

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



Date/Time: Wednesday, November 8, 2023, at 9:00 a.m.

Place: Nashville International Airport – Tennessee Board Room

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC COMMENTS

No requests for public comment received to date. Deadline is November 6, 2023 at 9:00 p.m.

IV. CHAIR'S REPORT

V. REVIEW OF JULY – OCTOBER 2023 BOARD ACTIONS

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 (October)
12. Construction Contract for JWN Terminal Parking Lot Expansion (October)

VI. ITEMS FOR APPROVAL

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

VII. INFORMATION ITEMS

1. BNA Roadways and Parking Update
2. BNA Development Update
3. JWN Development Update

VIII. ADJOURN

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



Date: October 11, 2023

Location: Metropolitan Nashville Airport Authority
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

Bobby Joslin, Committee Chair; and Tony Giarratana, Committee Vice Chair

Committee Members Absent:

Masami Tyson, Stuart McWhorter

Others Present:

Jimmy Granbery, Jack Johnson

MNAA Staff Present:

Doug Kreulen, Neale Bedrock, Lisa Lankford, Trish Saxman
Marge Basrai, Chris Davidson, Kristen Deuben, Adam Floyd, Traci
Holton, Carrie Logan, Rachel Moore, Ted Morrissey, Josh Powell,
Stacey Nickens, Robert Ramsey, Davita Taylor and Colleen Von
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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 October 6, 2023.

II. APPROVAL OF MINUTES

Chair Joslin stated that the Operations Committee did not have a quorum and the approval of the minutes from the September 13, 2023 Operations Committee meeting would be voted on at the Board Meeting.

III. PUBLIC COMMENTS

Chair Joslin stated there were no public comment requests received.

IV. CHAIR'S REPORT

Chair Joslin welcomed everyone and had no Chair's report.

V. ITEMS FOR APPROVAL

1. Construction Contract for Terminal Access Roadway Improvements Phase 2

President Kreulen introduced Traci Holton, VP, Chief Engineer, to brief the Committee on the Construction Contract for Terminal Access Roadway Improvements (“TARI”) Phase 2. The scope of the project is the 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. TDOT is building a temporary connection and will shift traffic by December 2, 2023 which will allow our team to get a little bit of a jump start on the TARI project. An Invitation to Bid (“ITB”) was advertised on June 20, 2023. MNAA received four bids on August 24, 2023 from Cleary Construction, Jones Bros, Superior Construction, and 1 non-response (DBE). The lowest bidder was Jones Bros at \$23.75M which is 16.27% lower than the Engineer of Record’s estimate and 35% lower than the next responsive bidder. The DBE goal established for the project was 15.5% participation and Jones Bros was able to meet that goal with Gibco, Kimberly, and Tennatee Services. This will be a 665-day contract and is 30% federally funded, consisting of a \$7M ATP Grant from the BIL program received last year, and the remainder from the FAA AIP program.

Chair Joslin asked if travel in and out of the airport will be interrupted while under construction. Ms. Holton replied the goal is to have them haul the rock south on Donelson, around Murfreesboro Road and up Briley Parkway to our Knights of Columbus stockpile, which has been depleted. MNAA also has a site on the east side of Runway 2R, so between those two, Ms. Holton stated, they will not be going through the terminal roadways. President Kreulen reported that he had visited Commissioner Eley to ask if TDOT can accelerate and finish this construction a year or more ahead and asked what the cost would be to MNAA. They also discussed MNAA widening the exit road off I-40 all the way into the terminal. Without TDOT approval, MNAA can only start at property line. We have an engineering proposal to widen that exit to 2 lanes getting off the I-40, which has not yet been sent to TDOT, but TDOT is supportive of the need for it. Chair Joslin stated that MNAA will give a bonus to accelerate and he believes that is a great idea to help alleviate the traffic. President Kreulen stated MNAA met with Finn Partners to do a better job of communicating better ways to get into BNA. President Kreulen stated it is not possible for someone to walk in from I-40 faster than driving in. Chair Joslin asked who the contractor is, to which Ms. Holton replied Superior Construction.

President Kreulen stated that Superior's performance will affect future awards, but now we are going to work with TDOT to accelerate their schedule. Chair Joslin stated we brag about all the great numbers we are putting out, but the negativity from the public trying to get in and out of BNA is also bad. President Kreulen replied that we are working on it. Commissioner Granbery asked how this compares to the overall budget for TARI. Ms. Holton replied it was below the engineer's estimate and well within the budget. President Kreulen stated it was 16.2% lower than the engineer's estimate. Commissioner Granbery stated it is a good competitive market.

Ms. Holton requested the Operations Committee to recommend to the Board of Commissioners that it 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.

The Operations Committee did not vote because it did not have a quorum.

2. Construction Contract for Taxiway Bravo/Kilo Intersection Reconstruction

Ms. Holton reported the Construction Contract for Taxiway Bravo/Kilo Intersection Reconstruction is for the reconstruction of the intersection of Taxiway Bravo and Taxiway Kilo and removal of Taxiway Tango 3. MNAA pavement condition report shows that this is due for reconstruction as well as it is identified as a hot spot by FAA. This project will reconstruct all the pavement, upgrade all the lighting to LED, widen the radius to meet group 5, as well as remove a portion of Taxiway Tango 3. An ITB was advertised on May 22, 2023 and included 2 bid schedules, primarily adding a new haul route that will help in the future as well as an edge drainage system. MNAA received one bid, from Hi-Way Paving, Inc. It was not a surprise getting only one bid due to Hi-Way Paving, Inc. having two batch plants on site and already working the area. The bid does exceed our current budget, but we have negotiated this amount. It is subject to the Majority in Interest ("MII") provision in the Airline Use and Lease Agreement ("AULA"), which the airlines can disapprove the increase funding. There are enough federal and airline funds to proceed with the \$16.48M contract. The DBE participation goal was 18.78%, which Hi-Way Paving, Inc. has met and this is a 270 calendar day project. Chair Joslin asked how much it exceeded the last budget. Ms. Holton responded it was \$13.1M total project budget. The procurement engineer met with Hi-Way Paving, Inc. and had based their estimate off the Kilo West project that was bid 2 years ago, but the market has changed due to cement, flash and all costs going up. This is also an interesting area as far as traffic control so it is always hard to estimate that number. President Kreulen stated we will correct the budget as stated here.

Ms. Holton requested the Operations Committee to recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed contract with Hi-Way Paving, Inc. in the amount of \$16,483,880.60.

The Operations Committee did not vote because it did not have a quorum.

3. Professional Services Contracts for Staff Augmentation – BNA Vision/New Horizon

Ms. Holton stated the Professional Services Contracts for Staff Augmentation will be utilized to provide supplemental staffing to the Engineering Department to support the capital improvement programs including BNA Vision, New Horizon and other things set to come. A Request for Qualifications (“RFQ”) was issued on August 8, 2023 with two primary categories, Project Management and Project Controls, and each had a solicitation for a majority firm and a small business target market, making 4 solicitations that companies could submit on. MNAA received 16 Statements of Qualification (“SOQ”), 1 was deemed non-responsive due to submitting as an SMWBE and they are not a certified SMWBE. The staff analysis provided in the Committee packet shows the firms that proposed on each of the categories. The Selection Committee reviewed and recommended Innova Solutions for Project Controls, majority firm; WPUSA, Inc., for Project Management, majority firm; and Accura Engineering and Consulting Services, Inc. for Project Management, small business target. MNAA received 1 solicitation for Project Controls, small business target market, and it was deemed nonresponsive. That solicitation will be cancelled and rebid in the future. These will be 1 year contracts with 6 one-year renewal options.

Commissioner Giarratana asked Ms. Holton to please expand on the TBD Project Controls on the SOQ. Ms. Holton replied MNAA only received 1 SOQ for that category and after reviewing, the Selection Committee determined the response was not sufficient to award. MNAA will come back and let the Board know who was selected after it is rebid. President Kreulen added it will not change the \$8.7M, the team will use those 4 firms within that budget. Chair Joslin asked if it starts November 1, 2023, and what they will start looking at. Ms. Holton replied yes, the current contract for staff augmentation expires early January and this will be a transition because not all firms are the same. Some staff members will easily transition to the new contract, while others will have to choose if they want to transition to the new company. WSP currently provides staff for the Concourse A and baggage handling system

project, as well as several project coordinators and quality inspectors. Commissioner Granbery asked if there is any benefit to having one contractor perform all the work as opposed to having a separate contractor for each project. Ms. Holton replied it is preferable to keep Project Management and Project Controls separate. The Project Controls focuses on schedule, budget and SMWBE participation from our perspective, and Project Management manages projects. It is challenging managing multiple firms because they need an incentive to compete for positions and motivations to fill the positions.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the Staff Augmentation Services Contracts for an annual not-to-exceed aggregate contract value of \$8.7M annually for all contractors listed and include future solicitation.

