

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



Date: May 10, 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:

Bill Freeman, 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 May 5, 2023.

## II. APPROVAL OF MINUTES

Chair Joslin asked for a motion to approve the minutes from the April 12, 2023 Operations Committee meeting. Vice Chair Sullivan made a motion and Commissioner Glover seconded the motion. The motion carried by vote of 3 to 0.

## III. CHAIR'S REPORT

Chair Joslin welcomed everyone and thanked all for attending. Commissioner Freeman mentioned Secretary Byrd's trip to Washington DC and congratulated him on meeting President Biden and representing us at the meeting stating he did a great job for the City of Nashville and the State of Tennessee. Commissioner Freeman asked Secretary Byrd if he had a picture of the event, Secretary Byrd stated he will get one.

## IV. ITEMS FOR APPROVAL

### 1. Change Order 2 Increasing Terminal Lobby/IAF GMP by Replenishing Owner's Contingency

President Kreulen introduced Traci Holton, VP, Deputy COO & Chief Engineer, to brief the Committee on the Change Order 2 Increasing Terminal Lobby and International Arrivals Facility ("IAF") GMP by

replenishing Owner's Contingency with Hensel Phelps. This project is for the construction of Terminal Lobby and IAF. Ms. Holton stated that the project had been underway for over 4 years and has another 6 months remaining, and renovating a 30-year old building results in lots of unforeseen conditions. The change order in the amount of \$5M is to replenish owner's contingency. This does not change the overall project budget or the program, and it is drawing down our current budget reserve from \$6.5M to \$1.5M and the overall sum for the budget reserve goes down by \$5M. Ms. Holton presented a table showing the current budget, estimate at completion and budget reserve.

Secretary Byrd asked what it is for. Ms. Holton explained this is for Hensel Phelps' contract for the terminal lobby and IAF project. President Kreulen stated MNAA spent the owner's contingency and still has the \$6.5M and plans to replenish it with \$5M, and we have several months to finish the project. MNAA does not have a specific need to spend all of the \$5M at this point, but it gives us the ability that if something does come up, we would be able to pay for it. Vice Chair Sullivan asked what some of the projects are. Ms. Holton replied there are a few things like a couple of owner changes in the market place, the content development for the lobby screens, and a tie-in to the main fire line needed to be replaced.

Commissioner Granbery asked if MNAA already spent all of the \$29M program contingency, and if only \$9M was left. Ms. Holton replied, no, and explained the budget reserve column stands alone, and the program contingency has not changed. MNAA has always had this much in the budget reserve balance in the project itself, and every time we have spent program contingency, we have notified the Board. The number will actually go up once we close out the garage and that amount will move into there. President Kreulen stated overall, the IAF project budget remains at \$480M. Commissioner Granbery asked what MNAA has left in both the program contingency and the project contingency. Ms. Holton replied the program contingency remains at \$29M out of the \$1.3B, and the project contingency for this project has \$1.5M outside of contracts.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to deduct \$4M from existing project reserve to replenish owner's contingency for the Terminal Lobby/IAF contract with HP, thereby increasing the GMP to \$445,020,331. Chair Joslin asked for a motion to approve as presented. Vice Chair Sullivan made a motion and Commissioner Glover seconded the motion. The motion passed with a vote of 3 to 0.

Chair Joslin asked if the new garage's 1,800 parking spaces are full. Ms. Holton stated it was not full, but it has been busy, and people were parking immediately upon opening. Commissioner Glover asked what the total reserve is and if it has changed before. Ms. Holton stated there was a time two years ago where MNAA came back and asked for more money that we moved from program contingency into the terminal lobby and IAF project for the mezzanines and the marketplace, and those numbers have not changed in quite some time. Commissioner Glover asked if we will need to replenish. Ms. Holton replied no, we are still estimating that we will complete project within the budget. Chair Joslin asked how the mezzanine project is coming along. President Kreulen stated very good, it is up there and will basically be a show space that we will use in the future. Commissioner Granbery went through the budget reserve values, and stated that we have completely expended the funds set aside for the parking and transportation center, Concourse D, Garage C, and Terminal Access Roadway Improvements projects; and that we still have \$2.7M left for Garage B and \$1.5M left for Terminal Lobby. Ms. Holton replied she would not say we burned through all that necessarily, because we had remaining dollars left, and explained how the money is moved in the table. Commissioner Byrd asked how much of this has been drawn and paid. Ms. Holton stated about 70% has been paid on terminal lobby and IAF. President Kreulen stated they have drawn 70%, but they are probably 80% along on the project.

2. Design Build Contract for Genesco Building Demolition

Ms. Holton briefed the Committee on the Design Build Contract for the demolition of the Genesco Building. The Genesco Building is a 315,000 sq ft, six-story concrete structure, built in the 1960s, and has exceeded usable life and functionality. MNAA advertised the Request for Proposal ("RFP") on February 27, 2023, and in late March we received three RFPs from Messer, Remedial Construction Services and Renascent, Inc. The Selection Committee evaluated the proposals based on mandatory requirements, experience and project approach, schedule, price and SMWBE participation. The Selection Committee shortlisted Messer and Renascent and chose to interview them and asked them to outline demolition and abatement experience, including key proposed personnel experience, and highest risk within project as well as explain design and permitting approach, including abatement, grading and demolition permitting. Renascent was the highest proposer. The SMWBE goal for this project was 9.85% MBE and 4.28% WBE, and Renascent exceeded that with 9.95% MBE and 4.47% WBE. This is a 492 calendar day-project at \$4.875M. Ms. Holton stated the project scope will leave the parking

lot, and presented a graphic of areas that will be demolished. A perimeter fence will be added at completion of the project.

