

Bob Mendes
Chair, CSC

Mr. Chairman:

I am writing with respect to the Council Committee's request to review the Gensler Master Plan. While the concepts are proprietary to Gensler, the Titans have the license to share them with parties upon request, which we are happy to do by this correspondence.

The Gensler Master Plan below identifies key areas of the stadium that were targeted for renovations and the potential renovation scope assigned to each area. Under the lease, the Sports Authority is required to pay for Capital Expenses, subject to certain exceptions. These exceptions, which the Titans would be required to pay for in a renovation, include improvements that are not in a reasonable number/majority of comparable facilities (depending on the specific concept at issue), luxury suites, and team-related spaces such as locker rooms and office areas.

The Titans and its architects reviewed many major sports venues that have undergone renovations in recent years, including stadiums in Cleveland, Charlotte, and Jacksonville. One of the strongest influences in the Gensler design process was Hard Rock Stadium. This facility opened in 1987 and is specifically listed as a comparable facility in the lease. Hard Rock Stadium has undergone significant renovations since its opening year. Its most recent update, which took place in phases between 2015 and 2017, diversified seating inventory from the standard lower bowl, upper bowl, club, and suite seating mix to a range of social viewing experiences, traditional seating, private spaces and lounges, and redesigned or rebuilt fan concourses. Nissan Stadium's renovation goals were set in a similar manner.

