



Joint Meeting of the MNAA and MPC Operations Committee

December 10, 2025

BNA®

Call to Order

December 10, 2025

Public Comment

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

MNAA Policy ID: 33-007, Public Comment Policy, effective September 8, 2025

No Public Comment Requests Received by Monday, December 8, 2025, 9:00 am

Approval of Minutes

Joint Meeting of the MNAA and MPC Operations Committee

November 12, 2025

Chair's Report

Jimmy Granbery

Operations Committee Chair

Items for Approval

December 10, 2025

- Construction Contract for Northeast Employee / Valet Storage Lot
- Design Contract for Deicing Infrastructure Improvements
- Change Order #1 to Construction Contract for TARI Ph 3.1
- CONRAC/Garage/TARI CGMP 2 of 5 – Mass Excavation, NES Relocation

Items for Approval

Traci Holton, PE, C.M.
VP, New Horizon

Construction Contract for Northeast Employee/Valet Parking Lot

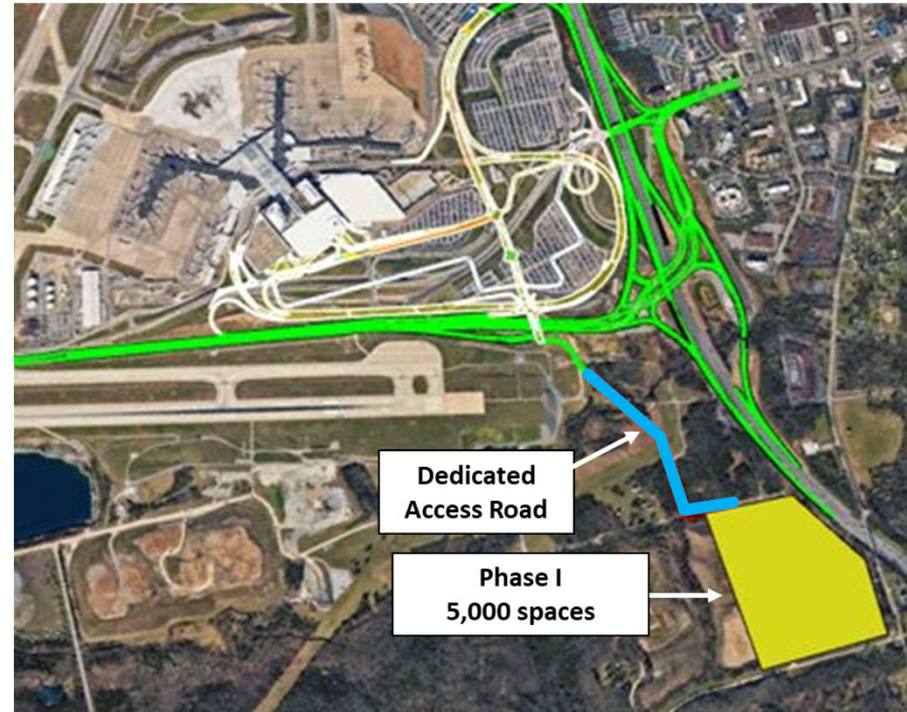
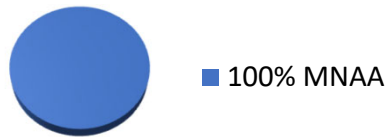
Project Description: Construct 5,000 space surface lot for Employee and Valet staging and dedicated access road

Contractor: Jones Bros. Contractors, LLC

Contract Amount: \$40,935,500

Schedule: Contract Start: December 2025
Contract End: November 2026

Funding Source:



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed construction contract with Jones Bros. Contractors, LLC for \$40,935,500.

Design Contract for Deicing Infrastructure Improvements

Project Description: Design of improvements to infrastructure to store and discharge stormwater runoff contaminated with aircraft deicing fluid and eliminate onsite treatment. Scope includes: convert treatment lagoon to storage, rehabilitate existing storage ponds, replace pumping infrastructure.

Contractor: Garver, LLC

Design Cost: \$558,089

Schedule: Contract Start: January 2026
Contract End: March 2027

Funding Source:



■ 100% MNAA (Airline Facility Fund)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed professional services contract with Garver, pursuant to the On Call Engineering Services contract approved by the Board on August 16, 2023, in the amount of \$558,089.

