

**THE SPORTS AUTHORITY OF THE  
METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY**

**Board of Directors WORK SESSION MINUTES  
Thursday, January 11, 2024 | 10:30 am | Nissan Stadium Press Box**

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**Attendees**

**Members:** Cathy Bender (Chair), Jad Duncan (Vice Chair), Aaron McGee (Secretary/Treasurer), Kim Adkins, Don Deering, Dan Hogan, Winston Justice, Anna Page, Emmett Wynn

**Staff:** Monica Fawknotson (ED), Valda Barksdale, Brandon Little, Melissa Wells, Joshua Thomas (Metro Legal), Lexie Ward (Metro Legal)

**Visitors:** Adolpho Birch (Titans), Angela Buckner (DFH Services), Brenda Cano Trejo (Culture architecture and design), Marissa Chandler (Community Solutions by Design), Jonathan Clark (Community Solutions by Design), Joseph Cole (Culture architecture and design), Jon Cooper (Holland & Knight), Tony Cosentino (CPS), Randall Coy (DLR Group), Rich Crim (GHP), Haley Davidson (Titans), Tiffany Degrafinreid, Sheila Dial Barton (EOA), Todd Dickson (Spirtas Wrecking G.C.), Allie Fletch (Terracon), David Gaines (Spirtas Wrecking G.C.), Ron Gobbell (GHP), Kate Guerra (Titans), Matthew Gulsvig (DLR Group), Kim Hawkins (Hawkins Partners, Inc.), Laura McCay (McCay Design), Bennie Pandorf (P&R), Rao Patri (LPE), Jennifer Pedginski (Metro Finance), Jim Pustejovsky (CPS), Clyde Rountree (P&R), Catherine Short (McCoy Design), Brad Slayden (Ragan Smith), Cody Swayze (SSR), Josh Thomas (Metro Legal), Don Twinning (Cumming Group), Ben York (NDOT)

***Call to Order***

Chair Bender called the meeting to order by welcoming everyone to Nissan Stadium and thanking the Tennessee Titans for hosting. She stated the purpose of the meeting was to hear from the stadium design team which would share a progress report and presentation with the board to help them understand where they are in the process and any next steps. Chair Bender also requested the board members ask questions throughout the presentations versus waiting until the end.

***New Nissan Stadium – Design Progress Review***

Ron Gobbell (GHP) and Jim Pustejovsky (CPS) explained the various stages of the Architectural/Engineering (A/E) Process:

- Schematic Design Phase (Completed May 2023):
  - Establishing the building facility program to ensure that all the various spaces and functions are accounted for in the design.
  - The location of various functions/spaces and their adjacency are tested with blocking and space planning diagrams.
  - This also involves conceptualizing ideas, creating sketches, and exploring design alternatives. It is focused on defining the project's overall look, feel, and functionality.
- Design Development Phase (Reached 50% completion on October 20, 2023):
  - Building upon the schematic design, this phase refines the concept by developing detailed drawings, plans, and specifications. It aims to address technical considerations, materials, and systems, ensuring a more comprehensive understanding of the design.
- Construction Documents Phase (Fall 2024):
  - In this phase, the detailed plans and specifications from the design development phase are finalized.

These documents serve as a guide for the construction team, providing the necessary information for actual construction, including dimensions, materials, and technical specifications. These documents are part of the contract with the construction manager that defines the Guaranteed Maximum Price (GMP).

Ron Gobbell (GHP) and Jim Pustejovsky (CPS) explained the cost and environmental impact printing the design package:

They noted the Sports Authority board is being asked to accept the 50% Design Development Phase submitted on October 20, 2023. They also stated they are approximately halfway through the A/E process, the documents are a few thousand pages, and to print one set, the printing company estimates its cost at \$19,000. This stack of drawings is roughly 16” thick. Jim Pustejovsky (CPS) confirmed the design package had not been printed.

Ron Gobbell (GHP) and Jim Pustejovsky (CPS) explained the process by which their team evaluated various aspects of design:

The process they have used is for GHP and CPS’s team, including Moody – Nolan for architectural, Facility Diagnostics for mechanical and electrical, Barge Cauthen for civil, as well as their own professionals is to review the submittal, and since work is ongoing, subsequent modifications, submitting comments to the team for consideration. Jim Pustejovsky (CPS) mentioned The Titans worked to provide answers to questions and arranged for our teams to meet with appropriate disciplines on their design team. This enabled the group to answer questions and discuss their approach to the completion of the construction documents.

