

Minutes of the Joint Meeting of the MNAA and MPC
Operations, Engineering & Strategic Planning Committees



Date: December 8, 2021 Place: Nashville International Airport Board Room
Time: 9:00 a.m.
Committee Members Present: Bobby Joslin, Chairman; Nancy Sullivan, Vice Chair;
Andrew Byrd; and Glenda Glover
Committee Members Absent: None
Others Present: Bill Freeman; Jimmy Granbery; Joycelyn Stevenson; Doug
Kreulen; Neale Bedrock; Cindy Barnett; Lisa Lankford and
Ginger Cork

I. Call to Order

Chairman Joslin called the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning (Operations) Committees to order at 9:00 a.m., pursuant to Public Notice dated December 3, 2021.

II. Approval of Minutes

Vice Chair Sullivan made a motion to approve the Minutes of the November 10, 2021 Operations Committee meeting and Commissioner Glover seconded the motion. The motion carried by vote of 4 to 0.

III. Chairman's Report

Chairman Joslin stated that this is the last Committee meeting of the year, and he is grateful for everyone and their attendance. It's been a strange year for everyone going from 10 Board Members to 7 Board Members and he thinks the Board has handled it very well. Chairman Freeman has done a marvelous job in putting members in the right places at the right time. There is a lot of work out here that we've accomplished and there is even more to come. Chairman Joslin said that we are about 75% of where this began and have a hard 25% left and referenced an old contractor rule that 90% of the work gets done quick and the last 10% take forever. He stated that he does not think that will be the case here. All are moving in the right direction, and everyone has the same vision here that we are trying to accomplish. Commissioner Joslin said this is a very exciting meeting here today because John C. Tune is at the forefront of this meeting. Chairman Freeman, Commissioner Granbery and those who

have been at Tune for 30 years or whatever have always felt like the reputation was that Tune was the stepchild of BNA. Out of sight and out of mind has totally changed, and he is so happy that so many people are engaged and wanting to promote that. It's an economic engine. John C. Tune is the next economic engine for that part of the county and the business community.

IV. Informational Items

A. JWN Redevelopment Update

Doug Kreulen, President and CEO, explained that information items would be presented before the approval items. The information items include updates on \$47.0M of projects: \$37.5M hangar construction, \$1.2M aircraft parking, \$3.4M apron expansion, \$4.2M northside development and \$0.7M AWOS relocation.

President Kreulen introduced Ms. Traci Holton, VP, Chief Engineer and Deputy COO, who briefed the Committee on the JWN Construction schedule.

1. Hangar Construction

Phase 1 hangars (3 buildings) are scheduled to open December 24, 2021, Phase 2 hangars (7 buildings) are scheduled to open January 19, 2022 and Phase 3 hangars (6 buildings) are scheduled to open March 28, 2022. Ms. Holton presented a graphic of the hangars by opening date and explained the dates have changed due to late delivery of the electrical manholes, slow rock excavation related to manholes and ductbank extending planned excavation durations. Weather is impacting the paving as well. There is a potential for early dates in the Phase 2 hangars, including C4 which could be right after the first of the year and is weather dependent.

Commissioner Granbery asked Ms. Holton about the projected start date for the CFM Hangars in section H. Ms. Holton took this as a homework item.

Commissioner Byrd asked the reasoning of Vulcan closing their plants. Ms. Holton explained they close for scheduled maintenance and stop producing the specific asphalt used for airfields this time of year. We have asked them for 1 additional week to allow us to pave up to Christmas to allow us to get E4.

2. Aircraft Parking

Ms. Holton explained creating a bypass taxiway from Romeo 3 behind hangar E and converting Messer's current laydown area into aircraft parking. The estimated cost is \$1.2M with an estimated completion date of June 2022.

Chairman Joslin asked who would be utilizing this parking area. President Kreulen stated that would be discussed with Mr. John Corbitt, AVP, Real Estate and they would also discuss with CFM on who is going to own the space or rent it as well as costs. Commissioner Joslin said with more than 50 people on the waiting list for the forty 42 ft hangars, we might need to look at the future and add about another 12-16 of the 42 ft hangars without paving it and then having to dig it all up again. President Kreulen stated that looking back at the master plan, the need is bigger hangars, so we will have to evaluate that.

