

## MEMORANDUM

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September 18, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Consideration of Bid Award to Rock City Construction Co. Inc. in the amount of not to exceed \$670,000 for the Harlinsdale Equestrian Barn Structural Stabilization and Weatherization Project for the City of Franklin Parks Department located at 331 Franklin Road (COF 2012-0086)

### **Purpose**

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) to consider the award of the construction contract for the foundation and interior framing stabilization, new roof and exterior painting of the main barn located at 331 Franklin Road Harlinsdale Farms to Rock City Construction Co. Inc. in the amount of \$670,000 (base bid of \$565,000 with bid alternates #2 and #3 plus an owner's contingency of \$60,000).

### **Background**

On June 24 2012 an advertisement for bids was sent out seeking quotes for the structural stabilization and weatherization project for the City of Franklin Parks Department at Harlinsdale Barn. Over the past years, the main barn has continued to sustain damage due to weather events causing water to enter the structure due to an aged gutter and roof system. In addition, the structure sustained damage in the major storm and flooding event of May 2010. After initially inspecting, the City retained the services of an architectural firm to work on detailed plans, structural analysis, and specifications in order to seek bids for repair and stabilization of the main barn at Harlinsdale. The goal of the project is to restore the structural integrity of the barn and to preserve the barn for future use.

The main barn is currently listed on the National Historic Registry and as such certain construction methods and exterior materials are necessary in this project. There are areas of the roof that have shingles blown off, holes in the decking and areas that have never been flashed allowing water to get in. The gutter system is partially on and partially off. Approximately Ninety Five (95) percent of the exterior trim (not siding) around windows and doors need to be replaced. Some window units will be replaced totally to match the existing windows on the upper part of the building so that natural ventilation can occur. The plan is to also abate the exterior paint on the barn and repaint the entire exterior of the facility. Some of the foundations need to have additional support added due to years of settling on the interior of the barn. Helical type piers will be installed at specific locations of the buildings foundation system. The bid based an allowance of 10 feet per pier and a log will be kept on site to record any additional depth that will be paid (per foot) out of the owner's contingency. The biggest problem and cost is the age and instability of the interior framing. There are currently areas of the roof support system that have completely snapped in half and many other areas are sagging. The center part of the main roof has dropped down about ten (10) to sixteen inches (16) and the plan is to



remove that entire roof area at the beginning of construction and completely reframe due to safety concerns of anyone working on the roof as it currently exist. New trusses to match the current materials will be built on site and installed at the main points of the roof structure. Additional brace framing is being installed at each end wall where currently no bracing is found. Additional beams will also be installed at structural bearing points to help spread loads more effectively. Some columns that currently rest on concrete piers will be replaced and/or framed due to rot and termites over the years. Additional concrete pads and piers will also be installed that will help where existing piers have shifted over the years. The current roofing materials will be removed down to the existing wood slat decking and those members that are found to be rotten will be replaced. Once that work is completed a new roof decking will be over laid to help with the structural design and installation of new shingles and flashing systems. The current chimney will remain and the mortar joints will be repaired and the chimneys will be sealed and capped.

On July 6, 2012 three bids were received for the rework to the main barn 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. Rock City Construction Co. Inc. was the low bidder and it is staff's recommendation to enter into an agreement with Rock City Construction Co. Inc. Staff also would like to recommend an owners contingency held separately from the contact in the amount of \$60,000 for any unforeseen problems with the project.

**Financial Impact**

Through this action the Board would be authorizing an expenditure of up to \$670,000 for stabilization of the Harlinsdale main barn. The funding with the exception of \$63,500 from the Federal Emergency Management Agency (FEMA) would come from the City's Hotel/Motel Tax Fund (\$606,500). The proposed amount includes an owner's contingency of \$60,000 to be managed by the City and allocated for any unforeseen project needs.

**Recommendation**

Approval of the contract with Rock City Construction Co. Inc. in an amount not to exceed \$610,000 with an owner's contingency of \$60,000 is recommended.

BID TABULATION SHEET  
 BID DATE; AUGUST 9, 2012  
 HARLINDALE EQUESTRIAN BARN STRUCTURAL STABILIZATION AND WEATHERIZATION PROJECT

<u>CONTRACTOR</u>	<u>BASE BID</u>	<u>ALT#1</u>	<u>ALT#2</u>	<u>ALT#3</u>	<u>ALT#4</u>	<u>ALT#5</u>	<u>ALT#6</u>	<u>ALT#7</u>
ROCK CITY CONSTRUCTION	\$565,000.00	+30,000	+18,000	+27,000	+60,000	+5.00 LF		+7,150.00
S & K CONTRACTORS INC	\$758,400.00	+12,200	+37,800	+18,000	+43,200	+3.00 LF	+500.00	+4,600 EACH
GRAU CONTRACTING	\$943,984.00	+25,624	+14,171	+19,605	+58,920	+3.54 LF	+535.00	

- Alternate # 1 : Install 26 GA Galvalume Metal Roof over entire structure instead of a standard architectural shingle.
- Alternate # 2 : Provide all new awning windows of same size as existing windows in clerestory roof wall.
- Alternate # 3 : Provide 1/2 inch CDX plywood over entire existing roof decking, install with metal plywood clips.
- Alternate # 4 : Provide 2 inch rigid insulation board between existing repaired roof decking and new manufacturers approved substrate. Along with solid blocking and edge blocking.
- Alternate # 5 : Provide a per lineal foot unit price for replacement of existing 1x lineal sheathing for roof and floor ( 2000 LF allowance is incl. in bid)
- Alternate # 6 : Provide amount to replace exterior lights
- Alternate # 6: Provide amount to abate asbestos in "Ladies lounge" and "Office area" .