

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



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Date/Time: Wednesday, February 12, 2025, at 9:00 a.m.

Place: Nashville International Airport – Tennessee Board Room

Operations Committee Members: Jimmy Granbery, Committee Chair  
Bobby Joslin, Committee Vice Chair  
Nancy Sullivan

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I. CALL TO ORDER

II. PUBLIC COMMENTS

No requests for public comment received to date. Deadline is February 10, 2025, at 9:00 a.m.

III. APPROVAL OF MINUTES

January 8, 2024 Minutes of the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees

IV. CHAIR'S REPORT

V. ITEMS FOR APPROVAL

1. CGMP2 for Central Ramp Expansion (Enabling & Processing of Fill)
2. Professional Services Contract (Design) for Northeast Employee & Valet Parking Lot
3. Professional Services Contract for BNA Master Plan
4. On-Call Contracts for Clearing, Grubbing and Tree Removal Services
5. Contracts for Landscape Maintenance and Services
6. Arts at the Airport Foundation Board Member Reappointments

VI. INFORMATION ITEMS

1. BNA Development Update
2. JWN Development Update

VII. ADJOURN

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



Date: January 8, 2025

Location: Metropolitan Nashville Airport Authority  
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

Bobby Joslin, Committee Vice Chair; Nancy Sullivan

Committee Members Absent:

Jimmy Granbery, Committee Chair

Other Board Members Present:

Joycelyn Stevenson, Glenda Glover, and Glenn Farner

MNAA Staff & Guests Present:

Doug Kreulen, Cindy Barnett, Lisa Lankford, Trish Saxman, Marge Basrai, Kristy Bork, John Cooper, Kristen Deuben, Chief Findlen, Adam Floyd, Traci Holton, Eric Johnson, Carrie Logan, Rachel Moore, Ted Morrissey, Stacey Nickens, Brandi Porter, Josh Powell, Robert Ramsey, Davita Taylor, and Puneet VEDI

## I. CALL TO ORDER

Vice 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 January 3, 2025.

## II. PUBLIC COMMENT

Vice Chair Joslin stated there were no public comment requests received.

## III. APPROVAL OF MINUTES

Vice Chair Joslin asked for a motion to approve the minutes from the December 11, 2024 Operations Committee meeting. Commissioner Sullivan made a motion and Vice Chair Joslin seconded the motion.

Vice Chair Joslin asked Ms. Saxman for a roll call:

Vice Chair Joslin - Yes

Commissioner Sullivan - Yes

The motion passed with a vote of 2 to 0.

IV. VICE CHAIR'S REPORT

Vice Chair Joslin had no Vice Chair's report.

V. ITEMS FOR APPROVAL

1. New Horizon II Program Scope and Budget

President Kreulen presented the background on the New Horizon Program Scope and Budget. In October 2021 the New Horizon concept was introduced to the Board and in August 2024 the Board approved dividing the Program into New Horizon I and New Horizon II and approved the New Horizon I Scope and Budget of \$1.62B.

When approved in August 2024 the Board gave MNAA staff homework to perform a financial analysis to go beyond Horizon I and focus on the landside improvements. At the October 2024 Board Retreat, MNAA staff presented landside requirements of New Horizon II. The MNAA Finance team hosted a financial summit reviewing the data from BNA Vision I and II and New Horizon I and the anticipated cost of New Horizon II, which proved MNAA has the financial strength to take on that challenge. This is something the Airport Authority and MNAA staff should be very proud of. MNAA is now on the 4<sup>th</sup> large capital development program and finishing up Vision II. New Horizon I is under construction now and we are getting close to the landside construction of New Horizon II.

The MNAA Finance team believes the budget for New Horizon II will be \$1.337M and MNAA will be strong enough to pull it off without any issues. Operationally we would like the Board to approve the outline for the Scope and Budget for New Horizon II.

As part of Horizon II, the roadwork is about \$300M. As a result of the modeling that we have done, it requires additional overpasses to control the flow of traffic in and out of BNA, a seventh lane on the terminal loop, and also widens the roads that exit the three different levels to make the merge a little easier. Behind this garage we will build another garage that will have 3K spaces, which was discussed at the Board Retreat. On the Northeast quadrant of BNA, we will add a new surface parking lot, with 5,000 spaces initially and expandable to 7,500. A new Rental Car Facility (CONRAC) will be built next to the garage, and that will replace the current one. MNAA has done

initial estimates, and 10% bridging documents and cost estimates will verify that we are good. We believe we can accomplish New Horizon II using the same program and project percentages for contingencies that we have used on the previous 3 programs and successfully execute these 4 large programs coming up over the next many years finishing in 2028/2029 time period.