Commissioner Granbery asked if we can utilize any of the materials from the fill of 3, 4 and 5 on the original list and the road on the North side. Ms. Holton confirmed that if anything is useable, they won't take it off-site and they will be planning for that.

3. Apron Expansion

Ms. Holton discussed the apron expansion project, which is approximately 3.5 acres for parking and about 6,500 CY to fill. The key is this is the main stormwater detention pond and will require underground detention and water quality units. The estimated cost is \$3.4M with a completion date of December 2022. Commissioner Granbery asked if there were any alternate sites for the stormwater detention. Ms. Holton stated with everything draining to the south it's tough, but we are working with Metro and there could be some challenges. Commissioner Granbery asked about the breakdown of the \$3.4M and what component is just the stormwater detention. Ms. Holton stated about \$650k is the stormwater detention and is pure construction cost and that the amount stated is mid-range and it could be more.

4. Northside Development

Ms. Holton noted that northside development is dependent on relocation of the AWOS. The estimated cost is \$4.2M and staff is still working on a schedule that is also dependent on relocation of the AWOS. This project is to build the roadway, extend utilities and step up 4ft for development and the completion date is TBD.

5. AWOS Relocation

Ms. Holton provided an update on movement from the FAA. The Airport District Office (ADO) approved the final draft of the Modification of Standards (MOS) on 12/3/21. This was submitted to the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) for review and the anticipated approval date is 3/3/22. The estimated cost is \$650K to relocate.

Commissioner Glover asked if there were any federal funds available for this project. President Kreulen stated that we will use existing funds from BNA, and as we expand the FBO leases and rent spaces, we expect to recover costs at fair market value.

Commissioner Byrd asked about future growth of the west side of John C. Tune and how would that happen. President Kreulen said it would require putting in a road and earthwork, and is about 15 years out.

V. Approval Items

A. JWN Construction Redevelopment Administrative/ Maintenance Building Scope and CGMP 4 of 5 (Pre-Engineered Metal Building)

Ms. Holton briefed the Operations Committee on the Administrative/Maintenance Building at Tune. When Aeroplex completed the overall development plan in mid-2020, it included a 10,000 sq ft Administrative/Maintenance building. To reduce the size and cost, staff identified 14,200 sq ft of maintenance storage between the end units of existing and new t-hangars, which reduced the size from 10,000 sq ft to 4,000 sq ft and reduced the cost from \$4.5M to \$3M. The new administrative and maintenance building is about 4,000 sq ft and will include a lobby, conference room, vehicle maintenance bay, executive director office, staff workstations and small breakroom.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it

1. approve proceeding with construction of the administrative and maintenance building at John C. Tune, and
2. authorize the Chair and President and CEO to execute CGMP #4 of 5 with a NTE \$500K.

Vice Chair Sullivan inquired about future expansion of additional bays. Ms. Holton said there is no plans for future expansion now, but parking is located on either side. President Kreulen elaborated on the analysis of storage space for equipment. When we first started looking at this space, we

thought it would be 2 or 3 larger vehicles verses now just one. He explained that major maintenance would continue to be done at BNA.

Commissioner Granbery asked about CGMP #5 costs. Ms. Holton discussed the GMP cost of \$37.5M is only for the scope in the areas discussed above of CGMP #'s 1-4 and the construction of the building. The \$1.2M laydown area would be an amendment to the Messer contract which would increase the GMP amount and change schedules as well.

Commissioner Byrd made a motion to approve as presented and Vice Chair Sullivan seconded the motion. The motion passed with a vote of 4 to 0.

VI. Adjourn

There being no further business before the Joint Committee of the MNAA and MPC Operations, Engineering and Strategic Planning Committees, Chairman Joslin adjourned the meeting at 9:30 a.m.



Joycelyn Stevenson, Board Secretary