

contracted with AECOM Consulting Engineers (AECOM) to provide compliance support for the Airport's two separate stormwater interim permits: 1. Aircraft deicer fluid (ADF) recovery; and 2. Land application of ADF/adaptive management program. On June 12, 2020, the Department of Ecology issued a Permit by Rule for a State Waste Discharge Permit (SWDP). The Permit by Rule revised monitoring and reporting requirements, including documentation related to stormwater management and ADF recovery and land application. Under Amendments No. 1 and 2, AECOM provided all services needed for interim permit compliance while the Department of Ecology prepared the consolidated permit, including continued groundwater and surface water monitoring and reporting required under the existing permit. Amendment No. 3 provided services to manage compliance under the Permit by Rule. Amendment No. 4 will provide services to continue managing compliance under the Permit by Rule. Work includes preparation of updates to the Glycol Recovery Best Management Plan and Stormwater Pollution Prevention Plan, as well as discharge monitoring reports and other associated land application area management and planning documents. Work also includes visual observation of stormwater outfall flows, surface water and groundwater monitoring at the stormwater infiltration areas, bi-annual groundwater sampling, recovered aircraft deicing fluid sampling, soil sampling and calculations and reporting for data generated by automated sampling equipment. AECOM has provided a time and materials fee proposal in the not-to-exceed amount of \$144,212.00 for continuing compliance support services. The term of the amendment runs from October 2021 to September 30, 2022. The Engineering Committee and Staff recommend approval of Amendment No. 4 to the Professional Services Agreement with AECOM Consulting Engineers on a time and materials basis and in the not-to-exceed amount of \$144,212.00 for State Waste Discharge Permit Stormwater Compliance Support Services. The revised contract amount will be \$631,758.00.

3. ***Approve Amendment No. 2 to Service Contract – Airfield Solid Deicing Product – Pelican Chemicals, Inc.** – Spokane International Airport and Felts Field. In 2019, the Airport issued an Invitation to Bid to provide FAA-approved solid deicing products. The Board approved a one-year contract with two one-year renewals to Pelican Chemicals, Inc. in September 2019. This is the second and last renewal year for this contract. A price increase proposal was received from Pelican Chemicals, Inc. on July 7, 2021 due to increases in raw material and shipping costs. The increase for the 2021 – 2022 season is 13.43% higher than the previous season. During the 2020 – 2021 season, approximately 63 metric tons were used at a cost of \$73,876.80 including Washington State Sales Tax. The Engineering Committee and Staff recommend approval of Amendment No. 2 to the Service Contract for airfield solid deicing product with Pelican Chemicals, Inc. on an as-needed basis for the term of the contract in an amount not-to-exceed \$500,000.00.
4. ***Approve Amendment No. 5 to Service Contract – Elevator and Escalator Maintenance – KONE Corporation** – Spokane International Airport. The Airport uses contract maintenance services to maintain the elevators and escalators in the terminal and the parking garages. These services include preventative maintenance of all elevator and escalator systems, code compliance updates, and repair services for damaged or malfunctioning systems. These services are essential for keeping complex systems operating in a safe manner and in compliance with local and state regulations. In 2018, the Board awarded a one-year contract with four one-year extensions to KONE Corporation to provide elevator and escalator maintenance services at the Spokane International Airport. The contract has a fixed monthly fee for preventative maintenance services, and an hourly rate for additional services as requested by the Airport. KONE has requested a 5% cost increase for this renewal to account for increased labor and materials costs. This amendment represents the third of four

renewal options from October 1, 2021 through September 30, 2022. The Engineering Committee and Staff recommend approval of Amendment No. 5 to the Service Contract for Elevator and Escalator Maintenance Services with KONE Corporation for a one-year term from October 1, 2021 through September 30, 2022, for the not-to-exceed amount of \$170,000.00 including Washington State Sales Tax.

