

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



Date: April 12, 2023

Location: Metropolitan Nashville Airport Authority  
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

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

Committee Members Absent:

None

Others Present:

Joycelyn Stevenson, Jimmy Granbery, 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 April 7, 2023.

## II. APPROVAL OF MINUTES

Chair Joslin asked for a motion to approve the minutes from the February 8, 2023 Operations Committee meeting. Vice Chair Sullivan made a motion and Chair Joslin seconded the motion. The motion carried by vote of 3 to 0.

## III. CHAIR'S REPORT

Chair Joslin had no Chair's report.

## IV. ITEMS FOR APPROVAL

### 1. Professional Services Contract for JWN Metropolitan Nashville Police Department "MNPDP" Hangar Development at JWN

President Kreulen introduced Traci Holton, VP, Deputy COO & Chief Engineer, to brief the Committee on the Professional Services Contract for JWN MNPDP Hangar Development. Ms. Holton stated the contract is for development and design of the MNPDP Hangar on Parcel 10 at JWN. MNAA advertised a Request for Qualifications "RFQ" on January 23, 2023 and received two Statement of Qualifications "SOQs" from

Lambe + Associates and TMPartners. The selection committee evaluated the SOQs based on capability to perform projects; key personnel's professional qualifications and experience; qualification and experience of subconsultants, project approach and understanding and SMWBE participation. The selection committee rated Lambe + Associates the highest bidder based on their previous experience with similar work and key composition. The SMWBE participation level for the project was set at 8.4% MBE and 5.13% WBE, and Lambe + Associates committed to 5.5%WBE and 8.5% MBE, which is slightly above the goal. The anticipated contract is scheduled to start as soon as possible after Board approval and the contract cost is \$1.3M NTE.

Commissioner Granbery asked if Lambe + Associates is local. Ms. Holton replied yes, they are local and were once a certified small business and have done quite a bit of work here at BNA. Commissioner Granbery asked how the \$1.3M NTE compares to budget, to which Ms. Holton replied MNAA has a \$1.5M budget for the project, we are already working on fees that may come in below \$1M and will have full amount for the Board next week. Chair Joslin stated he is out there quite often and the construction there is impressive. Being able to bring this to the Board is great news for the John C. Tune Airport, he said, and will add so much more value back to our customer base. Chair Joslin thanked Ms. Holton and her team for getting to this point and said it is great to see.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed Professional Services Contract to Lambe + Associates, LLC in the amount not to exceed \$1.3M.

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

1. BNA Development Update

Ms. Holton reported that the Terminal Garage B is opening April 27, 2023 and when it fully opens in July it will provide approximately 1,800 spaces, or slightly under that due to hotel construction. Combined with Terminal Garages A & C (Terminal Garages 1 & 2), there will be about 7,000 spaces in the garages.

Ms. Holton reported the Satellite Concourse is scheduled to open on October 19, 2023. She provided pictures at the current Gate C6 showing the foundation starting, the elevator, and escalator pits underway, and the paved area where jets will sit for the 8 domestic gates are just about dried in.

## 2. JWN Development Update

Ms. Holton stated that we expect the Use and Occupancy (U&O) permit this week for the JWN Admin/Maintenance Building and then presented interior pictures of the space. Ms. Holton stated the punch list should be completed by the end of April, and with the maintenance bay it is about a 4,000 SF for whole building.

Ms. Holton reported that the JWN North Development construction progress is continuing with Civil Constructors blasting for another week, focusing on the access road and utility corridor. President Kreulen stated it will really be impressive once we start breaking ground on hangars and have multiple contractors out there and we are really looking forward to that. Commissioner Granbery asked if the peninsula of grass by the new hangars will be paved. Ms. Holton stated yes, by Gate 6 it will be paved. The soil was not great, she reported, so they had to undercut it and lately, it has been so wet that they have not been able to pave it yet. Chair Joslin asked when Romeo 3 is going to start. Ms. Holton replied they still need their grating permit, but according to our contract with Civil, they have until August 2, 2023 to complete.

President Kreulen introduced Carrie R. Logan, Associate General Counsel, who gave an update on JWN North Development lease progress. Ms. Logan stated that on the JWN North Development we are continuing coordination on Parcels 2-5, and those have been executed. On Parcels 6-9 we have the Access Agreements complete; are starting surveys, environmental and geographical studies; and redlines are due this week. President Kreulen stated this is all good news for Ms. Logan's team on Parcels 6 and 7 and 8 and 9. He referenced the meeting on March 21, 2023 regarding Parcel 1 with the Tennessee Highway Patrol carrying, and staff will follow up with them.

## VI. ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:08 A.M.



Andrew W. Byrd, Board Secretary