Ms. Holton requested that the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed Design-Build Contract with Renascent for the Guaranteed Maximum Price (GMP) of \$4,875,000.

Commissioner Glover asked if MNAA could find an African American firm that could demolish a building. Ms. Holton stated none proposed. Chair Joslin asked for the location of Renascent. Ms. Holton stated they completed demo of the main building of the central lobby for Hensel Phelps and she will get the location. Chair Joslin asked if Demo Plus bid. Ms. Holton replied no, they did not bid. Vice Chair Sullivan asked how many people were at the pre-bid. Ms. Holton stated it was really good turnout and later in the meeting, President Kreulen updated the Committee that there were 11 attendees, and the headquarters are in Indiana. Commissioner Byrd asked if MNAA should reach out to African American companies. Ms. Davita Taylor, VP, Procurement and Business Diversity, replied all of our solicitations are sent out to anybody that is listed in those particular categories, so all of our small business get notified of any solicitation that we put out, so there is active outreach. We only have about four that can even do this type of demolition, and a couple of them partner with bigger companies. President Kreulen stated this outreach goes on all the time when we put out a solicitation, and the biggest challenge is that Nashville is still growing and a company may come to a pre-bid meeting but when they see the schedule, they cannot commit to another job for that time period. Commissioner Granbery asked if MNAA restricted implosion. Ms. Holton replied no, but nobody proposed implosion, and there will be a bunch of abatement including asbestos. President Kreulen stated we have updated our Metro leases and we have given them 5 year extensions with a 2 year notice of when we think we will need that property.

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

3. Design Build Contract for TARI Phase 1 – CGMP 3 of 3

Ms. Holton briefed the Committee on the Design Build Contract for TARI Phase 1, CGMP 3 of 3, to widen the inbound side of Discrete Access from TDO I-40 right-of-way to the terminal ramps, and the construction of a water pump and water main line to provide redundancy to the terminal and its support buildings. On May 20, 2020, the Board approved selection of Superior and CGMP 1. MNA is getting towards the end of Superior's scope, and still need to bid the water main. MNA has estimates in place and the current contract does not have enough funds and therefore, staff requested \$16.5M not to exceed to complete the scope of the TARI Phase 1 project. Metro has requested an upsize of its water main. MNA planned to put in a 16" and Metro would like a 24" water line and will pay that difference. Commissioner Byrd asked if this is running along the Interstate. Ms. Holton explained it comes right up the middle of the road, and across terminal drive. President Kreulen stated it will have challenges, with the first being that we want to tear up the road in front of the hotel before the hotel opens. Ms. Holton stated we are getting bids for that now. President Kreulen stated the second challenge will be widening Exit 216A. President Kreulen said MNA shows that between now and Christmas we are going to widen the road coming off of I-40 and this water line will run through and we have to prepare a connection on ground level before the hotel opens. Commissioner Granbery asked what the total original budget was for Vision I. Ms. Holton replied the total original budget for TARI was \$165.5M and we reduced it to \$49M for Vision, and now we are asking for \$16.5M additional. TARI Phase 2 and 3 are now in New Horizon. Commissioner Glover asked if we have used Superior before. Ms. Holton replied not before this contract, and that Superior also won the low bid on the paving of the Terminal Apron Taxilane Expansion project. President Kreulen stated out of that \$55,418,494, a significant amount will be reimbursed by Metro. Vice Chair Sullivan asked if we have a contract for the schedule. Ms. Holton replied it all becomes part of the negotiation for this work, which will be a long process, and peak times are all the time now, so nighttime work will be done. President Kreulen replied that is why we are working with TDOT on new signs on the I-40 to encourage arrivals to use Exit 216B and departures use Exit 216A. Commissioner Byrd stated he appreciates how complicated President Kreulen's job is. President Kreulen replied thank you.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute an amendment to contract with Superior in the amount not to exceed \$16,500,000.

Commissioner Glover clarified the motion should be not to exceed \$16.5 for CGMP3 and GMP of \$15,418,494 NTE. Chair Joslin asked for a motion to approve as presented and Vice Chair Sullivan seconded the motion. The motion passed with a vote of 3 to 0.