Operationally, this will give the Airport Authority the ability with New Horizon I to complete everything airside with 70 gates operational and everything in front of us on the landside to grow this current terminal road and capacity to go from 25M passengers to 40M passengers. These are the critical items that we find necessary to start moving on now so that in 2028/2029 we deliver all of these projects.

President Kreulen requested that the Operations Committee recommend to the Board of Commissioners that it accept the proposed New Horizon II Program Scope and Budget of \$1.34B and authorize the President and CEO to proceed with New Horizon II Program execution.

Commissioner Farner inquired how to respond when asked about the timeline of the projects. President Kreulen replied once TDOT moves Donelson Pike out of our way, which is scheduled to be completed later this year, we are following behind them demoing old Donelson Pike towards I-40. This will allow us to take a 1-mile, 2-lane terminal roadway system and expand it to a 2-mile oval, 6 lanes, 7 lanes in some places, to be able to handle 40M passengers. The Development team is meeting with TDOT to fix the two problem areas, getting on to airport property from I-40 and exiting the airport to I-40. These are two issues we do not have solutions for yet. We have to move old roads out of the way to build new roads. We have a beautiful drawing that we present to the community. In 2017 the Board asked that we communicate to the customers what we are planning. So far, we have not shut down one day in the last 7 years. Commissioner Farner replied his general response is that once the state completes its project, that will give us the ability to build what we have planned. President Kreulen replied the tough thing for us is that when the state moves their road out of the way and opens the new intersection, they leave us the old stuff, so we have to demo the old stuff before building new roads. The Board approved a \$6M incentive for TDOT to complete within a year.

Commissioner Glover asked if the 10% contingency was already built into the budget. President Kreulen replied yes and pointed to the New Horizon II Cost Summary diagram showing the \$1.269B has \$115.3M in project contingencies, and below there is an additional program contingency of \$65M in the yellow highlight, so there is about \$180M to make sure we can be flexible to make different decisions. Commissioner Sullivan asked if the financial analysis includes the contingency. President Kreulen replied yes, the financial analysis includes the contingency and as it goes forward the Finance team will want to know what the burn rate is to determine when to go to market. The financial analysis shows \$4,492,008,000 is what is in the programs, and we will have good debt coverage and savings and still be able to do what we are doing assuming we hit our normal growth patterns.

Vice Chair Joslin made a motion and Commissioner Sullivan seconded the motion.

Vice Chair Joslin asked Ms. Saxman for a roll call:

Vice Chair Joslin - Yes

Commissioner Sullivan - Yes

The motion passed with a vote of 2 to 0.

## VI. INFORMATION ITEMS

### BNA Development Update

President Kreulen stated next week the Board will tour Concourse D Extension where we will go inside and view the record node, concessions, artwork, and the moving sidewalk. We also plan to tour the Concourse A Ramp paving project and the bridge over the old Donelson Pike which will be demolished by the end of January 2025. When we are on the bridge, you will realize you are sitting at the back of the next garage and CONRAC and the location of the new 6 - 7 lane roads. We are 175 days out from opening the new Concourse D Extension.

### JWN Development Update

President Kreulen stated JWN is doing well. Parcel 1, DN LLC, is currently in permitting, awaiting review comments and permit. The Lawrence Hangar had a gate access keypad installed last week.

The V3 Aviation hangar is operational. Jet Access has Parcels 6 and 7 and is pending permit review. Jet Right is pending Line of Sight drawing revisions. MNPD hangar is about 4 – 5 weeks behind due to material and weather and are working on a plan to use surge stone.

President Kreulen stated the closing slide shows the Concourse D Extension which the Board will tour after next week's Board meeting.

Vice Chair Joslin stated 15 years ago where BNA was and where it will be in another 15 years is something everyone should be proud of. He does not believe there will be another construction project for the State of Tennessee that will top what we have done. Back then the Board was worried about \$1.2B. Vice Chair Joslin congratulated Ms. Marge Basrai, CFO, and commented on what an awesome job she has done for MNA. Vice Chair Joslin also thanked Ms. Traci Holton, VP, New Horizon and Mr. Robert Ramsey, CDO, for the great work they have done.

