



# Joint Meeting of the MNAA and MPC Operations Committee

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May 13, 2026



# Call to Order

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May 13, 2026

# Public Comment

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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, May 11, 2026, 9:00 am

# Approval of Minutes

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Joint Meeting of the MNAA and MPC Operations Committee

April 8, 2026

# Chair's Report

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Jimmy Granbery

Operations Committee Chair

# Items for Approval

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May 13, 2026

- Concourse A CGMP 4 of 4 and GMP
- Change Order 3 to Northeast Employee/Valet Storage Parking Lot
- TARI Ph 2 – NES – Service True-Up Invoice

## Items for Approval

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

# Concourse A Reconstruction Construction Manager at Risk (CMAR) CGMP 4 & GMP

**Project Description:** CGMP 4 scope is for central core expansion including four (4) new escalators from level 3 to 2 just outside the secure exit.

**Contractor:** Hensel Phelps Construction Co.

**Total Contract Cost:**

CGMP 1	\$32,861,879 (Preconstruction)
CGMP 2	\$109,886,525 (Enabling, Demo, Foundations, etc.)
CGMP 3	\$370,132,268 (Core/shell, MEP, Finishes, Baggage)
<b>CGMP 4</b>	<b>\$30,000,000 NTE (Central Core)</b>
GMP	\$542,880,672 NTE

**Schedule:** Contract Start: October 2024  
Contract Completion: July 2028

**Funding Source:**



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute Amendment for Component Guaranteed Maximum Price #4 (CGMP4) and Guaranteed Maximum Price for not-to-exceed \$542,880,672.

# Change Order to Northeast Employee/Valet Storage Parking Lot

**Description:** Undercut and subgrade stabilization for entire site.

**Contractor:** Jones Bros. Contractors, LLC

Original Contract Amount: \$40,935,500

Change Order: **\$10,036,192**

Total Contract Amount: \$50,971,692

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

**Funding Source:**



■ 100% MNA



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO execute Change Order to the construction contract with Jones Bros. Contractors, LLC in the amount of \$10,036,192.

# NES True-Up Invoice for Terminal Area Roadway Improvements (TARI) Ph 2

**Project Description:** Relocated aerial power to underground duct bank to accommodate the removal of the old Donelson Pike.