Ron Gobbell (GHP) and Jim Pustejovsky (CPS) mentioned some of the items discussed during several hours of meetings have been:

- When will decisions on final materials be made?
- Establishing field/event level and how does the building flow for game day and concert events?
- How will the HVAC function when there are small crowds versus larger crowds?
- Review of studies regarding truck traffic flow for construction

Ron Gobbell (GHP) and Jim Pustejovsky (CPS) agree with the Titans’ approach and ultimately, recommend approval of the 50% design development (DD).

Chair Bender thanked GHP/CPS for their report and welcomed Adolpho Birch (Titans) to the presenter’s table.

Adolpho Birch (Titans) gave an overview of the design team:

- Hundreds of professionals from 24 firms
- 9 companies from Nashville
- 11 firms certified as Diverse Business Enterprises:
  - 4 Woman-owned Business Enterprises (WBE)
  - 3 Minority-owned Business Enterprises (MBE)
  - 3 Small Business Enterprises (SBE)
  - 1 Disadvantaged Business Enterprise (DBE)

Adolpho Birch (Titans) recognized David Manica (Founder/Owner of Manica Design) who narrated the stadium design slide deck:

- Stadium Design Principles - Guiding the Linear Design Process
  - Seating Bowl Geometry and Shape
- Linear and Trustworthy Design Process
  - Drawing Reliability and Confidence Through Each Phase of Design

- Comparison of 100% Concept Design, 100% Schematic Design, and 50% Design Development
- Site Layout and Stadium Position – Complementing a Future Neighborhood
  - Site Layout / Stadium Orientation Analysis
    - North/South Orientation versus East/West Orientation
    - East/West Orientation was chosen for this project to allow more space for development on either side of the stadium site
  - Nashville is historic and also modern
    - Feels like Nashville in its design
    - Front door/porch and wrap-around porch/balcony
    - Inspired by the “vernacular” of Nashville
- Stadium Section Comparison
  - New Nissan Stadium VS Current Nissan Stadium
    - Steeper rake, better view, better seats
  - Roof is translucent, not transparent
    - Less shadows and heat with a translucent roof
- Seating Bowl
  - Indoor/Outdoor Connection
    - Terraces looking onto downtown
- Concert Rendering
  - End Stage configuration shown
  - Center Stage configuration shown
- Overview of concourse levels
  - Frictionless Markets
    - Discards the “Point and Shoot” model of Food and Beverage services
  - Premium suites
  - 360-degree connectivity
  - Skyline view shown

David Manica queued a 3D concept video touring the new stadium design.

**The following questions and responses were asked/given during the work session:**

Q1: Has design continued beyond the 50% design development submitted in October? (Director Hogan)

A: Yes. Actually, we expect the 100% design this month (Ron Gobbell, GHP)

Q2: Full construction drawings will be done in May and then we go to a bid for General Contractor (GC)?

A: They have a Construction Manager which you have approved. They will get sub-bids through the summer. A Guaranteed Maximum Price (GMP) will be developed out of that. There may be modifications to the construction documents during that process. You will have a final GMP in October (Ron Gobbell, GHP). In the meantime, there will be some early release packages for some of the excavation and those kinds of things, prior to 100% construction documents (CD) being done (Jim Pustejovsky, CPS).

Q3: What is our approval process going forward once we endorse this? Is it again in October and then you are off to the races? (Director Hogan)

A: \*Ron Gobbell (GHP) and Jim Pustejovsky (CPS) confirmed\*

Q4: To orient myself, as we are looking at this image; downtown would be on this side [looking at southwest face image on slide deck] (Director Hogan)

A: You are staring right at the southwest corner. The west facing side [facing downtown] would be on the left.

Q5: So, the front door is on the west side (Director Deering)

A: There are many “front doors”. However, the west face will feel like the front door when looking at the skyline from downtown. But you would be entering the building from many sides when you go to a game. (David Manica)

Q6: Does the property line for the stadium run all the way to the river on the west side? (Director Deering)

A: No, it goes to 2<sup>nd</sup> Street. (David Manica)

Q7: So, something could be built between the stadium and the river on the west side? (Director Deering)

A: \*David Manica confirmed\*

Q8: I am curious as to how you can move seating closer to the field and reduce the incline so much without taking away any visibility (Chair Bender)

A: This was calculated using various focal points, following grading codes, and optimizing section breaks to increase visibility while maintaining patron safety accessing the section. Current stadium seating at the existing stadium could be better and the design team has done that (David Manica).

Q9: What acoustic elements are being implemented in this stadium versus a stadium in Las Vegas or elsewhere? (Director Hogan)

A: We are creating a loud building for games and are looking at what can be added to create a quieter, softer building for concerts, taking into account the reverberation levels.