Vice Chair Joslin wished Ms. Cindy Barnett, Board Counsel, a Happy Birthday.

President Kreulen concluded the presentation of the informational items.

VII. ADJOURN

There being no further business brought before the Operations Committee, Vice Chair Joslin adjourned the meeting at 9:19 a.m.

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Andrew W. Byrd, Board Secretary

# STAFF ANALYSIS

## Operations Committee

Date: February 12, 2025

Facility: Nashville International Airport (BNA)

Subject: Progressive Design-Build CGMP 2 of 4 for Central Ramp Expansion  
Project No. 2501

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### I. Recommendation

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

- 1) accept the proposed Amendment 1 for Component Guaranteed Maximum Price #2 (CGMP2) for enabling efforts and material processing related to the Progressive Design-Build contract at Nashville International Airport, and
- 2) authorize the Chair and President and CEO to execute the proposed amendment with Kiewit for \$20,600,000.

### II. Analysis

#### A. Background

Since 2017, BNA Vision and the BNA New Horizon Program have provided infrastructure and expansion to support the ever-increasing passenger volume growth at BNA, which continues to outpace previous projections. Remain Overnight (RON) aircraft parking, used for evening aircraft arrivals that are not scheduled to depart until the following day, is a critical component of an airline's daily operations, especially at a large hub airport. Currently, BNA offers eleven (11) RON parking positions on the terminal ramp, while the daily demand is at least eighteen (18) parking positions. BNA also relies on the ramp space used for RON aircraft parking positions for deicing during the winter months and is experiencing a shortage of space. While BNA currently offers seven (7) deicing positions, four (4) of these will be displaced by Concourse A Reconstruction in 2027. Three (3) deicing positions will remain, while demand is expected to increase to ten (10).

MNAA identified the land depression east of the existing terminal apron between Taxiways T4, L, B, and T2 and the existing Central Ramp (also known as the "guitar pick") as the preferred location for a ramp expansion to provide needed RON aircraft parking positions and deicing areas. The selected location offers an opportunity for a phased approach for potential future expansion. Central Ramp Expansion - Phase 1 shall consist of seven (7) aircraft parking positions for RON and deicing.

The Progressive Design-Build contract establishes a Guaranteed Maximum Price (GMP) at a date in the future based on 100% design drawings. For schedule purposes, and to fast-track the project, "component" GMPs (CGMPs) are utilized to provide for early start of critical path items. On August 21, 2024, the Board approved the selection of Kiewit and CGMP1 for design, preconstruction phase

services, construction phase services and percent fee for the entire project. CGMP2 includes enabling efforts and processing of fill material. Future CGMP3 will include fill placement and drainage infrastructure. Future CGMP4 will consist of the remaining pavement, lighting, and pavement markings.

**B. Impact/Findings**

MNAA SMWBE Goal:	7.65% MBE and 5.51% WBE
Kiewit SMWBE Participation:	7.65% MBE and 5.51% WBE
Contract Start Date:	August 2024
Duration of Contract:	1,130 Calendar Days
Contract Completion Date:	September 30, 2027
Component Guaranteed Maximum Price 1	\$28,821,386
Component Guaranteed Maximum Price 2	\$20,600,000
Component Guaranteed Maximum Price 3	TBD
<u>Component Guaranteed Maximum Price 4</u>	<u>TBD</u>
Estimated GMP	\$150,000,000
Funding Source:	MNAA CIP, allocated to the Airlines through the Rates & Charges Model

**C. Strategic Priorities**

- Plan for the future

**D. Options/Alternatives**

**Do Nothing:** The “Do Nothing” option will result in BNA’s inability to provide RON and deicing aircraft parking positions in the terminal area, ultimately resulting in departure delays and restricted capacity for airport operations.



# STAFF ANALYSIS

## Operations Committee

Date: February 12, 2025  
Facility: Nashville International Airport (BNA)  
Subject: Professional Services Contract for Northeast Employee/Valet Parking Lot - Design  
Project No. 2553

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### I. Recommendation

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

- 1) Accept the proposal by Garver for the design of the Northeast Employee/Valet Parking Lot, and
- 2) Authorize the Chair and President and CEO to execute the proposed professional services contract with Garver for \$2,200,000 NTE.

