

**AMENDMENT NUMBER 2  
TO THE AGREEMENT FOR PROFESSIONAL SERVICES  
ENTERED INTO BETWEEN  
THOMPSON & LITTON, INC.,  
AND  
CITY OF KINGSPORT, TENNESSEE**

On June 23, 2021 an Agreement for Professional Services was entered into by and between Thompson & Litton, Inc. (hereinafter Consultant) and the City of Kingsport, Tennessee (hereinafter Owner). The parties now desire to expand the scope of professional services and other provisions of the Agreement for Professional Services and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties have entered into this Amendment Number 2 to the Agreement effective as of the date of its execution by the parties. The terms of the Agreement for Professional Services are hereby amended as set forth herein.

**ARTICLE I – SCOPE OF SERVICES AND SCHEDULE** shall include the following language:

1.1 Additionally, services to be performed shall include the work listed in the Consultant’s Proposal Letter dated December 9, 2022, attached hereto as Appendix C and made a part hereof as though fully set out in the body of this Agreement.

**ARTICLE IV – COMPENSATION** shall include the following language:

4.1 Additionally, Owner agrees to compensate Consultant for services performed pursuant to Appendix B in the aggregate amount of ONE MILLION TWO HUNDRED SIXTY THOUSAND SIX HUNDRED EIGHTY DOLLARS AND NO CENTS (\$1,260,680.00)

The total agreement price for all services thereof shall not exceed the sum of ONE MILLION THREE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED FORTY NINE DOLLARS AND 53 CENTS (\$1,382,549.53)

Except as hereby amended, all other terms and conditions of the Agreement for Professional Services effective June 23, 2021, and Amendment 1 thereto shall remain in full force and effect.

THOMPSON & LITTON, INC.

CITY OF KINGSPORT

DocuSigned by:  
By: Ron Helton  
67F9EEB82C62434...

DocuSigned by:  
By: Patrick W. Shull  
74098255F7415  
Patrick W. Shull, Mayor

Date: 1/11/2023

Date: 1/17/2023

ATTEST: DS  
DocuSigned by:  
Angie Marshall  
Angie Marshall, Deputy City Recorder

APPROVED AS TO FORM:

DocuSigned by:  
Rodney B. Rowlett, III  
Rodney B. Rowlett, III, Attorney



December 9, 2022

Mr. David Frye, Chief Finance Officer  
Kingsport City Schools  
400 Clinchfield Street, Suite 200  
Kingsport, TN 37660

RE: Dobyms-Bennett Dome Renovation  
Architectural and Engineering Services  
T&L Project #: 16051

Dear Mr. Frye:

Pursuant to our recent discussion on the above project, Thompson & Litton, Inc. (Thompson & Litton) is providing this proposal for professional services pertaining to the renovation to the Dobyms-Bennett dome, the associated interior spaces outside of the dome proper, and the requested exterior work. Per our conversation, this proposal will be included as an amendment to our original Dobyms-Bennett dome contract dated June 23, 2021.

This proposal is based on the work described in the presentation which will be provided to the Kingsport City Schools Board of Education on December 13, 2022. Based on discussions at our recent dome meetings, Option #1 from the presentation is the basis of this proposal and the anticipated professional services. The Option #1 estimated construction cost is \$17,385,628.

Through a subconsultant relationship to Thompson & Litton, Spoden and Wilson Consulting Engineers and Dome Technology will be providing structural engineering services for this project and the costs of these structural engineering services are included in this proposal.

Thompson & Litton proposes to provide the services identified below:

- Architectural Services (Thompson & Litton)
- Structural Engineering (Spoden and Wilson Consulting Engineers and Dome Technology)
- Mechanical Engineering (Thompson & Litton)
- Plumbing Engineering (Thompson & Litton)
- Fire Protection Engineering (Thompson & Litton)
- Electrical Engineering (Thompson & Litton)
- Civil/Site Engineering (Thompson & Litton)



Mr. David Frye, Chief Finance Officer  
December 9, 2022  
Page 2

The scope of services of this proposal will address the anticipated work from the end of the Phase 2 dome investigation to the completion of the project. Proposed services include design development, construction documents, bidding assistance, and construction contract administration. Also as noted in our discussions, some of the work identified in the Option #1 estimate may be bid as alternates – this is included in the above fee proposal.

