

# Metropolitan Nashville Airport Authority

### **Industry Forum**

October 3, 2017







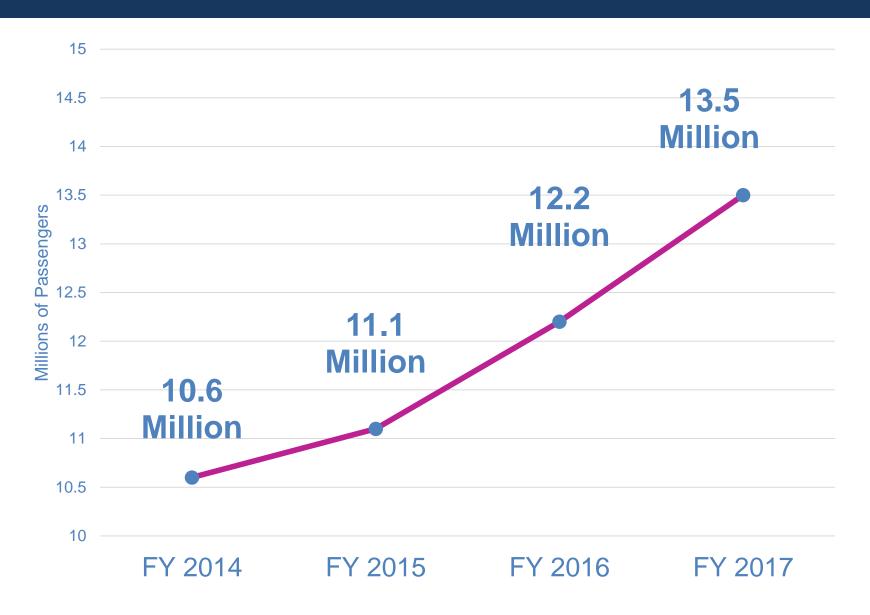




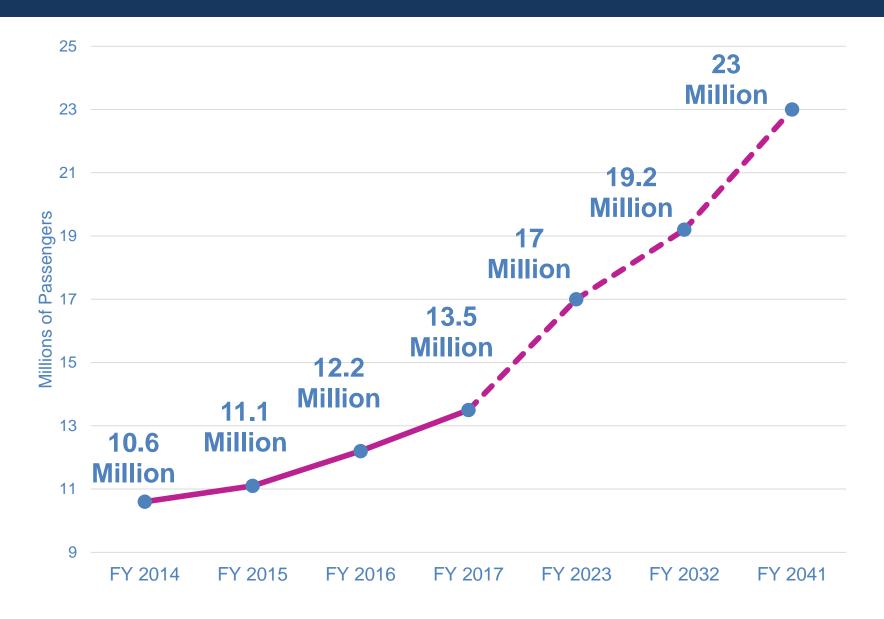
# Opening Remarks

**Douglas E. Kreulen, A.A.E.**Acting President and CEO, MNAA

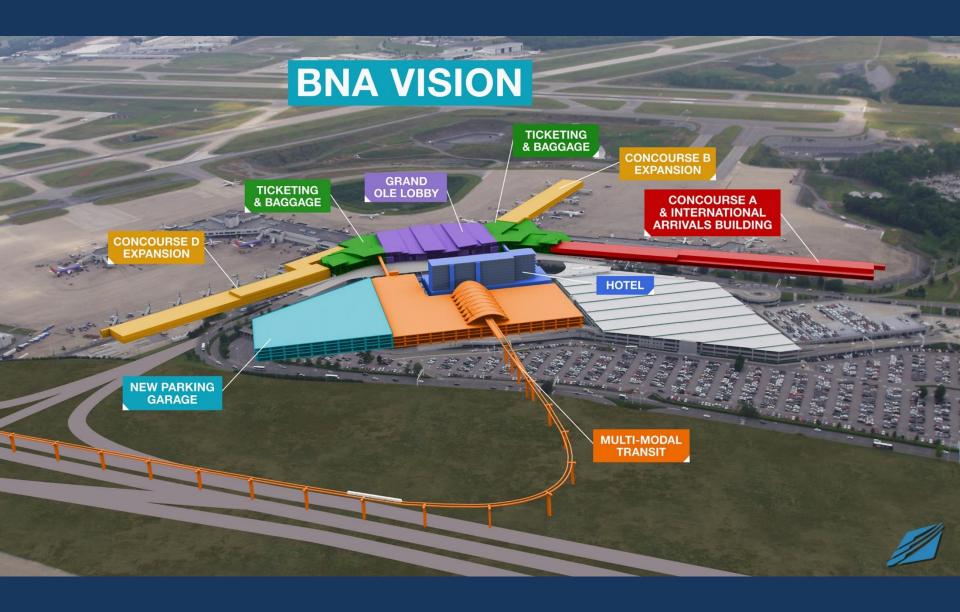
### Passenger Growth



### Long-Term Projection



### Concept













### **BNA Vision Video**



# Opening Remarks

Dr. A. Dexter Samuels

Vice Chair, MNAA Board of Commissioners







### **Program Overview**

Robert Ramsey, PE

**Chief Engineer** 

**Ross Payton** 

Principal, Corgan



