Michael J. Landguth, A.A.E.
President & CEO

1000 Trade Drive • P.O. Box 80001 • RDU Airport, NC 27623
tel: (919) 840-7700 • fax: (919) 840-0175 • www.rdu.com

MEMORANDUM

To: Michael J. Landguth, A.A.E., President and Chief Executive Officer

From: Carrie Blevins, Director, Buildings and Building Systems

Date: November 5, 2026

Subject: Consideration of Terminal 2 Flooring Replacement Contracting Services Agreement with Interface Americas, Inc.

Summary

The purpose of this item is to provide a staff recommendation for the approval of the Contracting Services Agreement with Interface Americas, Inc. for the Terminal 2 Flooring Replacement Project. The Terminal 2 Flooring Replacement Project includes the flooring replacement in all passenger hold rooms along both Concourse C and D, the FIS areas located on level 2 at the end of Concourse C, the boarding bridges at each gate, and the stairs and landings to the 3rd level airline clubs. The work includes the relocation of seating in each hold room, the demolition of the old carpet tiles, and the installation of the replacement flooring. The work will be done during the evening so that the airport and its hold rooms are operational the following morning.

The Small Business (SB) participation goal for the Contracting Services Agreement is not required as it is procured through the state contract. The Small Business Program Office has received and reviewed the SB commitment; this commitment meets the SB program requirements.

The Authority will compensate Interface Americas, Inc. for services rendered in the Lump Sum amount of $2,200,000.00. Total compensation is $2,200,000.00.

Board Action Requested

Staff requests approval and authorization of the Contracting Services Agreement with Interface Americas, Inc. in the amount of $2,200,00.00.

Raleigh-Durham Airport Authority Board Members

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MEMORANDUM

To: Michael J. Landguth, A.A.E., President and Chief Executive Officer

From: Jaymes Carter, Vice president, Buildings and Building Systems

Date: November 5, 2026

Subject: Consideration of Terminal 2 Landside Expansion CEP-Early Release Procurement Package – Phased Chiller Replacement

Summary

The purpose of this item is to provide a staff recommendation for the approval of a Guaranteed Maximum Price Agreement with Balfour Beatty/Metcon JV for CEP-Early Release Procurement Package – Phased Chiller Replacement. The scope for this package includes the pre-purchase of two new chillers, cooling towers, generator and switchgear as part of the phased replacement of the aging equipment. This pre-purchase does not extend the Balfour Beatty/ Metcon JV contract duration as this is within the contract time for the T2 Landside Expansion project.

The Small Business (SB) goals for the contract vary by package and are dependent on the individual scope of the package. The Small Business Program Office has received and reviewed the proposed commitment and determined that Balfour Beatty Construction/Metcon JV has documented good faith efforts as required by the program. The Authority will compensate Balfour Beatty Construction/Metcon JV for services rendered in the amount not to exceed $4,661,024.00.

Board Action Requested

Staff requests approval of the Terminal 2 Landside Expansion (CEP-Early Release Procurement Package – Phased Chiller Replacement) in the amount of $4,661,024.00.

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MEMORANDUM

To: Michael J. Landguth, A.A.E., President and Chief Executive Officer

From: Renner Rachel, Vice President, Terminals & Guest Experience

Date: November 5, 2026

Subject: Consideration of Janitorial Service Contract

Summary

Staff is requesting Board approval for the Janitorial Service Contract. This service contract includes several components. First and foremost, it will provide janitorial services for all of Terminal 1, Terminal 2, all parking facilities and outer buildings (15 different locations for Parking and Outer Buildings). This contract also includes high-reach cleaning/dusting which is anything over 10 feet, and power washing of curbs and designated parking garage areas.

This contract will include for the first time compaction trash cans. Five (5) compaction trash cans (recycling and trash) will be installed in Terminal 1 and 2. These trash cans notify the cleaners when they are more than 65% full and need to be emptied. Currently, trash is being removed even if there is only one item in them and that is a waste of money as well as not sustainable.

RDU will be using the TRAX system, which is in place today, to monitor customer feedback and passenger throughput. We also will be receiving additional technology in this contract including better integration of flight data information, towel and tissue sensors to inform staff proactively on when to resupply, and trash sensors to indicate real-time capacity. Adding these additional sensors will help to ensure supplies are fully stocked for guests and should reduce usage of consumables to help us be more sustainable.

The contract will also provide Appearance Maintenance for restrooms in Terminal 1 and Terminal 2 to ensure that toilets, sinks, soap dispensers, paper towel dispensers, etc. are in good working order. RDU will provide the parts, and the contractor's technicians will be tasked with fixing any issues in the restroom. This will enable RDU maintenance to reallocate staffing resources to other airport priorities.

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Note: Pest Control is no longer associated within the Janitorial Contract scope and will be a separate contract.

Firm	Final Ranking
Owens Realty Services	1
ISS Facility Services, Inc.	2
Pritchard Industries	3
ABM	4
Flagship Aviation Services	5
LGC Global Facility Management	6
TFG Aviation	7
The Budd Group	8
Diversified Maintenance	9

As part of the bid, the small-business goal was 19% (this number was provided by the Small Business Office). Proposals were assessed by the Small Business Office, and those findings were submitted to the team for review. Owens Realty Services offers 19% participation, which meets the goal. Their subcontractors are The Solution Services, LLC. Solution Services will provide janitorial services to all outer buildings and parking lots. The other Small Business contractor that will be used is NC Spotless Pros Power washing. They will provide high-reach cleaning and power washing for the contract.

This agreement is for five (5) years and allows for four (4), 6-month option periods to be given at the behest of the Authority. The Authority is working on creating key performance indicators (KPIs) that will be communicated and agreed upon with the Contractor before the start of the contract. If the contractor meets or exceeds a certain number of KPIs in a year, the Authority may grant a 6-month extension at the end of the contract. The total cost for the five (5) years is $60,227,780, which includes an estimate for health insurance passthrough costs.

Board Action Requested

Staff requests approval of the Janitorial Service Contract with Owens Realty Services in the amount of $60,227,780.

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