### II. Analysis

#### A. Background

This project consists of the design of a 5,000-space parking lot for employees and valet services located in the northeast corner of Nashville International Airport property. The new lot will have direct access to the terminal via an extension of Fly Nashville Way and include infrastructure for bus access, security fencing, lighting, security cameras, and a valet support services building with restrooms. The new access road will consist of 2 lanes with shoulders and include roadway lighting and grading to tie into existing Fly Nashville Way.

Garver will be providing design, bidding and construction administration services for the project as a supplemental, project-specific contract to their On Call Engineering services approved by the Board of Commissioners on August 16, 2023.

#### B. Impact/Findings

MNAA SMWBE Goal:	6.56% MBE and/or WBE
Garver SMWBE Participation:	6.56% MBE and/or WBE
Contract Start Date:	February 2025
Duration of Contract:	680 Calendar Days
Contract Completion Date:	December 2026
Total Contract Value	\$2,200,000 NTE

Funding Source:

100% MNAA

**C. Strategic Priorities**

- Plan for the future

**D. Options/Alternatives**

**Do Nothing:** The “Do Nothing” option will result in BNA’s inability to provide adequate employee parking and customer parking in the existing employee lot at Murfreesboro Road, as well as limit valet services ability to expand capacity for stored vehicles.

# STAFF ANALYSIS

## Operations Committee

Date: February 12, 2025  
From: Nashville International Airport (BNA)  
Subject: Professional Services Contract for Master Plan Consulting Services

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### I. Recommendation

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

- 1) Accept the Professional Services Contract with Landrum & Brown, Inc for the BNA Master Plan.
- 2) Authorize the Chair and President and CEO to execute the proposed contract for \$7M NTE.

### II. Analysis

#### A. Background

A Master Plan for BNA was completed in 2020, and the Airport has since outpaced the forecast and all planning activity levels. The Federal Aviation Administration (FAA) Airport Improvement Program (AIP) requires airports to have an FAA accepted Master Plan and FAA approved Airport Layout Plan (ALP) that meets FAA Advisory Circular 150/5070-6 requirements and identifies the airport's future needs. In accordance with 49 USC 47107(a)(17) and the Brooks Act (1972), this was solicited by a Request for Qualifications (RFQ), a qualifications-based selection for obtaining professional services.

The scope of the Master Plan for BNA includes analyzing the current airport inventory, developing aviation demand forecast, developing facility requirements for airside and landside, developing terminal and airfield alternatives evaluation, environmental overview, airport development implementation plan, airport financial plan, stakeholder engagement, and airport layout plan.

On November 4, 2024, Statements of Qualifications ("SOQs") were solicited through a Request for Qualifications ("RFQ") for the above referenced project.

On December 20, 2024, three (3) SOQs were received. The SOQs were from Landrum & Brown, Inc; Ricondo & Associates, Inc; and Strategic Planning Services.

On January 8, 2025, the Selection Committee comprising of staff from Planning, Operations, Engineering, Real Estate and Finance scored the firms based on the capability to perform the project aspects and recent experiences in comparable airport projects, key personnel's experience and qualifications, experience of the subconsultants, understanding of the project's potential challenges, and DBE participation.

The Selection Committee shortlisted Landrum & Brown, Inc. and Ricondo & Associates, Inc for

interviews. Interviews were conducted on January 16, 2024. Teams were asked to present on experience in noise modeling and AGIS FAA acceptance, managing of Team Members, validation and incorporation of completed studies for BNA into the Master Plan, their project management and quality assurance approach, and to elaborate on their DBE participation for the project. A summary of scores for SOQ evaluations and interviews is listed below:

<b>SUMMARY SHEET FOR CONSULTANT SELECTION</b>			
<b>Interviewed Firms</b>	<b>Landrum &amp; Brown, Inc.</b>	<b>Ricondo &amp; Associates, Inc.</b>	<b>Strategic Planning Services</b>
SOQ Total	457	436	373
Interview Total	187	100	Not interviewed
<b>Selection Process Total</b>	<b>644</b>	<b>536</b>	

Landrum & Brown, Inc. was selected based on the SOQs and Interview. During the interview, Landrum & Brown provided high level of specificity to the Selection Committee in their responses to the following:

- Their proposed Team’s holistic knowledge, experience, and established third party/stakeholder relationships utilized in the development and delivery of airport Master Plans;
- Their commitment in project transparency through collaboration, implementations, and monitoring methods to achieve and provide Owner deliverable acceptances; and
- Their approach to mentor and provide financial growth opportunities to the DBE firms.

