



## Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning (“Operations”) Committees

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February 8, 2023

# Call to Order

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February 8, 2023

# Approval of Minutes

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Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees  
January 11, 2023

# Chair's Report

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Bobby Joslin

Operations Committee Chair

# Items for Approval

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February 8, 2023

- On Call General Construction Services (Job Order Contract)
- Amendment 2 to Atkins Professional Services Contract for JWN North Development
- Change Order to Civil Construction Contract for JWN North Development

## Items for Approval

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Traci Holton, P.E., C.M.  
VP, Deputy COO & Chief Engineer

# On Call General Construction Services (Job Order Contract (JOC))

## Project Description:

On call general construction services for maintenance, repair, alteration, renovation, remediation or minor construction of facilities.

## Contractor:

Utopia Building Group, LLC

## Total Contract Cost:

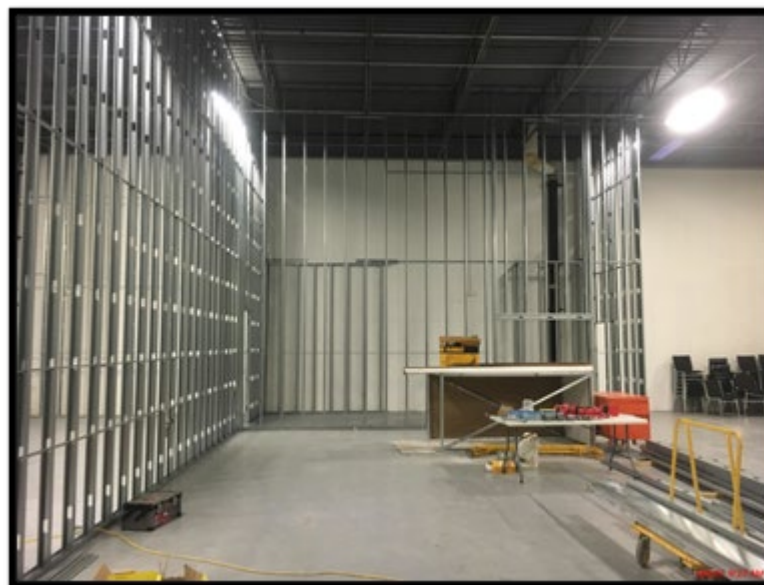
\$3,000,000 NTE/ year

## Schedule:

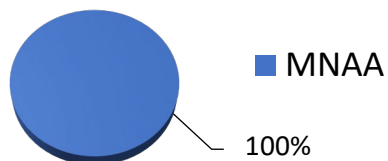
Contract Start February 2023

Contract End February 2028

*(1 year with four 1-year renewals)*



## Funding Sources:



## Staff Recommendation:

Operations Committee recommend to the Board of Commissioners that it accept the proposal from Utopia and authorize the Chair and President and CEO to execute the Job Order Contract for \$3,000,000 NTE.

# Amendment 2 for JWN North Development - Design

## Description:

Design of earthwork grading of the tenant lease areas

## Consultant:

Atkins North America, Inc.

