

# 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. MNA 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. MNA 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 MNA only received 1 SOQ for that category and after reviewing, the Selection Committee determined the response was not sufficient to award. MNA 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.

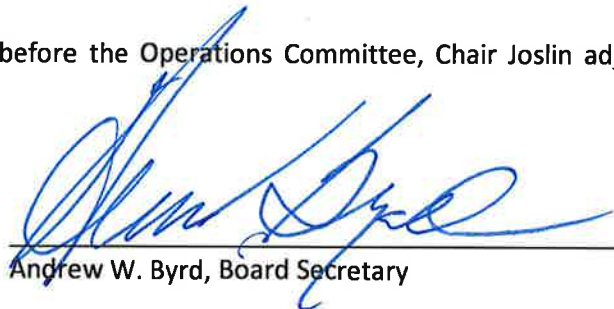
President Kreulen reported that all the Satellite Concourse shuttles have arrived and are now wrapped and presented a picture of the wrapped shuttles. Driver training should start soon to get to/from the satellite terminal. Commissioner Granbery asked if the Commissioners would be able to tour the Satellite 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