The Operations Committee did not vote because it did not have a quorum.

4. Professional Services Contract for Concourse A Reconstruction

Ms. Holton stated the Professional Services Contract for Concourse A Reconstruction is for design and consulting services to relocate airlines and demolish and rebuild a 16-gate concourse. On June 8, 2023 MNAA issued an RFQ and received 4 proposals from Corgan, Fentress, HOK and KPK. The Selection Committee evaluated on organization and personnel, project approach and SMWBE participation and determined Corgan, Fentress, and HOK to be short listed. Interviews were conducted on July 27, 2023 and Fentress was the highest rated firm. The Selection Committee recommended Fentress based on their interaction and collaboration with MWBE subconsultants, identification of 3 biggest challenges of the project, approach to ensuring architecturally consistent with BNA Vision, and plan for support during construction with Construction Manager at Risk. Ms. Holton introduced Corey Ochsner, Principal with Fentress Architects, and our point of contact. Ms. Holton stated that Mr. Ochsner is well aware of all BNA projects and has been part of the original Concourse D project, the Project 3for Terminal Lobby and IAF, and Concourse D extension. Ms. Holton stated that Mr. Ochsner is very familiar with MNAA's vision standards, finishes, how MNAA conducts business, BNA in general, and has probably touched 75% of BNA's projects. The SMWBE goal was 9.62% MBE and/or WBE and Fentress committed to 14.75% participation. This will be approximately a 5-year project that will start as soon as the contract is executed with a value of \$50M NTE. MNAA is currently negotiating fees and are below the \$50M. President Kreulen asked Ms. Holton to please talk about the cost and design of Concourse A. Ms. Holton replied the project budget for Concourse A was \$855M in the New Horizon budget and the cost of work

is approximately \$715M, and what we are trying to get to right now is about 6.3% fee. Commissioner Granbery asked if next week the Board could see Concourse A as it fits into the big project. Ms. Holton replied we will have an aerial for the Board meeting.

Ms. Holton requested the Operations Committee to recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the professional service contract to Fentress Architects in the amount not-to-exceed \$50,000,000.

The Operations Committee did not vote because it did not have a quorum.

5. Construction Contract for JWN Terminal Parking Lot Expansion

Ms. Holton reported the Construction Contract for JWN Terminal Parking Lot Expansion is to construct additional vehicular parking near the terminal building and repave a port of Tune Airport Drive. On August 21, 2023 an ITB was advertised with 3 bid schedules and 1 add alternate. MNAA received 2 bids on September 21, 2023 from Civil Constructors and Rogers Group, Inc., with Rogers Group, Inc. being the lowest bidder. Based on availability of funding and needs of airport, schedule 3 with add alternate 1 was selected for \$1.58M, 6% lower than Engineer of Record. The DBE goal was 19.87% and DBE participation is \$16.39% with Gibco Construction, SB Johnson, Clarksville Fencing, LA Scapes, Water Quality & Erosion Control, and Jen-Hill Construction. It is anticipated to be 170 calendar days with hopes of paving in the spring. Funding is Federal 48%, State (federal pass-through) 42% and MNAA 10%. President Kreulen stated this project has moved multiple times and it is still a good business decision. Commissioner Granbery asked what will be presented at the retreat and if we should wait to approve; for example, if you have an FBO does this parking still work. Chair Joslin replied it is so far past due for this and there is still parking on the sides and still a traffic jam. President Kreulen stated this is supplemental parking and we had a firm fly in and met internally to discuss JWN and as we negotiate we realize we will have to have a road in and out.

Ms. Holton recommended that the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the construction contract with Rogers Group, Inc. in the amount of \$1,582,781.25.

The Operations Committee did not vote because it did not have a quorum.

VI. INFORMATION ITEMS

1. BNA Development Update

President Kreulen stated that the IAF & Marketplace Reception & Grand Opening was a great event and everyone that attended was able to see the beauty of what we have been working on for 6 plus years. Fentress helped us get to that point and they will start working on Concourse A. President Kreulen thanked the Commissioners and the staff.

President Kreulen reported that all the Satellite Concourse shuttles have arrived and are now wrapped and presented a picture of the wrapped shuttles. Driver training should start soon to get to/from the satellite terminal. Commissioner Granbery asked if the Commissioners would be able to tour the Satellite next week and President Kreulen replied it would be hard to schedule due to the Board Meeting and Retreat being offsite next week. President Kreulen stated Lieutenant Governor McNally would like to tour BNA and we are scheduling that now. Commissioner Granbery stated he had surgery this week and will need a golf cart to tour. President Kreulen stated we will schedule a tour once all the facilities open.

2. JWN Development Update

President Kreulen stated JWN Construction progress is going well, with drainage complete and mass grading almost done. We are looking to wrap up our portion of this by November. Contour FBO construction progress is moving forward with pad prep, utilities and hangar erection started. President Kreulen presented a photo from October 9, 2023 of Hangar 1.

VII. ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:31 a.m.

Andrew W. Byrd, Board Secretary

STAFF ANALYSIS

Board of Commissioners

Date: July 12, 2023
Facility: Nashville International Airport
Subject: Professional Services Contract for Executive Program Management Services

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the statement of qualifications by Paslay Group (PG) to provide executive program management services for airport planning and capital improvement projects at Nashville International Airport (BNA); and
- 2) Authorize the Chair and President and CEO to execute the proposed professional services contract for the amount contained herein.

II. Analysis

A. Background

When the MNAA broke ground on BNA Vision in 2017, the goal was to expand the infrastructure of BNA to better support Nashville's impressive growth trajectory over the next 20 years. Since then, the passenger volume at Nashville International Airport has continued to outpace all projections. As the MNAA continues building for the future and operates as a large-hub airport, we have recognized the continued need for Executive Program Management Services firm that can provide a broad spectrum of airport-specific professional services across strategic planning and capital improvements. MNAA continues to experience significant growth, creating challenges and opportunities for all aspects of the airport enterprise. In order to successfully develop and deliver a program of this size and scope efficiently and cost effectively, additional staff and expertise are needed. Some of the specific staffing expertise includes Executive Program Manager (EPM), Deputy Chief Engineer, Senior Capital Project Managers, and Project Managers to support the Concessions program. The EPM will assist and advise MNAA in developing the overall program strategy from project sequencing, phasing, delivery methods, SMWBE participation/project packaging, communication plan to internal and external stakeholders, and assist MNAA to ensure its proper execution through the appropriate set of project controls in place and the necessary skill sets and staffing levels. This contract is for a one (1) year with six (6), one (1) year options to renew.

On April 24, 2023, MNAA published a Request for Qualifications (RFQ) for the Executive Program Management Services for Terminal Area Enhancements project at BNA. On May 24, 2023, one (1) Statement of Qualifications was received: Paslay Group (PG)

The evaluation selection committee evaluated the Statement of Qualifications based on the criteria below:

1. Firm experience at providing equivalent services at minimum of three (3) large hub airport;
2. Key personnel's professional qualifications and experience and availability;
3. Qualifications, reputation and professional integrity and competence; and
4. Evidence that the consultant has met SMWBE participation levels or made good faith efforts.

The Selection Committee evaluated the proposal and their scores are below:

Firm	Score
PMG	359

PG showed outstanding experience at other airports with similarly large and complex programs and is currently performing these services today.

The SMWBE participation level set by MNAA for this project was 0% race and gender neutral.

