



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

November 8, 2023

BNA

Call to Order

November 8, 2023

Approval of Minutes

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

Public Comment

Tennessee Code Annotated, Title 8, Chapter 44, Part 1

MNAA Policy ID: 33-007, Public Comment Policy, effective July 13, 2023

No Public Comment Requests Received by Monday, November 6, 2023 @ 9 pm

Vice Chair's Report

Nancy Sullivan

Operations Committee Vice Chair

Review of July – October Board Actions

November 8, 2023

- ① Professional Services Contract for Executive Program Management (July)
- ② Professional Services Contract for Terminal 2 Siting Study (August)
- ③ Professional Services Contract for On Call Engineering Services (August)
- ④ TARI - Telecommunication Provider License and Access Fees Agreement - Crown Castle (August)
- ⑤ Professional Services Contract for Commercial Trash, Recycled Materials and Electronics Disposal (August)
- ⑥ Amendment to Professional Services Contract for Custodial Services – Satellite Concourse (August)
- ⑦ Design, Build, Operate and Maintain Virtual Ramp Control System (September)
- ⑧ Construction Contract for TARI Phase 2 (October)
- ⑨ Construction Contract for Bravo/Kilo Intersection (October)
- ⑩ Professional Services Contract for Staff Augmentation (3) (October)
- ⑪ Professional Services (Design) Contract for Concourse A Demo & Reconstruction (October)
- ⑫ Construction Contract for JWN Terminal Parking Lot Expansion (October)

Review of July – October Board Actions (Operations Committee)

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

① Professional Services Contract for Executive Program Management

Description: Executive Program Management Services for airport planning and capital improvement projects at BNA.

- Provides additional staff and expertise
- Assists and advises MNA in developing overall program strategy from project sequencing, phasing, delivery methods, SMWBE project packaging, internal & external communications, project controls and determination of necessary skill sets & staffing levels.

Contractor: Paslay Group (PG)

Total Contract Cost:

Annual Cost	\$ 6,500,000 NTE
Total Contract w/six renewal options	\$45,500,000 NTE

Contract Duration: One year with six, one-year renewals

Contract Start Date: August 2023

Funding Sources:



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on July 19, 2023. The Board of Commissioners voted 6 to 0 to accept the Statement of Qualifications by Paslay Group to provide executive program management services and authorize the Chair and President & CEO to execute the contract for \$6.5M NTE annually.

② Professional Services Contract for Terminal 2 Siting Study

Project Description: Comprehensive analysis to determine location of second terminal. Analysis includes operational and financial feasibility, as well as connection to the existing terminal complex and connection to the off-airport systems such as roads, parking, people mover, transit, jet fuel, utilities, etc. A future CONRAC will also be analyzed, including the size, location, and infrastructure connections necessary to serve both terminal complexes.

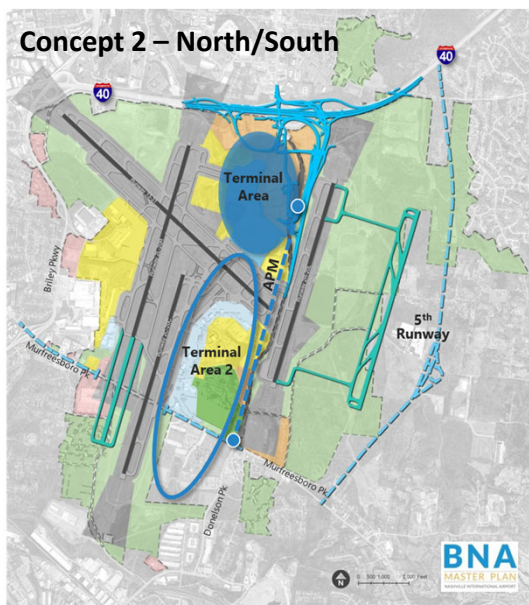
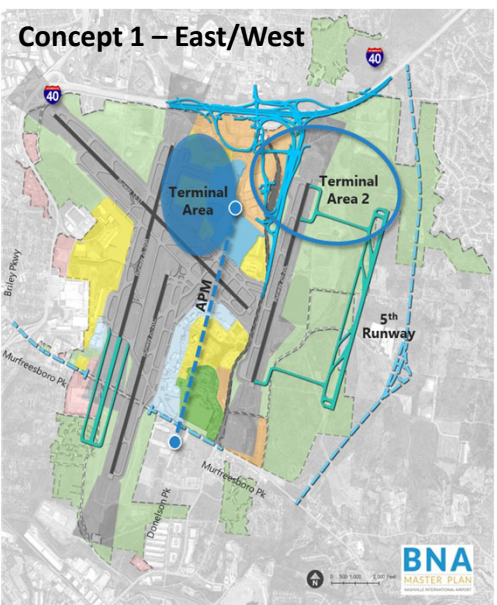
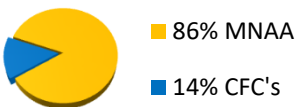
Consultant: Strategic Planning Services, Inc. (SPS)

