director of Engineering)
4. Consider Reconstruct Runway 5/23 Phase I Project (Director of Engineering)
  - a. **Public Hearing** regarding the plans, specifications, form of contract, and estimated total cost for the Reconstruct Runway 5/23 Phase I Project;
  - b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Reconstruct Runway 5/23 Phase I Project;
  - c. Consider approval of Federal Aviation Administration Grant No. 72 associated with Reconstruct Runway 5/23 Phase I;
  - d. Consider award of contract for Reconstruct Runway 5/23 Phase I Project to Flynn Company, Inc. in the amount of \$11,927,632.53.
  - e. Consider Professional Services Agreement, Task Order No. 60 with Foth Infrastructure & Environment, LLC for Reconstruct Runway 5/23 Phase I - Construction Phase Services
5. Consider Change Order #14 with Jensen Builders, LTD for Air Cargo Relocation project (Director of Engineering)
6. Consider Agreement for Aircraft Rescue and Firefighting Services with Pro-Tec Fire Services, Ltd. (Executive Director)

- 7. Consider Agreement for Unarmed Security Services with Pro-Tec Fire Services, Ltd. (Executive Director)**
- 8. Consider Ahlers & Cooney, P.C.'s Request for a Conflict of Interest Waiver for Ahlers & Cooney, P.C.'s representation of the Authority regarding noise and aviation easements for two proposed developments located in close proximity to the airport. The proposed developments will require Des Moines City planning and zoning commission review, as well as formal City Council approval. (Executive Director)**
- 9. Consider Contract for Garage Stair tower and Electrical Room Roofing project with Academy Roofing & Sheet Metal Co. (Director of Engineering)**
- 10. Financial Report (Director of Finance)**
- 11. Briefing (Executive Director)**
- 12. Closed session pursuant to Iowa Code § 21.5(1)(c) to discuss strategy with counsel in a matter of present litigation where its disclosure would be likely to prejudice or disadvantage the position of the Authority in that litigation.**
- 13. Consideration of proposed settlement of Abshir Mohammed v. Delta Global Services, Delta Airlines, Inc., Des Moines Airport Authority, Lisa Ekstrand, and James Welker.**
- 14. Adjourn**

**Agenda Notes:**

Call to Order and Roll Call

- 1. Consider Minutes for April 9, 2019, Meeting**
- 2. Consider SW 28<sup>th</sup> Street Extension Project (Director of Engineering)**

**a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the SW 28<sup>th</sup> Street Extension Project;**

This contract is for the extension of current SW 28<sup>th</sup> Street, about 1,500 feet into the proposed FBO/GA area of development related to the future terminal development plan. All utilities (water, gas, electric, storm and sanitary) area included, along with a fire loop for future sprinkler requirements within the hangars.

The Engineer's Estimate for this project is \$4,322,400.00.

**b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the SW 28<sup>th</sup> Street Extension Project;**

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the South Quadrant Demolition project.

**c. Consider award of contract for the SW 28<sup>th</sup> Street Extension Project to Reilly Construction Company, Inc. in the amount of \$4,313,569.35.**

There was only one submitted bid for the project. With the bid coming in less than the engineer's estimate based on local bidding environment/previous projects, the lowest responsive, responsible bidder was Reilly Construction Company, Inc. in the amount of \$4,313,569.35.

Staff Recommendation: Approve the contract with Reilly Construction Company, Inc. in the amount of \$4,313,569.35 for the improvement, 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. 4 with Kimley-Horn & Associates for SW 28<sup>th</sup> Street Extension Project - Construction Phase Services**

During the SW 28<sup>th</sup> Street Extension project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project. The negotiated amount of the agreement is \$382,781.00.

Staff Recommendation: approve the professional services agreement with Kimley-Horn & Associates in the amount of \$382,781.00 and authorize the Director of

Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

**3. Consider Supplemental No. 2 to Task Order No. 3 for design of Economy Lot No. 4 phase III with Kimley-Horn & Associates, Inc. (Director of Engineering)**

On March 12, 2019, the Authority Board approved Task Order No. 3 to provide plans and specifications for an additional 250 stalls within Economy Lot No. 4. As part of this original scope, advanced planning was included to determine what additional parking could potentially be required out to 2023. This supplemental agreement No. 1 will incorporate the design and engineering of the enlargement of Economy Lot No. 4 beyond the original 250 stalls and incorporate an estimated additional 800 stalls bringing the total to 1,050 additional parking spaces.

Staff Recommendation: Approve supplemental No. 2 to Task Order No. 3 for design of additional parking stalls added to Economy Lot No. 4 phase III with Kimley-Horn & Associates, Inc. for \$165,000.00 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 Reconstruct Runway 5/23 Phase I Project (Director of Engineering)**

**a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Reconstruct Runway 5/23 Phase I Project;**

This contract is for the reconstruction of the first phase of two for the reconstruction of Runway 5/23. The project will:

- i. Reconstruct 1,600 feet of Runway 5/23 from taxiway P4 to taxiway D.
- ii. Include paved shoulders, edge lighting, signage and centerline lighting.

The Engineer's Estimate for this project is \$10,487,456.50 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 Reconstruct Runway 5/23 Phase I Project;**

Staff Recommendation: Approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Reconstruct Runway 5/23 Phase I project.

**c. Consider approval of Federal Aviation Administration Grant No. 72 associated with Reconstruct Runway 5/23 Phase I;**

Staff Recommendation: Authorize the Executive Director to accept and sign the grant agreement No. 72 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 Reconstruct Runway 5/23 Phase I Project to Flynn Company, Inc. in the amount of \$11,927,632.53.**

The lowest responsive, responsible bidder was Flynn Company, Inc. in the amount of \$11,927,632.53.

