MINUTES OF THE 19th MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

The 19th meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on April 7, 2011 at 8:00 a.m., in Room 209-210 at the Nashville Convention Center, Nashville, Tennessee.

AUTHORITY MEMBERS PRESENT: Mark Arnold, Marty Dickens, *Vonda McDaniel, Willie McDonald, Luke Simons, Mona Lisa Warren, **Leo Waters, and Vice-Mayor Diane Neighbors, Ex-Officio

AUTHORITY MEMBERS NOT PRESENT: Ken Levitan

OTHERS PRESENT: Councilman Phil Claiborne, Rich Riebeling, Charles Robert Bone, Larry Atema, Charles Starks, Barbara Solari, Gary Schalmo, Scott Black, Debbie Frank, Mark Sturtevant, Roxianne Bethune, Ryan Johnson, Natasha Blackshear, Kristen Heggie, Holly McCall, Bob Lackey, Bill Phillips, Lee DeLong, Patrick Holcombe, Lannie Holland, Terry Clements, Kelvin Jones, Stacey Garrett, and Kim McDoniel. In addition other members of the general public were present.

The meeting was opened for business by Chairman Marty Dickens who stated that a quorum was present. The Appeal of Decisions was shown.

ACTION: Appeal of Decisions from the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County – Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.

It was announced that the next scheduled meeting of the Convention Center Authority is May 5, 2011.

ACTION: Luke Simons made a motion to approve the 18th Meeting Minutes of March 3, 2011. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

*Denotes arrival of Vonda McDaniel

Larry Atema was asked for a project update and Charles Robert Bone was asked to give an update on the refinement of the Guaranteed Maximum Price (GMP). (Attachment #1 and #2)

**Denotes arrival of Leo Waters

There were questions and there was discussion.

ACTION: Leo Waters made a motion accepting the updated clarifications, assumptions, and exclusions and the updated guaranteed maximum price in the amount not to exceed $415,000,000 and allowing Mr. Dickens to execute all documents and take any actions necessary or appropriate to formalize such acceptance in the updated GMP. The motion was seconded by Luke Simons and approved unanimously by the Authority.

Next Debbie Frank was asked to report on the public art RFQ. She also discussed the art selection panel with the exception of one additional person to be added. (Attachment #3) There was discussion and questions.

ACTION: Willie McDonald made a motion to recommend to the Music City Center Public Art Committee, and to the extent necessary, approve the discussed individuals to serve on the Citizen Panel. The motion was seconded by Mona Lisa Warren and approved unanimously by the Authority.

There was additional clarification by Charles Robert Bone.

Larry Atema was asked to give a project update and Gary Schalmo talked about the steel work that is currently taking place. There were questions and discussion about construction.

Leo Waters then gave a construction committee report from the March 24, 2011 meeting. He noted they met to review the most recent drawings and schematics of the Omni hotel and Country Music Hall of Fame. (Attachment #4) There was discussion and questions regarding the project.

ACTION: Leo Waters made a motion to accept and approve the third version of the Omni Nashville, LLC and Country Music Hall of Fame & Museum plans upon the March 24, 2011 review and recommendation by the Construction & Development Committee. The motion was seconded by Luke Simons and approved unanimously by the Authority.

There was discussion about a sky bridge between the hotel and convention center and the staff was asked to explore options.

Kim McDoniel was then asked to give an update on the 2011 outside audit plan and location of financial statements. (Attachment #4) There were questions and discussion.

Lannie Holland then gave a Treasury Report on the Music City Center investments. (Attachment #5) There were questions and discussion.

Charles Starks reported on the tax collections through January 2011. (Attachment #4)

There was closing discussion about the Medical Mart, Nashville Convention Center building, new Renaissance Nashville Hotel ownership, and land hearings for the new building.

With no additional business a motion was made to adjourn, with no objection the CCA adjourned at 9:13 a.m.

Respectfully submitted,

Charles L. Starks
Executive Director
Nashville Convention Center

Approved:

Marty Dickens, Chairman
CCA 19th Meeting Minutes
Of April 7, 2011

MUSIC CITY CENTER
NASHVILLE, TN
April 1, 2011 - Draft

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

Introduction:

1. The purpose of this Schedule G is to provide a written explanation clarifying the assumptions and exclusions used in establishing and refining the GMP dated April 5, 2010 and the scope of work there under.

2. All capitalized terms not otherwise defined in this Schedule G shall have the meaning ascribed to such terms in the Construction Management Agreement dated September 1, 2009.

3. The clarifications and assumptions contained herein are organized by trade sections for convenience only. The clarifications apply to all affected trades including those outside of the trade designations below. Existing or future clarifications, as a result of approved subcontract recommendation letters, are to be incorporated into the GMP with the same standing as the clarifications included herein.

4. The scope exclusions are set forth on Exhibit A (Scope Exclusions dated January 19, 2011).

5. In the event of any conflict or inconsistency between this Schedule G and any earlier version or the Agreement, this Schedule G shall prevail to the extent of the conflict or inconsistency.

6. Except as otherwise indicated herein, an "Owner Allowance" is considered to be an allotted sum of money included for a particular scope of work that has either not been procured or for which a definitive cost has not been determined. As monies are allocated within the specific Owner Allowances, the Owner must concur with the recommendation of the Construction Manager. With respect to such Owner Allowances, Owner receives the savings from any amount under such allocation and is responsible for any amount that it agrees to in excess of the allocation.

General Clarifications:

7. The Project Schedule is based on a Notice to Proceed date of April 5, 2010 in accordance with Exhibit E of the Owner Agreement. The above duration does not include the requested time extensions, as set forth on Exhibit B, which will be determined pursuant to Section 4.5 of the Agreement and the mutual agreement of the Construction Manager and Owner as the procurement process is completed and the Construction Schedule is further refined. We have not included an early turn-over of any portions of the Project.

8. A Design Contingency Allowance is included in the GMP Schedule of Values in the amount of $2,000,000. The Design Contingency Allowance is controlled by the Owner,

may be used at the Owner's discretion, and if unspent will be returned to the Owner at the end of the Project.

9. It is understood that the process of identifying design alternatives and optimum value ("Value Engineering") has resulted in the plans being updated and the Construction Manager's scope of work being supplemented accordingly to include the Accepted Value Engineering Items, as set forth on Exhibit C. The Value Engineering process is incorporated into the Schedule of Values (Schedule C). The Value Engineering costs are, in part, based on pre-bid values. Due to the conceptual design of the value engineering sketches and narratives, the GMP includes the work and allowances expressly shown as well as reasonably inferable from the sketches and narratives to fulfill the intent of the Accepted Value Engineered Items. However, the GMP does not include additional design changes beyond the agreed to intent of the Value Engineering, cost savings items or the costs of 2nd order/contributory effects or code compliance. The design costs associated with the Value Engineering process, if any, shall be the Owner's responsibility.

10. The GMP includes ASI Nos. 1 - 36 and Addenda Nos. 1 - 19 (and/or PCO Nos. 81000 through 81086).

11. To the extent that the Specifications provide for a manufacturer's warranty which extends beyond the twelve month Construction Manager warranty period, the Owner agrees to pursue only the Subcontractor / Supplier and/or that Subcontractor / Supplier's surety company for any portion of the warranty extending beyond the Construction Manager's warranty period. In addition and if necessary, upon the request of the Owner, the Construction Manager shall, at the Owner's cost and expense, enforce the obligations of the Subcontractor / Supplier and/or that Subcontractor / Supplier's surety company.

12. Where noted in the Construction Manager's recommendation for trade contractor award letters, as consented to by the Owner, if the specified warranties are specifically excluded, the manufacturer's standard warranty will be provided.