Total Contract Cost: \$3,500,000 NTE

Term: 1 year

Schedule:
Contract Start: August 16, 2023
Contract End: August 16, 2024

Funding Sources:



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on August 16, 2023. The Board of Commissioners voted 5 to 0 to authorize the Chair and President and CEO to execute the Professional Services Contract with SPS for a not-to-exceed contract value of \$3,500,000.

③ Professional Services Contract for On Call Professional Engineering Services

Description: Provide on call professional engineering design services for all engineering-led, capital projects for the next 3 years.

Contractor: Garver, LLC

Term: 1 year with two 1-year renewal options

Total Contract Cost:

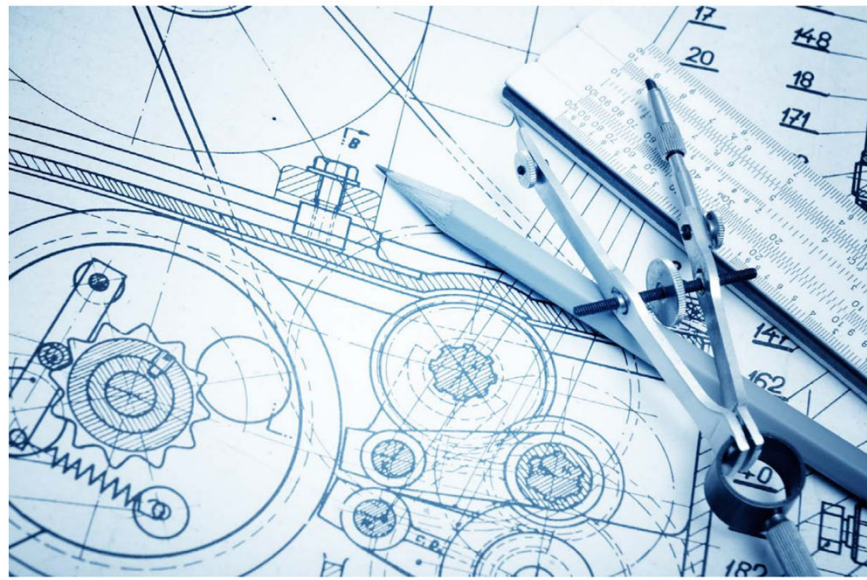
Year 1:	\$ 5,000,000 NTE
Year 2 (option)	\$ 5,000,000 NTE
Year 3 (option)	\$ 5,000,000 NTE
Total:	\$15,000,000 NTE (with 2 renewal options)

Schedule:

Contract Start: August 16, 2023
Contract End: August 16, 2026

Funding Sources:

 ■ Task by Task



Review & Approval:

Staff and the Operations Committee recommended approval to the full Board on August 16, 2023. The Board of Commissioners voted 5 to 0 to authorize the Chair and President and CEO to execute the On Call Engineering Professional Services Contract with Garver for an annual not-to-exceed contract value of \$5,000,000.

④ TARI – Telecommunication Provider License and Access Fee Agreement

Background

- TARI impacts telecommunications providers.
- Consolidated ductbank constructed to not be impacted by future project construction.
- Each provider to license individual conduits for exclusive use, with fee for:
 - Construction Cost: Prorated based on total conduit length
 - Property Access Fee: Based on length of ductbank occupied
- In November 2021, the Board authorized MNAA to execute license and receive fees associated with telecommunication service providers in the amount of \$2.8M for AT&T, Lumen, Comcast and Verizon.

Crown Castle Agreement

- Crown Castle previously sublet to AT&T but is now seeking its own conduit, which they will pay a license fee for \$343,639

Review & Approval: Staff and the Operations Committee recommended approval to the full Board on August 16, 2023. The Board of Commissioners voted 5 to 0 to authorize the Chair and President and CEO to execute the license and receive \$343,639 in fees from Crown Castle.