**B. Impact/Findings**

DBE Goal: 9.53%

DBE Participation Level: 18%

Anticipated Contract Start Date: March 3, 2025

Duration of Contract: 24 months

Contract Completion Date: Feb 28, 2027

Contract Cost: \$7 million NTE

Funding Source: BIL AIG 75% and MNAA 25%

**C. Strategic Priorities**

- Plan for the Future

- Prepare for the Unexpected

#### **D. Options/Alternatives**

Do nothing: The “Do-Nothing” option will result the Authority’s inability to plan for the future of Nashville International Airport.

# STAFF ANALYSIS

## Operations Committee

Date: February 12, 2025

Facility: Nashville International Airport

Subject: On-Call Contracts for Clearing, Grubbing and Tree Removal Services

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### I. Recommendation

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

- 1) Accept the proposals submitted by the two vendors selected, Queens Tree Services and BC Mason Group, for the On-Call Clearing, Grubbing and Tree Removal Services Contract NTE \$1M annually, and
- 2) Authorize the Chair and President and CEO to execute the contracts for \$1M NTE each.

### II. Analysis

#### A. **Background**

The Maintenance Department On-Call Clearing, Grubbing and Tree Removal Services Contract is needed to ensure that the several thousand acres of land owned by the Airport Authority are maintained and safeguarded against environmental or safety concerns such as bird and other wildlife attractants or obstructions that violate FAA airspace directives and endanger the flight operations for aircraft. The selected contractors will perform and provide all labor, materials, transportation, services, and equipment necessary and reasonably incidental to perform requested services at both the Nashville International and John C. Tune airports.

The former Engineering Department Contract for On-Call Clearing, Grubbing and Tree Removal Services expired on December 31, 2024 with the final year of the Contract totaling approximately \$1,000,000.

On November 15, 2024, a Request for Proposal (RFP) for the On-Call Clearing, Grubbing and Tree Removal Services Contract was published. On November 22, 2024, a pre-proposal meeting was held with 11 attendees.

Two proposals were received on December 16, 2024. Proposals were evaluated on January 9, 2025, based on the following scoring criteria:

- Qualifications of the Proposer
- Experience
- Cost of proposed services
- SMWBE Participation

Award to both contractors, Queens Tree Services and BC Mason Group, is recommended based on the scores:

Queens Tree Services	237
BC Mason Group	189

**B. Impact/Findings**

MNAA SMWBE Goal: 9.26% MBE and/or WBE  
Queens Tree Services Participation: 9.26%  
BC Mason Group Participation: 9.26%  
Contract Start Date: March 1, 2025  
Duration of Contract: One year, plus four one-year options  
Contract Completion Date: January 31, 2030 (with options)  
Annual Cost Estimate: \$1M NTE per Contract year for each contract (Total \$2M NTE)  
Funding Source: 10% Operations and Maintenance (O&M); 90% Capital (CIP)

**C. Strategic Priorities**

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

**D. Options/Alternatives**

Do Nothing: The “Do Nothing” option will result in BNA not having the proper support system in place to ensure environmental or safety concerns such as bird and other wildlife attractions or obstructions that violate FAA airspace directives and endanger the flight operations for aircraft are timely addressed.

## STAFF ANALYSIS

### Operations Committee

Date: February 12, 2025

Facility: Nashville International Airport

Subject: Contracts for BNA Landscape Maintenance and Services – Packages A (Garages, Parking Lots, Treatment Ponds/Retention Ponds), B (Facilities) and C (Road Frontages)

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#### I. Recommendation

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

- 1) Accept the proposals submitted for BNA Landscape Maintenance and Services by:
  - a) Travis Lawns for Contract Package A (Garages, Parking Lots, Treatment/Retention Ponds),
  - b) Dreamscape Landscape Service for Contract Package B (Facilities), and
  - c) Rotolo Consultants, Inc., for Contract Package C (Road Frontages).
- 2) Authorize the Chair and President and CEO to execute the contracts for the amounts contained herein.

