

REGULAR MEETING OF THE BOARD OF COMMISSIONERS, MEMPHIS-SHELBY COUNTY AIRPORT AUTHORITY (MSCAA) August 12, 2021

CALL TO ORDER

Board Meeting conducted in person to the Board of Commissioners and Airport Authority Executive Staff and via ZOOM Webcast to the Public.

APPROVAL OF BOARD MEETING MINUTES: ***June 17, 2021***

Resolutions for Approval This Month

Approval of Lease Agreement – 3130 Tchulahoma Road – FedEx Corporation

Approval of Contract – 3150 Tchulahoma Roof Replacement – Ark Roofing Company Co. Inc.

Approval of Purchase – Diversity Management System Modules & Services – B2Gnow

Approval of Contract - Airfield Signage Replacement - Construction – DACO Construction Company, Inc.

Approval of Contract- ID Office and WA Sewer Repair – Construction – A&B Construction Company, Inc.

Approval of Contract – Glycol Management Program – Control Facility/CDF– Construction – Turner Construction Company

Approval of Contract – Elevator, Escalator and Moving Walkways Repair & Maintenance – Kone, Inc.

Division Reports

TREASURER and PROPERTIES REPORTS

Forrest Artz, Vice President of Finance and Administration/CFO

OPERATIONS REPORT

Terry Blue, Vice President of Operations

INFORMATION ITEMS

NEXT BOARD MEETING – ***September 23, 2021 – Adjusted Date***

RESOLUTION

WHEREAS, the Memphis-Shelby County Airport Authority ("Authority") owns and operates certain real property located at 3130 Tchulahoma Road in Memphis, TN ("Property"); and,

WHEREAS, Federal Express Corporation ("FedEx") currently leases a significant portion of the Property and desires to lease the remainder of the property from the Authority (approximately 70,199 square feet of additional building space) for a ten (10) year period ("Term"); and,

WHEREAS, the Term will commence upon execution of the Lease Agreement; and,

WHEREAS, the parties have agreed the Authority will complete certain minor improvements to the Property, at the Authority's sole cost and expense; and,

WHEREAS, the parties have agreed, and the Authority has authorized FedEx to make certain other improvements to the Property at the sole cost and expense of FedEx; and,

WHEREAS, the base annual rent for the building and associated parking will be \$193,074.25 for the first five years of the Term, and \$198,663.17 for the final five years of the Term; and,

WHEREAS, Airport Management recommends approval;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that the President and CEO is hereby authorized to enter into a Lease Agreement with FedEx as referenced herein.

RESOLUTION

WHEREAS, pursuant to public advertisement, bids for roofing replacement for the Memphis-Shelby County Airport Authority ("Airport Authority") were received as follows:

REQUEST FOR BIDS
3150 TCHULAHOMA ROOF REPLACEMENT
FOR MEMPHIS-SHELBY COUNTY AIRPORT AUTHORITY
Received August 2, 2021

Bidder	Base Bid Items	Contingency Items	Total Bid
A&B Construction Co., Inc.	\$ 226,265.40	\$ 17,820.00	\$ 244,085.40
Ark Roofing Company Co. Inc.	\$ 178,336.00	\$ 16,125.00	\$ 194,461.00
Carroll's Roofing & Construction, LLC	\$ 218,295.00	\$ 20,163.00	\$ 238,458.00

* *Local company*

and,

WHEREAS, based on the evaluation of our Open-End Designer, Renaissance Group, it has been determined that the roof is approaching the end of its useful life and should be re-covered; and,

WHEREAS, the scope of work for the project consists of, but is not limited to, a total roof re-covering of up to 27,000 sq. ft.; installing new 60 mil, fully-adhered TPO roof; removal and replacement of metal coping; removal and replacement of gutters and downspouts; removal and replacement of flashing and counter flashing; and installation of walkpads; and,

WHEREAS, the necessity of some repairs cannot be confirmed until the roof re-covering begins, and therefore, estimated quantities of Contingency Items were

bid as unit prices for (1) replacing rigid insulation, (2) overlaying with metal decking, (3) repairing steel decking, and (4) removing and replacing steel decking; and,

