



HISTORIC
FRANKLIN
TENNESSEE

ITEM #11
WRKS
11/26/13

MEMORANDUM

November 19, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: **Consideration of Resolution 2013-77, A Resolution To Approve the Modified Construction Scope for the 3rd Avenue North Trail/Greenway Project.**

Purpose

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

Background

On November 14, 2013, the Capital Investment Committee (CIC) discussed different funding options for the 3rd Avenue North Trail/Greenway Project. Because the original project scope included multiple architectural items, staff wanted to verify the inclusion of these items before the project goes to construction. The full 3rd Avenue North Trail/Greenway Project includes the greenway trail, overlook at the Harpeth River, an architectural concrete structure at the overlook, decorative railing on the overlook, brick circular walking trail at Point Park, the obelisk/monument at Point Park, stone pavers at Point Park, cut stone park benches, boulders along the top of bank, landscaping and irrigation, and other smaller features. The cost estimate for the full project is \$1,580,000.00 (\$630,000 Federal Grant / \$950,000 City).

Financial Impact/Options

At the CIC meeting, Staff was directed to eliminate the architectural concrete structure at the overlook (\$91,000) and the stone obelisk/monument at Point Park (\$139,000). This results in a cost savings of \$230,000 for the project.

Other architectural items looked at to reduce costs were changing from stone cut park benches to ornamental steel benches, use of cheaper overlook railing, change from stone pavers at Point Park to concrete or sod, and other small reductions. Staff recommends keeping or modifying the following items because they match the existing look of the current 3rd Avenue North Extension Roadway Project:

- Keep the decorative railing at the overlook. The decorative railing will match the bridge rails currently being installed on the 3rd Ave N Bridge. Changing to a cheaper mesh frame rail could result in a \$69,000 savings.
- Keep the brick circular walking trail at Point Park. The circular brick walking trail will match the brick sidewalks currently being installed on the roadway project. Changing to a concrete trail could result in a \$49,000 savings.
- Keep the cut stone benches. The stone cut benches match the stacked stone walls around Rest Haven Cemetery.
- Eliminate the Stone Pavers at Point Park. This will realize a \$54,000 savings and can be installed in the future.



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- Reduce the amount of boulders along the Top of Bank. Using $\frac{1}{2}$ of the original amount will save \$27,000.

The project cost estimate is reduced from \$1,580,000 (\$630,000 Federal Grant / \$950,000 City) to \$1,269,000 (\$630,000 Federal / \$639,000 City), a savings of \$311,000. The cost decrease includes the \$91,000 Architectural Concrete Structure, \$139,000 stone Obelisk/Monument, \$54,000 stone pavers, and \$27,000 boulder reductions.

See Attachment A for the architectural rendering sheets.

Recommendation

Staff recommends moving forward with the estimated \$1,269,000 3rd Avenue North Trail/Greenway Project, per the above changes.

RESOLUTION 2013-77

**A RESOLUTION TO APPROVE THE MODIFIED CONSTRUCTION SCOPE FOR THE
3RD AVENUE NORTH TRAIL/GREENWAY PROJECT**

WHEREAS, on May 8, 2012, the Board of Mayor and Aldermen approved a professional services agreement with Wiser Company (COF Contract 2012-0069) for the Design of the 3rd Avenue North Trail/Greenway Project; and

WHEREAS, the original scope of the project was based upon the Bicentennial Park Master Plan which included a greenway trail, overlook at the Harpeth River, an architectural concrete structure at the overlook, decorative railing on the overlook, brick circular walking trail at Point Park, obelisk/monument at point park, stone pavers at Point Park, cut stone park benches, boulders along the top of bank, landscaping, irrigation, and other smaller features; and

WHEREAS, based upon guidance from the November 14, 2013, Capital Investment Committee meeting, certain project features would be eliminated or value engineered to reduce the overall project costs.

NOW THEREFORE:

SECTION I: NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following items be included in the current 3rd Avenue North Trial/Greenway Project Scope: greenway trail, overlook at the Harpeth River, decorative railing on the overlook, brick circular walking trail at Point Park, cut stone park benches, landscaping and irrigation.