Change Order #1 to Construction Contract for TARI Ph 3.1

Project Description: Additional scope to expedite the construction of the NES duct bank and construct portion Terminal Drive bypass needed to clear the utilities and traffic from the CONRAC footprint.

Contractor: Civil Constructors, LLC

Total Contract Cost:

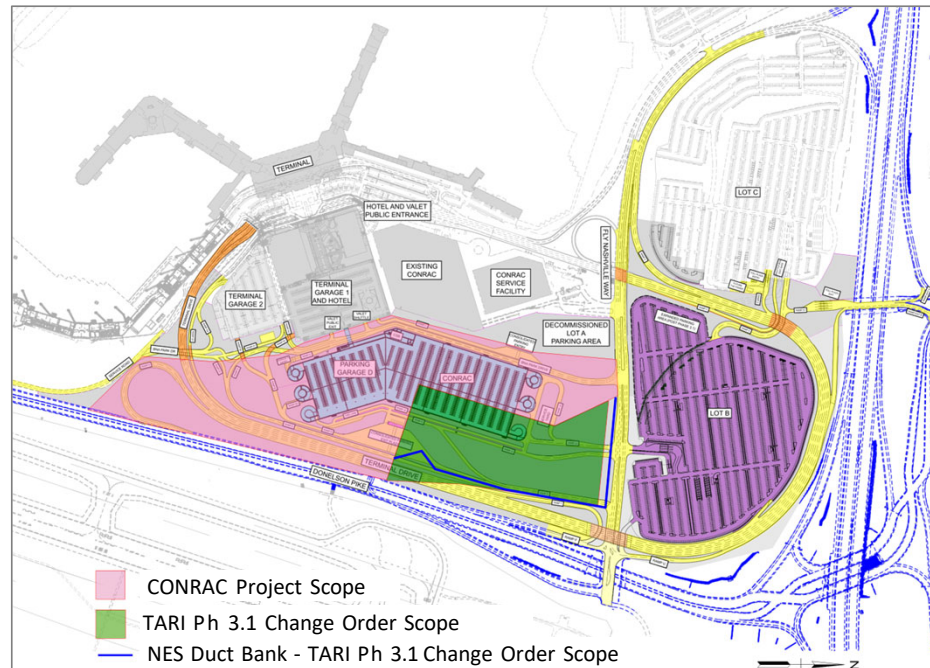
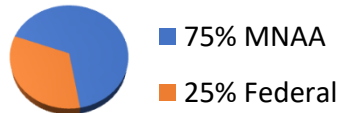
Contract: \$74,303,636

Change Order 1: \$ 5,000,000 NTE

Total Contract Cost: \$79,303,636 NTE

Schedule: Contract Start: May 2025
Contract End: October 2026

Funding Source:



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the Contract Change Order #1 with Civil Constructors, LLC for the not-to-exceed amount of \$5,000,000.

CONRAC/Garage/TARI Ph 3.2 CGMP 2 of 5 – Mass Excavation, NES Relocation

Project Description: Project includes 4 miles of new roads, 3,000 space parking garage and 4,800 vehicle capacity CONRAC. CGMP 2 includes mass grading and utilities.

Contractor: Messer Sundt JV

Total Contract Cost:

CGMP 1 \$ 78,643,118 (Preconstruction)

CGMP 2 \$ 100,000,000 NTE (Mass grading/utilities)