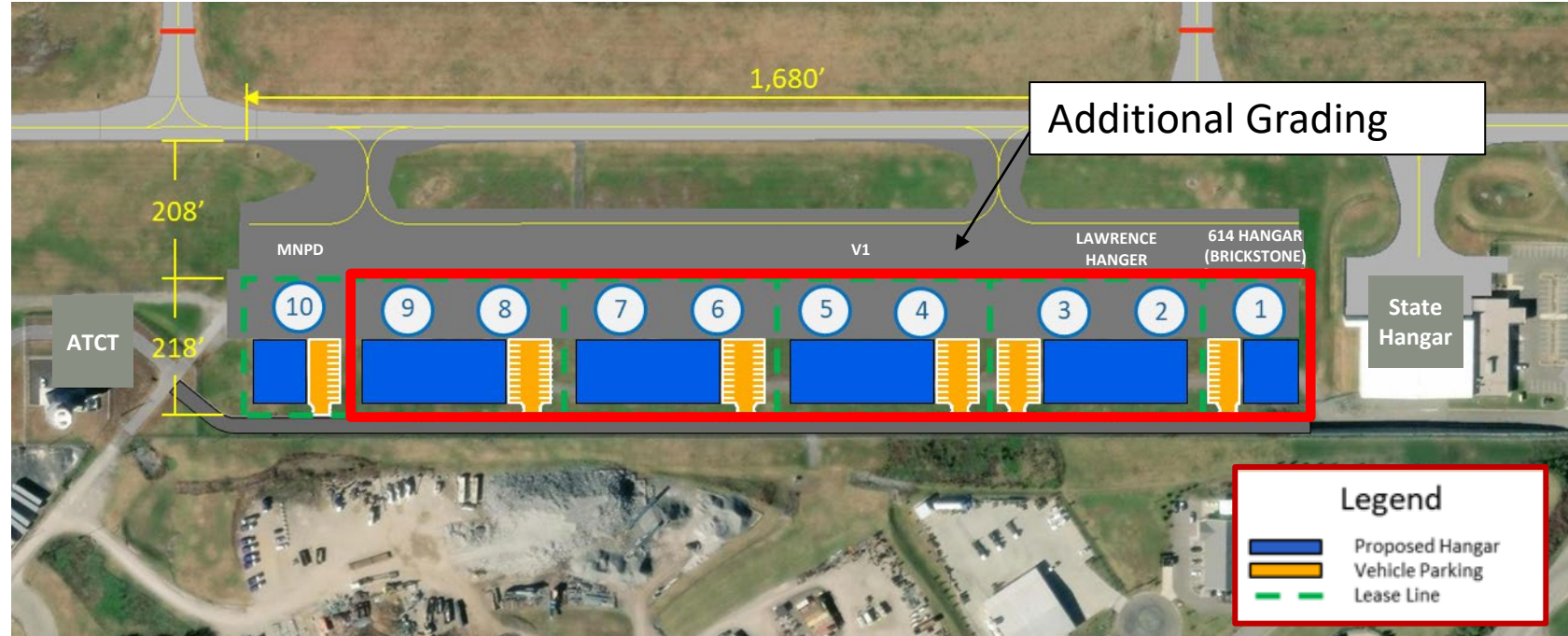
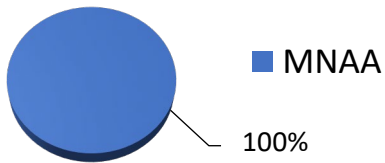
## Total Contract Cost:

Contract	\$220,970
Amendment 1	\$274,457
<b>Amendment 2</b>	<b>\$ 21,544</b>
Total Contract	\$516,971

## Schedule:

Contract Start	January 2022
Contract End	September 2023

## Funding Sources:



**Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it execute Amendment 2 to Atkins North America, Inc. in the amount of \$21,544.



