



Joint Meeting of the MNAA and MPC Operations Committee

June 10, 2026



Call to Order

June 10, 2026

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, June 8, 2026, 9:00 am

Approval of Minutes

Joint Meeting of the MNAA and MPC Operations Committee

May 13, 2026

Chair's Report

Joycelyn Stevenson

Operations Committee Chair

Items for Approval

June 10, 2026

- CONRAC/Garage/TARI Ph 3.2 CGMP 3 of 6 – Enabling/Clearing Footprint
- Design Contract Amendment 2 to Professional Services Contract for Concourse A Reconstruction

Items for Approval

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

CONRAC/Garage/TARI Ph 3.2 CGMP 3 of 6 – Enabling/Clearing Footprint

Project Description: CGMP 3 scope will clear the footprint for the construction of the new CONRAC and Parking Garage D, including grading and paving for temporary detour roads, construction of a new intersection at Terminal Drive/Donelson Pike, and installation of new underground utilities and drainage.

Contractor: Messer Sundt JV

Total Contract Cost:

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

CGMP 2 \$ 81,029,148 (Mass grading/utilities)

CGMP 3 \$ 130,000,000 NTE (enabling/clearing footprint)

CGMP 4 \$ TBD

CGMP 5 \$ TBD

CGMP 6 \$ TBD

GMP \$ TBD

Schedule: Contract Start: July 2025

Contract End : September 2029

Funding Sources:

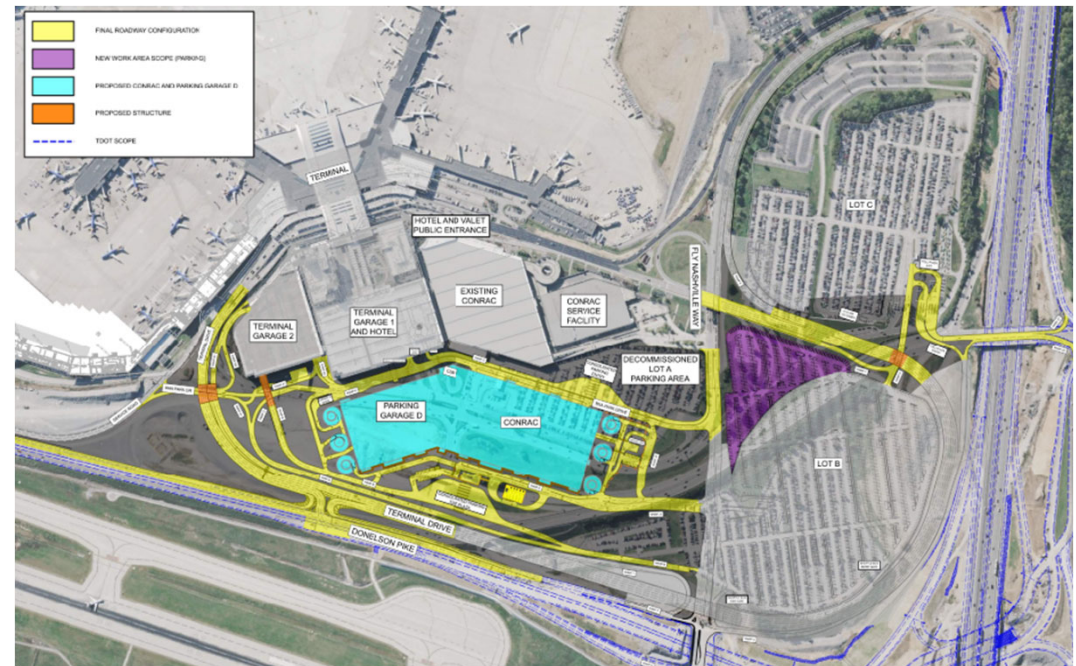


■ 50% MAAA

■ 50% CFC

Staff Recommendation:

Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to the execute Amendment for Component Guaranteed Maximum Price #3 (CGMP3) for \$130,000,000 NTE.



