



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

December 13, 2023

Call to Order

December 13, 2023

Board Chair Status Report

- Adams and Reese LLP December 11, 2023, memo; received December 12, 2023
- July – October 2023 Operations Committee Actions (12 items)

Public Comment

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

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

5 Public Comment Requests Received

- Agenda Item IV, Approval of Minutes
 - Wallace Dietz, Metropolitan Nashville and Davidson County
- Agenda Item II, July – October 2023 Operations Committee Actions (12 Approval Items)
 - Jon Cooper, Holland & Knight
 - Saul Solomon, Klein Solomon Mills
 - George H. Cate III, Bradley Arant Boult Cummings LLP
 - Jim Murphy, Bradley Arant Boult Cummings LLP

Public Comment

Approval of Minutes

1. October 11, 2023, Minutes of the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees
 - Adams and Reese LLP December 5, 2023, memo; received December 11, 2023
 - Adams and Reese LLP recommended specific motion and staff affidavits
2. November 8, 2023, Minutes of the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees

Chair's Report

Bobby Joslin

Operations Committee Chair

Items for Approval

December 13, 2023

- Amendment to Contract for On Call Snow & Ice Removal Services

Item for Approval

Daniel B. Brown, C.M.

AVP, Maintenance, Environmental
and Safety

Amendment to Contract for On Call Snow & Ice Removal

Project Description: On-Call snow & ice removal services across the airport campus, including outlying buildings, roadways, garage entrances, parking lots, and aiding in the clearing of the terminal ramps and common use gates (over 1,794,292 sq ft).

Contractor: Grade A Construction

Schedule: Contract Start Date: October 1, 2022
Contract Duration: One 6-month term, with one 6-month renewal
Amendment Period: October 1, 2023 – March 31, 2024

<u>Contract Cost:</u>	Contract Cost Year 1 (FY23)	\$1,300,000
	Contract Cost Optional Year 2 (FY24)	\$1,500,000 NTE
	Estimated Contract Cost 2 years:	\$2,800,000 NTE

Funding Source: Operations and Maintenance (O&M)

SMWBE: Goal: 9.55% MBE and/or WBE
Participation: 9.55% MBE and/or WBE

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

- 1) Accept the proposed amendment to the contract with Grade A for on-call snow and ice removal services, and
- 2) Authorize the Chair and President to execute the proposed amendment for \$1.5M NTE.



- Professional Services Contract for Runway 2L Extension Environmental Impact Statement (EIS)
- Professional Services Contract for On Call Architectural Services
- Construction Contract for Taxiway Bravo 5
- Design-Build Contract for Virtual Ramp Control Implementation CGMP 1 of 2

Items for Approval

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

Professional Services for 2L Extension Environmental Impact Statement

Project Description: Phase 1 of 2 to provide analysis and assist the FAA to prepare an Environmental Impact Statement (EIS) to assess and disclose the potential environmental impacts of the Runway 2L Extension and reasonable alternatives.

Contractor: Landrum & Brown, Inc.

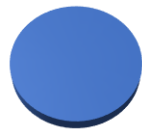
Total Contract Cost:

Phase 1	\$3,500,000 NTE
Phase 2	TBD
Total	TBD

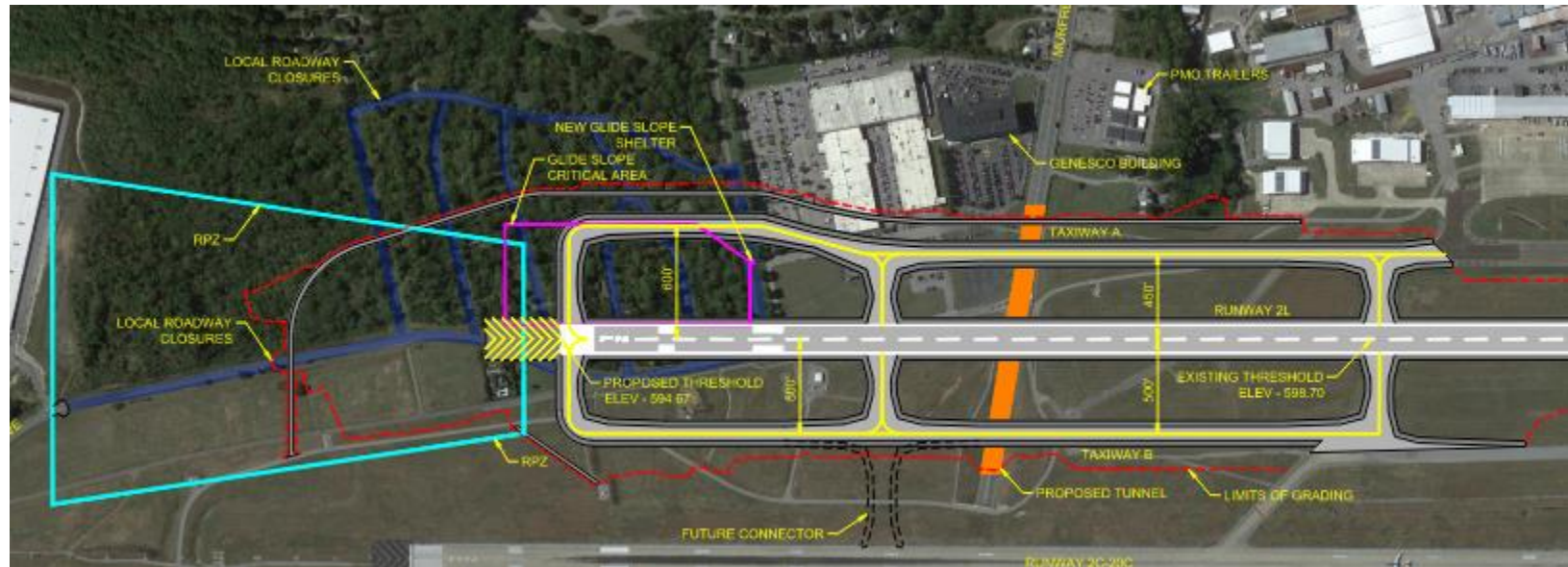
Schedule: Phase 1 Start: January 2024
Phase 1 End: July 2024

DBE: Goal = 7.98%; Commitment = 8.00%

Funding Sources:



■ 100% MNAA



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed Professional Services Contract for the Runway 2L Extension EIS with Landrum & Brown, Inc. for \$3.5M NTE

Professional Services Contract for On Call Architecture Services

Project Description: Provide architectural design services for all capital projects for the next 3 years.

Contractor: Gresham Smith

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)	<u>\$ 5,000,000 NTE</u>
Total:	\$15,000,000 NTE <i>(with 2 renewal options)</i>

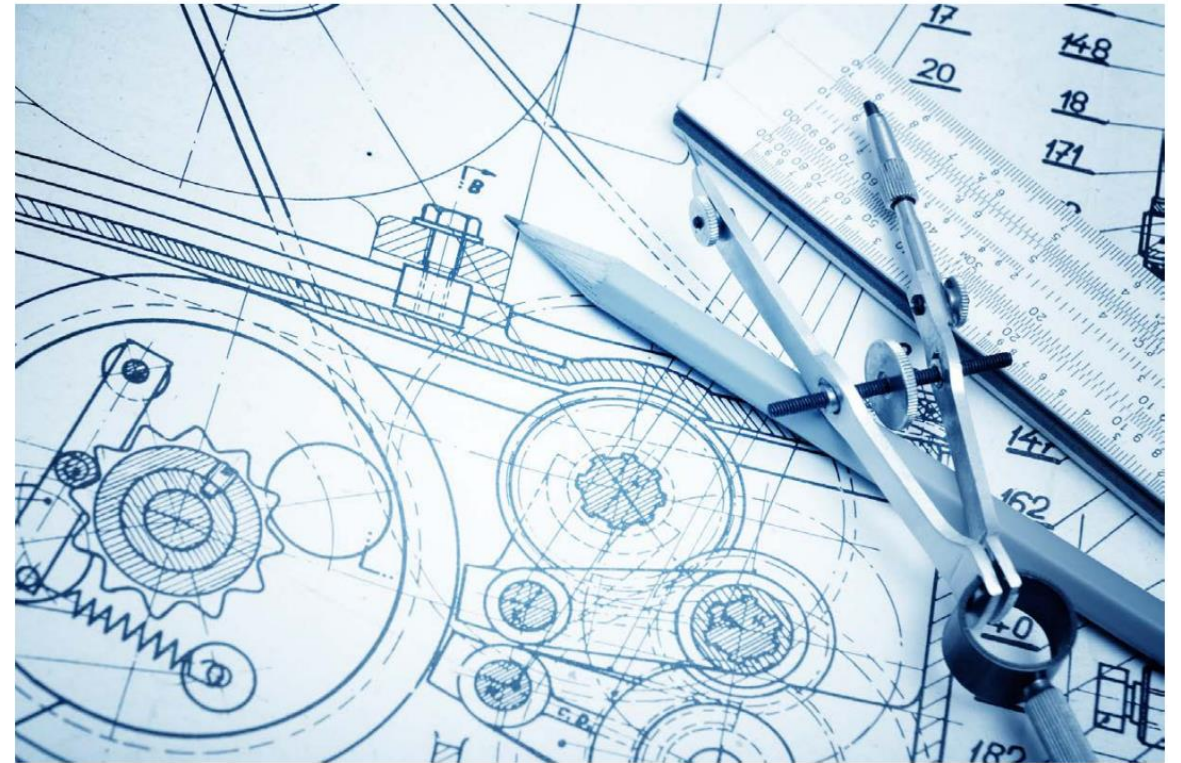
Schedule: December 21, 2023 - December 21, 2026