#### II. Analysis

##### A. Background

The Maintenance Department Landscape Contracts are needed to ensure that the 255 plus acres of land owned by the Airport Authority that are to receive landscaping services are maintained, uniform and neat in appearance for the travelling public and other Airport users. The selected contractors will perform and provide all necessary management, supervision, personnel, labor, materials, and equipment necessary to perform all landscape maintenance, turf maintenance, irrigation maintenance and chemical application services in the following locations:

##### Package A

###### Garages / Parking Lots:

1. Terminal Parking Lot A
2. Economy Parking Lot B
3. Economy Parking Lot C
4. Cab Holding Area
5. Transportation Network Company (TNC) Lot
6. Valet Discrete Access Parking Lot
7. Terminal Parking Garages 1 and 2



- a. Terminal Garage 1: 5th Floor Courtyard/Plaza in front of the Admin Building
- b. Terminal Garage 2: Ground Transportation Center
- c. Terminal Garage 2: Hotel Garage Ground Level Beds
- 8. CONRAC
- 9. BNA Express Lot/R4 Parking Lot (may be divided into two lots during the Contract term period)
- 10. Employee Parking Lot

Detention Ponds / Bioswales:

- 1. Detention pond located at the Valet Discrete Access Parking Lot
- 2. Westside detention pond off Air Freight Boulevard near Hangar 42 and behind new Hangar
- 3. Detention pond located at Briley Parkway exit ramp and Airways Boulevard
- 4. Detention pond located at the Mobile Equipment Building at 100 Hangar Court
- 5. Detention pond located at the Employee Parking Lot
- 6. Bioswale located at the Employee Parking Lot

**Package B**

Facilities:

- 1. Terminal
  - a. A-Concourse, including A shop and section called North A-Ramp within the AOA
  - b. Central Utility Plant/D-Concourse
- 2. Multi-Purpose Building located at 931 Airport Service Road, includes section called South C-Ramp within the AOA
- 3. Department of Public Safety (DPS) / Airport Rescue and Fire Facility (ARFF) located at 921 Airport Service Road
- 4. Consolidated Service Facility (CSF) located at 815 Hangar Lane
- 5. Mobile Equipment Building located at 100 Hangar Court
- 6. The CNG Station and Bus Building located at 804 Hangar Lane.
- 7. Gassaway Building located at 612 Hangar Lane
- 8. Hangar #14 located at 1480 Murfreesboro Pike
- 9. Lot located at 1400 Murfreesboro Pike
- 10. Project Management Office (PMO) located at 1370 Murfreesboro Pike
- 11. Entrance Beside the Methodist Church at 1360 Murfreesboro Pike
- 12. Air Cargo Facilities 1&2 (West side) located off Air Freight Blvd

**Package C**

Road frontages:

- 1. Discrete Access Roadways beginning at the I-40E (Airport entrance ramp including the exit lane, both sides of Terminal Drive) and bridge to I-40W
- 2. Donelson Pike, both sides including the center islands from I-40 to Murfreesboro Road
- 3. Ring Road
- 4. BNA Park and Valet Way Drive located off Terminal Drive

5. Airport Service Road
6. Hangar Lane, including the lot located at 624 Hangar Lane
7. Hangar Court along the fence all the way to BNA Express Parking Lot
8. Pilot towards Olen Taylor Drive on the south side of Pilot Drive
9. Knapp Blvd. West of Donelson Pike
10. Knapp Blvd. East of Donelson Pike to Faircloth Lane
11. The stair step section near the FAA building south of Knapp Blvd. known as ADIA 2R-RW Terrace Hills
12. Briley Parkway exit ramp and Airways Boulevard
13. Vultee Blvd and locations off Jetway Drive
14. Observation lot at Vultee and Air Freight Boulevard
15. Lot between Jetway Drive and Air Freight Boulevard off Vultee Boulevard (in front of Skywest Hangar, includes HiWay Paving lot)

The current Landscape Contract is set to expire on February 28, 2025 with the final year of the Contract totaling approximately \$1,100,000 after a reduction in contract areas currently under construction.

On December 6, 2024, Requests for Proposal (RFP) for the BNA Landscape Maintenance and Services Contract – Packages A (Garages, Parking Lots, Treatment Ponds/Retention Ponds), B (Facilities) and C (Road Frontages) were published. Packages A and B were solicited as Small Business Target Market (SBTM) opportunities. Package C had an MBE/WBE participation goal of 6.51%.

On December 17, 2024, a pre-proposal meeting was held with 13 attendees.

