

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



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Date/Time: Wednesday, May 10, 2023, at 9:00 a.m.

Place: Nashville International Airport – Tennessee Board Room

Operations Committee Members: Bobby Joslin, Committee Chair  
Nancy Sullivan, Committee Vice Chair  
Dr. Glenda Glover

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I. CALL TO ORDER

II. APPROVAL OF MINUTES

[April 12, 2023 Minutes of the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees](#)

III. CHAIR'S REPORT

IV. ITEMS FOR APPROVAL

1. [Change Order 2 to Terminal Lobby and IAF – Owner Contingency](#)
2. [Design Build Contract for Genesco Building Demolition](#)
3. [Design Build Contract for TARI Phase 1 CGMP 3 of 3](#)
4. [Amendment 3 to Ricondo On Call Planning Contract – Garage Study](#)

V. INFORMATION ITEMS

1. [BNA Development Update](#)
2. [JWN Development Update](#)

VI. ADJOURN

# 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

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## 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.

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Andrew W. Byrd, Board Secretary

## STAFF ANALYSIS

### Operations Committee

Date: May 10, 2023

Facility: Nashville International Airport

Subject: Terminal Lobby and International Arrivals Facility (IAF)  
Design-Build Change Order 2 (1903)

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#### I. Recommendation

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

- 1) authorize the Chair and President and CEO to execute the proposed Change Order 2 for the Terminal Lobby and International Arrivals Facility (IAF) Project at Nashville International Airport Progressive Design-Build contract with Hensel Phelps for \$5,000,000.

#### II. Analysis

##### A. Background

On November 14, 2018, the Board approved the selection of Hensel Phelps and CGMP 1 in the amount of \$50,156,781 for the design & general conditions. On April 17, 2019, the Board approved CGMP 2 in the amount of \$34,731,103 for design-assist services, purchasing of long lead items, and general requirements. On September 25, 2019, the Board approved CGMP 3 in the amount of \$56,144,359 for enabling construction activities including new vertical transportation areas, excavation of the IAF tunnel, construction of the airside staging area and relocation of the rental car counters. On April 29, 2020, the Board approved CGMP 4 in the amount of \$64,544,890 for civil and foundation construction activities including building foundations, hydrant fueling, structural concrete, underground utilities and passenger loading bridges. On September 16, 2020, the Board approved CGMP 5 in the amount of \$180,150,678 for structure, core and shell construction activities including structural steel, curtainwall systems, exterior framing, metal panels, roofing, skylights, selective demolition, vertical transportation, baggage handling system, mechanical, electrical, plumbing, fire protection and instrumentation technology. On March 17, 2021, the Board approved CGMP 6 in the amount of \$54,977,960 and a GMP of \$436,520,331 is inclusive of project interior finishes, inclusive of all remaining scopes of work, all remaining trades, remainder of partial trade contracts, general requirements, general conditions, design and all associated services for Contract Completion. On December 14, 2022, the Board approved Change Order 1 for the extension of Wi-Fi services into the new facilities where services currently do not exist for an amount NTE \$3,500,000.

This proposed Change Order #2 is for \$5 million in Owner's Contingency to be added into the Design-Build Contract. The original contract contained a 2.2% Owners contingency which has almost been exhausted due to unforeseen conditions and scope additions. Owners' Contingency of approximately 4-5% is normal in a project like this. This additional \$5M in contingency would

bring the total owner’s contingency in the contract to 3.4%. The nature of this project, doing major construction within an existing terminal, all while maintaining existing operations is very unique and extremely challenging and time consuming. This project has been underway for over 4 years and has another 6+ months remaining and \$70+ million in work to complete. This additional contingency will allow the project to deal with additional unforeseen conditions to finish out this very successful project.

**B. Impact/Findings**

MNAA SMWBE Participation Level:	7.95% MBE and 11.53% WBE and 4% SBE
Hensel Phelps Participation Level:	8.50% MBE and 11.53% WBE and 5% SBE
Contract Start Date:	November 15, 2018
Duration of Contract:	2024 Calendar Days
Contract Completion Date:	May 31, 2024
Component Guaranteed Maximum Price 1	\$ 50,156,781
Component Guaranteed Maximum Price 2	\$ 34,731,103
Component Guaranteed Maximum Price 3	\$ 56,144,359
Component Guaranteed Maximum Price 4	\$ 64,544,890
Component Guaranteed Maximum Price 5	\$175,965,238
Component Guaranteed Maximum Price 6	\$ 54,977,960
Change Order 1	\$ 3,500,000
Change Order 2	<u>\$ 5,000,000</u>
Revised Guaranteed Maximum Price	\$445,020,331
Funding Source:	100% Bonds

**C. Strategic Priorities**

- Invest in BNA
- Plan for the Future
- Prepare for the Unexpected

**D. Options/Alternatives**

Do Nothing: The “Do Nothing” option will result in the inability to deal with unforeseen conditions and needed changes for the grand lobby, marketplace and T-gates resulting in possible delays and increased costs to the project.

## STAFF ANALYSIS

### Operations Committee

Date: May 10, 2023  
Facility: Nashville International Airport  
Subject: Genesco Building Demolition  
Design-Build GMP (Project No. 2350)

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#### I. Recommendation

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

- 1) approve the proposal by Renascent, Inc. for the Design-Build Contract for the Genesco Building Demolition project at Nashville International Airport (BNA) and;
- 2) authorize the Chair and President and CEO to execute the Guaranteed Maximum Price (GMP) of \$4,875,000 set forth in the Design-Build Contract.

#### II. Analysis

##### A. Background

The Genesco Building, located at 1415 Murfreesboro Pike, is a 315,000 square foot, six-story concrete structure that was built in the 1960's. This building has since exceeded its useable life and functionality. It has been vacant for over a year and during this time MNAA has been burdened with the expense of continued security and utility costs, in addition to unforeseen issues such as the water line rupture last winter. Due to the estimated cost, it has been determined to no longer be financially viable to renovate and restore the interior to a usable level. At this point, the best course of action is to demolish the building in preparation for future, better use of this property.

A Request for Proposals ("RFP") was advertised on February 27, 2023.

On March 30, 2023, three (3) proposals were received as follows: Messer Construction Co., Remedial Construction Services, & Renascent, Inc.

The selection committee evaluated the proposals based on the criteria below:

- A. Mandatory Requirements
- B. Experience and Project Approach
- C. Schedule
- D. Price
- E. SMWBE participation.

The selection committee shortlisted Messer and Renascent.

On April 27, 2023, the selection committee conducted virtual interviews of these top candidates where they responded to the following criteria:

- Outline your company’s demolition and abatement experience including proposed personnel experience
- What do you observe as the highest risk within the project?
- Explain your design and permitting approach including permitting associated with abatement, grading and demolition.

The resulting scores, pricing and SMWBE participation is listed below:

<b>Proposer</b>	<b>Proposal Score</b>	<b>GMP</b>	<b>SMWBE Participation</b>
Messer	535	\$4,606,897	11.47% MBE and 4.75% WBE
Renascent	568	\$4,875,000	9.95% MBE and 4.47% WBE

Both firms were well qualified, but the team from Renascent, Inc. demonstrated the best understanding of the needs of this project as well as experience with projects of similar scope.