PG will be providing the following staffing positions to the immediate effect upon commencement of their professional services contract to support MNAA's capital improvement and concessions programs:

1. Executive Program Manager
2. Deputy Chief Engineer
3. Senior Project Manager/Construction Manager – Terminal Lobby & IAF
4. Senior Project Manager/Construction Manager – Airside
5. Senior Project Manager/Construction Manager – Landside
6. Program Manager - Concessions
7. Senior Project Manager – Concessions
8. Project Manager – Concessions

B. Impact/Findings

MNAA SMWBE Participation Level:	0% race and gender neutral
PG SMWBE Participation Level:	0%
Anticipated Contract Start Date:	August 2023
Duration of Contract:	One year with six, one-year renewals
Contract Completion Date:	August 2030
Yearly NTE	\$6,500,000 NTE
Total Contract Price (7 years)	\$45,500,000 NTE
Funding Source:	Project by Project

C. Strategic Priorities

- Invest in BNA

- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will have negative impact to MNAA in managing and staying ahead of the issues and challenges associated with exponential growth in airport capital expansion and will result in MNAA having inadequate resources and support to successfully carry out the BNA Vision, the New Horizon, and Terminal 2.

III. Committee Review

This item was presented to the Operations Committee on July 12, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: August 16, 2023
Facility: Nashville International Airport
Subject: Professional Services Contract for BNA Terminal 2 Siting Study

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the proposal by Strategic Planning Services, Inc. (SPS) to conduct a study that will recommend a site for a second terminal complex at Nashville International Airport (BNA); and
- 2) Authorize the Chair and President and CEO to execute the Professional Services Contract for a not-to-exceed contract value of \$3.5 million.

II. Analysis

A. Background

BNA has been and continues to experience significant aviation market growth through rapidly increasing enplanements and operations. The existing terminal complex is quickly approaching its maximum capacity of 35 million annual passengers and room for continued expansion with the current facility will quickly become infeasible. In order to continue to provide the level of service required, BNA in the near future, will need a second terminal complex to meet the growing passenger demand.

The scope of the study consists of a comprehensive analysis of the operational conditions and constraints at BNA that will necessitate the construction of a 2nd terminal facility. Using the existing Master Plan as a baseline, the future required capacity for a new terminal complex will be prepared and models will be developed to scale the new terminal and assist with location siting. Sites will be analyzed regarding their operational and financial feasibility, as well as their connection to the existing terminal complex (roads, people mover, utilities, parking, etc.) and connection to the off-airport system (roads, transit, jet fuel, utilities, etc.). A series of alternatives will be developed showcasing the ability of the identified locations to accommodate the required 2nd terminal facility. A future CONRAC will also be analyzed, including the size, location, and infrastructure connections necessary to serve both terminal complexes.

In general, the project will include the following work items:

1. Situational Assessment
2. Existing Conditions Evaluation
3. Terminal Sizing and Expansion Requirements

4. Terminal Siting and Location Requirements
5. Terminal Access and Connection
6. Preliminary Engineering, Environmental, and Geotechnical Feasibility
7. Preferred Alternatives Selection
8. Financial and Implementation Feasibility
9. Final Documentation

On May 1, 2023, the MNAA published a Request for Qualifications (RFQ) for the Terminal 2 Siting Study.

On May 31, 2023, three (3) statements of qualifications were received as follows: Strategic Planning Services, Inc. (SPS), HOK, Jacobsen Daniels (JDA)

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

1. Capability to perform
2. Key personnel qualifications
3. Qualifications and experience of subconsultants
4. Project approach
5. Understanding of the project’s potential challenges
6. SMWBE participation

The selection committee evaluated the SOQs, and their scores are below:

Firm	Score
HOK	366
Jacobsen Daniels	434
SPS	503

All firms were quailed, however, the committee selected Strategic Planning Services based on their comprehensive and well qualified team with the experience and capability to perform the required work. The team consists of the following firms: SPS, Demattei Wong Architecture, Faithful+Guild, Kimley Horn, Landrum & Brown, Munich Airport International, Garver, Lea+Elliott, Terracon, Gresham Smith, Civil Infrastructure Associates, LLC (CIA), and Presentation & Design, Inc.

The SMWBE participation level established by MNAA for this contract is 6.51% MBE and/or WBE. SPS has committed to exceed this participation level utilizing CIA and Presentation & Design, Inc.

B. Impact/Findings

MNAA SMWBE Participation Level:	6.51% MBE and/or WBE
SPS’s SMWBE Participation Level:	7.0% WBE
Anticipated Contract Start Date:	August 16, 2023
Duration of Contract:	1 year
Contract Completion Date:	August 16, 2024
Contract Cost:	\$3,500,000 NTE
Funding Source:	\$3.5 MNAA, \$0.5M CFC’s

C. Strategic Priorities

- Invest in BNA
- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in BNA not expanding beyond 35 MAP, failing to meet the needs of middle Tennessee air travelers, and failing to meet the needs of business and tourist travelers desiring to visit Nashville and contributing to its economic vitality.

III. Committee Review

This item was presented to the Operations Committee on August 9, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: August 16, 2023
Facility: Nashville International Airport and John C. Tune Airport
Subject: Professional Services Contract for On Call Engineering Services

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) accept the statement of qualifications by Garver to provide on call engineering services at Nashville International Airport (BNA) and John C. Tune Airports; and
- 2) authorize the Chair and President and CEO to execute the On Call Engineering Professional Services Contract for an annual not-to-exceed contract value of \$5 Million, with two (2) one-year renewal options.

II. Analysis

A. Background

The MNAA relies on professional engineering services to execute the Capital Improvement Plans for BNA and JWN each year. Historically a separate procurement was solicited for each project, taking up to four (4) months to execute a contract and begin work. With the utilization of an on call professional services contract, MNAA will be able to mobilize the consultant and begin work quickly. With the current growth that MNAA is experiencing and the need to expedite projects, this contract is critical for the Engineering Department to meet expectations and deliver the capital program on schedule.

It is intended for the selected team to provide engineering design services for all capital projects for the next three (3) years. Execution of projects will be via task order issued under this contract, which consists of a one-year term with two (2) one-year renewals, at an amount not-to-exceed \$5M. Additionally, supplemental, project-specific contracts, with separate terms, fees, and SMWBE participation levels, will be executed for scopes that start during this on-call engineering contract, but extend beyond its term.

Anticipated projects for FY 24 are as follows:

- Part 139 Runway RSA/TSA Improvements
- Intrusion Detection System Replacement
- Parking Access and Revenue Control System Replacement
- Deicing Treatment Engineering Study
- Airfield and Landside Pavement Condition Index Updates
- Municipal Separate Storm Sewer System (MS-4) Study
- JWN Southwest Side Drainage Improvements

On May 30, 2023, the MNAA published a Request for Qualifications (RFQ) for on call engineering services.

On June 29, 2023, one (1) Statement of Qualifications (SOQ) was received from Garver.

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

1. Team Structure
2. Key Personnel Qualifications
3. Experience on similar projects
4. Approach to address the variety of tasks/projects requested
5. SMWBE participation

The selection committee evaluated the proposal and their scores are below:

Firm	Score
Garver	255

Garver presented a comprehensive and well qualified team with the experience and capability to perform any requested engineering task. The team consists of the following firms: Garver, Atkins, Jacobs, and Kimley Horn; and proposed subconsultants Barge Civil Associates, CEC, Civil Infrastructure Associates, Exult Engineering, Shrewsberry and Terracon. Additionally, if needed Garver can add Gresham Smith, HMMH, Benesch and Burns Engineering to the team if deemed necessary.

The SMWBE participation level established by MNAA for this contract is 10% MBE and/or WBE. Garver has committed to meet this participation level utilizing CIA (WBE) and Shrewsberry (MBE).

B. Impact/Findings

MNAA SMWBE Participation Level:	10% MBE and/or WBE
Garver's SMWBE Participation Level:	10% MBE and/or WBE
Anticipated Contract Start Date:	August 16, 2023
Duration of Contract:	1 year, with two (2) one-year renewal options
Contract Completion Date:	August 16, 2026
Contract Cost:	\$5,000,000 NTE (per year)
Funding Source:	Determined on a task-by-task basis

C. Strategic Priorities

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

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in the inability to use On Call Engineering Professional Services, requiring MNAA to procure these services for individual projects, adding months to each project delivery schedule, reducing staff’s ability to respond to needs efficiently, and eliminating the ability to cost-effectively execute small-scale project work.

