

BRINDLEY builder

Building the Southeast Since 1960

Fall 2021

A History Of Learning & Building With The University of Tennessee Southern

With all of the excitement and anticipation that has come from the University of Tennessee and Martin Methodist College merger, we cannot help but feel sentimental and proud of how far our local college institution has come. As of July 1st, 2021, Martin Methodist College formally became The University of Tennessee Southern. Brindley Construction is proud to have had a hand in building and renovating these facilities on the UT Southern campus:

Curry Christian Life Center

The Brindley and UT Southern (Martin Methodist) partnership began more than 30 years ago when Robert Brindley Sr. worked with the college to build the Curry Christian Life Center. The 35,000-square-foot facility featured indoor, full-sized basketball courts, intramural volleyball and racquetball courts, and the college's sports medicine training facility. Additional amenities include an indoor track around the mezzanine and a six-lane indoor Olympic-sized swimming pool with three diving towers. Work was completed in 1987 and the facility is still used on campus today for sporting events, training, and classes. The

Brindley team completed an addition in 2011 that included a fully-equipped cardio facility.

Grissom Colonial Hall

If you have driven through UT Southern's beautiful campus, you have more than likely seen Grissom Colonial Hall. This beautiful building was originally the antebellum home of former Tennessee Governor John C. Brown, but had been damaged by age, fire, and winds. Removed from its original site, the historic home was reconstructed by the Brindley team using as much of the original material as possible. Posing a challenge were the columns on the front of the building, which needed additional shoring during removal and transport to the new site. Great care was taken in matching new materials to the original décor of the home to make the restoration as seamless as possible. Restoration was completed in 2002 and the building serves as the administrative office for the college.

The Abernathy House

In 2017, Brindley partnered with the college on three restoration projects located on campus. First, was the Abernathy House that is now called the Guthrie Student Life Center and



**UTSOUTHERN
FIREHAWKS™**

houses the student activities, student life and student affairs offices. The college originally purchased the house that was located on campus and the Brindley team renovated the second floor of the building, taking care to maintain existing historical finishes. Every construction project has challenges and this one was no different. During the winter, water pipes leading into the building froze and burst, requiring them to be cut off from the main town water supply. Thanks to Brindley's Project Superintendent Charlie Helton and Project Manager Bryan Brindley, we were able to run new water lines throughout the building without disturbing its historical integrity.

The President's House

Originally built in 1910, the Brindley team completely renovated this stately home for the college's president. We remodeled the structure, which included installing a new

continued on page 2

UT Southern... *continued from page 1*

bathroom, expanding the kitchen, and converting a bedroom into a large master bathroom and walk-in closet. Over time, the house had settled considerably, leaving many surfaces out of square. Also, with the help of Monika Whittenburg, Senior Interior Designer from Southeast Venture, LLC, we were able to create a more modern living space in a home that was previously showing signs of age.

Reville House

The Reville House was built in 1868 for Benjamin Franklin Carter, a veteran of the Confederate States Army. This historic mansion, built in the Italianate architectural style, has been on the National Register of Historic Places since 1994. It is now home to the UT Southern Chancellor's office, and alumni and advancement offices.

The entire building required extensive remodeling. Our team was able to salvage the original heart pine flooring and reuse it throughout the space. The first floor was converted to a multi-use conference room and entertainment area for events. The second floor contains offices, including that of the Chancellor and his assistant. The renovation was completed in three months, just prior to students' arrival in the Fall of 2017.

Looking Forward To The Future

Though we have looked back at the different changes that have transpired on the UT Southern campus, we cannot help but feel excited for what is to come in the future—for not only The University of Tennessee Southern, but for Giles County as well. We value the partnership that we have with UT Southern. Over the years, while we helped make improvements to the campus, they provided us with knowledge and growth in the education construction sector. We appreciate partnerships that benefit each other mutually and we look forward to many more years of growth for UT Southern and Brindley Construction.

1987

Brindley Construction partnered with Martin Methodist College to build the Curry Christian Life Center. The 30,000-square-foot facility features indoor, full-size courts, intramural volleyball, racquetball courts and the College's sports medicine training facility. Additional amenities include indoor track around the mezzanine, a fully-equipped cardio facility and the newly-renovated Grace Grissom Natatorium



2002

Grissom Colonial Hall, originally the antebellum home of former Tennessee Governor John C. Brown, had been damaged by age, fire and winds. Removed from its original site, the historic home was reconstructed by the Brindley team using as much of the original material as possible



2017

The Abernathy House was purchased by Martin Methodist College and now houses administrative offices and Campus Security headquarters. Our team renovated the second floor of the building, taking care to maintain existing historical finishes.