#### Purpose

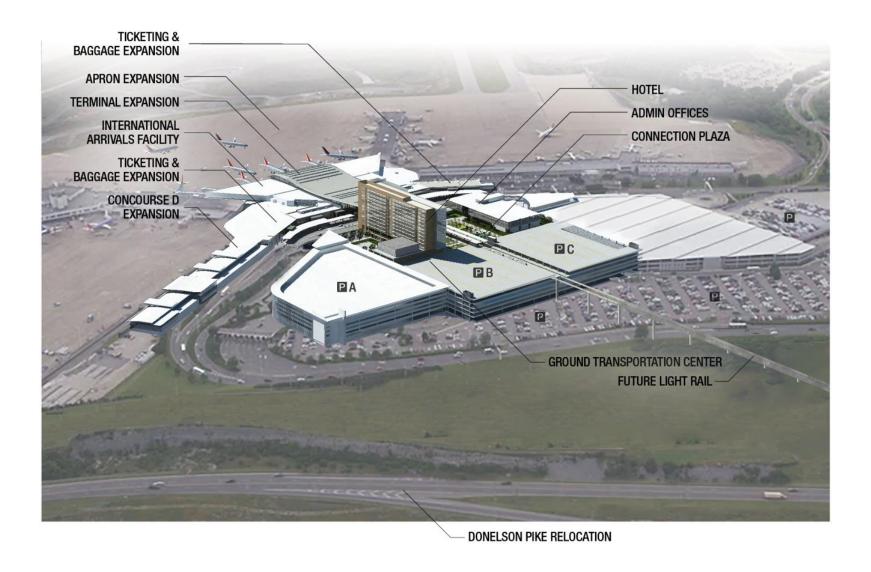
- Inform Contracting/Architectural/Engineering Community
- Receive Feedback on the Intended Approach
  - Provide Input to MNAA on Oct 3, 4, and 5
  - Email: robert\_ramsey@nashintl.com and rick\_jones@nashintl.com
- Networking Opportunity
- Today's Slides and a Draft Contract for Project 1 can be accessed here:

http://bnavision.com/opportunities/

https://www.flynashville.com/business-opportunities/Pages/default.aspx

https://www.flynashville.com/business-diversity-development/Pages/BNA-Vision-Outreach-Event.aspx