III. Committee Review

This item was presented to the Operations Committee on August 9, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: August 16, 2023

Facility: Nashville International Airport

Subject: Terminal Access Roadway Improvements – Telecommunication Provider License and Access Fee

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) authorize the President and CEO to receive license and access fees associated with telecommunication service relocations from Crown Castle in an amount up to \$345,000.

II. Analysis

A. **Background**

The Terminal Access Roadway Improvement (TARI) project encompasses 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 TARI project will impact all telecommunication providers that operate on MNAA property and provide service to the Terminal building, including AT&T, Comcast, and Lumen. Through the progression of design and utility coordination with each provider, TDOT, and MNAA, it was determined that MNAA was the appropriate party to coordinate and implement relocated services for each provider. A pathway was developed that allowed for a one-time installation of infrastructure that would not be impacted by future project construction. In doing so, MNAA and each service provider tentatively agreed to share a single consolidated concrete-encased duct bank where each provider would be licensed individual conduits for exclusive use. Several spare conduits were included in the duct bank for future MNAA or other telecommunications providers.

The license agreement governing the presence of each provider in the consolidated duct bank requires each provider to pay a license fee. The license fee consists of a construction cost and a property access fee. The construction cost is prorated for each telecommunication service provider based on the number and length of conduits occupied in the duct bank. The property access fee is based on the length of duct bank occupied for each service provider.

In November 2021, MNAA Board of Commissioner approved receipt of license and access fees

from AT&T, Comcast, Lumen and Verizon in the amount of \$2,848,000.

Crown Castle has facilities on MNAA property through a sublease to AT&T but is now seeking its own conduit. Crown Castle will enter into a license agreement with MNAA for occupancy in the duct bank as other service providers have but must also submit an AIR independent of the TARI project for extending their service from the duct bank termination point into other facilities on property.

B. Impact/Findings

Crown Castle License Fee: \$345,000

C. Strategic Priorities

- Invest in BNA
- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in each telecommunication provider serving BNA to have service interruptions once TARI and TDOT construction begin.

III. Committee Review

This item was presented to the Operations Committee on August 9, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: August 16, 2023

Facility: Nashville International Airport

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

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the proposal by Waste Management for Trash Removal Services at BNA and outlying properties.
- 2) Authorize the Chair and President and CEO to execute the awarded contract for the amount contained herein.

II. Analysis

A. Background

The Maintenance Department is responsible for trash removal services at BNA along with several MPC outlying building properties. With the current Trash Removal Service contract expiring on 31 August 2023 and the continued expansion of BNA, a need for continued trash removal services is necessary, as the previous contract expires. The proposal by Waste Management was superior to the other parties that bid and was selected as the Contractor for Trash Removal Services. The new contract allows for a streamlined process in which BNA trash is handled along with innovation of monitoring compactors to prevent unforeseen impacts. The extensive growth of BNA puts a strain on the compactors and with newly introduced preventive maintenance plans it will allow BNA to better serve our community and vendors ensuring operational needs are met to the highest standard.

On 02 March 2023, Staff developed and submitted the scope of work based on existing contracts, feedback directly from previous contract oversight, and existing contracts from outside airports.

On 22 May 2023, MNAA team members signed a project information form estimating the cost of the three-year contract at a total \$3,972,000 excluding two option years.

On 05 June 2023, the Request for Proposal for the Trash Removal Services was published and went live.

On 07 July 2023, proposals were received from Waste Management and J&J Services.

On 13 July 2023, the selection committee chose Waste Management for award of the contract, based on their pricing, quality assurance program, equipment, and number of personal they intend to dedicate to the airport.

B. Impact/Findings

SMWBE Goal:	0.00%
Anticipated Contract Start Date:	01 September 2023
Duration of Contract:	3 Years w/ 2 Renewal Options
Contract Completion Date:	31 August 2026
Contract Cost Year 1 (Estimated)	\$726,146.80
Contract Cost Year 2 (Estimated)	\$765,954.14
Contract Cost Year 3 (Estimated)	<u>\$807,751.85</u>
<i>Estimated Contract Cost 3 years:</i>	<i>\$2,299.852.79</i>
Optional 1 Contract Year 4 (Estimated)	\$851,639.44
Optional 2 Contract Year 5 (Estimated)	<u>\$897,721.41</u>
<i>Estimated Contract Cost 3 years with 2 Optional years:</i>	<i>\$4,049,213.64</i>
Funding Source:	Operations and Maintenance (O&M)

C. Strategic Priorities

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

D. Options/Alternatives

1. Do Nothing: The “Do Nothing” option will result in the inability to provide trash removal services to BNA and create a potential hazardous environment which will ultimately reduce the overall customer experience.
2. Not awarding a contract: This method will drastically increase the cost of trash removal services while reducing the dedication of a selected vendor equipment to BNA. Resulting in drastic wait time for services to be performed.

III. Committee Review

This item was presented to the Operations Committee on August 9, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: August 16, 2023

Facility: Nashville International Airport

Subject: Amendment to Professional Services Contract for Custodial Services for Satellite Concourse

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the proposed contract amendment to the Bestway Professional Services Contract for Custodial Services for the Satellite Concourse.
- 2) Authorize the Chair and President and CEO to execute the proposed amendment to the professional services contract for the amount contained herein.

II. Analysis

A. Background

The Maintenance Department is responsible for all custodial services within the terminal property. With the expansion of BNA Vision and completion of the Satellite Concourse that is scheduled to open on 21 October 2023 a need for additional custodial and window cleaning services is necessary, as the previous contracts for custodial services failed to include the identified areas. This allows BNA to better serve its community as it gives vendors opportunities to join our team and participate in the success of BNA. Custodial services are needed for approximately 90,000 sq ft for Satellite Concourse. In addition, the contractor will apply restroom technology (SMART Restrooms) if requested by MNAA which will allow for greater customer satisfaction by tracking customer flow in and out of the restrooms. New technological innovation of two (2) autonomous floor cleaners is also being introduced.

On 01 December 2022, MNAA team members held a meeting establishing the path forward for the Satellite Concourse services that lacked attention from previous contracts. Staff developed this scope of work based on existing contracts, feedback directly from previous contract oversight, and existing contracts from outside airports, to include the implementation of restroom technology and autonomous floor cleaners.

On 19 December 2022, the Invitation to Bid for the Custodial Services was published and went live.

On 27 December 2022, a pre-bid meeting was held for the services, with final addendum issued on 3 January 2023.

On 18 January 2023, the Board approved the selection of Bestway Services for the Grand Lobby and

IAF at an estimated cost of \$2,216,528 for the contract year 1 and \$6,845,586 including the two 1-year options. The contract included the option to amended and add additional services and was signed 25 January 2023.

This amendment adds the Satellite Concourse janitorial and window cleaning services for the remainder of Year 1 and through the expiration of the term on January 24, 2026 The estimated contract cost is listed below:

B. Impact/Findings

Custodial Services for Satellite Concourse:

SMWBE Goal:	Remains the same 18.11%		
Anticipated Amendment Start Date:	21 October 2023		
Duration of Contract:	2 Years + 3 Months		
Contract Completion Date:	24 January 2026, expiration with Grand Lobby Contract		
Contract Cost	Amendment	Initial Contract	Total Contract
Year 1	\$ 321,003	\$2,216,528	\$2,537,532
Year 2 (Estimated)	\$1,293,643	\$2,280,324	\$3,573,967
Year 3(Estimated)	<u>\$1,445,980</u>	<u>\$2,348,734</u>	<u>\$3,794,714</u>
Estimated Contract Cost:	\$3,060,626	\$6,845,586	\$9,906,213
Funding Source:	Operations and Maintenance (O&M)		

C. Strategic Priorities

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

D. Options/Alternatives

1. Do Nothing: The “Do Nothing” option will result in the inability to provide the main focus point of BNA to go without services that are a need and will ultimately reduce the overall customer experience.
2. Use current custodial services contractors: This approach will produce little results as the current contractor consistently lacks the necessary employees to meet contract requirements outlined in the ITB.

III. Committee Review

This item was presented to the Operations Committee on August 9, 2023. The Operations Committee voted 4 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: September 20, 2023

Facility: Nashville International Airport

Subject: Design, Build, Operate & Maintain Contract for a Remote Virtual Ramp Control System

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the proposal by SAAB for the Remote Virtual Ramp Control System Contract and.
- 2) Authorize the Chair and President and CEO to execute the proposed contract for the amount contained herein.