The SMWBE participation level for the project was 9.85% MBE and 4.28% WBE. Renascent committed to achieving 9.85% MBE and 4.28% WBE by utilizing Community Solutions by Design, Wilmot, Inc, Lady Electrical Co., Jerry B. Young Trucking, Archangel Protective Services, Clarksville Fencing, Aerial Innovations, Cobra LLC

**A. Impact/Findings**

MNAA SMWBE Participation Level:	9.85% MBE and 4.28% WBE
Renascent SMWBE Participation Level:	9.95% MBE and 4.47% WBE
Anticipated Contract Start Date:	June 2023
Duration of Contract:	492 Calendar Days
Contract Completion Date:	October 2024
Guaranteed Maximum Price	\$4,875,000
Funding Source:	100% Authority Facility Funds

**B. Strategic Priorities**

- Plan for the Future

**C. Options/Alternatives**

**Do Nothing:** The “Do Nothing” option will result in the continued expense of maintaining the empty building.



## STAFF ANALYSIS

### Operations Committee

Date: May 10, 2023  
Facility: Nashville International Airport  
Subject: Terminal Access Roadway Improvements (TARI)  
Progressive Design-Build CGMP 3 of 3 (1801)

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#### I. Recommendation

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

- 1) authorize the Chair and President & CEO to execute the proposed Amendment 3 for Component Guaranteed Maximum Price 3 (CGMP) for \$16,500,000 NTE and Guaranteed Maximum Price (GMP) for \$55,418,494 NTE for the Progressive Design-Build contract with Superior Construction.

#### II. Analysis

##### A. Background

The Terminal Access Roadway Improvement (TARI) project consists of the realignment of existing roadways and the construction of new roadways to provide permanent access to Interstate 40 and Donelson Pike as part of the proposed Donelson Pike Relocation to be completed by the Tennessee Department of Transportation. Included in this project is the design of approximately 12 lane-miles of new construction roadway, a five-lane bridge, retaining walls, expansion and modifications to existing parking facilities, and all associated drainage and utility work.

The original scope of this Progressive Design-Build project involved completing the final design and construction of the Terminal Drive and Discrete Access, including the widening of the existing inbound and outbound roadways connecting to I-40; the new BNA Park Drive; the consolidated toll plaza that will serve all three of the newly constructed parking decks; expansion and reconstruction of Terminal Lot A; expansion of Economy Lot B; reconfiguration of the access and exits to Economy Lot C, and expansion of the Cell Phone Waiting Area and new Ride Share Waiting Area to accommodate 32 million annual passengers (MAP).

As a result of the Colonial Pipeline line strike, both TDOT's Donelson Pike Relocation Project and MNAA's TARI project were delayed by two years. In that time, the TARI Design-Builder completed 100% design of the project. From that it was determined that it was in the best interest of the MNAA to proceed with a design-bid-build project delivery method for TARI Ph 2 and 3 scopes.

On May 20, 2020, the Board approved the selection of Superior Construction and CGMP #1 for the design & general conditions. On April 21, 2021, the Board approved CGMP #2 in the amount not-to-exceed \$21,235,818 for enabling utility construction and general requirements and construction of

the BNA Entry Monument. Currently, airport staff is asking the Board to approve CGMP #3 for construction and general requirements in the amount not to exceed \$16,500,000. This Component Guaranteed Maximum Price (“CGMP”) #3 is to authorize funding to widen the inbound side of Discrete Access from the TDOT I-40 right-of-way to the terminal ramps, and the construction of a water booster station and water main to provide redundancy to the terminal and its support buildings. An estimated \$6,900,000 will be reimbursed to MNAA through a Participation and Maintenance Agreement with Metro Water Services. The Board is requested to authorize Superior Construction, via an amendment to their contract, to begin entering into subcontract agreements to deliver these scopes. In doing so, Superior Construction will negotiate final scopes of work and final bid prices for each individual package of work and bring that information to Metropolitan Nashville Airport Authority (MNAA) staff for review and approval. The MNAA maintains final approval on all subcontracts for this project.

The Small, Minority, Woman-Owned Business Enterprise (SMWBE) participation level set by MNAA for this project is 6.10% MBE and 8.41% WBE and 4% SBE (Target). Superior remains committed to meeting the goal.