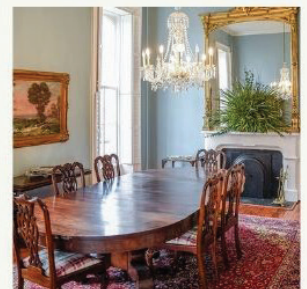
2017

Originally built in 1910, we completely renovated this stately home for the College's newly-appointed president. The Brindley team remodeled the structure which included installing a new upstairs bathroom, expanding the kitchen, and converting a bedroom into a large master bathroom and walk-in closet.



2017

The Reville House was built in 1868 for Benjamin Franklin Carter, a veteran of the Confederate States Army and is now home to Martin Methodist College's Office of the President and the Advancement Office. The entire building required extensive remodeling. The first floor was converted to a multi-use conference room and entertainment area for events. The second floor contains offices, including that of the College's President and his assistant.



Learn more at www.brindleyconst.com

Brindley's Annual Fish Fry A Big Success



This year's annual Fish Fry was another success! The Brindley Fish Fry started in 1976 and we celebrated our 45th annual event this year!

Employees and their families gathered on June 19th at the Brindleys' river cabins for fun and fellowship. Activities included boat rides, yard games, and a delicious catered

meal by Swamp Johns Restaurant & Catering.

Though the weather was overcast and we had a few sprinkles of rain, everyone had a great time. It was great to see new and old faces! We can't wait for next year's Fish Fry to celebrate our hard-working and dedicated team!

The Brindley Team Is Growing!



Crocket Gibson



Kim Strong



Calloway Lewis



Kerry Mitchell

Over the past several months, Brindley has welcomed five new team members: **Crocket Gibson**, our new accountant; **Kim Strong**, our new resident manager in Lawrenceburg for Brindley & Associates; **Damien Hardin** (not pictured) as site maintenance for Evins Manor; and

Calloway Lewis and **Kerry Mitchell**, our two new crew members.

We welcome each of them to the Brindley family and look forward to the many amazing things we know they will accomplish.

Value Engineering: What Is It and How Can It Benefit You and Your Next Project?

There is a lot of talk about value engineering. But what exactly is it? And how does it work in your best interests as a buyer of construction services?

By definition, value engineering was born at General Electric during World War II. Shortages of skilled labor, raw materials, and parts forced G.E.'s Lawrence Miles—the father of what he termed “value analysis”—to look for acceptable substitutes. Miles and his team noticed that these substitutions often reduced costs, improved the product, or both.

This systematic methodology was quickly recognized as a powerful approach to problem-solving, and value engineering was adopted in many business sectors, including the construction industry. It's a methodology championed by the team at Brindley Construction.

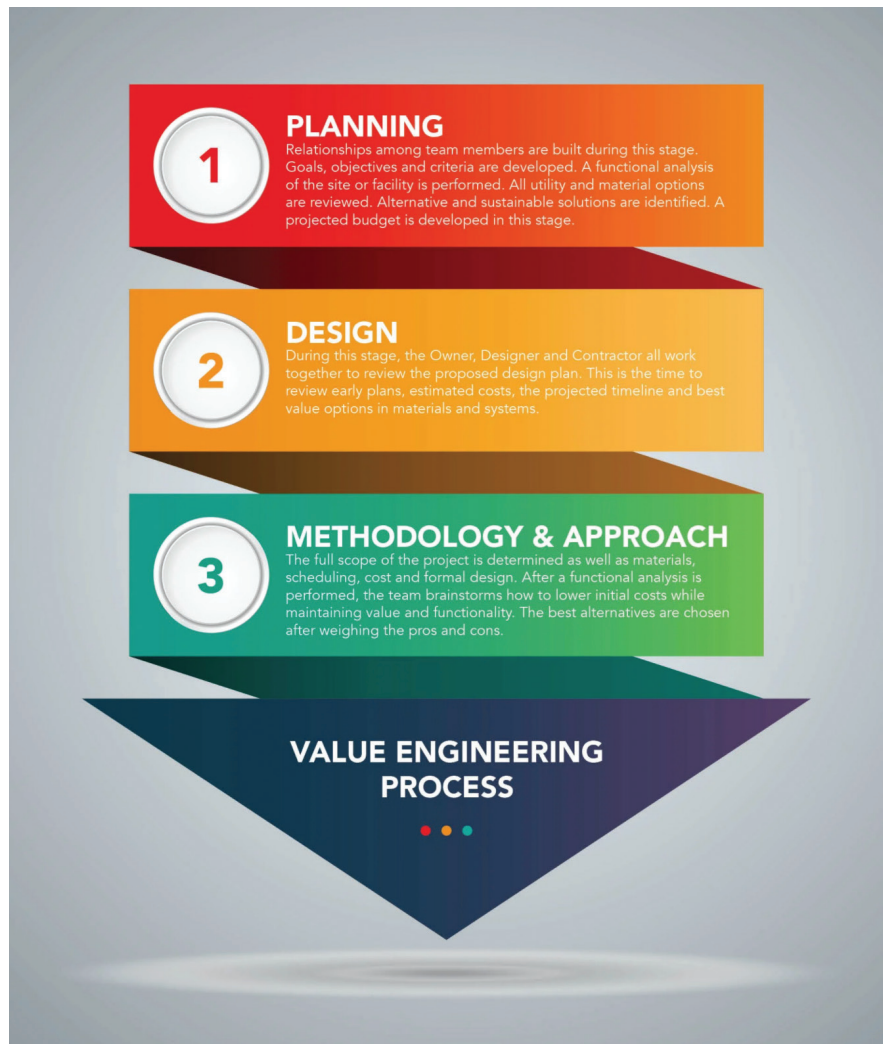
Value engineering is not a euphemism for “cheap.” Properly applied, it's a process for analyzing every material and system used in a building to determine where savings can be gained, without sacrificing quality or performance. Viewing a project through the lens of value engineering requires technical knowledge and skillful analysis by the designer and builder. Benefits of short-term savings (materials and installations costs) are weighed against lifecycle costs (maintenance and replacement of materials over a building's lifetime).

