

Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning ("Operations") Committees

February 12, 2025

BNA

Call to Order

February 12, 2025

Public Comment

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

MNAA Policy ID: 33-007, Public Comment Policy, effective November 27, 2024

No Public Comment Requests Received by Monday, February 10, 2025, 9:00 am

Approval of Minutes

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

January 8, 2025

Chair’s Report

Jimmy Granbery

Operations Committee Chair

Items for Approval

February 12, 2025

- CGMP2 for Central Ramp Expansion (Enabling and Processing of Fill)
- Professional Services Contract (Design) for Northeast Employee & Valet Parking

Items for Approval

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

CGMP2 for Central Ramp Expansion (Enabling and Processing of Fill)

Project Description: Expand terminal apron to provide seven (7) parking and deicing positions.

Contractor: Kiewit Infrastructure South Co.

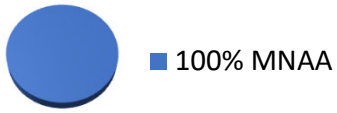
Total Contract Cost:

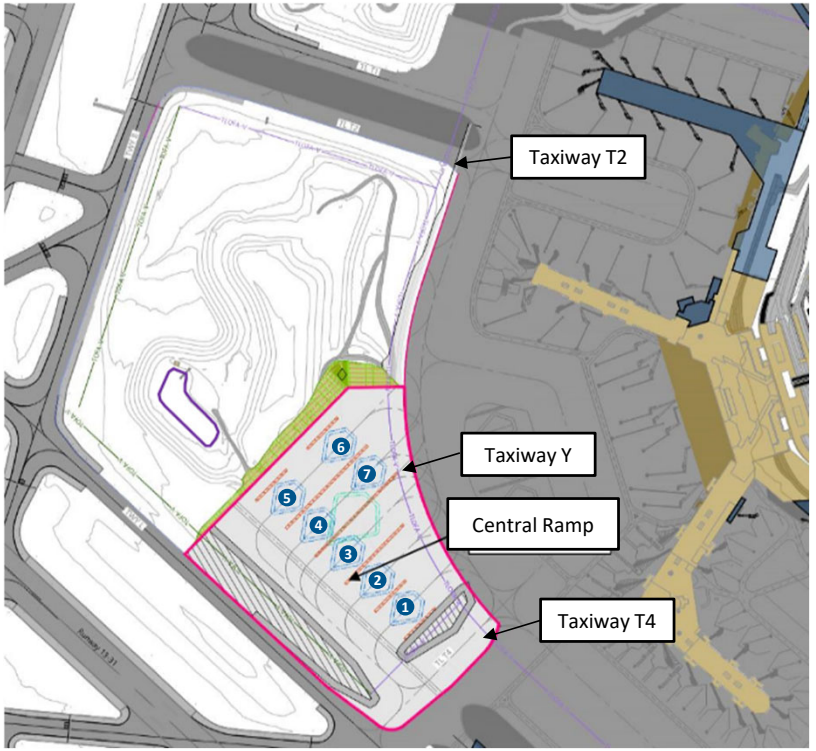
CGMP 1	$ 28,821,386 (Preconstruction)
CGMP 2	$ 20,600,000 NTE (Enabling)
CGMP 3	TBD (*CEO comment*)
CGMP 4	TBD
Estimated GMP	$150,000,000

Schedule: Contract Start: August 2024
Contract End : September 2027

SMWBE: 7.65% MBE and 5.51% WBE

Funding Sources:





Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it accept the proposal by Kiewit for Component Guaranteed Maximum Price #2 (CGMP2) and authorize the Chair and President and CEO to execute CGMP2 for $20,600,000 NTE.

