



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

M E M O R A N D U M

To: Mr. Henry F. Morse  
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.

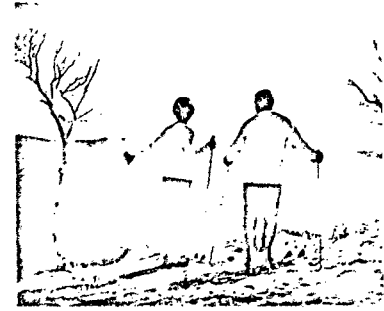
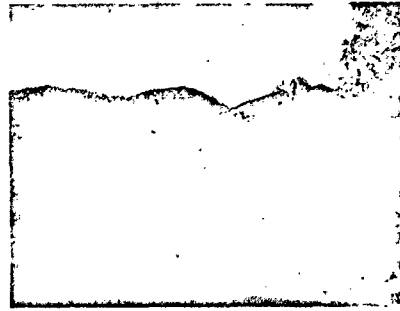
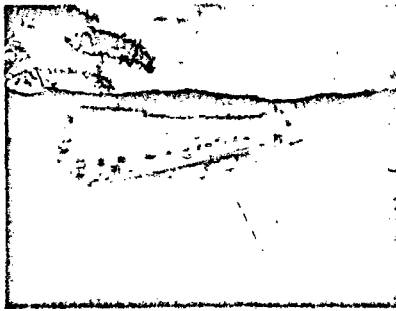
It is my recommendation that the University accept this offer and I have prepared a letter for Dr. Joe Johnson's signature, addressed to Mr. John Baugh, in which we request Mr. Baugh to secure appropriate approval for us to close this transaction at the earliest possible time.

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

WCS:M

Enclosures

cc: Dr. Joseph E. Johnson  
Mr. Robert Fling



CLAIBORNE, LOTHROP & SAMPLE, INC.  
REALTORS

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.

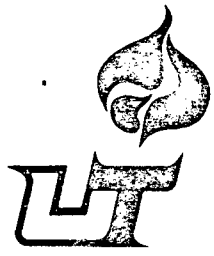
Yours truly,

Edward B. Sample

EBS:jfh

(Exhibit -)

File Copy



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

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

Dear Henry:

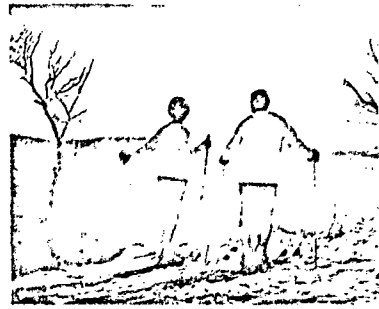
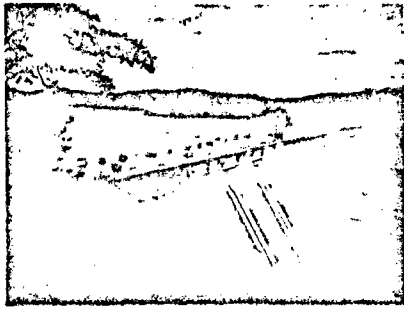
The purchase of subject property was authorized on December 4, 1971 by the Executive and Building Committees, for the price of \$14,000.00 cash. If funds are available, please proceed with the acquisition.

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



CLAIBORNE, LOTHROP & SAMPLE, INC.  
REALTORS

*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,

CLAIBORNE, LOTHROP AND SAMPLE, INC.

By 

BNG:jfh

THE UNIVERSITY OF TENNESSEE  
PHYSICAL PLANT DEPARTMENT  
KNOXVILLE

OFFICE OF THE DIRECTOR

January 19, 1972

2233 VOLUNTEER BOULEVARD

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

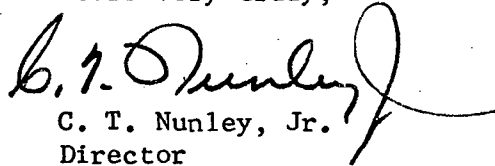
Dear Mr. Stowers:

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.

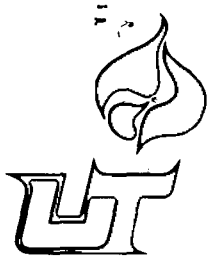
I have reviewed the description and compared the dimensions as indicated with the ground markings. There appears to be no discrepancies in the description and no encroachment is evident.