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following items be eliminated from the current 3rd Avenue North Trial/Greenway Project Scope: the architectural concrete structure at the overlook, obelisk/monument at Point Park, stone pavers at Point Park and one-half the boulders along the top of bank.

IT IS SO RESOLVED AND DONE on this ___ day of _____, 2013

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____

ERIC S. STUCKEY
City Administrator

By: _____

DR. KEN MOORE
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley
City Attorney

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

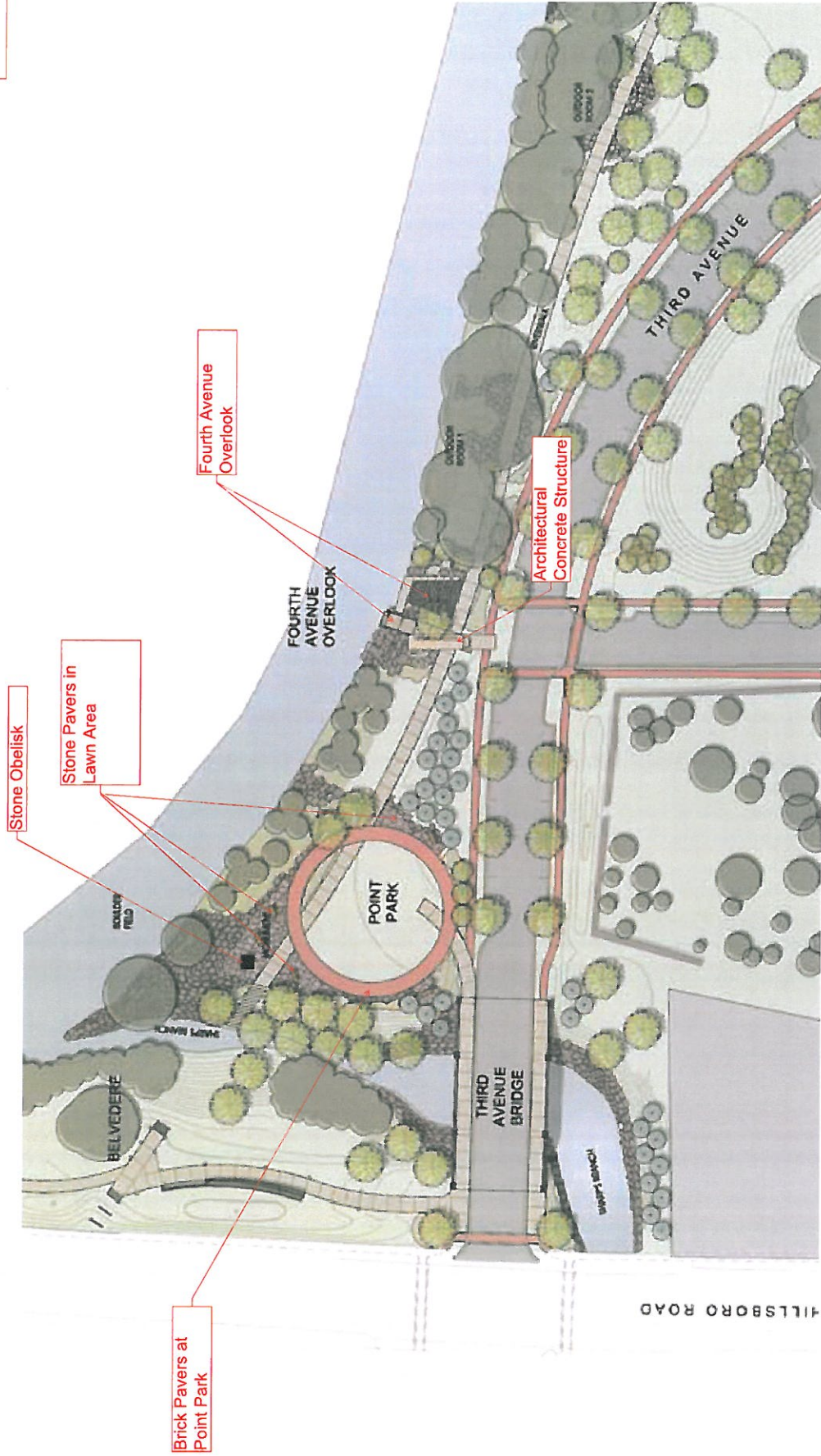
Feature Items Considered for Removal from the Project

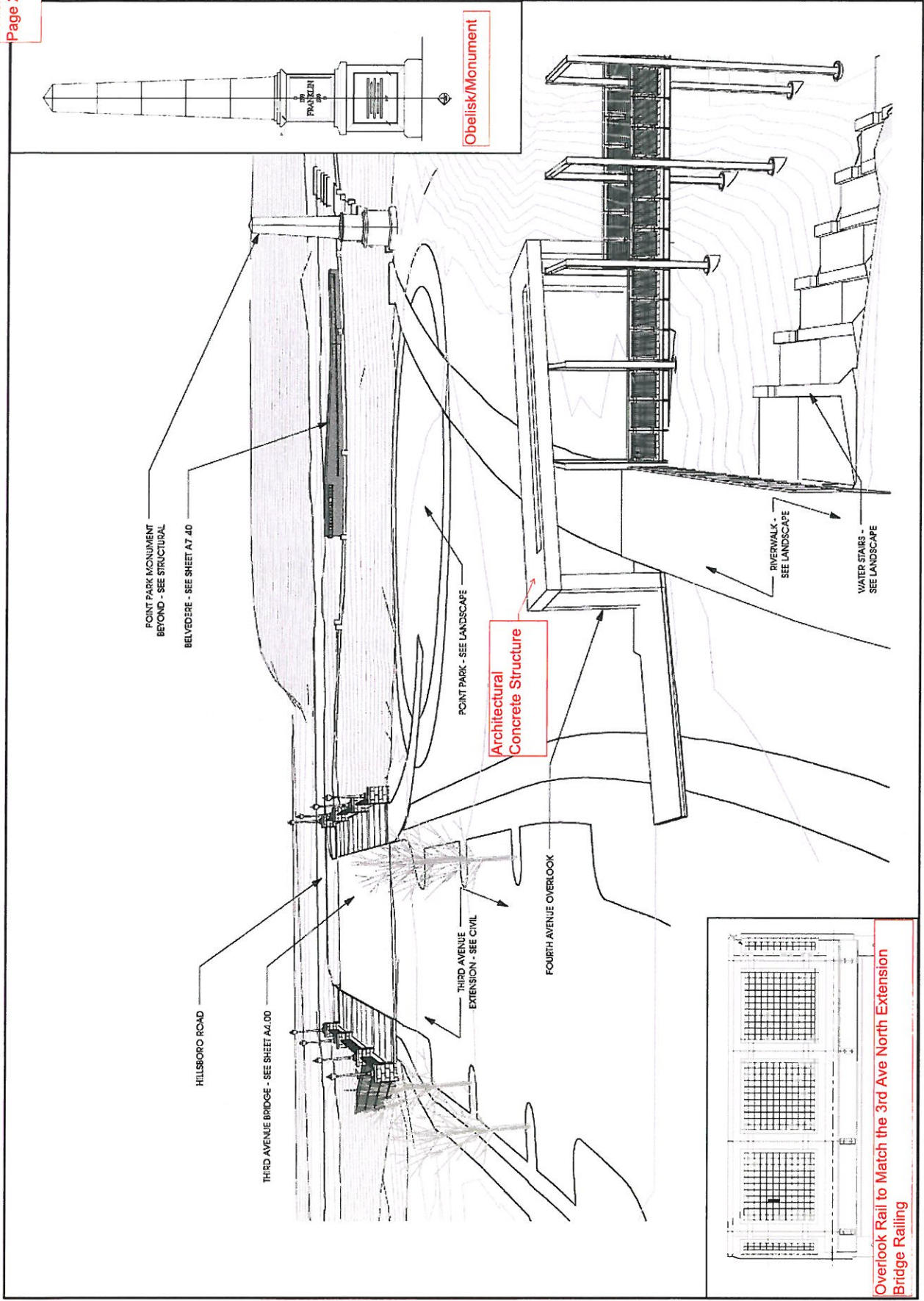
Concrete Structure at Overlook			
	Qty	Unit Price	Cost
Steel Bar Reinforcement (Lbs)	8026	\$ 1.00	\$ 8,026.00
Class A Concrete (CY)	200	\$ 400.00	\$ 80,000.00
Lighting - Surface mounted (EACH)	2	\$ 1,000.00	\$ 2,000.00
Painting Concrete Surfaces (SF)	164	\$ 5.00	\$ 820.00
Subtotal			\$ 90,846.00
Obelisk 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.





