



HISTORIC
FRANKLIN
TENNESSEE

ITEM #5
CIC
11-14-13

MEMORANDUM

November 14, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: **Funding Discussion for the 3rd Avenue North Trail/Greenway Project (Bicentennial Park Phase II) (COF Design Contract No. 2012-0069)**

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider funding the 3rd Avenue North Trail/Greenway Project (Bicentennial Park Phase II).

Background

City staff worked over the last few years to start construction of the 3rd Ave North Project. The Trail project currently has \$630,000 in Federal Funding for the construction of a multi-use path system along the Harpeth River. Federal funds slowed the project down by requiring it to go through TDOT local programs process to include environmental review, ROW review and Design Review. In an effort to get the roadway constructed as soon as possible, staff looked at the design and determined that we could build this project in two phases. The first phase (3rd Avenue North Extension Project) is fully City funded and generally includes the roadway, bridge, lighting, utilities, landscaping and irrigation. It is scheduled for completion in January 2014. Phase II (3rd Avenue North Trail/Greenway Project) includes the trail, selected park features, and additional landscaping and irrigation.

The 3rd Avenue North Trail/Greenway Project (Bicentennial Park Phase II) is almost ready for construction. Design plans are ready for final TDOT approval, and all permits are acquired. But, before we submit the plans to TDOT, staff needs direction on the final scope of the project. There are streetscape and architectural items that increase the total project estimate. Staff wants to make sure the Board wants to include these items before the project is bid out for construction.

The current budget for already approved contracts is as follows:

\$649,225	3 rd Ave North Roadway Construction Administration and Inspection Services (COF Contract No. 2012-0068)
\$99,925	3 rd Ave North Trail/Greenway Design (COF Contract No. 2012-0069)
\$186,500	Land Acquisition Expenditures (Included in Resolution 2009-44)
\$4,621,176.97	3 rd Ave North Extension (Bicentennial Phase I) Construction Contract (COF Contract No. 2012-0089)
<hr/>	
\$5,556,826.97	Total Current Budget, not including Phase II

The current estimate for the trail project is \$1,580,000.00 (including a 10% contingency). This brings the total budget up to nearly **\$7,136,823.97**. With the reimbursement of \$630,000 in Federal Funds for Phase II, the City is responsible for \$6,506,826.97. Recovery Zone bonds for 3rd Avenue North Phases I and II are totaled at \$7.9 Million. So the project is currently fully funded.



Below are a few funding options for the trail project:

Financial Impact/Options

The full 3rd Avenue North Trail/Greenway Project includes the Greenway Trail, the Overlook at the Harpeth River, a Concrete Structure at the Overlook, Decorative Railing on the Overlook, Point Park with circular walking trail, the Obelisk at Point Park, Stone Pavers at Obelisk, Cut Stone Park Benches, Landscaping and Irrigation, and other smaller features.

Option #1 – Move forward with the complete Trail project. All items above are installed. No modifications to plans or permits are required. Project cost estimate is \$1,580,000.00 (\$630,000 Federal / \$950,000 City).

Option #2 – Eliminate the Concrete Structure at Overlook (Exhibit B) and the Obelisk at Point Park (Exhibit C). Other items to reduce costs would include changing from stone cut park benches to ornamental steel benches, use cheaper Overlook Railing, change from stone pavers at Obelisk to concrete or sod, and other small reductions. See Exhibit A for a detailed breakdown for possible savings. Small revisions to plans are required. Project cost estimate is around \$1,100,000.00 (\$630,000 Federal / \$470,000 City).

Option #3 – Include all cost savings from Option 2, as well as eliminate Point Park (Exhibit C, Page 2). This will realize another \$140,000 cost reduction. Plans will need revisions, and State permits will need to be resubmitted. Project cost estimate is around \$950,000.00 (\$630,000 Federal / 320,000 City).

Recommendation

Staff recommends moving forward with Option #1.

Exhibit A

Riverbend Greenway/Bicentennial Park

Project cost reduction analysis

Current Engineer's opinion of Construction costs			\$ 1,579,200.00
Removal of recommended feature items	<i>Savings Realized</i>		\$ 229,243.00
Change in Material or Removal of other items	<i>Savings Realized</i>		\$ 278,257.00
Revised Estimate based on Scope reduction			\$ 1,071,700.00

Feature Items Considered for Removal from the Project

Concrete Structure at Overlook	Qty	Unit Price	Cost
Steel Bar Reinforcement (Lbs)	8026	\$ 1.00	\$ 8,026.00
Class A Concrete (CY)	200	\$ 400.00	\$ 80,000.00
Lighting - Surface mounted (EACH)	2	\$ 1,000.00	\$ 2,000.00
Painting Concrete Surfaces (SF)	164	\$ 5.00	\$ 820.00
Subtotal			\$ 90,846.00
Obelisk at Point Park	Qty	Unit Price	Cost
Solid Limestone items and veneers (LS)	1	\$ 120,000.00	\$ 120,000.00
Lighting - in ground Flood lights (EACH)	4	\$ 1,200.00	\$ 4,800.00
Class A Concrete (CY)	33	\$ 400.00	\$ 13,200.00
Steel Bar Reinforcement (Lbs)	397	\$ 1.00	\$ 397.00
Subtotal			\$ 138,397.00
Potential Total Cost Savings			\$ 229,243.00

Items considered for Change in Material or Removal from the project

Park Benches (4 Each)	Qty	Unit Price	Cost	Cost Savings
Cut Stone Benches (96"x36"x30")	4	\$ 5,500.00	\$ 22,000.00	N/A
Replace w/Ornamental Steel Benches	4	\$ 1,200.00	\$ 4,800.00	\$ 17,200.00
Complete Removal of Benches	4	\$ -	\$ -	\$ 22,000.00
Decorative Railing at Overlook (150 LF)	Qty	Unit Price	Cost	Cost Savings
Railing to match Arch Bridge on Sharps Branch including Stainless Steel elements and Powder Coated Frames	150	\$ 1,310.00	\$ 196,500.00	N/A
Powder Coated mesh and frames	150	\$ 850.00	\$ 127,500.00	\$ 69,000.00
Overlook Lighting (14 EACH)	Qty	Unit Price	Cost	Cost Savings
Lighting - Surface mounted	14	\$ 1,000.00	\$ 14,000.00	N/A
Complete Removal of Lighting	14	\$ -	\$ -	\$ 14,000.00
Circular walking trail at Point Park (382 SY)	Qty	Unit Price	Cost	Cost Savings
Brick walking Trail	382	\$ 180.00	\$ 68,760.00	N/A
Concrete walking Trail	382	\$ 52.20	\$ 19,940.40	\$ 48,819.60
Trail replaced with Sod	382	\$ 2.75	\$ 1,050.50	\$ 67,709.50
Stone Pavers at Obelisk (365 SY)	Qty	Unit Price	Cost	Cost Savings
Stone Pavers	365	\$ 150.00	\$ 54,750.00	N/A
Concrete to replace pavers	365	\$ 52.20	\$ 19,053.00	\$ 35,697.00
Sod to replace pavers	365	\$ 2.75	\$ 1,003.75	\$ 53,746.25
Boulders along Top of Bank (87 EACH)	Qty	Unit Price	Cost	Cost Savings
Place all Boulder (3-Ton each)	87	\$ 600.00	\$ 52,200.00	N/A
Place only 1/2 of the Boulders	43	\$ 600.00	\$ 25,800.00	\$ 26,400.00
Remove all Boulders and place SOD (SY)	145	\$ 2.75	\$ 398.75	\$ 51,801.25
Potential Total Cost Savings			\$ 278,257.00	

Note: All unit prices are based on the bid prices for the 3rd Ave construction project and/or available historical information.

