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Office of the General Counsel

12-4-1971

## University of Tennessee Board of Trustees Exhibit Records, 1971 December 4, Exhibits 1 - 5

University of Tennessee

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## ORDER OF BUSINESS JOINT MEETING OF THE EXECUTIVE, ATHLETICS, AND BUILDINGS AND GROUNDS COMMITTEES BOARD OF TRUSTEES

8:30 a.m. December 4, 1971 Board of Trustees Room Administration Building Knoxville Campus

- 1. Authorization to grant power of attorney to Dr. William A. Krueger, Assistant Professor of Agronomy, for handling tax-free alcohol at Institute of Agriculture and Agricultural Experiment Station.
- 2. Authorization to award contracts to low bidders for construction of following projects:
  - (1) Phase II University Courts, UT-M, Walker & Associates, \$940,000.00.
  - (2) Alterations and Additions to University Center, UT-M, Hardaway Construction Company, \$1,244,000.00.
  - (3) Pedodontics Clinic 5th Floor Dental Building, Medical Units, R.H. McNeese, \$37,125.00 (base bid, plus Alt. #1, less adjustments).
- 3. Action on bids for construction of Neyland Stadium South Double Decking.
- 4. Authorization to enter into amended and/or supplemental agreements with TSSBA for additional funds: (a) Phase II University Courts, UT-M, \$50,000; (b) University Center, UT-M, \$50,000; and (c) Neyland Stadium Addition, in event additional funds are needed; said additional sums to be adjusted for above projects to reflect fees, administrative and debt service expense, and reserves.
- 5. Authorize option to TVA on 1/10 acre at Springfield for perpetual line easement at \$100 price. (Dr. John A. Ewing's recommendation.)

THE UNIVERSITY OF TENNE
KNOXVILLE, TENNESSEE 3
OFFICE OF THE VICE PRESID
FOR DEVELOPMENT

Exhibit 1
Executive, Athletics, Buildings and
Grounds Committees
Board of Trustees
December 4, 1971

for your Information

December 3, 1971

Mr. John C. Baugh, Secretary Board of Trustees The University of Tennessee Knoxville, Tennessee

Dear John:

Recently we requested Mr. Ed Sample, of the firm of Claiborne, Lothrop & Sample, to appraise a small house at the corner of 22nd and Caledonia. This has been done and the appraisal, in the amount of \$13,500.00, is attached for your consideration. This property fronts 50' on 22nd Street and extends westward along Caledonia for a distance of 120'. This property adjoins another parcel in this block which was purchased by the University sometime ago.

Mr. Lewis Howard, attorney for the Huckleberry estate, has offered this property to the University for the sum of \$14,000.00 cash. Henry Morse and Bill Seaton feel that this would be a wise acquisition and I would appreciate your contacting the members of the Executive and Building Committees of the Board of Trustees to secure their authorization to purchase this property.

Thanking you for your assistance in this matter, I am

Sincerely yours,

Joseph E. Johnson, Chancellor U. T. Medical Units

JEJ:M

Enclosure

cc: Mr. Henry F. Morse Mr. W. C. Seaton

#### THE UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE 37916 OFFICE OF THE VICE PRESIDENT

-DEVELOPMENT AND ADMINISTRATION-

December 3, 1971

MEMORANDUM

To:

Mr. Henry F.

From:

W. C. Seaton

Re:

Property of F. M. Huckleberry, 1009 22nd Street, Knoxville

Henry, the attached copy of an appraisal signed by Ed Sample of the property of F. M. Huckleberry (deceased), located at 1009 22nd Street, is self-explanatory. This is the property which you and I discussed earlier this week and we felt at that time that the University should acquire this, if possible.

You will also note that I have attached a copy of a letter from the firm of Claiborne, Lothrop & Sample, signed by Bob Galbreath who is with that firm, in which he states that the firm has been authorized by Mr. Lewis Howard, attorney for the estate of Mr. Huckleberry, to offer the property to The University of Tennessee for the price of \$14,000.00 cash.

It is my recommendation that the University accept this offer and I have prepared a letter for Dr. Joe Johnson's signature, addressed to Mr. John Baugh, in which we request Mr. Baugh to secure appropriate approval for us to close this transaction at the earliest possible time.

