

# METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

## Minutes of the Board of Commissioners

Date: March 16, 2022

Place: Cascade Room, Airport Hilton  
McGhee Tyson Airport

The Board of Commissioners of the Metropolitan Knoxville Airport Authority met pursuant to notice at 4:00 p.m. on Wednesday, March 16, in the Cascade Room at the Airport Hilton with Vice Chairman, Jeff Smith, presiding.

Roll call developed that Board members present, in addition to Jeff Smith, were Ursula Bailey, Julia Bentley, Joe Dawson, Charles Harr, and Maribel Koella. Eddie Mannis attended the meeting by teleconference. Also present were Patrick Wilson, President of the Airport Authority, and members of his staff; Mark Mamantov, legal counsel; and other visitors.

### BUSINESS AGENDA

I. Announcements. Vice Chairman Smith reminded those in attendance that a sign-up sheet was available for members of the audience who would like to address the Board of Commissioners. The time for presentation would be limited to three minutes and then only if time permits. It was also announced that the Aviation Operations and Services Committee will be meeting on Friday, March 18, 2022, at 8:30 a.m. in the 510 Center located at 2950 Airfield Service Drive at McGhee Tyson Airport (TYS).

II. Minutes. Vice Chairman Smith noted that the minutes of the regular meeting of February 16, 2022, had been distributed with the agenda materials. Upon motion duly seconded, the minutes were approved as presented by unanimous voice vote.

III. President's Report and Financial Review. President Patrick Wilson provided his President's report and highlights of the activity report, the project report, and financial information that was included with the agenda materials.

Mr. Wilson reported that the third baggage belt should be operational prior to the influx of summer travelers.

Mr. Wilson also informed the Board that he had an opportunity to meet with Governor Lee to share the needs of the Airport Authority, and he toured the Nashville International Airport with the Tennessee Senate and House Transportation Committee.

### IV. New Business.

A. Consideration of Approval of the Final Balance Change Order No. 8 to the Contract with Eutaw Construction Company, Inc. (Eutaw) for Runway 5L/23R Reconstruction Project 5 for TYS. Bryan White, Vice President of Engineering and Planning of the Airport Authority, advised the Board that this change order is the final balancing change order for Runway 5L/23R Project 5 and is an overall decrease of \$556,110.58 to the contract. The change order includes increases in quantity for pavement markings and final grading and decreases in quantities related to traffic control and electrical items. The additive bid item has increases for seeding and mow aprons and decreases for traffic control and electrical items. Mr. White noted that the Federal Aviation Administration (FAA) has approved the change order. It was moved by

Ms. Koella, seconded by Mr. Dawson, that Change Order No. 8 with Eutaw be approved as presented. The motion was unanimously approved by a voice vote.

B. Consideration of Approval of the Final Balance Change Order No. 7 to the Contract with Eutaw for Runway 5L/23R Reconstruction Project 6 for TYS. Mr. White informed the Board that this final balancing change order is an overall decrease of \$145,373.70 to the contract amount. This change order includes increases related to erosion and sediment control, storm sewer, duct bank, and directional boring and decreases related to traffic control, duct bank, manholes, and asphalt pavement. Mr. White noted that the FAA has approved the change order. It was moved by Ms. Bentley, seconded by Ms. Bailey, that Change Order No. 7 with Eutaw be approved as presented. The motion was unanimously approved by a voice vote.

C. Consideration of Approval of a Contract with Blount Excavating, Inc. (Blount) and a Work Authorization Number 21-253C with C2RL Engineers, Inc. (C2RL) for the Temporary Public Parking Lot E Construction at TYS. Mr. White informed the Board that Blount has been selected as the general contractor for construction of a temporary parking lot until the completion of the parking garage expansion project. Mr. White introduced Steve Gardner of Blount, who informed the Board that they had the experience and available manpower to complete this project. The estimated completion of this project is August 2022. Blount will bid out certain subcontractors, with the Airport Authority's staff and C2RL participating in the bid review process, to achieve the most competitive pricing. Additionally, C2RL will provide services related to construction administration, design engineering support, resident project representative, and quality assurance. The new surface parking lot will be designed to accommodate approximately 1,165 spaces. It was moved by Ms. Koella, seconded by Mr. Dawson, that a contract with Blount in the amount of \$6,848,639.16 and a work authorization with C2RL in the amount of \$148,820 be awarded for the construction of a temporary public parking lot as presented, and that the FY 2022 capital budget be amended to include the project and funding. Following discussion, the motion was unanimously approved by a voice vote.