According to industry experts, upfront construction costs account for a mere 11% of the total lifecycle costs of a building. That's why early decisions have such

a critical impact on the cost of ownership. Working together, designers and builders can share their experience and expertise to develop solutions that often result in a significant reduction of costs over the lifecycle—even if it means spending a little more at the time of construction.

This process works best when you include your contractor in the project development from the start, rather than using the traditional method of design-bid-build

where the contractor is only brought to the table after the project has been fully designed. What often results with design-bid-build is that the project as it is designed simply can't be built within the Owner's budget. Rather than having to scrap the design and start over again (losing significant time and money), having the contractor involved from the start fosters a team approach and encourages contractor input from the start. This collaboration, along with value engineering, produces designs that can be built within



the Owner's budget and schedule.

We've found the greatest value can be achieved when every phase—from preliminary design and specifications to final detailing—is carefully planned, managed, and monitored to optimize time, cost and labor efficiencies. When the design-build team works together from the beginning of a project, the right materials can be specified from the start, thereby avoiding unnecessary change orders and staying on schedule.

Major Changes In The Middle Of A Project? Not A Problem For The Brindley Team!



The Brindley team recently completed this 38,000-square-foot addition at Tenneplas' Pulaski facility.

This past September, the Brindley team wrapped up an expansion project for long-time client Tenneplas in Pulaski, Tennessee. Located at 300 Executive Way, the 38,000-square-foot pre-engineered metal building addition was completed in just 11 months.

The design-build project started in October 2020 with heavy rains, requiring the addition of crushed stone to the building pad to keep puddles to a minimum. Throughout construction, the team experienced labor shortages due to COVID and supply chain delays.

The building was originally designed with a peak height

of 42 feet. However, after the metal building's design and fabrication, Tenneplas' insurance company would not accept the new sprinkler system. Unbeknownst to architect and engineer Barge Design, the insurance company required that the building's peak be 40 feet tall at most. Unable to change the addition's height so late in the project, a drop ceiling was installed to accommodate the insurance requirements.

A huge thanks goes to Brindley Project Manager Tim Rohling and Superintendent Ricky Stubblefield for keeping this project on track!

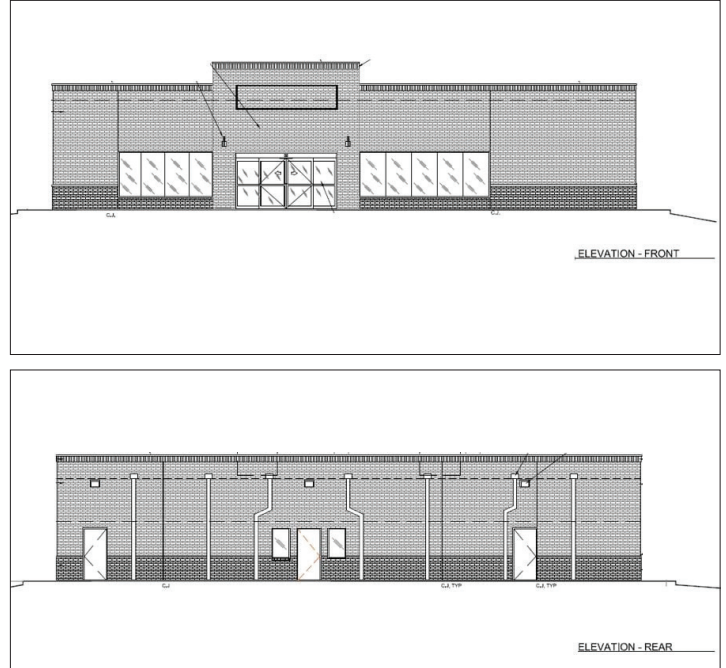
Another Project In The Books For Integrity



Integrity Injection Molding, Inc. at 512 Tarpley Shop Road in Pulaski, Tennessee is growing! The Brindley Construction team recently completed a new 38,125-square-foot warehouse addition to Integrity's facility. This design-build project included the installation of a 175' by 175' pre-engineered metal building, a 60' by 125' lean-to, and two dock doors.