Professional Services Contract (Design) for Northeast Employee & Valet Parking

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

Contractor: Garver

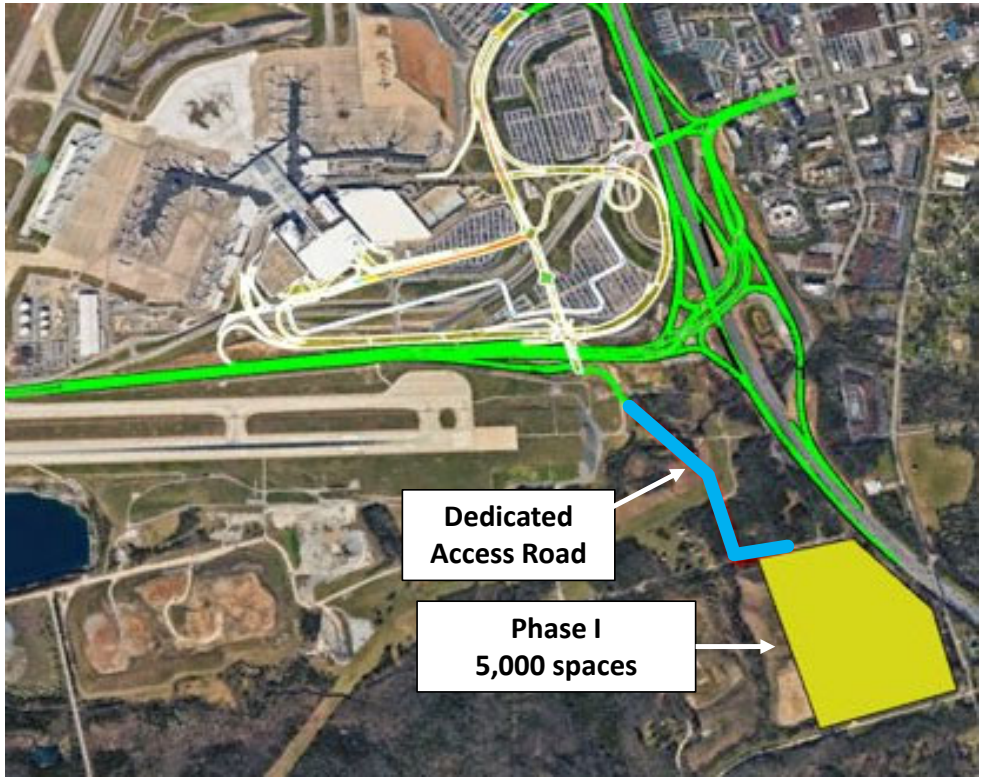
Total Contract Cost: $2,200,000 NTE

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

SMWBE: 6.56% MBE and/or WBE

Funding Sources:





Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO execute the proposed professional services contract (design) with Garver in an amount not to exceed $2,200,000.

- Professional Services Contract for BNA Master Plan

Item for Approval

Syed Mehdi, A.A.E.
VP, Airport Planning

Professional Services Contract for Master Plan Consulting Services

Project Description: In accordance with FAA Advisory Circular 150/5070-6B, development of 20-year Master Plan for Nashville International Airport, including current airport inventory, aviation demand forecast, facility requirements for airside and landside, alternatives evaluation, environmental considerations, facilities implementation plan, financial plan, stakeholder engagement, and the Airport Layout Plan (ALP).

Consultant: Landrum & Brown, LLC

Schedule: Start: March 3, 2025
Complete: Feb 28, 2027

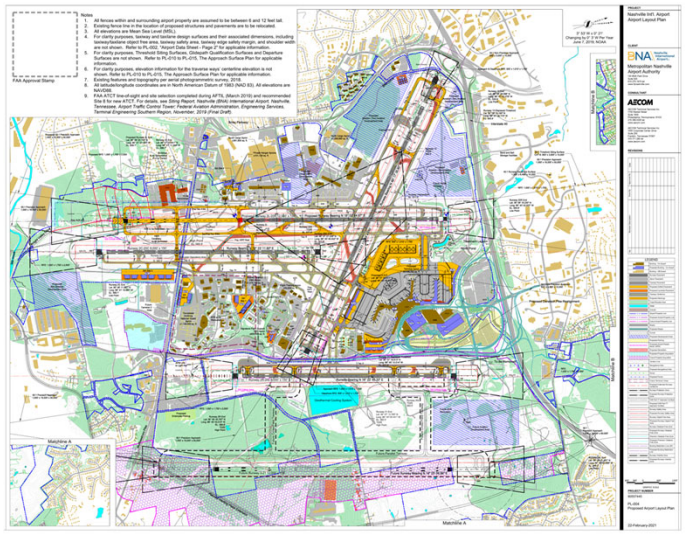
Total Contract Value: $7,000,000 NTE

Consultant DBE Commitment: ~18% (goal = 9.53%)

Funding Sources:



- 75% BIL AIG
- 25% MNAA



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed contract with Landrum & Brown, LLC for $7,000,000 NTE.

