## DRAFT MINUTES: Subject to change prior to approval by Authority or Committee at its next regular meeting

# MINUTES OF THE CONSTRUCTION & DEVELOPMENT COMMITTEE MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

The Construction & Development Committee of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) met on March 28, 2013 at 8:00 a.m., in Room 211 at the Nashville Convention Center, Nashville, Tennessee.

CONSTRUCTION & DEVELOPMENT COMMITTEE MEMBERS PRESENT: Vonda McDaniel, Luke Simons, Mona Lisa Warren, Leo Waters, and Marty Dickens, Ex-Officio

### CONSTRUCTION & DEVELOPMENT COMMITTEE MEMBERS NOT PRESENT:

**OTHERS PRESENT:** Larry Atema, Gary Schalmo, Charles Robert Bone, Patrick Holcombe, Roxianne Bethune, Holly McCall, and Barbara Solari

The meeting was opened for business by committee Chairman Leo Waters.

**ACTION:** Luke Simons made a motion to approve the Construction & Development Committee minutes of January 31, 2013. The motion was seconded by Vonda McDaniel and approved unanimously by the committee.

Charles Robert Bone reported on the Interagency Agreement with the Sports Authority. (Attachment #1) There was discussion.

**ACTION:** Luke Simons made a motion to recommend to the full Authority approval of the Interagency Agreement with the Sports Authority. The motion was seconded by Leo Waters and approved unanimously by the committee.

Gary Schalmo was then asked to give a project update. (Attachment #2) There was discussion.

Larry Atema and Charles Robert Bone discussed the letter from Metro Director of Finance, Rich Riebeling, regarding the construction of the central police precinct. (Attachment #3) They also discussed the NES substation exterior. There was discussion.

**ACTION:** Luke Simons made a motion to recommend that the Authority's role concerning the development of the police precinct and NES substation exterior be discussed and approved at the full Authority meeting. The motion was seconded by Leo Waters and approved unanimously by the committee.

Leo recognized Marty Dickens for being chosen as Nashvillian of the Year.

Larry Atema was asked to discuss the new tour policy on the construction site.

With no additional business the Construction & Development committee of the CCA adjourned at 8:54 a.m.

Larry Atema
Senior Project Manager
Music City Center

Approved:

Leo Waters, Committee Chair CCA Construction & Development Committee Meeting Minutes of March 28, 2013

### **INTERAGENCY AGREEMENT**

THIS INTERAGENCY AGREEMENT (this "Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2013 (the "Effective Date") by and between, between and among THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (the "Metropolitan Government") THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (the "Convention Center Authority") and THE SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (the "Sports Authority").

### WITNESSETH:

WHEREAS, on February 5, 2013, the Metropolitan County Council of the Metropolitan Government adopted Substitute Resolution No. RS2013-558, approving an amendment to the Capital Improvements Budget and Program 2012-2013 through 2017-2018 authorizing various exterior improvements to the Bridgestone Arena to include, among other things, a new entrance and plaza area (the "Improvements") facing the new convention center, to be located at 201 Fifth Avenue, South, Nashville, Tennessee 37203, across the street from Bridgestone Arena ("Music City Center").

WHEREAS, on March 19, 2013, the Metropolitan County Council of the Metropolitan Government adopted Resolution RS2013-619, approving the issuance of bonds to provide funds for the Improvements facing the Music City Center, among other things.

WHEREAS, the Sports Authority owns and operates the Bridgestone Arena.

WHEREAS, the Convention Center Authority has undertaken the construction of the Music City Center and currently employs a project and development staff and is party to various contracts and agreements, including a September 1, 2009 Construction Management Agreement with Bell/Clark, a Joint Venture for the construction and development of the Music City, which includes a convention center, parking and various other structures, improvements and appurtenances attendant thereto (the "Construction Management Agreement").

**WHEREAS**, upon completion, the Convention Center Authority will own and operate the Music City Center.

WHEREAS, the purpose of the Improvements is, in part, to improve the connectivity between the Bridgestone Arena and Music City Center in the area south of Broadway in Nashville, Tennessee.