SMWBE: Goal = 6% MBE/WBE; Commitment = 6% MBE/WBE

Funding Sources:



■ Task by Task



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the On Call Architecture Professional Services Contract with Gresham Smith for \$5M NTE per year.

Construction Contract for Taxiway (T/W) B5 Repairs

Project Description: Replace asphalt at T/W B5 with full depth, full strength concrete. Project includes new markings.

Contractor: Hi-Way Paving, Inc.

Total Contract Cost: \$970,100

Schedule: Contract Start: March 2024
Contract End : April 2024

SMWBE: Goal = 8.17% MBE & 7.15% WBE
Commitment = 8.25% MBE & 7.19% WBE

Funding Sources:



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 Hi-Way Paving, Inc. in the amount of \$970,100.

Design-Build Contract for Virtual Ramp Control Implementation CGMP 1 of 2

Project Description: Provide structural, mechanical and communications infrastructure for the Virtual Ramp Control System and Virtual Ramp Control Room.

Contractor: Hensel Phelps

Total Contract Cost:

CGMP 1 \$5,000,000 (Preconstruction and Construction)

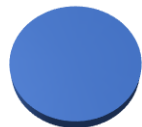
CGMP 2 \$1,000,000 (Furniture, Fixtures and Equipment)

GMP \$6,000,000

Schedule: Contract Start: December 2023
Contract End : October 2024

SMWBE: Goal = 5.33% MBE/WBE; Commitment = 5.33% MBE/WBE

Funding Sources:



■ 100% Airlines



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 Hensel Phelps for the Component Guaranteed Maximum Price #1 of \$5M.

Information Items

December 13, 2023

- Satellite Concourse Performance Update
- 2023 - 2024 Snow and Ice Control Plan
- BNA Development Update (including TDOT/Roadways update)
- JWN Development Update

Information Items

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

October 21, 2023, to December 1, 2023

Gates: 8 gates - 3 common use & 5 Preferential (3 Allegiant, 2 Spirit)

Operating Airlines: Allegiant, Avelo, Contour, Spirit, Sun Country

Operations:

- 24/7/365
- 2,207 operations
- 1,103 departures
- 1,104 arrivals
- 9.4% of aircraft operations have moved to SATCON

Passengers: Estimated 108,627 passengers have departed from Satellite Concourse (SATCON)

Baggage: 33,200+ checked bags

Shuttles: 98,400 shuttle trips between SATCON & Shuttle Station

Satellite Concourse Performance Update

- 5 shuttles optimal performance
- 4.5 min Satellite Concourse to Terminal
- 2.5 min Terminal to Satellite Concourse
- Average roundtrip time 9m 35s
- Passenger pickup approximately every 3 min

2023-24 Snow & Ice Control Plan

- Required by FAA Part 139
 - Airport Snow & Ice Control Committee (SICC)
 - Snow Control Center (SCC)
 - Snow & Ice Control Plan (SICP)
- SICC 2023-24 Planning
 - August 2023: Reviewed and updated of SICP
 - October 2023: SICP reviewed with airlines, concessions and tenants
 - New Guitar Pick area will be utilized for de-ice operations
 - Managed by Interim Ramp Control



BNA Development Update: Visual Arts

- Executed Contract Don Hardin Group for Visual Arts Consulting Services, to:
 - Prepare Arts at the Airport RFQ/RFP's, grant proposals and required annual government forms
 - Coordinates artist selection process, including solicitations, evaluations, contracts and installation/de-installation
 - Maintains MNAA private art collection
- \$152K NTE/year
- 5-year term with 2 renewal options