⑤ Professional Services Contract for Commercial Trash, Recycled Materials and Electronics Disposal

Project Description: Trash Removal Services for BNA and Outlying Properties; Contractor to perform and provide all labor, tools, transportation, services, and equipment necessary and reasonably essential to perform trash removal services for 1.7M sq ft.

Contractor: Waste Management, Inc.

Schedule: Start Date: September 01, 2023
Contract Duration: 3 years plus two 1-year renewal options

Contract Cost:	Contract Cost Year 1	\$ 726,146.80
	Contract Cost Year 2	\$ 765,954.14
	Contract Cost Year 3	\$ 807,751.85
	Contract Cost Year 4 (Option)	\$ 851,639.44
	Contract Cost Year 5 (Option)	<u>\$ 897,721.41</u>
	Total Cost w/options:	\$4,049,213.64 <i>(with 2 renewal options)</i>

Funding Source: O&M

Review & Approval: Staff and the Operations Committee recommended approval to the full Board on August 16, 2023. The Board of Commissioners voted 5 to 0 to accept the proposal by Waste Management, Inc. for Trash Removal Services for BNA and Outlying Properties and authorize the Chair and President and CEO to execute the proposed contract for \$4M.

⑥ Amendment to Professional Services Contract for Custodial Services - Satellite Concourse

Project Description: Professional (Custodial) Services for Satellite Concourse; Contractor to perform and provide all labor, tools, transportation, services, and equipment necessary and reasonably essential to perform custodial services for 90K sq. ft.

Contractor: Bestway Services, Inc.

Schedule & Term: Initial Contract: January 24, 2023 – January 24, 2026
 Amendment: October 21, 2023 – January 24, 2026 (Remainder of year 1 + two years)

<u>Contract Cost:</u>	<u>Amendment</u>	<u>Initial Contract</u>	<u>Total Contract</u>
Contract Year 1	\$ 321,003	\$ 2,216,528	\$ 2,537,532
Contract Year 2	\$ 1,293,643	\$ 2,280,324	\$ 3,573,967
Contract Year 3	\$ 1,445,980	\$ 2,348,734	\$ 3,794,714
Total Cost	\$ 3,060,626	\$ 6,845,586	\$ 9,906,213

Funding Source: O&M (Current custodial contract will be amended in September 2023)

Review & Approval: Staff and the Operations Committee recommended approval to the full Board on August 16, 2023. The Board of Commissioners voted 5 to 0 to accept the proposal by Bestway Services, Inc. for Professional (Custodial) Services for the Satellite Concourse and authorize the Chair and President and CEO to execute the proposed contract amendment for \$3.06M.

⑦ Design, Build, Operate & Maintain Remote Virtual Control System

Project Description: Remote virtual ramp control services for the BNA ramp; Provider shall provide all labor, materials, transportation, services, and equipment necessary and reasonably essential to provide a Virtual Ramp Control System (VRC) for the Nashville International Airport (BNA); Located at Consolidated Services Facility (CSF); 4:00 am – 12:00 am operation

Contractor: SAAB Sensis

Schedule: Start Date: October 30, 2023 (start of design-build)
Contract Duration: 1 year to design-build, 3 years to operate, plus two 1-year renewal options

Contract Cost:	Design-Build Cost (October 2023)	\$ 8,318,200
	Operating Cost Year 1 (October 2024)	\$ 5,345,154
	Operating Cost Year 2 (October 2025)	\$ 5,612,412 <i>(estimated)</i>
	Operating Cost Year 3 (October 2026)	\$ 5,893,033 <i>(estimated)</i>
	Estimated Contract Cost 3 Years	\$25,168,799 NTE
	Operating Cost Year 4 (October 2027)	\$ 6,187,685 <i>(Option Year 1)</i>
	Operating Cost Year 5 (October 2028)	\$ 6,497,069 <i>(Option Year 2)</i>
	Estimated Cost w/options:	\$ 37,853,553 NTE <i>(with 2 renewal options)</i>

Funding Source: O&M, charged to the airlines for reimbursement

Review & Approval: Staff and the Operations Committee recommended approval to the full Board on September 20, 2023. The Board of Commissioners voted 6 to 0 to accept the proposal by SAAB Sensis for the design, build, operation & maintenance of a Remote Virtual Ramp Control System and authorize the Chair and President and CEO to execute the proposed contract for \$37.9M NTE (w/2 renewal options).

