

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



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

Time: 9:00 a.m.

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

Committee Members Absent: None

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

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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 December 6, 2019.

II. Approval of Minutes

Chair Freeman stated there were no Minutes to approve due to the November 13, 2019 meeting of the GAOPE being cancelled for lack of a quorum.

III. Chair's Report

Chair Freeman had no Chair's Report.

IV. Items for Approval

A.1 Approval of Custodial Services Contract – Terminal and Custodial Services

Robert Ramsey, SVP, Chief Operating Officer, briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it:

- 1) accept the proposal by Premiere Building Maintenance Corporation for Terminal Cleaning and Custodial Services, Glass/Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and,
- 2) authorize the Chairman and President & CEO to execute the proposed contract.

Staff provided the GAOPE Committee a staff analysis for the Terminal Cleaning and Custodial Services, Glass/Window Cleaning and Miscellaneous Maintenance Services at BNA prior to the meeting.

Mr. Ramsey reported the RFP was published August 12, 2019 for three contract awards; one for the terminal, one for the parking garages, and one for the outlying buildings. All bids were received for all three contracts on October 9, 2019.

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The RFP was for cleaning and custodial services for the entire terminal, restrooms and windows. The terminal contract received twelve bids. The evaluation team interviewed the four highest scored firms in November 2019. Premiere Building Maintenance Corporation (Premiere) was the highest scored based on a list of selection criteria. The SMWBE goal was set at 19%. Premiere proposed a 30% participation level (20% Diversified, Inc. and 10% Ready Serv, LLC). The total contract cost for five years was \$37M with a two-year extension option. If the two-year extension is exercised, the total contract cost would be \$55.3M. Contract start date is April 1, 2020 and the end date is March 31, 2025 (with 2 one-year options for renewal). The project is payable per square foot, therefore, as construction opens and closes terminal square footage, the staff will ensure the correct square footage is being billed. The twelve respondents took the construction into consideration when each proposed its bid.

After questions and discussion, a motion was made by Commissioner Farnsworth and seconded by Vice Chair Sullivan to accept the proposal by Premiere Building Maintenance Corporation for Terminal Cleaning and Custodial Services, Glass/Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and authorize the Chairman and President & CEO to execute the proposed contract. The motion carried by vote of 3 to 0.

#### A.2. Approval of Custodial Services Contract – Garage A, B, C, Plaza Cleaning and Custodial Services

Mr. Ramsey briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it:

- 1) accept the proposal by Bestway Services for Garage A, B, C, Plaza Cleaning and Custodial Services, Glass/Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and,
- 2) authorize the Chairman and President & CEO to execute the proposed contract.

Staff provided the GAOPE Committee a staff analysis for the Garage A, B, C, Plaza Cleaning and Custodial Services, Glass/Window Cleaning & Miscellaneous Maintenance Services prior to the meeting.

Mr. Ramsey stated the Parksmart Bronze certification awarded October 2019 for Garage A sets new standards for the future garages B and C in the attainment of Parksmart Certification. This contract will include parking garages A, B, C and the plaza area, entrances and exits, drive lanes, parking spots on 6 levels, stairwells, sidewalks, parking administration offices, elevators, elevator lobby areas, interior and exterior windows/glass and the collection and disposal of trash and recycling from garages. This contract was procured as a small business target market solicitation. The selection criteria were much the same as the terminal contract with the addition of Parksmart knowledge. The highest rated firm was Bestway Services, Inc. The contract value for five years is \$10.2M. It also has a two-year extension option available. If the two-year extension is utilized, the contract value would be \$14.7M. The contract start date is April 1, 2020.

After questions and discussions, a motion was made by Commissioner Farnsworth and seconded by Vice-Chair Sullivan to accept the proposal by Bestway Services for Garage A, B, C, Plaza Cleaning and Custodial Services, Glass/Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and authorize the Chairman and President & CEO to execute the proposed contract. The motion carried by vote of 3 to 0.

#### A.3. Approval of Custodial Services Contract – Outlying Buildings Custodial Services

Mr. Ramsey briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it:

- 1) accept the proposal by Bestway Services for Outlying Buildings Custodial Services, Glass, Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and,
- 2) authorize the Chairman and President & CEO to execute the proposed contract.

Staff provided the GAOPE Committee a staff analysis for the Outlying Buildings Cleaning and Custodial Services, Glass/Window Cleaning & Miscellaneous Maintenance Services prior to the meeting.

Mr. Ramsey presented the last custodial contract which was for outlying buildings. This project was for cleaning and custodial services for all outlying buildings and parking lots. This package was also procured as a small business target market solicitation. Proposals were received from five companies. The five companies were scored based on the selection criteria which was the same as the previous contract. Bestway Services, Inc. was the highest scored bidder. The total contract cost for five years is \$3.3M. If

the two-year extension were awarded, the total contract cost would become \$4.8M. The contract start date is April 1, 2020.

A motion was made by Vice Chair Sullivan and seconded by Commissioner Farnsworth to accept the proposal by Bestway Services for Outlying Buildings Custodial Services, Glass, Window Cleaning and Miscellaneous Maintenance Services at Nashville International Airport (BNA) and authorize the Chairman and President & CEO to execute the proposed contract. The motion carried by vote of 3 to 0.

B. Approval of Change Order to Taxiway Alpha/Kilo Reconstruction

Ms. Traci Holton, AVP, Chief Engineer, briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it:

- 1) approve a change order to the contract with Hi-Way Paving, Inc. (Hi-Way) in an amount not to exceed \$651,641.90, to build an extension of the Aircraft Rescue and Fire Fighting (ARFF) road between Runway 13/31 and Taxiway Kilo, and
- 2) authorize the Chair and President & CEO to execute the change order.

Staff provided the GAOPE Committee a staff analysis for the Change Order to Taxiway Alpha/Kilo Reconstruction prior to the meeting.

Ms. Holton stated the project was to extend the ARFF road between Runway 13/31 and Taxiway Kilo to access emergencies on Runway 2C/20C therefore decreasing response times to the area and allowing more efficient access and ensure BNA is meeting the Part 139 Inspection. Ms. Holton presented a map of the area and the proposed roadway. Ms. Holton gave a brief background of the unsuccessful bidding process. The first RFP went out in August 2018; one bid was received and was cancelled due to lack of budget. The second RFP went out in January 2019. Two bids were received. This solicitation was cancelled due to failure to meet SMWBE participation level or acceptable good faith efforts.

This project requires the closure of Runway 13/31 which is already scheduled to occur in January 2020 as part of the Alpha/Kilo Intersection project. The contractor for that project is Hi-Way Paving, Inc. Staff asked Hi-Way Paving, Inc. to propose on the scope of this project for both asphalt and concrete. Concrete was the most affordable option. This project will now become part of the Alpha/Kilo Intersection project requiring a change order in the amount of \$651,642 for the increased scope and will not require an additional closure of Runway 13/31. With this change order, the Alpha/Kilo

Intersection project remains within the \$13,144,091 total project budget approved by the Board on March 20, 2019.

After questions and discussions, a motion was made by Commissioner Farnsworth and seconded by Vice Chair Sullivan to approve a change order to the contract with Hi-Way in an amount not to exceed \$651,641.90, to build an extension of the Aircraft Rescue and Fire Fighting (ARFF) road between Runway 13/31 and Taxiway Kilo, and authorize the Chair and President & CEO to execute the change order. The motion carried by vote of 3 to 0.

V. Information Items

None

VI. Adjourn

There being no further business before the GAOPE Committee, Chair Freeman adjourned the meeting at 9:17 a.m.



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Amanda Farnsworth, Secretary