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# MEMORANDUM

November 19, 2012

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator *Ei*  
 David Parker, City Engineer/CIP Executive  
 Paul Holzen, Director of Engineering  
 William Banks, Staff Engineer

**SUBJECT:** **Award of the Construction Contract for the Public Works Facility Access Road Project (COF Contract No. 2012-0075)**

**Purpose**

The purpose of this memorandum is to recommend Award of the Construction Contract for the Public Works Facility Access Road Project (COF Contract No. 2012-0075) to McMillan Construction Company, LLC.

**Background**

As authorized by the Board (COF Contract No. 2011-0139), the City purchased the property at 124 Lumber Drive (former 84 Lumber site located off Columbia Avenue) to use as a combined City of Franklin Public Works Facility. The City also entered into an Agreement with L.P. Franklin (Lasko) (COF Contract No. 2011-0144) that granted the City Permanent Access and Fiber Optic Easements necessary for the new access roadway through the Lasko site. The access road is needed to allow for City traffic to be able to access Columbia Avenue at a signalized intersection.

The Board authorized a Professional Services Agreement (COF Contract No. 2011-0149) with Ragan Smith Associates, Inc. (RSA) on October 11, 2011, for the survey and design of the access roadway at a not-to-exceed fee of \$73,000. Amendment #1 of this Agreement was approved by BOMA on February 28, 2012, for required additional design services and bidding assistance. Amendment #2 for an additional \$17,297.68 was approved by BOMA on November 13, 2012, for re-design of certain Stormwater quality aspects.

In the 84 Lumber Site Acquisition and Development Memo to the Board, dated August 18, 2011, the Access Road construction costs estimates were listed as follows:

**I. Access Costs:**

a. Signalization Design/Construction	\$340,000
b. Access Road Construction	300,000
c. Construction Documents	30,000
d. Easement Documents	3,000
e. Fiber Installation	10,000
f. Easement Maintenance Agreement	2,500
g. Signal cost recovery	(115,000)
h. Access Road Design and geotechnical	<u>59,200</u>
<b>Subtotal</b>	<b>\$629,700</b>



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The total above included a Signal Recovery Cost from the Longview Development of \$115,000, so the total project cost was estimated at \$744,700, adding back in the \$115,000. With the low bid being \$785,276.42 and design fees being \$102,747.68, the new project total cost is \$888,024.10. This creates a project cost increase of \$143,324.10. The design and construction costs increased because of Franklin Municipal Planning Commission (FMPC) plan review requirements. The additional parking spaces required by Lasko triggered these plans for a full FMPC review cycle, which was not anticipated in the RSA Agreement. The roadway design scope was increased as well, since drainage improvements were added to the project in order to adhere to City water quality standards.

The construction bids for this project were opened on October 30, 2012, at 2:00 p.m., with seven (7) contractors submitting bids that ranged from a low of \$785,276.42 to a high of \$1,199,273.87, the low bidder being McMillan Construction Company, LLC. The construction Notice to Proceed (NTP) will be issued soon after the bid is awarded and contracts finalized.

See attached Exhibit A for the certified Bid Tabulation.

### **Financial Impact**

Construction Contract (COF Contract No. 2012-0075) at a cost of Seven Hundred Eighty-Five Thousand Two Hundred Seventy-Six and 42/100 Dollars (\$785,276.42). Per the Capital Investment Funding Plan, the total project budget for the Consolidated Public Works facility is \$5 million. To date, the acquisition cost of \$2.35 million and the design costs (identified above) have been incurred. The facility construction is expected to bid in January 2013.

### **Recommendation**

Award of the construction contract to McMillan Construction Company, LLC in the amount of \$785,276.42 is recommended.