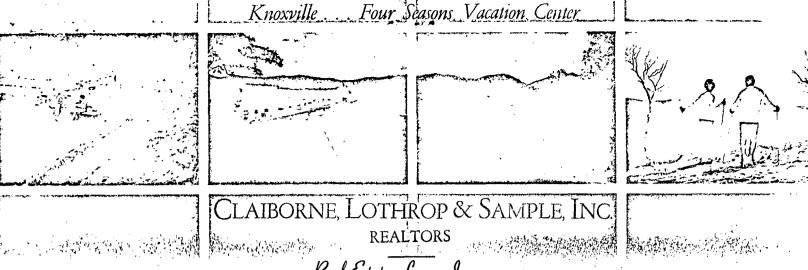
If you have any questions or suggestions concerning this matter, please advise.

WCS:M

Enclosures

cc: Dr. Joseph E. Johnson

Mr. Robert Fling



Real Estate, Loans, Insurance
707 Market Street
KNOXVILLE, TENNESSEE 37902

December 1st, 1971

Dr. Joseph E. Johnson Vice President for Development University of Tennessee Knoxville, Tennessee

Attention: Mr. Bill Seaton

Dear Dr. Johnson:

I have inspected the property at 1009 Twenty-second Street, corner of Caledonia. City tax records indicate the lot to be 50 X 120 identified as City Code 10-541-03A. It is improved with a one story, frame dwelling consisting of three bedrooms, two baths, living room, dining room and kitchen. Concrete basement contains modern gas furnace. Needs minor repair and complete redecorating. One-car carport. House contains about 1100 square feet of usable floor space.

This property was appraised by Bob N. Galbreath of our firm on November 5th, 1971, for inheritance tax purposes at \$13,500. I inspected the property and concurred in that appraisal. It is still my opinion that the fair market value of this property is

THIRTEEN THOUSAND FIVE HUNDRED DOLLARS (\$13,500.00).

I certify I have no interest actual or implied in this property except it is listed with my firm for sale at a price of \$15,000.

Date of Inspection December 1, 1971.

Yours truly,

Edward B. Sample

EBS: jfh

Knoxville . . . "Where Lakes and Mountains Meet"

(Ephris \_)



## The University of Tennessee

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga

December 6, 1971

Office of General Counsel and Secretary

Administration Building Knoxville 37916 Telephone 615 / 974-3245

Mr. Henry F. Morse Director of Campus Planning The University of Tennessee

Re: Property of F. M. Huckleberry, 1009 22nd Street, Knoxville

Dear Henry:

The purchase of subject property was authorized on December 4, 1971 by the Executive and Building Committees, for the price of \$14,000.00 cash. If funds are available, please proceed with the acquisition.

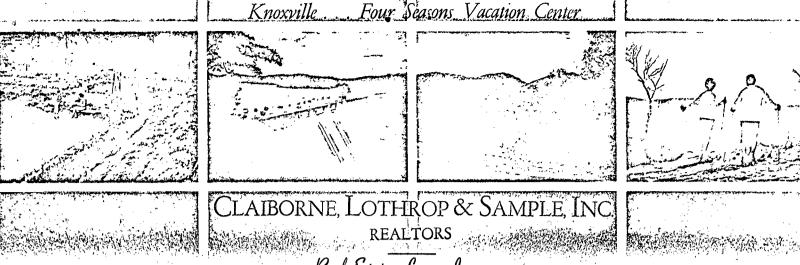
Sincerely yours,

John C. Baugh General Counsel and Secretary

JCB:bd

cc:

Dr. E. J. Boling Dr. J. E. Johnson Mr. W. C. Seaton Mr. Robert Fling



Real Estate, Loans, Insurance
707 Market Street
KNOXVILLE, TENNESSEE 37902

December 1st, 1971

Dr. Joseph E. Johnson Vice President for Development University of Tennessee Knoxville, Tennessee

Attention: Mr. Bill Seaton

Dear Dr. Johnson:

We have been authorized by Mr. Lewis Howard, Attorney for the Estate of F. M. Huckleberry to offer the property at 1009 Twenty-second Street, Knoxville, Tennessee, to the University of Tennessee for a price of \$14,000.00 cash.

Yours truly,

By BOAdtew

CLAIBORNE, LOTHROP AND SAMPLE, INC.

.

