

## Minutes of the BNA Vision Committee



---

Date: September 11, 2019      Place: Nashville International Airport Board Room  
Nashville, Tennessee

Time: 10:00 a.m.

Committee Members Present: Bobby Joslin, Chair; Jimmy Granbery, Vice Chair; and Nancy Sullivan

Committee Members Absent: Mayor's Representative Jamari Brown

Others Present: Doug Kreulen; Cindy Barnett; and Angela Edwards

---

### I. Call to Order

Chair Joslin called the meeting of the BNA Vision Committee to order at 10:00 a.m., pursuant to Public Notice dated September 6, 2019.

### II. Approval of Minutes

Chair Joslin called for a motion to approve the Minutes of the August 14, 2019 BNA Vision Committee meeting. A motion was made by Commissioner Granbery and seconded by Commissioner Sullivan. The motion carried by vote of 3 to 0.

### III. Chair's Report

Chair Joslin inquired as to the status of the hotel. Ms. Margaret Martin, VP and Chief Development Officer, stated there has been one round of collaborative dialogue with each of the three respondents. Based on those meetings, the second draft of the RFP has been sent to the respondents which incorporated some of the feedback received along with the first draft of the Project Lease Agreement. The second set of collaborative dialogue meetings is set for September 23, 2019. It is at that point staff anticipates the most feedback because the lease and terms will be discussed. One respondent did not like the fifty-year lease term and wanted a longer term. Staff has not gotten a sense yet of whether that will be a critical issue or not. The other two respondents were agreeable to the fifty-year lease term and each respondent said they could make it work with less than a fifty year lease term.

Chair Joslin then inquired as to the status of the JWN land lease. President Kreulen stated a Notice of Availability will go out on those parcels next month.

Chair Joslin then asked for an update on the tower at JWN. Mr. Robert Ramsey, SVP, Chief Operating Officer, stated the design is still underway. There will be a Board update in November with more detail. The solicitation should go out in November and MNAA staff hopes to start construction in January 2020. Mr. Ramsey stated MNAA was still waiting to hear back from the FAA regarding the application for the Federal Contract Tower Program.

President Kreulen took a moment to recognize it has been eighteen years since the terrorist attacks on September 11, 2001. He reported that he was at the Pentagon that day when it happened hosting a meeting. BNA held a ceremony with TSA that morning which began at the time the first plane hit the World Trade Center.

#### IV. Items for Approval

##### A. Approval of Terminal Lobby/IAF CGMP 3 of 6

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 Amendment 3 for Component Guaranteed Maximum Price 3 for enabling construction activities related to the Terminal Lobby and International Arrivals Facility (IAF) for the Progressive Design-Build contract at the Nashville International Airport.

Staff provided the BNA Vision Committee a staff analysis of Terminal Lobby/IAF CGMP 3 of 6 prior to the meeting.

Ms. Holton stated CGMP 3 consists of enabling construction activities including new escalators and relocation of rental car counters to support the closing of the terminal core, excavation of IAF tunnel and construction of airside staging and temporary walls and scaffolding. The CGMP is for \$56M with no change to schedule and no change to the SMWBE goal. Ms. Holton presented a slide showing the areas of construction impacts. She discussed the different phases of construction and timeline.

A motion was made by Commissioner Granbery and seconded by Commissioner Sullivan to recommend approval to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed Amendment 3 for Component Guaranteed Maximum Price 3 for enabling construction activities related to the Terminal Lobby and International Arrivals Facility (IAF) for the

Progressive Design-Build contract at the Nashville International Airport. The motion carried by vote of 3 to 0.

#### B. Approval of Revised BNA Vision Program Budget

President Kreulen and Mr. Ramsey briefed the Committee on this item. Staff requested that the BNA Vision Committee recommend to the Board of Commissioners that it authorize an increase to the BNA Vision budget in the amount of \$134.3M in order to add the needed capacity, resiliency and scope changes that have developed over time. The airport has grown 30% since the approval of the initial budget in 2016. The hotel was approved as part of the initial budget. After more analysis was done, it was determined that it was not in the best interest of the airport to fund the hotel and the hotel was removed from the budget. \$130M was removed from the budget and the revised budget became \$1.249B. President Kreulen directed the staff to stay on budget so staff started cutting elements out of the projects. After discussing these cuts with the BNA Vision Committee, staff was told not to cut anything out of the budget. Under that direction, staff came to the BNA Vision Committee asking for a budget increase. President Kreulen stated staff would like to use the money for the needed enhancements that had previously been approved for the hotel.

Mr. Ramsey explained that additional expenses on Concourse D & Terminal Wings and Garage C & Airport Administration Building have already been funded with program contingency and included in prior BNA Vision Committee approvals. The capacity/resiliency enhancements needed are for future growth. Doing these things now will be more cost effective and makes more sense to complete now instead of causing operational issues or additional construction in the future.

Mr. Ramsey discussed Concourse D & Terminal Wings. An additional \$9.3M will be needed for this project. Capacity enhancements include connecting Concourse D to Deicing Treatment, nineteen common use ticket counters (growth for new airlines), and ticketing/airline ticket office phasing (changes due to new airlines). Resiliency enhancements include dual power to the Central Utility Plant and a dual pathway to terminal and increase hot/chilled water line size.