### Programming & Design Direction for the BNA Vision



























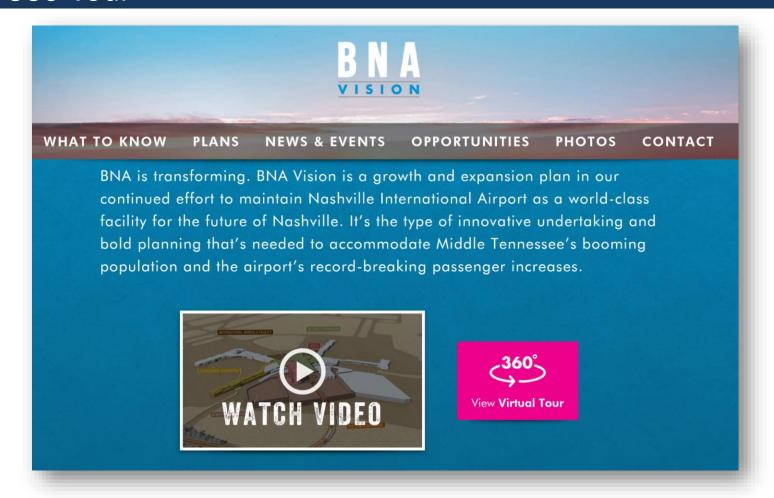








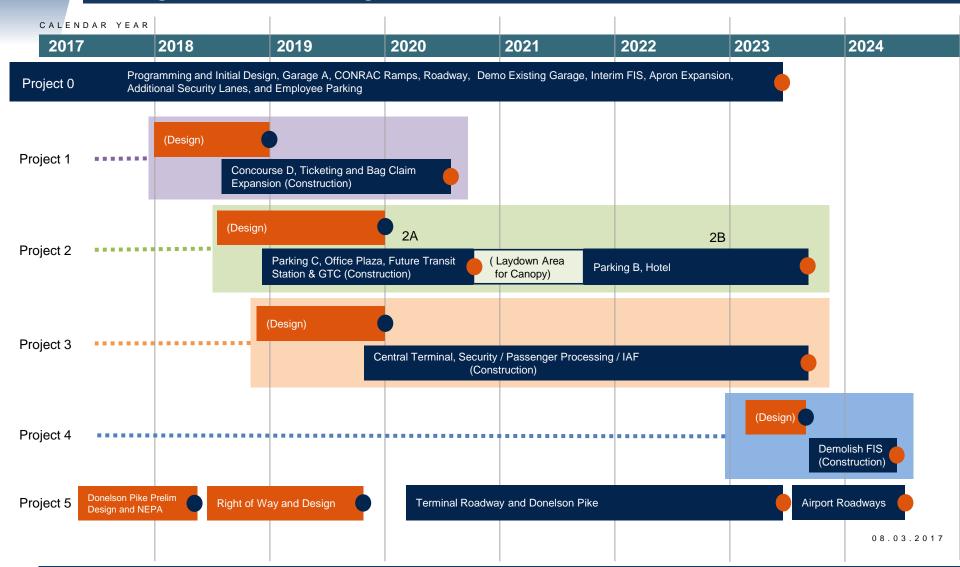
#### 360 Tour



BNAVision.com



### Program – Phasing





#### Project 0 – Enabling Projects

- Design/Construction
- Garage A
- Interim International Arrivals Building (IAB)
- Additional Security Checkpoint Lanes
- Project Management Office
- Consolidated Rental Car Facility (CONRAC) Ramps
- Employee Parking Lot Expansion

Budget \$166M



- Project 1 Terminal "Wings" & Concourse D
  - South Landside, Ticketing/Bag Claim
  - North Landside, Ticketing/Bag Claim
  - New Concourse D
  - Central Utility Plant

Budget \$240M

New space: 228,000 sq. ft. Renovated space: 80,000 sq. ft. Domestic Gates:



- Project 2 Garage, Office, Plaza, Hotel, and Provision for Transit
  - Garages B and C