Q10: Will those elements be dynamic? Can you change those elements? (Director Duncan)

A: Yes (David Manica)

Q11: Did you do anything to the steps to ease the issue of traffic near steps/ramps? (Director Wynn)

A: Yes, we have a spacious distance between those moments and the moment you enter. \*Elaborates on crowd/dynamic modeling software and how these measurements were calculated within the design model to minimize or even eliminate those “Pinch Points”\* (David Manica)

Q12: Safety: What protocols or what is in effect to ensure patron safety – Weather, threats, etc.? (Director Adkins)

A: *Lightning protection* – New stadium will be protected. *Fire/Smoke* – At or exceeding code. *Flooding* – Above floodplain. *Wind* – architecture accounts for gravity and wind loads. Tested and vetted thoroughly.

Q13: Building safety – Bollards to protect against vehicular threats. What has the NFL contributed to this? (Chair Bender)

A: A 100ft hardened perimeter is required by NFL. For Super Bowl they require 300ft perimeter and would establish that outside of this design process.

Q14: Playing surface - Is it going to be turf? Also, want to get your thoughts on parking. (Director Justice)

A: It will be artificial turf, not natural grass. This allows us to enclose the stadium and not worry about the sunlight demand for growing natural grass. As for parking, we have accommodated parking as required by operation agreements with Sports Authority and Metro. The surrounding area will accommodate the patron

parking (David Manica). The plan is to go with the synthetic surface. There is a lot of ongoing research concerning playing surfaces. We are committed to first in class playing surfaces when it comes to it. We are evaluating the best way to ingress/egress the stadium. All of those things may change a bit. We are going to see what are the best ways to make sure your experience coming to and going from the stadium is ultimately better than it is now, that is the end game (Adolpho Birch, Titans).

Q15: What is the LEED certification target for this building. And how long does it take to evacuate the building in the event of an emergency? (Director Hogan)

A: LEED Gold. Evacuation would take 10-11 minutes to get all patrons out of the seating bowl and another 10 minutes to get out of the building [20-21 minutes total] (David Manica).

Q16: How does this building address evacuation for Americans with Disability Act (ADA)? (Director McGee)

A: ADA requirements have been fully implemented and evaluated in this building. Areas of refuge are standard approach for ADA accommodations in an emergency.

Q17: What is an area of refuge and is that accounted for in the evacuation timeline (Director McGee)

A: It is similar to a hotel's area of safety on each floor where ADA patrons can wait safely prior to exiting via elevator (David Manica). We have refill stations for air tanks on each floor and have done studies on smoke levels and in this particular scenario [full semi burning of the building] the smoke line does not reach the top of the seating bowl (Kellen DeCoursey, Titans)

Q18: How many kitchens does the new stadium have? (Director Adkins)

A: We have 41 frictionless markets, a commissary kitchen, and show cooking stations as well in the premium sections (Kellen DeCoursey, Titans) Plus, the huge kitchen and commissary, cooking pantries, bars, and show kitchen (David Manica).

Q19: What is the cooking pantry? (Director Adkins)

A: There is a main kitchen area where the food is prepared and then moved up to a kitchen [cooking pantry] where the final prep happens before being served. It ensures quality of the food (David Manica). We have about 1-2 on each major level where we are getting in and out of suites (Kellen DeCoursey, Titans).

Q20: Will our local restaurants work out of the commissary, or would they have their own kitchens?

A: That will depend on the concessioner's overall plan. (Adolpho Birch, Titans) We have not "landed the plane" on this just yet. We definitely think local options within the markets and kiosks/carts on the concourse will be available. (Kellen DeCoursey, Titans)

**Director Adkins requested the board receive a copy of the slide deck and video presented during the meeting.**

### ***Adjourn***

The next board meeting is set for 10:30 a.m. on January 18, 2024, at Geodis Park. And, if necessary, the Finance Committee will meet prior to at 9:30a.m. Should we need to reschedule this meeting due to weather concerns, staff will communicate that via distribution list and post on the Sports Authority website. We plan to follow Metro Schools in closure schedules. There being no other business, the meeting adjourned.

# Exhibit A

New Stadium 50% Design Development Review (Slide Deck with video)

Sports Authority – January 11, 2024

Respectfully submitted, Brandon Little, The Metro Sports Authority

YouTube Link:

<https://www.youtube.com/live/436NQkGmguU?si=glpUYejRR7tclYuq>

**File Location:** OneDrive - Metro Nashville Government\Documents\P-Drive-Sports Authority\SA BOARD\SA Board Materials\FY24\2024 January 11 Work Session