Minutes of the BNA Vision Committee

BNA Nashville International Airport

Date:	October 14, 2020	Place:	Nashville International Airport Board Room / Electronic Meeting
Time:	9:30 a.m.		
Committee Members Present:			Bobby Joslin, Chair; Jimmy Granbery, Vice Chair; Nancy Sullivan; Joycelyn Stevenson; and Kevin Crumbo
Committee Members Absent:			None
Others Present:			Aubrey B. Harwell III, Christy Smith; Amanda Farnsworth; John Doerge; Doug Kreulen; Cindy Barnett; Lisa Lankford; and Angela Edwards

I. Call to Order

Chair Joslin called the meeting of the BNA Vision Committee to order at 10:16 a.m., pursuant to Public Notice dated October 9, 2020.

II. Open Meetings Act Announcement

Ms. Angela Edwards, Staff Secretary Ms. Edwards read the Open Meetings Act Announcement as follows:

The Meeting of the BNA Vision Committee will be held in accordance with Executive Order No. 16, signed by Governor Bill Lee on March 20, 2020, as amended by Executive Order No. 34, signed by Governor Bill Lee on May 6, 2020, as amended by Executive Order No. 51, signed by Governor Bill Lee on June 29, 2020, and as amended by Executive Order No. 60, signed by Governor Bill Lee on August 28, 2020, allowing a governing body to hold meetings by electronic or other means of communication without a quorum being physically present if the governing body determines that meeting by electronic means is necessary to prevent the spread of COVID-19 or other related epidemics to protect the health, safety and welfare of the public and members of the governing body. All votes taken during this meeting will be by roll call vote.

Ms. Edwards called roll of the members of the BNA Vision Committee. All members were present.

III. Approval of Minutes

Chair Joslin called for a motion to approve the Minutes of the September 9, 2020 BNA Vision Committee meeting. A motion was made by Vice Chair Granbery, seconded by Commissioner Sullivan. Ms. Edwards

took a roll call vote and the motion carried by vote of 4 to 0.

IV. Chair's Report

Chair Joslin had no Chair's Report.

V. Items for Approval

A. Approval of Parking Garage and Hotel Development Recommendation

Ms. Margaret Martin, VP, Chief Development Officer, briefed the Committee on this item. Staff requested that the BNA Vision Committee recommend to the Board of Commissioners that it approve the award and execution of the Project Lease Agreement and Component Guaranteed Maximum Price (CGMP) #1 for the Hotel and Parking Development.

Staff provided the BNA Vision Committee a staff analysis of the hotel development, CGMP #1, and key terms of the project lease agreement prior to the meeting.

Ms. Martin introduced additional participants on the Zoom meeting to include the VP of Development for Chartwell Hospitality (Chartwell), outside counsel for MNAA, and consultants on the project.

Chartwell selected Rabun Architects as hotel designer and McMurray Construction as General Contractor for hotel construction. The hotel will be a Hilton branded hotel with 9 floors, 292 rooms, including 6 suites. Ms. Martin presented hotel renderings of different views around the airport.

Hotel amenities include:

- Rooftop bar with airfield views and rooftop pool
- Full-Service restaurant with plaza seating
- Ballroom
- Café at lobby level
- Fitness room
- Club lounge
- Multiple meeting spaces

Ms. Martin discussed key project lease agreement terms including the ACDBE goal for the hotel. CGMP #1 consists of parking garage final design, pre-construction activities, concrete garage frame and bridge slab, sitework and utilities. Messer Construction has been selected for the garage project. CGMP #1 is not to exceed approximately $47M. The total estimated contract cost for the garage is $82M. The contract start date for the garage will be the date of execution, expected November 2020. The contract end date is

December 2023. MNAA bonds will fund the costs of the garage and Chartwell will fund the costs of the hotel.

After questions and discussions, Chair Joslin called for a motion to approve the award and execution of the Project Lease Agreement and CGMP #1 for the Hotel and Parking Development. A motion was made by Commissioner Sullivan and seconded by Commissioner Crumbo. Ms. Edwards took a roll call vote, Vice Chair Granbery recused himself, and the motion carried by vote of 3 to 0.

VI. Information Items

A. Procore PM/CM Software Contract

Ms. Traci Holton, AVP, Chief Engineer, briefed the Committee on this item. Procore is the project management/construction engineering software used by Design and Engineering for all projects, including BNA Vision. The current contract expires in December 2020. Staff had negotiated for 3 more years at a total contract cost of approximately 828K. Contract start date is January 2021 with a contract end date of December 2023. The funding source is MNAA O&M.

President Kreulen stated this item was before the Committee once before and is being brought for informational purposes since the total contract cost was over $500K.

This item was presented for informational purposes only with no action required.

VII. Adjourn

There being no further business brought before the BNA Vision Committee, Chair Joslin adjourned the meeting at 10:01 a.m.

Angela Edwards

William H. Freeman, Board Secretary