Staff Recommendation: Subject to an FAA grant award, approve the contract with Flynn Company, Inc., in the amount of \$11,927,632.53 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 Professional Services Agreement, Task Order No. 60 with Foth Infrastructure & Environment, LLC for Reconstruct Runway 5/23 Phase I - Construction Phase Services**

During the Phase I reconstruction of Runway 5/23, 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 No. 72. The negotiated amount of the agreement is \$830,207.00.

Staff Recommendation: Subject to an FAA grant award, approve the professional services agreement, Task Order No. 60 with Foth Infrastructure & Environment, LLC in the amount of \$830,207.00; 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.

**5. Consider Change Order #14 with Jensen Builders, Ltd. for Air Cargo Relocation project (Director of Engineering)**

The change order includes some quantity adjustments to exterior concrete and trench drains, along with some requested modifications to the build out by Fed Ex within their leasehold. Authority staff is working through the approval process on all related FedEx items to determine responsibility. These costs are broken out and tracked by Division 1 & 2 codes throughout the project.

Staff Recommendation: Approve Change Order #14 with Jensen Builders, Ltd. in the amount of \$128,936.60 and authorize the Executive Director to sign the change order upon acceptance of costs by Fed Ex.

**6. Consider Agreement for Aircraft Rescue and Firefighting Services with Pro-Tec Fire Services, Ltd. (Executive Director)**

The current agreement with Pro-Tec Fire Services, Ltd. for Aircraft Rescue and Firefighting (ARFF) services terminates September 30, 2019. Considering a new provider would need considerable lead-time to provide these services, a Request for Proposals (RFP) was issued the first part of March. Two responses were received: one from Rural/Metro Fire Dept., Inc. and one from Pro-Tec Fire Services, Ltd. Authority staff reviewed and evaluated both RFP responses in accordance with the Evaluation Criteria listed in the RFP. Pro-Tec Fire Services, Ltd. received the most points.

Staff Recommendation: Approve an Agreement for Aircraft Rescue and Firefighting Services with Pro-Tec Fire Services, Ltd.

**7. Consider Agreement for Unarmed Security Services with Pro-Tec Fire Services, Ltd. (Executive Director)**

The current security services agreement with Pro-Tec Fire Services, Ltd. is combined with the Aircraft Rescue and Firefighting (ARFF) services agreement. Airport staff recommended separating the security services from the ARFF services agreement to provide additional flexibility for future operational needs.

Staff Recommendation: Approve an Agreement for Unarmed Security Services with Pro-Tec Fire Services, Ltd.

**8. Consider Conflict of Interest Waiver for Ahlers & Cooney, P.C.'s representation of the Authority regarding an Avigation Easement on Property located at 5935 McKinley Ave. (Executive Director)**

Ahlers & Cooney represents the Des Moines Airport Authority as general counsel and the City of Des Moines in various matters including, but not limited to, certain economic development matters, real estate matters, and as bond counsel.

Airport Authority staff requested Ahlers and Cooney draft a noise and avigation easement for two properties: the Knapp property and Southwoods Estates located in close proximity to the Airport near the runway protection zone of proposed Runway 31L/13R. Both properties have proposed development plans necessitating a noise and avigation easement. The proposed Knapp development is expected to involve a request for a comprehensive plan amendment to allow for subdivision of the property and the development of single-family homes. The proposed Southwoods Estates development involves a replatting to increase the number of lots within the single-family development. The City will be represented by its assistant city attorneys and will not rely on Ahlers & Cooney, P.C. for any legal advice or representation regarding either of the properties. Based on Ahlers & Cooney's preliminary review, they do not expect the interests of the Authority will be adverse to those of the City. However, since the City is one of Ahlers & Cooney's current clients, any work that Ahlers & Cooney performs for the Authority that would be adverse to the City would create a conflict of interest. Therefore, Ahlers & Cooney cannot represent the Authority in this matter unless the Authority Board and the Des Moines City

Council agree to waive the conflict. Ahlers & Cooney has submitted a request for a waiver of conflict of interest to the Authority and the City of Des Moines. Staff has reviewed the waiver and finds it acceptable.

Staff Recommendation: Approve the Conflict of Interest Waiver for Ahlers & Cooney, P.C.'s representation of the Authority regarding a noise and avigation easement.

**9. Consider Contract for Garage Stair tower and Electrical Room Roofing project with Academy Roofing & Sheet Metal Co. (Director of Engineering)**

As part of the Airport's five year review program for all roofing structures/system, the garage is scheduled to have the current membrane roofing systems replaced. The garage roofing systems are 23 years old and have had multiple recorded repairs throughout the years. The Roofing Consultant's recommendation is to have the system replaced during the summer of 2019 and this project was included in the 2019 budget. Two quotes were received, with the lowest responsible quote from Academy Roofing & Sheet Metal Co.

Staff Recommendation: Approve contract for Garage Stair tower & Electrical Room Roofing project with Academy Roofing & Sheet Metal Co. for \$92,500.00 and authorize the Director of Engineering and Planning to accept and close out this contract when completed in accordance with the contract documents.

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

**11. Briefing (Executive Director)**

**12. Closed session pursuant to Iowa Code § 21.5(1)(c) to discuss strategy with counsel in a matter of present litigation where its disclosure would be likely to prejudice or disadvantage the position of the Authority in that litigation.**

**13. Consideration of proposed settlement of Abshir Mohammed v. Delta Global Services, Delta Airlines, Inc., Des Moines Airport Authority, Lisa Ekstrand, and James Welker.**

Staff Recommendation: Approve the proposed settlement amount of \$5,000 to release claims against Des Moines Airport Authority and James Welker.

**14. Adjourn**