



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

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January 11, 2023

# Call to Order

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January 11, 2023

# Approval of Minutes

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Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees  
December 7, 2022

# Chair's Report

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Bobby Joslin

Operations Committee Chair

# Items for Approval

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January 11, 2023

- International Arrivals Facility (IAF) Mural
- Arts at the Airport New & Reappointed Board Members

# Items for Approval

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Stacey Nickens

AVP, Corporate Communications

# International Arrivals Facility (IAF) Mural



**Artist:** Eric “Mobe” Bass

**Contract Cost:** \$60,060

**Schedule:** January 2023 – September 2023

**Funding Source:** 100% MNAA (1% Public Art budget)

**Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it:

- 1) Accept the recommendation of the Arts at the Airport (AaA) Foundation Board Public Art Selection Committee and the President & CEO to commission Eric Bass to create a site-specific mural entitled “Music City Ethos” to be installed in 3 areas in the IAF Lobby; and
- 2) Authorize the President and CEO to execute the 1% Public Art Contract.

# Arts at the Airport (AaA) New & Reappointed Board Members

**Project Description:** Appointment of two members and reappointment of three members to the Arts at the Airport (AaA) Foundation Board of Directors, filling two vacancies previously held by Danielle McDaniel and Brian Tibbs



**Sara Lee Burd**  
Nominee



**Shayna Snider**  
Nominee



**Michael McBride**  
Jan. 2010 - present



**Jorge Arrieta**  
Jan. 2020 - present



**Dr. Paulette Coleman**  
Nov. 2008 - present

**Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it:

- 1) Approve the appointment of Sara Lee Burd and Shayna Snider to the Arts at the Airport (AaA) Foundation Board, effective January 1, 2023, with term ending December 31, 2025; and
- 2) Approve the reappointment of Michael McBride, Jorge Arrieta and Dr. Paulette Coleman to the AaA Foundation Board, effective January 1, 2023, with term ending December 31, 2025.



- Construction Contract for Make-up Units (MU) 1 and 2 Carousel Replacement
- Professional Services Contract for Terminal Area Roadway Improvements (TARI) Phase 2 and Phase 3

## Items for Approval

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

VP, Deputy COO & Chief Engineer

# Construction Contract for Make-Up Units 1 & 2 Carousel Replacement

## Project Description:

Replace make-up units 1 & 2 with larger and reoriented carousels to better facilitate operational efficiencies and future growth.

## Contractor:

G&S Mechanical USA

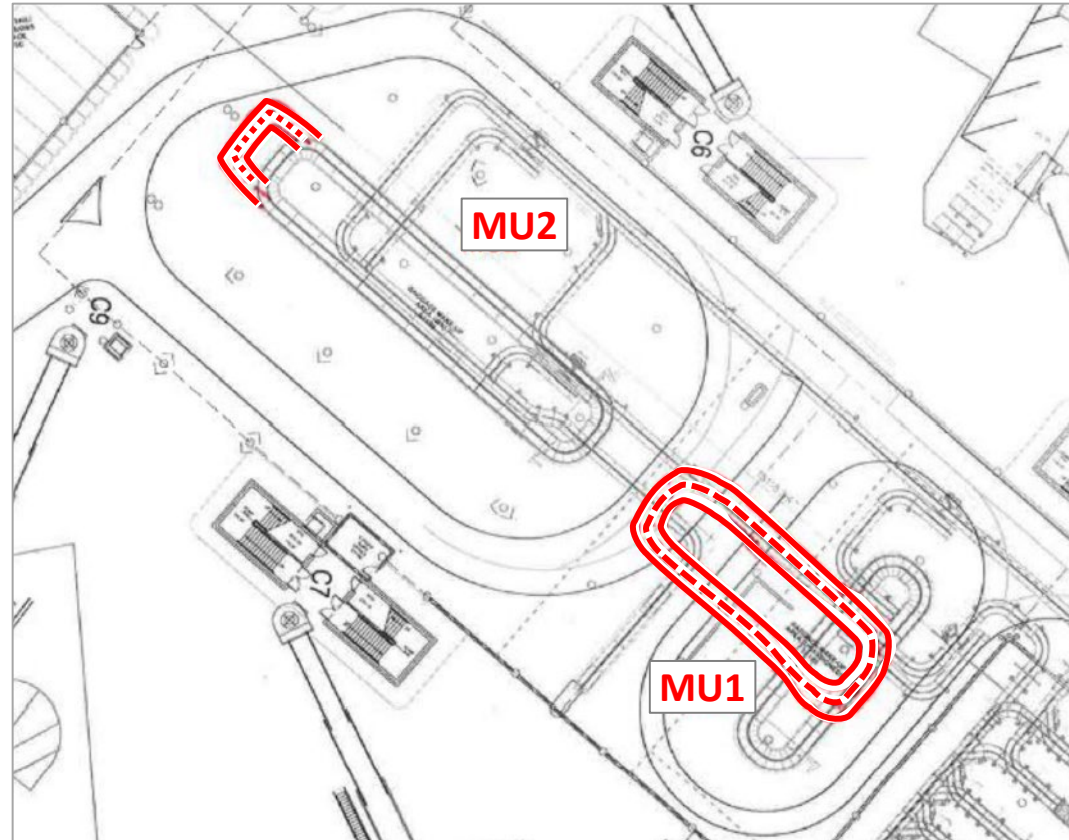
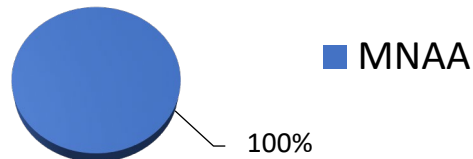
## Total Contract Cost:

\$2,789,690

## Schedule:

Contract Start Feb 2023  
Contract End May 2024

## Funding Sources:



**Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it accept the Bid and authorize the Chair and President and CEO to execute the contract with G&S Mechanical for \$2,789,690.

# Professional Services Contract for TARI – Phases 2 & 3

## Project Description:

Divide 100% construction documents into two separate bid packages according to the planned sequence of construction.

## Contractor:

Atkins North America, Inc.

## Total Contract Cost:

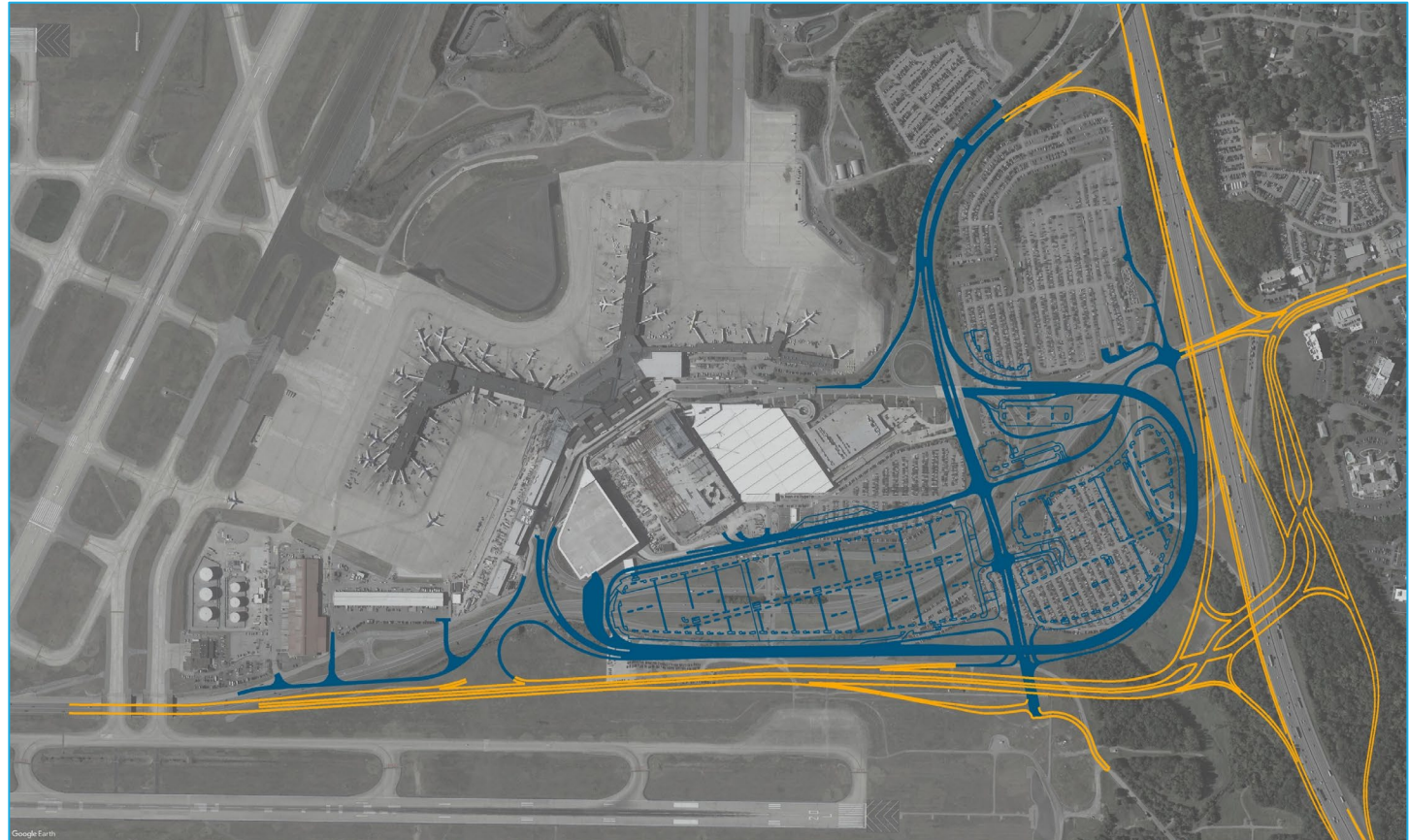
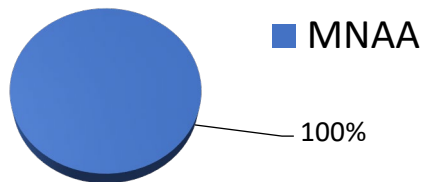
\$3,500,000 NTE

## Schedule:

Contract Start January 2023

Contract End May 2028

## Funding Sources:



## Staff Recommendation:

Operations Committee recommend to the Board of Commissioners that it accept the Statement of Qualifications and authorize the Chair and President and CEO to execute the contract with Atkins for \$3,500,000 NTE.

- Custodial Services Contract for Grand Lobby and International Arrivals Facility (IAF)

## Item for Approval

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

# Custodial Services for Grand Lobby & International Arrivals Facility (IAF)

- **Project Description:** Contractor to perform and provide all labor, tools, transportation, services, and equipment necessary and reasonably essential to perform custodial services for 180K sq. ft. in the Grand Lobby and IAF.
- **Contractor:** Bestway Services, Inc.
- **Schedule:** Start Date: January 24, 2022  
Contract Duration: One (1) year plus two (2) 1-year options
- **Contract Cost:**

SMWBE Goal:	18.11%
Contract Cost Year 1	\$2,216,528
Contract Cost Year 2 (Option)	\$2,280,324
<u>Contract Cost Year 3 (Option)</u>	<u>\$2,348,734</u>
Contract Cost 3 years:	\$6,845,586
- **Funding Source:** O&M (Current custodial contract will be amended in February 2023)
- **Staff Recommendation:** Staff requests that the Operations Committee recommend to the Board of Commissioners that it:
  - Accept the proposal by Bestway Services for the Custodial Cleaning Services for Grand Lobby and IAF
  - Authorize the Chair and President and CEO to execute the contract with Bestway Services for \$2.2M plus two 1-year options

# Information Items

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January 11, 2023

- BNA Development Update (Vision)

## Information Item

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

VP, Deputy COO & Chief Engineer

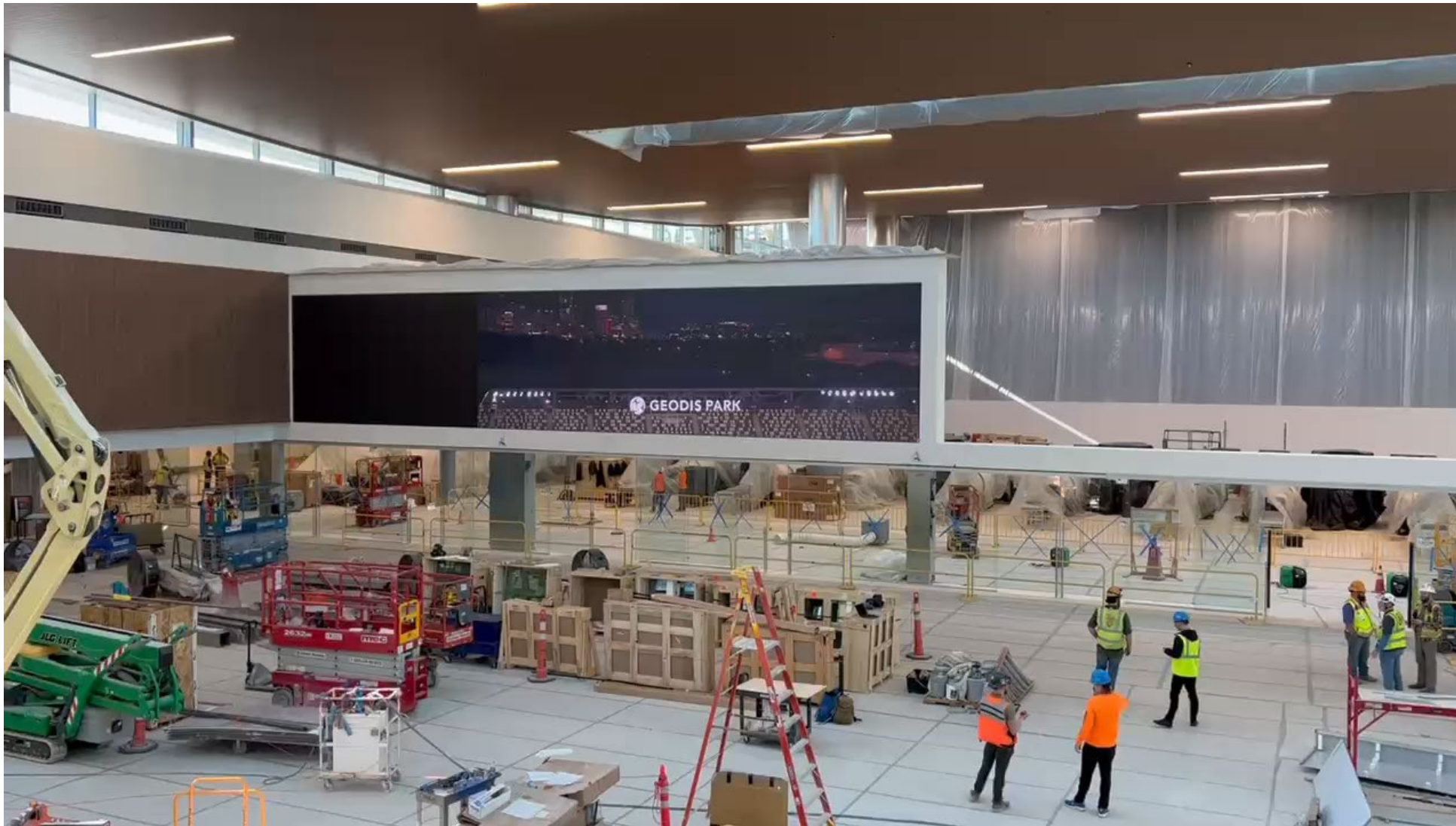
# BNA Development Update

## Upcoming Events:

- Jan 19: BNA Vision Celebration/  
Reception
  - 158 RSVPs to date
- Jan 24: BNA Vision Checkpoint  
Reopens
  - 13 days
- Jan 27: Hilton BNA Topping Out