II. Analysis

A. Background

On June 26, 2023, MNAA hosted an Industry Day for vendors to discuss the upcoming RFP solicitation for a Remote Virtual Ramp Control System. At this meeting a review of the anticipated timeline, current and future airport operations, and future anticipated gates were discussed.

On July 28, 2023, MNAA issued an RFP accepting proposals from qualified service providers for the design, build, operation, and maintenance of a Remote Virtual Ramp Control System. Proposers were asked to bid on the supervision, labor, materials, machinery, equipment, permits, and incidentals necessary for the satisfactory execution and completion of the services. There were 918 views out of a total of 1842 target recipients when the RFP was posted online. Direct solicitation was sent to the Airlines and seven potential vendors. Those vendors **included**: SAAB Sensis, CI Squared, Robinson Aviation, Midwest Air Traffic Control, STB Inc., and Bristol Consulting, LLC.

On August 3, 2023, MNAA hosted a pre-proposal meeting where attendees consisted of DSI/ATCSI, Frequentis, SAAB, and Garver.

Proposals were due on August 18, 2023. One (1) company submitted a proposal for design, build, and operation of the Remote Virtual Ramp Control System. The proposer was: SAAB, Inc.

On August 24, 2023, the internal selection committee, comprised of representatives from Operations, Information Technology, Airline Affairs, Engineering and BDD reviewed and scored the proposal based on the following criteria: Program Management, Technical Approach, VRC Operations Approach, Past Technical Experience, Cost/Price, and SMWBE/Diversity. SAAB scored 304 based on their written proposals. SAAB was selected and issued an intent to award on August 24, 2023.

The Selection Committee determined SAAB to be qualified based on:

1. Program Management – SAAB clearly demonstrated their experience and qualifications of on-site Management and operation of a Remote Virtual Ramp Control System.
2. Technical Approach - Knowledge of Airfield, Turn-Key System, Remote Airport graphics, Cloud driven, CIS Benchmarks
3. Past Technical Experience – Specifically:
 - a. Design and implementation of a Remote Virtual Ramp Control System at Kansas City International Airport (MCI).
 - b. Design and implementation of a Remote Virtual Ramp Control System at Orlando International Airport (MCO).
4. VRC Operations Approach – The SAAB team will be comprised of their partners at Robinson Aviation (RVA) which will provide the communications system, Ramp Control staff, and Standard Operating Procedures (SOP) and Garver which will be responsible for M/E Civil and Structural.

B. Impact / Findings

SMWBE Goal:	0.00%
Anticipated Contract Start Date:	October 30, 2023
Duration of Contract:	3 years w/ 2 renewal options
Contract Completion Date:	October 29, 2026
Design – Build Cost	\$8,318,200
Operating Cost Year 1 (Estimated)	\$5,345,154
Operating Cost Year 2 (Estimated)	\$5,612,412
Operating Cost Year 3 (Estimated)	<u>\$5,893,033</u>
Estimated Contract Cost 3 years:	\$25,168,799 NTE
Operating Cost Year 4 (Option)	\$6,187,685
Operating Cost Year 5 (Option)	<u>\$6,497,069</u>
Estimated Contract Cost 3 years with 2 Optional years:	\$37,853,553 NTE
Funding Source:	Operations & Maintenance (O&M), charged to the Airlines for reimbursement.

A negotiations meeting was held on September 1, 2023, with representatives from SAAB and MNAA. Pricing could change based on the outcome of the final design and build. Staffing escalation costs were not included in the initial bid and were estimated.

NOTE: MNAA will incur additional costs for design and construction of camera array structural support, control room white box and communications infrastructure (costs currently being

estimated). These components will be competitively solicited, procured and Board approval obtained as required. These additional costs will also be charged to Airlines for reimbursement.

The Majority in Interest (“MII”) ballot will include:

- 1) Affirmation the Airlines were involved in the RFP selection process
- 2) Contract to design, build, operate and maintain the Remote Virtual Control System is \$37,853,553 NTE, and will be charged to the airlines for reimbursement
- 3) Additional capital costs for design and construction of camera array structural supports, control room white box and communications infrastructure will be charged to the airlines for reimbursement

C. Strategic Priorities

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

D. Options / Alternatives

1. Do nothing: The “Do Nothing” option will result in the inability to provide ramp control services to BNA aircraft and create a potential delay in flights which will ultimately reduce the overall customer experience.
2. Cancel this solicitation and issue a new RFP.

III. Committee Review

This item was presented to the Operations Committee on September 13, 2023. The Operations Committee voted 3 to 0 to recommend approval to the Board of Commissioners.

STAFF ANALYSIS

Board of Commissioners

Date: October 18, 2023
Facility: Nashville International Airport (BNA)
Subject: Construction Contract for Terminal Access Roadway Improvements Phase 2,
Project No. 1801A

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the bid by Jones Bros. Contractors, LLC (Jones Bros.) for Terminal Access Roadway Improvements Phase 2 at BNA and;
- 2) authorize the Chair and President and CEO to execute the proposed contract for the amount contained herein.

II. Analysis

A. Background

The Terminal Access Roadway Improvement (TARI) project encompasses 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 three-phase 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.

TARI Phase 2 will encompass the demolition of existing Donelson Pike south of the Connector Roadway, between Donelson Pike, Terminal Drive, and the Taxiway Bridges, and construction of a new Airport Service Road. Utilities will include extending an NES duct bank, relocating a water main, and construction of new sanitary sewer, airport communications infrastructure, and drainage systems. One of the primary drivers for TARI Phase 2 is to advance the overall completion of TARI by performing work in the area available following a portion of Donelson Pike released by TDOT's relocation project. All material removed during TARI Phase 2 will remain on airport property for future projects. Additionally, the relocation of Airport Service Road will provide necessary space for future Air Freight.

An Invitation to Bid for the project was advertised on June 20, 2023

On August 24, 2023, four (4) bids were received. One (1) firm was deemed non-responsive for failure to meet the DBE goal or provide acceptable good faith effort. Below is a tabulation of those bids:

Contractor	Bid Amount	DBE Participation
Engineer's Estimate	\$28,374,620.00	N/A
Cleary Construction, Inc.	\$36,826,068.00	15.55%
Jones Bros. Contractors, LLC	\$23,759,322.50	15.50%
Superior Construction Co.	\$43,295,420.00	15.51%

The DBE goal established for the project was 15.50% DBE. Jones Bros. was able to obtain 15.50% by utilizing include Gibco Construction, Kimberly, Inc., and Tennatee Services Inc.

Jones Bros. Bid is 16.27% lower than the Engineer of Record's (Atkins North America) opinion of probable construction cost of \$28,374,620.00. Jones Bros. Bid is 35.48% lower than the next responsive bidder.

The Metropolitan Nashville Airport Authority (MNA) and Engineer of Record, Atkins North America, Inc., have evaluated the bids and determined the bid from Jones Bros. Contractors, LLC, to be responsive and responsible and recommend award to Jones Bros. Contractors, LLC.

B. Impact/Findings

MNA DBE Goal:	15.50%
Contractor DBE Goal:	15.50%
Anticipated Contract Start Date:	December 2023
Duration of Contract:	665 Calendar Days
Contract Completion Date:	October 2025
Contract Cost:	\$23,759,322.50
Funding Source:	30% Federal, 70% MNA

C. Strategic Priorities

- Invest in BNA
- Plan for the future

D. Options/Alternatives

Do Nothing: The "Do Nothing" option will result in severe congestion of airport roadways and cause unreasonable delays to airport users.

III. Committee Review

This item was presented to the Operations Committee on October 11, 2023. The Operations Committee did not have a quorum and did not vote on the item.

STAFF ANALYSIS

Board of Commissioners

Date: October 18, 2023

Facility: Nashville International Airport (BNA)

Subject: Construction Contract for Reconstruct Taxiway Bravo/Kilo Intersection, Project No. 2302

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the bid by Hi-Way paving, Inc. (Hi-Way) for Reconstruction of Taxiway Bravo/Kilo Intersection at BNA, Schedule 1, and;
- 2) authorize the Chair and President and CEO to execute the proposed contract for the amount contained herein.