13. Except for curtainwall mock-ups, project mock-ups will be installed within the building structure, at their final locations, and incorporated into the finished Project. Mock-ups will be completed in a timely manner allowing for review and approval prior to proceeding with the work. The offsite curtain wall performance mock-up is the only mock-up with provisions for free standing (detached) off-site review with temporary structures. The procedure for mock-ups will be mutually agreed upon by the Owner and the Construction Manager.

14. The GMP is based on the following applied guidelines in relation to health insurance for the hourly field employees: 1) Employers' current health insurances, as currently offered

to their employees, shall satisfy the project health insurance requirements, 2) Employees that wish to "opt out" of the project health insurance program because they have health care under a different program may do so, and 3) Otherwise, the Construction Manager has facilitated a standard program with an insurance provider which is offered to the subcontracting community.

15. All subcontracts over $100,000 will include payment and performance bonds.

16. The Owner will strive to provide control and access to the site from Korean Veterans Boulevard, ("KVB") so that work can continue in an unimpeded manner for the duration of the Project. The Owner will strive to ensure that the Convention Center Hotel Project ("Hotel") does not impede the work of the Agreement. The GMP does not include any delays or impact from either KVB or the Hotel. If the Project is impacted by KVB or the Hotel, the provisions of Section 4.5 of Owner Agreement shall apply.

17. We will provide attic stock only to the extent it is called for and quantified in the Extra Materials Summary List dated May 14, 2010 and clearly articulated in the relevant subcontract.

18. FF&E, Artwork and any other associated structural, electrical, finish, or miscellaneous work not shown on the Contract Documents have been excluded. Any costs for this scope of work including any project impacts are included within an Owner FF&E and Artwork Allowance, which is not included in the GMP.

19. Labor, material, equipment, sales tax, and subcontractor's mark-ups are included in the applicable allowance line items in the GMP Schedule of Values.

20. No Alternates are included.

21. If we are requested to perform work outside of the Agreement or Contract Documents by the Owner, pursuant to a separate contract or assignment to us by Owner, we reserve the right to adjust the contract time necessary for the performance thereof and/or GMP for any such separate or additional work.

22. We include color and pattern selections from manufacturer's standard colors and patterns where finish is specified to be selected by the Architect, unless specifically called for elsewhere in the Agreement or Contract Documents.

23. The Owner's provided Builder's Risk shall remain in full force and effect until such time as the facilities permanent policy is put in place.

24. We have not included provisions for scope revisions or additional work arising out of Owner's consultant's comments in regards to regulations or code items which came into

effect after the date of this GMP change order or in the event that a component of the design is not code compliant.

25. The Owner will continue to be responsible for all testing and inspections stipulated in the Contract Documents. We have not included testing of existing utilities, permanent telephone services, or gas services to the Project within the GMP.

26. Provided that nothing herein shall relieve the Construction Manager of its responsibilities under the Agreement with respect to warranty work or otherwise, it is agreed that a portion of the Construction Manager's contingency, if not previously utilized for the fulfillment of the Construction Manger's contract obligations, will be reserved at the time of close-out of all trades. This remaining contingency amount will fund warranty work which is either not covered by a Subcontract agreement or is required to be performed by the Construction Manager due to a Subcontractor default. The amount of the remaining contingency to be reserved will be mutually agreed upon by the Owner and Construction Manager.

27. Neither the Construction Manager nor subcontractors shall be responsible for any payments or credits for additional OCIP insurance costs during or at the completion of the Project.

28. Certain tax credits may be available under Internal Revenue Service Code Section 179-D. Owner acknowledges that Construction Manager may pursue these credits and that Construction Manager will be entitled to the full amount of any deductions available under this IRS code section.

29. An Owner Interior Finish Performance Allowance for performance issues related to the interior finishings is included in the GMP Schedule of Values in the amount of $1,500,000. The Owner Interior Finish Performance Allowance is to be applied, at the discretion of the Construction Manager, but with the recommendation of the Owner, which shall be timely given and not unreasonably withheld. If the Owner Interior Finish Performance Allowance, or any portion thereof, is unspent, the remaining balance will be returned to the Owner at the end of the Project. Further, other remaining allowance amounts may be applied to such performance issues, as mutually agreed upon by the Owner and Construction Manager.

Division 2: Site Utilities, Demolition, and Earthwork

30. We have not included the Metropolitan Government of Nashville's water and sewer's tap/capacity fee (paid by the Owner). We have not included costs for gas, telephone, communications, permanent power, steam or chilled water service to the building. Utility consumption costs are included in the GMP. Capping, closing, abandonment and/or

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Updated Clarifications, Assumptions and Exclusions

relocation of existing utilities not shown on the Contract Documents are not included within the GMP.

31. The site of the existing Nashville Electric Service ("NES") Substation at 6th Avenue and Demonbreun Street ("Demonbreun Substation") will be turned over to the Construction Manager by July 15, 2011.

32. Pertaining to the relocation of the Demonbreun Substation to 6th Avenue and Peabody Street ("Peabody Substation"):

    a. Certain portions of the Peabody Substation Below-Grade Structure and the Yellow NES Duct Bank Packages 1 and 2 are included in the GMP.

    b. Other certain costs for the Below-Grade Structure and Yellow NES Duct Bank Packages 1 and 2 that were in addition to the GMP amount were added pursuant to Non-GMP Change Order #4. Costs for the Peabody Substation Steel Structure were added by Non-GMP Change Order #5.

    c. Costs incurred by NES for the substation relocation are not included in the GMP.

    d. Costs to demolish the Demonbreun Substation site after the substation is de-energized are not included in the GMP.

    e. Hazardous material abatement is included in the GMP to the extent detailed on the Phase I Environmental Site Assessment report prepared by TTL (dated July 14, 2009), and the Reports of Environmental Sampling prepared by The Paratus Group (dated July 2009).

33. We have not included costs for hazardous material or contaminated soil removal at the existing Demonbreun Avenue NES Substation.

34. An Owner Traffic Signal Vault Allowance for traffic control signals, signage and conduit is included in the GMP Schedule of Values in the amount of $550,000. The GMP traffic scope of work to which this allowance is intended to fund is currently defined as the scope associated with the two NES vaults (A & B) and associated conduit runs shown on drawings C5-500, C5-501, C5-706, and C5-708.

35. Included by reference are the Excavation Bid Package (2.a) qualifications from the Bell/Clark Proposal dated February 16, 2010, and set forth on Exhibit D(1a).

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Division 2: District Energy Services:

36. Included by reference are the District Energy Systems ("DES") qualifications from the Bell/Clark Proposal dated August 12, 2010, and set forth on Exhibit D(1).

Division 2: Nashville Electrical Service Work:

37. Included by reference are the Below Grade Foundations Bid Package (33.c) qualifications from the Bell/Clark Proposal dated August 2, 2010, and set forth on Exhibit D(2).

38. Included by reference are the Underground Electrical Duct Banks Bid Package (33.d) qualifications from the Bell/Clark Proposal dated August 4, 2010, and set forth on Exhibit D(2a).

39. Included by reference are the Steel Structure & Roof qualifications from the Bell/Clark Proposal dated January 10, 2011, and set forth on Exhibit D(3).

Division 3: Concrete:

40. Included by reference are the Structural Concrete Bid Package (3.b) qualifications from the Bell/Clark Recommendation Letter dated March 24, 2010, and set forth on Exhibit D(4).

41. Epoxy coating on rebar is not shown on the Contract Documents and is therefore not included.

42. Shoring of metal decks is excluded. We have assumed that steel and decking will be sized to carry the wet weight of concrete during placement.

43. Division 03300 Specification Notes:

    a. 2.7D: Concrete will be provided that meets a maximum water to cementitous material (cement and fly ash) ratio of 0.45. This specification section requires a ratio of 0.4, structural notes on drawing S0-101 requires a cement ratio of 0.5, and project LEED requirements require the use of fly ash.

    b. Concrete will be poured to designed thickness at metal deck locations (required to limit deflection).

    c. 3.5 (A-D): The contractor may determine the size of the placements of topping slabs; as opposed to the 20' requirement in each direction.