**B. Impact/Findings**

MNAA SMWBE Participation Level:	6.10% MBE and 8.41% WBE and 4% SBE
Superior Const. SMWBE Participation Level:	6.10% MBE and 8.41% WBE and 4% SBE
Contract Start Date:	May 21, 2020
Duration of Contract:	1686 Calendar Days
Contract Completion Date:	January 1, 2025
Component Guaranteed Maximum Price 1	\$18,391,014
Component Guaranteed Maximum Price 2	\$20,527,480
Component Guaranteed Maximum Price 3	<b><u>\$16,500,000</u> NTE</b>
Total Guaranteed Maximum Price	<b><u>\$55,418,494</u> NTE</b>
Funding Source:	100% Bonds

**C. Strategic Priorities**

- Plan for the Future
- Prepare for the Unexpected

**D. Options/Alternatives**

**Do Nothing:** The “Do Nothing” option will result in the inability to complete the BNA Vision or meet future passenger growth.

# STAFF ANALYSIS

## Operations Committee

Date: May 10, 2023  
Facility: Nashville International Airport and John C. Tune Airport  
Subject: On Call Planning Professional Services Contract Amendment 3

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### I. Recommendation

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

- 1) Authorize the Chair and President and CEO to execute Amendment 3 to the On Call Planning Professional Services Contract with Ricondo, increasing the contract value by \$5,000,000, for a total contract value to \$6,475,000 per year.

### II. Analysis

#### A. Background

In January 2022 Ricondo and Associates was awarded a contract to provide On Call Planning Professional Services to assist the Strategic Planning department with medium and large planning tasks. The scope includes tasks related to ground access, terminal, airside, airspace, land use, environmental, FAA support, 7460 support, grant services, airport planning and research. The contract term is one year with 4, one-year renewals at an initial not-to-exceed value of \$450,000 per year. In May 2022, the Board of Commissioners approved Amendment 1 in the amount of \$550,000 bringing the yearly contract value to 1,000,000 per year. It was amended a second time on November 15, 2022, adding \$475,000, for a total contract value of \$1,475,000. Amendments 1 and 2 were for anticipated future tasks including the supplemental EA for Concourse D Extension, BNA Apron simulation and BNA Curbside and Parking Studies.

Currently the contract has been utilized to complete the following tasks:

- Assistance with 2021 Board Retreat
- Assistance with SRM Panel
- BNA Overlay Development
- JWN Overlay Development
- BNA Line of Sight Study
- Assistance with 2022 Parking Master Plan
- Supplemental EA for Concourse D Extension
- Assist as augmented staff to Strategic Planning
- South Apron T4/T6 Simulation
- North Apron T1/T2 Simulation
- Parking and Curbside Studies

Anticipated future tasks are as follows:

- Preparing bridging documents for the future parking garage
- Determining future rental car demand and potential methods of accommodating the demand
- Assistance implementing parking, curbside, and roadway improvements that will result from on-going studies
- Implementation of BNA/JWN Overlay Zones

The On Call Planning Professional Services contract is highly beneficial for both tasks that are anticipated ahead of time and those that arise unexpectedly. It is expected that the need for both anticipated and unanticipated projects will continue as the Airport continues to experience unprecedented growth.

**B. Impact/Findings**

MNAA SMWBE Participation Level:	6.91% MBE and/or WBE
Contractor SMWBE Participation Level:	8.8% MBE and WBE
Contract Start Date:	January 11, 2022
Duration of Contract:	1 year, with 4 one-year renewal options
Contract Completion Date:	January 11, 2027, with renewal options
Initial Contract Cost	\$ 450,000 NTE/year
Amendment 1	\$ 550,000
Amendment 2	\$ 475,000
Amendment 3	\$5,000,000
Contract Cost	\$6,475,000 NTE/year
Funding Source:	Determined on a task-by-task basis

**C. Strategic Priorities**

- Invest in BNA/JWN
- Plan for the Future

**D. Options/Alternatives**

**Do Nothing:** The “Do Nothing” option will result in the inability to use the On Call Planning Professional Services contract for any additional tasks. This will hinder staff’s ability to perform critical planning studies, including the Supplemental EA for the Concourse D extension in a timely manner.