

## Minutes of the BNA Vision Committee



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Date: July 14, 2021                      Place: Nashville International Airport Board Room  
Time: 10:15 a.m.  
Committee Members Present: Bobby Joslin, Chair; Jimmy Granbery, Vice Chair; Nancy Sullivan  
Committee Members Absent: Joycelyn Stevenson  
Others Present: Amanda C. Farnsworth; John Doerge; Bill Freeman; Christy Smith; Doug Kreulen; Cindy Barnett; Lisa Lankford and Sabrina Troy

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I. Call to Order

Chair Joslin called the meeting of the BNA Vision Committee to order at 10:05 a.m., pursuant to Public Notice dated July 9, 2021.

II. Approval of Minutes

Chair Joslin called for a motion to approve the Minutes of the May 12, 2021 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 had no Chair's Report.

IV. Items for Approval

A. Approval of Terminal Garage B CGMP 2 of 2

President Kreulen introduced Ms. Traci Holton, VP, Chief Engineer and Deputy COO, who briefed the item. Ms. Holton requested the BNA Vision Committee recommend to the Board of Commissioners that it:

- 1) approve Garage B CGMP 2 for \$41,689,960 NTE and the GMP for \$89,310,000 NTE,
- 2) authorize the Chair and President & CEO to execute this amendment to the Hotel and Parking Garage Lease Agreement, and

- 3) approve an increase to the project budget in the amount of \$32,310,000, for:
  - Total Garage B Project Budget of \$97,428,000
  - Total BNA Vision Program budget of \$1,419,508,000

Staff provided a staff analysis prior to the meeting.

CGMP 2 establishes the GMP for all remaining trade contracts for Terminal Garage B, including MEP, structural and miscellaneous steel, fire protection, and parking control and guidance equipment. The contract is scheduled for completion July 1, 2023. Ms. Holton explained that staff's initial budget established in 2018 was very low compared to recent garage costs:

- Garage A: \$110.03 (959,650 GSF)
- Garage C: \$107.39 (1,335,000 GSF)
- Garage B: \$112.12 (731,386 GSF) (October 2020 50% ROM)  
\$122.13 (731,286 GSF) (July 2021 GMP)

The increased costs, based on 100% design, are due to:

- Initial Estimate Shortfall: \$19,993,221
- Developer Fee: \$3,090,000
- Cost to Bring Utilities to Site: \$5,000,000
- Volatile Market Increase: \$4,226,779

President Kreulen noted that the higher cost had been used in the Financial Capacity Planning reported at the October 2020 Board retreat.

After questions and discussions, Chair Joslin called for a motion to approve as presented. Commissioner Granbery made a motion, seconded by Commissioner Sullivan. The motion carried by vote of 3 to 0.

V. Information Items

Hotel Personnel Update (Chartwell)

President Kreulen brief the Committee on this item. On October 21, 2020, the Board approved a Lease Agreement with Chartwell Hospitality, LLC. On June 25, 2021, pursuant to Section 2.1(e) of the Lease Agreement with Chartwell Hospitality, LLC, MNAA was notified that Scott Kendall, a key team member, is no longer employed by Chartwell, and that Robert Schaedle, Founder and President, will be the primary contact for Chartwell going forward. On July 8, 2021 MNAA notified Chartwell that the change was accepted.

President Kreulen introduced Mr. Jonathan Benowitz, VP Capital Strategy/Investments, Chartwell Hospitality, and proceeded to discuss the meeting on July 13, 2021 with MNAA CEO and Robert Schaedle III, Chartwell CEO, where they discussed MNAA concerns with personnel changes and Chartwell's commitment to the project, budget, schedule, and lease. Chartwell is competing hotel construction under a procurement similar to MNAA's process with award based on qualifications, capacity, approach, schedule, and Guaranteed Maximum Price (GMP). Mr. Benowitz reported that an RFP was issued a few weeks ago, with plans at 30-50%. Final selection will be presented to MNAA staff and the Board of Commissioners. Chartwell is 100% committed to the project.

This item was provided for informational 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 10:33 a.m.



John Doerge, Board Secretary