Yours very truly,

  
C. T. Nunley, Jr.  
Director

CTN:bgo





**The University of T**

PRIMARY CAMPUSES:  
Knoxville  
Medical Units / Memphis  
Martin  
Chattanooga

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

November 29, 1971

MEMO TO: Mr. John Baugh

FROM: Clayton B. Dekle 

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:

	<u>Base Bid</u>	<u>Alternate #1 Omit 6 Apt. Units</u>
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	\$ 940,000.00
Architects' Fee	35,608.59
Legal and Administrative	3,000.00
Temporary Financing (5½% 6 months)	25,850.00
Government Field Expense	1,200.00
Surveys, Borings & Testing	10,000.00
Contingency	<u>34,341.41</u>
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.

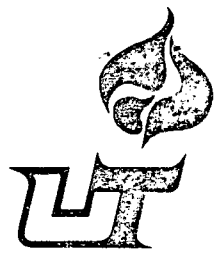
When you have received Board approval, I will get State Building Commission approval and will ask Mr. Read to request approval of additional TSSBA funds.

CBD:jy

cc: Dr. Edward Boling  
Mr. W. H. Read  
Dr. Norman Campbell  
Dr. Jack Mays  
Mr. John Engstrom

( Exhibit — )

file Copy



The University of Tennessee

PRIMARY CAMPUSES:  
Knoxville  
Medical Units / Memphis  
Marlin  
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: 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.

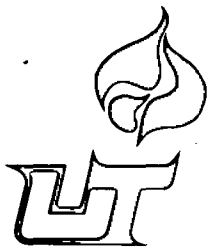
When UT has assurance of TSSBA that the project will be fully funded, the contract may be executed and delivered. I understand that the State Building Commission has approved the project and contract.

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 of**

PRIMARY CAMPUSES:  
Knoxville  
Medical Units / Memphis  
Martin  
Chattanooga


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

Office 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	<u>63,846.00</u>
Total project cost	\$1,553,000.00

Please contact members of the Building and Executive Committees 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

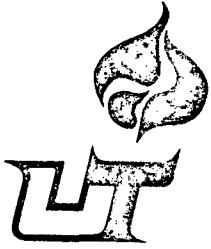
BID TABULATION

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

	<u>Base Bid</u>	<u>Alt. #1</u>	<u>Alt. #2</u>	<u>Alt. #3</u>	<u>Alt. #4</u>	<u>Alt. #5</u>
Hardaway	1,244,000	no change	- 11,000	- 10,000	- 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	- 11,093	- 13,480	- 10,000	- 20,000
McAdoo	1,478,000	no change	- 10,810	- 13,480	- 8,100	- 34,500

(Encl - )

file Copy



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

PRIMARY CAMPUSES:  
Knoxville  
Medical Units / Memphis  
Martin  
Chattanooga

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

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 *CBD*

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:

	<u>Base Bid</u>	<u>Alt. #1</u>	<u>Alt. #2</u>	<u>Alt. #3</u>	<u>Alt. #4</u>
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.	<u>4,418.00</u>

Total accepted from the Bid Documents. \$38,280.00

B. Negotiated details as confirmed by R. H. McNeese in a letter  
dated October 11, 1971 to the University.

1. 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.	<u>70.00</u>
Total of negotiated credits from the Contractor.	\$1,220.00
Net total with credits.	\$37,060.00
2. Charges 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.	<u>15.00</u>
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

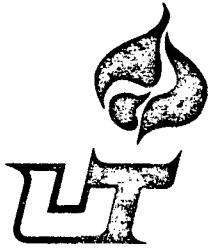
I am submitting this project to the State Building Commission for approval subject to final board approval on December 4, 1971.

CBD:jy

cc: Dr. Joseph Johnson  
Mr. W. H. Read  
Mr. Cecil Tipton  
Mr. John Engstrom

(Exhibit —)

*file Copy*



**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: 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



The University

PRIMARY CAMPUSES  
Knoxville  
Medical Units / Mer-  
Marlin  
Chattanooga

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

Office of the Vice President  
for Development and Administration

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

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.

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

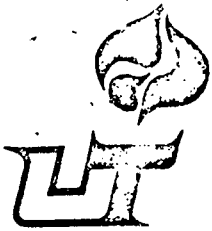
I am requesting that you contact members of the Building and Executive Committees to get their approval to enter into a contract with Rentenbach Engineering Company for 6603 seats or 16,096 seats if the financing can be worked out.

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

M E M O R A N D U M

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.