II. Analysis

A. **Background**

The intersection of Taxiway Kilo, Taxiway Bravo, and Taxiway Tango 3 is one of the most used segments of pavement on the airfield. As such, considerable asphalt degradation has occurred since the last rehabilitation project at this location. The existing asphalt pavements have deteriorated and need reconstruction, with Pavement Condition Indices (PCI) values ranging in the low 50's, or "poor."

The project shall consist of the full depth concrete reconstruction of the intersection of Taxiway Kilo, Taxiway Bravo, and Taxiway Tango 3, south to the construction limits of the Taxiway Bravo South Reconstruction project and east to the point where the concrete taxiway begins near Taxiway Tango 4. The reconstruction will connect the taxiways north and west to the adjacent runways. The project will also include the removal of Taxiway Tango 3 between R/W 13/31 and Taxiway Kilo, in order to alleviate the safety concerns of a five-way taxiway intersection (FAA "hot spot"). All taxiway geometry will be updated to comply with current FAA design standards (ADG/TDG V), with 30-foot paved shoulders on all taxiways within the project limits and FAA Part 139 compliant taxiway safety areas. All airfield lighting, signage, and electrical infrastructure will be replaced with LEDs.

An Invitation to Bid for the project was advertised on May 22, 2023 and included two (2) Bid Schedules: Schedule 1 included the entire preferred scope of the project, including a haul road to be left in place at the conclusion of the project to serve as an access road to the middle of the airfield. Schedule 2 was identical to Schedule 1 with the exception of omitting the haul road and

edge drainage system.

On June 22, 2023, one (1) bid was received. Below is a tabulation of that bid:

Contractor	Bid Schedule	Bid Amount	DBE Participation
Hi-Way	1	\$16,483,880.60	18.78%
	2	\$16,103,920.60	19.23%

The DBE goal established for the project was 18.76%. Hi-Way Paving, Inc. was able to obtain 18.78% DBE for Schedule 1 and 19.23% for Schedule 2 utilizing Rutherford Contracting, Inc., Kimberly, Inc., Archangel Protective Services, Inc., SB Johnson Construction, LLC, E3 Materials & Logistics, LLC, AH & Son Hauling, and Gibco Construction, LLC.

Hi-Way Paving, Inc.'s Bid is 17.39% higher than the Engineer of Record's (Garver) opinion of probable construction cost of \$14,042,517.50 for Schedule 1 and 18.82% above Garver's opinion of probable construction cost of \$13,553,737.50 for Schedule 2. Garver's opinion of probable construction cost was primarily based on the bid received in March of 2022 for the comparable Taxiway Kilo West project. The primary variances between the bid and estimate were the following items:

- Maintenance of Traffic
- Contractor Quality Control Program
- Cement Treated Base Course (6" Thickness)
- Portland Cement Concrete Pavement (16" Thickness)

Receipt of a single bid allowed us to meet with Hi-Way Paving to discuss several of their unit prices. On July 13, 2023, MNAA Procurement and Engineering Departments met with Hi-Way Paving and they explained their higher than expected bid was primarily due to escalated material and shipping costs for cement, fly ash and stone and the current labor market.

The Metropolitan Nashville Airport Authority (MNAA) and Engineer of Record, Garver, have evaluated the bids and determined the bid from Hi-Way Paving, Inc., to be responsive and responsible and recommend award to Hi-Way Paving, Inc.

This bid amount is greater than the project estimate of \$13.1M approved in the FY24 BNA Capital Improvement Plan (CIP). This amount will be revised on the FY24 BNA CIP mid-year update, planned for January 2024 Board approval. Additionally, this increased dollar amount is subject to the Majority-In-Interest (MII) provision within the Signatory Airline Use and Lease Agreement, which gives the airlines the ability to disapprove the airline funding of the increased amount.

B. Impact/Findings

MNAA DBE Goal: 18.76%
Hi-Way DBE Goal: 18.78%
Anticipated Contract Start Date: November 2023

Duration of Contract:	270 Calendar Days
Contract Completion Date:	July 2024
Contract Cost:	\$16,483,880.60 NTE
Funding Source:	75% Federal, 25% Airline Investment Fund

C. Strategic Priorities

- Invest in BNA

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in continued deterioration of the existing asphalt pavement at the intersection of Taxiway Bravo and Taxiway Kilo, which will negatively affect airfield operations, and lead to further emergency repair spending for repairs. Not removing the project portion of Taxiway Tango 3 will also lead to a continued unsafe condition on the airfield and pilot confusion.

III. Committee Review

This item was presented to the Operations Committee on October 11, 2023. The Operations Committee did not have a quorum and did not vote on the item.

STAFF ANALYSIS

Board of Commissioners

Date: October 18, 2023

Facility: Nashville International Airport

Subject: Professional Services Contract for Staff Augmentation contracts for BNA Vision/New Horizon

I. Recommendation

Staff requests that the Board of Commissioners:

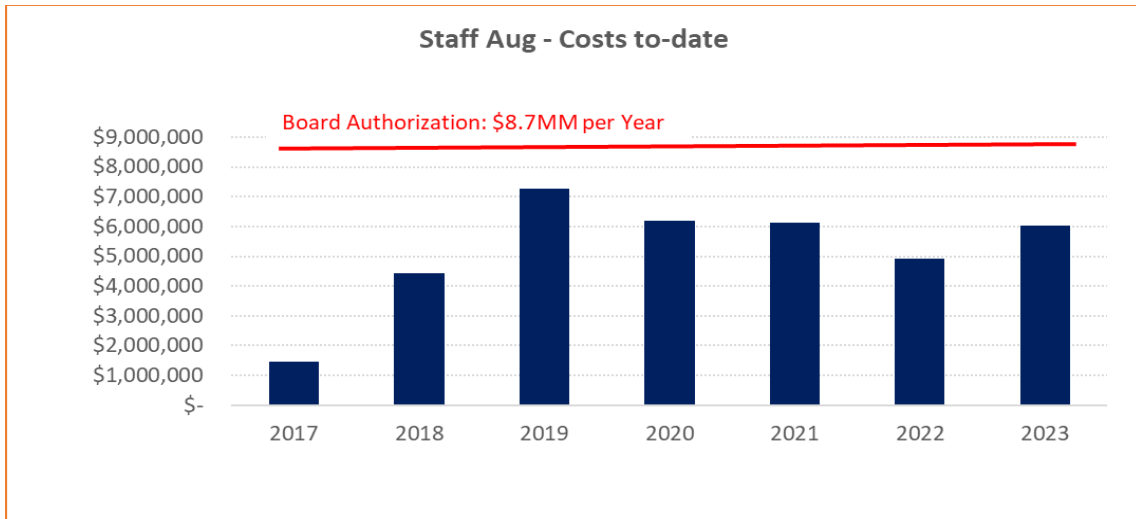
- 1) accept the statements of qualifications by Innova Solutions, Accura Engineering and Consulting Services, Inc., and WSP USA Inc. to provide staff augmentation services at Nashville International Airport (BNA); and
- 2) authorize the Chair and President and CEO to execute the Staff Augmentation Professional 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 \$8.7 Million annual not-to-exceed amount.

II. Analysis

A. **Background**

In Late 2016, the Metropolitan Nashville Airport Authority (MNA) began utilizing Staff Augmentation as a means to add staff during the implementation of the BNA Vision Program. MNA normally performs project management with full-time employees hired by MNA; however, with the significant increase in the number and size of capital projects to support the BNA Vision and New Horizon programs, additional staffing is necessary to successfully complete these projects.

Below is a chart that shows the historical costs for Staff Augmentation for BNA Vision Program since 2017.



On August 8, 2023, MNAA issued a Request for Qualifications (RFQ) for firms interested in providing staff augmentation services. Given the unique nature of this work and the limited availability to subcontract this work, the solicitation was developed so that target marketed firms (SMWBE) could submit to supply staff augmentation services as a prime.

In order to ensure appropriate checks and balances are maintained this proposal was also divided into two parts (Project Controls and Project Management). The project controls work will oversee the project administration, specifications, change orders, budget, schedule and processing pay applications. The project management/construction management services will oversee the execution of the individual projects. Staff will be added to support the projects as necessary and will be released when the project is complete.

The staff augmentation contracts will be for the duration of the BNA Vision and New Horizon programs, which is anticipated to last seven years. It is anticipated that some positions will last as long as seven years and some positions may only last one or two years depending upon the phasing of the work and/or may be part time for a duration. The contracts are for one (1) year with six (6), one (1) year options with the total combined value of the contracts not to exceed \$8.7M annually. Firms under this solicitation are precluded from working as prime consultants on any future MNAA Engineering contracts to prevent any potential conflicts of interest.