BNG: jfh

OFFICE OF THE DIRECTOR

January 19, 1972

2233 VOLUNTEER BOULEVARD

Mr. Arthur B. Stowers, Jr. Staff Attorney
203 Administration Building Campus

Dear Mr. Stowers:

This will acknowledge receipt of a copy of the following document:

Warranty Deed dated December 16, 1971 conveying property located on 22nd. Street being all of Lot # 3 of W. H. Young's Re-Subdivision of Lots 78 and 79 of White's Park Place Addition to The University of Tennessee by Robert, John, George and Frank Kent, heirs to the Estate of F. M. Huckleberry.

I have reviewed the description and compared the dimensions as indicated with the ground markings. There appears to be no discrepancies in the description and no encroachment is evident.

Yours very truly,

C. T. Nunley, Jr.

Director

CTN:bgo



## Exhibit 2 Executive, Athletics, and Buildings and Grounds Committees Board of Trustees

December 4, 1971

of the Vice President elopment and Administration

Administration Building Knoxville 37916 Telephone 615/974-2206-7

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga

November 29, 1971

MEMO TO: Mr. John Baugh

Clayton B. Dekle FROM:

RE:

Phase II University Courts Married Student Housing

U.T. Martin

SBC No. 540/11-33-71

CH-Tenn-143(D)

Bids were received on November 17, 1971 for Phase II University Courts Married Student Housing at the University of Tennessee at Martin.

Ten bids were received as follows:

		Alternate #1
	Base Bid	Omit 6 Apt. Units
Walker & Associates	\$ 940,000.00	\$55,000.00
Kent	991,000.00	73,000.00
AMP	1,006,000.00	69,500.00
Forcum - Lannon	1,015,700.00	68,000.00
Scudder	1,047,515.00	61,300.00
Lashlee Rich	1,051,737.00	75,169.00
McAdoo	1,072,000.00	67,000.00
J. E. Staub	1,074,998.00	75,500.00
Hardaway	1,077,000.00	74,000.00
S & M	1,080,000.00	89,000.00

The low bid was submitted by Walker & Associates of Tullahoma, Tennessee in the amount of \$940,000.00 for 76 units - 36 one bedroom units, 36 two bedroom units and 4 three bedroom units. Alternate No. 1 is a deductive alternative for the omission of 6 apartment units.

#### Funds

The 1971 General Assembly approved funding of this project through the Tennessee State School Bond Authority. The University requested funding in the amount of \$1,000,000.00. It will be necessary to request additional funding in the amount of \$50,000.00 from the TSSBA to fully fund this

Mr. John Baugh November 29, 1971 Page 2

project in order that we may proceed with a contract without having to take Alternate No. 1 which omits 6 apartment units. The base bid received included 76 units. Our HUD interest subsidy grant included 70 units.

## Breakdown of Project Costs

Construction Contract Architects' Fee	\$	940,000.00 35,608.59
Legal and Administrative		3,000.00
Temporary Financing $(5\frac{1}{2}\% 6 \text{ months})$		25,850.00
Government Field Expense		1,200.00
Surveys, Borings & Testing		10,000.00
Contingency		34,341.41
Total Project Cost	\$1	,050,000.00

Please contact members of the Building and Executive Committees of the Board of Trustees to get their approval to award a contract to Walker & Associates, P. O. Box 840, Tullahoma, Tennessee in accordance with the low base bid received in the amount of \$940,000.00.

When you have received Board approval, I will get State Building Commission approval and will ask Mr. Read to request approval of additional TSSBA funds.

#### CBD:jy

cc: Dr. Edward Boling

Mr. W. H. Read

Dr. Norman Campbell

Dr. Jack Mays

Mr. John Engstrom

( Enhall \_)



Office of General Counsel and Secretary



## The University of Tennessee

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga

December 6, 1971

Administration Building Knoxville 37916 Telephone 615 / 974-3245

Mr. Clayton B. Dekle Director of Facilities Planning 1840 Melrose Campus

Re: Phase II University Courts
Married Student Housing
U.T. Martin

SBC No. 540/11-33-71 CH-Tenn-143(D)

Dear Clayton:

On December 4, 1971, the Executive and Building Committees of the Board of Trustees authorized the award of a contract to Walker & Associates in the amount of \$940,000.00 for the construction of 76 units, and the additional funding of \$50,000.00 by TSSBA. This was in accord with your letter of November 29, 1971.

When UT has assurance of TSSBA that the project will be fully funded, the contract may be executed and delivered. I understand that the State Building Commission has approved the project and contract.