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d. 3.6(B): This specification section requires rubbing and chipping fins to less than ¼" on unexposed concrete surfaces. 3.6(C) requires a smooth rubbed finish on exposed concrete. The following is provided:

   i. ACI Class B finish with ¼" offsets on exposed parking slabs and columns

   ii. ACI Class C finish with ½" offset on the exhibit hall and loading dock slabs and beams

   iii. For the one way joist construction, reconditioned flange forms will be used. These forms are segmented type installed by overlapping one over another. They are designed to form structural concrete but are incapable of providing an architectural finish. Flange forms are not leak proof and concrete formed with them will have lap and flange offsets up to 1" (ACI Class D).

e. 3.6(D) - The Exhibit Hall floor will not receive a stained and polished concrete finish.

f. 3.7 – At the time of concrete placement either a curing compound or wet curing will be utilized.

g. The vapor barrier for slab on grade at conditioned spaces will be a 15 mil poly vapor barrier with taped seams in lieu of the specified self-adhering waterproofing.

h. Floor Hardener is included per Submittal No. 03 3000 PD-00037 Day-Chem Sure Hard or Euco Diamond Hard.

i. Caulking of form tie holes in the parking garage is excluded.

44. We have included cleaning of the water retention tank only to the extent required for the installation of the waterproofing.

45. We have included broom sweeping of the Exhibit Hall Floor at the completion of the Project. In addition, we have included an allowance of $52,000 ($.15/sf) to clean the Exhibit Hall Floor as directed by the Owner.

46. Sloping concrete floors to drains under thin-set tile are not included unless specifically called for in the Contract Documents.

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Division 4 Masonry:

47. Included by reference are the Masonry Bid Package (4.c) qualifications from the Bell/Clark Recommendation Letter dated September 24, 2010, and set forth on Exhibit D(5).

48. Concrete masonry units (CMU) will be provided to meet the fire rating requirements, but will not contain UL stamps or certifications.

49. We are utilizing foam insulation, in lieu of loose fill insulation at filled cells, as indicated in the Contract Documents.

50. Included by reference are the Stone Bid Package (4.b) qualifications from the Bell/Clark Recommendation Letter dated January 6, 2011, and set forth on Exhibit D(6).

Division 5: Metals

51. Included by reference are the Structural Steel Package (5.a) qualifications from the Bell/Clark Recommendation Letter dated May 13, 2010, and set forth on Exhibit D(7).

52. All steel inspections and testing will be performed with the fabricator's in-house inspectors in accordance with AISC Quality Assurance Program. Additional testing and scope arising out of such testing are not included in the GMP.

53. Special provisions for supported vs. non-supported structures, not specifically required in the Contract Documents, are not included in the GMP. This includes but is not limited to roof uplift.

54. Included by reference are the Metal Stairs Package (5.b) qualifications from the Bell/Clark Recommendation Letter dated August 25, 2010, and set forth on Exhibit D(8).

55. Included by reference are the Miscellaneous Metals & Red Iron Steel Packages (5.c & 5.e) qualifications from the Bell/Clark Recommendation Letter dated December 10, 2010, and set forth on Exhibit D(9).

56. Included by reference are the Ornamental Metals Package (5.d) qualifications from the Bell/Clark Recommendation Letter dated January 7, 2011, and set forth on Exhibit D(10).

Division 6: Millwork & General Trades:

57. Included by reference are the Millwork & General Trades Packages (6.a & 10.b) qualifications from the Bell/Clark Recommendation Letter dated January 12, 2011, and set forth on Exhibit D(11).

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58. The woodworking finish level shall be governed by the Architectural Woodwork Institute Quality Standards Section 1500.

Division 7: Metal Panels, Waterproofing & Roofing:

59. Included by reference are the Metal Panels Package (7.a) qualifications from the Bell/Clark Recommendation Letter dated August 12, 2010, and set forth on Exhibit D(12).

60. Included by reference are the Roofing Package (7.b) qualifications from the Bell/Clark Recommendation Letter dated January 12, 2011, and to be included and set forth on Exhibit D(13).

61. Included by reference are the Applied Fireproofing Package (7.c) qualifications from the Bell/Clark Recommendation Letter dated January 14, 2011, and set forth on Exhibit D(14).

62. Included by reference are the Waterproofing Package (7.d) qualifications from the Bell/Clark Recommendation Letter dated January 6, 2011, and set forth on Exhibit D(15).

63. An Owner Joint Sealants Allowance is included in the GMP Schedule of Values in the amount of $650,000.

Division 8: Curtainwall, Storefront & Entrances:

64. Included by reference are the Curtainwall Package (8.a) qualifications from the Bell/Clark Recommendation Letter dated September 13, 2010, and set forth on Exhibit D(16).

65. We have included roofing only and not skylights as indicated at the high roof on Demonbreun Avenue per Drawings A2-803 and A2-804 dated October 5, 2010.

66. Included by reference are the Overhead Door & Loading Dock Equipment Package (8.b) qualifications from the Bell/Clark Recommendation Letter dated January 3, 2011, and set forth on Exhibit D(17).

67. Non-insulated curtains are provided in lieu of insulated curtains at 35 locations in the loading dock.

68. Hoods for coiling doors are not required and are not being provided at restroom entries where coil assemblies are concealed above the ceilings.

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69. Pioneer hydraulic pit levelers are provided in lieu of Kelley pit levelers as specified in Specification Section 11 1300 – Loading Dock Equipment.

70. Included by reference are the Doors, Frames & Hardware Package (8.c) qualifications from the Bell/Clark Recommendation Letter dated October 15, 2010, and set forth on Exhibit D(18).

71. Included by reference are the Interior Glazing & Storefront Package (8.d) qualifications from the Bell/Clark Recommendation Letter dated January 14, 2011, and set forth on Exhibit D(19).

Division 9: Interior Finishes:

72. Included by reference are the Drywall Package (9.a) qualifications from the Bell/Clark Recommendation Letter dated February 7, 2011, and set forth on Exhibit D(20).

73. Included by reference are the Acoustical Ceilings Package (9.a) qualifications from the Bell/Clark Recommendation Letter dated February 24, 2011, and set forth on Exhibit D(21).

74. Included by reference are the Painting Package (9.c) qualifications from the Bell/Clark Recommendation Letter dated February 7, 2011, and set forth on Exhibit D(22).

75. Included by reference are the Carpet, Ceramic Tile & Flooring Packages (9.d & 9.f) qualifications from the Bell/Clark Recommendation Letter which will be provided to the Owner upon resolution of the carpet warranty and attached as Exhibit D(23).

76. An Owner Labor & Material Allowance for mosaic tile walls is included in the GMP Schedule of Values for Flooring and Ceramic Tile in the amount of $75,000.

77. Notwithstanding the warranty provisions set forth herein in paragraphs #11 and #26, the Construction Manager shall obtain carpet warranties that are commercially available and agreed upon by the Carpet Manufacturer, Carpet Installer, and Owner. The Construction Manager will facilitate these carpet warranty obligations for the first year of the warranty period following Substantial Completion. The Owner's sole remedy for watermarking, ply reversal, permanent random shading or similar effects are the above referenced warranties or asserting a claim against the Carpet Installer, the Carpet Installer's Performance Bond, or the Carpet Manufacturer.

78. We have assumed that the design team has accounted for current concrete flatness and levelness specifications with respect to flooring. No costs are included in the GMP Schedule of Values for floor patching to tolerances greater than the currently specified FF and FL that are outside industry standards for flooring requirements.