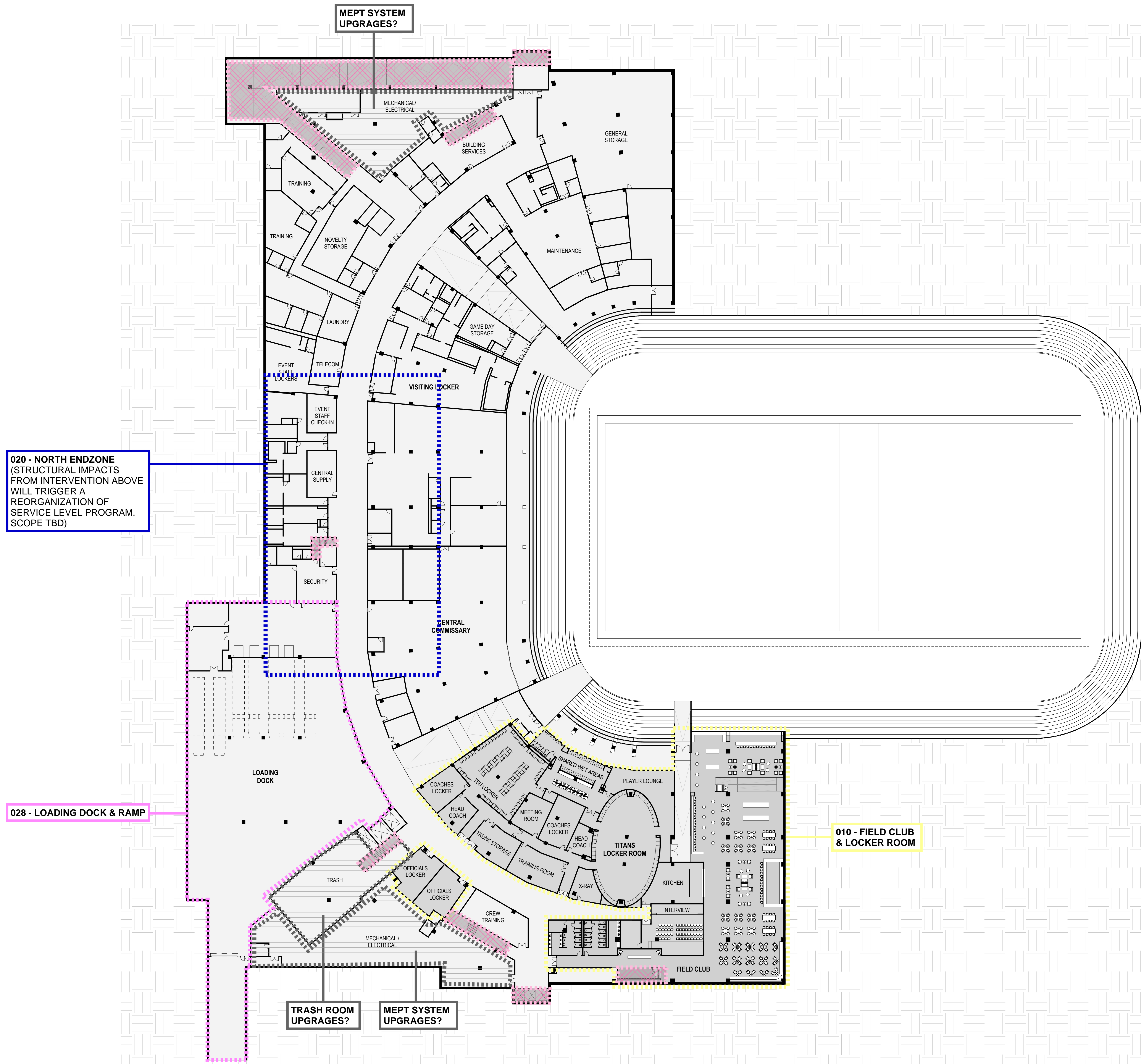
Sincerely,

Burke Nihill, Titans President and CEO

A handwritten signature in black ink, appearing to read "Burke", with a long horizontal flourish extending to the right.

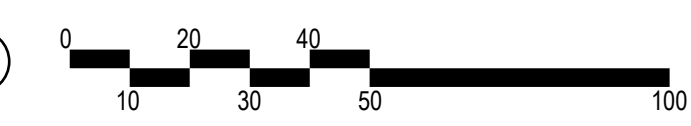
CC; Metro Council

RENOVATION LOG KEY	
001 - SOUTH EVENT PLAZA	
002 - SKYLINE DECK	
003 - EAST CONCOURSE	
004 - WEST CONCOURSE	
005 - EAST UPPER CONCOURSE	
006 - EAST FACADE	
007 - WEST FACADE	
008 - EAST SPORTS LIGHTING RING	
009 - WEST SPORTS LIGHTING RING	
010 - FIELD CLUB	
011 - WEST CLUB	
012 - EAST CLUB	
013 - WEST STANDARD SUITES	
014 - WEST COMMUNAL F&B SUITES (SW)	
015 - WEST PARTY SUITES (NW CORNER)	
016 - EAST STANDARD SUITES	
017 - EAST COMMUNAL F&B SUITES	
018 - EAST SUPER SUITE	
019 - EAST MUSIC LOUNGE	
020 - NORTH ENDZONE	
021 - SOUTH ENDZONE	
022 - CONCOURSE CLUB (FOOLISH CLUB)	
023 - OWNER'S SUITE	
024 - WRITING PRESS	
025 - BEER GARDEN	
026 - KIDS ZONE	
027 - EXTERIOR LANDSCAPING	
028 - LOADING DOCK & RAMP	
029 - STADIUM SIGNAGE	
030 - VERTICAL TRANSPORTATION	
030.- RENOVATED VT (PROVIDE NEW CAB & UPDATED ELEVATOR/ESCALATOR EQUIPMENT)	