Sincerely yours,

John C. Baugh General Counsel and Secretary

JCB:bd

cc: Dr. Boling

Mr. Read

Dr. Norman Campbell

Dr. Jack Mays

Mr. John Engstrom Mr. Henry Morse



## The University (

PRIMARY CAMPUSES: Knoxville Medical Units / Memr Martin Chattanooga

Exhibit 3 Executive, Athletics, and Buildings and Grounds Committees Board of Trustees December 4, 1971

fice of the Vice President Development and Administration

Administration Building Knoxville 37916 Telephone 615/974-2206-7

December 1, 1971

MEMO TO: John Baugh

FROM:

Clayton B. Dekle (

RE:

Alterations and Additions to University Center

U.T. Martin

SBC No. 540/11-32-70

CH-Tenn-141(S)

Bids were received on November 30, 1971 at 3:30 P.M. CST at the University Center at The University of Tennessee at Martin for alterations and additions to the University Center at U.T. Martin.

A tabulation of the four bids received is attached.

The low bid was submitted by Hardaway Construction Company of Nashville, Tennessee in the amount of \$1,244,000.00.

## Funds

The 1971 General Assembly approved funding of this project through the Tennessee State School Bond Authority. The University requested funding in the amount of \$1,503,100.00. It will be necessary to request additional funding in the amount of \$50,000.00 from the TSSBA to fully fund this project in order that we may proceed with a contract in accordance with the low base bid received.

#### Breakdown of Project Cost

Construction Contract	\$1,244,000.00
Architects' Fee	79,654.00
Movable Equipment	100,000.00
Temporary Financing	45,000.00
Administrative Fee	5,500.00
Engineering and Testing	15,000.00
Contingency	63,846.00

Total project cost

\$1,553,000.00

Please contact members of the Building and Executive Committments of the Board of Trustees to get their approval to enter into a contract Mr. John Baugh December 1, 1971 Page 2

with Hardaway Construction Company in accordance with the low bid received in the amount of \$1,244,000.00.

CBD:jy

### Enclosure

cc: Dr. Edward Boling

Mr. W. H. Read

Dr. Norman Campbell

Dr. Jack Mays

Mr. John Engstrom

## BID TABULATION

# ALTERATIONS AND ADDITIONS TO THE UNIVERSITY CENTER U.T. MARTIN November 30, 1971 at 3:30 P.M. CST

	Base Bid	<u>Alt. #1</u>	<u>Alt. #2</u>	<u>Alt. #3</u>	Alt. #4	<u>Alt. #5</u>
Hardaway	1,244,000	no change	<del>-</del> 11,000	<del>-</del> 10,000	<b>-</b> 8,000	no change
Grinder, Tabor & Grinder	1,349,000	no change	- 9,000	- 8,600	-6,000 -	58,000
V. E. Staub	1,364,882	1,256	<b>-</b> 11,093	<b>~</b> 13,480	-10,000-	20,000
McAdoo	1,478,000	no change	-10,810	<del>-</del> 13,480	-8,100 -	-34,500

(Ethelet - )



## The University of Tennessee

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga Office of General Counsel and Secretary

Administration Building Knoxville 37916 Telephone 615 / 974-3245

December 6, 1971

Mr. Clayton B. Dekle Director of Facilities Planning 1840 Melrose Campus

Re: Alterations and Additions to University Center

U. T. Martin

SBC No. 540/11-32-70

CH-Tenn-141(S)

Dear Clayton:

On December 4, 1971, the Executive and Building Committees of the Board of Trustees authorized the award of a contract to Hardaway Construction Company in the amount of \$1,244,000.00 for construction of alterations and additions to the University Center at Martin. This was in accord with your letter of December 1, 1971.

I understand that the State Building Commission has approved the project and contract. When UT receives approval of TSSBA, the contract can be executed and delivered.

Sincerely yours,

John C. Baugh General Counsel and Secretary

JCB:bd

cc:

Dr. Boling

Mr. Read

Dr. Campbell

Dr. Mays

Mr. Engstrom

Mr. Morse



## The University of

Exhibit 4 Executive, Athletics, and Buildings and Grounds Committees Board of Trustees December 4, 1971

PRIMARY CAMPUSES: Knoxville Medical Units / Memph Martin

ce of the Vice President Development and Administration

Administration Building Knoxville 37916 Telephone 615/974-2206-7

December 1, 1971

MEMO TO:

John Baugh

FROM:

Clayton B. Dekle

RE:

Pedodontics Clinic - Fifth Floor Dental Building

U.T. Memphis

SBC No. 540/13-09-69

Bids were received on September 21, 1971 for renovation of the Pedodontic Clinic on the 5th Floor of the Dental Building at U.T. Memphis.