⑧ Construction Contract for Terminal Access Roadway Improvements Ph 2

Project Description: Demolition of existing Donelson Pike south of the TDOT connector roadway, between Donelson Pike, Terminal Drive, and the Taxiway Bridges, and construction of a new Airport Service Road.

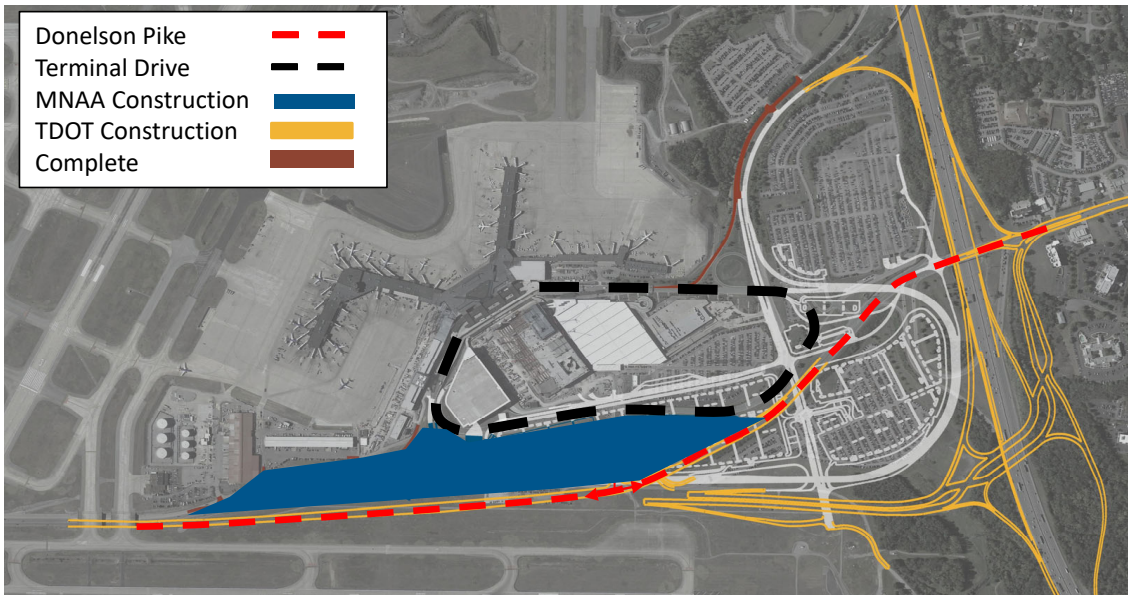
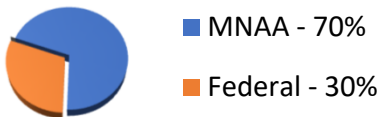
Contractor: Jones Bros. Contractors, LLC

Total Contract Cost: \$23,759,322.50

Schedule:

Contract Start: December 2023
Contract End : October 2025

Funding Sources:



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on October 18, 2023. The Board of Commissioners voted 6 to 0 to authorize the Chair and President and CEO to execute the proposed contract with Jones Bros. Contractors, LLC in the amount of \$23,759,322.50.

⑨ Construction Contract for Taxiway Bravo/Kilo Intersection Reconstruction

Project Description: Reconstruct the intersection of Taxiway Bravo and Taxiway Kilo and remove Taxiway Tango 3.

Contractor: Hi-Way Paving, Inc.