WHEREAS, the bids were evaluated according to established criteria; and,

WHEREAS, Ark Roofing Company Co. Inc. was the lowest and most responsive bidder; and,

WHEREAS, in furtherance of its Small Business Participation Program, the Airport Authority determined that only certified Small Business Enterprises would be eligible to submit bids for this project; and,

WHEREAS, Airport Authority Management recommends that an overall project contingency budget of \$19,446.10 (10%), on top of bidder Contingency Items above, be established, resulting in an estimated total project construction budget amount of \$213,907.10; and,

WHEREAS, Airport Authority Management recommends approval;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that that the President and CEO or his designee is hereby authorized to award the roof replacement project to Ark Roofing Company Co. Inc., as herein described, with costs to be paid from the Airport Authority's annual operating funds or any other funds as identified by the CFO.

RESOLUTION

WHEREAS, the Memphis-Shelby County Airport Authority (“Airport Authority”) uses a Diversity Management System (“DMS”) that is manufactured by B2Gnow; and,

WHEREAS, the DMS is a critical component of the Airport Authority’s efforts to comply with Title 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in the Department of Transportation Financial Assistance Program; and,

WHEREAS, the Airport Authority’s current DMS includes various Modules & Services, such as, but not limited to, Baseline System, Outreach & Events, Online Vendor Registration, Contract Compliance, Proposals & Bid Posting, Concessions, Certification Management, and Online Application; and,

WHEREAS, other Modules & Services can be added to enhance the functionality of the DMS, such as, but not limited to, Spend Analysis, Goal Setting, and Utilization Plan; and,

WHEREAS, additional Modules and Services are being reviewed for inclusion in a future Operating Budget for acquisition; and,

WHEREAS, B2Gnow has proposed the following pricing model for the Authority’s current Modules and Services under a four-year purchase commitment:

Calendar Year	Pricing	Year-over-Year Increase
2022	\$45,815	
2023	\$46,731	2%
2024	\$47,666	2%
2025	\$47,666	0%

and,

WHEREAS, the calendar year 2022 pricing represents a 23% discount below B2Gnow's standard pricing model; and,

WHEREAS, B2Gnow typically increases DMS pricing by at least 3% annually; and,

WHEREAS, in order to maintain the DMS and to take advantage of savings associated with a four-year purchase commitment, Airport Authority Management recommends approval;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that that the President and CEO or his designee is hereby authorized to award the four-year purchase to B2Gnow as herein described, with costs to be paid from the Airport Authority's annual operating funds or any other funds as identified by the CFO; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that that the President and CEO or his designee is hereby authorized to award other Modules & Services purchases to B2Gnow during the four-year term, if future conditions warrant enhanced functionality of the DMS as herein described, with costs to be paid from the Airport Authority's annual operating funds or any other funds as identified by the CFO.

RESOLUTION

WHEREAS, pursuant to public advertisement, bids were received as follows:

REQUEST FOR BIDS
AIRFIELD SIGNAGE REPLACEMENT - CONSTRUCTION
MSCAA PROJECT NO. 18-1415-01
MEMPHIS INTERNATIONAL AIRPORT
Received June 10, 2021

BIDDER	BID AMOUNT
DACO Construction Company, Inc.*	\$ 9,426,190.70
Hypower, Inc.*	\$ 14,315,856.50

**out-of-town*

and,

WHEREAS, bids include the removal and replacement of the existing airfield guidance signs with new L-858(L) LED type signs at Memphis International Airport. The work includes, but is not limited to, removal of existing signage; installation of new signage; electrical power feed and/or concrete foundation base reconfigurations; light base installations with isolation transformers; reworking of conduit and circuitry; airfield surface markings; and other efforts as required to meet the current Advisory Circular installation guidelines; and,

WHEREAS, the Bids were evaluated according to established criteria; and,

WHEREAS, DACO Construction Company, Inc. was deemed the lowest responsive bidder; and,

WHEREAS, the Airport Authority Management's Capital Program Executive Staff recommended award of the Bid in the total amount of \$9,426,190.70 to DACO

Construction Company, Inc. and an Initial Contingency Amount (ICA) in the amount of \$942,619.07 (10%) for the project, which, in accordance with Airport Authority Policy 701, requires approval of the President and CEO and the Board; and,