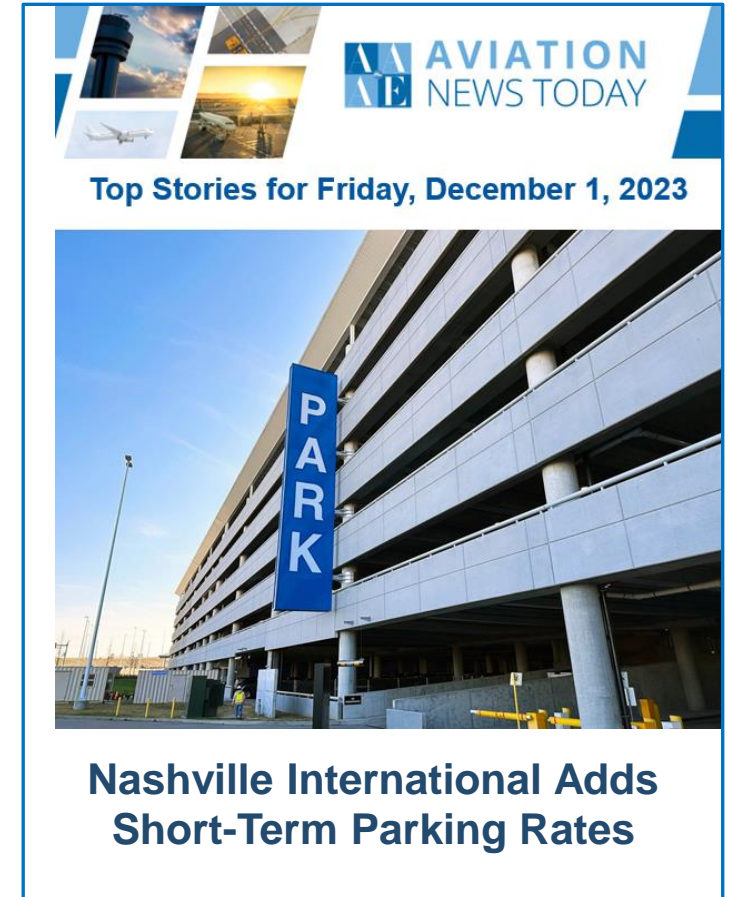
Tre Hardin, Art Curator



Morgan Thompson, Art Curator

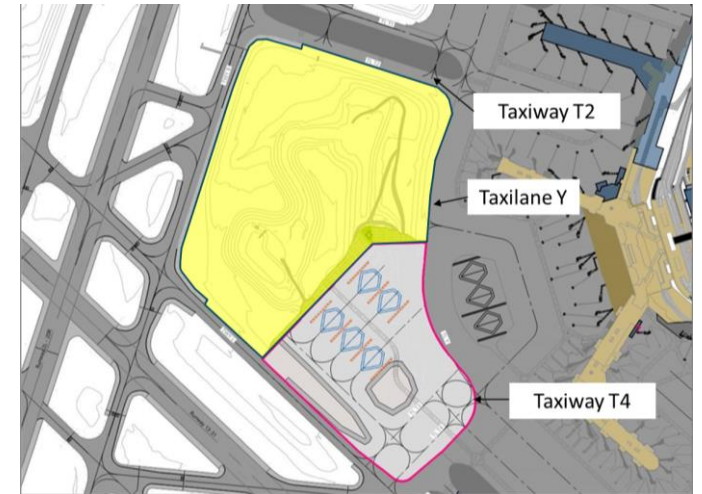
BNA Development Update: Roadways & Parking

- Implemented New Parking Rates December 1, 2023
- Documented 17 actions taken & planned to reduce roadway congestion
 - Shared with Vice Mayor Henderson, Metro Council, TDOT, Media
- Donelson Pike Acceleration (TDOT)
 - Draft change order received December 11, 2023
 - Board approval planned for January 2024
- Exit 216A Widening (TDOT)
 - Collecting information requested by TDOT
 - Board approval planned for February/March 2024



BNA Development Update: December 4th Visit to Southwest

- Southwest concurs with:
 - Building a Centralized Ramp for aircraft to Remain Over Night (RON) and to expedite aircraft deicing
 - Building a combined Multi-purpose/Air Freight facility (2025)
 - Renting 12,344 sq ft airside ramp space below Concourse D extension plus the open space below the node
 - Increasing employee parking rates to ensure operational cost recovery
 - Leasing 29 gates at the completion of Concourse A (2028)
 - Desired growth to 39 gates
 - Involvement in development of Terminal 2 siting study
 - Determining future jet fuel storage requirements
- Southwest wants to explore building a \$100M hangar on the westside of the airfield to support simultaneous maintenance of 3 x 737's
 - Will require Airport Authority/State investment to prepare the site



Central Ramp



Multi-purpose/Air Freight Facility



Hangar 1, 12/11/23



North Development, 12/11/23

JWN Development Update

Contour FBO Schedule (*currently ahead of 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