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

	<u>Full Deck (16,096)</u>		<u>Partial Deck (6,603)</u>	
	<u>w/o Lighting (Rentenbach)</u>	<u>w/ Lighting (Rentenbach)</u>	<u>w/o Lighting (Rentenbach)</u>	<u>w/ Lighting (Tipton &amp; Reynolds)</u>
<u>Estimated Costs</u>				
Contract	\$3,421,000	\$3,774,000	\$1,571,000	\$1,913,000
A/E Fee	195,000	195,000	185,000	185,000
Misc. - Testing, Admin.	50,000	50,000	40,000	40,000
Temp. Financing (4% - 6 mo.)	61,100	67,000	29,999	35,600
Contingency (5% of Constr.)	<u>171,000</u>	<u>188,700</u>	<u>78,600</u>	<u>95,600</u>
<b>Total Estimated Capital Cost</b>	<b><u>\$3,898,100</u></b>	<b><u>\$4,274,700</u></b>	<b><u>\$1,904,500</u></b>	<b><u>\$2,269,200</u></b>
Construction Cost/Seat	\$212.54	\$234.47	\$237.92	\$289.72
Capital Cost/Seat	\$242.18	\$265.58	\$288.43	\$343.66

Possibility of Pay-Out

Estimated Annual Debt Service

@ 5½% - 30 yrs.	<u>\$268,200</u>	<u>\$294,100</u>	<u>\$131,000</u>	<u>\$156,100</u>
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Estimated Additional Revenues

No. of Seats	16,096	16,096	6,603	6,603
x Price (Average)	\$6.50	\$6.50	\$6.50	\$6.50
x 6 Games	6	6	6	6
x ½ to Other Team	½	½	½	½
x Occupancy 50%	\$156,900	\$156,900	\$ 64,400	\$ 64,400
60%	188,300	188,300	77,300	77,300
70%	219,700	219,700	90,100	90,100
80%	251,100	251,100	103,000	103,000
90%	282,500	282,500	115,900	115,900
100%	313,900	313,900	128,800	128,800

Gain/Loss

Occupancy 50%	\$(111,300)	\$(137,200)	\$(66,600)	\$(91,700)
60%	(79,900)	(105,800)	(53,700)	(78,800)
70%	(48,500)	(74,400)	(40,900)	(66,000)
80%	(17,100)	(43,000)	(28,000)	(53,100)
90%	14,300	(11,600)	(15,100)	(40,200)
100%	45,700	19,800	(2,200)	(27,300)

JHE  
11/22/71

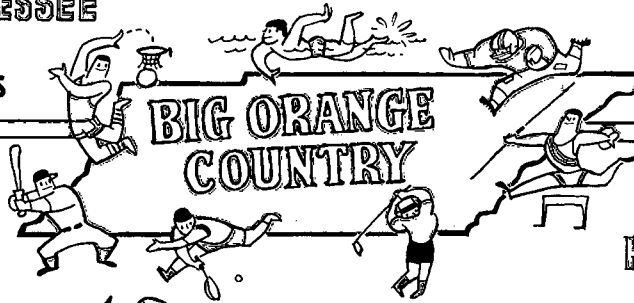


UNIVERSITY OF TENNESSEE

Department of Athletics

Coaches Offices  
Telephone 974-3371

Ticket Office  
Telephone 974-2491



HOME OF THE VOLS

P.O. Box 47  
Knoxville, Tenn. 37901

November 29, 1971

*Tell John I hope you will spell out action of Board on this - including the way tickets would be allocated*

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).

Note: 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*  
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	<del>V. L. Nicholson</del>	Rentenbach	Tipton & Reynolds
Base Bid No. 1	\$1,698,000.00		\$1,571,000.00	\$1,577,000.00
Base Bid No. 2	\$3,870,000.00		\$3,421,000.00	\$3,686,000.00
Base Bid No. 3	\$ 368,122.00		\$ 339,000.00	\$ 321,000.00
Base Bid No. 3A	\$ 398,134.00		\$ 353,000.00	\$ 336,000.00
Base Bid No. 4	\$ 19,500.00		\$ 15,000.00	\$ 18,300.00
Unit Price No. 1	\$18.00 lin. ft.		\$18.00 lin. ft.	\$19.00 lin. ft.
Unit Price No. 2	\$160.00 lin. ft.		\$160.00 lin. ft.	\$160.00 lin. ft.
Unit Price No. 3	\$0.20 lb.		\$0.16 lb.	\$0.18 lb.
Unit Price No. 4	\$7.00 dowel		\$15.00 dowel	\$14.00 dowel
Unit Price No. 5	\$10.00 lin. ft.		\$7.00 lin. ft.	\$12.00 lin. ft.
Unit Price No. 6	\$6.75 lin. ft.		\$6.75 lin. ft.	\$11.00 lin. ft.
Unit 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.
Unit Price No. 8	\$3.00 cubic ft.		\$3.00 cubic ft.	\$3.00 cubic ft.
Unit 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 Fabricator	Tucker Steel Co.		Allied Structural Steel	Tucker Steel Compa
Structural Steel Erector			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 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. 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.