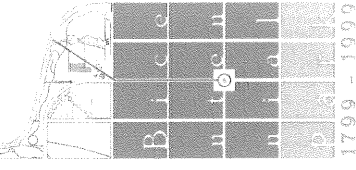
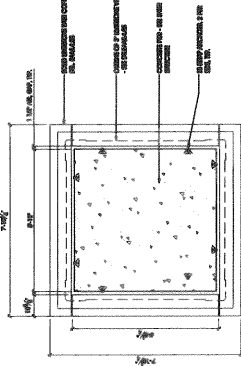
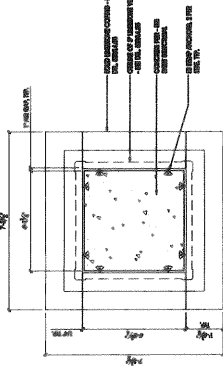
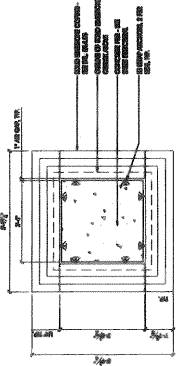
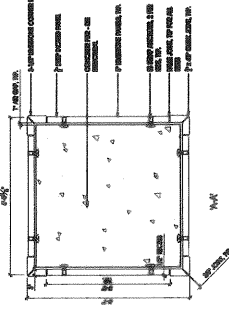
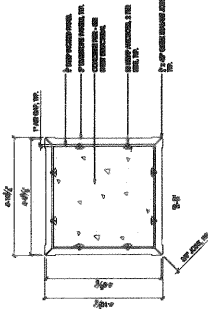


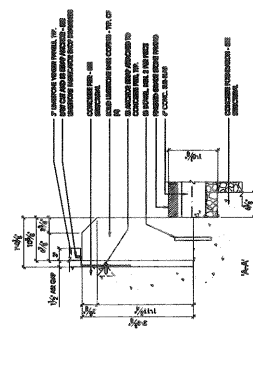
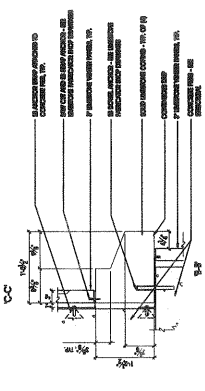
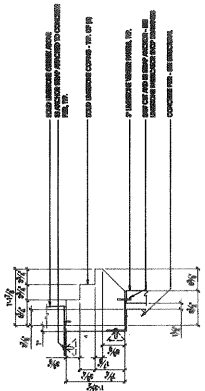
Exhibit C
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Obelisk at Point Park