Architecture and engineering services will be related to following anticipated construction:

**OPTION #1 –**

**BUCK VAN HUSS DOME RENOVATION SCOPE OF WORK**

Dome Roof and Associated Work - Installation of a new steel structure, steel erection, insulation and acoustical updates, roof membrane.

Replace HVAC - 200 tons broken into eight (8) 25-ton HVAC units and all associated ductwork.

Floor Replacement - Replace the existing wood gymnasium floor with a new wood floor including the associated painting and stripping.

Replace Existing Lights - Replace the existing lighting with an attempt to provide new lighting to look similar to the existing dome lighting.

Replace Existing Chairback Seats (Upper Level) - Replace approximately 2,724 individual seats (original to the building) with new plastic seats which mount to the concrete risers.

Concessions Area - Miscellaneous improvements including the installation of a hood.

New Audio System - Thompson & Litton will coordinate audio system design by others and the Owner's audio vendor.

New Scoreboards Including a Center Hung Video Board - Thompson & Litton will coordinate design by others of new four-sided video board which will be installed at the center of the dome once the new roof structure is installed.

New Basketball Goals, Two Goals - New freestanding basketball goals with associated game clock.

Technology Upgrades for Events Such as Convocation, Graduation, Concerts, and Public Events - Thompson & Litton will coordinate design by others and the Owner's vendor.

Fire Sprinkler System Upgrades - Modifications required due to the dome roof work and HVAC modifications.

Fire Detection System Upgrades - Work as required by the State Fire Marshalls Office.



Mr. David Frye, Chief Finance Officer  
December 9, 2022  
Page 3

Security, Cameras, and Access Control - Thompson & Litton will coordinate design by others and the Owner's vendor.

Acoustical Upgrades – Thompson and Litton, through an acoustical engineer subconsultant, will select and design acoustical upgrades as requested by the Owner in order to address the possible use of the dome as a concert venue.

Media/Technology (Provide for Broadcast Media and In-House Production) - Thompson & Litton will coordinate design by others and the Owner's vendor.

### **OTHER DOME RENOVATION WORK**

#### **ACTIVITIES/LOBBY:**

Event Ticket Space/Storage Area - Minor renovations to include paint, flooring, and wall base.

Heritage/Branding (Displays, All-State Athletes, Trophies, Banners, Electronic Communication) - Additional technology and possible casework displays. Thompson & Litton will coordinate design by others and the Owner's vendor.

Activities Office/WCSH/Central Receiving (Redesign to Support Secure Entry, Deliveries, Office Space, Spirit Merchandise, Ticket Sales, Etc.) - Room modifications in this area to address the arrangement of the space for better access into the building for mercantile sales and for the use of the athletic staff. This work will include new walls, flooring, ceiling, lighting, and electrical.

Potential Reduction/Redesign of Exterior Door Volume - Potential changes to the number of doors to the exterior from the lobby area by providing aluminum storefront windows instead of doors. Conversations with the building official will need to occur before this is confirmed.

Exterior - Repair/Replace Retaining Wall - Exterior entry area modifications and retaining wall work.

Modify the Entry Doors and Frames into the Building and Between the Lobby and the Dome and Update the Lobby - Potential changes to the number of doors between the lobby and the dome, and updates to the ceilings and lighting in the lobby.

#### **BACK ENTRY/EXIT #3:**

Branding - Additional technology and possible casework displays. Thompson & Litton will coordinate design by others and the Owner's vendor.

State Championship Displays/Hall of Fame (Type Historical/Heritage Branding) - Additional technology and possible casework displays. Thompson & Litton will coordinate design by others and the Owner's vendor.



Mr. David Frye, Chief Finance Officer  
December 9, 2022  
Page 4

Potential Rework of Entry/Stairwell - Additional technology and possible casework displays. Thompson & Litton will coordinate design by others and the Owner's vendor.

**SURROUNDING SPACES:**

Weight Room (Repurpose for Cardio Studio and Wellness Classes) - Remove and replace approximately 2,600 square feet of flooring, paint, provide approximately 1,000 square feet of acoustical upgrades, new fitness equipment along with new floor mats.