WHEREAS, given the parties' common objectives, it is appropriate for the Convention Center Authority to utilize its project and development staff, contracts and resources to manage, supervise, and coordinate the construction and development of the Improvements.

WHEREAS, given the parties' common objectives, the Convention Center Authority is willing to manage, supervise, and coordinate the construction and development of the Improvements to benefit the public welfare.

WHEREAS, pursuant to Tennessee Code Annotated Section 12-9-101, et seq., public agencies in Tennessee have the authority to enter into interlocal and interagency agreements to achieve common objectives subject to the approval of their respective governing bodies.

WHEREAS, the Convention Center Authority and the Sports Authority wish to enter into this Agreement authorizing the Convention Center Authority to manage, supervise, and coordinate the construction and development of the Improvements.

**NOW, THEREFORE**, in consideration of the premises, the mutual promises and benefits hereinafter set forth, and other good and valuable consideration, the receipt and legal sufficiency of which are acknowledged, the parties hereby agree as follows:

- 1. Engagement of the Convention Center Authority. The Sports Authority hereby engages the Convention Center Authority to undertake the management, supervision, and coordination of the construction and development of the Improvements on the terms and conditions set forth herein.
- 2. <u>Duties of the Convention Center Authority</u>. The Convention Center Authority covenants and agrees as follows:
  - (a) in consultation with Powers Management, LLC, prepare and submit to the Sports Authority for approval design and construction drawings, specifications, site plan, construction phasing, budget, overall development schedule and details for construction of the Improvements (the "Project Plans");
  - (b) cause the completion of the construction of the Improvements, in accordance with the Project Plans-and subsequent instructions from the Sports Authority, pursuant to a change order to the Construction Management Agreement, as provided with the Project Plans, and related agreements;
  - (c) coordinate <u>relations</u>communications with architect, engineers, and other consultants providing services under contracts with the Sports Authority and/or Powers Management, LLC relating to the construction of the Improvements;
  - (d) consult with and promptly provide to the Department of Finance c/o the Director of Finance for the Metropolitan Government of Nashville and Davidson County ("Director of Finance") for approval all budget information and related information concerning the Improvements;
  - (e) manage the Improvements, including all construction and other costs within approved project budgets, and report on budget and actual costs and on other provide periodic construction management progress and issues reports to the Sports Authority at regular monthly board meetings or as otherwise requested;

- (f) in consultation with the Director of Finance, verify the accuracy and appropriateness of all invoices, submit invoices to the Director of Finance for payment, verify the receipt of goods and services in accordance with contracts and construction plans, and maintain detailed records supporting payments made to vendors and contractors for the Improvements;
- (g) obtain and furnish to each of the parties certificates of insurance from contractors working on the project, with the Metropolitan Government of Nashville and Davidson County, Sports Authority, Powers Management LLC, Nashville Hockey Club LP and Convention Center Authority named as an additional insureds, evidencing coverage for liability, builder's risk and workers' compensation; and
- (h) perform other normal development and managerial functions and to otherwise supervise the construction of the Improvements in accordance with this Agreement and as otherwise authorized by the Sports Authority.
- 3. <u>Duties of the Sports Authority</u>. The Sports Authority covenants and agrees as follows:
  - (a) prior to commencement of work hereunder, and promptly upon request thereafter, in consultation with the Director of Finance, furnish to the Convention Center Authority reasonable evidence that financial arrangements have been made to fulfill the Sports Authority's obligations hereunder and to pay for the Improvements;
  - (ba) expeditiously review and approve the Project Plans; and
  - (e<u>b</u>) in consultation with the Director of Finance, provide all funds necessary to pay when due, all direct costs and expenses of the Improvements and project, including, without limitation, Convention Center Authority, verify the receipt of goods and services in accordance with the Project Plans approved by the Sports Authority.
- 4. Duties of the Metropolitan Government. Pursuant to the authority of Resolution RS2013-619, the Metropolitan Government agrees, that upon receipt from both the Convention Center Authority and the Sports Authority of verification of the accuracy and appropriateness of all invoices, to provide payment for goods and services received, including, all payments to architects, contractors, materials if purchased directly for the Improvements, and costs of permits, and such other services as may be necessary for the construction and development of the Improvements pursuant to the terms hereof and in accordance with the Project Plans approved by the Sports Authority. as provided herein.
- 4.5. Term of Agreement. The initial term of this Agreement, and the duties and responsibilities of the parties hereunder, shall begin on the Effective Date and shall extend through the closeout of the construction of the Improvements, unless terminated earlier as provided herein. Either party may terminate this contract at any time and for any reason upon thirty (30) days written notice to the other party. In no event shall the term extend beyond sixty (60) months from the Effective Date.