Amendment 2 to Professional Services Contract for Concourse A Reconstruction

Project Description: Design of additional escalator and replacement of existing escalators on the north and south side of the checkpoint, just outside the secure exit, from level 3 to level 2

Consultant:

Fentress Architects

Total Contract Cost:

Original Contract: \$47,126,684
Amendment 1: \$ 2,764,071
Amendment 2: \$ 1,200,000
Total: \$51,090,755

Schedule:

Contract Start: October 2023
Contract End : October 2028

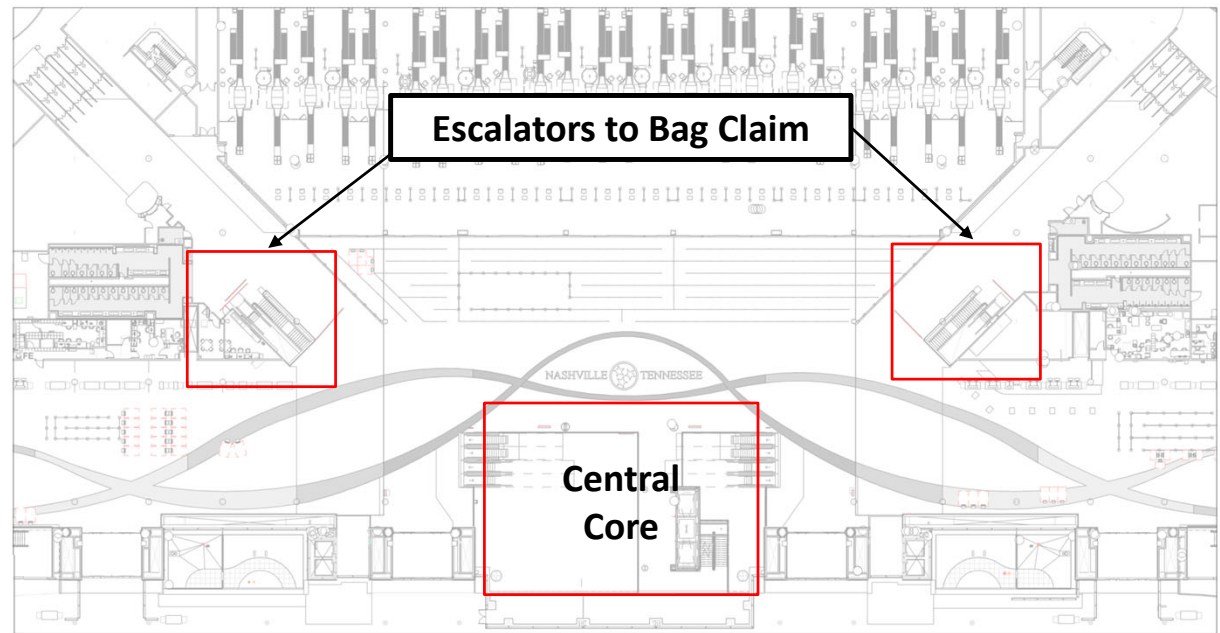
Funding Sources:



■ MNAA- 100%

Staff Recommendation:

Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute Amendment 2 to the professional service contract to Fentress Architects in the amount of \$1,200,000.



- Construction Contract for Airfield Perimeter Road Repairs
- Contract Limit Increase for Airfield Pavement Repair (On-Call)

