

FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

Fort Wayne-Allen County Airport Authority Board Meeting

May 3, 2023

12:00pm

A meeting of the Fort Wayne-Allen County Airport Authority Board was held on May 3, 2023, at the Fort Wayne International Airport, 3801 W. Ferguson Rd., Fort Wayne, Indiana 46809, pursuant to proper legal notice. A quorum being present, Mr. Gregg Sengstack, Vice-President, called the meeting to order at 12:03 p.m.

ATTENDANCE:

AIRPORT AUTHORITY BOARD MEMBERS:

Richard B. (Barry) Sturges, Jr., President, present*
Gregg C. Sengstack, Vice President, present
Timothy J. Haffner, Secretary, present*
Jerome F. (Jerry) Henry, Jr., present
Kimberly M. Grannan, present
Réna Bradley, present
**electronic meeting participation*

AIRPORT AUTHORITY STAFF & LEGAL COUNSEL PRESENT:

Scott Hinderman, Executive Director
Joe Marana, Dir of Operations and Facilities
Mike Deam, Airport Authority Attorney
Mary Easterday, Administrative Assistant

CALL TO ORDER:

A quorum being present, Mr. Gregg Sengstack called the meeting to order at 12:03 p.m. Mr. Sengstack noted that board members Mr. Barry Sturges and Mr. Timothy Haffner would be attending the meeting electronically and so all votes taken would be by roll call.

1. CONSIDERATION AND APPROVAL OF TODAY'S AGENDA AND CONSENT AGENDA

Mr. Scott Hinderman indicated staff had no changes to the posted agenda. Mr. Timothy Haffner made a motion to approve the May 3, 2023 Board Agenda as posted. Mr. Jerry Henry seconded the motion. Mr. Sengstack called for a roll call vote. Below is a tally of the votes:

Mr. Jerry Henry – Aye
Ms. Kimberly Grannan – Aye
Mr. Barry Sturges – Aye
Mr. Tim Haffner – Aye
Ms. Réna Bradley – Aye
Mr. Gregg Sengstack -Aye
The motion carried.

2. CONSIDERATION AND APPROVAL OF GUARANTEED MAXIMUM PRICE FOR PROJECT GATEWAY EAST TERMINAL EXPANSION PROJECT

Mr. Hinderman explained that the Airport Authority previously issued a Request for Proposals and the Board awarded to hire Clayco Inc. as the Construction Manager as Constructor (CMc) for the East Terminal Expansion and Renovation Project. In the CMc process, Clayco served as a team member during detailed design to provide input regarding value engineering opportunities

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and construction efficiencies. They also lead the issuance and award of bids for the subcontracting of various construction trades which has led to a Final Guaranteed Maximum Price (FGMP) amendment for the actual construction of the east terminal expansion.

Mr. Hinderman stated that the Airport Authority would request Board consideration and approval on the following:

- Final Guaranteed Maximum Price Amendment to the Construction Manager as Constructor Agreement with Clayco Inc. for the East Expansion.

Mr. Hinderman further explained that subcontract bids were let and received by Clayco Inc. for the construction of the East Terminal Expansion. The subcontractor packages included in this FGMP amendment included selective demolition; site and building concrete and waterproofing; masonry; metals; millwork; roofing system; metal panels and column covers; frames, doors, and hardware; overhead doors; glass and glazing; gypsum board assemblies and DAFS; ceiling systems; rough and finish carpentry; tile and flooring; terrazzo flooring and sealed concrete; painting and wallcovering; signage; miscellaneous specialties; passenger boarding bridges installation; exit land control system; elevators and escalators; fire suppression system; plumbing system; HVAC system; electrical system; final cleaning; site demolition, earthwork, excavation, and site utilities; landscaping; baggage claim system. The FGMP amendment also includes the CMc general conditions, a CMc fee of 3%, permits, contractor's contingency, SDI, commercial insurance, and bonds. The FGMP amendment is in the amount of \$67,422,699.12 for the funding of phases I, II, and III of the East Terminal Expansion Project.

Additionally, Authority staff requested Board approval to establish an owner controlled contingency fund for this project in the amount of \$3,000,000. These funds will be used for unforeseen circumstances or project needs and would only be available to be paid upon the approval of the Executive Director of Airports.

In the future, Authority staff will be bringing to the Board an addendum to this FGMP Amendment for the following subcontractor work: Restaurant buildout and temporary construction conditions from the rough carpentry package.

Board members asked if the owner controlled contingency fund would be in addition to the contractor's contingency fund, and Mr. Hinderman answered in the affirmative.

Mr. Timothy Haffner moved that The Board of Directors of the Fort Wayne-Allen County Airport Authority approve the Final Guaranteed Price Amendment for the Construction Manager as Constructor contract with Clayco, Inc. for the East Terminal Expansion and Renovation Project in the amount of \$67,422,699.12. Additionally, the Board approve the establishment of an owner-controlled contingency of \$3,000,000 for this project to be used at the discretion and approval of the Executive Director of Airports. The Board also authorizes the Executive Director of Airports to execute the FGMP Amendment. Ms. Réna Bradley seconded the motion. Mr. Sengstack called for a roll call vote. Below is a tally of the votes:

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Mr. Jerry Henry – Aye
Ms. Kimberly Grannan – Aye
Mr. Barry Sturges – Aye
Mr. Tim Haffner – Aye
Ms. Réna Bradley – Aye
Mr. Gregg Sengstack -Aye
The motion carried.

3. OTHER BUSINESS

Mr. Hinderman indicated staff had no other official business to bring before the board for consideration at this time. Mr. Hinderman thanked board members for accommodating their busy schedules to attend the additional board meeting scheduled in May.

4. ADJOURNMENT

Mr. Haffner moved to adjourn the May 3, 2023, Board Meeting at 12:09 p.m. Mr. Sengstack adjourned the meeting.

Signatures on File

Mr. Richard (Barry) Sturges
Board President

Mr. Timothy Haffner
Board Secretary