

Minutes of the BNA Vision Committee



Date: August 14, 2019 Place: Nashville International Airport Board Room
Nashville, Tennessee

Time: 10:00 a.m.

Committee Members Present: Bobby Joslin, Chair; Jimmy Granbery, Vice Chair; Nancy Sullivan; and Mayor's Representative Jamari Brown

Committee Members Absent: None

Others Present: Doug Kreulen; Cindy Barnett; A. Dexter Samuels, Board Chair; John Doerge; and Angela Edwards

I. Call to Order

Chair Joslin called the meeting of the BNA Vision Committee to order at 10:19 a.m., pursuant to Public Notice dated August 9, 2019.

II. Approval of Minutes

Chair Joslin called for a motion to approve the Minutes of the July 10, 2019 BNA Vision Committee meeting. A motion was made by Commissioner Granbery and seconded by Mayor's Representative Jamari Brown. The motion carried by vote of 4 to 0.

III. Chair's Report

Chair Joslin requested staff provide the Board with an informal update on the number of new employees MNAA has added for construction for the BNA Vision. Chair Joslin asked that the update include MNAA's goal for new hires and where MNAA stands at meeting that goal.

IV. Items for Approval

A. Approval of Concourse D & Terminal Wings CGMP 7 of 7

Ms. Traci Holton, AVP, Chief Engineer, briefed the Committee on this item. Staff requests that the BNA Vision Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed Amendment 6 for Component Guaranteed Maximum Price (CGMP) 7

and the Guaranteed Maximum Price (GMP) for the Concourse D & Terminal Wings project at Nashville International Airport Progressive Design-Build contract with Hensel Phelps (HP).

Staff provided the BNA Vision Committee a staff analysis of D Concourse & Terminal Wings Design-Build CGMP 7, CIP 1803 prior to the meeting.

The item for approval is Component Guaranteed Maximum Price 7 of 7 which is for \$54,063,075. CGMP 7 consists of all remaining trade contracts and all other services to finish the Contract.

This will bring Project 1 to a GMP of \$275M. Hensel Phelps' schedule submitted with the GMP reflects the following milestones and completion schedule:

Operational Concourse D	July 2020
Ticket Counter Relocation Completion	January 2021
Substantial Completion	April 2021

Hensel Phelps remains committed to meeting or exceeding the SMWBE goal. As of August 9, 2019, Hensel Phelps had exceeded the MBE and WBE goal by approximately \$6M and they have exceeded the 4% SBE goal by approximately \$5.5M.

MNAA is at \$4.5M in owner's contingency which is approximately 1.65% of the Contract. This gives some flexibility with the remainder of the Contract. Contractor's contingency is approximately \$7.5M which is approximately 2.73% of the Contract. MNAA has full control of the owner's contingency. In the contractor's contingency, there are stipulations in the Contract regarding how the contractor can use that money. MNAA has full oversight and sees where every dollar goes.

A motion was made by Commissioner Granbery and seconded by Mayor's Representative, Jamari Brown, to recommend approval of the authorization of the Chair and President & CEO to execute the proposed Amendment 6 for CGMP 7 and the GMP for the Concourse D & Terminal Wings project at Nashville International Airport Progressive Design-Build contract with Hensel Phelps (HP). The motion carried by vote of 4 to 0.

B. Approval of Professional Services Contract for BNA Vision Design Support

Ms. Holton briefed the Committee on this item. Staff requested that the BNA Vision Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed professional services contract for continued design support for the BNA Vision.

Staff provided the BNA Vision Committee a staff analysis of Professional Services Contract for Design Support for the BNA Vision, CIP 1739K prior to the meeting.

This approval item is for the continued professional services contract with Corgan for architectural design support for the BNA Vision. Corgan has been integral in making sure the design packages meet the intent of the BNA Vision. The original procurement was for six years with multiple contracts. This is the third and final contract for Corgan as part of the original solicitation. The contract cost was \$3M and the duration is three years. Corgan will meet 6% SMWBE through a local firm, TRTH Consulting.

Commissioner Sullivan asked how many other contracts Corgan had with MNAA. Ms. Holton replied this is the only contract and MNAA has been very happy with their performance. Commissioner Sullivan then inquired as to the scope of their contract and whether they provide contract employees. Ms. Holton replied they do not provide contract employees. Corgan's services include progress meetings, review of design submittals, ensuring the concessions designs meet the intent of the BNA Vision, and aesthetics and finishes assistance.