5. ***Award Service Contract – Landside Snow Removal – WM. Winkler Co.** – Spokane International Airport. The Airport utilizes landside snow removal services for the Airport’s parking lots, Rental Car Facility, and in the Airport Business Park. The prior Service Contract was cancelled by the Airport on April 30, 2021. In July 2021, Airport Staff issued a Request for Proposal and received one proposal on August 19, 2021 from Wm. Winkle Co. Airport Staff evaluated the proposal and entered into negotiations with Wm. Winkler Co. Wm. Winkler Co. will provide snow removal services for the Airport’s parking lots, Rental Car Facility, and in the Airport Business Park. The initial term of the contract will be one year with the option to renew up to four additional one-year terms. The Engineering Committee and Staff recommend award of a Service Contract for Landside Snow Removal Services to Wm. Winkler Co. for a total estimated amount of \$500,244.60 for the 2021–2022 winter season.

F. Regular Agenda Items (#6-9)

6. ***Award Construction Contract – Structures Demolition Project – Rob’s Demolition, Inc.** – Airport Business Park. This project includes demolition and disposal of Building 2508, two outbuildings, and five additional storage structures consisting of cast-in-place concrete and CMU blocks. Scope also includes the removal and disposal of asbestos-containing materials, foundation removal, asphalt removal, and minor site grading and stabilization. Bid Documents were prepared by T-O Engineers, Inc. The project was publically advertised and a mandatory Pre-Bid Conference was held on August 30, 2021. Ten bids were received and opened on September 7, 2021. Bids ranged from a low of \$496,876.50 to a high of \$2,196,736.95. The lowest responsive and responsible bid was submitted by Rob’s Demolition, Inc. in the amount of \$496,876.50. The Engineer’s Estimate is \$1,019,804.00. The Engineering Committee and Staff recommend award of a Construction Contract for the Structures Demolition Project to Rob’s Demolition, Inc. in the amount of \$496,876.50 including Washington State Sales Tax. Staff further requests Board authorization of \$100,000.00 for construction contingencies for a total authorization of \$596,876.50.
7. ***Approve Amendment No. 2 to Service Contract – Airfield Liquid Deicing Product – Pelican Chemicals, Inc.** – Spokane International Airport and Felts Field. In 2019, the Airport issued an Invitation for Bid to provide FAA-approved liquid deicing products. The Board approved a one-year contract, with two one-year renewals to Pelican Chemicals, Inc. in September 2019. This is the second and final renewal year for this contract. A price increase proposal was received from Pelican Chemicals, Inc. on July 7, 2021. The increase for the 2021 – 2022 season is 21.7% higher than the previous season due to increases in raw material and shipping costs. During the 2020 – 2021 season, approximately 131,265 gallons were used at a cost of \$518,785.29 including Washington State Sales Tax. The Engineering Committee and Staff recommend approval of Amendment No. 2 to the Service Contract to procure airfield liquid deicing product from Pelican Chemicals, Inc. on an as-needed basis for the term of the contract in an amount not-to-exceed \$1,000,000.00.

8. ***Renewal of Employee Benefits for Spokane Airport Employees.** The Airport offers a comprehensive benefit plan to attract and retain employees. All eligible employees and their dependents are included in the Airport's basic medical, dental and life insurance programs. Eligible employees include all full-time regular employees with the exception of the Aircraft Rescue and Fire Fighting (ARFF) employees who have separate coverage. Additionally, all employees, both part-time and full-time, are covered under the employee assistance program (EAP). The focus has been to maintain consistent benefit coverage for Airport employees; however, there are a couple of recommendations for changes that do not decrease any medical benefit offerings. The first is to continue the suspension of the employee health and wellness program. This recommendation is to contain cost and also because of participation restrictions related to the pandemic. Another proposed change is the addition of a new medical plan option being offered by Kaiser Permanente. They have added a Health Maintenance Organization (HMO)/High Deductible Plan (HDP) which provides a lower cost plan option. Finally, in response to the Washington State Long Term Care (LTC) insurance tax going into effect on January 1, 2022, the Airport has been researching options for the employees. Management is working to offer employees an optional LTC benefit through Allstate insurance. Both the employee assistance program (EAP) and Life and Disability Insurance renew on January 1, 2022 with no increase in premiums. The benefits program also offers voluntary life insurance, international traveler insurance, flexible spending account (FSA), and health reimbursement account (HRA) as well as a health savings account (HSA) for employees selecting the high-deductible plan option. The total current cost of the plan from November 1, 2020 through October 31, 2021 and before employee share is \$1,457,537.25. The total cost of benefits for November 1, 2021 through October 31, 2022 and before the employee share is estimated to be \$1,555,916.25, an increase of 6.75%. The Finance Committee and Staff recommend approval of the Benefits Renewal with Kaiser Permanente, Washington Dental Service, and other listed providers in an estimated amount of \$1,555,916.25.

