



11-10-1979

University of Tennessee Board of Trustees Exhibit Records, 1979 September 10, Exhibits 1 - 4

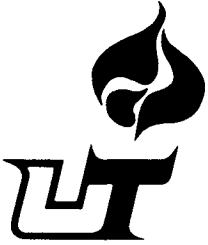
University of Tennessee

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The University of Tennessee

PRIMARY CAMPUSES:
Knoxville
Memphis
Martin
Chattanooga
Nashville

Office of General Counsel and Secretary

Suite 810, Andy Holt Tower
Knoxville 37916
Telephone 615/974-3245

DATE: August 27, 1979

TO: The Executive Committee of the Board of Trustees:

Mr. Clyde M. York, Chairman
Mr. Wayne Fisher, Vice Chairman
Dr. Frank P. Bowyer
Mr. Harry W. Laughlin
Dr. Edward J. Boling

FROM: Beauchamp E. Brogan

SUBJECT: Executive Committee Meeting, Board of Trustees
8:00 a.m., Monday, September 10, 1979
Board Room, Andy Holt Tower, Knoxville Campus

Upon call of Mr. Clyde M. York, Chairman, there will be a meeting of the Executive Committee of the Board of Trustees at 8:00 a.m., Monday, September 10, 1979, in the Board Room, Andy Holt Tower, Knoxville campus.

The Committee will be requested to approve recommendations concerning construction of the UT, Knoxville stadium addition and the UT at Chattanooga Sports Arena-Physical Education Facility. An agenda and back-up materials will be mailed to you prior to the meeting.

Hotel reservations will be made upon request.


Beauchamp E. Brogan

BEB:cb

cc: All Other Members of the Board of Trustees
Members of the President's Staff
Mr. Brodie Baynes
Dr. C. Douglas Norman
Mr. Keel Hunt

ORDER OF BUSINESS
EXECUTIVE COMMITTEE MEETING
BOARD OF TRUSTEES
THE UNIVERSITY OF TENNESSEE

September 10, 1979
8:00 a.m.

Board Room
Andy Holt Tower
Knoxville Campus

1. Roll call.
2. Authorization to grant to Knoxville Utilities Board a utility easement on UT Drive.
3. Authorization to increase the project scope and to execute a contract for construction of a Family Medical Practice Model in Knoxville--UTCHS.
4. Authorization to execute a contract for construction of an addition to the north end zone of Neyland Stadium--UTK.
5. Authorization to purchase Southern Railway property, Knoxville.
6. Status report on the Sports Arena-Physical Education Facility--UTC.
7. Other business.



The University of Tennessee

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Office of the Executive Vice President
and Vice President for Development

605 Andy Holt Tower
Knoxville 37916
Telephone 615/974-2206

August 30, 1979

MEMORANDUM

TO: President Edward J. Boling and Members of the Board of Trustees

FROM: Joseph E. Johnson

SUBJECT: Proposed Utility Easement for Knoxville Utilities Board

The Knoxville Utilities Board obtained an easement from the University in 1966 for construction of an electrical distribution substation on University property located on the south side of UT Drive west of the Central Energy Plant. This substation was constructed to serve primarily the University and also to provide electric power to portions of South Knoxville.

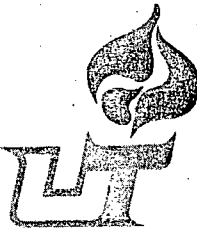
Recent additions to the facilities of the University and increased demands for electric power require that this substation be enlarged.

The Knoxville Utilities Board has requested that the original easement be enlarged to provide additional frontage of at least 160 feet along the south side of UT Drive east of the existing substation, so that the new facilities can be constructed.

The University Administration desires Board approval to grant this easement at no cost to the Knoxville Utilities Board so that more adequate electric service can be provided to the University.

Recommended Board Action:

That the University Administration be authorized to grant to the Knoxville Utilities Board an easement for the use of approximately 160 feet of property fronting on the south side of UT Drive east of the existing electric substation and extending southward to the railroad right-of-way, for construction of additional substation facilities.



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Office of the Executive Vice President
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605 Andy Holt Tower
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Telephone 615/974-2206

September 4, 1979

MEMORANDUM

TO: President Edward J. Boling and Members of the Board of Trustees

FROM: Joseph E. Johnson

SUBJECT: Family Medicine Practice Model at Knoxville
U. T. Center for the Health Sciences

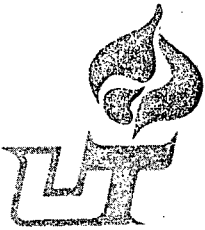
The Board of Trustees previously authorized the University Administration to employ an architect and proceed with the design of a Family Medicine Practice facility at The University of Tennessee Center for the Health Sciences, Knoxville.