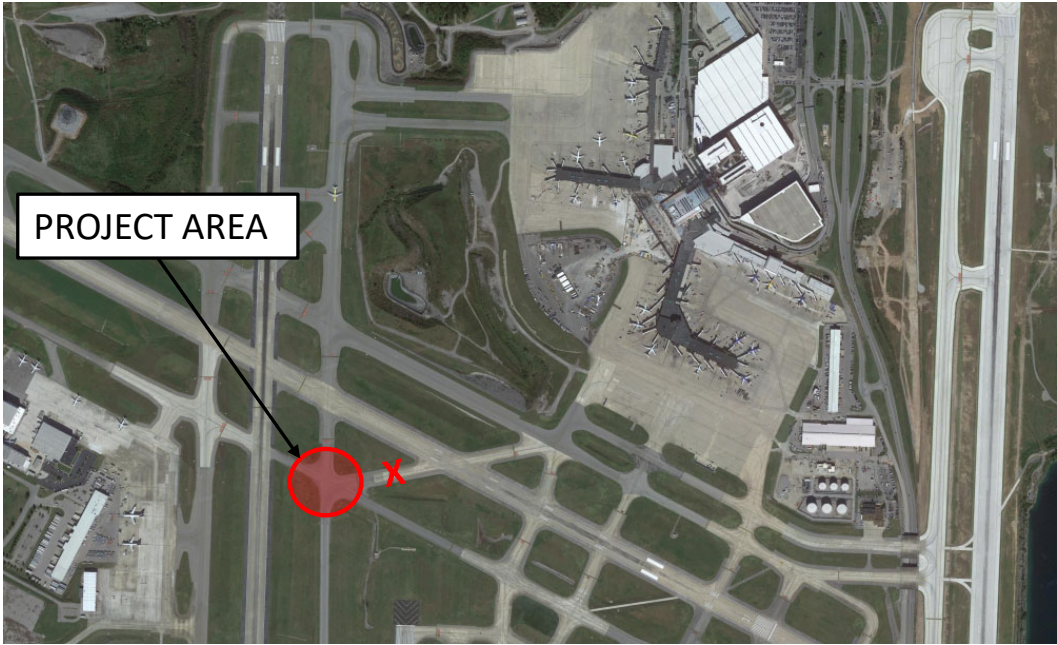
Total Contract Cost: \$16,483,880

Schedule:
Anticipated Contract Start: November 2023
Contract End: July 2024

Funding Sources:



- Airline Investment Fund - 25%
- Federal - 75%



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on October 18, 2023. The Board of Commissioners voted 6 to 0 to authorize the Chair and President and CEO to execute the proposed contract with Hi-Way Paving, Inc. in the amount \$16,483,880.

10 Professional Services Contracts for Staff Augmentation – BNA Vison/ New Horizon

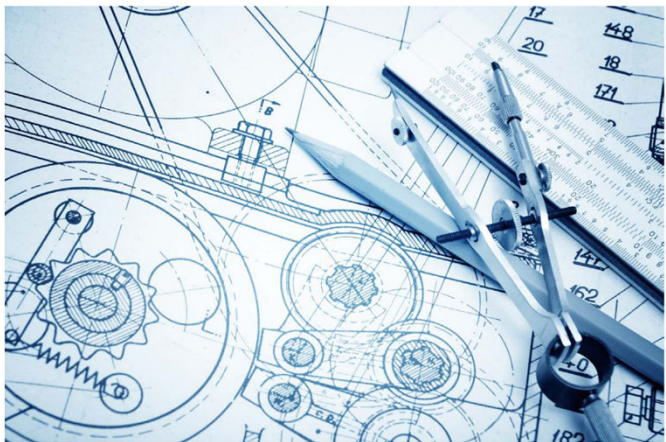
Description: Provide supplemental staffing to the Engineering Department to support the capital improvement programs.

Contractors: WSP USA, Inc. (project management, majority)
Accura Engineering (project management, small business)
Innova Solutions (project controls, majority)
TBD (project controls, small business)

Total Contract Cost: \$8,700,000 NTE Annual Aggregate (per year)

Schedule: Anticipated Contract Start: November 01, 2023
Contract End: December 31, 2031

Funding Sources: Task-by-task



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on October 18, 2023. The Board of Commissioners voted 6 to 0 to:

- 1) Accept the statements of qualifications by Innova Solutions, Accura Engineering and Consulting Services, Inc., and WSP USA Inc. to provide staff augmentation services at Nashville International Airport (BNA); and
- 2) Authorize the Chair and President and CEO to execute the Staff Augmentation Professional Services Contract(s) for an annual not-to-exceed aggregate contract value of \$8.7 Million annually; and,
- 3) Authorize the President and CEO to execute any amendments for the Staff Augmentation Professional Services Contracts as long as the total value of the contracts does not exceed the \$8.7M annual NTE amount.

11 Professional Services (Design) Contract for Concourse A Demo & Reconstruction

Project Description: Design consulting services for demolition of Concourse A and reconstruction of a 16-gate concourse.

