

From: [James Weaver](#)
To: [Mendes, Bob \(Council Member\)](#)
Cc: [councilmember@nashville.gov](#); [Jameson, Mike \(Mayor's Office\)](#); [Nihill, Burke](#); [abirch@titans.nfl.com](#); [Werly, Dan](#); [Shulman, Jim \(Vice Mayor\)](#)
Subject: Gensler Concepts provided to VSG
Date: Tuesday, November 8, 2022 3:37:56 PM
Attachments: [image001.png](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

<https://www.dropbox.com/sh/surwsz1761j80q8/AAC-l-qAOcoNjwfxhEnNw9FNa?dl=0>

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If we can provide additional information let us know.

James

waller

James Weaver

Partner

o: (615) 850-8482 | c: (615) 948-7227

511 Union St., Suite 2700

Nashville, TN 37219

james.weaver@wallerlaw.com

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Subject: RE: Gensler Concepts provided to VSG
Date: Friday, November 11, 2022 2:16:31 PM
Attachments: [image002.png](#)
[image003.png](#)

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Mr. Chairman,

The document I provided to you is the full documentation provided by the Titans at VSG's request regarding the proposed Gensler renovation. To be clear, there isn't a "Gensler Plan" document. Our client worked with Gensler for two years developing stadium update and renovation possibilities and during that time traded hundreds of documents and ideas. In late fall 2021, our client asked contractors to assist in providing cost estimates on the concepts being considered, as well as any enabling, infrastructure-type work to bring the stadium back to first-class condition. The document we provided VSG, and you earlier this week, represents a full site map of all concepts under consideration for the seven floors of the stadium in fall 2021.

As for the key, forgive me if I'm wrong about this (I'm not an architect or construction manager), but I do not believe the key ties to another resource but rather maps to the concepts reflected on the site map. For example, "003 EAST CONCOURSE" ties to a concept noted on the L2 (Level 2) MAIN CONCOURSE page.

As you pointed out, the language referenced in Manhattan Construction's letter does not appear in that document, and we are unsure where it may have come from.

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Thanks, James. (And Mike Jameson -- there's a question for you below...)

Three points of clarification please.

First, the language from the Manhattan scope letter that was discussed at the committee meeting was: "...provide new features to make the facility competitive for hosting major events and making it the 'go-to' spot overlooking downtown Nashville." Mr. Simons explained "...that language comes directly from the introduction to the Gensler Hastings plan." Do you know what document Mr. Simons is referring to?

And, Mr. Jameson, if the team doesn't know to what Mr. Simons was referring, can the administration ask him immediately what he was referencing. At the point, Mr. Simons referenced a document in his discussion with the committee on Monday, and the team is saying that they don't know what Mr. Simons is referencing. We need to get to the bottom of this. If you look at the video, Mr. Simons seemed very confident that Manhattan cut and paste that language from a Gensler document.

Second (back to James), you have been clear that the team and/or Gensler provided VSG with the single 8-page document that you provided me on Tuesday this week. Thanks for that information...and I'm sorry for asking you to confirm, but my professional experience suggests that getting accurate, detailed costing from that 8-page document would be very challenging or impossible. But if the team is telling me that VSG only received that single 8-page document, then it is what it is. Please confirm.

Third, following up on the last point, assuming VSG did its costing work based on the 8-page document, I wonder whether the team's contractors did the same. I have heard Mr. Nihill discuss at length how one of the team's major objectives is to make sure there are no cost surprises like what happened earlier this year. That's smart. Would the team be willing to make whatever set of Gensler-related information its contractors relied upon for costing available to the Metro Council?

Let me know. Thanks, James.

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The document I provided to you is the full documentation provided by the Titans at VSG's request regarding the proposed Gensler renovation. To be clear, there isn't a "Gensler Plan" document. Our client worked with Gensler for two years developing stadium update and renovation possibilities and during that time traded hundreds of documents and ideas. In late fall 2021, our client asked contractors to assist in providing cost estimates on the concepts being considered, as well as any enabling, infrastructure-type work to bring the stadium back to first-class condition. The document we provided VSG, and you earlier this week, represents a full site map of all concepts under consideration for the seven floors of the stadium in fall 2021.