Budget \$339M

- Office Space
- Hotel
- Plaza
- Provision for Transit

Added Parking Spaces: 4,900 Office: 64,000 sq. ft. Hotel rooms: 288



- Project 3 Central Terminal, International Arrivals Facility, and Security

  Checkpoint

  Budget \$393M
  - Central Terminal
  - International Arrivals Facility
  - "T-Gates"
  - Security Checkpoint

New space: 210,000 sq. ft. Renovated space: 350,000 sq. ft. Dual Use Gates: 6



- Project 4 Demolish Existing International Arrivals Building (IAB)
  - Demolish Interim IAB

- Return Concourse A to original width

Budget \$7M



#### Project 5 – Terminal Area and Donelson Pike Access Roadways

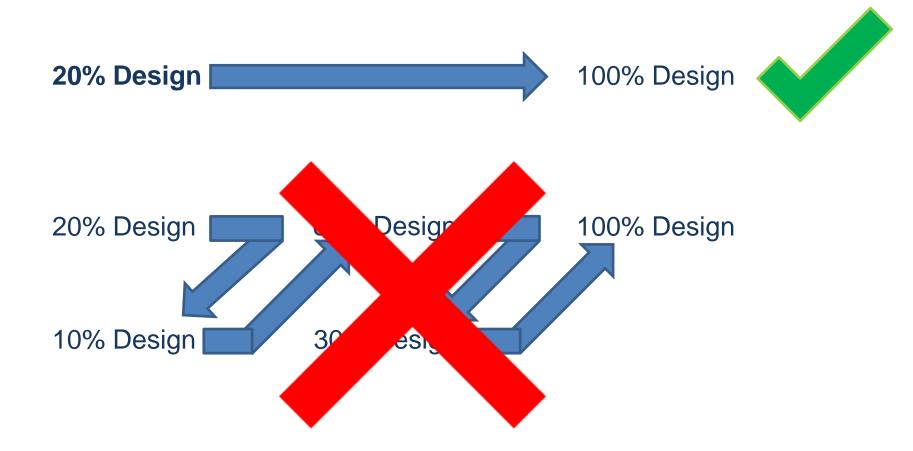
- Connect Donelson Pike to Terminal Roadway at Two Points
- Connect Discrete Access to I-40 Eastbound
- Relocate Terminal Loop Roadway for improved Level of Service and increased capacity