Four proposers provided responses to the three Landscape RPFs on January 20, 2025 -- two proposals for Package A; three proposals for Package B; and three proposals for Package C. On February 4, 2025, the Selection Committee reviewed the proposals and recommend Travis Lawns for Package A, Dreamscape Landscape Service for Package B and Rotolo Consultants, Inc. for Package C, based on:

- Ability to meet the requirements outlined in the RFP's scope of services
- Qualifications/Experience
- Cost of proposed services
- SMWBE/Diversity Plan
- Responsiveness to the RFP
- Project approach

**B. Impact/Findings**

MNAA SMWBE Goal:

- Packages A & B Small Business Target Market
- Package C 5.61% MBE and/or WBE

SMWBE Participation:

- Package A – Travis Lawns Small Business Target Market – SBE
- Package B – Dreamscape Landscape Small Business Target Market – WBE
- Package C – Rotolo Consultants 5.61% MBE

Contract Start: March 1, 2025

Duration of Contract: Three years, plus two, one- year options

Contract Completion Date: February 28, 2030 (with options)

Contract Cost:

	Package A Travis Lawns	Package B Dreamscape	Package C Rotolo	Total
Year 1	\$ 649,573	\$ 325,759	\$ 424,475	\$ 1,399,807
Year 2	\$ 672,308	\$ 335,532	\$ 424,475	\$ 1,432,314
Year 3	\$ 695,839	\$ 345,598	\$ 439,331	\$ 1,480,768
Year 4 (optional)	\$ 720,193	\$ 359,422	\$ 439,331	\$ 1,518,946
Year 5 (optional)	\$ 745,400	\$ 377,393	\$ 454,708	\$ 1,577,500
<b>Total</b>	<b>\$ 3,483,313</b>	<b>\$ 1,743,703</b>	<b>\$ 2,182,320</b>	<b>\$ 7,409,335</b>

Funding Source: Operations and Maintenance (O&M)

**C. Strategic Priorities**

- Invest in BNA
- Plan for the Future

**D. Options/Alternatives**

E. Do Nothing: The “Do Nothing” option will result in BNA not having the proper support system in place to ensure that the 255 plus acres of land owned by the Airport Authority that are to receive landscaping services are maintained, uniform and neat in appearance for the travelling public and other Airport users.

# STAFF ANALYSIS

## Operations Committee

Date: February 12, 2025

Facility: Nashville International Airport

Subject: Arts at the Airport Foundation Board Member Reappointments

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### I. Recommendation

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

- 1) Approve the reappointment of Teri Alea, Asia Allen, Donna Glassford, Leah Sherry Light, Phil Ponder, Martha Profit-Streuli, Hunter Claire Rogers, and Kaleena Sales to the Arts at the Airport Foundation Board of Directors, effective January 1, 2025, with term ending December 31, 2027

### II. Analysis

#### A. **Background**

Pursuant to Tenn. Code Ann. § 42-4-101, *et seq.*, the Metropolitan Nashville Airport Authority (MNA) has the power to do all things necessary to operate a public airport, including strengthening the positive reputation of the Nashville International Airport (BNA) in the community, enhancing the airport environment and the experience of travelers and visitors to BNA through, without limitation, visual and performance art. To accomplish this mission, The Arts at the Airport (AaA) Foundation (Foundation), a general welfare corporation, was created on February 10, 1993, for the purpose of facilitating the visual and performance arts in the airport for the benefit of travelers and visitors to BNA.

The MNA Board has the authority to appoint members to the Foundation Board. The Foundation Board is composed of 15 members, appointed to serve a three-year term. There are no restrictions on the number of three-year terms that a member can serve as long as the MNA Board approves the reappointment.

#### B. **Impact/Findings**

As of December 31, 2024, eight positions are available on the Foundation Board. Nominations for membership are being submitted by the Foundation Board to the MNA Board for approval for the eight positions. Staff support this recommendation. Each of the nominated individuals has a strong interest in the visual and/or performance arts in the Nashville region. They all are recognized civic/business leaders in the community with a field of interest or expertise that will have the ability to strengthen and add diversity to the Foundation Board membership. If approved, all nominees would be reappointed to the Foundation Board.