9. ***Approve Fourth Amendment to the In-Terminal Advertising Concession Lease – Lamar Transit, LLC – Spokane International Airport.** Lamar Transit, LLC has been the In-Terminal Advertising Concessionaire since January 2015 when, through a business transaction, they purchased The Younger Agency who had the In-Terminal Advertising Lease with the Airport since 2008. The Lease had an original term of five years with one five year option which expired on September 30, 2018. The Board approved a three-year extension to in 2018 which expires on September 30, 2021. Lamar currently pays a Minimum Annual Guarantee (MAG) of \$282,000.00 or a Percentage Rent of 50% of gross revenues, whichever is greater. The In-Terminal Advertising program provides advertising opportunities throughout the terminals and concourses. Lamar utilizes a variety of equipment that includes digital displays, backlit signs, kiosks, wall wraps and specialty displays. Available advertising locations are marketed to customers under variable length contracts from monthly to multiple year commitments. The upcoming TREX project will impact the availability of displays and will displace some advertising displays during the project. In order to retain continuity of services, it is in the best interest of the Airport to extend Lamar's Concession Lease rather than publishing a Request for Proposals (RFP) for a new advertising program. Data provided in an RFP would typically include available advertising locations, minimum equipment requirements and passenger data, all of which will be subject to change during the TREX project. With the advertising program subject to relocation and or removal of advertisements based on the construction phases, it would be difficult for potential advertising companies to project capital expenditures or revenue projections. Lamar has successfully managed the program at the Airport and has built strong relationships with the community which will allow them to accommodate their clients as the TREX project is implemented. Lamar management is aware of the challenges

associated with managing the program during construction and have agreed to work with the Airport to relocate any displaced advertising displays. Following negotiations with Lamar, Airport staff recommends that the Concession Lease agreement shall be extended for two (2) years commencing October 1, 2021. Lamar shall pay a MAG of \$282,000 or a Percentage Rent of 50% of gross revenues, whichever is greater during the term of the Lease. Additionally, Lamar will invest a minimum of \$25,000.00 throughout this two-year extension for maintenance of current infrastructure and improvements that may be required for new and existing accounts. Staff recommends approval of the Fourth Amendment to the In-Terminal Advertising Concession Lease with Lamar Transit, LLC.

10. **The Airport Board may take action on other routine business issues as they may arise while the Board is in session.**
11. **Executive session**
12. **Adjourn**

The next regularly scheduled Board meeting is Thursday, October 21, 2021 at the Spokane Airport.

Note: The consent agenda () may be considered in a single action. Any Board member or anyone in the gallery may ask for the separation of any item from the consent agenda for individual consideration. Please notify the Board Clerk if you wish to make such a request.*

The Spokane Airport Board is committed to providing reasonable accommodations to individuals with disabilities. Individuals requiring reasonable accommodations to attend this meeting should call the Board Clerk at (509) 455-6444 or email rpells@spokaneairports.net at least 48 hours in advance of the meeting to arrange for accommodation.