November 14, 2013

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
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)
\$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.



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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

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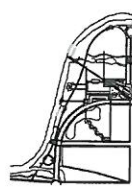
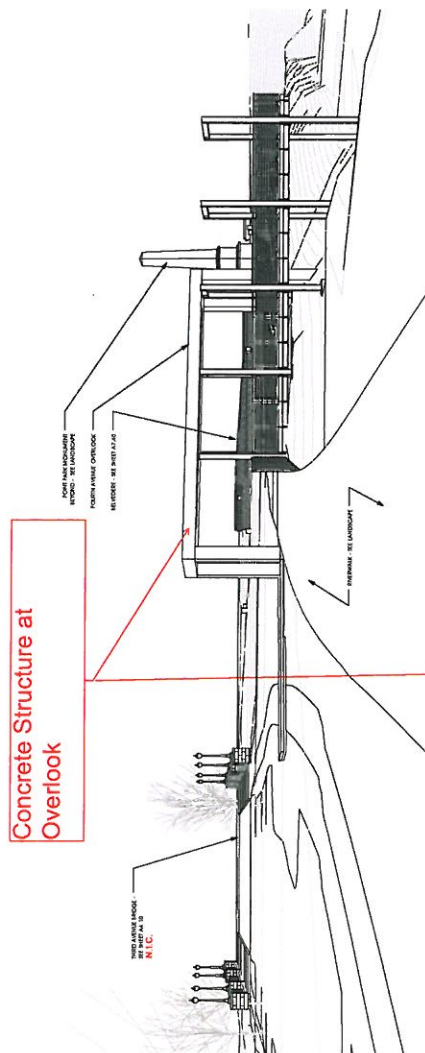


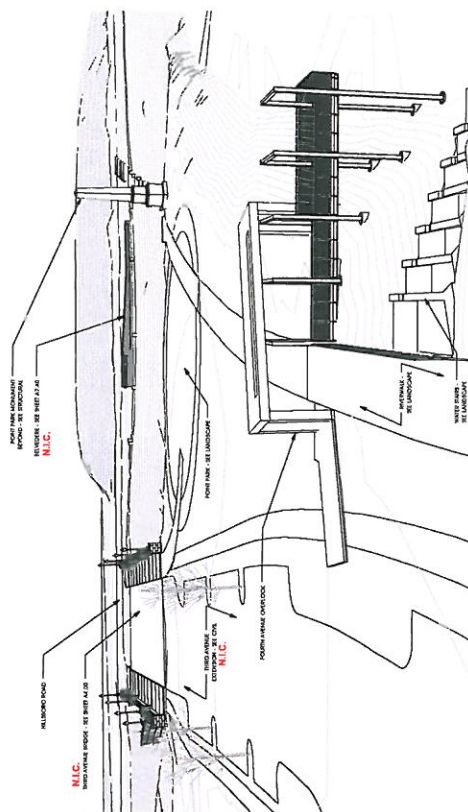
Exhibit B
Page 1 of 2
Overlook at Harpeth River