Items for Approval

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

Construction Contract for Airfield Perimeter Road Repair

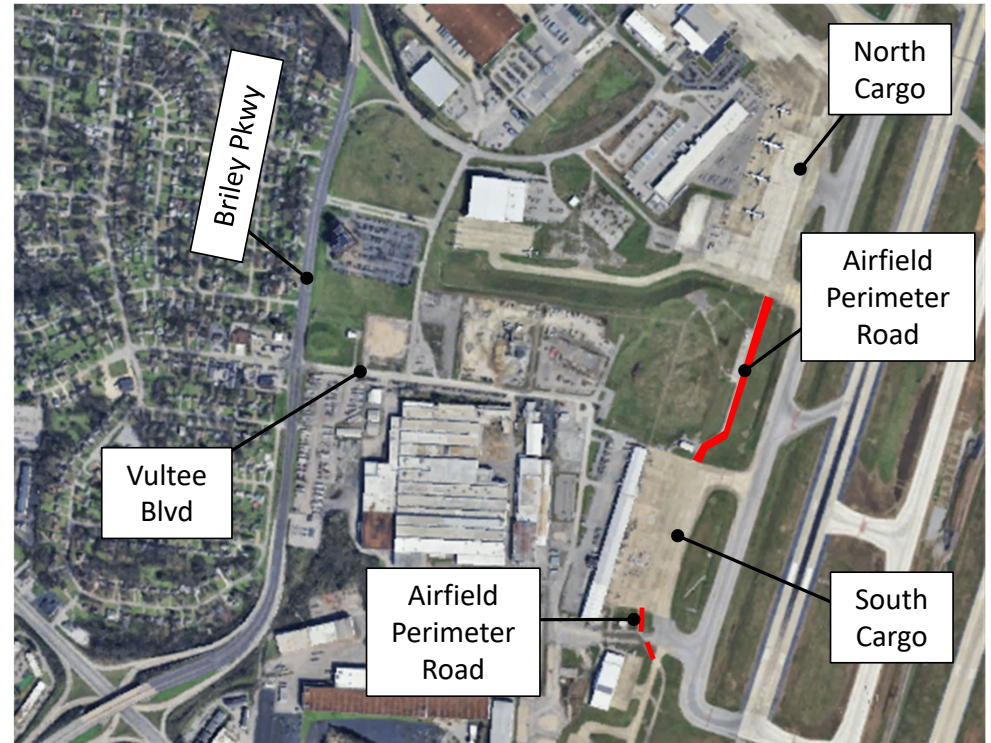
Project Description: Asphalt repair/reconstruction of the airfield perimeter road, between the north and south cargo aprons.

Contractor: Jones Bros. Contractors, LLC

Total Contract Cost: \$776,699.35

Schedule: Contract Start: August 2026
Contract End: September 2026

Funding Sources:  100% Airline Fund



Staff Recommendation: Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute the proposed construction contract with Jones Bros. Contractors, LLC in the amount \$776,699.35.

Contract Limit Increase for Airfield Pavement Repair (On-Call)

Project Description: Airfield Pavement Repair On-Call Contract Change Order to increase the contract’s annual not-to-exceed limit from \$10,000,000 to \$15,000,000 to accommodate schedule-critical projects.

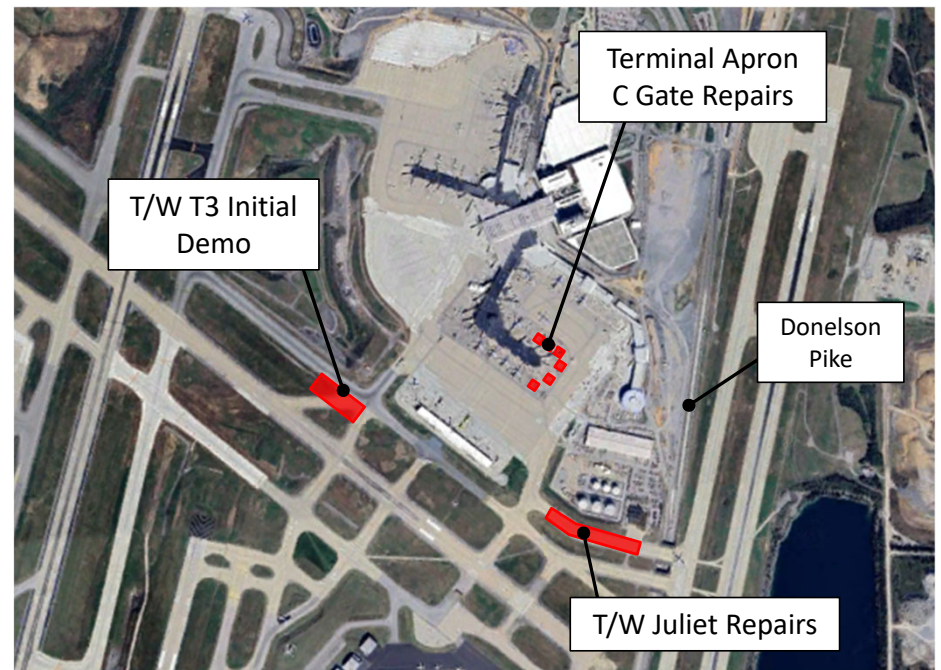
Contractor: HiWay Paving, Inc.