WHEREAS, in furtherance of its Disadvantaged Business Enterprise (DBE) Program, the Airport Authority established a DBE goal of 24% for the full term of this contract; and,

WHEREAS, DACO Construction Company, Inc. is an out of town prime contractor and will employ an out of town certified DBE subcontractor to perform 24.40% share of the work for the project, which will amount to \$2,300,207.00 on this contract; and,

WHEREAS, Airport Authority Management recommends the approval of a contract with DACO Construction Company, Inc.;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that the President and CEO or his designee is hereby authorized to execute a contract with DACO Construction Company, Inc. as herein described, cost to be paid from Capital Outlay 72020-12-0025, Future AIP Grants, and/or any other sources as identified by the CFO.

RESOLUTION

WHEREAS, pursuant to public advertisement, only one bid was received as follows:

REQUEST FOR BIDS
ID OFFICE AND WA SEWER REPAIR - CONSTRUCTION
MSCAA PROJECT NO. 19-1423-11-01
MEMPHIS INTERNATIONAL AIRPORT
Received June 15, 2021

BIDDER	BID AMOUNT
A&B Construction Company, Inc.**	\$453,633.00

**local*

#only bid received

and,

WHEREAS, the bid includes the removal and replacement of damaged existing sanitary sewer pipes on both the east and west side of the baggage level of the B Terminal near the WA Area (Rear Drive) and near the ID Office. This work includes, but is not limited to, demolition of the slab, flooring and electrical/access control; installation of the replacement slab, flooring and associated interior finishes; installation of sanitary sewer pipe and a new sanitary lift station; installation of electrical and access control, and other efforts as necessary; and,

WHEREAS, the Bid was evaluated according to established criteria; and,

WHEREAS, A&B Construction Company, Inc.'s bid was deemed to be within the engineer's estimate, within budget and responsive; and,

WHEREAS, the Airport Authority Management's Capital Program Executive Staff recommended award of the Bid in the total amount of \$453,633.00 to A&B Construction

Company, Inc. and an Initial Contingency Amount (ICA) in the amount of \$68,094.95 (15%) for the project, which, in accordance with Airport Authority Policy 701, requires approval of the President and CEO and the Board; and,

WHEREAS, in furtherance of its Disadvantaged Business Enterprise (DBE) Program, the Airport Authority established a DBE goal of 27% for the full term of this contract; and,

WHEREAS, A&B Construction Company, Inc. is a local DBE prime contractor and will be self-performing 27% of the total project, which will total \$122,480.91.00; and,

WHEREAS, Airport Authority Management recommends the approval of a contract with A&B Construction Company, Inc.;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that the President and CEO or his designee is hereby authorized to execute a contract with A&B Construction Company, Inc. as herein described, cost to be paid from Capital Outlay 22-1400-0002 and 22-1400-0003 and/or any other sources as identified by the CFO.

RESOLUTION

WHEREAS, pursuant to public advertisement, bids were received as follows:

REQUEST FOR BIDS
GLYCOL MANAGEMENT PROGRAM – CONTROL FACILITY - CONSTRUCTION
MSCAA PROJECT NO. 08-1260-05
MEMPHIS INTERNATIONAL AIRPORT
Received July 29, 2021

BIDDER	BID AMOUNT
Chris Woods Construction Company	\$ 11,960,000.00
RC Construction Company*	\$ 14,362,800.00
Smith-Doyle Contractors, Inc.	\$ 13,299,437.00
TriCore Builders, Inc.	\$ 13,210,000.00
Turner Construction Company*	\$ 11,590,000.00

**out-of-town*

and,

WHEREAS, this project is the third and final major phase of the overall Centralized De-ice Facility (CDF) program which is targeted for operation in winter 2022; and,

WHEREAS, Bids include construction of the maintenance and operations facility for the Centralized De-ice Facility (CDF) in the center of the overall project along the relocated Louis Carruthers Drive. The facility will include tenant occupied office areas, meeting room, storage areas, a break room, restrooms, vehicle maintenance bays and a control tower. Construction activities will generally include, but are not limited to, grading, utility installation, pavement, building construction,

and associated mechanical, electrical, HVAC, plumbing systems, and other efforts as necessary; and,