As for the key, forgive me if I'm wrong about this (I'm not an architect or construction manager), but I do not believe the key ties to another resource but rather maps to the concepts reflected on the site map. For example, "003 EAST CONCOURSE" ties to a concept noted on the L2 (Level 2) MAIN CONCOURSE page.

As you pointed out, the language referenced in Manhattan Construction's letter does not appear in that document, and we are unsure where it may have come from.

James

James M. Weaver

Partner

waller

[Waller Lansden Dortch & Davis, LLP](#)

511 Union Street, Suite 2700
Nashville, TN 37219
615.850.8482 | 615.948.7227 mobile
james.weaver@wallerlaw.com

[vCard](#)

[LinkedIn](#) | [Twitter](#)

[Bio](#)

From: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>

Sent: Thursday, November 10, 2022 11:19 AM

To: James Weaver <James.Weaver@wallerlaw.com>

Cc: Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Nihill, Burke <BNihill@titans.nfl.com>; abirch@titans.nfl.com; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>

Subject: Re: Gensler Concepts provided to VSG

External Message

James -- I'm checking in on this. I know we're all up to our eyes with the pace...but I did want to check in because it's been a few days.

I assume that the 8 pages from Gensler provided at the link are an excerpt of a much larger document. Please confirm.

My other question was to be directed to the language Mr. Simons referred to during the meeting on Monday. From your response, my additional question is to whether you are saying that VSG was only given these 8 pages that are at the link you provided?

Please let me know.

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From: James Weaver <James.Weaver@wallerlaw.com>

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Cc: Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Nihill, Burke <BNihill@titans.nfl.com>; abirch@titans.nfl.com <abirch@titans.nfl.com>; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>

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I'll recheck but I believe this was what was provided. I'll get back to you.

As for the other question I'll check with our client.

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"I would prefer to stay in the middle, not to avoid taking sides, but because I think the middle is a side." W. Berry.

On Nov 8, 2022, at 3:52 PM, Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov> wrote:

External Message

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Yesterday, Mr. Simons mentioned that one of the scope letters in the VSG report -- I think it was the one from Manhattan -- had borrowed certain language from the Gensler document. I think it was the language about the facility being a "go-to" facility overlooking the river. Can you direct me to where that language is in the Gensler document provided today? I can't find it in my first review.

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To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>

Cc: councilmember@nashville.gov <councilmember@nashville.gov>; Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Nihill, Burke <BNihill@Titans.nfl.com>; abirch@titans.nfl.com <ABirch@titans.nfl.com>; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>

Subject: Gensler Concepts provided to VSG

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<https://www.dropbox.com/sh/surwsz1761j80q8/AAC-l-qAOcoNjwfxhEnNw9FNa?dl=0>

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If we can provide additional information let us know.

James

waller

James Weaver

Partner

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james.weaver@wallerlaw.com

[Twitter](#) | [LinkedIn](#) | [vCard](#) | [Bio](#)

From: [Mendes, Bob \(Council Member\)](#)
To: [Speers, Carter](#)
Subject: Re: Titans Meeting
Date: Saturday, November 12, 2022 8:09:30 AM

Carter -- sorry for the delay in getting back to you. With the rapid pace of Council activity lately, I'm totally buried.

I could have a zoom meeting on 11/21 at 10AM.

Let me know. Thanks.

Bob

From: Speers, Carter <CSpeers@titans.nfl.com>
Sent: Wednesday, November 9, 2022 11:00 AM
To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Subject: Titans Meeting

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Councilman,

I wanted to see if you were available for a quick meeting with Burke Nihill and Adolpho Birch in the next few weeks. Please let me know if any of the below times work for your schedule. If not, I'm sure we can find other times. Thank you!

Tuesday, November 15th – 8:30am

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Carter Speers

Tennessee Titans | Manager of Strategic Operations
Saint Thomas Sports Park | 460 Great Circle Road | Nashville, TN 37228
cspeers@titans.nfl.com | c: (302) 824-3350



From: [James Weaver](#)
To: [Mendes, Bob \(Council Member\)](#)
Cc: [Burke Nihill](#)
Subject: RE: Wednesday committee presentation
Date: Monday, November 14, 2022 10:14:29 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Thanks. Please [remove](#) item #3

3. Economic Impact Presentation (speaker tbd by Titans)

Butch will be the only presenter.

James

PS: getting questions about the format for the community meetings. Anything you can share?

Asking for a friend.

J

From: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Sent: Monday, November 14, 2022 9:58 AM
To: James Weaver <James.Weaver@wallerlaw.com>
Cc: Burke Nihill <BNihill@titans.nfl.com>
Subject: Wednesday committee presentation

External Message

James,

I need to get an agenda for the Wednesday committee meeting posted today. See the draft agenda.

You mentioned a few weeks ago that you wanted to present someone in addition to Butch. Do you still want to do that? If so, I need a name today. Let me know.

Thanks.

Bob

Bob Mendes

bob.mendes@nashville.gov

From: [Mendes, Bob \(Council Member\)](#)
To: [James Weaver](#)
Cc: [Burke Nihill](#)
Subject: Re: Wednesday committee presentation
Date: Monday, November 14, 2022 10:32:15 AM

10-4

thx

From: James Weaver <James.Weaver@wallerlaw.com>
Sent: Monday, November 14, 2022 10:14 AM
To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Cc: Burke Nihill <BNihill@titans.nfl.com>
Subject: RE: Wednesday committee presentation

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Bob Mendes
bob.mendes@nashville.gov

From: [James Weaver](#)
To: [Mendes, Bob \(Council Member\)](#)
Cc: [Burke Nihill](#)
Subject: RE: Wednesday committee presentation
Date: Monday, November 14, 2022 10:46:42 AM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Helpful. Thanks. J

From: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Sent: Monday, November 14, 2022 10:37 AM
To: James Weaver <James.Weaver@wallerlaw.com>
Cc: Burke Nihill <BNihill@titans.nfl.com>
Subject: Re: Wednesday committee presentation

External Message

On the question about format...working on it still...

There will be some presentation to start the meeting. That's a work in progress. Hopefully 5 or 10 minutes at the most. My intent is to try to entirely (or largely? or mostly?) use slides from the presentations already made to the committee in order to formulate a cliff notes version of what is being considered by the committee.

Then community members can line up and speak. Maybe a 2 or 3 minute time limit...probably 2 minutes.

No Q&A...just community comment.

Metro Nashville Network will record and post/save the video, but not broadcast live.

That's all subject to change. It is a work-in-progress.

Bob

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bob.mendes@nashville.gov

From: [Mendes, Bob \(Council Member\)](#)
To: [James Weaver](#)
Cc: [Burke Nihill](#)
Subject: Re: Wednesday committee presentation
Date: Monday, November 14, 2022 10:37:24 AM

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To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Cc: Burke Nihill <BNihill@titans.nfl.com>
Subject: RE: Wednesday committee presentation

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Cc: Burke Nihill <BNihill@titans.nfl.com>

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Thanks.

Bob

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bob.mendes@nashville.gov

From: [Speers, Carter](#)
To: [Mendes, Bob \(Council Member\)](#)
Subject: Titans Meeting
Date: Wednesday, November 9, 2022 11:00:41 AM

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Councilman,

I wanted to see if you were available for a quick meeting with Burke Nihill and Adolpho Birch in the next few weeks. Please let me know if any of the below times work for your schedule. If not, I'm sure we can find other times. Thank you!

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Carter Speers

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From: [Mendes, Bob \(Council Member\)](#)
To: [James Weaver](#)
Cc: [Burke Nihill](#)
Subject: Wednesday committee presentation
Date: Monday, November 14, 2022 9:58:09 AM
Attachments: [EBSC Agenda-11.16.22.docx](#)

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bob.mendes@nashville.gov

Subject: RE: Gensler Concepts provided to VSG
Date: Wednesday, November 30, 2022 1:07:48 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Nihill, Burke <BNihill@Titans.nfl.com>
Sent: Monday, November 14, 2022 9:07 PM
To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>; James Weaver <james.weaver@wallerlaw.com>
Cc: Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Birch, Adolpho <ABirch@titans.nfl.com>; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>
Subject: Re: Gensler Concepts provided to VSG

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Bob,

Happy to provide additional info here.

As part of the fall 2021 and spring 2022 costing exercises, Turner/Hunt worked with Gensler and our construction manager over the course of months to do a deep dive on the building condition and potential updates under consideration at the time. They spent time onsite and offsite, met with building staff, met with consultants, etc. In addition to the eight-page architectural drawings you've already seen, the [document linked here](#) was the "latest and greatest," most recent and comprehensive Gensler work product we gave to Turner during its costing exercise.

Also, as a part of my tracking down the documents you requested with respect to the Turner review, I learned over the weekend that after our initial deliverable to VSG in early August, a few weeks later our construction manager gave VSG the [same Gensler materials](#) as a supplement to the eight-page architectural drawings in our initial delivery.

Happy to get together soon so I can answer any additional questions you have.

Burke

From: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>
Date: Friday, November 11, 2022 at 3:47 PM
To: James Weaver <James.Weaver@wallerlaw.com>
Cc: Jameson, Mike (Mayor's Office) <mike.jameson@nashville.gov>, Nihill, Burke

<BNihill@Titans.nfl.com>, Birch, Adolpho <ABirch@titans.nfl.com>, Werly, Dan <DWerly@titans.nfl.com>, Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>, Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>

Subject: Re: Gensler Concepts provided to VSG

Thanks, James. (And Mike Jameson -- there's a question for you below...)

Three points of clarification please.

First, the language from the Manhattan scope letter that was discussed at the committee meeting was: "...provide new features to make the facility competitive for hosting major events and making it the 'go-to' spot overlooking downtown Nashville." Mr. Simons explained "...that language comes directly from the introduction to the Gensler Hastings plan." Do you know what document Mr. Simons is referring to?

And, Mr. Jameson, if the team doesn't know to what Mr. Simons was referring, can the administration ask him immediately what he was referencing. At the point, Mr. Simons referenced a document in his discussion with the committee on Monday, and the team is saying that they don't know what Mr. Simons is referencing. We need to get to the bottom of this. If you look at the video, Mr. Simons seemed very confident that Manhattan cut and paste that language from a Gensler document.

Second (back to James), you have been clear that the team and/or Gensler provided VSG with the single 8-page document that you provided me on Tuesday this week. Thanks for that information...and I'm sorry for asking you to confirm, but my professional experience suggests that getting accurate, detailed costing from that 8-page document would be very challenging or impossible. But if the team is telling me that VSG only received that single 8-page document, then it is what it is. Please confirm.

Third, following up on the last point, assuming VSG did its costing work based on the 8-page document, I wonder whether the team's contractors did the same. I have heard Mr. Nihill discuss at length how one of the team's major objectives is to make sure there are no cost surprises like what happened earlier this year. That's smart. Would the team be willing to make whatever set of Gensler-related information its contractors relied upon for costing available to the Metro Council?

Let me know. Thanks, James.

Bob

From: James Weaver <James.Weaver@wallerlaw.com>

Sent: Friday, November 11, 2022 2:16 PM

To: Mendes, Bob (Council Member) <Bob.Mendes@nashville.gov>

Cc: Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Nihill, Burke <BNihill@titans.nfl.com>; abirch@titans.nfl.com <abirch@titans.nfl.com>; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>

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Partner



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Cc: councilmember@nashville.gov <councilmember@nashville.gov>; Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; Nihill, Burke <BNihill@Titans.nfl.com>; abirch@titans.nfl.com <ABirch@titans.nfl.com>; Werly, Dan <DWerly@titans.nfl.com>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>

Subject: Gensler Concepts provided to VSG

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<https://www.dropbox.com/sh/surwsz1761j80q8/AAC-l-qAOcoNjwfxhEnNw9FNa?dl=0>

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If we can provide additional information let us know.

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