**Contractor:** Nashville Electric Service

Original Invoice: \$702,856.65

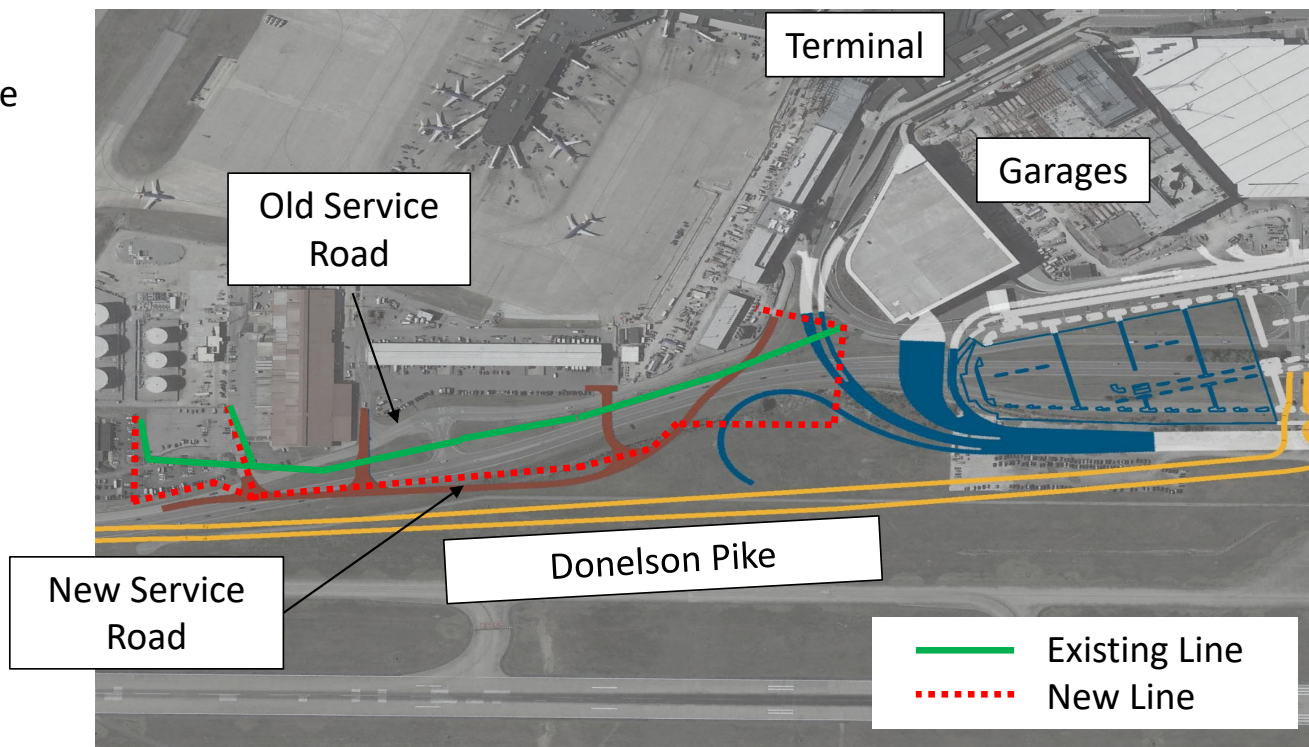
True-Up Invoice: **\$165,570.77**

Total Cost: \$868,427.42

**Funding Source:**



■ 100% MNAA (TARI Ph 2)



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to pay the NES Invoice in an amount \$165,570.77

- Construction Contract for AOA Perimeter Fencing Replacement
- Construction Contract for Concourse B&C Upgrades
- Construction Contract for JWN Eastside Apron Rehabilitation

## Item for Approval

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

# Construction Contract for AOA Perimeter Fencing Replacement

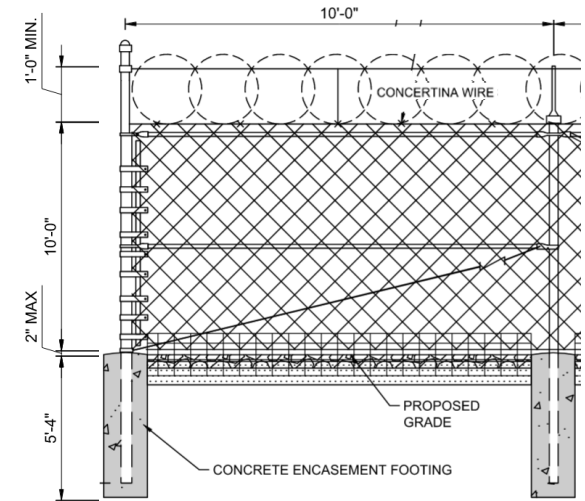
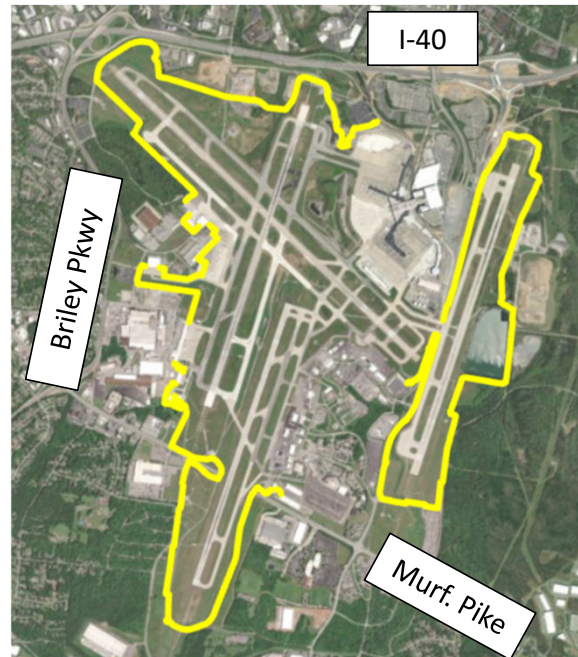
**Project Description:** Remove and replace approximately eleven (11) miles of AOA perimeter fence and gates with new fencing meeting the previously approved MNAA fencing standard details.