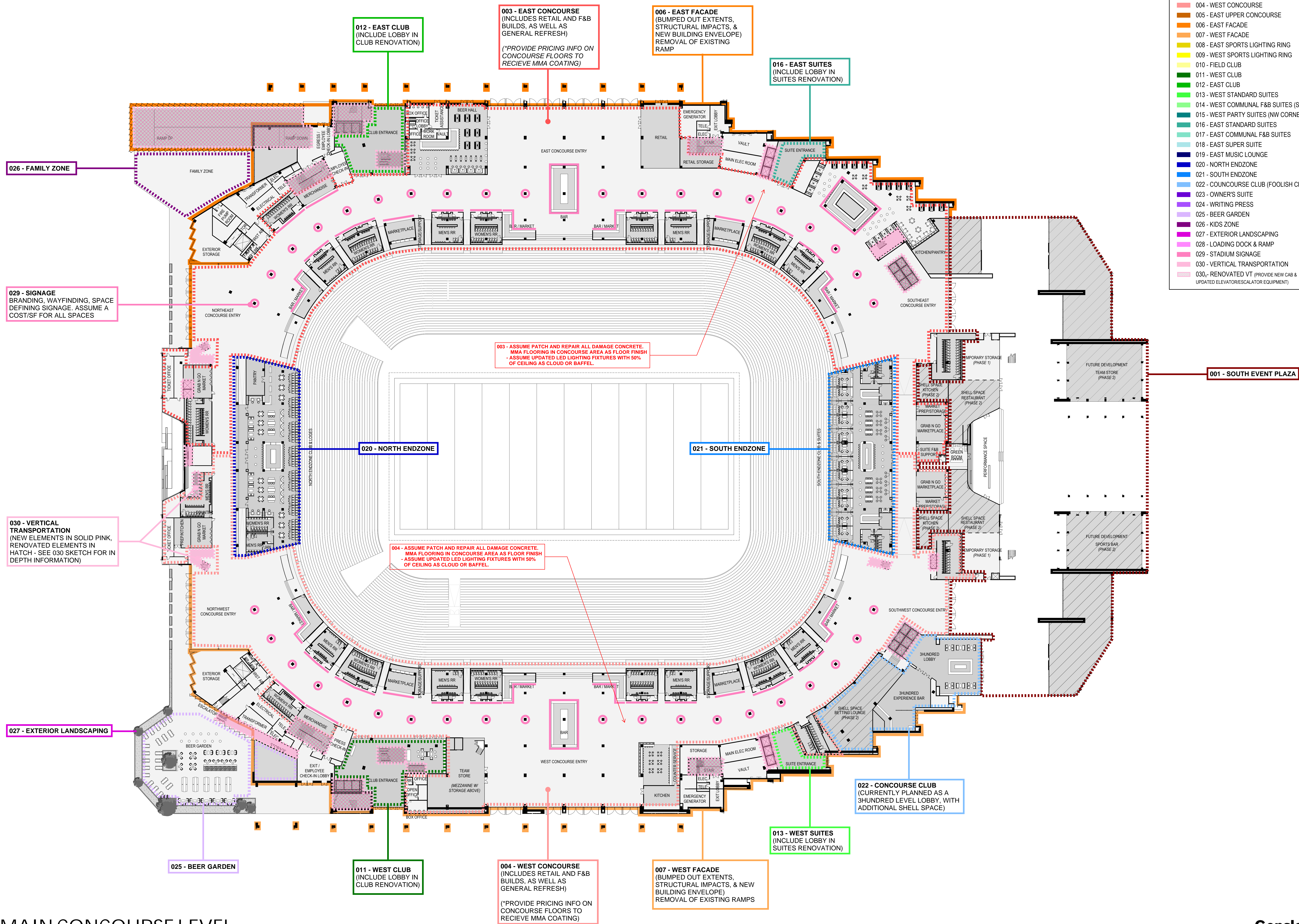


L1 SERVICE LEVEL

1/32" : 1'-0" REFERENCE PLANS

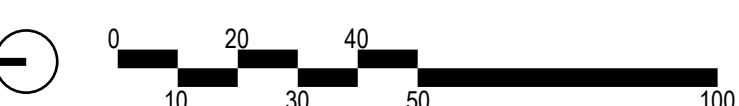


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030- RENOVATED VT (PROVIDE NEW CAB & UPDATED ELEVATOR/ESCALATOR EQUIPMENT)	

