

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



Date: March 11, 2020 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: Jimmy Granbery; Bobby Joslin; Board Chair, A. Dexter
Samuels; Doug Kreulen; Cindy Barnett; and Angela
Edwards

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 March 6, 2020.

II. Approval of Minutes

Chair Freeman called for approval of the Minutes of the February 12, 2020 GAOPE Committee meeting. A motion was made by Commissioner Farnsworth 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. Approval of Professional Services Contract for Design of Runway 2L/20R Extension

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 approve the contract with Garver, LLC (Garver) for Runway 2L/20R Extension – Design and authorize the Chair and President & CEO to execute the professional services contract.

Staff provided the GAOPE Committee a staff analysis for the Professional Services Contract for Design of Runway 2L/20R Extension prior to the meeting. This approval request was for conceptual design in the amount of \$2,098,212. There will be 4 phases to this professional services contract.

In mid-October 2019, MNAA published a Request for Qualifications (RFQ) for the Runway 2L Extension Environmental Assessment. On November 18, 2019, four (4) Statements of Qualifications were received from Allen & Hoshall, Inc. (Allen & Hoshall), Crawford, Murphy & Tilly, Garver, and Pond. The selection committee determined Allen & Hoshall and Garver to be best qualified. On December 20, 2019, the selection committee conducted interviews of these top candidates and Garver was selected to be the most qualified. The DBE participation level set by MNAA for this project was 9.39%. Garver was able to obtain 10.49% for this contract, covering Phase 1.

The FY20 Capital Improvement Program (CIP) included \$15M in bond funding for MNAA Project No. 2002. In February 2020, the Board of Commissioners approved \$2.5 for MNAA Project No. 2002A, Runway 2L Extension Environmental Assessment. An additional \$5M is reserved for property acquisition in the runway extension footprint. The remaining \$7.5M will be used for Design, including a future amendment to continue design work.

Vice-Chair Sullivan recused herself and did not vote on this item.

After questions and discussions, a motion was made by Commissioner Farnsworth and seconded by Chair Freeman to approve the contract with Garver, LLC (Garver) in the amount of \$2,098,212 for Runway 2L/20R Extension – Design and authorize the Chair and President & CEO to execute the professional services contract. The motion carried by vote of 2 to 0.

B. Approval of Construction Contract for Runway 2R-20L Reconstruction

Ms. Holton briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it accept the bid by Hi-Way Paving, Inc. (Hi-Way) for the Reconstruction of Runway 2R/20L, Taxiway Hotel and Connectors at Nashville International Airport (BNA) and authorize the Chair and President & CEO to execute the proposed contract in the amount of \$51,279,519.20.

Staff provided the GAOPE Committee a staff analysis for the Construction Contract for Runway 2R-20L Reconstruction prior to the meeting.

The project consists of full depth reconstruction of Runway 2R/20L, Taxiway Hotel and connectors to comply with FAA specifications. This runway has deteriorated rapidly in the last three years. It is currently rated as "poor" condition. Maintenance has continued to make repairs to keep it operational. An Invitation to Bid on the project was advertised in January 2020. On February 18, 2020, 4 bids were received. Hi-Way was the winning bidder. Hi-Way's Bid was 55.8% lower than the Engineer of Record's estimate.

The DBE goal established for the project was 14.41% DBE. Hi-Way was able to obtain 14.41% DBE participation. Hi-Way's DBE subcontractors include Gibco Construction, E3 Construction Company, Archangel Protective Services, Kimberly, Inc., JJ Dal Supply Company, Sallie's Wholesale and Construction, Inc., and Jerry B. Young Construction.

After questions and discussions, a motion was made by Vice Chair Sullivan and seconded by Commissioner Farnsworth to accept the bid by Hi-Way Paving, Inc. (Hi-Way) for the Reconstruction of Runway 2R/20L, Taxiway Hotel and Connectors at BNA and authorize the Chair and President & CEO to execute the proposed contract in the amount of \$51,279,519.20. The motion carried by vote of 3 to 0.

C. Approval of Construction Contract for Cargo Apron Reconstruction Phase 5

Ms. Holton briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it accept the bid by the Harper Company for the Cargo Apron Slab Replacements (Ph 5) at BNA and authorize the Chair and President & CEO to execute the construction contract for the amount of \$2,336,187.32.

Staff provided the GAOPE Committee a staff analysis for the Construction Contract for Cargo Apron Reconstruction Phase 5 prior to the meeting.

The project scope consists of replacement of approximately 8,100 square yards of concrete pavement. An Invitation to Bid on the project was advertised mid-December 2019. On January 16, 2020 3 bids were received and were read publicly aloud. However, 2 bids were deemed non-responsive due to failure to meet the SMWBE participation level or provide acceptable good faith efforts.

The bid from The Harper Company was considered to be responsive and responsible and staff recommends award to The Harper Company. The Harper Company's Bid was 14.7% higher than the Engineer of Record's estimate. The major differences were mobilization, actual concrete, and cement treated base.

The SMWBE goal established for the project was 5.86% MBE and 8.49% WBE. The Harper Company met the goals by utilizing Archangel Protective Services, Pozzolan Contracting & Supply, Jabez Group, and Gibco Construction. The duration of the contract is 270 calendar days in 2 phases.