North Development

- ✓ Substantial completion: November 2023
- Parcels 2/3 and 4/5 under construction

2nd FBO Solicitation

- Request for Information (“RFI”) to be issued by December 15, 2023



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

Meeting Adjourned

Items for Ratification

Supplemental Slides

Reviewed November 6, 2023 & 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)

July – October Board Actions (Operations Committee)

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 MNAA 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

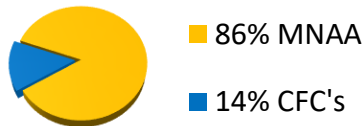
Term: 1 year

Schedule:

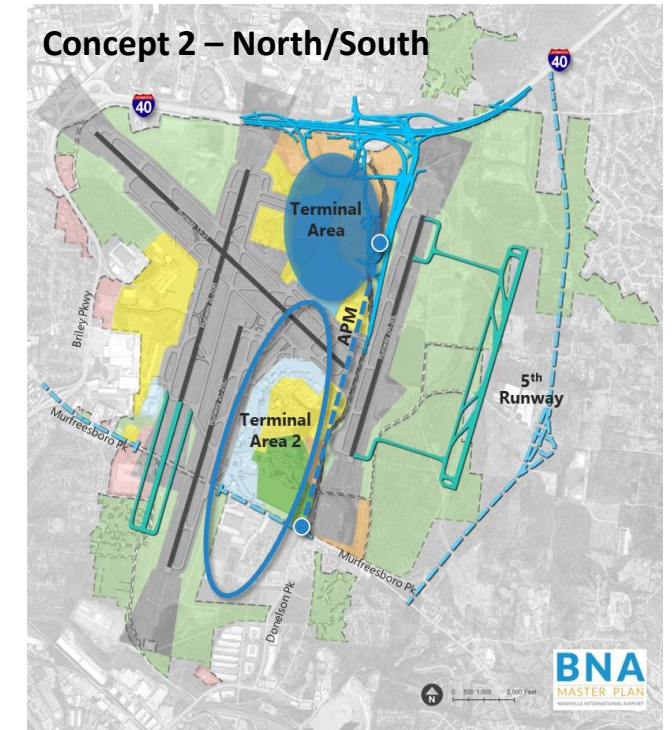
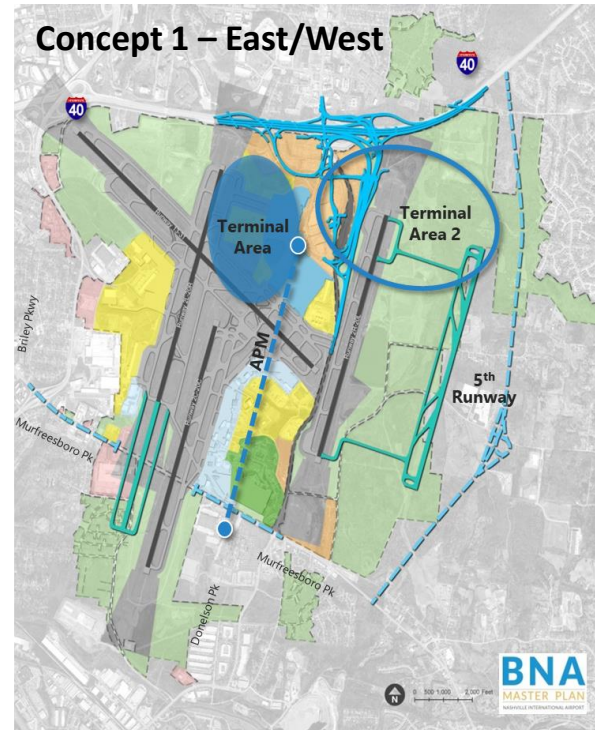
Contract Start: August 16, 2023

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)	<u>\$ 5,000,000 NTE</u>
Total:	\$15,000,000 NTE (with 2 renewal options)

Schedule:

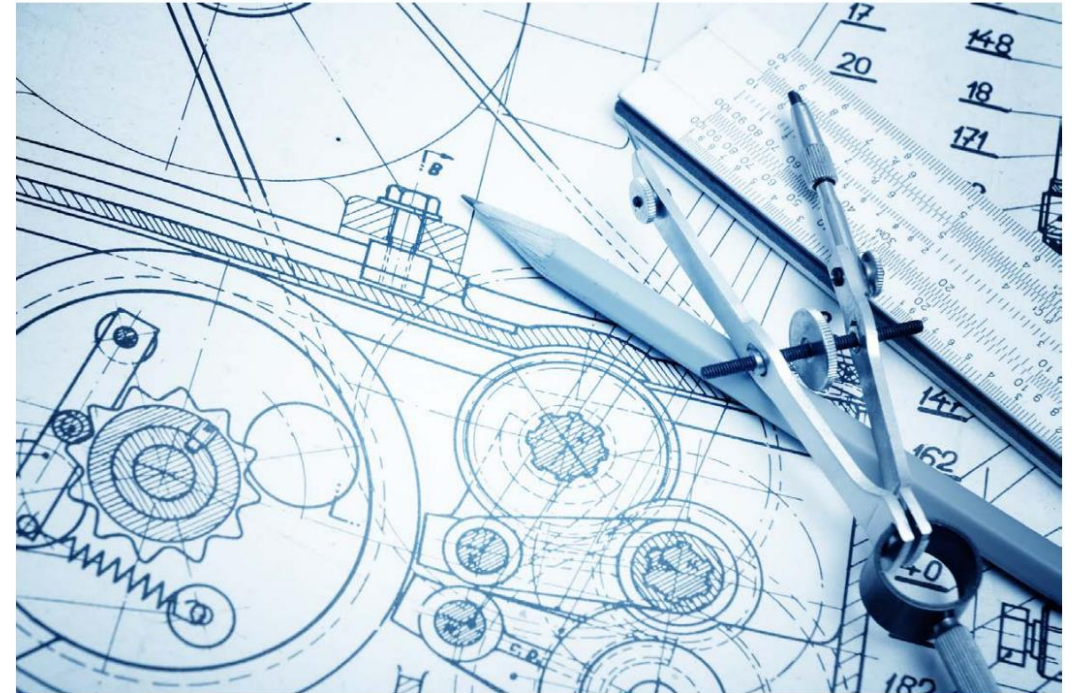
Contract Start: August 16, 2023

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

<u>Contract Cost:</u>	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)

Contract Cost:	<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

<u>Contract Cost:</u>	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)	<u>\$ 5,893,033 <i>(estimated)</i></u>
	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)	<u>\$ 6,497,069 <i>(Option Year 2)</i></u>
	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