4. Fourth Avenue Overlook from East

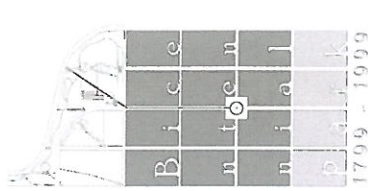


Fourth Ave. Overlook from River



3 | 4th Avenue Overlook Along Riverwalk

Exhibit C
Page 1 of 2
Obelisk at Point Park



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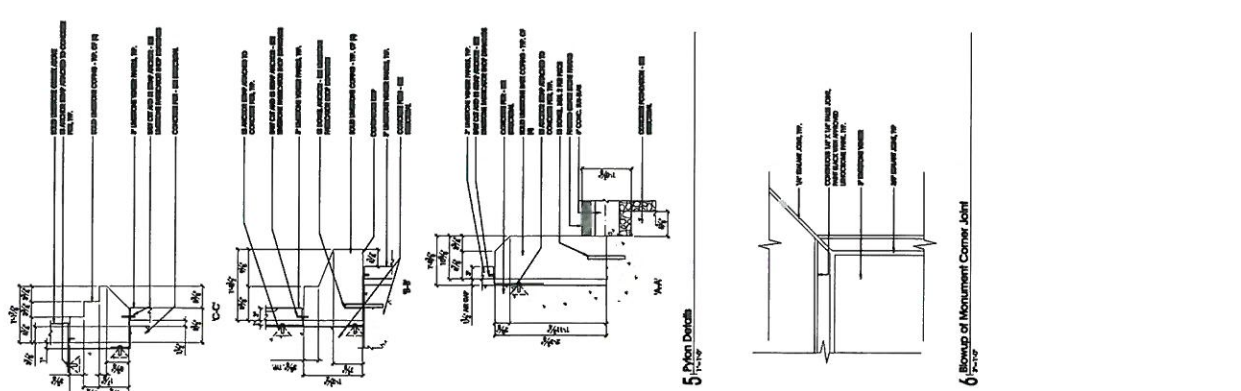
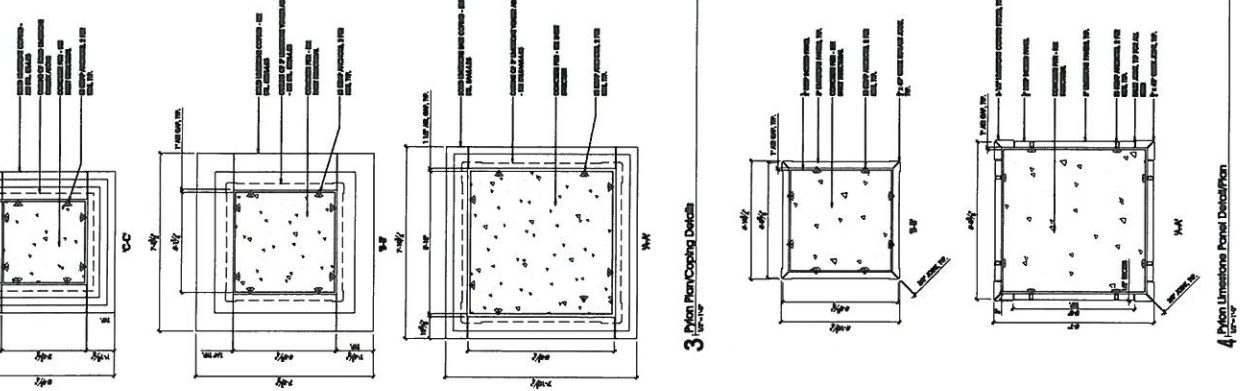
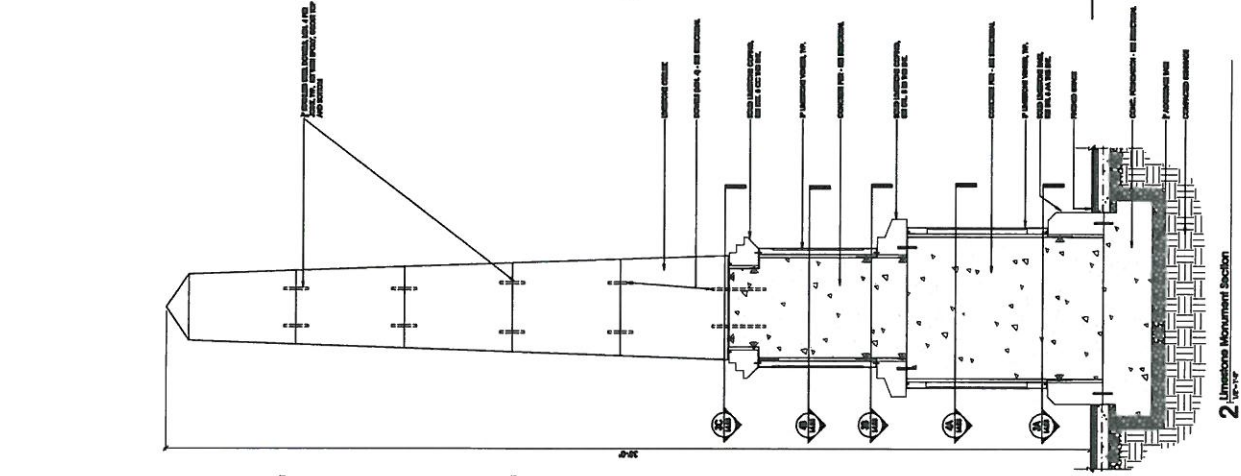
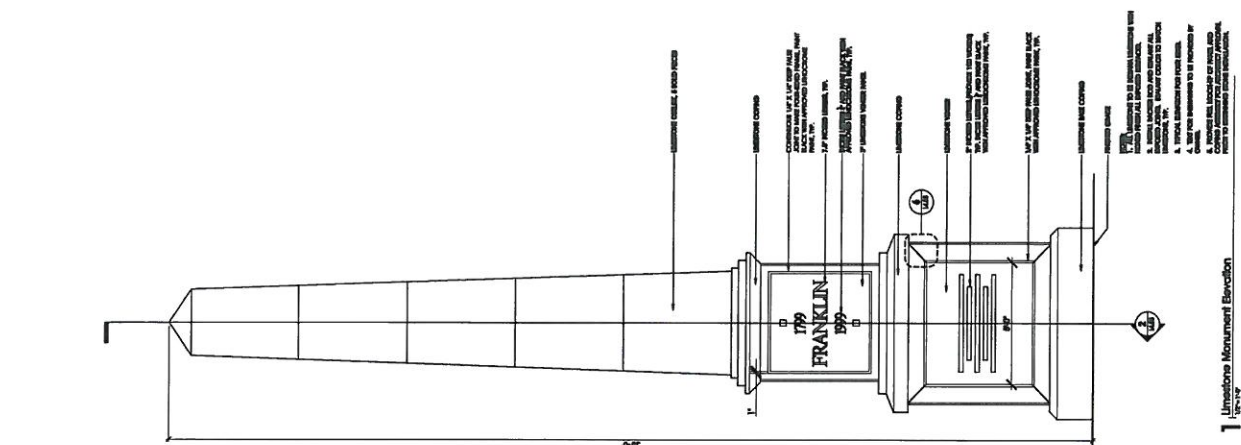
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Monuments Plans, Elevations and Sections

