

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



Date: September 7, 2022

Location: Metropolitan Nashville Airport Authority  
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

Bobby Joslin, Chair; Nancy Sullivan, Vice Chair; and  
Dr. Glenda Glover

Committee Members Absent:

None

Others Present:

Jocelyn Stevenson, Jimmy Granbery, Andrew Byrd,  
Doug Kreulen, Neale Bedrock, Lisa Lankford and Rachel Moore

## I. CALL TO ORDER

Chair Joslin called the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning (Operations) Committee to order at 9:00 a.m. pursuant to Public Notice dated September 2, 2022.

## II. APPROVAL OF MINUTES

Chair Joslin asked for a motion to approve the Minutes from the August 10, 2022 Operations Committee meeting. Vice Chair Sullivan made a motion and seconded the motion. The motion carried by vote of 2 to 0.

## III. CHAIR'S REPORT

Chair Joslin had no Chair's report.

## IV. ITEMS FOR APPROVAL

No items for approval were presented.

## V. INFORMATION ITEMS

### A. **New Horizon Update – Concourse Walk Distances**

Doug Kreulen, President and CEO, introduced Robert Ramsey, EVP, Chief Operating Officer, to brief the Committee on concourse walk distances. Mr. Ramsey reported that during initial Vision planning, staff had looked at a number of concourse designs throughout the country. Two airports reviewed included DFW at 2,000 linear feet (LF) and ATL at 1,500 LF maximum walk distance. Staff set a goal to keep the walk distance of Concourse D less than Concourse C, which is 1,576 LF. Concourse D is 1,365

LF. When Concourse D is extended, it will have a 2-way 180 LF moving walkway between the original 1,365 LF and the new 791 LF. Two 2-way moving walkways, each at approximately 120 LF, are planned for the new 1,904 LF Concourse A.

Commissioner Byrd asked if more moving walkways could be added. President Kreulen reported that the challenge is that the concourses were designed for O&D traffic. Due to the width of the concourses, the walkways would restrict people movement on Concourses B and C. Vice Chair Sullivan asked how the locations of the walkways were determined, and how having two in Concourse A impacted cost. Mr. Ramsey explained the locations are a balance convenience and impact to gate, holding area, restroom and concession access. The cost impact per LF is minimal with regard to two versus one walkway. He will provide the linear foot cost, as requested by Commissioner Granbery. Commissioner Granbery and Chair Joslin expressed concern on the cost vs. benefit. President Kreulen stated that they were important to customer satisfaction, particularly for an aging population and ADA compliance. After discussion on pros and cons of moving walkways, President Kreulen noted that Concourse D was already committed, but staff would look at the plan for the new Concourse A.

**B. New Horizon Update – Concourse D Cost per Gate Comparison**

Mr. Ramsey briefed the Committee on the Concourse D gate costs compared to the Concourse D extension gate costs. Concourse D was bid in 2018, with a project budget of \$275M of which \$140M were for the 6 gates, which equates to \$23M/gate. Using the Mortenson Cost Index for 2019 – 2022 escalation, and Holder estimates for 2023-2024 escalation, the escalated cost is \$238.4M, which equates to \$39.7M/gate in 2024 dollars. The budgetary amount for the Concourse D extension is \$215M, which equates to \$43M/gate. Commissioner Byrd asked what drove the 21%-24% escalation in 2021-2022, and Mr. Ramsey reported that it was primarily due to supply chain, labor shortages and fuel costs. Commissioner Granbery thanked Mr. Ramsey for preparing the analysis.

**C. Solicitation for JWN R3 Apron Expansion and North Development**

Mr. Ramsey briefed the Committee on the solicitation for the JWN R3 apron expansion and north development. An Invitation to Bid (ITB) was advertised on July 18, 2022, and two bids received on August 18, 2022. The low bid 27.6% > Engineer's Estimate and \$7M above budget; the next bid was 63.7% > Engineer's Estimate. The primary differentiator was water and sewer installation. The solicitation was cancelled on August 31, 2022. It will be re-bid as base bid north development with add alternate R3 apron, and improved flexibility on means and methods such as allow blasting. Mr. Ramsey presented the proposed schedule: Advertise September 12, 2022; Bid October 12, 2022; Board approval November 16, 2022; Construction November 2022 – June 2023.

Mr. Ramsey responded to questions about the ITB process, prior estimates and priorities for the two projects. Chair Joslin and Commissioner Granbery asked about the release of the next Notice of Availability (NOA) for the north development, and the calculation of the floor for the bid. President Kreulen said the break-even analysis was underway, and staff would make sure it is incorporated into the new NOA, along with a sample Letter of Agreement (LOA), sample lease, and required schedule.

**D. JWN Update – Future Vehicle Parking Expansion**

Mr. Ramsey briefed the Committee on future vehicle parking expansion at JWN. The Board approved FY23 JWN CIP budget includes \$2M for future vehicle parking expansion. Analysis indicates that parking space demand is 171 spaces (existing 100 spaces). Staff evaluated 7 alternatives in July 2022, with criteria including preservation of aeronautical land-use, net increase in spaces, cost and user access to terminal. Mr. Ramsey provided a brief description of the alternatives and reported that staff selected a hybrid version of Alternative 2 and 3. This will result in a total of approximately 215 spaces (+148), with a construction cost of approximately \$1.5M. The tentative schedule is for design in October 2022, bid March 2023 and construction April – August 2023.

**E. JWN Update – Aircraft Washing Station**


President Kreulen introduced Jeff Roach, AVP, Executive Director, JWN, to brief the Committee on the aircraft washing station. Mr. Roach reported that the station became fully operational August 31, 2022. President Kreulen reported that the estimated cost was \$7,500.

**F. JWN Update – Hangar/Plane Port Waitlist Procedure Update**

Mr. Roach briefed the Committee on updates to the Hangar/Plane Port Waitlist Procedure. To better understand demand, there are now 4 separate waitlists: 42' t-hangar, 48' t-hangar, box hangar and plane port. The updated procedure became effective September 1, 2022, and the 27 existing waitlist registrants have until October 31, 2022 to indicate hangar size preference. Chair Joslin asked about the waitlist deposit and plane port rent. Mr. Roach reported the deposit is \$1,050, and the plane port monthly rent is \$375. President Kreulen noted that new rents for July 1, 2023 would be brought to the Board at the first of the year. The Commissioners discussed future development of t-hangars or box hangars.

VI. ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:43 a.m.

  
Jimmy Granbery, Board Secretary

*For Secretary  
Granbery*