- 5.6. Default. In the event any of the parties hereto shall fail to perform any of its obligations hereunder or shall become unable to perform by reason of bankruptcy, insolvency, receivership or other similar event, then the non-defaulting party, so long as said party is not itself in default hereunder, may seek specific performance, mandamus or other extraordinary relief to compel the defaulting party to perform hereunder. Notwithstanding anything to the contrary herein, termination of this Agreement shall not be permitted if such termination would impair in any way the ability or capacity of any of the parties hereto to fully and timely fulfill its obligations under any contract or agreement with any third party.
- 6.7. Severability. If a court of competent jurisdiction determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.
- 7-8. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. Venue for any litigation arising out of this Agreement shall be in the courts of Davidson County Tennessee.
- <u>8-9.</u> Entire Agreement. This Agreement contains the entire understanding between the parties with respect to the matters contained herein, and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein. Notwithstanding the foregoing, to the extent this Agreement or any of the terms hereof shall conflict with the terms of any of the other documents or agreements referenced herein, the terms of said documents or agreements shall control.
- 9.10. <u>Headings</u>. The paragraph headings are inserted only as a matter of convenience and for references and in no way define, limit or describe the scope or intent of this Agreement or in any way affect this Agreement.
- 10.11. <u>Authorized Representatives</u>. Any action required of or permitted to be taken pursuant to this Agreement, except approval of the Project Plans, by either of the parties hereto may be performed by an authorized representative of the respective party without further action by the governing body of such party.
- 11.12. Force Majeure. No party shall have any liability to any other party hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, fire, casualty, work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of Government, act of public enemy, or other cause of similar or dissimilar nature beyond its control.
- 12.13. Maintenance of Records. The books, records, and documents of the parties, as they relate to any work done or money received under this Agreement, shall be maintained in accordance with the Metropolitan Government's record retention policies, generally for a period of seven (7) years from the date of the final payment, and shall be subject to audit at any reasonable

time by the Metropolitan Government, the Metropolitan Auditor, or private audit firms under contract with and representing the Metropolitan Government. The records shall be maintained in accordance with generally accepted accounting principles.

13.14. Notices. All notices required under this Agreement shall be in writing and sent by United States mail, postage prepaid, certified, return receipt requested, or by overnight courier service or by facsimile (with a copy sent by United States first class mail, postage prepaid). All notices requested herein to be sent to the Convention Center Authority shall be sent to 201 Fifth Avenue South, Nashville, TN 37203, Attention: President and CEO, (if sent by facsimile transmission to 615-742-2104) or such other address as the Convention Center Authority may designate in accordance with the notice procedure set forth in this Section, with a copy to Bridgestone Arena, 501 Broadway, Nashville, TN 37203, Attention: Manager, to be sent by facsimile transmission to 615-770-2490. All notices required herein to be sent to the Sports Authority shall be sent to P.O. Box 196300, Nashville, Tennessee 37219-6300, Attention: Executive Director, or such other address as the Sports Authority may designate in accordance with the notice procedure set forth in this Section, with a copy to Bridgestone Arena, 501 Broadway, Nashville, TN 37203, Attention: Manager, to be sent by facsimile transmission to 615-770-2490. Any such notice, to the extent same has been properly addressed, shall be deemed to be delivered upon the earlier to occur of (i) actual receipt (which in the case of mail shall be evidenced by the date of receipt set forth on the return receipt statement and in the case of facsimile shall be upon receipt by the sender of confirmation of receipt by the addressee), or (ii) if applicable, five (5) days after the notice has been deposited in the United States mail in accordance with the provisions of this paragraph.