- On Call Contracts for Clearing, Grubbing and Tree Removal Services
- Contracts for Landscape Maintenance and Services

Item for Approval

Daniel B. Brown, C.M., CSSBB, MAS
VP, Facility Management

Contracts for Clearing, Grubbing and Tree Removal Services

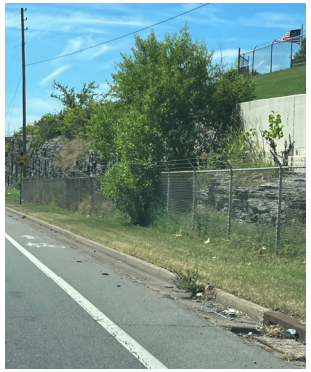
Project Description: Contracts for Clearing, Grubbing and Tree Removal Services to ensure land owned by the Airport Authority is maintained and safeguarded against environmental and safety concerns such as bird, other wildlife attractions and obstructions that violate FAA airspace directives and endanger the flight operations for aircraft.

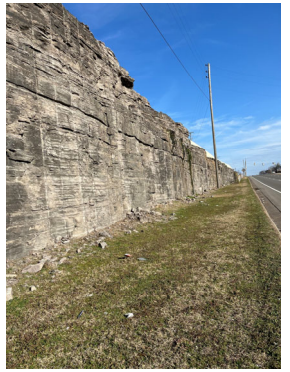


Contractors: Queens Tree Services, BC Mason Group

Schedule: March 1, 2025 – February 28, 2030 (with options);
1-year term with four 1-year renewal options

Contract Cost:	Year 1	$1,000,000 NTE
	Year 2 (optional)	$1,000,000 NTE
	Year 3 (optional)	$1,000,000 NTE
	Year 4 (optional)	$1,000,000 NTE
	Year 5 (optional)	$1,000,000 NTE
	Total (w/options)	$5,000,000 NTE





SMWBE Commitment: **9.26%** (goal = 9.26% MBE and/or WBE)

Funding Source: 10% Operations and Maintenance (O&M) & 90% Capital (CIP)

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

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

Contracts for Landscape Maintenance and Services

Project Description: Landscape maintenance and services for over 255+ acres including garages, parking lots, treatment & detention ponds, terminal and facility exteriors and road frontages. Procured as 3 packages, with Package A and B a small business target market solicitation.

Contractors: Package A – Travis Lawns (Garages, Parking Lots, Treatment/Retention Ponds) – Target Market – SBE
Package B – Dreamscape Landscape Service (Facilities) – Target Market – WBE
Package C – Rotolo Consultants, Inc. (Road Frontages) – 5.61% MBE Participation

Schedule: March 1, 2025 – February 28, 2030 (with options); 3-year term with two 1-year renewal options

Annual Cost:

	Package A	Package B	Package C	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
Total (w/options)	$ 3,483,313	$ 1,743,703	$ 2,182,320	$ 7,409,335



Funding Source: Operations and Maintenance (O&M)

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

1) Accept the proposals submitted for BNA Landscape Maintenance and Services by Travis Lawns for Package A, Dreamscape Landscape Service for Package B, and Rotolo Consultants, Inc., for Package C, and
2) Authorize the Chair and President and CEO to execute the contracts for up to $7.4M.

- Arts at the Airport Foundation Board Member Reappointments

Item for Approval

Stacey Nickens

VP, Corporate Communications & Marketing

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



Teri Alea
Aug. 2021 - present



Asia Allen
Mar. 2022 - present



Donna Glassford
Apr. 2019 - present



Leah Sherry Light
Mar. 2022 - present



Phil Ponder
Jan. 2006 - present



Hunter Claire Rogers
Mar. 2022 - present



Kaleena Sales
Mar. 2022 - present



Martha Profitt-Streuli
Jan. 2012 - present

Arts at the Airport (AaA) Foundation Board Member Reappointments

Staff Recommendation:

Operations Committee recommend to the Board of Commissioners that it:

- Accept the recommendation of the Arts at the Airport Foundation Board (7 members), and
- Approve the reappointment of Teri Alea, Asia Allen, Donna Glassford, Leah Sherry Light, Phil Ponder, Hunter Claire Rogers, Kaleena Sales, and Martha Profit-Streuli to the Arts at the Airport Foundation Board of Directors, effective January 1, 2025, with term ending December 31, 2027