Budget \$91M





### Design Progression and Schedule





# Preparation

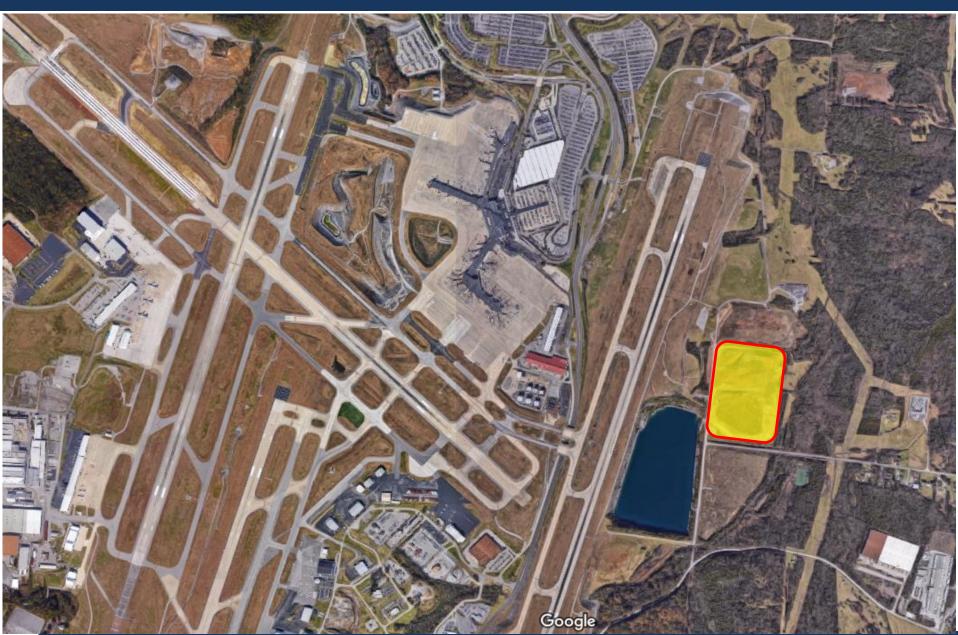
Robert Ramsey, PE Chief Engineer

### Program Management Offices



Nashville

# Contractor Employee Parking



# Laydown Yards





# **Project Delivery Method**

Clay Paslay

President, Paslay Management Group



### Project Delivery Method Options (Projects 1 - 3)

 MNAA conducted a Qualitative Analysis of various alternative delivery methods and selected "Progressive Design Build" (PDB) as the preferred delivery method for Projects 1, 2 & 3. Projects 3 & 4 are TBD

#### PDB differs from a traditional Fixed-Price Design-Build method:

- Construction pricing is not determined until the design is sufficiently developed by the DB to competitively price
- DB works collaboratively with Owner to advance the design ensuring project design objectives are achieved prior to establishing construction contract price
- Owner has access to design-builder's estimating and cost models as design develops
- Enhanced flexibility for phasing and packaging to achieve schedule objectives

#### Key objectives for selecting PDB:

- Collaboration
- Transparency
- Shorter procurement process
- Establish "single point of responsibility"



### Project Delivery Method Options (Projects 1-3)

- Key requirements of the design-build contract :
  - "Design-to-budget" requirement
  - "Open-Book" Guaranteed Maximum Price (GMP) format for all construction packages
  - "Exit-Ramp" option for owner at the end of Phase 1
  - Competitive selection of trade sub-contractors
- The PDB will consist of two phases contracted for separately
  - Phase 1 will be for preconstruction services, pricing level design development and firm price negations
  - Phase 2 will be for final design, construction and commissioning
- The Design-Build team will be selected through a "Best Value" selection methodology (to be discussed in detail later)
- For schedule objectives it is anticipated Phase 2 will be implemented with multiple packages (e.g. foundation pkg., structural pkg., exterior skin pkg., etc.) number of packages and scope of work for each will be determined by selected DB team to optimize schedule



# Sustainability Goals

**Christine Vitt** 

Vice President, Strategic Planning & Sustainability

## Sustainability



**Concourse D:** LEED Certified Required Silver Desired



Garages B and C: Parksmart Bronze Required



Administrative Offices:

LEED Silver Required

Gold Desired



### Total Cost of Ownership (TCO)

### **TCO Analysis Included in 20% Design**

- Multiple design elements analyzed
- TCO will mature through design and construction

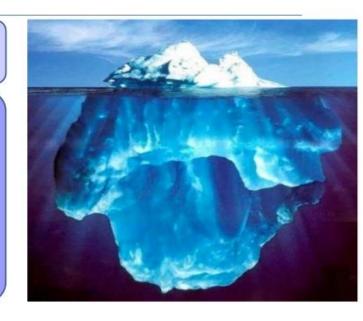
#### **Goal of TCO**

- Inform teams in decision making
- Tool for building/system performance

#### Total Cost of Ownership

**UPFRONT COST** 

RECURRING COST







## **Economic Inclusion**

**Davita Taylor**Chief of Staff, MNAA



## **Business Diversity Development**

### **Three (3) Business Diversity Development Programs**

- Disadvantaged Business Enterprise (DBE)
  - Federally funded programs e.g. FAA grant dollars
- Airport Concession Disadvantaged Business Enterprise (ACDBE)
  - Federal Program
- Small, Minority, Women-owned Business Enterprise (SMWBE)
  - MNAA funded projects



### SMWBE Participation Level - Project 1 – Concourse D & Ticketing/Bag Claim Wings

- **MBE** − 6.29%
- **WBE** 9.13%
- **SBE** − 4.0% (target only)
- Total 19.42% (~20%)



### **Evaluation Criteria**

- Your Firm's Supplier Diversity Program and Philosophy
- SMWBE Utilization Plan
- SMWBE Past Utilization History
- Workforce Development Plan