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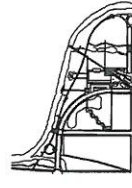
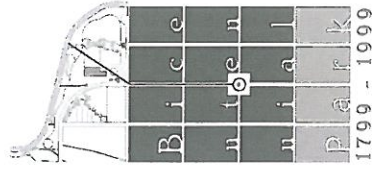
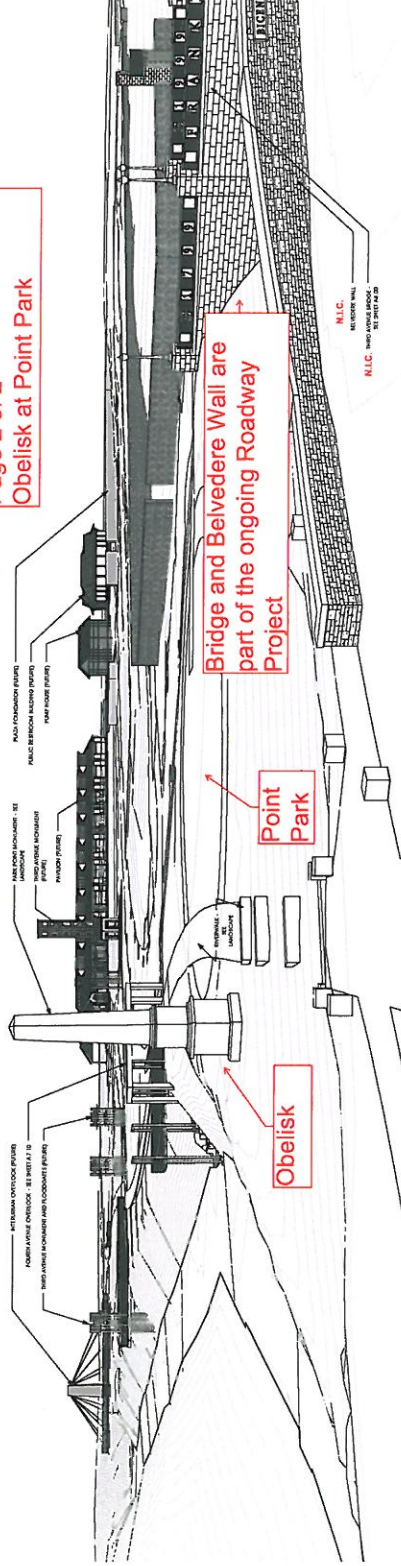
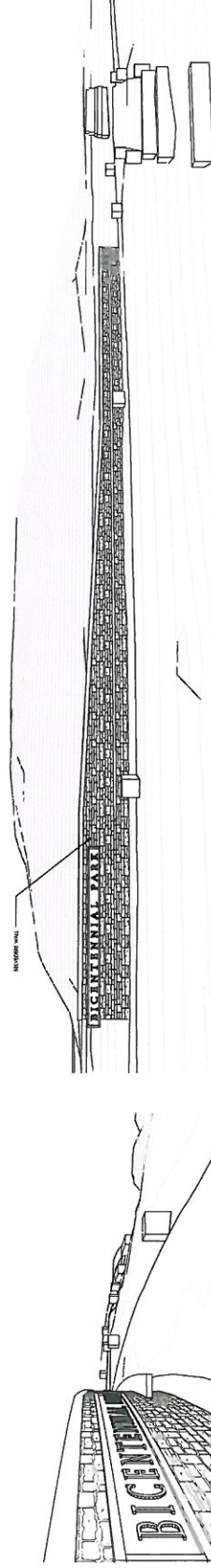