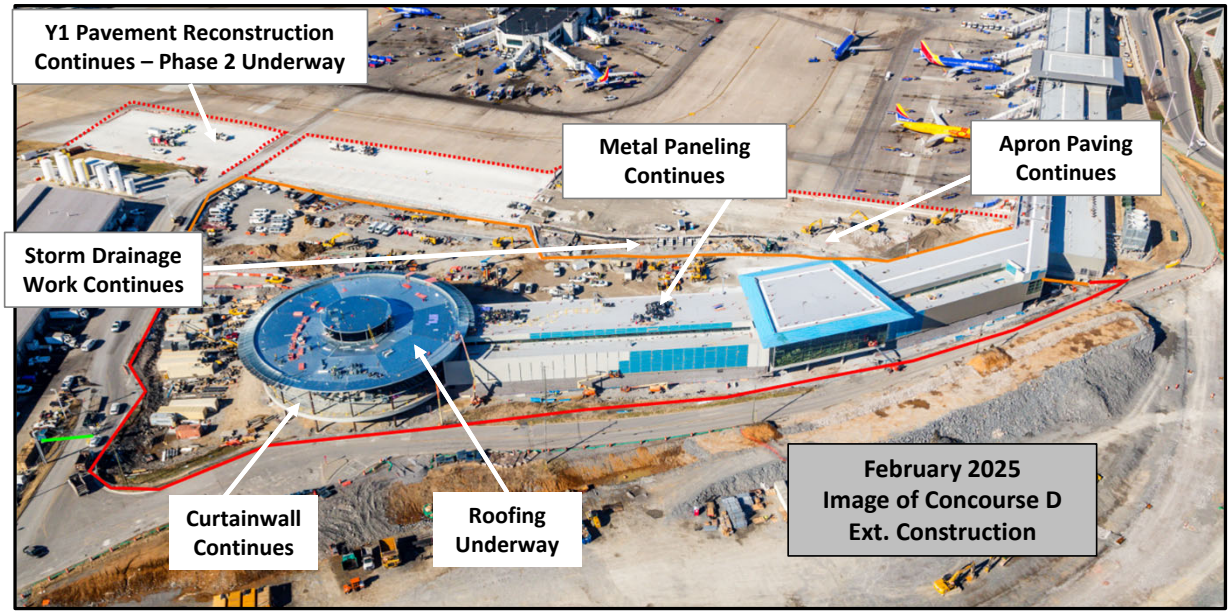
Information Items

February 12, 2025

- BNA Development Update
- JWN Development Update

Information Items

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







BNA Development Update

- Concourse D Extension
  - Concessions Turnover March 4, 2025
  - Taxilane Y1 Paving complete Apr 1, 2025
  - Completion July 2, 2025; 140 days
- Terminal Access Roadway Improvements
  - Bridge Demo February 2025
  - Invitation to Bid January 27, 2025
    - Board Approval April 2025
    - Construction start date dependent on TDOT (projected May 2025)
  - SOAR document development underway for outbound
  - GTC Reconfig. completion May 20, 2025
- Concourse A Ramp Expansion (Paving)
  - Phase 1.1 completion April 22, 2025
  - Substantial completion July 21, 2025

BNA New Horizon

JWN Development Update



North Development, February 7, 2025

- North Development
  - DN LLC – In permitting with Metro; Proceeding with subsurface investigation
  - Jet Access – In permitting with Metro; Required to resubmit the hydrant flows for their Fire, Life, Safety permit and resubmit their electrical plan to NES
  - Jet Right – MNAA Airport Planning met with JetRight's technical team on 2/10/25 to see if there is a path forward in terms of their minimal specs and the line-of-sight issue
  - MNPD – Currently running 3 months behind schedule on construction completion; Engineering sending reminder of the Liquidated Damages clause in the agreement


Parcel 10, February 7, 2025

JWN John C. Tune Airport

JWN Development Update


Contour FBO Hangar 1


Contour FBO Hangar 2


Contour FBO Hangar 3

- Contour FBO Hangars
  - Hangars 1 & 2 obtained Use & Occupancy on February 6, 2025
  - Hangar 3 substantially complete

- 2nd FBO Negotiations
  - MNAA granted Atlantic an Access Agreement to allow them to start doing on-site due diligence for utility, stormwater and geotech
  - MNAA completed review of Atlantic's updated lease, incorporated final lease comments, and will return to Atlantic week of February 10, 2025

JWN John C. Tune Airport



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Meeting Adjourned