Promise Zone Apprenticeships and OJT programs Skills Training

## Certification

- Criteria
- Process
- Reciprocity



# Break



# Project 1 Overview

Rick Jones
Deputy Chief Engineer



#### Request for Proposal

- Qualifications based
- Pricing based

#### Progressive Design Build

- CGMP1 initial
- Subsequent CGMPs

#### Selection Criteria

- SECTION A Mandatory Requirements
- SECTION B Team/Individual Qualifications, Experience
- SECTION C Technical Approach
- SECTION D SMWBE and Workforce Development
- SECTION E Pricing

#### Selection Criteria that differs from the Past

- Team Approach
  - Design Assist capabilities
- Design to Budget
- LEED/Total Cost of Ownership
- Subcontractor Default Insurance
- Pricing Factors
- Workforce Development



#### RFP SCHEDULE OF EVENTS

Owner Issues RFP

Pre-Proposal Conference/Site Visit

Written Questions Deadline

Final Addendum

**Technical Qualifications Proposal Due** 

Short List Issued

Cost Estimate Due

Interviews

Selection

**Board Approval** 

Notice To Proceed

Friday, October 6, 2017

Tuesday, October 17, 2017

Friday, November 3, 2017

Thursday, November 9, 2017

Thursday, November 16, 2017

Friday, December 1, 2017

Friday, December 8, 2017

Tuesday, December 12, 2017

Monday, December 18, 2017

Wednesday, January 17, 2018

Wednesday, January 17, 2018



- SECTION B TEAM/INDIVIDUAL QUALIFICATIONS, EXPERIENCE
- Organization and Personnel -
  - Organizational chart
  - Resumes of key personnel
  - Management and staffing plan
  - Design Assist D/B team to identify key trade subcontractors to bring on as part of Preconstruction phase. Describe how these trade subcontractors bring value to the project.
- Past Experience Provide the following:
  - Airport projects Value, schedule, Contract type
  - MNAA projects



- SECTION C TECHNICAL APPROACH
- Technical approach to all major disciplines for design & construction phase services.
- Design Assist what disciplines and trades. How will you maintain a competitive bidding environment with the subcontract and supplier market
- Day to day operations: maintaining safety, operations, aesthetics, vehicular and pedestrian traffic, airlines and airport tenants.
- Schedule and budget control Design to Budget
- Safety program/Quality Control program.
- LEED Certified Required, Silver 'desired' and Total Cost of Ownership.
- Community outreach competitive pricing
- Subcontractor Default Insurance option



- SECTION E PRICING
- Preconstruction Phase
- Construction Phase Management
- Allowances
  - Co-location, Owners allowance
- Contingency
- Contractors Fee %
- Insurance costs %
- Performance and Payment Bond %
- Subcontractor Default Insurance %

#### SECTION E - PRICING

#### PRICE AND FEE PROPOSAL FORM

		CGMP1	COST EVALUATION FACTORS			
DESIGN SERVICES AND DESIGN/BUILDER SERVICES		CGMP1	NOTES	Rough Order of Magnatude Cost Estimate used for Cost Evaluation Factors Only		EVALUATION of COST to MNAA based on CGMP1 plus fees applied to Rough Order of Magnitude Opinion of Probable Cost
PRE-CONSTRUCTION SERVICES (includes all fees, insurance, bonds, design, project requirements, scope of work)	LS		EXHIBIT J, E1.a Insert Lump Sum			\$ -
CONSTRUCTION PHASE - Construction Management Cost, (based on project approach and resource loaded staffing plan for the entire project.)	LS		EXHIBIT J, E1.b Insert Lump Sum			\$ -
ALLOWANCES, (REFER TO TABLE of OWNER ALLOWANCES IN ATTACHMENT <>)	LS	\$ 4,000,000	EXHIBIT J, E1.c			\$ 4,000,000
CONTINGENCY	LS		EXHIBIT J, E1.c Insert Lump Sum			
DESIGN/BUILDER FEE, (this rate is used, all inclusive, for the entire project, excludes design costs on CGMP1 above): [% value x (B+C+D)]		\$ -	EXHIBIT J, E1.d: Does not apply to <b>Pre-Construction Services</b> (INSERT FEE IN PERCENT FORMAT)	\$ 186,000,000	0.00%	\$ -
[A+B+C+D+E], CGMP1 SUBTOTAL		\$ 4,000,000				
INSURANCES, (excluding OCIP covergages,): [% value x (B+C+D+E)]		\$ -	EXHIBIT J, E1.e Insert % Value	\$ 186,000,000	0.00%	\$ -
SUBCONTRACTOR DEFAULT INSURANCE			EXHIBIT J, E1.e Insert % Value	\$ 186,000,000	0.00%	\$ -
100% PERFORMANCE AND PAYMENT BOND: [% value x (F+G+H)]		\$ -	EXHIBIT J, E1.e Insert % Value	\$ 186,000,000	0.00%	\$ -
Total	\$ 4,000,000					
	Roug	h Order of Magnitu	de Opinion of Probable Cost	\$ 186,000,000		