Five bids were received as follows:

	Base Bid	Alt. #1	Alt. #2	Alt. #3	Alt. #4
R. H. McNeese	33,862	+4,418	+ 524	+530	+ 398
V & T Constr. Co.	34,687	+5,500	+ 500	+500	+ 910
Grinder Bros. Const. Co.	34,750	+4,249	+ 754	+539	+2,341
H. G. Lewis	34,818	+4,150	+ 809	+905	+ 416
Atwill Const. Co.	36,667	+5,463	+5,809	+564	+2,099

The low base bid plus Alternate No. 1 received exceeded the available funds.

The following tabulation shows reductions and additions made by negotiation with the low bidder, R. H. McNeese.

A. Bid Acceptances.

1.	Low Base Bid Proposal.	\$33,862.00
2.	Alternate Add No. 1.	4,418.00

Total accepted from the Bid Documents.

\$38,280.00

- Negotiated details as confirmed by R. H. McNeese in a letter dated October 11, 1971 to the University.
  - Credits from the Contractor.
    - a. Delete 326 sq. ft. of ceramic tile as detailed

Mr. John Baugh December 1, 1971 Page 2

		and called for on Sheet 1 of the drawings. Where ceramic tile is deleted plaster will be installed as called for in the specifications for all other areas.	\$ 600.00
	b.	Delete 144 sq. ft. of built-in wall cabinets consisting of sliding door base units with adjustable bookshelves above extending to 7 ft. high as shown on Sheets 1 and 3 of drawings.	550.00
	c.	Delete 108 sq. ft. of floor work as called for in Rooms 527B and 527C. This excludes the preparation for, and installation of, vinyl tile and base as specified and shown.	70.00
Tot	al o	f negotiated credits from the Contractor.	\$1,220.00
	Net	total with credits.	\$37,060.00
2.	Cha	rges for extra work by the Contractor.	
	a.	Install 108 sq. ft. of dry wall finish; plaster board and tape; ready for paint on interior of closet for Room 519 not shown or called for on the contract drawings.	50.00
	b.	Accept 4 Nitrous Oxide gas outlet terminals from the University; provide recess in service counter; mount 4 terminals; and connect the gas piping.	15.00
		Total of adjusted contract.	\$37,125.00

### Funds

Funds for this project were made available through a Federal grant (U.S. Public Health Service) in the amount of \$37,155.00.

Account - 223440-1226R-11-USPS-grt-MCH-907

Please contact members of the Building and Executive Committees of the Board of Trustees to get their approval to award a contract to R. H. McNeese in accordance with the low bid received and the contract price adjustments made by negotiations as shown in the tabulation above.

Mr. John Baugh December 1, 1971 Page 3

I am submitting this project to the State Building Commission for approval subject to final board approval on December 4, 1971.

## CBD:jy

cc: Dr. Joseph Johnson

Mr. W. H. Read Mr. Cecil Tipton Mr. John Engstrom



December 6, 1971



## The University of Tennessee

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga

Office of General Counsel and Secretary

Administration Building Knoxville 37916 Telephone 615 / 974-3245

Mr. Clayton B. Dekle Director of Facilities Planning 1840 Melrose Campus

Re: Pedodontics Clinic - Fifth Floor Dental Building

U.T. Memphis

SBC No. 540/13-09-69

Dear Clayton:

The Executive and Building Committees of the Board of Trustees on December 4, 1971, authorized a contract with R. H. McNeese in the amount of \$37,125.00, as recommended in your letter of December 1, 1971.

Sincerely yours,

John C. Baugh General Counsel and Secretary

JCB:bd

cc:

Dr. Boling

Dr. Johnson

Mr. Read

Mr. Tipton

Mr. Engstrom

Mr. Morse



Exhibit 5
Executive, Athletics, and Buildings and Grounds Committees
Board of Trustees
December 4, 1971

The University

December

PRIMARY CAMPUSES

PRIMARY CAMPUSES
Knoxville
Medical Units / Mer.