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Updated Clarifications, Assumptions and Exclusions

Division 10: Specialties

79. An Owner Signage Allowance is included in the GMP Schedule of Values in the amount of $765,000.

80. Included by reference are the Operable Wall Package (10.a), and set forth on Exhibit D(24) from the Bell/Clark Recommendation Letter dated June 28, 2010.

Division 11: Equipment

81. Included by reference are the Window Washing Wall Package (11.a) qualifications from the Bell/Clark Recommendation Letter dated January 6, 2011, and set forth on Exhibit D(25).

82. Included by reference are the Parking Control Equipment Package (11.b) qualifications from the Bell/Clark Recommendation Letter dated January 7, 2011, and set forth on Exhibit D(26).

83. Included by reference are the Food Service Equipment Package (11.c) qualifications from the Bell/Clark Recommendation Letter dated January 6, 2011, and set forth on Exhibit D(27).

Division 12: Specialties

84. We have included roller shades per the Contract Documents along the west elevation of the Exhibit Hall. Roller shades have been replaced by arena curtains on the south side of the Exhibit Hall. We have not included blinds or shading at the administrative areas or any areas other than the Exhibit Hall.

Division 14: Vertical Transportation

85. Included by reference are the Vertical Transportation Package (14.1) qualifications from the Bell/Clark Recommendation Letter dated June 9, 2010, and set forth on Exhibit D(28).

Division 21: Fire Protection:

86. Included by reference are the Fire Protection Package (21.a) qualifications from the Bell/Clark Recommendation Letter dated August 31, 2010, and set forth on Exhibit D(29).

87. The fire pump will be sized using actual flow data from a new hydrant that was installed on the new 30" water line in 8th Avenue near Clark Street. If there are changes to the

project water supply after the 30" line is looped into the proposed KVB water line that necessitate changes in the fire protection system, these additional costs are not included within the GMP.

88. The fire protection system will be provided in accordance with the Metropolitan Government of Nashville and the requirements provided by the Engineer of Record for the Design Team (ICT).

Divisions 22 & 23: Plumbing, Heating, Ventilating, and Air-Conditioning (HVAC)

89. Included by reference are the Mechanical & Plumbing Package (23.a) qualifications from the Bell/Clark Recommendation Letter dated August 31, 2010, and set forth on Exhibit D(30).

90. All sound attenuation will be provided as specified and indicated in the Contract Documents including HVAC equipment, ductwork, silencers, architectural partitions, and insulation. We have included no additional sound attenuation beyond the sound dampening properties of the equipment and architectural assemblies detailed on the Contract Documents.

91. Turning vanes are not included on low pressure or medium pressure duct fittings in accordance with the Engineer of Record's comments to Submittal No. 23 3110 PD 00001.0 dated January 14, 2011.

92. DES work included within the Contract Documents will be installed per the Contract Documents. Any additional work required by DES is not included within the GMP.

Division 26: Electrical:

93. Included by reference are the Electrical, Fire Alarm, AV, Telecommunications & Security Package (26.b) qualifications from the Bell/Clark Recommendation Letter dated June 22, 2010, and set forth on Exhibit D(31).

94. We assume permanent power (either by overhead or underground) will be available to the site no later than August 1, 2011.

95. Light fixtures will be provided in accordance with the Value Engineering Lighting Fixture List dated December 2, 2010 and set forth as Exhibit E.

96. An Owner NES Street Lighting Allowance is included in the GMP Schedule of Values for Electrical in the amount of $411,800. This includes conduit, bases, and anchor bolts. Street light poles and lamps are not included in this allowance.

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Divisions 31-33: Hard Scape/ Landscape/ Asphalt & Site Work:

97. An Owner Hardscape and Landscape Allowance is included in the GMP Schedule of Values in the amount of $3,100,000. This allowance includes sitework from the back face of the north KVB curb to the face of the building.

98. An Owner Asphalt Allowance is included in the GMP Schedule of Values in the amount of $400,000 for 6th Avenue Work and the accessway onto the Exhibit Hall Floor. The asphalt subcontract will be made on the basis of the TDOT asphalt index at time of award and subject to adjustment at the time of the asphalt work. If the cost of the asphalt work at the time of award exceeds the Asphalt Allowance, the resulting difference will be funded by the Owner. Asphalt work at the perimeter of the Project is not included in the GMP.

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Exhibit A

[GMP Exclusions]

1. Termite control.
2. Striping and traffic markings on asphalt.
3. High performance coating systems on structural steel or steel joists.
4. Specification Section 05120.3.2.2.C requires exposed welds to be ground or filed to a smooth profile; welds will be uniform and reasonably smooth in appearance in accordance with AISC and AWS standards. The GMP scope of work does not include AESS steel.
5. Preconstruction Testing Services for railings as indicated in Paragraph 1.6H of Specification Section 05 7300 – Decorative Metal Railings.
6. Damproofing, as this specification (Division 7) was removed in ASI No. 39.
7. Veneer matching or blueprint matching.
8. Corner, end guards, and impact resistant coverings.
9. Trash compactors.
10. Bike racks.
11. Stage seating.
12. Parking signage.
13. Event Systems software and hardware for parking control equipment and signage.
14. Wheel stops.
15. Window washing services and equipment.
16. Stage curtains and the promescium.
17. Fire protection between the structure and rock wall excavations.
18. Water meters.
19. We have included re-lamping of fixtures where burned–out or inoperative. We have not included re-lamping all fixtures on the project. Additional lamps, per the specifications, will be turned over to the Owner at Substantial Completion.
20. We have not included Alternate No. 1 from Specification Section 28-1300 (Access Control System).
21. We have not included any costs or provisions for submittal processing revisions made in Specification Section 26 5100 and 26 5600, Paragraphs 1.2 (B,C, and D) as modified in Addendum No. 10 dated May 6, 2010.
22. Painting of the exposed concrete structure in the parking areas is excluded.

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Exhibit B

[Requested Time Extensions]

- May 2010 Flood (PCO No. 810026)
- Unforeseen Sub-Surface Conditions (Mud-Cutters) (PCO Nos. 810025 & 810092)
- PS's/ASI's that have affected Structural Steel (PCO Nos. 810032 and 810057)

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Updated Clarifications, Assumptions and Exclusions

Exhibit C

[Accepted Value Engineering Items – Attached]

