



HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
BOMA
11/27/2012

MEMORANDUM

November 19, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *E.S.*
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	59,200
Subtotal	\$629,700



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.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	McMillan Construction Company		Civil Constructors		Sessions Paving		Highways, Inc.		Jenco Construction Inc.		Mountain States Contractors		Bomar Construction Co., Inc	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
802-05.01	TEMPORARY TREE PROTECTION	EACH	9	\$ 538.13	\$ 4,843.17	\$ 200.00	\$ 1,800.00	\$ 600.00	\$ 5,400.00	\$ 250.00	\$ 2,250.00	\$ 500.00	\$ 4,500.00	\$ 2,520.00	\$ 2,520.00	\$ 480.00	\$ 4,320.00
803-01	SODDING (NEW SOD)	S.Y.	2786	\$ 2.65	\$ 7,380.25	\$ 2.25	\$ 6,266.25	\$ 2.75	\$ 7,658.75	\$ 2.50	\$ 6,962.50	\$ 2.58	\$ 7,185.30	\$ 2.50	\$ 6,962.50	\$ 2.60	\$ 7,241.00
805-01.65	TEMPORARY MULCH	UNITS	2	\$ 73.87	\$ 147.74	\$ 100.00	\$ 200.00	\$ 150.00	\$ 300.00	\$ 100.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 138.00	\$ 138.00	\$ 958.17	\$ 1,872.34
	CONTINGENCY (AS DIRECTED BY THE ENGINEER)				\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 100,000.00
				TOTAL BID	\$ 765,276.42	TOTAL BID	\$ 782,452.30	TOTAL BID	\$ 922,555.40	TOTAL BID	\$ 924,781.00	TOTAL BID	\$ 946,883.50	TOTAL BID	\$ 929,074.30	TOTAL BID	\$ 1,199,364.54
				BID FORM:	\$	BID FORM:	\$	BID FORM:	\$	BID FORM:	\$	BID FORM:	\$	BID FORM:	\$	BID FORM:	\$

ERRORS:
I, Joseph F. Griffin, P.E., certify that this bid tabulation is an accurate representation of the bids received for the referenced project. McMillan Construction Company is the apparent low bidder based on the tabulation of bids.

Digitally signed by Joseph F. Griffin,
DN: cn=Joseph F. Griffin, o=Joseph F. Griffin, ou=Transportation, email=jgriffin@jgriffinandsmith.com, c=US
Date: 2012.11.05 16:30:47 -0500

Joseph F. Griffin