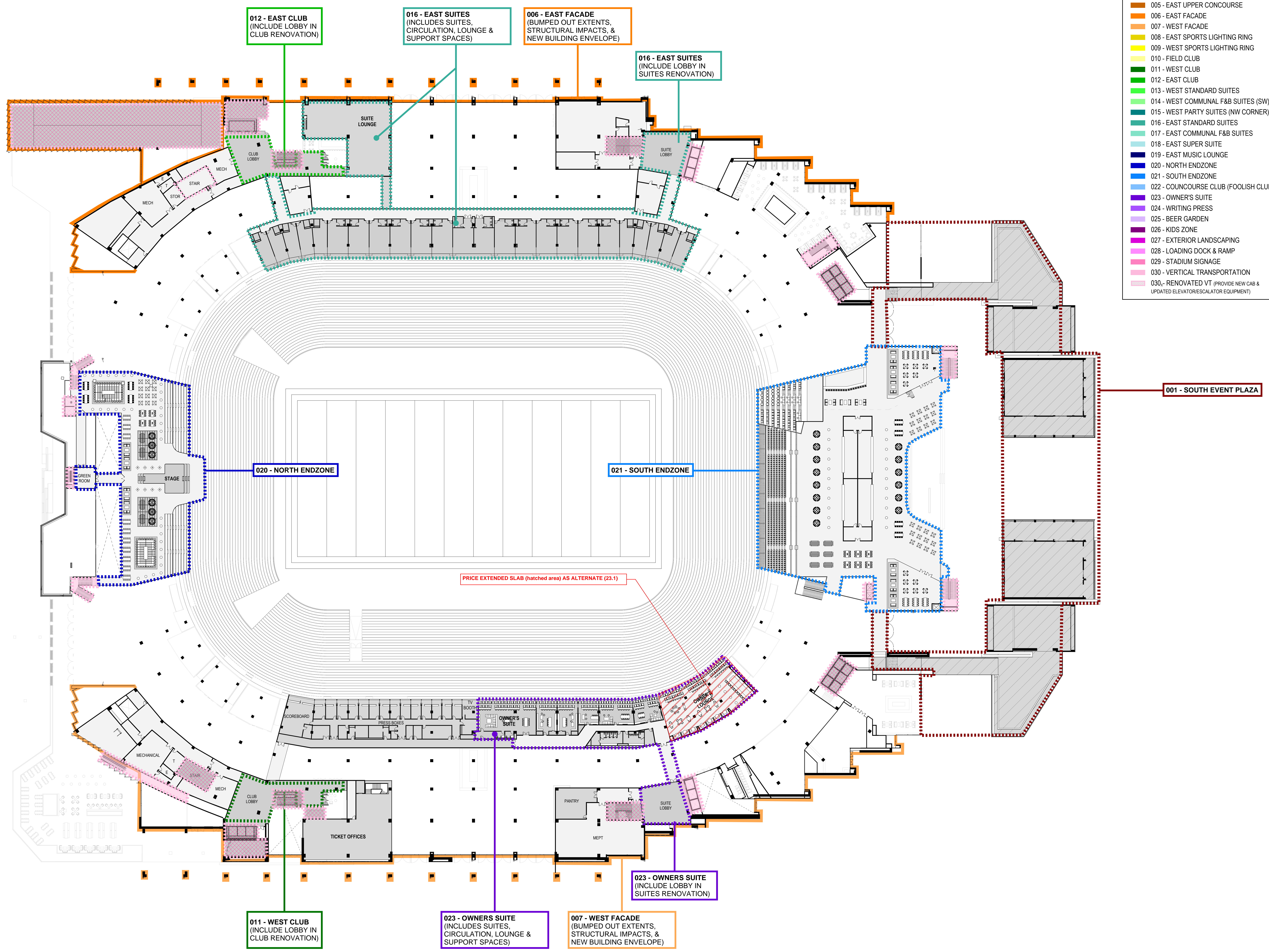


L2 MAIN CONCOURSE LEVEL

1/32" : 1'-0" REFERENCE PLANS

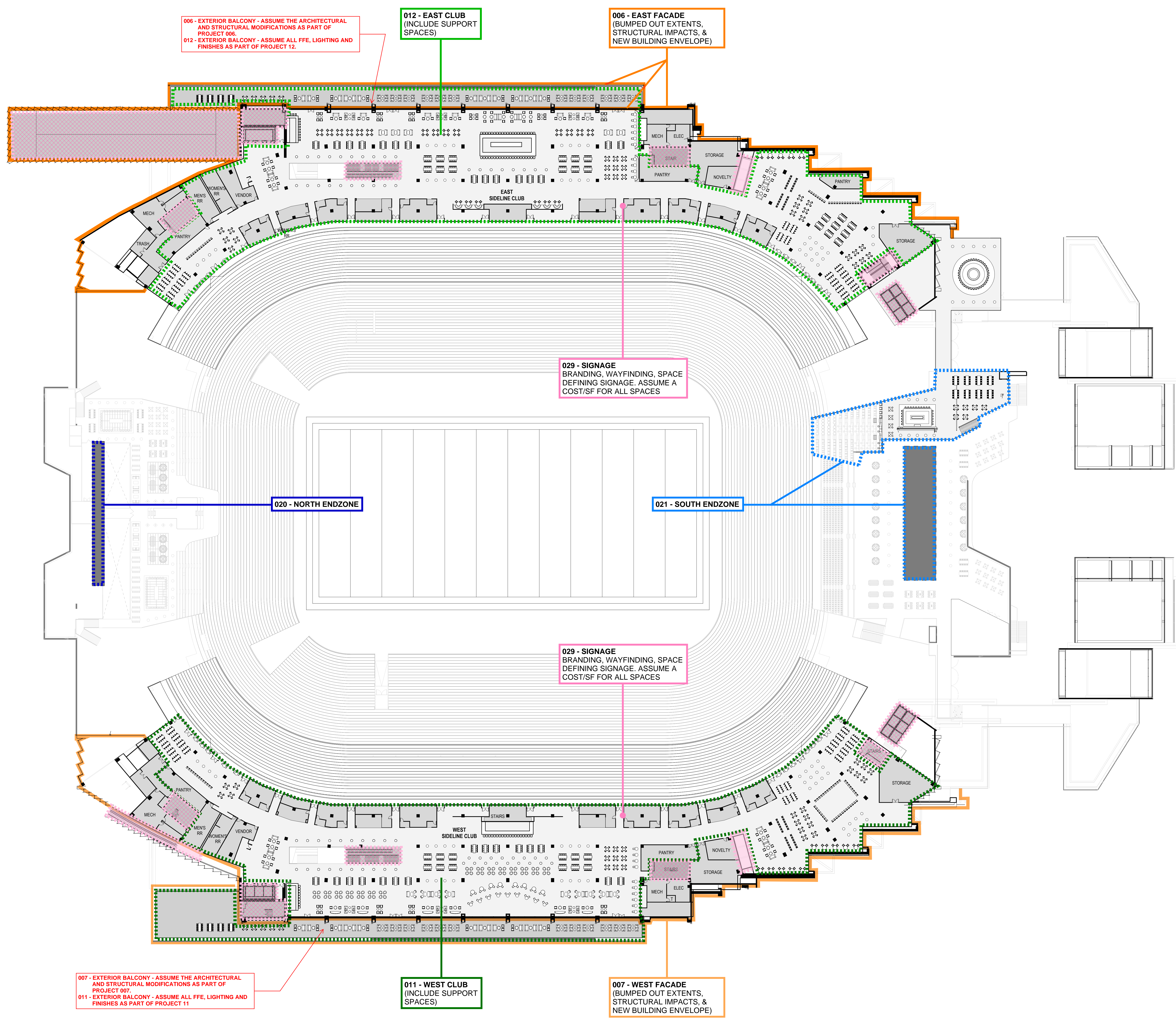


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012	- EAST CLUB
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018	- EAST SUPER SUITE