Consultant: Fentress Architects

Total Contract Cost: \$47,126,684

Schedule:

Contract Start: October 2023
Contract End : October 2028

Funding Sources:



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on October 18, 2023. The Board of Commissioners voted 6 to 0 to authorize the Chair and President and CEO to execute the professional service contract to Fentress Architects in the amount of \$47,126,684.

12 Construction Contract for JWN Terminal Parking Lot Expansion

Project Description: Construct additional vehicular parking near the terminal building & repave a portion of Tune Airport Drive.

Contractor: Rogers Group, Inc.

Total Contract Cost: \$1,582,781.25

Schedule:

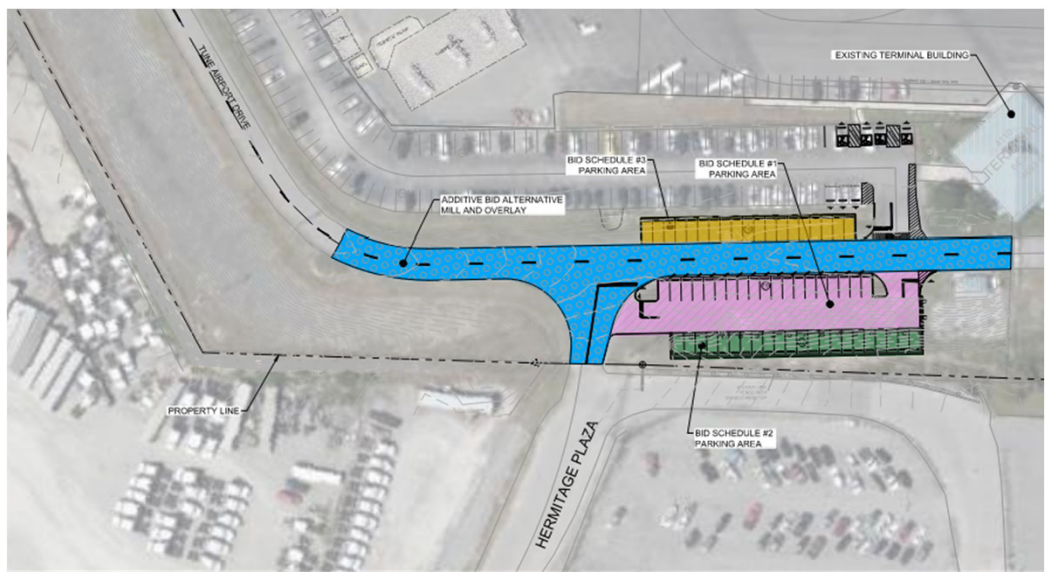
Contract Start: November 2023

Contract End : June 2024

Funding Sources:



- MNAA - 10%
- Federal - 48%
- State (federal pass-through) - 42%



Review & Approval: Staff and the Operations Committee recommended approval to the full Board on October 18, 2023. The Board of Commissioners voted 6 to 0 to authorize the Chair and President and CEO to execute the construction contract with Rogers Group, Inc. in the amount of \$1,582,781.25.

Items for Approval

November 8, 2023

- Design Build Contract for Concourse D Extension
CGMP 4 of 4 & Final GMP
- Construction Contract for Concourse B & C Upgrades

Items for Approval

Traci Holton, PE, C.M.
VP, Chief Engineer

Design Build Contract for Concourse D Extension CGMP 4 of 4 (GMP)

Project Description: The Concourse D Extension project adds 5 domestic gates and will be an extension in all similarities to existing D Concourse and includes jet bridges, inground aircraft fueling system, utility & paving infrastructure. CGMP 4 furnishings and finishes, interior buildout, IT, & electronics

Contractor: Hensel Phelps

Total Contract Cost:

CGMP 1	\$ 36,950,795 (Design & General Conditions)
CGMP 2	\$ 34,280,511 (General Req, Bldg Reno, Utilities, Demo)
CGMP 3	\$ 88,397,434 (Civil, Foundations, Core/Shell, PBBs)
CGMP 4	\$ 75,371,260 NTE (Finishes, Interior Buildout, IT)
Contract Total	\$235,000,000 NTE

Schedule: Contract Start: September 2022
Contract End: July 2025

Funding Source:

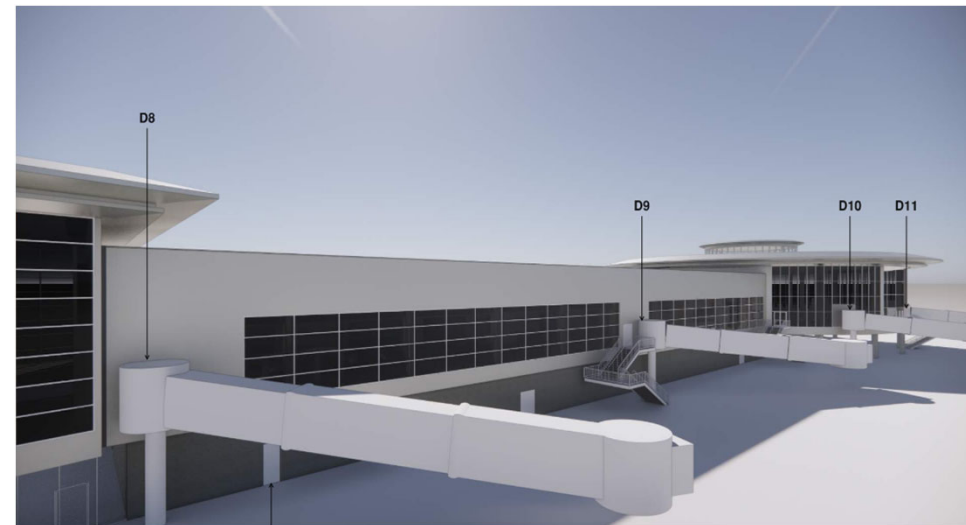


■ 100% MNAA

SMWBE: Goal: 6.9% MBE, 6.77% WBE, 4.28% SBE target
Participation: 6.9% MBE, 6.77% WBE, 4.28% SBE target

Staff Recommendation:

Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed Amendment 3 for the Component Guaranteed Maximum Price #4 (CGMP) for \$75.371M and the Guaranteed Maximum Price (GMP) for \$235M NTE.



Construction Contract for Concourse B & C Upgrades

Project Description:

Upgrade finishes on Concourses B and C to bring to match BNA Vision including corridor walls, column wraps, ceilings, LED lighting and signage.

Consultant:

Whiting-Turner Contracting Company

Total Contract Cost: \$8,690,000

Schedule:

Contract Start: December 2023

Contract End : January 2025

Funding Sources:



SMWBE: Goal: 8.86% MBE and/or WBE

Participation: 21.71% MBE and/or WBE



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed contract with Whiting-Turner Contracting Company in the amount of \$8,690,000.

Information Items

November 8, 2023

- BNA Roadways and Parking Update
- BNA Development Update
- JWN Development Update

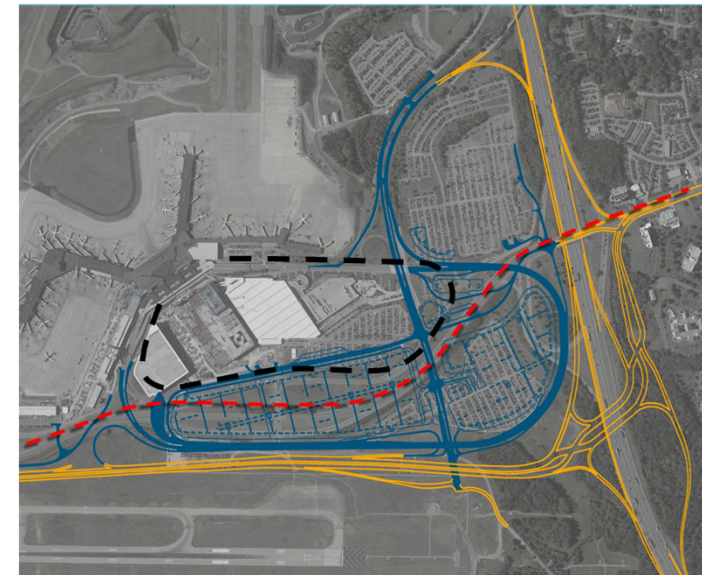
Information Items

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

BNA Roadways and Parking Update

3 Roadway Priorities

1. Accelerate the realignment of Donelson Pike
 - Minimum 365-days early
 - Protect authority by establishing liquidated damages if the contractor fails to meet the new 365-day earlier deadline
 - Additional incentives if contractor finishes project more than 365-days early
2. Gain TDOT approval to widen Exit 216A on I40 to Airport property line
 - Airport is already widening from the Exit from our property line to the terminal
 - Airport has tasked Gresham Smith to design the project and will submit to TDOT for approval
 - Airport will fund the design/construction
3. Develop Standard Operating Procedures (SOPs) for overhead electronic roadway signs