Current Contract Value: \$10,000,000/year for Year 2
(\$8.7M of \$10M NTE committed)

Proposed Contract Value: \$15,000,000/year for Year 2

Schedule: Year 2 Start: December 10, 2025
Year 2 End: December 9, 2026

Funding Sources:  ■ CIP and/or O&M (Determined on task-by-task basis)



Staff Recommendation: Operations Committee recommends that the Board of Commissioners authorize the Chair and President & CEO to execute the proposed increase in the construction contract limit from \$10M to \$15M for Year 2 of the contract with Hi-Way Paving, Inc.

Information Items

June 10, 2026

- New Horizon I & II Red Chart Update
- BNA Development Update
- JWN Development Update

Information Items

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



New Horizon I & II Red Chart Update

NEW HORIZON I (AIRSIDE) COST SUMMARY

| | Current Budget | Budget Variance | Estimate at Completion | Project Contingency (~10%) |
|--------------------------------------|-------------------------|-------------------------|-------------------------------|-----------------------------------|
| Baggage Handling System Improvements | \$ 243,000,000 | \$ - | \$ 243,000,000 | \$ 4,417,525 |
| Concourse D Extension* | \$ 247,000,000 | \$ (28,600,000) | \$ 218,400,000 | \$ - |
| Concourse A Reconstruction* | \$ 855,000,000 | \$ (50,000,000) | \$ 805,000,000 | \$ 77,939,456 |
| Central Ramp Expansion | \$ 244,100,000 | \$ - | \$ 244,100,000 | \$ 4,478,856 |
| ART (~ 0.4%)* | \$ 4,000,000 | \$ - | \$ 4,000,000 | \$ - |
| PROGRAM CONTINGENCY (~5%) | \$ 26,900,000 | \$ (21,400,000) | \$ 5,500,000 | \$ - |
| Total | \$ 1,620,000,000 | \$ (100,000,000) | \$ 1,520,000,000 | \$ 86,835,837 |

New Horizon I Revised Red Chart

(June 10, 2026)

- Reducing Program Budget from \$1.62B to \$1.52B
- Program Savings = \$100M
 - Concourse D
 - Concourse A

NEW HORIZON II (LANDSIDE) COST SUMMARY

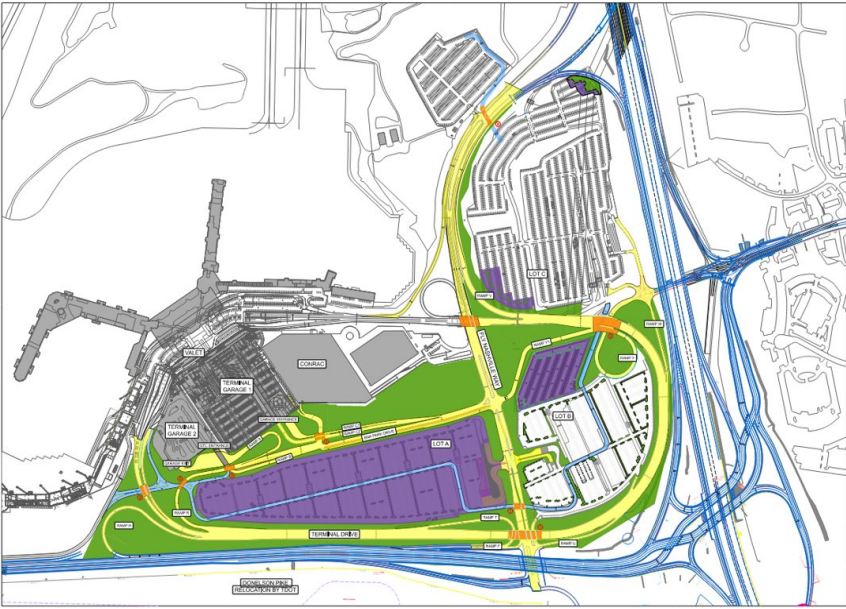
| | Current Budget | Budget Variance | Estimate at Completion | Project Contingency (~10%) |
|--------------------------------------|-------------------------|------------------------|-------------------------------|-----------------------------------|
| TARI Ph 2 | \$ 27,940,000 | \$ (2,440,000) | \$ 25,500,000 | \$ - |
| TARI Ph 3.1 | \$ 91,657,500 | \$ - | \$ 91,657,500 | \$ 8,332,500 |
| TARI Ph 3.2 | \$ 180,402,500 | \$ 132,597,500 | \$ 313,000,000 | \$ 16,400,227 |
| Parking Garage (3,000 Spaces) | \$ 310,000,000 | \$ (35,157,500) | \$ 274,842,500 | \$ 20,024,318 |
| CONRAC | \$ 564,000,000 | \$ - | \$ 564,000,000 | \$ 51,272,727 |
| Northeast Employee/Valet Parking Lot | \$ 95,000,000 | \$ (30,000,000) | \$ 65,000,000 | \$ 8,636,363 |
| Art (~0.4%) | \$ 3,500,000 | \$ - | \$ 3,500,000 | |
| PROGRAM CONTINGENCY | \$ 65,000,000 | \$ (65,000,000) | \$ - | |
| Total | \$ 1,337,500,000 | \$ - | \$ 1,337,500,000 | \$ 104,666,135 |