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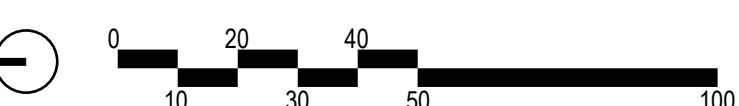
L3 PRESS SUITE LEVEL
 1/32" : 1'-0" REFERENCE PLANS

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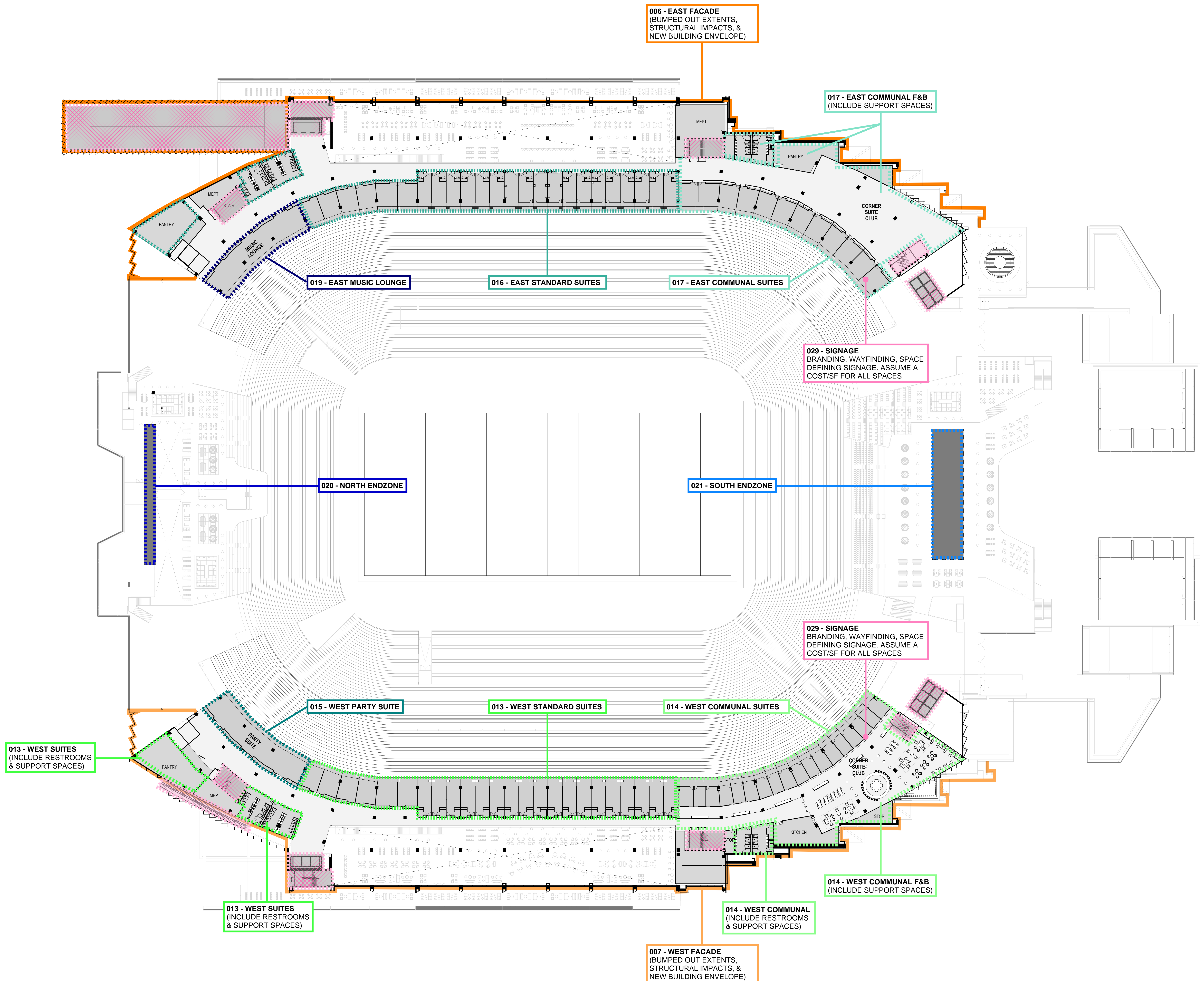