Accepted Value Engineering Items

01/19/2011

Item	Description
0	Deletion of miscellaneous steel for Green Roof (VE-000-GreenroofSteel-3187_plmx.pdf).
1	Change materials at roof (VE-001-3187_rbax.pdf).
3	Remove all asphalt pavement patch at perimeter of site.
4	5th Ave – Reduction of sidewalk width along 5th Avenue and elimination of catch basins (VE-004.pdf).
12	Modify Exterior Column Cladding Finish from millwork cladding to custom painted finish.
16	Provide floor-mounted stainless steel toilet partitions in lieu of ceiling-hung for all toilets (VE-016_016A-3187_jlim.pdf).
19	Paver size reduction at Green Roof firebreaks (VE-019-3187_plmx.pdf).
21/248	Eliminate 30 automatic door operators in conjunction with ASI #20 CFM reduction for smoke evacuation (VE-021-248-3187_bz.pdf).
22	Delete Public Stairs 09-1 and 14-1 in their entirety to include miscellaneous steel, ornamental metals, and stair finishes in zones 09 and 14. Also delete millwork and miscellaneous steel for bench shown on Level 1 - Lower Level Meeting Room in zones 09 and 14. Provide ornamental metals to enclose floor opening at Level 3 – Upper Meeting Room. Abandon Level 2 landing. Revise back-of-house vestibule wall to be continuous from Level 1 to the underside of the Level 5 structure. Add wing wall at Level 1 to match Level 3 (VE-022-3187_wt.pdf). **See revised sketch (VE-022R-3187_wt.pdf).**
25	Provide medium density fire-proofing for exposed SFRM conditions in lieu of high density fire-proofing conditions per specifications (VE-025-3187_jlim.pdf).
27	Reduce Vitrine glazing by 50% and substitute 09 2300 Textured Wall Covering in lieu of 06 4023 E1.1 flush wood panels at all Vitrines. Delete miscellaneous steel supports for glazing that is deleted from Vitrines. Substitute 09 7500 B1 stone facing limestone (Jura Stone) in lieu of 06 4023 E1.1 flush wood panels. Substitute 06 4023 E1.1 flush wood panel in lieu of 08 8000 E1.2 monolithic glass (VE-027-3187_wt.pdf). **See revised sketch (VE-027R-3187_wt.pdf).**
30/271	Substitute 09 2300 vinyl wall covering in lieu of 09 3000 A6.1 porcelain wall tile and 09 3000 A5.1, A5.2 glazed wall tile and keep tile base in all Meeting Rooms Toilets. Substitute water-resistant gypsum board (each side) in lieu of cementitious backer board where tile is to be replaced by vinyl wall covering (VE-030_271-3187.pdf).
30A	Provide vinyl wall covering (09 7200 A) in lieu of glazed wall tiles (09 3000 A5.1, 09 3000 A5.2, 09 3000 A5.3) and porcelain wall tiles (09 3000 A6.1) on Non-Wet Walls in Restrooms. Provide water-resistant gypsum board (each side) in lieu of cementitious backer board where tiles are replaced by vinyl wall covering (VE-030A-3187_jlim.pdf).
33/34	Delete composite metal panel fins along KVB as indicated (5 total). Delete banners and frames along KVB as indicated (5 total). Delete miscellaneous steel required to attach and support banners. Delete XLED-6 light fixtures at top of canopies as indicated (5 total). Provide for changes made to the Fifth Ave elevation as a result of the deletion of fins (VE-033_034-3187.pdf).
35/276	Provide structural soils in lieu of Silva cells (VE-035_276.pdf).
36	Eliminate 8th Ave Canopy (VE-036-3187_jmh.pdf).
47/301	Cost savings to be realized by utilizing the Buy American Act for purchasing mechanical valves and

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

	equipment (VE-047_301_bz.pdf).
57/139	Delete wall paint and base currently scheduled at Exit Stairs, Mechanical Rooms, Electrical Rooms, Storage Rooms, Operable Wall Storage Rooms, and Utilidors. Modify back-of-house exit stair railings (VE-057_139-3187_bz.pdf).
57-1	Paint removed in Parking Deck at Pedestrian Aisles (VE-057-1-3187.pdf).
65	Concourse Skylight Blade - Metal Panel to Gypsum Wall Board (VE-065-3187_plm.pdf). **See revised sketch (VE-065R-3187_plm.pdf).**
67	Replace 10 LF of curtain wall per Admin bay with typical composite metal panel wall system (VE-067-3187.pdf). **See revised sketch (VE-067R-3187.pdf).**
76/312	At areas indicated on drawings, change glass handrails to cable rail at 8th Ave Terrace, change glass handrails to cable rail along KVB, and change handrails to cable rails at 6th Ave stair to valet (VE-076_312-3187.pdf). **See revised sketch (VE-76_312R-3187_wt.pdf).**
91	Reduce height of roundabout wall by 5-foot. Top-of-wall detailing to remain unchanged. Banner and frame height also reduced by 5-foot and attached letters to be reduced by 1/3 (VE-091-3187.pdf).
107	Reduce the caliper size for all Allee Lacebark Elm Trees and Highbeam Overcup Oak Trees to 4 inches instead of 5 inches.
108	Stainless steel bollards - Replace with alternate bollard
110	Eliminate cross walk pavers out of the scope (VE-110.pdf).
145	Remove corrugated metal decking around elevators 03-3 and 04-3 in lieu of Partition type B23 (VE-145-3187_sm.pdf). **See revised sketch (VE-145R-3187_sm.pdf).**
148	Substitute 09 7200 vinyl wall covering in lieu of 09 3000 A2.3 glass tile at all Show Manager offices on the Level 6 Exhibit Hall mezzanine floor (VE-148-3187_wt.pdf).
157	Eliminate 06 4200 E1.1 and 06 4200 E2.1 from South Backpack in the Exhibit Halls and replace with 09 2900 (VE-157-3187_ec.pdf).
158	Use revised plantings over a Sempergreen mat (VE-158-3187_plmx.pdf). **See revised sketch (VE-76_158R-3187_plmx.pdf).**
159	Remove fleece from all roof membrane and install standard membrane roofing sheets (VE-159-3187.pdf).
164/231	Provide Sequence Veneer Matching in lieu of Blueprint Veneer Matching (VE-164_231-3187.pdf).
167	Provide Quarter Figured Anigre in Lieu of Quartered Plain Eucalyptus (VE-167-3187_jlim.pdf).
168	Provide #4 Stainless Steel Finish in lieu of #6 Stainless Steel Finish at decorative metal railings 05 7300 (VE-168-3187_jlim.pdf).
169	Provide alternate glass fitting in lieu of specified (VE-169-3187_jlim.pdf). **See revised sketch (VE-76_169R-3187_wt.pdf).**
178	Replacement of VESDA Smoke Detection System with video image fire and smoke detection system (VE-178_bz.pdf).
225	Alternate stone specification for stone 04 4200 A1 – sample to be provided at bid (VE-225-3187_jlim.pdf).
226	Substitute 09 2900 painted gypsum wall board in lieu of 04 4200 D1 exterior stone cladding type D. Substitute 06 4023 F1 interior architectural woodwork interior standing and running trim for opaque finish in lieu of 04 4200 A1 exterior stone cladding type A indicated at the elevator lobby in zone 5 (VE-226-3187_wt.pdf).
227	At 6th Avenue between valet and 6th Avenue, change stone wall from 04 4200 D1 and 04 4200 A1 to drystack Crab Orchard stone similar to site walls (VE-227-3187.pdf).
229	Alternate stone counter tops may be provided upon acceptance of Architect (VE-229-3187_jlim.pdf).
230	Replace 06 4200 F1.2 ceilings located in restrooms with 09 2900 A5 (VE-230-3187_ec.pdf).