14.15. Authorization. The Sports Authority represents and warrants that it has full power, right and authority to enter into and perform its obligations under this Agreement, and this Agreement has been duly authorized, executed and delivered on behalf of the Sports Authority and constitutes a valid obligation legally binding upon and enforceable against the Sports Authority. The Convention Center Authority represents and warrants that it has full power, right and authority to enter into and perform its obligations under this Agreement, and this Agreement has been duly authorized, executed and delivered on behalf of the Convention Center Authority and constitutes a valid obligation legally binding upon and enforceable against the Convention Center Authority.

15.16. Counterparts. This Agreement may be executed in one or more counterparts, and by the different parties hereto in separate counterparts (including by facsimile or electronic transmission (pdf) file), each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement (and all signatures need not appear on any one counterpart).

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the day and year first above written.

# THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

As to Funds Availability:	
Richard M. Riebeling, Director of Finance	=
As to Form and Legality:	
Assistant Metropolitan Attorney	
THE SPORTS AUTHORITY OF THE MET NASHVILLE AND DAVIDSON COUNTY	ROPOLITAN GOVERNMENT OF
By:	
Print Name:	
Its:	<u>—Chair</u>
By:	
Print Name:	
Its: Secretary	
THE CONVENTION CENTER AUTHORIT GOVERNMENT OF NASHVILLE AND DA	
By:	
Print name:	
Its:	

Document comparison by Workshare Professional on Monday, March 25, 2013 4:29:21 PM

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Description	CCA SA MOU (Arena) (Form for 2-21-13 SA Meeting)
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Total changes		67

# **PUNCH LIST OVERVIEW**

- Total Areas/Rooms Punched To Date 390/626 (62%)
- Number of Areas/Rooms Left To Punch 236 (38%)
- All Areas To Be Punched By April 24
- Tötal Items Generated To Date 18,158
- Total Items Completed To Date (Fixed & Closed) 10,219 (56%)
- Outstanding Items To Complete 7,939 (44%)

Summary of Schedule For April (see attached)

Date	Area Type
Wednesday 04/03/13	· · · · · · · · · · · · · · · · · · ·
	Level 5 Ancillary Rooms
	Stairs
	Balconies
Wednesday 04/10/13	。 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.
	Level 6- Corridors, Boardroom
	Levels 1 & 3- Lobby, Prefunction
	Vestibules
Wednesday 04/17/13	
1	Level 7- Ballroom, Prefunction, Green Rooms, BOH
	Sitework
	South (high) Elevation
	Ballroom High Roof
Wednesday 04/24/13:	10. 12. 12. 12. 12. 12. 12. 12. 12. 12. 12
	Main Lobby
	Level 5- North, East Concourses
	Bridge
	Loading Dock

March

Music City Center

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Pre test Concourse Smoke Evac
Bai A/V Comm LS & 6 & CATV 16 Potable Water Treatment 12 20 27 Sat 유 13 15
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Pre test Concourse Smoke Evac (late)
Bai A/V Comm LS & 6 & CATV
B/C Punch Elect/Telecom rms L7/8 Pre test stair 14-1 press Food Service Start Up B/C Punch Mech Rms L B south Functional Testing AHU's Functional Testing MM Equip Pre test Stalr Press
Pre test Ansul Sys/FA
Pre test A/V/FA
Functional Testing AHU's
Functional Testing MM Equip 29 Good Friday 2 5 18 - Smoke Evac FA. FA F Ē FM - Exit Lights
FMS - Dry Sys/FA (AM only)
Pre test Ball Rm Smoke Evac PM
FM - Ext Lighting L Jy4 (night)
Functional Testing AHU's
Functional Testing MM Equip PM - Enit Lights L2 & 3 Fond Service Start Up Pre test Elevator Press Bal AV Comm L3 & & & Admin J&A. Telecom Comm (6, 7, & Punctions Testing AM Equip Elect Panel Inspection FM - Walls L S, 6, 7 and 8
FMS - Flows & Tampers/FA
FM - ER Power Lighting (night)
Food Service - all equipment on
Bai A/V Comm L7 & 8 & Janus FM - Signage State - Elevator/FA FM - ER Lighting LS/8 (night) Bai A/V Comm L5 & 6 Kitchen Hoods Start Up Ħ 82 52 Ē 17 FM - Smoke Evac FM-FA FM - FA FMS - Flows & Tampers/FA
Food Service - all equipment on
Bai AV Cormit 17 & 8 & Janus
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MCFunch Food Service & U Tollet ms FM- Walls Level 1.23 and 4-74"
FMS- Dry SysFix (4M only)
FMS- Dry SysFix (4M only)
M- Stair Press 15-1, 5-2, 5-1
J&A Telecom Comm Ex Hall A & B
MCC Purch L & 6
FMC Purch Ress 1 Stair Sta Food Service Start Up
Pre text FTC Lighting Control AM
Obstwasher Start Up
Bal A/V Comm L 3 & 4 & Admin
Bal A/V Comm L 18 & 4 & Admin
Bal A/V Comm L 16, 7, 8
MCC Purch Gange & 6th Ave
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Functional Testing MM Equip 20 State - Elevator/FA FM - Stair/Elev Press 14-1, 4-1 Bai A/V Corm LS & 6 & CATV MCC Punch Exterior & Elev Cabs 6 Pre test Ex Hall Smoke Evac 2 - Smoke Evac FM - FA 4 FM. FM - Exit Lights