# Main Terminal

- Center Core Large Video Screens

- JWN North Development Update

## Information Item

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

# JWN Development Update

## Parcels 1-5

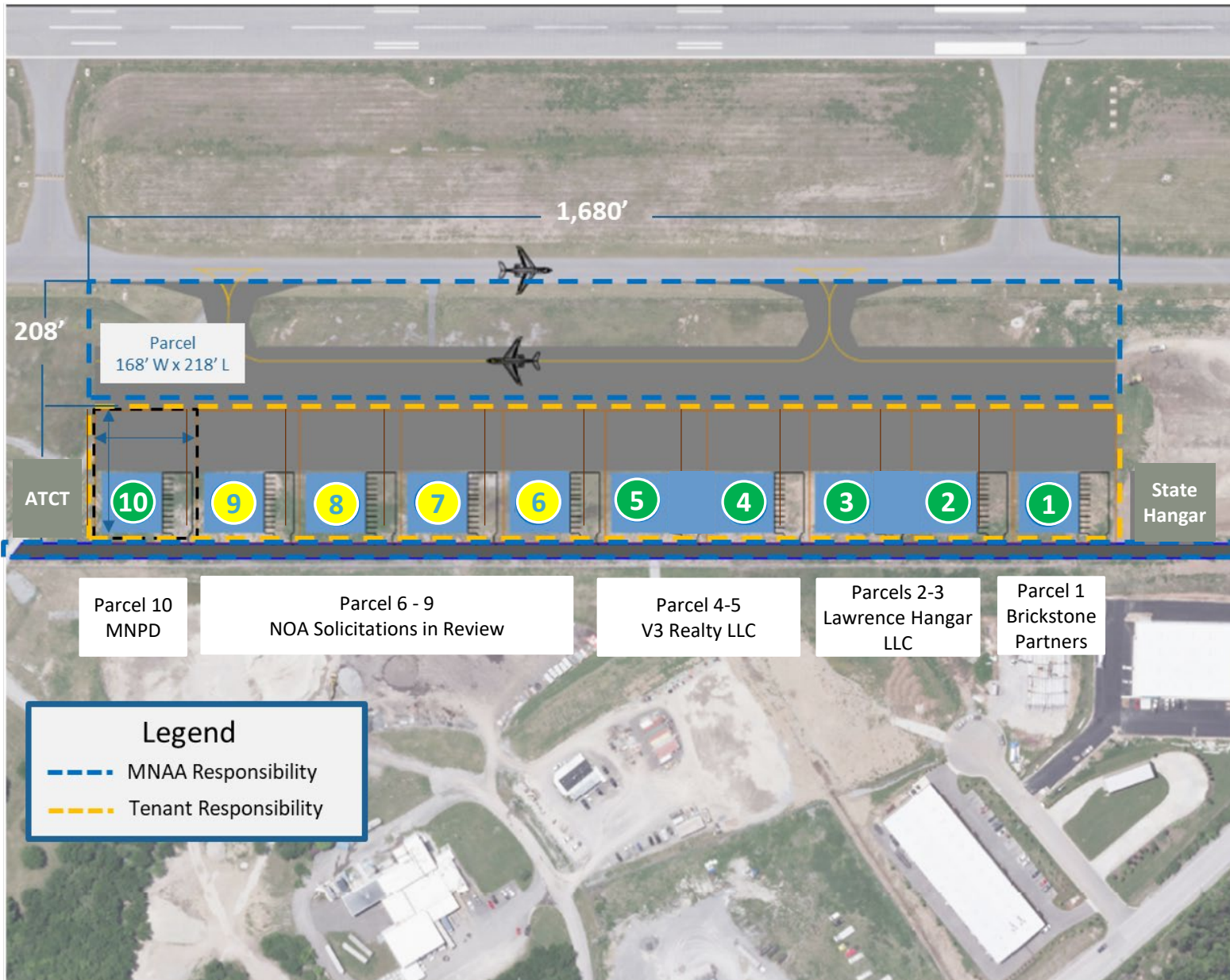
- Parcel 1: Approval planned for February
- Parcels 2-5: Approval at January Finance Committee

## Parcels 6-9

- 3 proposals received and in review

## Parcel 10

- Approved by Metro Council in January
- RFQ for design advertises January 23<sup>rd</sup>



- JWN Hangar Rent Model

# Information Item

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

- February 2021: Board approved business model
  - Direct Costs + Operating Costs + ROI = Total Rent
  - Annual review of operating expenditures and CPI-U escalation
- Hangar rents established
  - February 2021
    - Pre-tornado T-hangars: \$525 - \$630/month, \$0.38 - \$0.46/sq ft
  - July 2021
    - 42' T hangar: \$640/month, \$0.61/sq ft
    - 48' T-hangar: \$750/month, \$0.52/sq ft
    - Box hangar: \$2,100/month, \$0.58/sq ft
    - Planeport: \$375/month, \$0.26/sq ft
- Staff is finalizing analysis of operating expenditures, and preliminary results are consistent with CPI-U (July 1, 2021 – June 30, 2023)
  - 2021 CPI-U: 7.0%
  - 2022 CPI-U: 7.1%

} 14.1%
- April 2022: Tenants will be notified of new rent effective July 1, 2023

# JWN Hangar Rent Model

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

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Meeting Adjourned