**Contractor:** Delta Specialty Contractors, LLC

**Total Contract Cost:** \$8,451,865

**Schedule:** Contract Start: June 2026  
Contract End: April 2028

**Funding Sources:**  100% Bonds/Credit Facility



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute the proposed construction contract with Delta Specialty Contractors, LLC in the amount \$8,451,865.

# Construction Contract for Concourse B&C Upgrades, Phase 2

**Project Description:** Upgrades to holdrooms including wall finishes, jet bridge portals, ceilings, lights, diffusers, new seats, power for seats, millwork, signage, stairwell doors, and HVAC system.

**Contractor:** Carroll Daniel Construction Co.

**Total Contract Cost:** \$14,028,975

**Schedule:** Contract Start: June 2026  
Contract End: April 2028

**Funding Sources:**



■ 100% Bonds/Credit Facility



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute the proposed construction contract with Carroll Daniel Construction Co. in the amount \$14,028,975.

# Construction Contract for JWN Eastside Apron Rehabilitation

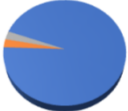
**Project Description:** Mill/overlay approximately 4,200 SY of asphalt apron pavement at the John C. Tune Airport using full depth reclamation (FDR) during construction.

**Contractor:** Grade A Construction, LLC

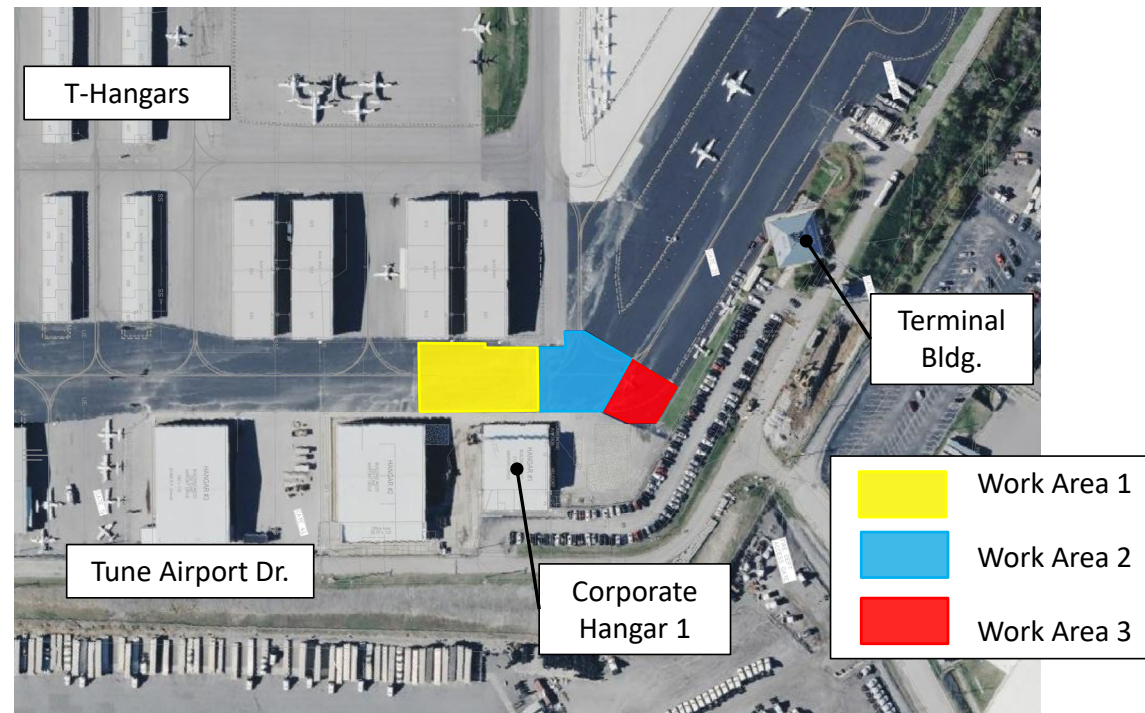
**Total Contract Cost:** \$597,821

**Schedule:** Contract Start: June 2026  
Contract End: September 2026