This Dry Syster (Am only)

Final pre sets table press (int)

Pre text Ex Lighting 414 & 5/8 (night)

Pre-text Ex Lighting 41/9

Functional Texting AMS (quip

Functional Texting AMS (quip

FM - Areal System (early or late) FM - Exit Lights 1.1
Per tests Extell simake Exac Food Service Start Up
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KARL F. DEAN MAYOR

March 21, 2013

DIRECTOR OF FINANCE METROPOLITAN COURTHOUSE ONE PUBLIC SQUARE, SUITE 106 NASHVILLE, TENNESSEE 37201 (615) 862-6151 (615) 862-6156 FAX

LE AND DAVIDSON COUNTY

Mr. Marty Dickens Chair Convention Center Authority 413 Fifth Avenue South Nashville, TN 37203

> Re: **Development of New Central Police Precinct**

Dear Marty:

The Metropolitan Council of the Metropolitan Government adopted Substitute Resolution No. RS2013-558, approving an amendment to the Capital Improvements Budget and Program 2012-2013 through 2017-2018 authorizing the relocation of the Central Police Precinct from inside Bridgestone Arena into a new facility on land adjacent to the Music City Center. It is anticipated that the new police precinct will be mostly constructed during 2013 concurrently with the completion of the Music City Center and the building's final commissioning. Given that the new police precinct will be an integral part of the Music City Center's campus and that the Convention Center Authority (the "Authority") currently has a project and development staff, contracts and other infrastructure already in place, it would be helpful for the Authority to manage, supervise, and coordinate the construction and development of the new police precinct.

As a result, please allow this letter to confirm the request of this department that the Authority, among other things, [i] coordinate the development of the new police precinct with the Police Department, Department of General Services, Department of Finance and other Metro departments and agencies as appropriate and necessary; [ii] prepare and submit for approval to this office design and construction drawings, specifications, site plan, construction phasing, overall development schedule and details for construction of the new police precinct; [iii] consult with and promptly provide to this office for approval all budget and related information; [iv] cause the completion of the construction of the new police precinct, in accordance with the approved plans and pursuant to a change order to the Authority's Construction Management Agreement with Bell/Clark, a Joint Venture; [v] submit invoices to this office for payment after the Authority has verified the receipt of goods and services in accordance with the applicable contracts and construction plans; and [vi] maintain detailed records supporting payments made to vendors and contractors for this project.

Letter to Mr. Marty Dickens March 21, 2013 Page 2

Pursuant to the budget to be approved by this office, the Metropolitan Government will be responsible for and provide all funds necessary to pay, when due, all direct costs and expenses of the project, including, without limitation, all payments to contractors, materials purchased directly for the project, and costs of permits, and such other services as may be necessary for the construction and development of the project.

I would appreciate the opportunity to discuss this project and the Authority's requested role with the full Authority at its next meeting.

Sincerely,

Richard M. Riebeling Director of Finance

Copy: Larry Atema