CGMP 3 \$ TBD

CGMP 4 \$ TBD

CGMP 5 \$ TBD

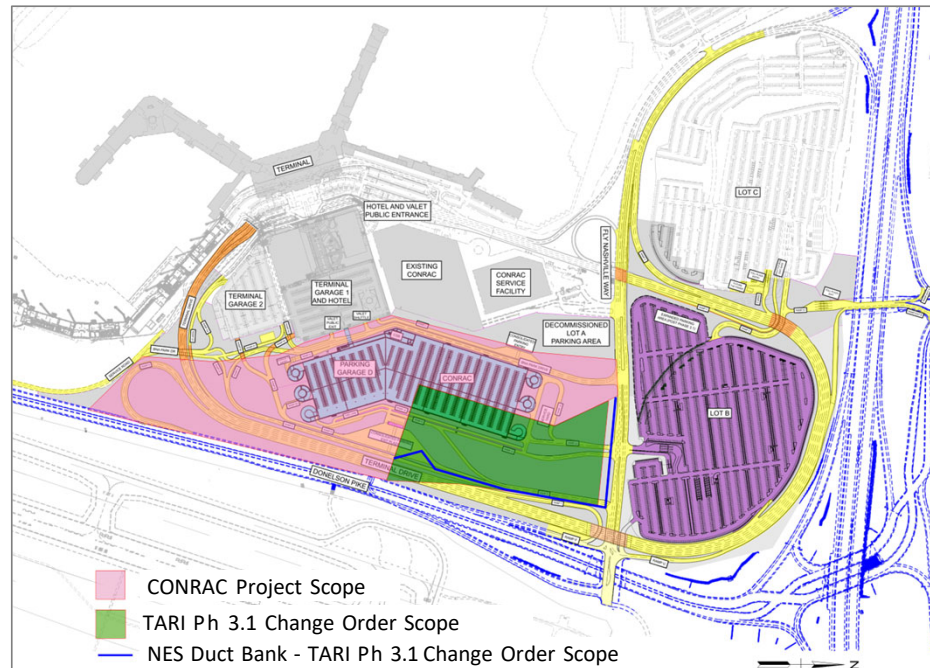
GMP \$ TBD

Schedule: Contract Start: July 2025
Contract End : September 2029

Funding Sources:



■ 50% MNAA
■ 50% CFC



Staff Recommendation: Operations Committee recommend to the Board of Commissioners authorize the Chair and President and CEO to the execute Amendment for Component Guaranteed Maximum Price #2 (CGMP2) for \$100,000,000 NTE.

- Owner's Controlled Insurance Program (OCIP) and Builder's Risk Insurance Coverage
 - CONRAC Program (CONRAC, Garage and TARI Ph 3.2)

Item for Approval

Kristen Deuben, CPA, C.M.
VP, Deputy Chief Financial Officer

OCIP Program and Builder's Risk Insurance Coverage

- **Owner Controlled Insurance Program (OCIP)**: Includes 3rd party liability insurance and contains coverage against contractual liability, personal injury liability and property damage
- **Advantages:**
 - Certainty of coverage and greater assurance of liability limit adequacy among contractors & subcontractors
 - Premium discounts from large economies of scales
 - Enhanced participation among small businesses
 - Better coordination of safety efforts by a single insurer's safety engineers
- **Builder's Risk Insurance**: Protects owners and contractors in the event of direct physical loss or damage to a project
- **Advantages**
 - Owner controls reputational risk
 - Owner is principle insured and controls terms and conditions

OCIP Program and Builder's Risk Insurance Coverage

- **Total Contract Costs:** \$16,368,025 OCIP (\$1.6B proposed projects; 1% contract value)
 \$ 5,061,132 Builder's Risk (\$1.1B proposed projects; 0.48% contract value)
 \$21,429,157 Total
- **Contract Term:** OCIP – 6-year rolling program
 Builder's Risk – Length of project
- **Funding Source:** Project budgets
- **Staff Recommendation:** Operations Committee recommend to the Board of Commissioners that it:
 - 1) Approve the OCIP program for CONRAC program and other CIP projects at \$16,368,025 NTE and;
 - 2) Approve the Builder's Risk policies for CONRAC Program at \$5,061,132 NTE, and;
 - 3) Authorize the President and CEO to execute the OCIP and Builder's Risk policies with Marsh for a six-year rolling program (January 1, 2026 – January 1, 2032)

- Contract for Low Voltage Services (on-call)
- Contracts for Airfield Markings, Rubber & Marking Removal Services (on-call)

Items for Approval

Puneet Vedi, AIA, A.A.E., LEED GA
VP, Airport Capital Development

Contract for Low Voltage Services (On-Call)

Project Description: On-Call Contract to provide low voltage services (including cable, conduit, access control, etc.) to facilities at BNA, JWN, and MPC.