New Horizon II Revised Red Chart

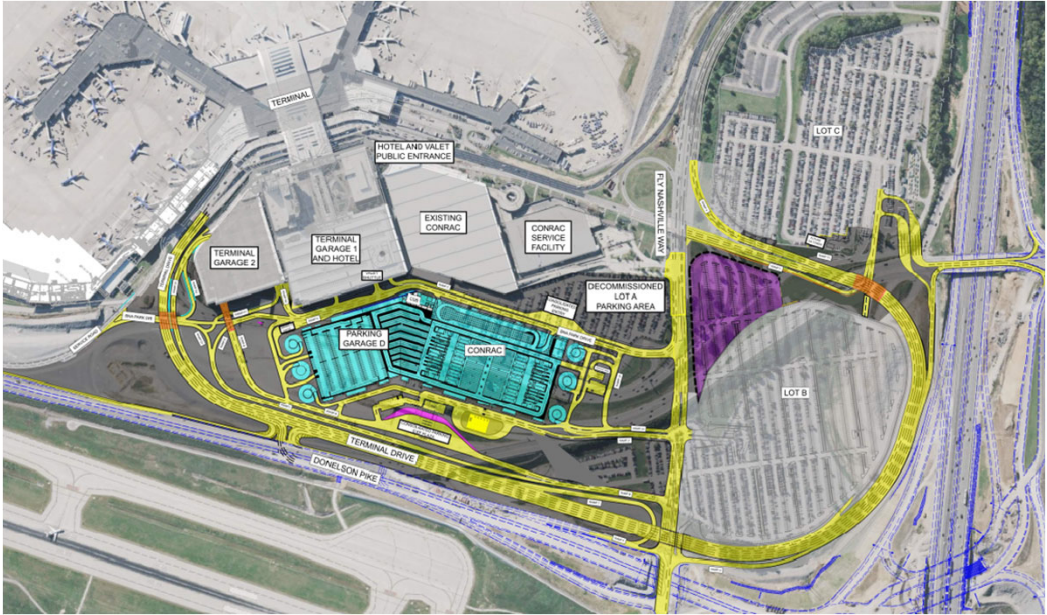
(June 10, 2026)

- No change to Program budget
 - Remains \$1.337B
- TARI Ph. 3.2 Scope Increase +\$132.6M (next slide)
 - Use Project Savings (\$67.6M)
 - Use Program Contingency (\$65M)