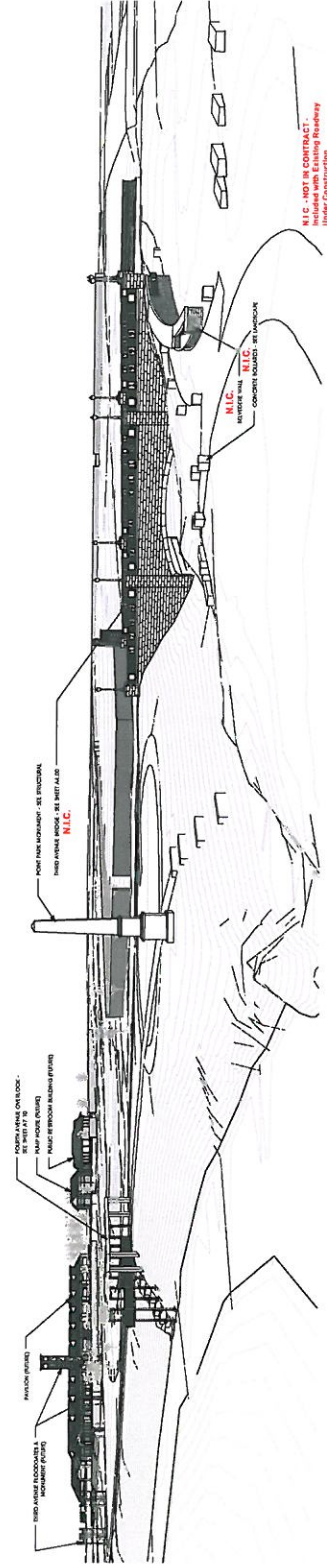
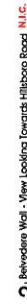
Exhibit C
Page 2 of 2
Obelisk at Point Park



4. Belvedere Wall- View Looking East Over Sharp's Branch



3 Belvedere Wall - View of Seal Wall Looking North **N.I.C.**



7 Belvedere Wall - View Looking South Towards Third Avenue Bridge

N.I.C. - NOT IN CONTRACT -
Included with Existing Roadway
Under Construction