L4 CLUB LEVEL

1/32" : 1'-0" REFERENCE PLANS

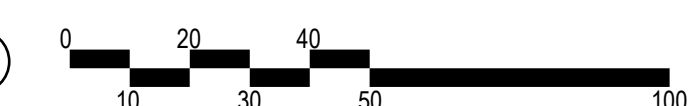


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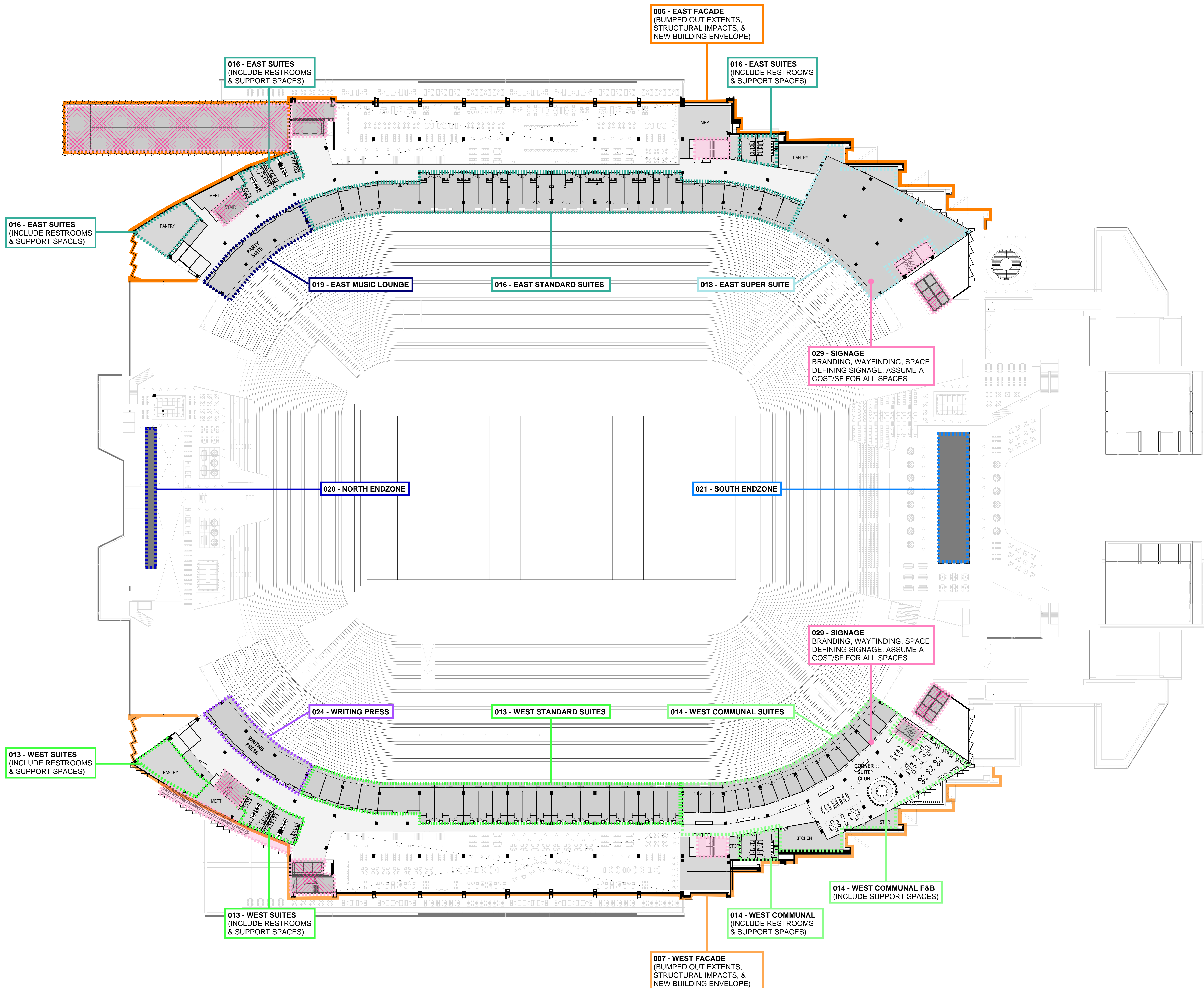