Commissioner Byrd asked about the utilization of the cell phone parking lot. President Kreulen stated there are a few are using it and if you are following social media, there are issues. The cell phone lot are free and secured, MNAA provides flight information in the area, and more than 2.5 times the space. But people continue to go on the other side of I-40 and park by the old K-Mart building and then drive across, that is a familiar practice for drivers waiting for passenger pickups. Commissioner Byrd asked if President Kreulen believes the new location is a satisfactory solution. President Kreulen stated yes, there is no place closer to put it and we are still advertising the new location. President Kreulen stated the cell phone lot was moved because MNAA is ready to expand and as the TDOT moves Donelson Pike we are going to demo everything that used to be Donelson Pike and right in the middle of that was a small cell phone lot and that had to close. Though we've built a new free cell phone lot on Murfreesboro Road, some people choose to go across to the Panera to buy coffee and to use their bathroom facilities. Commissioner Granbery agreed it is a great location and asked if there is any way in addition to what MNAA is doing on social media now, to incentivize drivers to use our lot. President Kreulen stated we can look at options, however nothing is free and the cell phone lot will never be back at the prior location. Our focus is on generating revenue to pay for all that is out there and cell phone lots do not generate revenue. Commissioner Byrd asked if we let people know to drive down to Murfreesboro Road. President Kreulen stated yes, we do. Ms. Holton stated TDOT message signs have been posting the cell phone lot location on Murfreesboro Road.

4. Amendment 3 to On Call Planning Contract – Garage Study

Ms. Holton briefed the Committee on Amendment 3 to On Call Planning Contract. An RFQ was issued in 2021 for on call planning services. Ricondo and Associates was awarded the contract in January 2022, with a term of one year with four one-year renewal options. This contract is for any planned tasks or unplanned tasks. Some items we have utilized the on call contract to complete up to this point are Concourse D Supplemental EA, BNA Line of Sight Study, 2021 Board Retreat, and parking and curbside studies. MNAA is asking for an amendment to provide additional tasks such as master planning inside the future TARI ring road, preparing bridging documents for the future parking garage, supporting the FAA required Safety Management System (SMS), rental car analysis, implementation of BNA/JWN

Overlay Zones and assistance implementing parking, curbside and roadway improvements resulting from on-going studies. This contract is for Ricondo & Associates, with the original contract at \$450K per year, Amendment 1 raised the contract \$550K per year and was approved by Board, and Amendment 2 was at \$475K per year. The total per year will be \$2.975M. This does not change their SMWBE participation, which is above the original goal of 8.8%. Staff will bring Option Year 2 to the Commissioners for approval following the October 2023 Retreat.

Vice Chair Sullivan asked if this is the only firm to assist with planning, and if it would be good to have multiple contractors. Ms. Holton stated yes. For planning services this is the only one, and we have some ideas for future engineering services. She explained it gets tricky when you have more than one in divvying up the work. Vice Chair Sullivan asked if Ricondo has the best expertise. Ms. Holton stated Ricondo is a nationwide firm with a lot of expertise, and this is up to a five year contract. President Kreulen stated we had some new mandates like the SMS and not even shown on this is the new requirement for aviation employee screening. Ricondo is doing a great job. As we are looking at the organizational chart and looking at how to go from Vision to New Horizon to the new Terminal, we are going to have to be a bigger organization. We are continually growing and some of the top 30 airports in the US need planning on call services, architecture team and we are now starting to feel the growing pains and a lot of this will be discussed at the October Board Retreat.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute Amendment 3 to the On Call Planning Professional Services Contract with Ricondo for an additional \$1,500,000 for Option Year 1 (2023).

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 opened April 27, 2023. It was not a full opening because there was still some impact to spaces related the hotel. There are approximately 1,351 spaces open today, getting to 1,606 spaces, not including spaces that are added to Garage C. Commissioner

Granbery asked if it is 1,800 total spaces. Ms. Holton replied it will be close to 1,800 when you add back in the spaces.

Ms. Holton reported the terminal lobby and IAF has a lot of work being done, and that there has been really good progress on the IAF. President Kreulen stated this area is behind the construction wall and it opens September 25, 2023. It adds six international gates and this is all new building that did not exist before. Commissioner Byrd asked if the business community would be invited out for breakfast. President Kreulen stated we are discussing how to plan a celebration for this facility that opens September 25, 2023 and also a celebration for the new satellite that opens October 19, 2023, and will invite business and government leaders

Ms. Holton stated that the BNA Vision Hotel has three of their five phases of the precast installed, will have permanent power in mid-May and will be starting dry wall on Level 1.

## 2. JWN Development Update

Ms. Holton stated that they finished the blasting for the roadway, and they are about to start blasting in the tenant areas. There is lots of equipment, lots of activity and lots of earth to be moved and progress is going well, and they installed a storm drainage as well.

On May 2, 2023, Robert Ramsey, EVP, Chief Operating Officer, attended the AAAE Southeast Chapter to accept the Project of the Year in the General Aviation Architectural category for the JWN Redevelopment Project.

On May 22, 2023 MNAA hired a new JWN Airport Manager, Chris Davidson, who comes from Salisbury Regional Airport, MD. President Kreulen stated Chris Davidson is a retired Marine Officer and will attend the June Board meeting. A JWN Tenant Meeting will be held on May 23, 2023 at 5:30 PM at the TDOT Hangar to introduce the new JWN Airport Manager, and provide updates on Class C Airspace, the status of construction, and JWN ATCT annual RSAT meeting.



VI. ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:50 A.M.



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Andrew W. Byrd, Board Secretary