Bids for the construction of this facility were received at 2:00 PM, EDT, on July 24, 1979. Nine (9) bids were received. The low base bid, in the amount of \$520,400, was submitted by Jim Harbin Construction Corporation of Knoxville, Tennessee. A deductive alternate reduces the base bid \$9,000 by changing the roof to a single ply rubber membrane, and a second deductive alternate reduces the base bid \$1,000 by changing the ceiling support grid system from aluminum to steel. The University Administration desires to accept Alternate No. 1 which reduces the low bid to \$511,400.

The recommended contract amount exceeds the funds originally programmed for this project. The University Administration desires to increase the scope of this project from \$400,000 originally programmed in 1976 to \$550,000. The additional funding required will be transferred from the operating account of the Clinical Education Center.

Recommended Board Action:

That the Board of Trustees authorize the University Administration to increase the project scope from \$400,000 to \$550,000 and to execute a contract with Jim Harbin Construction Corporation in the amount of \$511,400 in accordance with the low bid received less Alternate No. 1 for construction of the Family Medicine Practice Model at Knoxville for The University of Tennessee Center for the Health Sciences.



The University of Tennessee

PRIMARY CAMPUSES:
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EXECUTIVE COMMITTEE MEETING
SEPTEMBER 10, 1979
EXHIBIT 3

Office of the Executive Vice President
and Vice President for Development

605 Andy Holt Tower
Knoxville 37916
Telephone 615/974-2206

August 31, 1979

MEMORANDUM

TO: President Edward J. Boling and Members of the Board of Trustees
FROM: Joseph E. Johnson
SUBJECT: Neyland Stadium North End Zone Addition
U. T., Knoxville

The Board of Trustees, in a meeting on March 5, 1979, approved a project to construct an 18,500 seat lower stands addition on the north end of Neyland Stadium at The University of Tennessee, Knoxville at an estimated cost of \$8,700,000.

Bids for this project were received at 2:00 PM, EDT, on Thursday, August 30, 1979. Five (5) bids were received. The low base bid, in the amount of \$5,697,000, was submitted by Rentenbach Engineering Company of Knoxville, Tennessee. A deductive alternate in the amount of \$315,000 was submitted for the elimination of the roof over a portion of the seats (6000).

Sources of Approved Funding:

Private Contributions	\$ 1,500,000
Revenue Financing through Tennessee State School Bond Authority	<u>7,200,000</u>
Total	\$ 8,700,000

Original Project Budget Based on the Estimated Cost:

North End Zone Lower Stand Addition	\$ 7,055,000
3000 Temporary Seats @ \$125.00 per Seat	375,000
75' Roof around outside perimeter of Lower Stand Addition (11,400 seats @ \$42.50 per seat)	485,000
Maximum Allowable Construction Cost	<u>\$ 7,915,000</u>
Architectural/Engineering Fees (\$7,915,000 x .050736=\$401,575.44 - 29,890.29)	372,000
Surveys, Tests, Administration, Advertising	188,000
Temporary Financing (\$7,000,000 x .065 x 6 months)	225,000
Total Estimated Cost	<u>\$ 8,700,000</u>

Revised Project Budget Based on Low Bid Received:

Construction Cost	\$ 5,697,000
Engineering Fees - Design and Office Phase	360,000
Field Supervision	20,000
Surveys, Sub-surface Investigation, Advertising, Administration	75,000
Field Supervision of Caissons and Concrete and Steel Testing	75,000
Relocation of Steam Line	100,000
Scoreboards	200,000
Temporary Financing	205,000
Contingency	<u>268,000</u>
Revised Project Cost	\$ 7,000,000

The revised project cost based on the low bid received is within the funds programmed and approved for this project.

The University Administration desires approval to enter into a contract with Rentenbach Engineering Company in accordance with the low bid received for the construction of a lower stands addition to the North End Zone of Neyland Stadium at The University of Tennessee, Knoxville, and approval to enter into an agreement with the Tennessee State School Bond Authority for the funding required for this project.

Recommended Board Action:

That the University Administration be authorized to enter into a contract with Rentenbach Engineering Company of Knoxville, Tennessee in the amount of \$5,697,000 for the construction of a lower stands addition to the North End Zone of Neyland Stadium at The University of Tennessee, Knoxville, and enter into an agreement with the Tennessee State School Bond Authority for the funding required for this project.