Martin Chattanooga for Development and Administration

Administration Building

Knowille 37916

Telephone 615/974-2206-7

Office of the Vice President

December 1, 1971

MEMO TO:

John Baugh

FROM:

Clayton B. Dekle

RE:

Lighting and Addition to Neyland Stadium

U.T. Knoxville

SBC No. 540/09-56-71

Bids were received at 2:00 P.M. EST on November 16, 1971 in the Administration Building of the University of Tennessee for lighting and an upper deck addition to the South Stands of Neyland Stadium.

Three bids were received. A tabulation of the bids is attached.

The low bid for the full deck (16,096 seats with and without lighting) and the partial deck (6603 seats without lighting) was submitted by Rentenbach Engineering Company. The low bid for the partial deck with lighting was submitted by Tipton & Reynolds Construction Company.

A financial analysis prepared by John Engstrom is attached.

Funds for this project in the amount of \$2,830,000.00 have been approved from the Tennessee State School Bond Authority. It will be necessary to request additional funds in the amount of \$1,083,000.00 from the TSSBA to proceed with the project.

Breakdown of Project Cost	16,096 seats	6,603 seats
Construction Contract Engineering Fee MiscTesting, Administration Temporary Financing (4% 6 months) Contingency (5% of Construction Cost)	\$3,421,000.00 195,000.00 50,000.00 61,100.00 171,000.00	\$1,571,000.00 185,000.00 40,000.00 30,000.00 78,600.00
Total Capital Cost	\$3,898,100.00	\$1,904,600.00
Base Bid No. 4 (Painting underside of East Stands)	15,000.00	15,000.00
Total Project Cost	\$3,913,100.00	\$1,919,600.00

Mr. John Baugh December 1, 1971 Page 2

Unit prices were included in the bids for additional quantities over and above the contract requirements to cover the cost of possible additional foundation costs. I have been advised by the University sub-surface investigation consultants that a possible savings in the amount of \$212,700.00 by allowing the contractors to place the concrete in the predrilled pile foundations by free fall method rather than pumping cannot be considered.

I am requesting that you contact members of the Building and Executive Committees to get their approval to enter into a contract with Rentenbach Engineering Company for 6603 seats or 16,096 seats if the financing can be worked out.

I will get State Building Commission approval subject to final approval by the Board of Trustees. I will ask Mr. Read to request approval of additional TSSBA funds after approval by the Board of Trustees if additional funds are required.

CBD:jy

#### Enclosures

cc: Dr. Edward Boling

Mr. W. H. Read

Dr. Archie Dykes

Dr. Joseph Johnson

Mr. Bob Woodruff

Mr. John Engstrom



## The University of Tennessee

PRIMARY CAMPUSES: Knoxville Medical Units / Memphis Martin Chattanooga Office of the Vice President for Business and Finance

Administration Building Knoxville 37916 Telephone 615 / 974-2243

November 22, 1971

### <u>MEMORANDUM</u>

To:

Mr. W. H. Read

From:

John H. Engstrom

Subject: Financial Analysis of Bids for Neyland Stadium Upper Decking Project

- 1. In accordance with your instructions, attached is a financial analysis reflecting my estimate of the financial results that will occur under four possible alternatives:
  - (a) build 16,096 seats without lighting,
  - (b) build 16,096 seats with lighting,
  - (c) build 6,603 seats without lighting, and
  - (d) build 6,603 seats with lighting.

This is an incremental analysis in that it compares additional revenues with additional debt service expenditures. No estimate has been made of the additional operating costs (cleanup, utilities, etc.) that will result. No additional revenues have been calculated as a result of the lighting, nor have any of the additional operating expenses.

- 2. As you can see from the attached analysis, this will probably not be a profitable venture from a financial point of view. The figures reflect that demand is the key factor in choosing between these alternatives. All of the cost factors per unit (construction and capital cost per seat) certainly lead one to favor the building of the full deck. On the other hand, for example, it might be pointed out that if our demand were for 8,048 seats, we would have an unmet demand for tickets and a \$2,200 loss if we built only 6,603 seats; whereas we would have empty seats and a \$111,300 loss if we built the entire deck.
- 3. I would like to further point out that if the entire project is built (without lighting), the debt service of the Athletic Department will rise from \$245,000 to \$513,200. Debt service for the West Stadium Addition, approximately \$74,000 per year, will expire after fiscal year 1979.