Contractor: Simino Electric, LLC

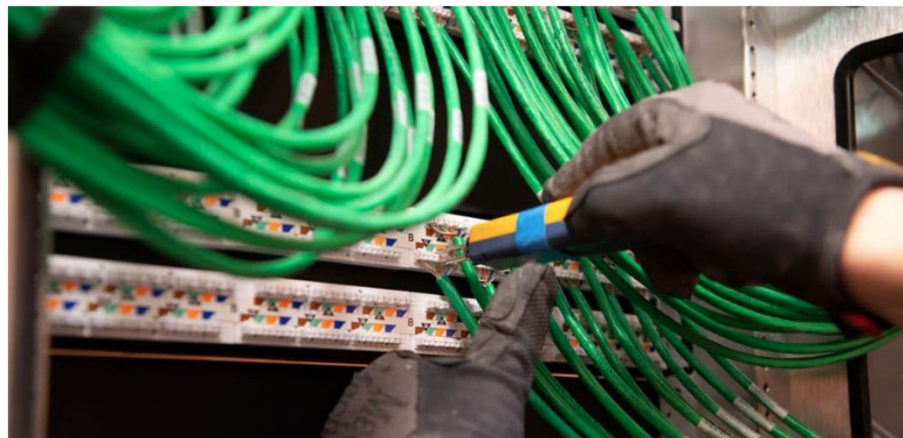
Contract Value: \$2,000,000 NTE/year
1 year with four 1-year renewal options

Schedule: Year 1 – 2/27/26 – 2/26/27: \$2,000,000 NTE
Year 2 – 2/27/27 – 2/26/28: \$2,000,000 NTE (*optional*)
Year 3 – 2/27/28 – 2/26/29: \$2,000,000 NTE (*optional*)
Year 4 – 2/27/29 – 2/26/30: \$2,000,000 NTE (*optional*)
Year 5 – 2/27/30 – 2/26/31: \$2,000,000 NTE (*optional*)
Total (5 years) \$10,000,000 NTE (*with options*)

Funding Sources:



■ 100% MNA (Determined on task-by-task basis)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the execution of the Low Voltage Services On-Call Contract with an annual Not-to-Exceed limit of \$2,000,000.

Contracts for Airfield Markings, Rubber & Marking Removal Services (on-call)

Project Description: On-Call Contracts to provide airfield markings, as well as marking removal, rubber removal, and marking cleaning services.

Contractors: Pope Striping Corporation
Hi-Lite Airfield Services, LLC

Contract Value: \$2,000,000 NTE/year
1 year with four 1-year renewal options

Schedule: Year 1 – 2/27/26 – 2/26/27: \$2,000,000 NTE
Year 2 – 2/27/27 – 2/26/28: \$2,000,000 NTE *(optional)*
Year 3 – 2/27/28 – 2/26/29: \$2,000,000 NTE *(optional)*
Year 4 – 2/27/29 – 2/26/30: \$2,000,000 NTE *(optional)*
Year 5 – 2/27/30 – 2/26/31: \$2,000,000 NTE *(optional)*
Total (5 years) \$10,000,000 NTE *(with options)*

Funding Sources:



■ 100% MNAA (Determined on task-by-task basis)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the execution of the two (2) Airfield Marking, Rubber and Marking Removal Services On-Call Contracts with an annual Not-to-Exceed limit of \$2,000,000 for each Contract.

- Arts at the Airport (AaA) Foundation Board Member Reappointments

Item for Approval

Stacey Nickens, C.M.
VP, Corporate Communications &
Marketing

Project Description: Reappointment of five members to the Arts at the Airport (AaA) Foundation Board of Directors



Jorge Arrieta



Sara Lee Burd



Dr. Paulette Coleman



Michael McBride



Shayna Snider

Arts at the Airport (AaA) Foundation Board Member Reappointments

Staff Recommendation:

Operations Committee recommend to the Board of Commissioners that it approve the reappointment of the following to the Arts at the Airport Foundation Board of Directors, effective January 1, 2026, with terms ending December 31, 2028:

- 1) Jorge Arrieta
- 2) Sara Lee Burd
- 3) Dr. Paulette Coleman
- 4) Michael McBride
- 5) Shayna Snider