L5 LOWER SUITE LEVEL

1/32" : 1'-0" REFERENCE PLANS

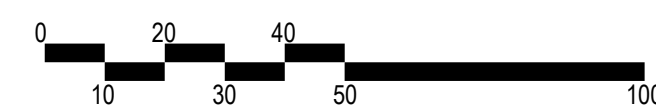


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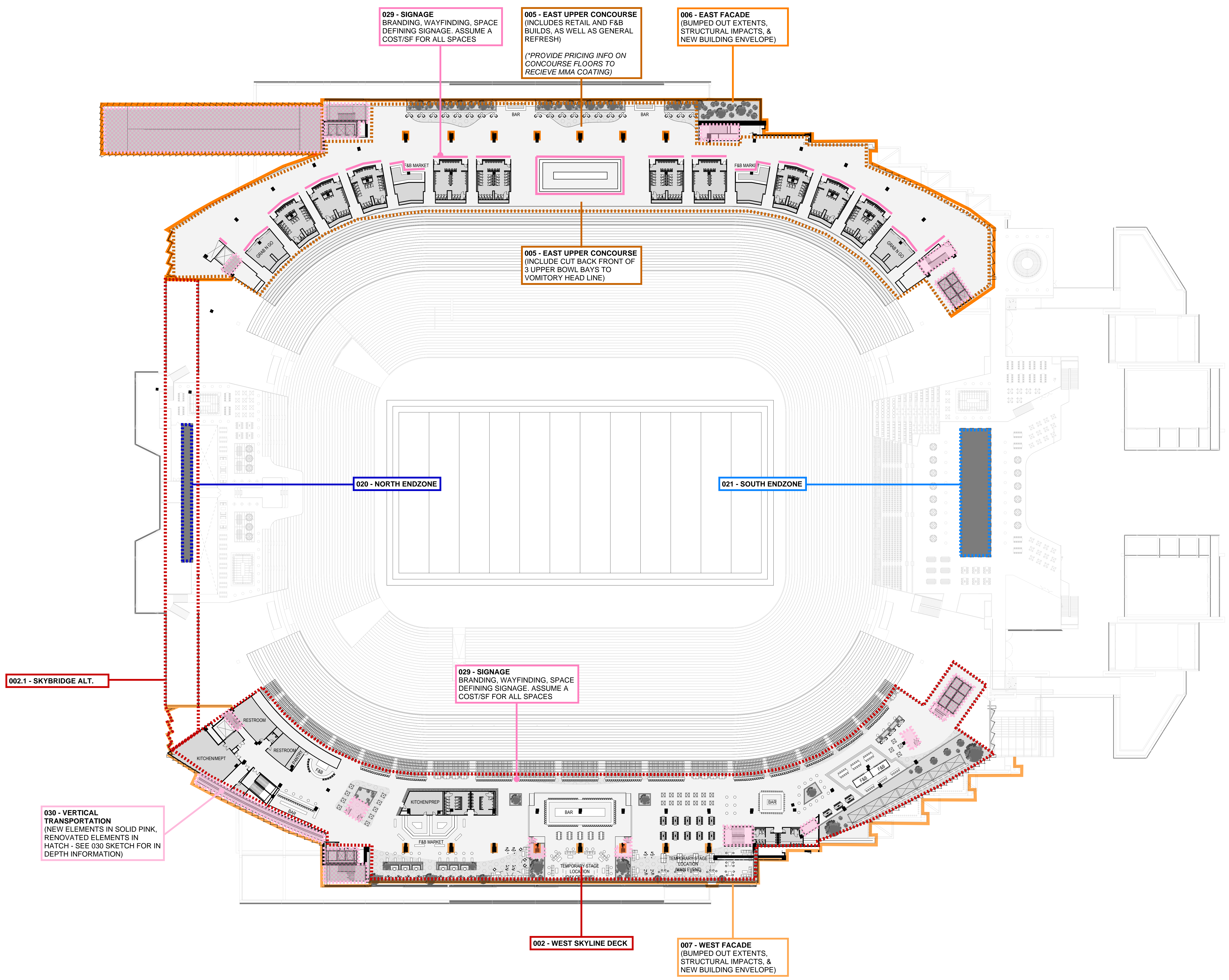