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- 4. In summary, I would urge that these factors be considered when making this decision:
  - (a) the cost per seat (\$242) when building the entire project versus the cost per seat (\$343) when building the partial project,
  - (b) the effects of inflation and building in partial stages upon the cost per seat,
  - (c) the overall effect of this project (either way) on the finances of the Athletic Department,
  - (d) the need to provide this seating to meet demand (a nonfinancial consideration),
    - (e) the cost versus benefit of providing lighting, and
    - (f) the anticipated demand for seating.

#### JHE: df

#### Attachment

cc: President Edward J. Boling
Chancellor Archie Dykes
Vice President Joseph E. Johnson
Mr. Clayton Dekle
Mr. Henry Morse /
Dr. William M. Britt

## NEYLAND STADIUM SOUTH STANDS UPPER DECKING PROJECT FINANCIAL ANALYSIS OF ALTERNATIVES

	Full Deck (16,096)		Partial Deck (6,603)		
·	w/o Lighting (Rentenbach)	w/Lighting (Rentenbach)	w/o Lighting (Rentenbach)	w/Lighting (Tipton & Reynolds)	
Estimated Costs					
Contract A/E Fee Misc Testing, Admin. Temp. Financing (4% - 6 mo.) Contingency (5% of Constr.)	\$3,421,000 195,000 50,000 61,100 171,000	\$3,774,000 195,000 50,000 67,000 188,700	\$1,571,000 185,000 40,000 29,999 78,600	\$1,913,000 185,000 40,000 35,600 95,600	
Total Estimated Capital Cost	\$ <u>3,898,100</u>	\$ <u>4,274,700</u>	\$ <u>1,904,500</u>	\$ <u>2,269,200</u>	
Construction Cost/Seat Capital Cost/Seat	\$212.54 \$242.18	\$234.47 \$265.58	\$237.92 \$288.43	\$289.72 \$343.66	
Possibility of Pay-Out	· · · · · · · · · · · · · · · · · · ·	·			
Estimated Annual Debt Service					
@ $5\frac{1}{2}\%$ - 30 yrs.	\$268,200	\$294,100	\$131,000	\$ <u>156,100</u>	
Estimated Additional Revenues		•			
No. of Seats x Price (Average) x 6 Games x ½ to Other Team	16,096 \$6.50 6	16,096 \$6.50 6 ½	6,603 \$6.50 6 ½	6,603 \$6.50 6	
x Occupancy 50% 60% 70% 80% 90% 100%	\$156,900 188,300 219,700 251,100 282,500 313,900	\$156,900 188,300 219,700 251,100 282,500 313,900	\$ 64,400 77,300 90,100 103,000 115,900 128,800	\$ 64,400 77,300 90,100 103,000 115,900 128,800	
Gain/Loss					
Occupancy 50% 60% 70% 80% 90% 100%	\$(111,300) (79,900) (48,500) (17,100) 14,300 45,700	\$(137,200) (105,800) (74,400) (43,000) (11,600) 19,800	\$(66,600) (53,700) (40,900) (28,000) (15,100) (2,200)	\$(91,700) (78,800) (66,000) (53,100) (40,200) (27,300)	

JHE 11/22/71

Coaches Offices Telephone 974-3371 Ticket Office

Telephone 974-2491

Department of Athletics

University of Tennessee

P.O. Box 47

Knoxville, Tenn. 37

HOME OF THE VOLS

November 29, 1971

Dr. Edward J. Boling, President

Administration Building UNIVERSITY OF TENNESSEE

Dear Dr. Boling:

Re: Expansion of Neyland Stadium

Recommendation #1. I favor the immediate addition of 6600 seats at the \$1,800,000 bid.

(1) Additional seats will produce enough revenue and additional contributions from box and additional season ticket sales to assure the debt service of \$131,000 per year, provided the Athletics Department can secure ample parking and be credited all the income (donations) from sale of priorities for all new seats (excluding additional student and faculty allotments).

Recommendation of 16,000 seat addition under our present set-up will increase our debt service over one-half million annually. This amount of debt service would reduce our operating program unless all the additional seats and income from priorities were sold each year. Therefore, unless some fund raising plan can be agreed upon to reduce debt service requirements, I don't feel that the Athletics Department should attempt to finance that much at this time.