Information Items

December 10, 2025

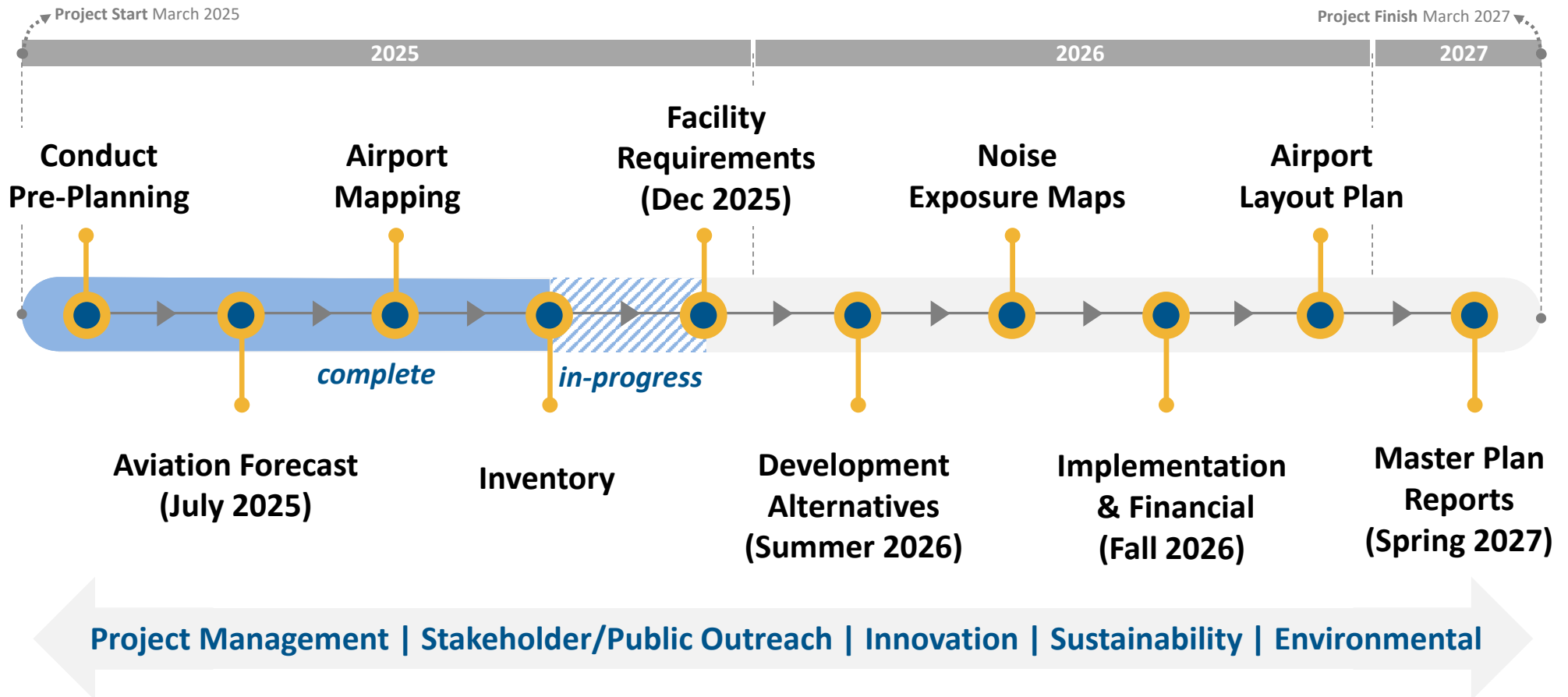
- BNA Master Plan Update – Facility Requirements

Information Item

Michelle Gallo

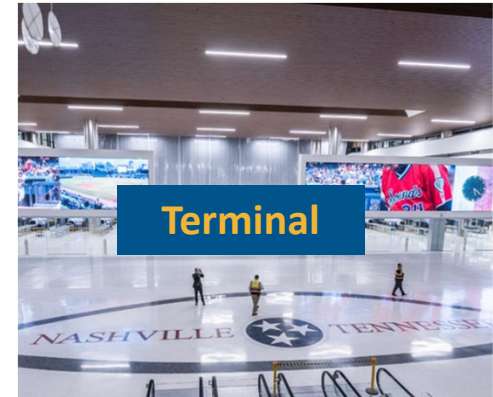
Associate Vice President, Landrum
& Brown