The Garage C & Airport Administration Building project needs an additional \$3.8M. Capacity enhancements include valet expansion and creating a north alley road to improve traffic flow. There will also be a customer service lounge in the valet area which will enhance the customer experience. This amount also includes structural stiffening for the Administration Building which will allow for future office expansion. Resiliency enhancements include increasing the size of the water line from 8" to 16" and increasing the stormwater line from 36" to 54."

The terminal lobby & international arrivals facility project is expected to need a \$53.5M increase in budget. Capacity enhancements in this project include a rental car ticket expansion, common use gates for non-signatory airlines, four permanent escalators, adding the north mezzanine, bag belt reconfiguration, and the expansion of the security checkpoint. Resiliency enhancements in this project are utility enhancements such as replacing a 5kV Switchgear which is approximately 30 years old and a jet fuel piping loop around C Concourse.

Commissioner Granbery inquired as to the program contingency budgets on each project. After further questions and discussions, Commissioner Granbery thought it would be helpful to add a line to the chart showing current individual project contingency. Mr. Ramsey stated he would add that to the charts for clarification. Commissioner Granbery stated he also thought it would be helpful to show what has been absorbed in contingency.

Mr. Ramsey went on to discuss the terminal access roadway improvements (TARI). The additional money needed for this project would be \$67.7M. This project also contains a refined scope definition to get it to the 30% design. This includes geometry, drainage and grading. Capacity enhancements include an additional terminal drive lane, an additional bridge to eliminate weave, parking expansion of lot A and B, and an additional exit lane to Discrete (I-40 WB). A resiliency enhancement would include adding a second sewer line.

President Kreulen restated his recommendation to the Committee was to add back the \$130M taken out of the budget for the hotel for the needed capacity and resiliency enhancements and refined scope. The prior budget (after the hotel was taken out) was approximately \$1.249B, the revised budget is approximately \$1.384B for a total increase of \$134.3M. President Kreulen stated he met with Ms. Marge Basrai, Chief Financial Officer, and Ms. Basrai felt confident MNAA could handle this increase in budget and would not be downgraded by the rating agencies. President Kreulen stated staff would come to the Board in October to talk about future projects and the need for financing.

Commissioner Joslin stated the Board of Commissioners bought into the BNA Vision program and has no problem with this increase in the budget. He stated he thought MNAA staff was doing an excellent job at monitoring projects and expenses and the improvements to the airport through BNA Vision are going to be a major thing for the city and state.

A motion was made by Commissioner Granbery and seconded by Commissioner Sullivan to recommend approval to the Board of Commissioners that it approve an increase to the BNA Vision budget in the amount of \$134.3M. The motion carried by vote of 3 to 0.

C. Approval of Concourse D Suspended Sculpture Artist

Cathy Holland, Director, Community Affairs, Arts & Events, briefed the Committee on this item. Staff requested that the BNA Vision Committee recommend to the Board of Commissioners that it accept the recommendation of the Arts at the Airport (AaA) Foundation Board public art selection committee to commission Shane Allbritton and Norman Lee of Re: site to create the work entitled Lyrical Journeys for placement in the Concourse D food court / retail area and authorize the Chair and President & CEO to execute the 1% Public Art Contract.

Staff provided the BNA Vision Committee a staff analysis of Concourse D Suspended Sculpture Artist prior to the meeting.

Ms. Holland reported the RFQ went out in April 2019. The RFQ was sent to a target market of 2,400 public artists located in the United States. Sixty-seven responses were received. That pool was narrowed down to fifteen. Through a juror process three artists teams were invited to submit proposals. By unanimous consent the committee selected Shane Allbritton and Norman Lee of Houston, Texas. The selected work entitled Lyrical Journeys, is inspired by the theme of bridges as a rich metaphor for the musical, geographic and cultural identity of Nashville. Project guidelines call for a permanent public artwork integrated into and suspended from the ceiling area of the Concourse D food court / retail area. The project is meant to be impactful, iconic and a memorable experience for passengers and employees of BNA. It is also meant to express inspiration from the region and create a sense of place for the visitor. Ms. Holland presented a short video presentation of what the sculpture would look like.


Ms. Holland stated the contract cost was \$600K. AaA looked at airports across the United States and benchmarked sites with large scale sculptures. They ranged from \$4M to \$400K. If the Committee and Board approves, design will start in November 2019 and would be scheduled to be installed in June 2020. The funding source is the 1% Public Art budget which is funded 100% by MNAA. The project is race and gender neutral with a 0% goal for SMWBE participation. However, Ms. Holland stated they would recommend that any work that could be done in Nashville be kept local. After further questions and discussions, a motion was made by Commissioner Sullivan and seconded by Commissioner Granbery to recommend approval to the Board of Commissioners that it approve the recommendation of the AaA Foundation Board public art selection committee to commission Shane Allbritton and Norman Lee of Re: site to create the work entitled Lyrical Journeys for placement in the Concourse D food court / retail area and authorize the Chair and President & CEO to execute the 1% Public Art Contract. The motion carried by vote of 3 to 0.

V. Information Items

None

VI. Adjourn

There being no further business brought before the BNA Vision Committee, Chair Joslin adjourned the meeting at 10:55 a.m.



---

Amanda C. Farnsworth, Board Secretary