I know that it would save money eight or ten years from now when and if we decide to add the additional seats. However, there is the possibility that 70,000 may be sufficient to take care of our students and provide enough income for our other sports program.

We now have the plans and specifications for the complete addition when and if the need arises and funds become available. We will have to assume that costs will continue to go up - and surely somewhere along the line ticket prices will increase again.

Sincerely.

George R. Woodruff Director of Athletics

GRW:ap cc to The Athletic Committee

## BID TABULATION LIGHTING AND ADDITIONS TO NEYLAND STADIUM THE UNIVERSITY OF TENNESSEE

BIDDER	Emory & Richards	V. L. Nicholson	Rentenbach	Tipton & Reynold:
ase Bid No. 1	\$1,698,000.00	•	\$1,571,000.00	\$1,577,000.00
ase Bid No. 2	\$3,870,000.00		\$3,421,000.00	\$3,686,000.00
ase Bid No. 3	\$ 368,122.00		\$ 339,000.00	\$ 321,000.00
ase Bid No. 3A	\$ 398,134.00		\$ 353,000.00	\$ 336,000.00
ase Bid No. 4	\$ 19,500.00		\$ 15,000.00	\$ 18,300.00
nit Price No. 1	\$18.00 lin. ft.		\$18.00 lin. ft.	\$19.00 lin. ft.
nit Price No. 2	\$160.00 lin. ft.	·	\$160,00 lin. ft.	\$160.00 lin. ft
nit Price No. 3	\$0.20 lb.		\$0.16 1b.	\$0.18 lb.
nit Price No. 4	\$7.00 dowel		\$15.00 dowel	\$14.00 dowe1
nit Price No. 5	\$10.00 lin. ft.		\$7.00 lin. ft.	\$12.00 lin. ft.
nit Price No. 6	\$6.75 lin. ft.		\$6.75 lin. ft.	\$11.00 lin. ft.
Init Price No. 7	\$ 3.00 in Earth .\$30.00 in Rock lin. ft.		\$ 3.00 Earth \$30.00 Rock lin. ft.	\$ 5.00 Earth \$80.00 Rock lin. ft.
Init Price No. 8	\$3.00 cubic ft.		\$3.00 cubic ft.	\$3.00 cubic ft.
Init Price No. 9	\$120.00 hole		\$120.00 hole	\$600.00 hole
Electrical Subcontractor	Broadway Electric Co		Associated Elec. #1 Bibee Elect. Bid #2	Bibee Electric Co
Plumbing Subcontractor	John F. Whelahan Co.		John F. Whelahan #1 Vinsant Plumbing & Htg. Co Bid #2	Vinsant Plumbing & Htg. Co. or John F Whelahan Company
Structural Steel	Tucker Steel Co.		Allied Structural Steel	Tucker Steel Compa
Structural Steel Srector	,		Veterans Steel Erec- tion & Rentenbach Engineering Co.	A. J. Metler Crane Company

### RENTENBACH ENGINEERING COMPANY, CONSTRUCTION DIVISION

- 1. BASE BID NO. 1 PRE-DRILLED PILE FOUNDATIONS:
  - a. Omit load tests. Deduct from Base Bid No. 1 \$30.150.00.
  - b. Delete temporary casing through overburd a and grout placing by pumping through pipe tremie and place concrete by free fall method. In other words, place the concrete exactly as you would in regular caissons. Deduct from Base Bid No. 1 \$118,800.00.
- 2. BASE BID NO. 2 PRE-DRILLED PILE FOUNDATIONS:
  - a. Omit load tests. Deduct from Base Bid No. 2 \$30,150.00.
  - b. Delete temporary casing through overburden and grout placing by pumping through pipe tremie and place concrete by free fall method. In other words, place the concrete exactly as you would in regular caissons. Deduct from Base Bid No. 2 \$212,700.00.

#### **EMORY & RICHARDS**

For Section 0231 - Pre-drilled Cast In Place, Composite Pile Foundations:

Base Bid No. 1 deduct \$ 30,000.00 for omitting all tests.

Base Bid No. 2 deduct \$ 30,000.00 for omitting all tests.

Base Bid No. 1 deduct \$118,212.00 for omitting temporary casing and

pumping grout. Concrete will be placed by free fall method.

Base Bid No. 2 deduct \$211,708.00 for omitting temporary casing and

pumping grout. Concrete will be placed by free fall method.