# Change Order 1 for JWN North Development - Construction

**Description:**

Earthwork grading of the tenant lease areas

**Contractor:**

Civil Constructors, LLC

**Total Contract Cost:**

Contract \$18,412,544

**Change Order 1 \$ 1,250,000 NTE**

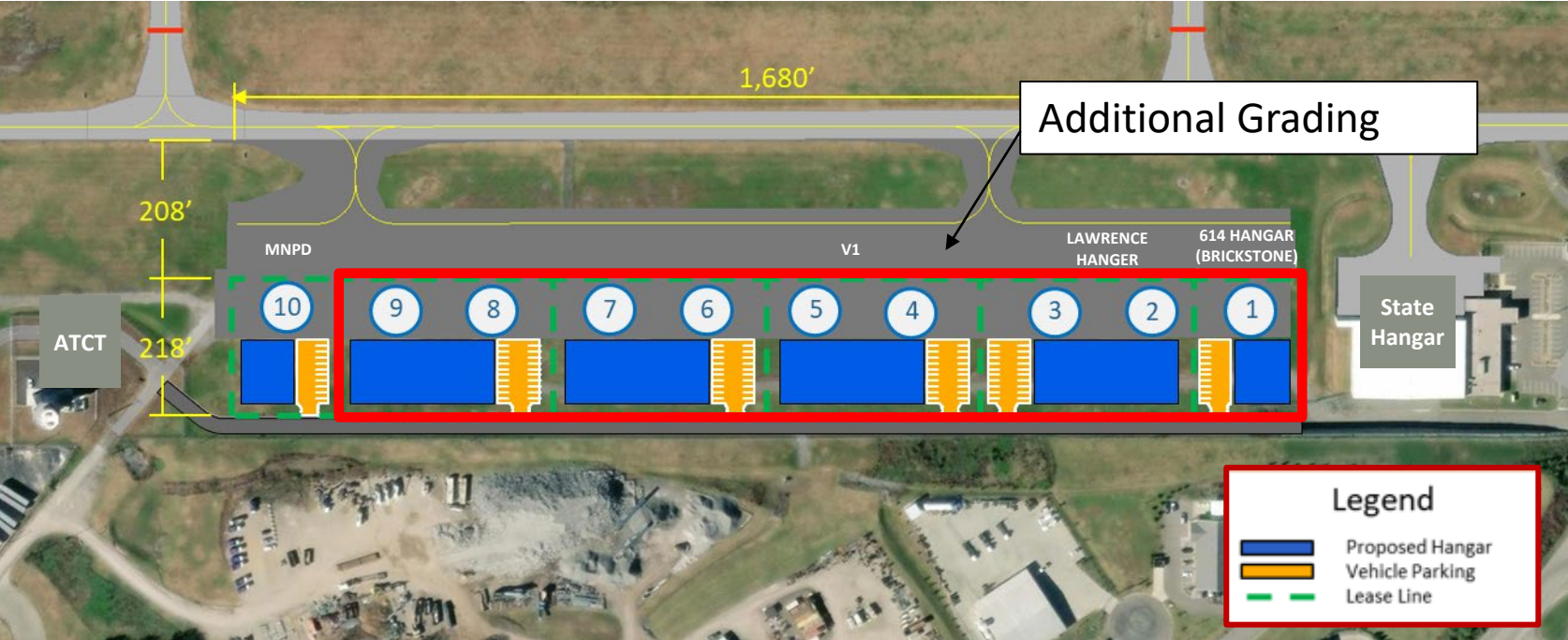
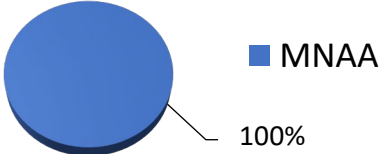
Total Contract \$19,662,544

**Schedule:**

Contract Start Dec 2022

Contract End September 2023

**Funding Sources:**



**Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it execute Change Order 1 to Civil Constructors in the amount not-to-exceed \$1,250,000.

- Amendment to Bestway Custodial Services Contract for Parking Garages and Plaza Area

## Item for Approval

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Daniel B. Brown, C.M., CSSBB, MAS  
AVP, Maintenance, Environmental  
and Safety

# Amendment to Bestway Custodial Services Contract for Parking Garages and Plaza Area

- **Project Description:** Contractor to perform and provide all labor, tools, transportation, services, and equipment necessary and reasonably essential to professionally perform janitorial services for parking garages (~2,150,000 sq ft) and plaza area (~ 60,000 sq ft). Amendment increases the labor rate for years 3-5.
- **Schedule:** Start Date: April 1, 2020  
Contract Duration: 5 years
- **SMWBE:** 100% (Small Business Target Market)