Auxiliary Gymnasium (Acoustic Improvements) - Remove the existing acoustical panels and provide approximately 5,500 square feet of new acoustical panels mounted on the walls.

Auxiliary Gymnasium (Replace Small Goals) - Remove the six existing wall mounted goals and provide six new wall mounted goals.

Auxiliary Gymnasium (Replace Floor) - Replace the existing wood gymnasium floor with a new wood floor including all of the associated painting and stripping. This will include flooring in the additional square footage.

Auxiliary Gymnasium (2,283 Addition) - Provide a new addition to the existing auxiliary gymnasium to provide a 94-foot-long basketball court with five feet at each end.

Locker Rooms (Modernization, Upgrades, Better Use of Space, Technology) - Remove and replace approximately 4,500 square feet of flooring, paint approximately 8,000 linear feet of walls, and remove and replace approximately 200 linear feet of lockers.

Wrestling (Add Locker Room, Room Improvements, Mat Upgrades, Ceiling Based Storage System for Mats) - Remove and replace approximately 4,500 square feet of flooring, paint approximately 363 linear feet of walls, provide approximately 1,000 square feet of acoustical upgrades, provide miscellaneous wall replacement and repairs along with new floor mats.

Coaches Offices (Modernization) - Minor renovations to include paint, flooring, and wall base.

Broadcasting Suite (Address ADA Area, Include WCSK) - Minor modifications.

Spirit Teams (Add Locker Room Space) - Minor renovations to include paint, flooring, and wall base.

Security Access and Restrictions to the Alley Behind the Math Pod - Provide access controls and a rolling gate to that area. Thompson & Litton will coordinate design by others and the Owner's vendor.

**INFRASTRUCTURE/ADA:**

Door Replacements - Remove and replace approximately 30 metal doors and the associated door hardware.



Mr. David Frye, Chief Finance Officer  
December 9, 2022  
Page 5

Additional Storage Areas as Available - Miscellaneous casework as needed.

ADA Improvements (Including ADA Parking and Access into the Building) - Handrail upgrades and ADA access upgrades at the rear of the building.

New Rear Parking Lot (Approximately 70 Parking Spaces) - New gravel, asphalt binder, asphalt topping, and stripping.

Card Reader Access (Additional Access Controls) - Additional technology. Thompson & Litton will coordinate design by others and the Owner's vendor.

Branding (Cohesive General Branding Plan) - Additional technology and possible casework displays. Thompson & Litton will coordinate by others and the Owner's vendor.

Address Drainage Issues on the Lower Level of the Dome - Work to address existing moisture issues by installing a new storm drainage system.

Replace the Existing Boilers - Remove and provide new boilers at the same location as the current boilers.

### **COMPENSATION AND SCHEDULE**

Thompson & Litton proposes a lump sum fee of \$999,680 for basic services.

### **ADDITIONAL SERVICES**

In addition to the services pertaining to the above anticipated construction work, the required additional services below are noted with allowances:

- Acoustical design consultant to address the requests to make the dome a concert venue - allowance of \$66,000.00
- Audio/visual design consultant to address the audio/visual requirements inside of the dome - allowance of \$60,000.00
- Surveying services at the main entrance to the dome (including the retaining wall), the proposed rear ADA entrance, and the new rear parking lot - allowance of \$23,000.00
- Geotechnical services - allowance of \$29,000.00
- Structural mock-ups which have been requested by Spoden and Wilson Consulting Engineers and Dome Technology - allowance of \$83,000.00
- Allowances for required additional services total \$261,000.00

Total fees for this proposal are \$1,260,680.00.

Thompson & Litton estimates that the construction documents package will be completed by the end of June 2023. Public procurement of the construction is anticipated to take approximately two months and the construction period for Option #1 is assumed to be 14 months.



Mr. David Frye, Chief Finance Officer  
December 9, 2022  
Page 6

If you have any questions or concerns on the above, please let me know. Thompson & Litton appreciates the opportunity to provide this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian C. Alderson".

Brian C. Alderson, AIA, NCARB, LEED AP  
Senior Architect