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

232	Delete requirement for certified wood in specification sections (VE-232-3187.pdf).
234	Replace portion of wood finish at Administration stair wall with painted gypsum wall board (VE-234-3187.pdf).
236	Substitute 09 2900 painted gypsum wall board in lieu of wood paneling at the Level 3 Upper Meeting Room registration area. Provide 06 4023 F1 painted wood base in lieu of 06 4023 E1 base for transparent finish (VE-236-3187_wt.pdf).
237	Delete 06 4023 A1 interior architectural woodwork for transparent finish and back-up attachments at interior drum wall locations. Paint existing drywall. (VE-237_152-3187_wt.pdf).
238	Remove 06 4200 E1.1 millwork in the Ballroom toilet room corridor and paint outer layer of 09 2900 A1 with P-9. Replace wood base 06 4023 E1 with 06 4023 F1, add reveals and returns, and paint . doors and frames of #70505A and #70413 B with P-9 (VE-238-3187_jlim.pdf).
239 thru 242	Modifications to roof requirements including removing Type X substrate, using poly iso in lieu of polystyrene, using ¼" densglas in lieu of ½" densglas in specific areas shown on sketches (VE-239-3187_kdc.pdf).
243	Provide cold-applied Tremco, Temproof 250 GC, or approved equal, in lieu of specification section 07 1413 (VE-243-3187_jlim.pdf).
249	Replace 08 8000 G13 glazing system at the main concourse south clearstory wall with 07 5419 A1.1 PVC membrane roof and 07 5419 E1 glass mat, water-resistant gypsum cover board (VE-249-3187.pdf). **See revised sketch (VE-249R-3187_kdc.pdf).**
250	Replace curtain wall with typical composite metal panel system at 5th Avenue Zone 20 (VE-250-3187.pdf).
251	Replace curtain wall with typical composite metal panel system at KVB Avenue Zone 17 – 19 (VE-251-3187.pdf).
252	Replace glass gutter at Lobby/Concourse with structure, deck, roofing, and painted gypsum board (VE-252-3187_appx.pdf).
253 and 262 Base	Provide revised BASE BID ceiling systems 1. Linear Metal Ceilings 09 5423 A1, Exterior Soffit 09 5423, 2.4 2. Linear Wood Ceilings 09 5700 A, Interior Concourse 09 5700, 2.1 (VE-253-3187_ec.pdf)
253 and 262 ALT 1	Provide revised ALTERNATE 1 ceiling systems 1. Linear Metal Ceilings 09 5423 A1, Exterior Soffit 09 5423, 2.4 2. Linear Wood Ceilings 09 5700 A, Interior Concourse 09 5700, 2.1 (VE-253-3187_ec.pdf)
253 and 262 ALT 2	Provide revised ALTERNATE 2 ceiling systems 1. Linear Metal Ceilings 09 5423 A1, Exterior Soffit 09 5423, 2.4 2. Linear Wood Ceilings 09 5700 A, Interior Concourse 09 5700, 2.1 (VE-253-3187_ec.pdf)
253 and 262 ALT 3	Provide revised ALTERNATE 3 ceiling systems 1. Linear Metal Ceilings 09 5423 A1, Exterior Soffit 09 5423, 2.4 2. Linear Wood Ceilings 09 5700 A, Interior Concourse 09 5700, 2.1 (VE-253-3187_ec.pdf)
254 Base	Provide revised BASE BID ceiling systems 1. Linear Metal Ceilings 09 5423 A2, Valet Drop-Off 09 5423, 2.5 (VE-254-3187.pdf)
254 ALT 1	Provide revised ALTERNATE 1 ceiling systems 1. Linear Metal Ceilings 09 5423 A2, Valet Drop-Off 09 5423, 2.5

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

	(VE-254-3187.pdf)
255	Provide DAIFS in lieu of GRC at 6th Avenue tunnel. **See revised sketch (VE-255R-3187x.pdf).**
256 Base	Provide revised BASE BID ceiling systems 1. Linear Metal Ceilings 09 5423 A3.1 – Acoustic 6" Ceiling 09 5423, 2.6 2. Linear Metal Ceilings 09 5423 A3.2 – Acoustic 6" Wall 09 5423, 2.7 3. Linear Metal Ceilings 09 5423 A3.3 – Acoustic 6" Curve 09 5423, 2.8 4. Linear Metal Ceilings 09 5423 A7.1 – Acoustic 30" Ceiling 09 5423, 2.18 5. Linear Metal Ceilings 09 5423 A7.2 – Acoustic 30" Wall 09 5423, 2.19 6. Linear Metal Ceilings 09 5423 A7.3 – Acoustic 30" Curve 09 5423, 2.20 (VE-256-3187-ec.pdf)
256 ALT 1	Provide revised ALTERNATE 1 ceiling systems 1. Linear Metal Ceilings 09 5423 A3.1 – Acoustic 6" Ceiling 09 5423, 2.6 2. Linear Metal Ceilings 09 5423 A3.2 – Acoustic 6" Wall 09 5423, 2.7 3. Linear Metal Ceilings 09 5423 A3.3 – Acoustic 6" Curve 09 5423, 2.8 4. Linear Metal Ceilings 09 5423 A7.1 – Acoustic 30" Ceiling 09 5423, 2.18 5. Linear Metal Ceilings 09 5423 A7.2 – Acoustic 30" Wall 09 5423, 2.19 6. Linear Metal Ceilings 09 5423 A7.3 – Acoustic 30" curve 09 5423, 2.20 (VE-256-3187-ec.pdf)
257 Base	Provide revised BASE BID ceiling systems 1. Linear Metal Ceilings 09 5423 A6.1 – Ceiling 09 5423, 2.14 2. Linear Metal Ceilings 09 5423 A6.2 – Acoustic Ceiling 09 5423, 2.15 3. Linear Metal Ceilings 09 5423 A6.3 – Walls 09 5423, 2.16 4. Linear Metal Ceilings 09 5423 A6.4 – Acoustic Walls 09 5423, 2.17 (VE-257-3187-ec.pdf)
257 ALT 1	Provide revised ALTERNATE 1 ceiling systems 1. Linear Metal Ceilings 09 5423 A6.1 – Ceiling 09 5423, 2.14 2. Linear Metal Ceilings 09 5423 A6.2 – Acoustic Ceiling 09 5423, 2.15 3. Linear Metal Ceilings 09 5423 A6.3 – Walls 09 5423, 2.16 4. Linear Metal Ceilings 09 5423 A6.4 – Acoustic Walls 09 5423, 2.17 (VE-257-3187-ec.pdf)
258 Base	Provide revised BASE BID ceiling systems 1. Linear Metal Ceilings 09 5423 A4.1 – 12" Ceiling 09 5423, 2.9 2. Linear Metal Ceilings 09 5423 A4.2 – 12" Wall 09 5423, 2.10 3. Linear Metal Ceilings 09 5423 A6.3 – 12" Curve 09 5423, 2.11 (VE-258-3187-ec.pdf)
258 ALT 1	Provide revised ALTERNATE 1 ceiling systems 1. Linear Metal Ceilings 09 5423 A4.1 – 12" Ceiling 09 5423, 2.9 2. Linear Metal Ceilings 09 5423 A4.2 – 12" Wall 09 5423, 2.10 3. Linear Metal Ceilings 09 5423 A6.3 – 12" Curve 09 5423, 2.11 (VE-258-3187-ec.pdf)
259	Provide vinyl-faced gypsum ceilings in lieu of 2 x 4 ceiling tile on Level 4 of the Parking Deck (VE-259-3187.pdf).
260-1	Reduce indicated walls from 2 layers of 5/8" gypsum to 1 layer of 5/8" gypsum (VE-260-1-3187_bz.pdf).
260-1b	Reduce indicated walls from 2 layers of 5/8" gypsum to 1 layer of 5/8" gypsum (VE-260-1b-3187_mni.pdf).

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

260-2	Delete the 2nd layer of 5/8" gypsum from the indicated back-of-house wall from 4'-0" AFF down to floor level (VE-260-2-3187_bz.pdf).
261	Alternate acoustic plaster on gypsum board substrate for 09 2400 may be provided upon acceptance of Architect (VE-261-3187_ec.pdf).
263	Provide 4" axiom vector trim in lieu of 8" vector trim in specification 09 5113 G1, 3.6 A (VE-263-3187_ec.pdf).
264	Delete fire-treated plywood wainscot (wall-type modifier "B") at the corridor side of the back-of-house walls indicated (VE-264-3187_bz.pdf).
265	Delete Zolotone 09 9419 from all interior wall finish and replace with paint 09 9123 (VE-265-3187_jlim.pdf).
266	Delete wall paint at all back-of-house corridor walls above 10-feet AFF. Delete painting of plywood wainscot at back-of-house corridors (VE-266-3187_bz.pdf).
268	Replace wood treads and risers with tufted carpet at Administration (18-3) stair (VE-268-3187.pdf).
269	Alternate tile manufacturers may be provided upon acceptance of Architect (except 09 3000 A2.1, 09 3000 A2.2, and 09 3000 A5.5). (VE-269-3187_cf.pdf).
270	Delete ceramic wall tile outside of the parking vestibules as indicated, finish walls with paint (VE-270-3187.pdf).
272	Delete wall protection in Parking Decks (VE-272-3187.pdf).
278	Provide changes as indicated to the hardscapes and landscaping scopes of work (VE-278_277_107-3187jh_110110.pdf).
303	Reduce 5th Avenue Canopy as indicated (VE-303-3187_jmh.pdf and VE-303-3187_jmh_OP2.pdf).
304	Eliminate 6th Avenue and Demonbreun Canopy (VE-304-3187_jmh.pdf).
305	Reduce canopies along KVB Avenue (VE-305-3187.pdf).
307	**Replace roller shades with Arena curtains on the south side of the Exhibit Hall. See new sketch (VE-307-3187_mni.pdf).**
308	Provide solid wood doors in lieu of glass doors at entrance to Exhibit Hall. **See new sketch (VE-308-3187_wt.pdf).**
309	Delete heating coils from fan coil units that serve elevator machine rooms along with the associated hot water piping, controls, and valving for the hot water coils (VE-309-bz.pdf).
310	Substitute 07 4243 composite wall panels in lieu of 04 4200 D1 stone cladding at the 5th Avenue lobby exterior and interior wall surfaces as indicated. Provide cold-formed metal stud back-up in lieu of miscellaneous metals support system (VE-310-3187_wt.pdf).
311	Substitute 07 4243 composite metal wall panels in lieu of 04 4200 D1 stone cladding at the southwest corner of the building along 8th Avenue (VE-311-3187_wt.pdf). **See revised sketch (VE-311R-3187_wt.pdf).**
312	Ornamental Rail at KVB and 6th Avenues to match cable rail suggestion for 8th Avenue (glass rail remains other areas) – Reference VE Item #76 for sketch
313	Eliminate cove trim for exterior lights at drum (VE-313-3187_jmh.pdf).
314	Replace composite metal panel soffit at 7th Avenue truck access with Rulon plasline system (VE-314-3187.pdf).
316	Substitute 07 4243 composite metal wall panels in lieu of 08 4413 A2 glazed aluminum curtain wall at the south wall of the 5th Avenue lobby as indicated (VE-316-3187_wt.pdf).
317	**Replace DAEFS ceiling/soffit at various Zones within Level 4 with Rulon plasline system (VE-317R-3187x.pdf).**
317a	**Replace DAEFS ceiling/soffit at various Zones within Level 4 with Rulon plasline system, however, use DAEFS product at vertical fascias in lieu of GFRC-EP (VE-317R-3187x.pdf).**

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

319	Replace millwork vanities with wall hung sinks for unisex restrooms as indicated (VE-319-3187_jlim.pdf).
321a	Replace gypsum wall board ceiling as indicated with 2 x 2 acoustical panel ceiling 09 5113 G3 at Level 6 Administration Offices (VE-321a-3187_cf.pdf).
321b	Replace gypsum wall board ceiling as indicated with 2 x 2 acoustical panel ceiling 09 5113 G3 at Level 2 Administration Offices (VE-321b-3187_cf.pdf).
322	Delete 03 3000 08 cast-in-place concrete floors and slab sealer finish in areas as indicated. Delete chemical sealers from 03 3000 04 in the areas indicated (VE-322-3187_jlim.pdf).
323	Alternate tufted carpet manufacturers may be provided with Architect approval for the areas indicated (VE-323-3187_cf.pdf).
324	Delete Type S5 speakers and volume control devices in Administration spaces as indicated (VE-324-3187.pdf).
401	**Remove LED-1 from the edges of the drum on the exterior elevation on levels 01, 03, 05, 06, and 07, and from the interior elevations on level 01, 03, 05, and 07, as indicated on drawings. Replace with an allowance of $90,000 for alternate exterior lighting for the drum (VE-401R-3187_ec.pdf).**
402	**Provide insulated plenum in areas shown and suspended eggcrate grill in 6th Avenue soffit in lieu of relief air duct work, diffusers, and grills (VE-402R-3187_bz.pdf).**
403	**Provide 09 9113 paint in lieu of wood cladding and revised trim at top and bottoms of columns (VE-403-3187_jmh.pdf).**

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

Exhibit D(1-31)

[Bell Clark Recommendation Letters – Attached]

DRAFT Schedule G
Updated Clarifications, Assumptions and Exclusions

Exhibit E

[Value Engineering Light Fixture List dated December 2, 2010 – Attached]

MUSIC CITY CENTER

Refined Guaranteed Maximum Price

Updated April 5th, 2011 by Bell / Clark Construction Managers

Construction Division	Scope of Work	Schedule of Values
10000	General Conditions	29,513,863
20000	Demolition	474,439
30000	Concrete	48,761,417
40000	Masonry	6,808,328
50000	Metals	57,574,054
60000	Wood, Plastics, & Composites	4,441,065
70000	Thermal and Moisture Protection	22,821,601
80000	Openings	23,519,000
90000	Finishes	36,544,915
100000	Specialties	4,690,000
110000	Equipment	2,664,000
120000	Furnishings	629,200
140000	Conveying Systems	6,281,578
210000	Fire Suppression	6,524,995
230000	Plumbing & Mechanical	53,266,850
260000	Electrical	42,288,412
310000	Earthwork	8,738,937
320000	Exterior Improvements	3,500,000
330000	Utilities	7,640,128
340000	General Requirements	12,942,401
360000	Bond, Insurance, Contingency, Fee	35,374,817
GMP Total		**415,000,000**

Recommendation to Music City Center Public Art Committee
Music City Center Art Selection Panel
March 30, 2011

Site Sponsor*
Debbie Frank
Project Manager
Nashville Convention Center Authority

Artist*
Terry Thacker
Chair of Fine Arts
Watkins College of Art, Design & Film

Pamela Johnson
Vice President of Development
Country Music Hall of Fame and Museum

David Koellein
Instructor and Interior Design Chair
O'More College of Design

Janet Kurtz
Director of Sales and Marketing
The Hermitage Hotel

Debby Dale Mason
Chief Community Action Officer
Nashville Area Chamber of Commerce

Dr. Phyllis Qualls-Brooks
Tourism Marketing

*Slots designated by MNAC Public Art Guidelines

Convention Center Authority

April 7, 2011

Appeal of Decisions

Appeal of Decisions from the Convention Center Authority – *Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.*

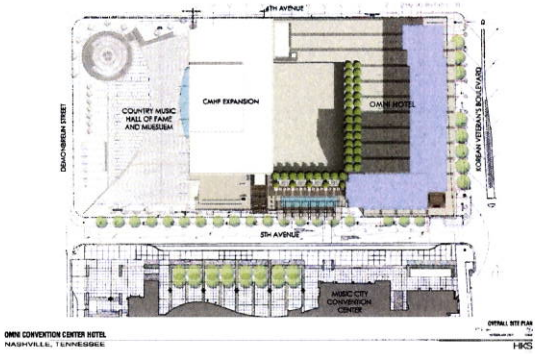
Construction & Development Committee

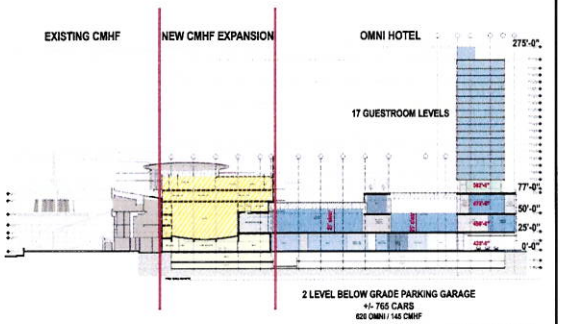
PROJECT SCOPE:

800 Guestrooms
64,000 sf of Meeting Space
- 25,000 sf Grand Ballroom
- 15,000 sf Junior Ballroom
- 24,000 sf Meeting Rooms