- **Contract Cost:**

	<u>Original</u>	<u>Amended</u>
Contract Cost Year 1	\$ 1,776,851.11	\$ 1,373,030.75
Contract Cost Year 2	\$ 2,340,604.81	\$ 2,120,631.84
Contract Cost Year 3	\$ 2,114,893.36	\$ 2,306,931.38
Contract Cost Year 4	\$ 2,137,288.35	\$ 2,726,373.45
Contract Cost Year 5	<u>\$ 2,207,385.74</u>	<u>\$ 2,831,233.97</u>
Estimated Contract Cost 5 years:	\$10,577,023.37	\$11,358,201.39

- **Staff Recommendation:** Staff requests that the Operations Committee recommend to the Board of Commissioners that it:
  - Accept the proposed contract amendment to the Custodial Services Contract for Garage and Plaza Area
  - Authorize the Chair and President and CEO to execute the amendment of the contract with BestWay for \$781,178

# Information Items

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February 8, 2023

- BNA Development Update

## Information Item

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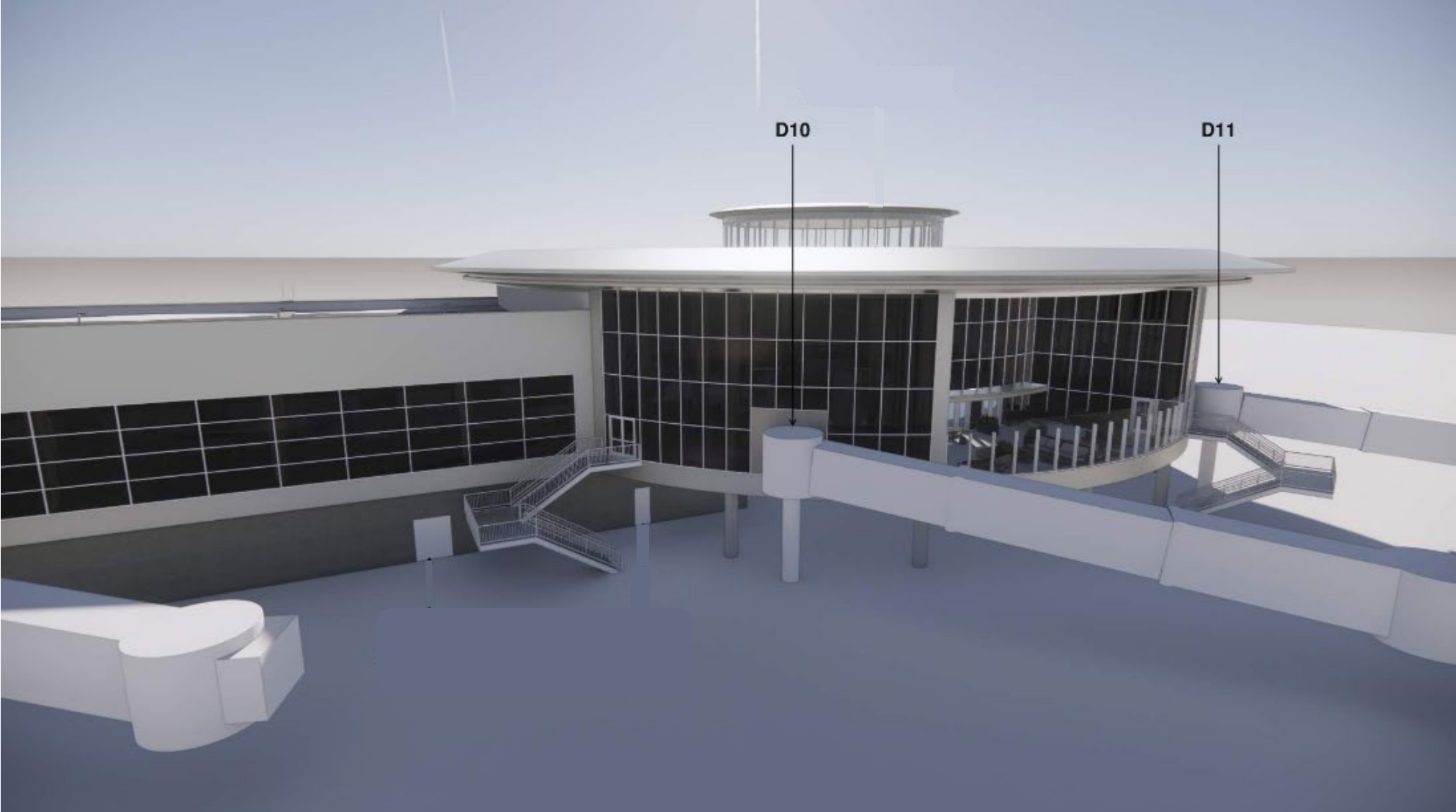
Traci Holton, P.E., C.M.