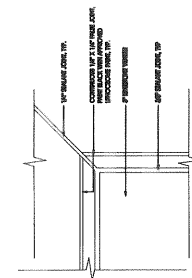
3 Pylon Plan Capping Details



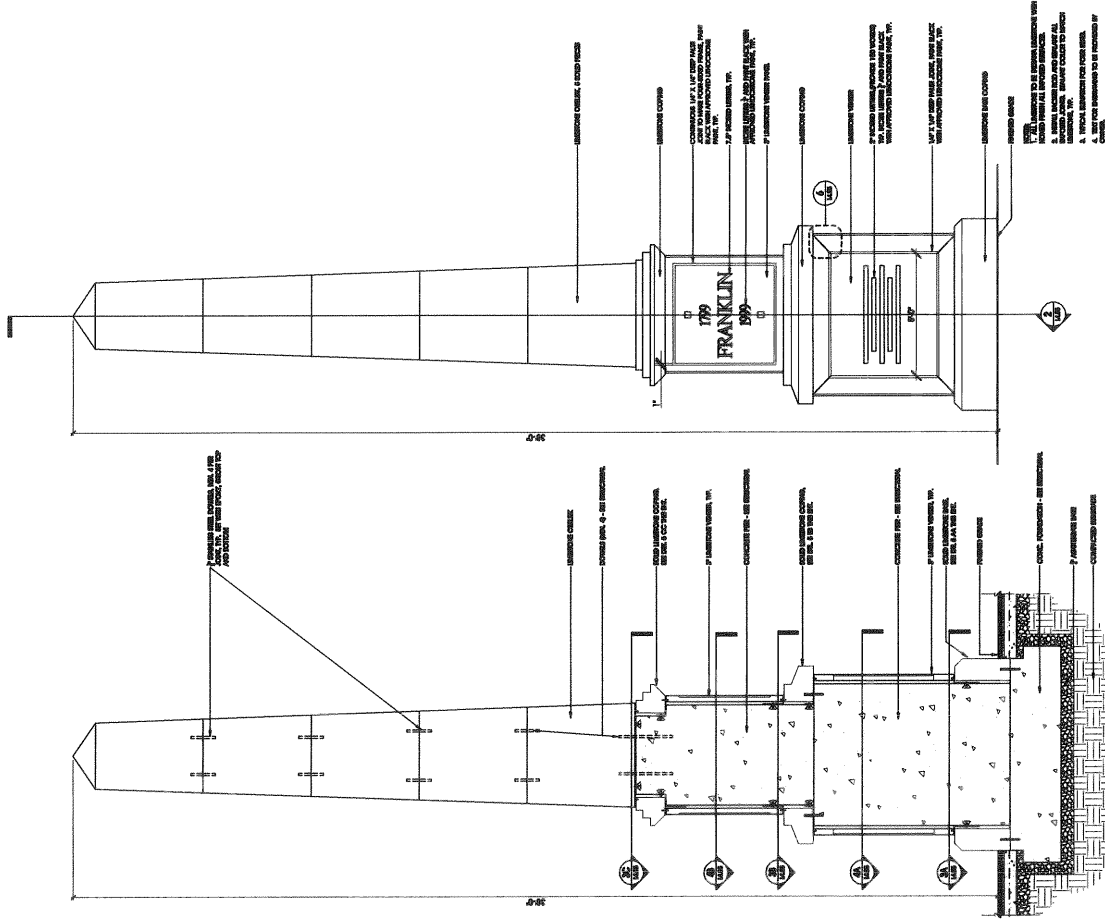
4 Pylon Limestone Panel Detail Plan



5 Pylon Details



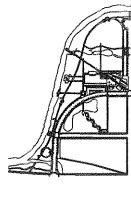
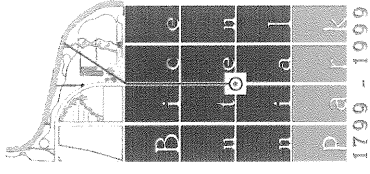
6 Blowup of Monument Corner Joint