After questions and discussions, a motion was made by Commissioner Farnsworth and seconded by Vice Chair Sullivan to accept the bid by the Harper Company for the Cargo Apron Slab Replacements (Ph 5) at BNA and authorize the Chair and President & CEO to execute the construction contract for the amount of \$2,336,187.32. The motion carried by vote of 3 to 0.

D. Approval of CGMP 2 of 2 for Mobile Equipment Maintenance Building

Ms. Holton briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed Amendment 1 for Component Guaranteed Maximum Price (CGMP) #2 and the Guaranteed Maximum Price (GMP) for the Mobile Equipment Maintenance Building project at Nashville International Airport Progressive Design-Build contract with Brasfield & Gorrie (B&G).

Staff provided the GAOPE Committee a staff analysis for the CGMP 2 of 2 for Mobile Equipment Maintenance Building prior to the meeting.

MNAA's Maintenance various departments and disciplines are located in various areas around the Airport property. This includes the existing and outdated Mobile Equipment Maintenance area, located on the westside of the Airport. MNAA intends to consolidate maintenance disciplines near the Consolidated Service Facility (CSF) and continue developing the westside area for General Aviation use.

On February 20, 2019 the Board approved the selection of Brasfield & Gorrie and CGMP #1 for the design & pre-construction. This amendment is for CGMP #2, which establishes the GMP, and is inclusive of all site and building construction, general requirements and all other associated services for Contract completion. This CGMP is approximately \$8.7M for a total contract cost (total GMP) of just under \$10.5M. Brasfield and Gorrie remain committed to the goal of 6.13% MBE and 8.88% WBE. This project will be a 316-day contract.

After questions and discussions, a motion was made by Vice Chair Sullivan and seconded by Commissioner Farnsworth to authorize the Chair and President & CEO to execute the proposed

Amendment 1 for Component Guaranteed Maximum Price (CGMP) #2 in the amount of \$8,728,447 and the Guaranteed Maximum Price (GMP) of \$10,496,969 for the Mobile Equipment Maintenance Building project at Nashville International Airport Progressive Design-Build contract with Brasfield & Gorrie (B&G). The motion carried by vote of 3 to 0.

E. Approval of BNA Master Plan/Airport Layout Plan

Mr. Jeff Roach, AVP, Strategic Planning, briefed the Committee on this item. Staff requested that the GAOPE Committee recommend to the Board of Commissioners that it approve the BNA Airport Master Plan (AMP) Update and the Airport Layout Plan (ALP).

Staff provided the GAOPE Committee a staff analysis for the BNA Master Plan/Airport Layout Plan prior to the meeting.

Staff have been working on the BNA Master Plan for two years. The Aviation Activity Forecast was presented to the Board on October 10, 2018 and received FAA approval on May 31, 2019. The approved forecast was a key component used to identify future airfield, terminal, and roadway infrastructure needs over a twenty-year planning period. Infrastructure improvements are developed to address the identified needs. The recommended infrastructure improvements are then incorporated into the ALP, a drawing set depicting current and future airport development. Only recommended improvements depicted on the FAA-approved ALP are eligible to be implemented.

There are four main components to the AMP. Those are airside improvements, terminal improvements, landside improvements, and long range south development. Mr. Roach gave a detailed overview of projects to be completed during each of the components.

After questions and discussions, a motion was made by Commissioner Farnsworth and seconded by Vice Chair Sullivan to approve the BNA Airport Master Plan and Airport Layout Plan. The motion carried by vote of 3 to 0.

V. Information Items

A. John C. Tune Tornado Update

President Kreulen briefed the Committee on this item. He presented a video of damage from the tornado sustained by JWN and the progress made on clean up.

Commissioner Farnsworth commended Mr. Robert Ramsey, SVP, Chief Operating Officer and his team for their efforts in making sure the airfield was safe.

President Kreulen gave a detailed status of the property, structures on the property, and equipment. The cost estimate for repair and replacement was \$93M. President Kreulen handed out maps of the property to the Board members in attendance detailing the location of existing and future developments and how those areas were impacted.

Ms. Margaret Martin, VP, Chief Development Officer, briefed the Committee on the terms of the lease agreement with Corporate Flight Management (CFM) as the FBO at JWN. CFM's leased premises include the terminal, hangars 1, 2 and 3, the fuel farm and the automobile parking areas. She discussed CFM's responsibilities, insurance coverage and general lease requirements.

Ms. Martin stated staff is working with the MNAA hangar tenants that had been displaced due to their hangars being destroyed or repairs needing to be conducted. Staff is working with tenants regarding their lease agreements, rent, and right of first refusal to rent a repaired or rebuilt hangar. Ms. Martin also noted a few concerns during the tornado recovery that will be addressed.

Commissioner Granbery stated he thought this was a good opportunity to reshape JWN for the next several years and explore options and ideas for the property. Commissioner Granbery recommended that staff takes its time on this endeavor.

Commissioner Farnsworth reported that all MNAA employees and tenants are invited to attend a gathering at Randy Harmon's at Harmony Air which was also destroyed, located across the street from the FBO building on Sunday, May 15, 2020 to show support for JWN. Lunch will be served.

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 9:55 a.m.


Amanda Farnsworth, Secretary

Staff Secretary