**Funding Sources:**



- 95% FAA
- 2.5% State
- 2.5% MNAA



**Staff Recommendation:** Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute the proposed construction contract with Grade A Construction, LLC in the amount of \$597,821.

# Information Items

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May 13, 2026

- BNA Development Update
- JWN Development Update

## Information Items

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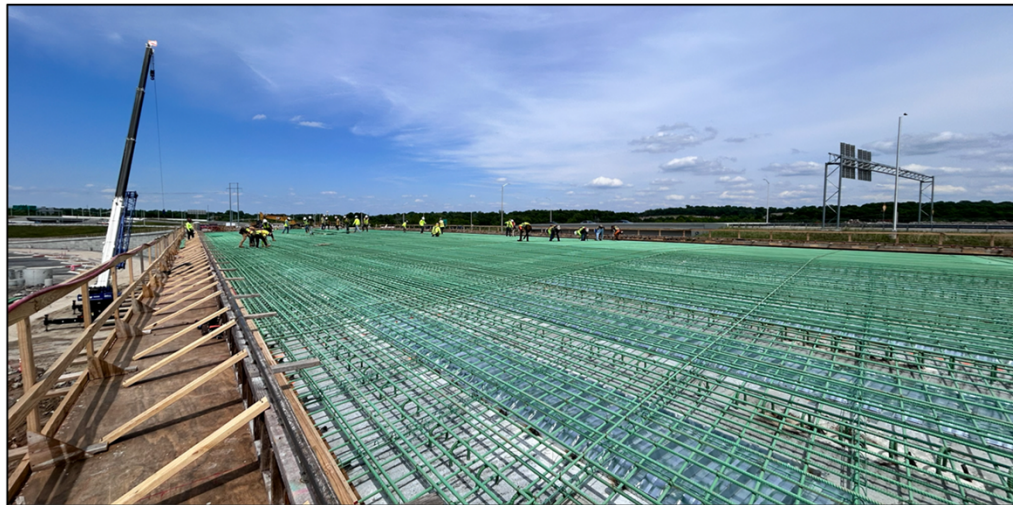
Douglas E. Kreulen, A.A.E.  
President and CEO



Concourse A, May 7, 2026



Central Ramp, May 7, 2026



TARI 3.1, Bridge Deck, May 7, 2026

# BNA Development Update

- Concourse A
  - Drilled foundations completed
- Central Ramp
  - 904,219 cu yds placed (71,145 trucks)
- Central Core
  - Baggage Claim 6 & 7 Removed
  - Closing June 1
- CONRAC / Garage / TARI
  - Blasting begins May 18<sup>th</sup> - 11:00 a.m. & 3:00 p.m.
- Northeast Employee/Valet Storage Lot
  - Undercut volume to date - 111,023 Cubic Yards



Busy Day @ JWN, April 26, 2026



MNPD Ribbon Cutting, April 29, 2026

# JWN Development Update

- Jet Access
  - Anticipated Substantial Completion 6/17
- Jet Right
  - Amendment 2 – Signed
  - 90% AIR Approved
- Contour – Hangar #3
  - Awaiting Metro Water; No occupancy
- Atlantic Aviation
  - AIR complete



## Joint Meeting of the MNAA and MPC Operations Committee

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Meeting Adjourned