L6 UPPER SUITE LEVEL

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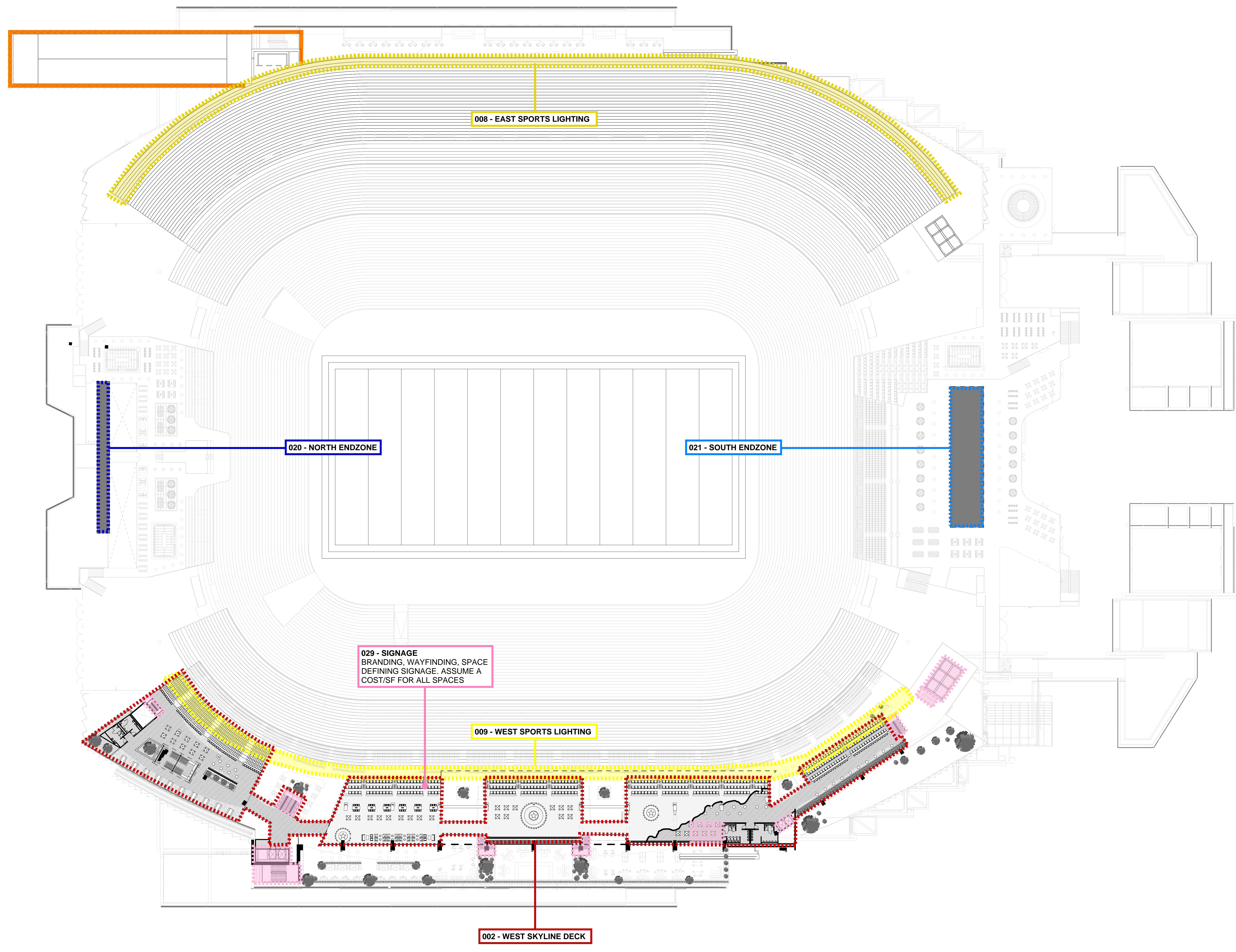
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L7 UPPER CONCOURSE LEVEL/300 EXPERIENCE

1/32" : 1'-0" REFERENCE PLANS

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L7A GRAND DIVISIONS UPPER DECK

1/32" : 1'-0" REFERENCE PLANS