## How To Do Business With MNAA

**Lynne Steck Director, Procurement** 

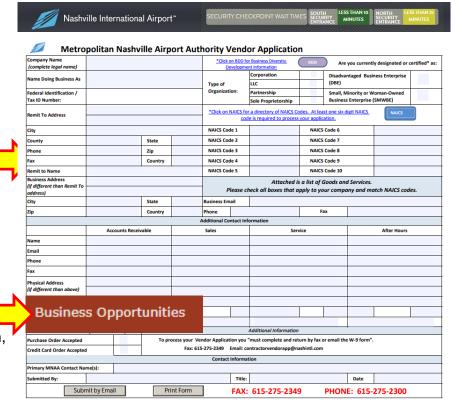


### Contractor/Vendor Application

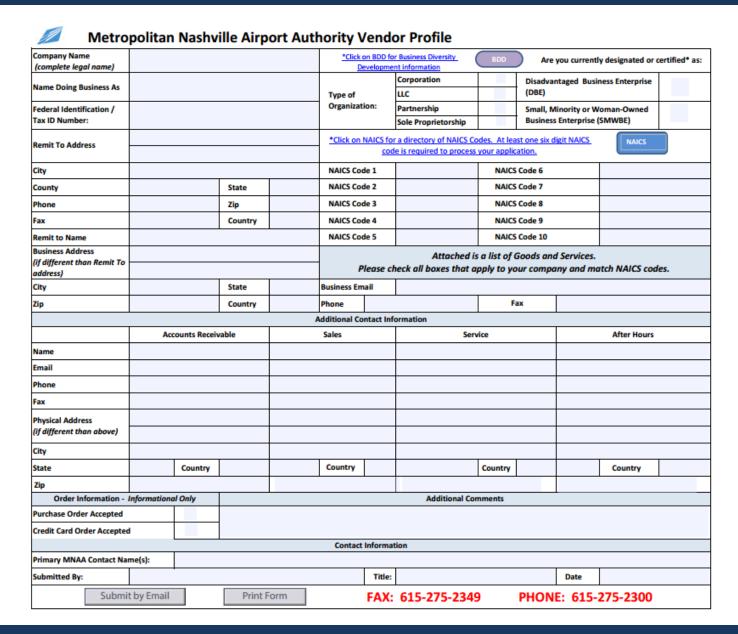
### To access the Contractor/Vendor application, follow these steps:

- Login to <u>www.flynashville.com</u>
- Scroll to the bottom of the homepage. Under the heading "Around the Airport", click on Business Opportunities.
- 3. Contractor/Vendor Application is the third option on the left.
- 4. Under the picture of the plane, click on the Contractor/Vendor Application link, to open the form.
- Complete the application on-line and submit it.
   The application will come into the Purchasing office for processing.

If you have questions about completing the application, contact Monta Caraker at (615) 275-2300.