MNAA published the RFQ for staff augmentation services from any qualified firm and certified SMWBE firms, as follows:

- Project Management by any qualified firm
- Project Management by qualified SMWBE firm
- Project Controls by any qualified firm
- Project Controls by qualified SMWBE firm

On September 7, 2023, sixteen (16) Statements of Qualifications (SOQ) were received. One firm was determined to be non-responsive for not being a certified SMWBE.

Submissions were received from the following responsive firms: Accura Engineering and Consulting Services, Inc., Borra Consulting, Community Solutions by Design, Rutherford Contracting, Inc., Ardmore Roderick, HNTB, Smith Engineering, WSP USA Inc., CI2 Aviation, Cogent

Infotech, Cumming Group, David Engineering, Innova Solutions, Inc., LanceSoft, RIB USCOST, and Turner & Townsend.

The selection committee divided the responses into four categories: Project Management – Any Qualified Firm, Project Management – SMWBE Firm, Project Controls – Any Qualified Firm, and Project Controls – SMWBE Firm, and evaluated the SOQs based on the criteria below:

1. Organization and Personnel
2. Project Challenges
3. SMWBE participation

CI2 Aviation’s SOQ was the only response evaluated for the Project Control SMWBE Firm category. The Selection Committee recommended, with concurrence of the Vice President of Procurement, the Authority resolicit the Project Controls SMWBE Firm category after scoring CI2 Aviation’s responses to the Selection Criteria.

The selection committee evaluated the SOQs and their scores are below. Selected firms are highlighted.

Firm Name	PM Any Firm	PM SMWBE Firm	PC Any Firm	PC SMWBE Firm	Score
Cumming Group			X		203
David Engineering			X		123
Innova Solutions			X		250
LanceSoft			X		154
RIB USCOST			X		174
Turner & Townsend			X		201
Ardmore Roderick	X				188
HNTB Corp.	X				379*
Smith Engineering	X				105
WSP USA, Inc.	X				389*
Accura Engineering and Consulting Services, Inc.		X			234
Borra Consulting		X			78
Community Solutions by Design		X			124
Rutherford Contracting, Inc.		X			53
CI2 Aviation				X	142

*Includes interview score

B. Impact/Findings

Anticipated Contract Start Date:	November 1, 2023
Duration of Contract:	1 year, with six (6) one-year options
Contract Completion Date:	December 31, 2031
Contract Cost:	\$8,700,000 NTE Annual Aggregate (per year)
Funding Source:	Determined on a task-by-task basis

C. Strategic Priorities

- Invest in BNA and JWN
- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in not being able to successfully carryout the implementation of the BNA Vision and New Horizon programs.

III. Committee Review

This item was presented to the Operations Committee on October 11, 2023. The Operations Committee did not have a quorum and did not vote on the item.

STAFF ANALYSIS

Board of Commissioners

Date: October 18, 2023

Facility: Nashville International Airport

Subject: Professional Services (Design) Contract for Concourse A Reconstruction

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) accept the statement of qualifications by Fentress to provide design consulting services for the Concourse A Reconstrution project at Nashville International Airport (BNA);
- 2) authorize the Chair and President and CEO to execute the professional services contract.

II. Analysis

A. Background

The BNA New Horizon Program provides terminal expansion, landside improvements and systems improvements for Nashville International Airport. The major program elements addressed include terminal gate expansion, including Concourse D Extension (5 gates), a rebuild and expansion of Concourse A (16 gates with a net gain of 10 gates), and a major overhaul to the baggage handling system to increase both performance and capacity.

To facilitate the construction of Concourse A reconstruction, the existing airlines (United) must be moved to empty gates in the current terminal complex. Those empty gates are achieved by first constructing Concourse D extension, currently underway and to be complete in July 2025. Concourse D extension allows Southwest Airlines to relocate gates from Concourse C into this new area. Once Concourse C gates available, American, Delta, and United will all be relocated to vacate Concourse A for demolition.

A separate enabling project currently nearing completion is the site preparation to accommodate the terminal ramp expansion necessary for Concourse A. The site preparation included approximately 750,000 cubic yards of fill material up to the proposed subgrade of the apron pavements and includes a settlement period prior to concrete placement.

This project consists of the demolition and rebuilding of Concourse A and landside extension of North Ticketing and North Baggage Claim. Concourse C upgrades to accommodate airlines relocated from Concourse A before construction are also necessary to enable the project. The selected consultant will provide comprehensive design and support during construction.

Construction of Concourse A is anticipated to be executed through a Construction Manager at Risk (CMAR) contract. Procurement of this contract is expected to be completed on schedule to have the CMAR on board 6 months prior to the design completion of Concourse A Reconstruction. The design team will be expected to present the design to and coordinate with the CMAR, including incorporating comments as necessary.

On June 8, 2023, the MNAA published a Request for Qualifications (RFQ).

On July 10, 2023, four (4) Statement of Qualifications (SOQ) were received from Corgan, Fentress, HOK, and KPF.

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

1. Organization and Personnel
2. Project Approach
3. SMWBE participation

The selection determined the following firms to be the best qualified: Corgan, Fentress, and HOK.

On July 27, 2023, the selection committee conducted interviews of these top candidates and their scores are listed below:

Firm	Score
Corgan	500
Fentress	545
HOK	481

The selection committee determined Fentress to be the most qualified firm for the project based on their responses to the following questions:

1. Please explain the interaction and collaboration with your MWBE subconsultants during the project.
2. Identify the three biggest challenges for this project.
3. Explain your approach to ensuring architecturally Concourse A is consistent with the BNA Vision.
4. What is your plan for support during construction with the CMAR?

All teams were qualified, but Fentress presented a comprehensive and well qualified team with the experience and capability to perform the task.

The Fentress team consists of the following firms:

Proposer	Subconsultant	Discipline/Responsibility	SBE	MWBE	Local Firm	BNA Experience
Fentress Architects	Fentress Architects	Architect of Record				Yes
	Community Solutions by Design	Enabling Architect		MBE	Yes	Yes
	EOA	Interiors			Yes	No
	IC Thomasson	Mechanical, Electrical, Plumbing & Fire Protection Design			Yes	Yes
	Innovative Engineering Services LLC	Plumbing and Fire Protection Design		MBE	Yes	Yes
	Burns	Technology Design			No	Yes
	Garver	Civil			Yes	Yes
	Civil Infrastructure Associates	Survey		WBE	Yes	Yes
	Magnusson Klemencic Associates (MKA)	Structural Design			No	Yes
	Logan Patri Engineering	Structural Assist		MBE	Yes	Yes
	Argus	Hydrant Fueling			No	Yes
	BNP Associates	Baggage Handling			No	No
	Langan	Geotechnical			Yes	Yes
	Connico Incorporated	Cost Estimaing		MBE	Yes	Yes
	Alliance Synergy Group	SMWBE Consulting		MBE	Yes	Yes
	Wiss Janney Eistner	Code Review			No	Yes
	Jones Worley	Signage			No	Yes

The SMWBE participation level established by MNAA for this contract is 9.62% MBE and/or WBE. Fentress has committed to meet this participation level utilizing CSBD (MBE), EOA Architects (WBE), Logan Patri (MBE), IES (MBE), CIA (WBE), and Connico (MBE).

B. Impact/Findings

MNAA SMWBE Participation Level: 9.62% MBE and/or WBE
 Fentress’s SMWBE Participation Level: 14.75% MBE and/or WBE
 Anticipated Contract Start Date: October 2023
 Duration of Contract: 5 years
 Contract Completion Date: October 2028
 Contract Cost: \$50,000,000 not-to-exceed
 Funding Source: 100% MNAA

C. Strategic Priorities

- Invest in BNA
- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in the inability to complete the New Horizon program or meet passenger growth projections.

III. Committee Review

This item was presented to the Operations Committee on October 11, 2023. The Operations Committee did not have a quorum and did not vote on the item.

