

MEMORANDUM

June 11, 2011

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator
Brad Wilson, Project & Facilities Manager

SUBJECT: Consideration of Bid Award to Stone Crest Construction LLC. in an amount not to exceed \$167,000 for the New Roof Installation and Porch Reconstruction of the Hayes Home located at Harlinsdale Farms for the City of Franklin Parks Department located at 331 Franklin Road (COF 2012-0037)

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) to consider the award of a contract for the new roof construction, gutter rework and front porch reconstruction for City-owned property located at 331 Franklin Road Harlinsdale Farms to Stone Crest Construction LLC. in the amount of not to exceed \$167,000.

Background

On May 2, 2012 an advertisement was sent out seeking bids for the repairs to the roofing, gutters and front porch areas for the Hayes home, located on the City of Franklin's Park at Harlinsdale Farm. Over the past several years, the home has continued to sustain damage due to weather events causing water to enter the structure due to damaged gutter and roof system.

After inspection of the project, it was determined that an architectural firm should be retained to work on detailed plans and specifications so that bids could be obtained for the repairs to the entire roof and gutter system of the home. The current gutter system was repaired many years ago by overlaying the gutters with a tar/felt type material. Over the years, holes have developed allowing water to seep into the walls of the building. The entire gutter, fascia, freeze and soffit framing systems are to be replaced around the entire home due to rot conditions. The current roofing materials will be removed down to the wood structure where a new decking will be installed for the reinstallation of shingles and flashing systems. The current chimneys will remain and the mortar joints will be repaired and the chimneys will be sealed and capped. The internal gutter system will remain and a newer longer lasting system will be installed to help with the Parks Department's maintenance of the facility.

Through the study, it was determined that the front porch was in disrepair and needed to be updated for both structural and safety concerns. The porch foundation system is falling apart and the porch is being held up by a few block and miscellaneous posts. The floor decking is rotting out and the ceiling system is falling in due to water damage. The porch will be completely reworked with new foundation piers to match the original brick piers along with flooring and framing of the porch. The current detailed columns will be reused along with other detailed wood pieces that are currently found on the porch. The porch roof will also be replaced with a new metal roof to match the current look already associated with the exterior façade.



On May 18, 2012 bids were received for the rework to the roof and front porch system located at the Hayes House at Harlinsdale Farm. Staff publicly opened bids submitted by contractors for the work detailed in the drawings and specifications that were produced by Crossroads Architecture. Stone Crest was not the low bidder but the second low bidder. Following a complete review of the bids, staff's recommendation is to enter into an agreement with Stone Crest LLC. As the apparent the low bidders submittal was incomplete regarding alternates. The second bidder, Stone Crest Construction LLC., bid the amount not to exceed \$167,000. Staff also would like to recommend an owners contingency separately from the contact in the amount of \$15,000 for any unforeseen problems with the project. The original projected budget determined prior to the bid was \$185,000 regarding all of the work that included in the bid.

Financial Impact

By approving this contract the city would be responsible for paying \$167,000 once the improvements are completed. This project is funded through the Hotel/Motel Tax Fund. The project budget is \$185,000.

Recommendation

Approval of the contract with Stone Crest Construction LLC. with a not to exceed amount of \$167,000 is recommended.

Tabulation of Bids *

Purchasing Office Solicitation No.:	2012-0037 Reroof and reconstruction of gutter system and porch of Hayes House at Harlinsdale Farm
Notice to Bidders published in the Tennessean on:	Sunday May 6,2012
Number of vendors that were notified of / that responded to this solicitation	2
Date and time bids due and publicly	May 18, 2012 2:00PM
Present at opening of bids:	Brent Young Stone Crest Construction LLC., Paul Varney, Paul Varney Construction, Chris Wyatt Crossroads Electric, Jonathan Marston COF Engineering, Brad Wilson COF
Target meeting of BOMA at which recommendation will be considered:	June 21st, 2012

Bids received from:	Base Bid Amount	Gutter Material Alternate Increase 1: Copper 2: Liq. EPDM 3: EPDM	Roofing Material Alternate Increase 1: 30 yr 2: 40 yr 3: 50 yr	Half Inch Plywood Replacement per sheet	1 x 6 Framing Replacement at Rafters per LF.	Staff Recommendation including items in RED for Base Price Incl. Alternates
Paul Varney Construction		\$0.00	\$1,176			
	\$146,100	\$0.00	\$2,646	\$43.00	\$3.78	
		\$0.00	\$3,822			
Stone Crest Construction LLC.		\$12,200	\$1,200			
	\$153,500	\$6,000	\$4,060	\$21.19	\$14.79	\$160,700
		\$6,800	\$5,680			

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid