

**GERALD R. FORD INTERNATIONAL AIRPORT AUTHORITY
OPERATIONS AND MARKETING COMMITTEE MINUTES
Wednesday March 20, 2019
8:00 a.m.**

Present: Roger Morgan, Dan Koorndyk, Floyd Wilson, Jr.

Also Present: Alex Peric, Brian Picardat, Casey Ries, Moe Khattak, Tom Cizauskas, Stephen Clark, Susan Sherman, Alicia Roberts, Steve Jenkins, Matt Zeilstra, Laura Feigel, Margie Witbeck

Minutes

The Authority Operations and Marketing Committee minutes of February 20, 2019 were approved as submitted.

Public Comment

No public comment.

**Resolution 19-7:
Cooling Plant – Construction GMP**

Mr. Nemeth explained that GFIA is seeking the approval of purchase orders with Owen Ames Kimball (O-A-K) in the amount of \$4,895,100 for the Phase 1 of the cooling plant project. In January 2019, O-A-K was awarded the on-call construction services contract. Pre-construction phase 1 construction services have been completed resulting in a Guaranteed Maximum Price (GMP) for the Phase 1 construction services.

Mr. Nemeth explained that the cooling towers will have 800-ton capacity and will provide space for future expansion for two additional towers. Chillers will eventually move from the basement of the terminal building to the cooling plant site. This move will allow one centralized cooling plant and will be located in the southwest corner of the employee parking lot.

Mr. Nemeth added that in February, a purchase order was issued to O-A-K for mechanical services with Allied Mechanical Services (AMS). AMS was selected on qualifications and pricing by the design team. He explained that the GMP represents the total construction costs for the project, including \$25,502 of pre-construction services that were previously approved. The project costs were included in 2018 and 2019 capital budgets.

Mr. Nemeth explained that we've experienced problems trying to cool the building. He explained that the current cooling towers are 25 years old and the new towers will be more energy efficient, utilize new technology and should last another 25 years. Mr. Morgan asked why the towers would be placed in the employee lot. Mr. Nemeth answered that staff discussed the idea of placing them in the East Lot or East side of

Freight Drive but because of the FIS location on the east side of the terminal building and the unknown layout for Concourse C, the employee lot was the most practical site.

Mr. Koorndyk asked for the total cost of Phase 1. Mr. Nemeth answered that both phase 1 and 2, is expected to total approximately \$7 Million. Phase 2 will be part of the Concourse A expansion. Some of the funds will be partially covered by Federal funds. The costs for Phase 1 are covered completely by GFIA.

Motion by Mr. Morgan, supported by Mr. Koorndyk, to recommend to the Board the approval of purchase orders with Owen Ames Kimball (O-A-K) in an amount not to exceed \$4,895,100 for the Cooling Plant (Phase 1 – Cooling Towers) construction. Motion carried.

Project/Construction Report

Mr. Nemeth explained how the West Ticketing will look when it is complete. Ticket desks will have tv monitors with uniform branding and their logos will no longer be on the wall. There will also be a feature wall that will showcase the plaques that GFIA has received.

Other

Mr. Morgan asked for more information about the concessions. Mr. Peric answered that Starbucks Café will be built in the front of the terminal building. Passengers waiting for their luggage will be the targeted customers for the new space.

Mr. Picardat explained that we're still dealing with parking issues. He said the East Lot is now open and has been mostly full. He included that he's had discussions regarding additional parking going forward including moving valet out from the short-term garage. Mr. Picardat explained that we need to decide with to do with coverage (i.e. carport) at the East Lot.

Mr. Morgan asked why we don't use the employee lot for passengers and move the employees to the economy lot. Mr. Peric said that it will cost about \$2 million to transport employees to the terminal building from the economy lot due to the new fleet that would need to be purchased. Mr. Wilson asked if it is too far to walk. Mr. Picardat said the issue isn't the distance but access. There isn't a sidewalk or any practical way for employees to safely walk to the terminal building. Mr. Morgan explained that from a customer service standpoint, we need to consider this option and that he would like a quote of what this option would cost.

Mr. Picardat showed the preliminary proposed layout of the administration offices.

Mr. Picardat shared that we have ended the ASQ surveys but that we are looking into a different method to collect similar data.

Gerald R. Ford International Airport Authority
Operations and Marketing Committee
March 20, 2019
Page 2

Mr. Peric explained that we are working to double our janitorial staff to keep up with the demands of our passenger growth. DFS is having a challenging time maintaining staff.

Meeting adjourned at 8:58 a.m.

maw