A motion was made by Commissioner Granbery and seconded by Commissioner Sullivan to recommend approval of the authorization of the Chair and President & CEO to execute the proposed professional services contract for continued design support for the BNA Vision. The motion carried by vote of 4 to 0.

V. Information Items

A. BNA Vision Program Budget and Schedule Summary

Mr. Robert Ramsey, SVP, Chief Operating Officer, briefed the Committee on this item. Mr. Ramsey reported there have been no changes to the Vision Program Budget from the July Vision Committee meeting. Total contingency remaining is \$34M at the program level and \$58M at the project level for a total of \$92M. Additional detail of itemized breakdowns for capacity and growth items will be provided to the BNA Vision Committee in September. The BNA Vision Program Schedule is still on track and no changes have been made since the July BNA Vision Committee meeting.

President Kreulen stated staff will present a list at the September meeting to the BNA Vision Committee of things that have had to be done to keep up with the growth which will increase the budget. In the October Board meeting, staff will present what lies ahead beyond Vision 1.0. Marge Basrai, VP, Chief Financial Officer, will have financial advisors present at the meeting to inform the staff and Board on how to finance the growth. President Kreulen stated all stages of Vision will be discussed because it is important to know where the airport is headed and how to finance the different phases of such.

Chair Joslin inquired as to the public art. Mr. Ramsey stated MNAA has set aside approximately \$5M toward the Arts at the Airport program. Cathy Holland, Director of Community Affairs, Arts & Events, has released solicitations. Concourse D has been shortlisted. President Kreulen stated there is a call for approximately \$600K for artists to come in and decorate the inside roof of the walkway on Concourse D. The Art Board will make a recommendation and staff will come to the Committee and Board for approval of their recommendation.

Chair Joslin inquired as to the status of the hotel RFP. Ms. Martin stated everything is on schedule. The collaborative dialogue process is beginning with the three shortlisted respondents. The first draft RFP has been released and MNAA staff has already received and responded to the first set of questions from those three respondents. The first collaborative dialogue meeting is scheduled for Monday, August 19, 2019. President Kreulen stated there are two big deadlines coming to the Board; the release of the RFP later this year, and the selection of a winner by June 2020.

Commissioner Granbery inquired as to the art submittal by the Nashville Zoo for the giraffe. Ms. Martin reported an AIR request had been submitted which is one of MNAA's internal review processes. Clear Channel submitted a separate request that was approved. It has not moved forward. President Kreulen stated it is now in the hands of Clear Channel and the Zoo.

Commissioner Doerge inquired as to the \$5M in the budget for art and asked if it had to be for the purchase of new art. Commissioner Doerge stated the airport has the largest private collection of art in the state. He asked if that art could be displayed somewhere or create a gallery on the plaza. President Kreulen stated there is a design for the plaza that incorporates some art. There is no prohibition on how the \$5M is spent and staff relies upon the Art Board for counsel as to how the art should be promoted.

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

B. Website Redesign Update

Ms. Shannon Sumrall, AVP, Communications, Marketing and Customer Experience briefed the Committee on this item. An RFP was released in February 2019. Thirteen responses were received. Horton Group, a local company in Nashville, was selected and they started working on the project in May. The new website's key features will include an interactive map, easy navigation, user friendly, customer forward, quick load time, and be built "mobile first" (works best on a phone). Currently, staff is revising existing content, building a site layout and working through interactive map logistics. There are no graphics to show yet, but when the update is brought back to the Committee and Board in October, staff hopes to have graphics at that time. This project is on track to go live at the end of this

year or early next year. Chair Joslin inquired as to the price of this contract. Ms. Sumrall reported it was \$290K (a one-time fee) for the project. There will be a separate contract for site maintenance, but this number does not reflect that. Ms. Sumrall reported the respondents came back with cost proposals ranging from \$50K to \$700K. Most respondents came back with proposals in the \$250K to \$350K range.

Commissioner Sullivan reminded Chair Joslin about the question he posed earlier regarding the number of employees added for construction. Chair Joslin stated the Committee could talk about that at a later meeting.

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

VI. Adjourn

There being no further business brought before the BNA Vision Committee, Chair Joslin adjourned the meeting at 10:38 a.m.



Amanda C. Farnsworth, Board Secretary