D. Consideration of an Award of a Construction Contract to the Rogers Group, Inc. (Rogers Group), Approval of Work Authorization Number 18-121H to CHA, Inc. (CHA), and Acceptance of a Grant from the Tennessee Department of Transportation (TDOT) Aeronautics Division for the Knoxville Downtown Island Airport (DKX) Runway 8/26, Taxiway and Electrical Rehabilitation Project. Mr. White informed the Board that four prime contractors attended the pre-bid meeting for the DKX runway project, but only one bid in the amount of \$8,120,624 was submitted by the Rogers Group. With the support of TDOT and negotiations of costs and substitute products, a new contract amount of \$7,724,474 was finalized with the Rogers Group. Mr. White also explained to the Board that the proposed work authorization with CHA in the amount of \$674,960 would provide for construction administration, including coordination of grant and contract documents, daily project representative support, quality assurance, and project closeout services. It was moved by Ms. Koella, seconded by Mr. Dawson, that the work authorization with CHA and the contract with Rogers Group for the DKX runway project be approved as presented along with the acceptance of the State grant. Following discussion, the motion was unanimously approved by a voice vote.

E. Consideration of Approval of Agreement for Architectural Professional Services with Gresham Smith for General Consulting Architectural Professional Services for TYS and DKX. Mr. White explained that the Airport Authority received statements of qualifications from six well-qualified firms in response to a request for qualifications for architectural professional services. After the conclusion of the interviews and site visits, the selection committee recommends awarding the agreement to Gresham Smith. The proposed agreement would be for three years, with two optional one-year extensions. The scope and fees for each project would be negotiated through the Airport Authority's typical work authorization process. Mr. White introduced Gresham Smith employees, David King and Zoe Smith, to the Board. Mr.

King and Ms. Smith then discussed their experience on similar projects. It was moved by Mr. Dawson, seconded by Ms. Koella, that an agreement for architectural professional services with Gresham Smith for TYS and DKX be approved. The motion was unanimously approved by a voice vote.


F. Consideration of Award of Contract to Common Grounds Landscape Management, Inc. for the Landscape Improvements Project at TYS. Trevis Gardner, Vice President of Operations of the Airport Authority, informed the Board that Common Grounds was the only responder to a request for proposals for the landscape improvements project at TYS. The proposal exceeded the Airport Authority's budgeted cost due to increasing labor and material costs. Therefore, the Airport Authority staff recommends awarding the contract to Common Grounds for an amount not to exceed \$634,250, and subsequent negotiations to develop the final scope of work. Further, the Airport Authority staff has engaged an independent architect to advise on the appropriate scope and costs for the project. Mr. Gardner explained that the basic scope of this work is to improve the current landscaping in the passenger terminal complex to include irrigation and new plantings. The recommended contract is for two planting seasons, Spring 2022 and Fall 2022. It was moved by Ms. Bailey, seconded by Ms. Koella, that the contract for the landscape improvement project be awarded to Common Grounds as presented. The motion was unanimously approved by a voice vote.

G. Consideration of Approval of Contract with Urban Economics, Inc. (Urban Economics) for Property Appraisal Services. Dave Schroth, Properties and Risk Manager of the Airport Authority, explained to the Board that, in order to ensure that the Airport Authority has the appropriate levels of property insurance coverages, an outside appraiser is hired every five years. Since the last property appraisal was performed in 2017, the Airport Authority staff recommends that a contract in the amount of \$58,000 be awarded to Urban Economics for such appraisal. Urban Economics has previously been engaged through the Airport Authority's legal counsel as a consulting expert to perform appraisal services related to the TDOT land acquisition associated with the Hunt Road interchange. It was moved by Mr. Dawson, seconded by Ms. Bentley, that the contract for property appraisal services with Urban Economics, Inc. be approved. The motion was unanimously approved by a voice vote.

## VII. Staff Reports.

Jim Evans, Vice President of Air Service and Marketing of the Airport Authority, provided an update to the Board regarding air cargo at TYS.

Vice Chairman Smith announced that the business agenda had been completed and that there were no requests by individuals wishing to address the Board. Thereupon, upon motion duly seconded and unanimously approved, the meeting was adjourned at 5:03 p.m.

  
Secretary