## Contractor/Vendor Application – Page 1 of 2





# Contractor/Vendor Application – Page 2 of 2

	Plea	se provide a detailed description of	Goods/ S	Services Provided: (also check all that	apply be	elow)	
				•		•	
		CHECK BOX	ES THAT A	PPLY TO YOUR COMPANY			
Advertising		Entertainers		Licenses		Safety Supplies/Service	
Airfield Services		Environmental Services		Lighting		Security	
Airfield Stripping		Erosion Control		Lumber		Sewer Inspection	
Alarm Systems		Excavation		Machinery/Equipment		Signs	
Architecture		Fencing Gates		Mechanical/Electrical		Snow & Ice Supplies/Services	
Art/Art Curator		Field & Laboratory Testing		Metal Buildings		Staffing Agencies	
Audio Visual Equipment		Filters		Office Supplies/Equipment/Furniture		Surveying & Mapping	
Awards /Engraving		Finance/Accounting/Banking		Other		Technical Services	
Baggage Conveyor		Fire Extinguisher & Supplies		Paint & Wall Coverings		Telecommunications	
Box Store		Firearms/Ammunition		Pavement/Grounds Material		Tools	
Building Materials		First Aid Supplies/Equipment		Pest Control		Towing	
Carpet Cleaning		Floor Covering		Photographer		Training	
Catering Services/Food & Beverage		Fuel - Gasoline/Oil/Diesel		Plumbing Supplies/Services		Transportation	
Chemicals		General Contractor		Printing		Trash Removal/Equipment	
Coffee Supplies/Equipment		Glass Supplies/Repairs		Professional Organization/Non-Profit		Travel Agency	
Compressed Gas		Hotels/Lodging		Professional Services		Trucking/Transport	
Computer Hardware/Software		HVAC- Supplies/Repairs		Promotional		Tubes & Tires	
Concrete		Information Technology		Publisher		Uniforms/Maintenance/DPS	
Construction Services		Inspection Services		Realtor Services		Utilities	
Consulting		Insurance		Recruitment/Staffing Services		Vehicle Dealership	
Door Supplies/Repairs		Interpreter		Recycling/Shredding		Vehicle Parts	
Dry Cleaning/Laundry		Investment Company		Rentals/Leasing		Vehicle Repair Services	
Electrical Supplies/Electrical Services		Janitorial Services/Supplies		Roof Supplies/Repairs		Water Conditioner/Treatment	
Elevator/Escalator/Moving Sidewalk		Landscaping/Mowing		Rubber Products/Hose/Belts, etc.		Wildlife Regulation/Damage Control	
Employees/Employee Benefits		Legal		Rubber Removal		Window Cleaning	
Engineering/Environment							



# **Vendor Application**

epartm	ecember 2014) nent of the Treasury Revenue Service	Request t Identification Num	for Taxpayer ber and Certificat	ion		Give Form to the requester. Do not send to the IRS.		
	1 Name (as shown	on your income tax return). Name is required on this line:	do not leave this line blank.					
	2 Business name/d	isregarded entity name, if different from above	â.					
Specific Instructions on page	Individual/sole single-member Limited liability Note. For a single-member	LLC company. Enter the tax classification (C=C corporation, gle-member LLC that is disregarded, do not check LLC; atton of the single-member owner.	ration Partnership 1 S=S corporation, P=partnership) ▶	Frust/estate	Exemptions (codes apply only to cartain entities, not individuals; see instructions or page 3;     Exempt payee code (if any)     Exemption from FATCA reporting code (if any)     (if any)			
elle i		street, and apt. or suite no.)	Requi	ester's name a	nd address	(optional)		
See Spec	8 City, state, and ZII	P code						
	7 List account numb	or(s) here (optional)						
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via e-mail to contractorvendorapp@nashintl.com or via fax to 615-275-2349

BNA

### Aerobidz Registration

- If you want to be registered with Aerobidz, please send an e-mail to:
   <u>aerobidzregistration@nashintl.com</u>
   and include your company name, address, city, state, zip, phone number, main point of contact and their e-mail address.
- We will take care of getting you registered for free and you will be notified via e-mail by Aerobidz once your registration is complete.



DO NOT TRY TO REGISTER DIRECTLY WITH AEROBIDZ AS THEY CHARGE A SUBSTANTIAL FEE FOR DIRECT REGISTRATION.

Registration through MNAA is no cost to the contractor.



### **Authorized Contact**

### **During an active solicitation you may ONLY contact:**

- MNAA Procurement for all questions
- MNAA Business Diversity Development only for SMWBE/DBE related questions

#### Do **NOT** contact:

- MNAA Departments not listed above
- Board Members

Inappropriate communication during a solicitation may result in DISQUALIFICATION



# Closing Remarks

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