VP, Deputy COO & Chief Engineer

# New Horizon – Concourse D Extension



# New Horizon – Concourse D Extension



- JWN North Development Update

## Information Item

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Carrie R. Logan, C.M.  
Associate General Counsel



# JWN Development Update



## Parcels 1-5

- Parcel 1: May readvertise
- Parcels 2 - 5: Progressing well

## Parcels 6-9

- Letters of Intent (LOIs) submitted and due February 17<sup>th</sup>
  - Jet Access (parcels 6 - 7)
  - JetRight & Veloture (parcels 8 - 9)

## Parcel 10

- RFQ for design advertised January 23<sup>rd</sup>
  - SOQ's due February 23<sup>rd</sup>
  - Board approval in April

- JWN Hangar Rent Model

# Information Item

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Douglas E. Kreulen, A.A.E.  
President and CEO

# JWN Hangar Rent Model

- **February 17, 2021**: Board approved CEO recommended business model
  - Direct Costs + Operating Costs + ROI = Total Rent
  - Annual review of operating expenditures and CPI-U escalation
- **July 1, 2021**: CEO Implemented approved Rent model
  - July 2021 – June 2022 (Base Rent Established)
  - July 2022 – June 2023 (No Rent Increase – Pandemic and On-going Development)
- **CEO + Board Fiduciary Responsibility**
  - Grant Assurance 24 – Fee and Rental Structure - maintain a fee and rental structure for facilities at the airport which make the airport self-sustaining
  - CPI-U increased 13.5% in last 24 months (2021 – 7% + 2022 – 6.5% = 13.5%)
- **Financial Analysis Conducted by Staff**
  - JWN operations more efficient than simple CPI-U adjustment of 13.5%

# JWN Hangar Rent Model

- New rent equates to average 9.5% (less than CPI-U of 13.5%)
  - Average increase in monthly rent = \$36
  - Two-year cumulative increase of \$72
- April 2022: Tenants will be notified of new rent effective July 1, 2023, to June 30, 2024.

Hangar Size	Existing Rates (FY22/23)	Proposed Rates (FY24)	Monthly Increase
	Monthly Rent	Monthly Rent	
Pre-tornado 42' T-Hangar (1,150 sq ft)	\$525	\$580	\$55
Pre-tornado 45' T-Hangar (1,450 sq ft)	\$590	\$650	\$60
Pre-tornado 47' T-Hangar (1,475 sq ft)	\$600	\$670	\$70
Pre-tornado 48' T-Hangar (1,650 sq ft)	\$630	\$700	\$70
42' T-Hangar (1,050 sq ft)	\$640	\$700	\$60
48' T-Hangar (1,440 sq ft)	\$750	\$810	\$60
Box Hangar (4,200 sq ft)	\$2,100	\$2,270	\$170
Plane Port (1,440 sq ft)	\$375	\$400	\$25

# Executive Session

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February 8, 2023



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Meeting Adjourned