

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



Date: February 9, 2022 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; Joycelyn Stevenson; Doug Kreulen; Neale
Bedrock; 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 February 4, 2022.

II. Approval of Minutes

Vice Chair Sullivan made a motion to approve the Minutes of the January 12, 2022 Operations Committee meeting and Commissioner Byrd seconded the motion. The motion carried by vote of 4 to 0.

III. Chairman's Report

Chairman Joslin discussed his frustration with regards to the calls he received from several of the tenants at John C. Tune, for receiving only one key to their new hanger. Chairman Joslin feels this is poor customer service after these tenants have been displaced for 2 years. Doug Kreulen, President and CEO, stated that we would look into this and make sure each tenant has enough keys.

IV. Items for Approval

Doug Kreulen, President and CEO, introduced Ms. Traci Holton, VP, Chief Engineer and Deputy COO.

A. JWN Admin/Maintenance (MX) Facility CGMP 5 of 5 & Laydown Yard Amendment

Ms. Holton briefed the Operations Committee on the JWN Admin/MX Facility CGMP 5 of 5 & laydown yard amendment. Component Guaranteed Maximum Price "CGMP" 5 of 5 consists of the admin/maintenance building, conversion of the laydown yard to aircraft parking and the Romeo 3 bypass taxiway. The amount for CGMP 5 is \$3.9M which brings the guaranteed maximum price to \$38.8M. The overall contract timeframe schedule has changed to the end of December 2022 but the current milestones for hangers did not change.

Staff requested the Operations Committee recommend to the Board of Commissioners that it

1. authorize the Chair and President & CEO to execute CGMP 5 for \$3,902,886 and the GMP for \$38,800,000 with Messer Construction.

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.

B. Construction Contract for Runway 2C Tunnel Repairs (MEP)

Ms. Holton briefed the Operations Committee on the construction contract for Runway 2C Tunnel Repairs from a Mechanical Electrical Plumbing side (MEP). The Federal Highway Administration (FHWA) requires inspection of the tunnel by Tennessee Department of Transportation (TDOT) every three years. The report found mechanical and electrical discrepancies during TDOT/FHWA inspection, including lighting fixtures, conduit, wiring, fan power drives, and backup emergency power units. An invitation to Bid (ITB) was published in early November and we received zero bids. We republished the ITB in December and we received 2 bids from Harlan Electric Company, Inc and Simino Electric, Inc. Harlan Electric was the low bidder at 10% below the Engineer's estimate and about 7% lower than Simino Electric bid. The SMWBE participation level established for the project is 3.36% MBE and/or WBE. Harlan Electric was able to obtain 4.63% MBE by utilizing John Curry Electric Company. Harlan Electric is a local company in Nashville, TN and the value of the contract is just over \$1M with a 90 day duration.

Staff requested the Operations Committee recommend to the Board of Commissioners that it

1. authorize the Chair and President and CEO to execute the construction contract to Harlan Electric Co., Inc. for \$1,079,645.

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

C. Arts at the Airport Board Member Appointments

President Kreulen introduced Ms. Stacey Nickens, AVP, Corporate Communications. Ms. Nickens briefed the Operations Committee on the recommendation of Asia Allen, Project architect at Gresham Smith healthcare studio; Hunter Claire Rogers, Head Membership & Communications for Soho House; Kaleena Sales, Associate Professor of Graphic Design and Chair of Department of Art & Design at TSU; and Leah Sherry, Executive Director of Turnip Green Creative Reuse, to fill 4 Board Member vacancies for the Arts at the Airport (AaA). The vacancies were previously held by Kim Hawkins, Charlie Cook, Alex Macias and Janice Zeitlin. The term would start March 1, 2022 and end December 31, 2024.

Staff requested the Operations Committee recommend to the Board of Commissioners that it

1. approve appointment of the four nominees to the AaA Boards, with term ending December 31, 2024.

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.

Commissioner Glover inquired as to how many members is on the Arts at the Airport Board. Ms. Nickens responded with 10 total with 4 vacancies right now.

V. Informational Items

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

1. JWN Redevelopment Update

a) JWN Hanger Lease Status

Ms. Holton briefed the Committee on JWN hanger lease status, based on an update from Jeff Roach, AVP, JWN Executive Director. We have received 49 deposits from the 68 names on the wait list and as of this week, we started offering hanger selection

opportunities for the 30 T-hanger and 10 plane ports to those with full deposits on a first come / first serve basis.

b) JWN Hanger Construction

Ms. Holton briefed the Committee on JWN hanger construction. As of January 31, 2022, we have turned over 3 more buildings. Those buildings include 1 box hanger and 2 42 ft T-hangers. The construction schedule has been updated with a completion date of May 31, 2022 for the laydown conversion; July 31, 2022 for the bypass taxi lane; and December 31, 2022 for the admin/maintenance building.

Commissioner Byrd inquired about the new hangers and their ability to survive high winds and tornados. Ms. Holton explained that the hangers are designed to the latest standard which is 90 mph winds and the older hangers probably were not built to that standard.

Chairman Joslin inquired about the 3 Contour hangers. Ms. Holton explained Contour had submitted their 95% plans and they are under review. President Kreulen added they had given us a schedule and the intent is to be in construction later this year and opening in December 2023. President Kreulen added that we would get the Board a schedule of their timeline.