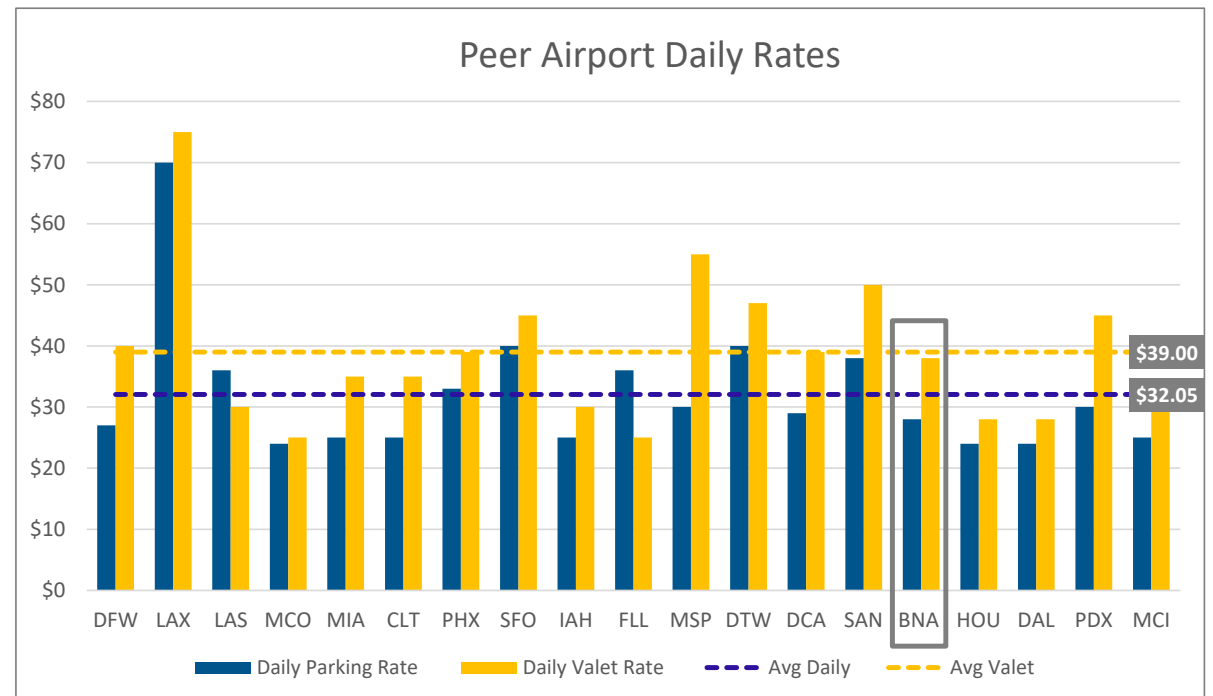


Existing Donelson Pike	---
Existing Terminal Drive	- - -
TARI (MNA)	—
Donelson Pike (TDOT)	—

BNA Roadways and Parking Update

Implement Short-Term parking to reduce curbside congestion

- December 1, 2023
- Use Garage Space as a Cell Phone Lot
- Garages
 - \$0: 20 minutes
 - \$5: 20 – 40 minutes
 - \$10: 40 – 60 minutes
 - \$15: 60 – 80 minutes
 - \$20: 80 – 100 minutes
 - \$25: 100 – 120 minutes
 - \$30: 120+ minutes
- Maintain rate differential
 - Valet: \$40 daily
 - Surface Lots: \$20 daily





Contour FBO Construction Progress Update

Schedule

- Pad Prep/Utilities Jun – Oct 2023
- Hangar Erection Oct 2023 – May 2024
- Build-out Dec 2023 – May 2024
- Inspections/Punchlist May – Jul 2024
- Substantial Completion Jul 2024



JWN North Development Update

- Construction
 - ✓ Drainage complete
 - ✓ Mass grading complete
 - ✓ Airside paving underway
 - Substantial completion
November 2023



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Meeting Adjourned