BNA Master Plan Process (10 steps)

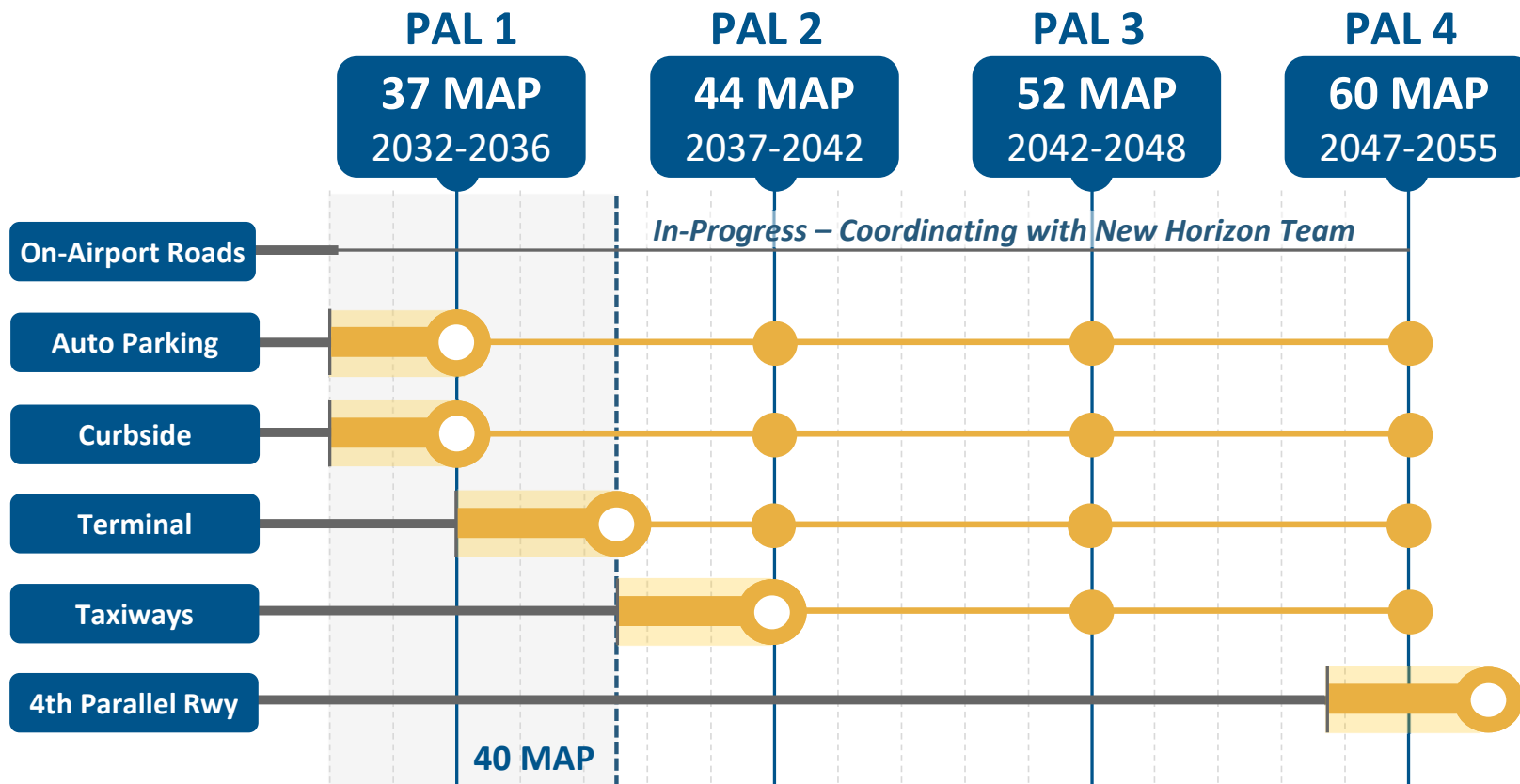


Facility Requirements Analysis

- Quantification of future needs based on forecast
- Comparison of needs vs. existing facilities
- Guides alternatives analysis and land use planning