Recommended nominees include:

1. **Teri Alea** is an accomplished arts administrator and public art consultant with over 20 years of experience. As Public Art Program Manager at Arts Huntsville, she leads initiatives such as mural programs and city collaborations on major projects. Previously, she served as Executive Director of Tennessee Craft, advancing handmade craft and supporting artists statewide. Her work with Metro Arts in Nashville included managing multimillion-dollar budgets and developing award-winning public art policies. Teri's expertise spans project management, community engagement, and cultural leadership across Alabama and Tennessee. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
2. **Asia Allen** is a University of Tennessee alumna and is currently a Project Architect in the healthcare studio at Gresham Smith in Nashville, Tennessee. As a minority architect and Nashville native, she is passionate about equity in education for local youth and exposing kids of all backgrounds to architecture and design to bring more diversity and inclusion to the profession. She is a founding member of the Nashville chapter of the National Organization of Minority Architects and currently serves as Vice President. Outside of work you can find her spending time with her family, designing floral arrangements or blogging about all things design and wellness. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
3. **Donna Glassford**, as an arts consultant, has collaborated with planners, architects, and designers on how to infuse art into the design of the building to improve positive experiences public environments. She has broad experience of connecting cultural arts organizations with health care venues and public spaces spans over 30 years. She has served on the boards of Society for the Arts in Healthcare, the Nashville Arts Commission and the Nashville Civic Design Center and produced arts in healthcare conferences in collaboration with MoMA, Sotheby's, and the Society for the Arts in Healthcare and Vanderbilt University Medical Center. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
4. **Leah Sherry Light** is an Arkansas native with an art education and nonprofit leadership background whose upbringing on a communal farm served as a foundational source of inspiration to shape her path leading to her current roles as Executive Director of Turnip Green Creative Reuse, and to serve on the board of directors for Wild Cumberland and Tennessee Women in Green. Sherry is driven by putting her passions into action and dedicating her energy to weaving together the arts, environmental stewardship, equity and accessibility, women's rights, and youth empowerment into all she does. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
5. **Phil Ponder** is a distinguished Nashville-based watercolor artist renowned for his intricate architectural paintings, particularly of iconic structures in Nashville and Middle Tennessee. Over a career spanning more than four decades, he has produced over 700 detailed artworks, employing a unique combination of pen, ink, and watercolor techniques to capture the essence of his subjects. Phil's dedication to documenting the city's architectural evolution has earned him recognition as a visual historian. Beyond his artistic contributions, he has also served as a councilman, further demonstrating his commitment to preserving and celebrating Nashville's rich heritage. He has agreed to be considered for reappointment to the Foundation Board for a three-year term.

6. **Martha (Marti) Profitt-Streuli** is an accomplished educator and artist with over two decades of teaching experience. She has been inspiring students at Hillsboro High School since 2004, where she teaches a range of courses from Art I to AP Studio and IB Visual Arts. Marti holds a Master's in Education from Tennessee State University and a Bachelor's in Painting and Art History from Hunter College, graduating summa cum laude. Fluent in Italian and French, she has also taught art in Lugano, Switzerland, and served as adjunct faculty at Belmont University. Beyond teaching, Marti is passionate about painting, printmaking, travel, dance, and classical guitar. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
7. **Hunter Claire Rogers** earned her degree in French and Politics at the University of Edinburgh in Scotland and the Institute D'études Politiques in Lyon after teaching English in Paris at the Maison d'éducation de la Légion d'honneur. Upon returning to Nashville, she worked with various arts-focused nonprofits and co-founded Fashion Happening Nashville (FHN), showcasing local art and design. She honed her events and communication skills at Big Machine Label Group before becoming the Nashville Fashion Alliance's (NFA) Director of Opportunity. Now the Head of Membership & Communications for Soho House Nashville, Hunter Claire also runs HCR Events and spotlights local arts and fashion communities through RSVP Nashville. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.
8. **Kaleena Sales** is an Associate Professor of Graphic Design and Chair of the Department of Art & Design at Tennessee State University. She is co-author of *Extra Bold: A Feminist, Inclusive, Anti-Racist, Non-Binary Field Guide for Graphic Designers*. Her research on Black culture and aesthetics has been featured in *Communication Arts*, *Printmag.com*, and *Design Observer*. Kaleena regularly presents at design conferences and lectures at art and design programs nationally and internationally. She also serves as Director of Diversity and Inclusion for AIGA Nashville and has advocated for a more inclusive view of design history through her work with AIGA's Design Educators Community. She has agreed to be considered for reappointment to the Foundation Board for a three-year term.

#### C. Strategic Priorities

- Invest in BNA and/or JWN

#### D. Options/Alternatives

The MNAA Board can elect not to approve the submitted recommendations for reappointment to the Foundation Board and request that the Foundation Board present a new slate of nominees for approval.