STAFF ANALYSIS

Board of Commissioners

Date: October 18, 2023
Facility: John C. Tune Airport (JWN)
Subject: Construction Contract for Terminal Parking Lot Expansion
Project No. 2390

I. Recommendation

Staff requests that the Board of Commissioners:

- 1) Accept the bid by Rogers Group, Inc. (Rogers Group) for Terminal Parking Lot Expansion at JWN and;
- 2) authorize the Chair and President and CEO to execute the proposed contract for the amount contained herein.

II. Analysis

A. **Background**

Due to growth along with high demand, additional vehicular parking capacity is required within walking distance of the Terminal Building at John C. Tune Airport in Nashville, TN. Because the terminal area is already fully developed, expansion requires significant grading and fill placement. The JWN redevelopment master plan identified vehicular parking opportunities adjacent to Tune Airport Drive, with connections on the north and south end of the existing terminal parking lot.

The project consists of two new parking areas on either side of Tune Airport Drive, east of the existing terminal building and parking area. The project scope includes grading, drainage, paving, lighting, and pavement markings. The project is phased to allow Tune Airport Drive to remain open to the largest extent possible.

An Invitation to Bid for the project was advertised on August 21, 2023, and consisted of three (3) bid schedules and one (1) add alternate. Each bid schedule included incrementally larger areas to ensure that an acceptable bid was received within budget. Additive alternate #1 consisted of a 2-inch depth mill and overlay of the existing asphalt road leading to the new parking lot.

On September 21, 2023, two (2) bids were received. Below is a tabulation of those bids:

Contractor	Schedule 1	Schedule 2	Schedule 3	Add Alternate #1	Total Schedule 3 & Add Alternate #1
Civil Constructors	\$687,534.96	\$1,526,027.25	\$1,680,047.45	\$98,749.00	\$1,778,796.45
Rogers Group, Inc.	\$873,604.00	\$1,287,852.00	\$1,465,654.25	\$117,127.00	1,582,781.25

Based on the availability funding and the needs of the airport, Schedule 3 (60 parking spaces) plus Add Alternate #1 (partial resurfacing of Tune Airport Drive is the preferred construction.

The DBE goal established for the project was 19.87% DBE. Rogers Group, Inc. was able to obtain 16.39% DBE participation by utilizing Gibco Construction, SB Johnson, LLC, Clarksville Fencing, LA Scapes, Water Quality & Erosion Control of Tennessee, Jen-Hill Construction and Lestar.

Rogers Group, Inc.'s Bid is 6% lower than the Engineer of Record's (Atkins North America) opinion of probable construction cost of \$1,684,279.25 for Schedule 3 + Add Alternate #1.

The Metropolitan Nashville Airport Authority (MNA) and Engineer of Record, Atkins North America, Inc., have evaluated the bids and determined the bid from Rogers Group, Inc., to be responsive and responsible and recommend award to Rogers Group, Inc.

B. Impact/Findings

MNA DBE Goal:	19.87%
Contractor DBE Goal:	16.39%
Anticipated Contract Start Date:	November 2023
Duration of Contract:	170 Calendar Days
Contract Completion Date:	June 2024
Contract Cost:	\$1,582,781.25
Funding Source:	48% Federal, 42% State, 10% MNA

C. Strategic Priorities

- Invest in JWN
- Plan for the future

D. Options/Alternatives

Do Nothing: The "Do Nothing" option will result in the inability of airport users to park at the airport when the existing lot is full.

III. Committee Review

This item was presented to the Operations Committee on October 11, 2023. The Operations Committee did not have a quorum and did not vote on the item.

STAFF ANALYSIS

Operations Committee

Date: November 8, 2023
Facility: Nashville International Airport
Subject: Concourse D Extension (New Horizon)
Progressive Design-Build CGMP 4 of 4 & Final GMP (2311)

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 Amendment 3 for Component Guaranteed Maximum Price #4 (CGMP4) and the Guaranteed Maximum Price (GMP) for furnishings and finishes, interior buildout, IT, and electronics related to the Concourse D Extension for the Progressive Design-Build contract at Nashville International Airport (BNA).

II. Analysis

A. Background

At the Board retreat in October 2021, staff demonstrated the need for additional gates beyond what would be provided as part of Vision 2.0 and presented the New Horizon concept. New Horizon consisted of a 5-gate extension to Concourse D, a new A Concourse, relocation of the Air Freight Building and Baggage Handling System improvements. In May 2022, the Board approved proceeding with design and construction of Concourse D Extension.

The Concourse D Extension will add five (5) domestic departure gates to the airport. The Concourse D Extension project will be an extension in all similarities to existing D Concourse and include jet bridges, inground aircraft fueling system, utility, and paving infrastructure. This facility will house restrooms, concessions, and needed user groups. Space is also anticipated for back of house airline needs. Interior finishes are anticipated to match existing D Concourse to the extent possible.

On August 19, 2022, the Board approved the selection of Hensel Phelps Construction Group, LLC (Hensel Phelps) and CGMP #1 for the design & general conditions. On March 15, 2023, the Board approved CGMP #2 for enabling construction activities in the amount of \$34,280,511. On June 21, 2023, the Board approved CGMP #3 for civil and foundations, structure, core and shell, and passenger boarding bridges in the amount of \$88,397,434. This amendment is for CGMP #4, which establishes the GMP, and is inclusive of furnishings and finishes, interior buildout, IT, and electronics; and is inclusive of all remaining scopes of work, all remaining trades, remainder or partial trade contracts, general requirements, general conditions, design and all associated services for Contract Completion.

B. Impact/Findings

MNAA SMWBE Participation Level:	6.90% MBE and 6.77% WBE (4.28% SBE Target)
Hensel Phelps SMWBE Participation Level:	6.90% MBE and 6.77% WBE (4.28% SBE Target)
Anticipated Contract Start Date:	September 2022
Duration of Contract:	1048 Calendar Days
Contract Completion Date:	July 2025
Component Guaranteed Maximum Price 1	\$36,950,795
Component Guaranteed Maximum Price 2	\$34,280,511
Component Guaranteed Maximum Price 3	\$88,397,434
Component Guaranteed Maximum Price 4	<u>\$75,371,260 NTE</u>
Total Guaranteed Maximum Price	\$235,000,000 NTE
Funding Source:	100% MNAA

C. Strategic Priorities

- Invest in BNA
- Plan for the Future

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in the inability to complete New Horizon or meet passenger growth projections.

STAFF ANALYSIS

Operations Committee

Date: November 8, 2023

Facility: Nashville International Airport

Subject: Construction Contract for Concourse B & C Upgrades, Project No. 2205

I. Recommendation

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

- 1) approve the proposal by Whiting-Turner Contracting Company for Concourse B & C Upgrades project at Nashville International Airport (BNA) and;
- 2) authorize the Chair and President and CEO to execute the proposed contract for \$8,690,000.

II. Analysis

A. **Background**

Concourse D opened in 2020 as part of BNA Vision with modern interior finishes that introduced a new style to the terminal building. This project consists of upgrades to Concourses B and C to bring a level of consistency to the overall terminal aesthetic.

This scope includes new corridor walls, column wraps, ceilings, wayfinding signage, and LED lighting on Concourses B and C. The proposed finishes are consistent with the materials and appearance of Concourse D and the BNA Vision.

A Request for Proposals was advertised on July 31, 2023.

On September 14, 2023, two (2) proposals were received as follows: Utopia Building Group (Utopia) and Whiting-Turner Contracting Company (Whiting-Turner).

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 resulting scores, pricing and SMWBE participation is listed below:

Proposer	Proposal Score	Price	Construction Time
Utopia	302	\$9,995,453.00	365 Calendar Days
Whiting-Turner	369	\$8,690,000.00	410 Calendar Days

Both firms were well qualified, but the team from Whiting-Turner 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 8.86% MBE and/or WBE. Whiting-Turner committed to a 21.71% MBE and/or WBE participation level utilizing The Cleaning Leaders and John Curry Electric Co.

B. Impact/Findings

MNAA SMWBE Participation Level: 8.86% MBE and/or WBE
Whiting-Turner SMWBE Participation Level: 21.71% MBE and/or WBE
Anticipated Contract Start Date: December 2023
Duration of Contract: 410 Calendar Days
Contract Completion Date: January 2025
Price: \$8,690,000.00
Funding Source: 100% MNAA

C. Strategic Priorities

- Invest in BNA

D. Options/Alternatives

Do Nothing: The “Do Nothing” option will result in Concourse B and C remaining in their current condition.