Master Plan Major Development Needs



MAP - Million Annual Passengers
 PAL - Planning Activity Level

Other Key Requirements Findings



► Airside

- 11,500' of runway length



► Support Facilities

- MNAA support facilities at PAL 1
 - *e.g. airport maintenance, administration, operations*
- Airline support facilities at PAL 1
 - *e.g. fuel facilities, GSE storage, CRDC*



► Landside

- External coordination to maintain safe & efficient airport access

PAL - Planning Activity Level

GSE - Ground Support Equipment

CRDC - Consolidated Receiving and Distribution Center



Next Steps

- Present facility requirements to Master Plan committees | January 20, 2026
 - Technical Advisory Committee (TAC)
 - Community Advisory Committee (CAC)
- Community Open House #1 of 2 | January 22, 2026
- Alternatives analysis | January-June 2026
- Next briefing to Operations Committee | Summer 2026
 - Alternatives analysis

- BNA Development Update
- JWN Development Update

Information Items

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

BNA Development Update

- Concourse A
 - Demo and foundations underway
- Terminal Access Roadway Improvements
 - Lot B Expansion opened 11/14/25 – 1,000+ new stalls
 - Phase 3.1 construction end 8/3/26
- CONRAC / Garage / TARI
 - Traffic Modeling, Phasing & NES Coordination
- Central Ramp
 - 359,477 cu yds placed (32%)
 - 27,539 trucks
 - 389 of 389 Box culverts installed (100%)
- Northeast Employee/Valet Storage Lot
 - December 2025 Board approval



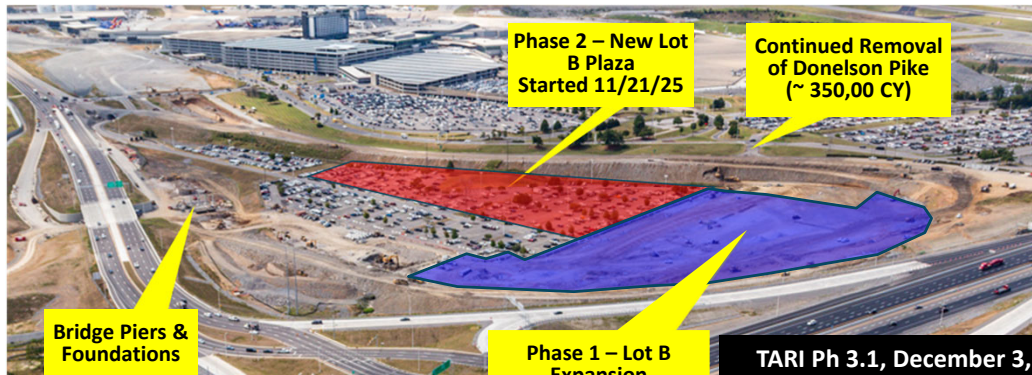
Terminal Foundations



Structure Demolition



Drilled Foundations (24 of 280)

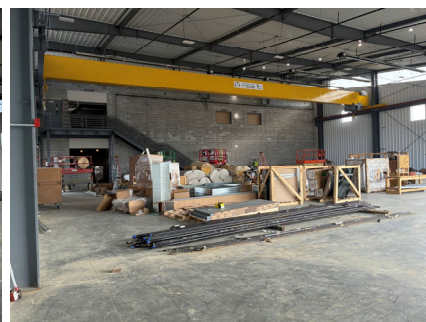


Central Ramp, December 3, 2025





Parcel 6/7, Jet Access, December 3, 2025



Parcel 10, MNPD, December 3, 2025

JWN Development Update

- Jet Access
 - Completed framing and underground utilities
 - Installing exterior walls and office structure
 - Substantial Completion 6/9/26
- Jet Right
 - Received 7460 for 98' hangar
- MNPD
 - Substantial Completion Jan 2026
- Contour
 - Hangar 3 failed second foam test
- Atlantic Aviation
 - Received 100% construction drawings
 - Groundbreaking ~ week of May 3, 2026



Joint Meeting of the MNAA and MPC Operations Committee

Meeting Adjourned