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and Vice President for Development

605 Andy Holt Tower
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Telephone 615/974-2206

August 27, 1979

MEMORANDUM

TO: President Edward J. Boling and Members of the Board of Trustees

FROM: Joseph E. Johnson

SUBJECT: Proposed Purchase of Railroad Properties from KIEE

Representatives of KIEE Expo-82 have advised us that they have completed negotiations with representatives of the Southern Railway System for the purchase of nearly all of the Southern rights-of-way and improvements within the Lower Second Creek Valley east of the Knoxville Campus and along Neyland Drive to the intersection of Lake Loudon Boulevard south of the campus.

KIEE has obtained an appraisal of these properties in the total amount of approximately \$635,375 subject to a final survey of property lines after the project plans have been completed.

The University currently leases approximately six acres of this Southern Railway property for \$20,000 per year to provide space for commuter parking.

KIEE has indicated that it will be willing to sell this cleared land to the University provided that KIEE can have the right to occupy all of the property in the Second Creek Valley and most of the property along Neyland Drive as part of the site for Expo-82 facilities. In addition, the University of Tennessee would make available to KIEE the use of all of commuter lot CB2 behind the Andy Holt Tower during the Summer of 1982. KIEE would reimburse the University for the use of this lot or reduce the purchase price of the land by approximately \$300,000.

The University of Tennessee has desired to acquire these railroad properties for many years but the land has not been for sale. The current plans for Expo-82 which include provisions for the removal and relocation of these railroad tracks, provides the University with "a once in a lifetime opportunity" to acquire these properties which have completely land locked the Knoxville campus and which are essential for commuter parking and the future development of the campus.

If the University cannot purchase this cleared land, it will in all probability be redeveloped for commercial fast food operations and other activities that would wipe out essential parking areas and eliminate future building sites.

President Edward J. Boling and Members of the Board of Trustees
August 27, 1979
page 2

The University Administration desires Board authorization to negotiate with KIEE to purchase this Southern Railway property for approximately \$635,375 and to lease to KIEE during the summer of 1982 all of Parking Lot CB2 for \$300,000. We also desire Board authorization to enter into a Memorandum of Understanding between the University and KIEE outlining the conditions of the purchase subject to our obtaining all of the necessary approvals by the Tennessee Higher Education Commission and the State Building Commission. Funds are available for the purchase of this property.

Recommended Board Action:

That the University Administration be authorized to negotiate with KIEE to purchase this Southern Railway property for (approximately) \$635,375 and to lease to KIEE during the summer of 1982 all of parking lot CB2 for \$300,000; and to enter into a Memorandum of Understanding with KIEE setting the conditions for the sale and purchase of railroad properties adjacent to the Knoxville campus subject to approval of the Tennessee Higher Education Commission and the State Building Commission.

^ approximately

University of Tennessee

Board of Trustees

Date Sept 10, 1979

Exhibit # 4

Material was not able to scanned, due to size or fragility
please see originals:

Board of Trustees Exhibits, AR.0091. University of
Tennessee, Knoxville, Special Collections.



The University of Tennessee

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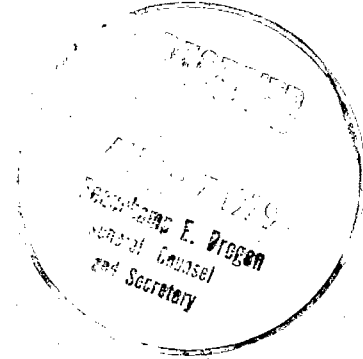
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Office of the Executive Vice President
and Vice President for Development

605 Andy Holt Tower
Knoxville 37916
Telephone 615/974-2206

August 6, 1979

Mr. George Siler
Knoxville International Energy Exposition
Post Office Box 1982
Knoxville, Tennessee 37901



Dear George:

You, Bo, Henry Morse, Ed Boling, and I have talked on several occasions about the possible purchase by UT of the 15.5 acres of land to be acquired from Southern and L & N by KIEE. UT wants this property, but we must go through the rather elaborate process of UT Board, Tennessee Higher Education Commission, and the State Building Commission to secure approval. Hence, we need some lead time for final action.

You and Bo advised me some several weeks ago to delay any public action on this matter until we get the green light from you folks. Could you tell me when we can initiate our formal approval process? We have meetings of our Board and its Executive Committee coming up in August and September. The Tennessee Higher Education Commission meets in late August. The State Building Commission meets monthly toward the middle of the month.

Please give me a call on this one.

Thank you.

Sincerely yours,

Joseph E. Johnson
Executive Vice President and
Vice President for Development

JEJ/ccb

cc: Dr. Edward J. Boling
Mr. Henry Morse
Mr. Beach Brogan ✓
Mr. Eli Fly
Mr. Homer Fisher
Dr. Jack Reese