

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



Date: October 12, 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, Andrew Byrd, Doug Kreulen, Neale
Bedrock, Lisa Lankford, Rachel Moore and Trish Saxman

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 October 3, 2022.

II. APPROVAL OF MINUTES

Chair Joslin asked for a motion to approve the Minutes from the September 7, 2022 Operations Committee meeting. Vice Chair Sullivan made a motion and seconded the motion. The motion carried by vote of 3 to 0.

III. CHAIR'S REPORT

Chair Joslin recognized new Board Staff Officer appointment on October 10, 2022 of Trish Saxman, Executive Assistant to President, serving as Board Staff Secretary. Doug Kreulen, President and CEO, recognized Lisa Lankford, VP, Strategic Advisor to the President, for earning the AAAE, Accredited Airport Executive (A.A.E.).

IV. ITEMS FOR APPROVAL

1. **Security Guard Services for Landside & Air Operations Area (AOA) Contract**

President Kreulen introduced Chief David Griswold, C.M., AVP, Department of Public Safety, who briefed the Committee on Security Guard Services for Landside and Air Operations Area Contract that

will provide traffic control and security services for Landside services which includes Arrivals Level, Ride Share and Employee Lots, and Air Operations Area (AOA).

On July 20, 2022, the MNAA published a Request for Proposal (RFP) for the Landside and Air Operations Area Security Guard Contract. Thirty-three attendees attended the pre-proposal meeting on July 27, 2022, and eleven companies responded with bids. Five companies were deemed non-responsive having failed to meet MWBE goals or show good faith efforts to obtain the required participation and removed from the proposals for review.

The review committee evaluated each of the proposers on the following criteria:

- Number of years and experience in the security guard industry
- References on past and existing performance
- TSA violations or fines received by the proposer or an airport on behalf of the proposer in the past five years
- Experience in providing the same scope of services at other medium hub airports or similar service to meet MNAA needs

Interviews were conducted on September 30, 2022 with the three highest scoring companies – Inter-Con, Prosegur and ACTS. Based on final scores, the review committee recommends award to Inter-Con Security. The justification for recommendation of Inter-Con includes:

- Documented MWBE participation is 17.01%, which meets the 17.01% requirement listed in the RFP.
- Staff of professionals is qualified and capable to perform all aspects of the project.
- Corporate management branch is well organized, which promotes accountability and better communication between contractor and MNAA.
- Inter-Con provides extensive training that enables their employees to perform the duties prescribed in the RFP.
- Inter-Con understands the industry and knows its performance is a direct reflection of the customers it serves.

The term of the contract is three years with two one-year renewal options, starting January 1, 2023 and completing December 31, 2027 if the two years are exercised. The funding source is O&M, with the following cost:

Year 1	\$ 2,588,540
Year 2	\$ 2,858,102
Year 3	\$ 3,001,007
Year 4	\$ 3,121,047
Year 5	<u>\$ 3,245,889</u>
Total	\$ 14,814,585 NTE

Chief Griswold requested the Operations Committee recommend to the Board of Commissions that it accept the proposal from Inter-Con for Security Guard Services for Landside and Air Operations Area and authorize the Chair and President and CEO to execute the proposed contract for \$14,814,585 NTE.

Chair Joslin asked if this was 24 hour/7 days a week contract. Chief Griswold responded, yes. There are provisions written into contract to have the ability to keep track of employees with mobile app. President Kreulen affirmed companies always have the opportunity to win an additional contract with the airport but must perform. If performance is not acceptable, there are measures we can take. Commissioner Byrd agreed and discussed concerns with lack of guards taking charge under the current contract.

Vice Chair Sullivan asked if there would be an integration period where there is overlap for training. Chief Griswold responded that there will be a 45-day turnaround and Inter-Con plans to have an office in the airport. He expects they will bring in staff from JFK and LGA to support the training.

Commissioner Byrd asked where Inter-Con is based and Chief Griswold responded Inter-Con is based in Pasadena, and their closest office is in Louisville.

Commissioner Stevenson asked if part of the process is to talk to other groups for references and Chief Griswold responded, yes.

Commissioner Stevenson asked if it is three years and two options and President Kreulen affirmed and stated they will annually be evaluated and provisions in the contract allow for early termination if they are not performing. He explained that is why the contract has two options.

Commissioner Glover asked about Inter-Con's minority participation and Chief Griswold responded that they are using On-Track, a local MWBE. She stated she was familiar with the company.

Chair Joslin asked for a motion to approve as presented. Commissioner Glover made a motion and Vice Chair Sullivan seconded the motion. The motion passed with a vote of 3 to 0.

2. Design Contract for Reconstruction of Bravo/Kilo Intersections

President Kreulen introduced Traci Holton, VP, Deputy COO & Chief Engineer, who briefed the Committee on the design contract for the reconstruction of Bravo/Kilo intersections.

