

✈ Metropolitan Nashville Airport Authority ✈

Minutes of the Joint Meeting of the MNAA General Aviation/Operations/Planning & Engineering and MPC Planning & Engineering Committees

Date: January 9, 2019 **Place:** Nashville International Airport Board Room
Nashville, Tennessee

Time: 9:00 a.m.

Committee Members Present: Bill Freeman, Chair; John Doerge, Vice Chair;
Amanda Farnsworth; Nancy Sullivan

Committee Members Absent: None

Others Present: Doug Kreulen; Cindy Barnett

I. Call to Order

Chair Freeman called the General Aviation/Operations/Planning & Engineering (GAOPE) Committee meeting to order at 9:00 a.m., pursuant to Public Notice dated January 4, 2019.

II. Approval of Minutes

Chair Freeman called for approval of the Minutes of the December 12, 2018 GAOPE Committee meeting. A motion was made by Commissioner Doerge and seconded by Commissioner Sullivan. The motion carried by vote of 3 to 0.

III. Chair's Report

Chair Freeman had no Chair's Report.

IV. Items for Approval

A. Exterior Landscaping Services Contract

Tom Bibb, AVP, Operations and Maintenance, briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board that it accept the statement of qualifications by Bradshaw Landscaping to provide thirty (30) acres of landscaping for the off-campus areas including the Elm Hill Pike area and the Monell's property on Murfreesboro Road, and authorize the Chair and President & CEO to execute the proposed professional services contract for the amount contained herein.

Background:

The Metropolitan Nashville Airport Authority (MNAA) outsources the landscaping for approximately 30 acres located within the MNAA campus and select outlying areas. These off-campus areas include the Elm Hill Pike area and the Monell's property on Murfreesboro Road. On September 24, 2018, MNAA advertised for exterior landscaping services consisting of landscape maintenance, turf maintenance, irrigation and chemical application services. On November 1, 2018, two proposals were received and deemed responsive. The two proposals were from Bradshaw's Landscaping and Russell Landscaping.

On November 13, 2018, the airport selection committee reviewed and scored the proposals based on the following criteria:

1. Ability to meet the requirements outlined in the RFPs scope of services
2. Qualifications of the key personnel who will be involved in the potential performance of the project
3. Level of experience the firm has in providing services similar in scope
4. Cost of proposed services
5. SMWBE/Diversity Plan
6. References

The selection committee's scores are listed below:

Firm	Score	Committed SMWBE Participation
Bradshaw Landscaping	300	10.20% M/WBE
Russell Landscaping	268	9.85% M/WBE

Bradshaw's proposal received a score of 300 due to the following factors:

1. Met work schedule
2. Identified appropriate personnel including project manager as required
3. Proposal price was approximately 10% lower than Russell.

Bradshaw Landscaping will use Darci's Dreamscapes, a WBE.

Impact/Findings:

MNAA SMWBE Goal:	9.85% SMWBE
Bradshaw's Committee SMWBE Participation:	10.20% WBE
Anticipated Contract Start Date:	February 1, 2019
Duration of Contract:	36 months, with two 12-month renewal options
Contract Completion Date:	January 31, 2022
With Two one-year extensions	January 31, 2024
Estimated Base Bid:	\$ 649,995.00 Year 1

	\$ 669,494.85 Year 2
	\$ 689,579.70 Year 3
	\$ 710,267.10 Option Year 1
	<u>\$ 731,575.12 Option Year 2</u>
Total Contract Value with Option Years:	\$3,450,911.77
Funding Source:	BNA O & M

Strategic Priorities:

Invest in MNAA: Maintain an aesthetically pleasing presentation of all MNAA grounds by investing in the appearance of exterior landscaping whilst upholding the highest emphasis on NAE and MNAA core values.

Options/Alternatives:

Provide landscape services through MNAA employees. This option would require hiring and training of additional staff at higher payroll costs to MNAA than can be provided through outsourcing.

A motion was made by Commissioner Doerge and seconded by Commissioner Sullivan to recommend approval of the exterior landscaping services contract. The motion carried by vote of 3 to 0.

V. Information Item

A. Airport Master Plan Update

President Kreulen introduced Alan A'Hara, VP of Aviation, AECOM, to present challenges and issues related to growth at BNA. Mr. A'Hara spoke to the future of BNA regarding the 20-year master plan, the surrounding land and airfield infrastructure that can feed into the future regarding long-range development concepts, terminal gate and processor capacity and employee parking. Mr. A'Hara presented two long-range development concepts, including two options for a North/South configuration and two options for an East/West configuration. Both concepts consider the possibility of a light rail system coming off Murfreesboro Road.

Commissioner Freeman asked about the length of the proposed new runway and Mr. A'Hara advised that it is proposed at 12,000 feet. President Kreulen stated that theoretically, it is assumed there would have a twin set of 12,000 foot runways to accommodate long-range international service. President Kreulen stated all options would create a domino effect and advised that the North/South option would require the Air National Guard to move back to Smyrna.

Mr. A'Hara presented projected passengers and gate requirements from 2022 through 2041, based on the 2017 BNA Vision forecast and the Master Plan. The Master Plan projects 20 million annual passengers (MAP) by 2027, requiring 51-58 gates; 22 MAP by 2032 requiring 53-60 gates and 24 MAP by 2037, requiring 54-61

gates. When activity levels reach 22 MAP, the key processors will gradually reach capacity and need to be addressed.

Mr. A'Hara presented an analysis of supply and demand for employee parking. May 2019 supply will be 1,882 spaces. Demand is projected at 1,525 spaces in 2019, 1,882 spaces in 2024 and 2,250 spaces in 2037. Options include lease/purchase and develop future spaces. The recommendation is to develop and open up 1,225 spaces by 2024 adjacent to the existing employee lot, at an estimated program cost of \$7,600 cost per space.

Commissioner Granbery requested a future update on shared parking concepts.

This item was presented for information purposes only with no action required.

B. GA Tower Growth Analysis

Jeff Roach, AVP, Strategic Planning presented the results of an analysis conducted by AECOM to identify whether there is an obvious causal relation between based aircraft growth and Air Traffic Control Tower (ATCT) presence at GA Airports.:

- The ATCT will enhance flight safety and control of air traffic, however 5 recent ATCT's at other GA airports did not show a significant increase in based aircraft.
- ATCT presence does not appear to be a key decision factor for many GA tenants.
 - Decision factors for GA tenants include airport location, fees charged, facilities and services offered by the Fixed Base Operators (FBO) instrument approach, etc.

President Kreulen informed the Committee that the analysis of a temporary tower, requested by Commissioner Granbery, would be presented to the Committee in February or March, 2019.

This item was presented for information purposes only with no action required.

VI. Adjourn

There being no further business before the GAOPE Committee, Chair Freeman adjourned the meeting at 9:48 a.m.



Amanda C. Farnsworth, Board Secretary