24hr Business Center
Pool & Event Roof Terrace
Full Service Spa & Fitness
4 F&B Offerings
+/- 765 Car Underground Parking Garage
620 Omni / 145 CMHF
Facility Shared w/ CMHF

+1,000,000 gsf Development
807,400 gsf Omni
210,300 gsf CMHF




EXISTING CMHF
NEW CMHF EXPANSION
OMNI HOTEL
275'-0"
17 GUESTROOM LEVELS
77'-0"
50'-0"
25'-0"
0'-0"
2 LEVEL BELOW GRADE PARKING GARAGE
+/- 765 CARS
626 OMNI / 140 CMHF
OVERALL SECTION THROUGH XVB
OMNI CONVENTION CENTER HOTEL
NASHVILLE, TENNESSEE
HKS

OMNI CONVENTION CENTER HOTEL
NASHVILLE, TENNESSEE
HKS

OMNI CONVENTION CENTER HOTEL
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HKS

OMNI CONVENTION CENTER HOTEL
NASHVILLE, TENNESSEE
HKS

CCA - Audit Update

The existing fund balance for the Current Center shall be transferred to the Director. Operating revenues generated by or at the Current Center shall be deposited in an account designated and managed by the Director. The existing fund balance and any operating revenues shall be used in connection with the operations, management and maintenance duties of the Authority described herein.

Hotel Tax Collection

As of January 31, 2011

	5% Tax FY 09-10	5% Tax FY 10-11	5% Tax % Change	Additional Net MCC Taxes FY 09-10	Additional Net MCC Taxes FY 10-11	Additional Net MCC Tax % Change
July	$1,850,177	$1,743,065	-5.79%	$1,205,046	$1,269,821	5.38%
August	$1,709,551	$1,429,925	-16.36%	$1,142,065	$1,059,765	-7.21%
September	$1,767,539	$1,591,690	-9.95%	$1,124,542	$1,160,519	3.20%
October	$2,155,206	$1,762,848	-18.21%	$1,303,494	$1,214,112	-6.86%
November	$1,826,391	$1,652,091	-9.54%	$1,097,561	$1,090,289	-0.66%
December	$1,768,126	$1,901,785	7.56%	$1,066,713	$1,146,904	7.52%
January	$1,450,766	$1,572,321	8.38%	$922,269	$959,193	4.00%
February	$1,652,217			$1,051,840		
March	$2,099,964			$1,258,798		
April	$1,989,241			$1,207,303		
May	$1,798,339			$1,267,854		
June	$1,900,515			$1,325,112		
YTD Total	$12,527,756	$11,653,725	-6.98%	$7,861,690	$7,900,603	0.49%

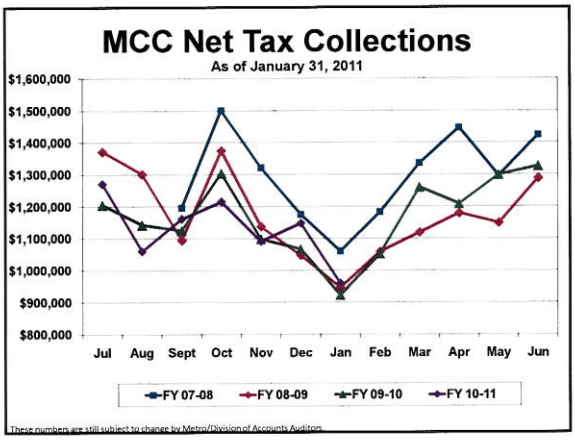
These numbers are still subject to change by Metro/Division of Accounts Auditors.

Music City Center Tax Collection

January 2010 vs. 2011

	2010	2011	Variance
Gross 1% Occupancy Tax	$290,153	$314,464	8.38%
Secondary TDZ 1%	($65,956)	($82,169)	24.58%
Net 1% Occupancy Tax	$224,197	$232,295	3.61%
$2 Room Tax	$603,291	$625,307	3.65%
Contracted Vehicle	$30,147	$36,463	20.95%
Rental Vehicle	$64,634	$65,128	0.76%
Total Net MCC	$922,269	$959,193	4.00%

These numbers are still subject to change by Metro/Division of Accounts Auditors.


MCC Net Tax Collections
As of January 31, 2011
$1,600,000
$1,500,000
$1,400,000
$1,300,000
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
Jul
Aug
Sept
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
FY 07-08
FY 08-09
FY 09-10
FY 10-11
These numbers are still subject to change by Metro/Division of Accounts Auditors.

Convention
Center
Authority
April 7, 2011

MCCA CONSTRUCTION FUND
February 28, 2011

Cash in State LGIP	12,307,600
Cash at First Tennessee	172,049,882
Investments managed by Highland Capital	199,425,185 **
Total Construction Fund Assets	383,782,667

Net Earnings Inception to Date	4,146,848
Earnings anticipated in bond sizing	2,614,000

** Details Attached

Metro Convention Center Authority

Highland Capital Management

Holdings at February 28, 2011

Security Name	Market Value	Coupon Rate	Maturity Date	Yield to Maturity
Cash	458,516			
FIRST TN CD	20,000,000	0.800	4/15/2011	*0.80*
Federal Home Loan Mortgage Corp. 0.0% 15-jul-2011	19,142,479	--	7/15/2011	*0.75*
Federal Home Loan Mortgage Corp. 0.0% 01-oct-2011	1,383,432	--	10/01/2011	*0.78*
Federal Home Loan Mortgage Corp. 1.125% 15-dec-2011	19,922,693	1.125	12/15/2011	*0.39*
Federal Home Loan Banks 0.6% 25-jan-2012	20,716,288	0.600	1/25/2012	*0.35*
Federal Home Loan Mortgage Corp. 0.0% 15-feb-2012	19,738,920	--	2/15/2012	*0.86*
Federal National Mortgage Association 0.0% 15-mar-2012	3,682,180	--	3/15/2012	*0.88*
Federal National Mortgage Association 1.5% 15-mar-2012	6,306,030	1.500	3/15/2012	*0.42*
Federal Home Ln Mtg Corp Reference Nts Stripped Int Pmt 0.0% 27-mar-2012	359,329	--	3/27/2012	*0.89*
Federal Home Loan Mortgage Corp. 1.125% 25-apr-2012	9,819,334	1.125	4/25/2012	*0.38*
Federal Home Loan Banks 1.125% 18-may-2012	10,687,295	1.125	5/18/2012	*0.35*
Federal Home Loan Banks 1.375% 08-jun-2012	10,195,884	1.375	6/08/2012	*0.40*
Federal Home Loan Mortgage Corp. 5.125% 15-jul-2012	10,373,727	5.125	7/15/2012	*0.40*
Federal Home Loan Mortgage Corp. 5.5% 20-aug-2012	9,912,672	5.500	8/20/2012	*0.41*
Federal National Mortgage Association 0.65% 07-sep-2012	1,500,048	0.650	9/07/2012	*0.42*
FNMA 9/17/2012 0.75%	12,939,380	0.750	9/17/2012	*0.63*
Federal Home Loan Banks 0.55% 25-oct-2012	1,246,091	0.550	10/25/2012	*0.56*
Federal Home Loan Banks 0.625% 23-nov-2012	21,040,887	0.625	11/23/2012	*0.75*
TOTAL	**199,425,185**			**0.54**

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EARNINGS INCEPTION TO DATE

Highland Capital Management	3,880,524
First TN Bank	266,324
	4,146,848

First TN Bank is custodian for the construction funds and Highland Capital Management is serving as money manager.

A working capital portion of the construction funds is being held in a NOW account earning Fed Funds plus 5 bps. These funds are transferred to Metro's concentration bank account as needed to pay construction costs.

Funds transferred to the Metro concentration account are invested in the State LGIP until spent.

The funds managed by Highland Capital are invested in Treasuries and Agencies. The investments are layered based on the projected cash flow and timed to ensure early fund availability.