Ms. Holton provided background that the intersection of Taxiway Kilo, Taxiway Bravo, and Taxiway Tango 3 is one of the most used segments of pavement on the airfield. As such, considerable asphalt degradation has occurred since the last rehabilitation project at this location. Currently, the Pavement Condition Index (PCI) for the pavement at this intersection ranges from 51 to 66, a rating of fair/poor and necessitates pavement reconstruction.

The project shall consist of the engineering and design of the reconstruction of the intersection of Taxiway Kilo, Taxiway Bravo, and Taxiway Tango 3, south to the construction limits of the recently bid Taxiway Bravo South Reconstruction and to the limits of the adjacent runways. The project will also include the removal of Taxiway Tango 3 from the intersection northeast to R/W 13/31, in order to alleviate the safety concerns of a five-way taxiway intersection (FAA "hot spot"). The engineering and design shall include geometric updates which comply with the FAA Advisory Circular 150/5300A, change 1, and include both Asphalt Concrete (AC) and Portland Cement Concrete (PCC) pavement sections. All lighting infrastructure will be replaced with LEDs as needed. The selected consultant will provide topographical survey, geotechnical investigation, preliminary and final design, bid phase services, and construction administrative services.

Design will be completed on schedule to advertise bid documents in April 2023.

Design issues to be addressed include but are not limited to construction safety and phasing, demolition, erosion control, grading and drainage, pavement section alternatives, pavement design, pavement markings and airfield electrical design.

On July 11, 2022, MNAA published a Request for Qualifications (RFQ). On August 11, 2022, 7 Statements of Qualifications ("SOQ") were received: Allen & Hoshall, Atkins, CMT, Foth, Garver,

Kimley-Horn, and Michael Baker International. The selection committee evaluated the SOQs based on:

- 1) Comparable and recent experience.
- 2) Key personnel's professional qualifications and experience.
- 3) Qualifications and experience of subconsultants.
- 4) Understanding of the project's potential challenges and the sponsor's special concerns;
- 5) DBE participation

The selection committee determined the following firms to be best qualified: Allen & Hoshall, Atkins, CMT, Garver, LLC (Garver), Kimley-Horn, and Michael Baker International.

On August 25, 2022 the selection committee conducted virtual interviews of these top candidates and determined Garver to be the most qualified firm for the Reconstruct Taxiway Kilo/Bravo project. All firms were well qualified, but the team from Garver demonstrated the best understanding of the needs of this project as well as experience with projects of similar scope.

The DBE goal established by MNAA for this project is 7.62%. Garver has committed to meet this goal utilizing DBE firms Shrewsberry and CIA. This is a 360-day contract, starting November 2022 and completing December 2023. The cost is \$950,000 NTE, funded 75% federal and 25% airline investment fund.

Commissioner Byrd asked if this was just for the design portion and Ms. Holton confirmed. Commissioner Sullivan asked if we have a plan for the 5th node, and Ms. Holton said T3 could come out, and the plan is in development.

Ms. Holton requested that the Operations Committee recommend to the Board of Commissioners that it accept the statement of qualification by Garver to provide engineering consulting services for the design of the Reconstruct Taxiway Bravo/Kilo Intersection project at Nashville International Airport (BNA); and authorize the Chair and President and CEO to execute the professional services contract.

Chair Joslin asked for a motion to approve as presented. Commissioner Glover made a motion and Vice Chair Sullivan seconded the motion. The motion passed with a vote of 3 to 0.

V. INFORMATION ITEMS

3. JWN Development Update

Traci Holton, VP, Deputy COO & Chief Engineer, updated the Committee on JWN Development. She provided pictures of the Maintenance/Administration Building construction, progressing along for the March 2023 completion date. The Automated Weather Observation System (“AWOS”) has been installed at its new location and was operational as of September 13, 2022. Chair Joslin asked about the cost of the AWOS relocation, and Ms. Holton said it came in under \$200K.

President Kreulen reported on the North Development Leases and explained that was the reason the AWOS was moved to the other side of the runway. Three letters of intent have been signed for the 5 parcels on the first Notice of Availability (“NOA”). The legal teams are working through the details, and lease approval is planned for January 2023 Board. The NOA was released on October 6, 2022 for parcels 6-10, with \$2.21 minimum base rent, 30 year-term and \$2.5M capital investment.

President Kreulen said that staff had been working with Metro Nashville over a year to finalize parcel 10 for the MNPD. If the Metro Resolution for \$1.5M is approved by mid-November, staff will issue an addendum to remove this parcel from the NOA. An update will be provided at the November Board meeting. Commissioner Stevenson asked about the timeline, and President Kreulen said he would present at the Retreat next week.

Commissioner Byrd asked if minimum bid went up and President Kreulen confirmed that yes, it did go up from \$1.85 to \$2.21. Chair Joslin also asked about the details on the parcels for Gaylon Lawrence/Southern Land, and President Kreulen said he would provide at the Retreat. Commissioner Glover stated she would be available to reach out to Metro Council, if needed.

ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:23 a.m.



Jimmy Granbery, Board Secretary