WHEREAS, the Bids were evaluated according to established criteria; and,

WHEREAS, Turner Construction Company was deemed the lowest responsive bidder; and,

WHEREAS, the Airport Authority Management's Capital Program Executive Staff recommended award of the Bid in the total amount of \$11,590,000.00 to Turner Construction Company and an Initial Contingency Amount (ICA) in the amount of \$1,159,000.00 (10%) for the project, which, in accordance with Airport Authority Policy 701, requires approval of the President and CEO and the Board; and,

WHEREAS, in furtherance of its Disadvantaged Business Enterprise (DBE) Program, the Airport Authority established a DBE goal of 25% for the full term of this contract; and,

WHEREAS, Turner Construction Company, which is headquartered in New York, NY and has a large local office in Memphis, is the prime contractor and is using seven (7) local certified DBE subcontractors totaling 24.24% of the project, which will total \$2,808,919.00 on this contract; and,

WHEREAS, Turner Construction Company's bid exceeded the established goal for total DBE participation; and,

WHEREAS, the project has been reviewed by and approved by a majority of Signatory Airlines, in accordance with the existing Airline Use and Lease Agreement; and,

WHEREAS, Airport Authority Management recommends the approval of a contract with Turner Construction Company, contingent upon confirmation by FedEx of their intent to lease the maintenance and operations portions of the facility upon its completion;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, of the Memphis-Shelby County Airport Authority, that the President and CEO or his designee is hereby authorized to execute a contract with Turner Construction Company as herein described, cost to be paid from Bond funds and / or other funds as identified by the CFO.

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08-12-21

RESOLUTION

WHEREAS, pursuant to public advertisement, proposals for equipment repair and maintenance for the Memphis-Shelby County Airport Authority ("Airport Authority") were received as follows:

REQUEST FOR PROPOSALS
ELEVATOR, ESCALATOR AND MOVING WALKWAYS REPAIR AND
MAINTENANCE

FOR MEMPHIS-SHELBY COUNTY AIRPORT AUTHORITY

Received July 8, 2021

Proposer	Full-Time, On-Site Technician (Year 1 / Shift 1)	Full-Time, On-Site Technician (Year 1 / Shift 2)	Full-Time, On-Site Technician (Year 1 / Shift 3)	Parts Discount
Kone, Inc.	\$ 323,756.57	\$ 366,347.10	\$ 396,168.00	0%
Otis Elevator Company	\$ 237,420.00	\$ 320,088.00	\$ 357,780.00	15%
Schindler Elevator Corporation	\$ 306,768.00	\$ 433,068.00	\$ 433,068.00	25%
TK Elevator Corporation	\$ 611,400.00	\$ 671,400.00	\$ 768,000.00	30%

and,

WHEREAS, the scope of services consists of providing a dedicated, full-time, on-site and licensed technician to perform preventative maintenance and repair services for all equipment at Memphis International Airport; and,

WHEREAS, the costs above are for the technician's time for preventative maintenance services, and all repairs will be completed at negotiated costs, using established hourly rates and committed discounts for the cost of parts; and,

WHEREAS, the initial term of the contract will be for a period of one (1) year with four (4) one (1) year renewal options to be exercised at the Airport Authority's sole discretion, for a potential total contract term of five (5) years; and,

WHEREAS, the selection committee evaluated all four (4) proposals, interviewed all four (4) proposers, and subsequently ranked Kone, Inc., as the top ranked proposer; and,

WHEREAS, in the furtherance of its Disadvantage Business Enterprise (DBE) Program, the Airport Authority established a DBE goal of 4% for the full term of this contract; and,

WHEREAS, Airport Authority Management recommends award of the contract to Kone, Inc.;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Memphis-Shelby County Airport Authority, that Kone, Inc., be hereby designated the top ranked proposer, and the President and CEO or his designee be hereby authorized to execute a contract for elevator, escalator and moving walkway repair and maintenance services in accordance with this Resolution, with cost to be paid from the Airport Authority's annual operating funds or any other funds as identified by the CFO.