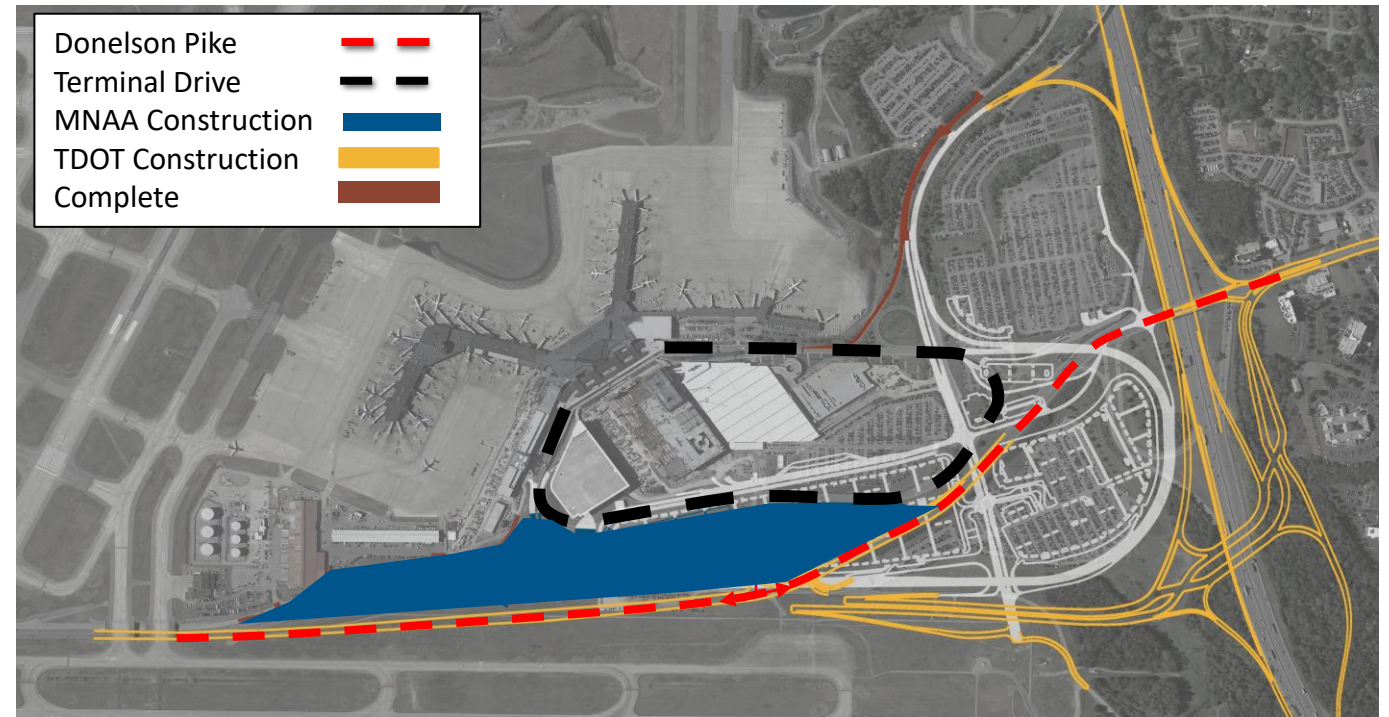
Total Contract Cost: \$23,759,322.50

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

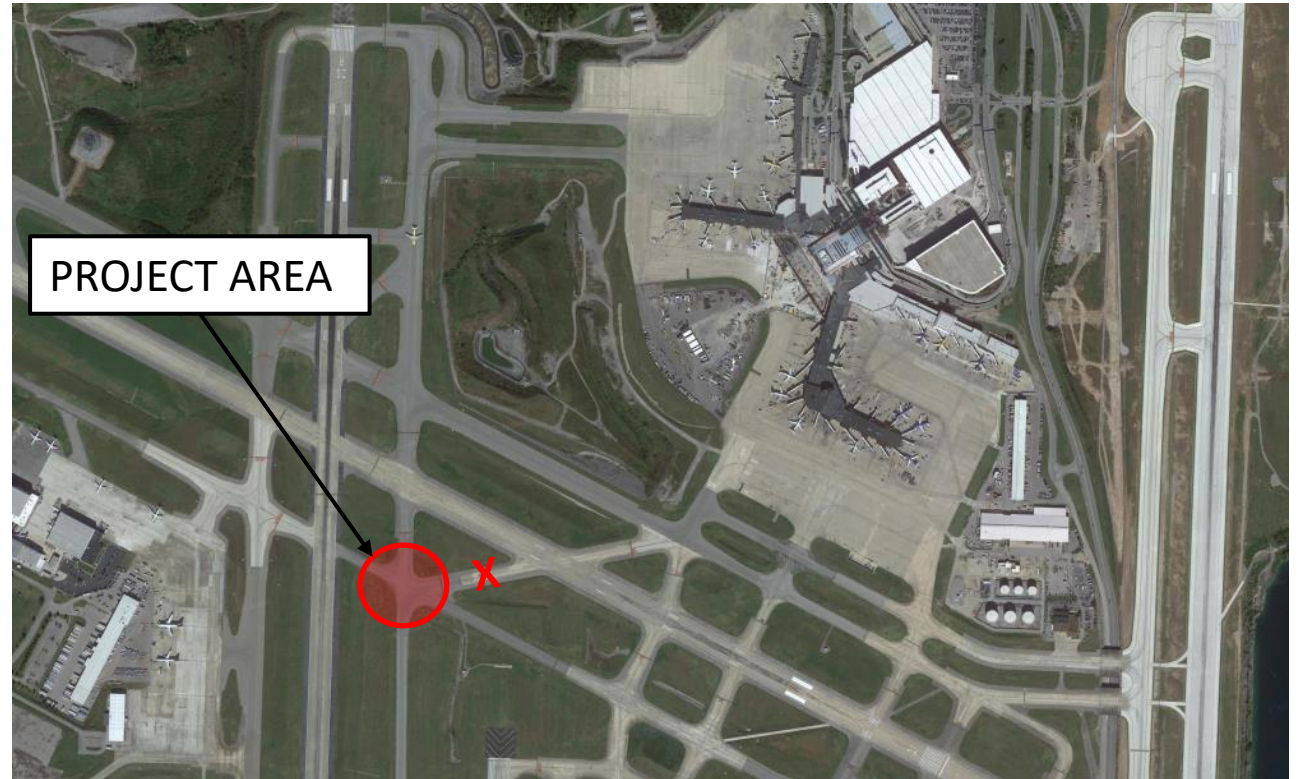
Contract End: July 2024

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)

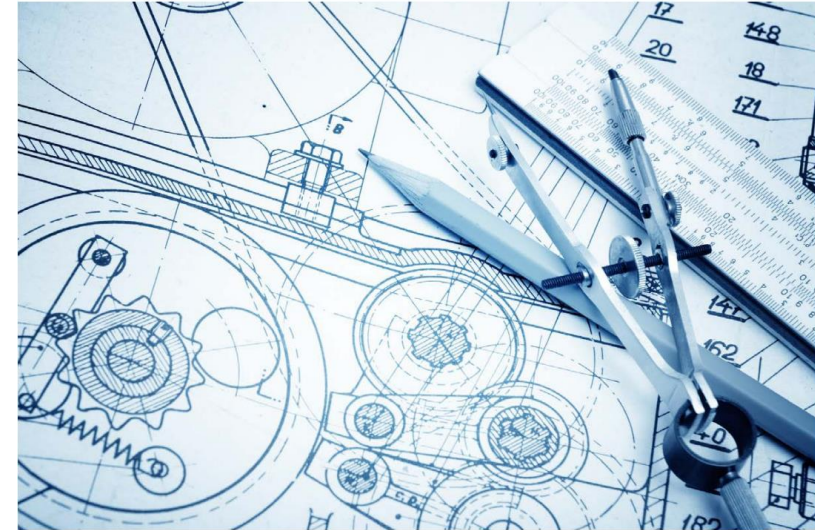
Total Contract Cost: \$8,700,000 NTE Annual Aggregate (per year)

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.

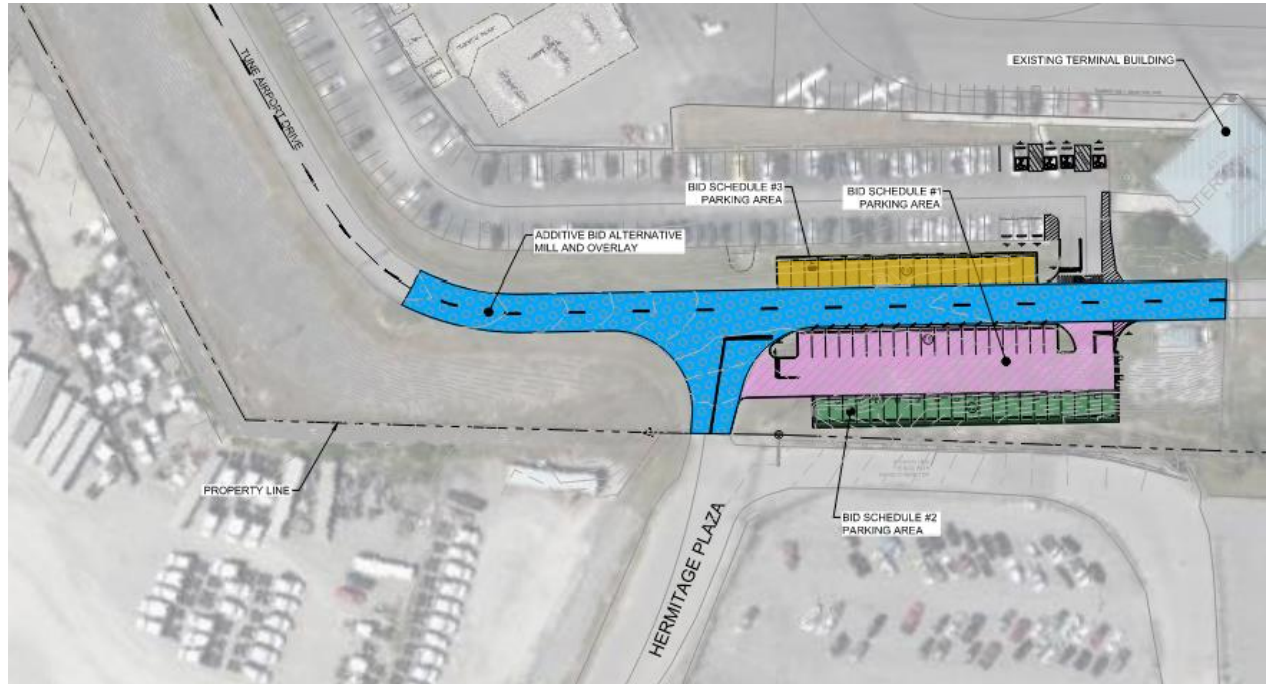
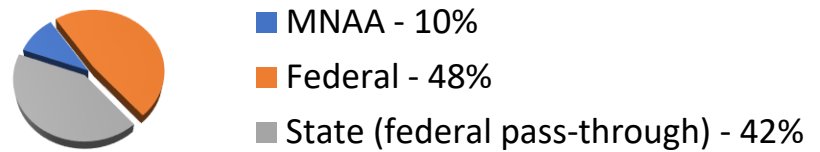
Total Contract Cost: \$1,582,781.25

Schedule:

Contract Start: November 2023

Contract End : June 2024

Funding Sources:



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.