Commissioner Glover stated that the schedule of JWN construction looks aggressive. President Kreulen stated it is almost 2 years from the time of the tornadoes for us to turn over the hangers – we've had 6 months of clean up, 6 months of engineering and 12 months of construction.

c) JWN South Ramp Expansion Update

Ms. Holton briefed the Committee on JWN south ramp expansion. The cost for the apron expansion has gone up \$250k, based on a ROM estimate from the consultant, bringing the total estimated project cost to \$3.65M. We are still doing surveys and geotech this week and once we get hard survey we will know more. There is no change to the AWOS relocation and north development road schedule.

Chairman Joslin asked what the \$3.65M entailed. Ms. Holton stated it is the apron expansion taking the ramp all the way to Romeo 3.

Commissioner Byrd asked about the entrances into Tune, the parking areas, and other general details which staff addressed.

Commissioner Glover asked when this information would be available to the public because she feels this is such good news and they would be interested to know. President Kreulen stated that Stacey Nickens and her team does regular press releases on these types of things.

Chairman Joslin stated to Traci to keep in mind the parking situation and to keep everyone well aware of this potential problem.

2. BNA Vision Update (Terminal Access Roadway Improvements (TARI) Sequencing)

a) TARI Project Overview

President Kreulen provided details on the Donelson Pike realignment. MNAA's portion of this project is what we call Terminal Access Roadway Improvement (TARI). President Kreulen said in terms of the project overview we were always doing this without the challenges we've had with Donelson Pike, and we were going to do it as a Progressive Design Build because we could do it faster. However, when TDOT hit the jet fuel line that put us into litigation and now that we are coming out of litigation and circumstances have changed, we believe we could change from a progressive design build to control our costs better with a design bid build program. Ms. Holton is going to explain how we complete the current phase 1 of the TARI project and realign the 2nd area into two different phases (phase 2 and phase 3). This would line up perfectly with the 2 phases that TDOT is about to encounter. In order to do this, RS&H, the Engineer of Record, has done a good job designing the package and we plan to retain them. Ms. Holton and Ms. Jessica Burton, Director of Procurement & Inventory Management, will develop the procurement packages that go back out to bid these as two separate packages most likely saving us both time and money in the long run.

Commissioner Glover asked about RS&H and if we are going to exercise an option and how will we do this with no bid. Ms. Holton explained they were obtained through solicitation, and this would be reviewed by Ms. Burton in Procurement.

Ms. Holton presented slides showing:

- aerial views of existing conditions with Terminal drive and Donelson Pike

- aerial views of TARI Phase 1 of the existing Donelson Pike that includes discrete widening, monument sign, redundant water, redundant power and sewer lines. The schedule to complete is Q4 2023 by Superior Construction
- aerial views of future phases to include TDOT (2 phases – Q4 2024) and TARI (phase 2 & 3 - Q4 2026)
- aerial views of TDOT phase 1 that outlines the construction of the southern portion of Donelson Pike and the temporary crossover. The schedule is July 2022 to July 2023
- aerial views of TARI phase 1. Construction includes grading, drainage, utilities only; Terminal drive parking - not operational; service road - operational. The schedule is July 2023 to December 2024
- aerial views of TDOT phase 2. Construction includes remainder of TDOT project. The schedule is July 2023 to December 2024
- aerial views of TARI Phase 2. Construction includes remainder of TARI project. The schedule is December 2024 to December 2026

Commissioner Byrd asked about the purpose of this expanded space. President Kreulen stated it was access to relieve congestion. When we started this program in 2019, prior to the pandemic, we were at 18M passengers, and we are building the infrastructure for these roads to handle 30M passengers. Chairman Joslin added that the widening of Donelson Pike has been on the books since the early 1970's.

3. Satellite Concourse Shuttle Update

President Kreulen introduced Mr. Adam Floyd, AVP, Operations, who briefed the Committee on the RFP for Shuttle Service and Passenger Assistance Services. The RFP is soliciting a contractor to manage and operate all shuttle operations and associated passenger assistance services which includes the public service lots (non-walking), employee lots and airside/satellite; provide associated passenger assistance service which includes terminal baggage level and satellite concourse loading/unloading area; and provide/maintain shuttles, staff and manage day-to-day operations which ensures effective, efficient, safe, courteous and convenient management and operation - 24 hours/day, 7 days/week, 365 days/year.

Mr. Floyd briefed the Committee on the satellite customer service level that will include 8 shuttles in circulation during peak demand; passenger assistance representatives at C6 & Satellite Concourse; 4.5-minute time frame from Satellite Concourse to Terminal; 2.5-minute timeframe from Terminal to Satellite Concourse; and passenger pickup is approximately every 3 minutes. Mr. Floyd presented renderings showing the design of C6 interior area for the passenger loading/unloading area as well as exterior of the C6 loading/unloading area. Several questions were answered regarding passengers not having to cross traffic to get on/off the bus and the position of the awning and passengers staying out of inclement weather. President Kreulen said they estimate around 2.5M people using the satellite concourse every year.

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 9:34 a.m.


Joycelyn Stevenson, Board Secretary