1 Limestone Monument Elevation

2 Limestone Monument Section



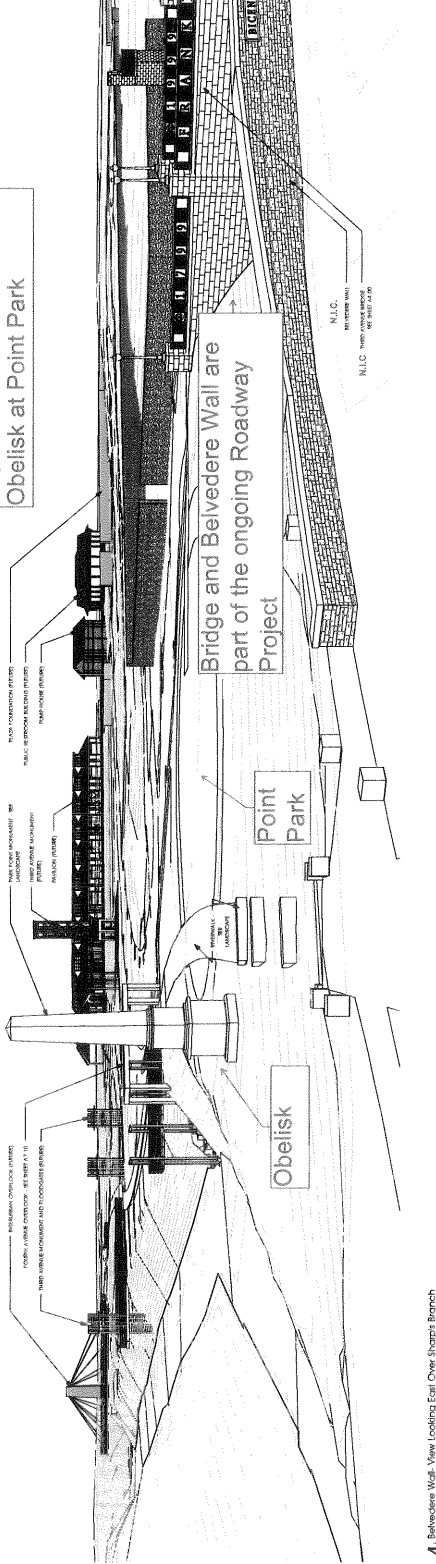


KEY PLAN

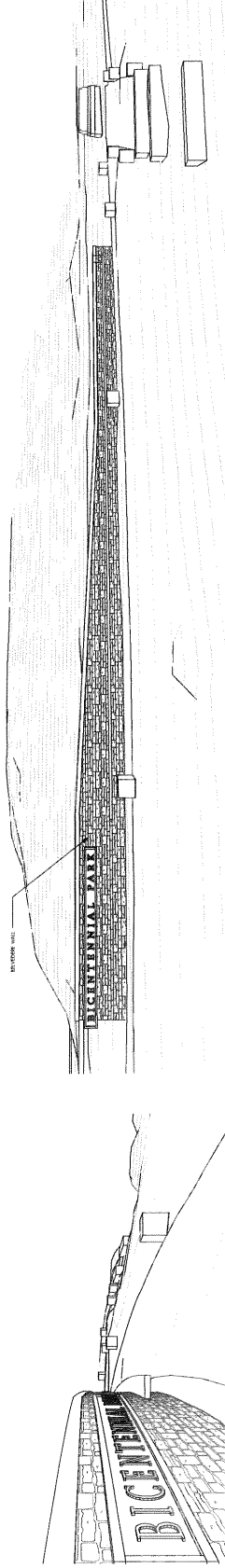
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Exhibit C
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Obelisk at Point Park

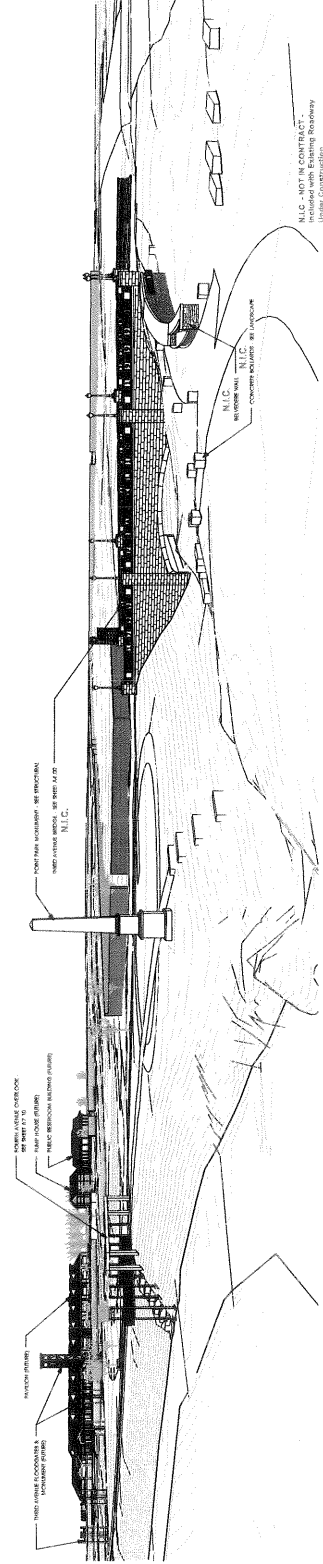


1 Belvedere Wall, View Looking East Over Sharp Branch



2 Belvedere Wall, View Looking Towards Hillboro Road N.I.C.

3 Belvedere Wall, View of East Wall Looking North N.I.C.



4 Belvedere Wall, View Looking South Towards Third Avenue Bridge