Before construction could begin, more than 40,000 yards of material was removed from the site, including blasting more than 25,000 yards of rock. Brindley Project Manager Tim Rohling and Superintendent Fredd Curry oversaw the successful completion of this project. Brindley has been fortunate to work with Integrity on numerous past projects. We are honored to continue our relationship with Integrity Injection Molding!

Upcoming Construction Projects



TriStar Bank

The Brindley team will be constructing a new 2,770-square-foot TriStar Bank branch location at 2567 Nashville Highway in Columbia, Tennessee.

We love TriStar's company vision: "Every client leaves with a smile and comes back with a friend!"

TriGreen Convenience Store

We are excited to announce that we have partnered with TriGreen Equipment to build their new convenience store in Athens, Alabama. This marks the second project we have in progress with TriGreen. We are honored and thrilled to continue this partnership with them.



Dunkin'

A new 1,900-square-foot Dunkin' location in Pulaski, Tennessee is replacing the old Krystal's building. Brindley crews demolished the original building and is constructing the new location.

A groundbreaking ceremony (with coffee and doughnuts, of course!) took place on October 25th to celebrate the start of this project, pictured left.

Just What Has Our Marketing Team Been Up To?

Is it true that marketing is not all just about posting on social media? Yes! Though our marketing team loves to share updated pictures of projects and celebrate service anniversaries on social media, they also attend many functions and network with other individuals in the community.

Two local events our team represented Brindley Construction at, were the Giles County Expo for Educators at Giles County High School and the Maury County Chamber Annual(ish) Meeting at the Factory in Columbia, Tennessee.

Giles County Expo for Educators

The Expo was hosted by the wonderful Giles County Chamber and the local Giles County School System. The event highlighted local businesses and industry,

recognizing all the dedicated local teachers, and support and administration staff. With roughly 350 attendees, it was an honor for Brindley Construction to participate and show our appreciation for our local schools.

Maury County Chamber Annual(ish) Meeting

The Maury County Chamber and Economic Alliance hosted their Annual Meeting on July 29th at the Factory in Columbia. The night featured local businesses and members of the chamber to celebrate business and industry in Maury County. Brindley

was one of the sponsors for this event and we were excited to have the opportunity to decorate a table in all things Brindley Construction. We had a blast and look forward to next year's meeting.



Brindley's decorated table at the Maury Chamber meeting.

Safety Always Comes First At Brindley Construction

Brindley Construction was recently honored as a 2021 Safety Leader and STEP Recipient by Associated Builders and Contractors of Greater Tennessee! We were recognized for our safety practices and participation in ABC's world-class safety management system. As a participating ABC member company, we measured our safety processes and policies on 24 key components through a detailed questionnaire with the goal of enhancing our safety programs to reduce job site incidents. At the end of day, we want everyone on the Brindley team to return home safely!



Legends Restaurant in Columbia, Tennessee

Legends Gets A Facelift

Legends Restaurant in Columbia, Tennessee was recently reborn as a 9,000-square-foot modern, spacious fine-dining restaurant. The space is complete with a new open floor plan, high exposed ceilings, a new kitchen, and an attractive new entranceway that beckons patrons to come inside.

The Brindley Construction team also completed renovations on the Legends Restaurant in Pulaski, Tennessee. The project included bathroom upgrades, a bright and open dining atmosphere, and a new dessert bar located in the lobby. Yum!

Projects Under Construction



TriGreen John Deere Dealership

TriGreen's new facility in Columbia, Tennessee has a strong foundation under its belt. Work started in April 2021 and should be completed by Summer 2022. Project Manager Jeff Brindley and Superintendent Matt Johnson have done a wonderful job getting the project off the ground with the assistance of Architect George Nuber.



Marshall County Health Department

The Marshall County Health Department project, located in Lewisburg, Tennessee, is making great progress, with completion expected by the end of the year. Our crews have been hard at work under the leadership of Brindley Project Manager Bryan Brindley and Superintendent Chris Dickey. We cannot wait to see the final product!



747 West College Street
P.O. Box 303
Pulaski, TN 38478

T 931.363.4544
F 931.363.1503
www.brindleyconst.com



PRSR STD
AUTO
US POSTAGE PAID
PULASKI TN
PERMIT NO. 955