TARI Ph 3.2 Scope Increase – Graphic Comparison



May 2024 - \$180,402,500



April 2026 = \$313,000,000

| Item | Budget | Reason |
|-------------------------------------|---------------|---|
| T-Intersection "Triple Left" | \$6,500,000 | TDOT Coordination |
| Design Changes/Traffic Modeling | \$5,000,000 | Result of T-Intersection |
| Roadway Changes | \$14,800,000 | 30% more roadway surface |
| LiDAR/Variable Message Signs | \$8,000,000 | Improve operational control & resiliency |
| NES Ductbank + TVA Tower Relocation | \$14,450,000 | Relocation due to CONRAC footprint |
| Lot B Expansion | \$14,000,000 | Increased parking space count by 300 |
| Phasing/Temp Detours | \$54,500,000 | Additional phasing to maintain traffic flow |
| Incident Response Management | \$6,000,000 | Not evaluated at 30% |
| Escalation | \$9,347,500 | ~3% |
| Budget Variance | \$132,597,500 | |

TARI Ph 3.2: Scope Increase – Detailed Breakdown

| NEW HORIZON I (AIRSIDE) COST SUMMARY | | | | |
|---|-------------------------|------------------------|-------------------------------|--------------------------------------|
| | Current Budget | Budget Variance | Estimate at Completion | Project Contingency Remaining |
| Baggage Handling System Improvements | \$ 243,000,000 | \$ - | \$ 243,000,000 | \$ 4,417,525 |
| Concourse D Extension* | \$ 218,400,000 | \$ - | \$ 218,400,000 | \$ - |
| Concourse A Reconstruction* | \$ 805,000,000 | \$ - | \$ 805,000,000 | \$ 77,939,456 |
| Central Ramp Expansion | \$ 244,100,000 | \$ - | \$ 244,100,000 | \$ 4,478,856 |
| ART (~ 0.4%)* | \$ 4,000,000 | \$ - | \$ 4,000,000 | \$ - |
| PROGRAM CONTINGENCY | \$ 5,500,000 | \$ - | \$ 5,500,000 | \$ - |
| Total | \$ 1,520,000,000 | \$ - | \$ 1,520,000,000 | \$ 86,835,837 |

NEW HORIZON II (LANDSIDE) COST SUMMARY

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|--------------------------------------|-------------------------|------------------------|-------------------------------|--------------------------------------|
| TARI Ph 2 | \$ 25,500,000 | \$ - | \$ 25,500,000 | \$ - |
| TARI Ph 3.1 | \$ 91,657,500 | \$ - | \$ 91,657,500 | \$ 8,332,500 |
| TARI Ph 3.2 | \$ 313,000,000 | \$ - | \$ 313,000,000 | \$ 16,400,227 |
| Parking Garage (3,000 Spaces) | \$ 274,842,500 | \$ - | \$ 274,842,500 | \$ 20,024,318 |
| CONRAC | \$ 564,000,000 | \$ - | \$ 564,000,000 | \$ 51,272,727 |
| Northeast Employee/Valet Parking Lot | \$ 65,000,000 | \$ - | \$ 65,000,000 | \$ 8,636,363 |
| Art (~0.4%) | \$ 3,500,000 | \$ - | \$ 3,500,000 | |
| PROGRAM CONTINGENCY | \$ - | \$ - | \$ - | |
| Total | \$ 1,337,500,000 | \$ - | \$ 1,337,500,000 | \$ 104,666,135 |



Concourse A, June 4, 2026



Northeast Employee / Valet Lot, June 4, 2026

BNA Development Update

- Concourse A
 - Structural steel 50% complete
- Central Ramp
 - 955,833 cu yds placed (75,030 trucks)
 - 85% complete
- Central Core
 - Closed June 1
 - Communications outreach ongoing
- CONRAC / Garage / TARI
 - Blasting began May 18th - 11:00 a.m. & 3:00 p.m.
 - Lot A closes July 1st
- Northeast Employee/Valet Storage Lot
 - Mass grading 99% complete



Contour Hangar 3, June 3, 2026



Jet Access, June 9, 2026

JWN Development Update

- Jet Access
 - Substantial Completion July (rain delays)
- Jet Right
 - 90% AIR Approved; 100% plan forthcoming
- Contour – Hangar #3
 - Received Final Use and Occupancy May 26th
- Atlantic Aviation
 - Anticipating permit approval mid-June



Joint Meeting of the MNAA and MPC Operations Committee

Meeting Adjourned