



HISTORIC  
FRANKLIN  
TENNESSEE


08/26/14

ITEM #8  
WRKS

## MEMORANDUM

August 19, 2014

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator   
Brad Wilson, Facilities Project Manager  
Rocky Garzarek, Fire Chief

SUBJECT: Consideration of Bid Award to Southeast Contractors, Inc. in the amount of \$3,309,526 for the construction program of the City of Franklin City of Franklin Fire Station No.8 Westhaven. (COF 2014-0032).

### Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider the award of the contract for the construction of the Westhaven Fire Station 8 located at 200 Front Street in Franklin to Southeast Contractors, Inc. in the amount of \$3,309,526.

### Background

As the City of Franklin continues to grow, the need to build additional fire stations has been identified in order to provide citizens with a high level of fire protection and emergency medical response. The City's approved 2014-2018 Capital Investment Program (CIP) includes the construction of a new fire station in the Westhaven neighborhood, Fire Station 8. The both Fire Station 8 (Westhaven) and Fire Station 7 (Southeast Franklin) were designed together as a part of the creation of a prototypical fire station design. The design is anticipated to be a cost effective, efficient way to meet the needs of our growing community. Construction of Fire Station 7 in southeast Franklin is planned for Fiscal Year 2016 and Fiscal Year 2017.

The facility design for the approximately one and half acre site was designed over a ten month period and included numerous meetings with stakeholders Fire staff, the facilities group, and the architectural and engineering groups. As requested by the Board, the design is a LEED- type, sustainable facility that will reach a LEED standard but will not go through the commissioning process. The design creates a facility of approximately 11,300 square feet and a mezzanine area of approximately 1,450 square feet not including covered exterior porch areas. The facility consists of a three bay apparatus area, living quarters, gathering space, kitchen and eating area, site utilities, site work and landscaping.

On July 16, 2014 a mandatory meeting was held for contractors interested in bidding on the Fire Station project. The City entertained seven different contractors, to ask questions to the architect and owner's representatives. On August 5<sup>th</sup>, four contractors consisting of Baron Construction, LLC, Fellowship Construction, Romach Inc. and Southeast Contractors submitted bids for the Fire Station 8 project. Between the low bidder and the second bidder there was less than seven percent difference in price, and between the second and third bidder there was roughly half of one percent difference and roughly one (1) percent between third and fourth bidders. City Facilities staff and the architectural group felt the City had a good set of specifications and plans and believe that the City has a good bids for the project.

Southeast Contractors, Inc. was the clear low bidder for the project with or without acceptance of the alternates. Southeast Contractors, Inc. will furnish all materials, equipment and labor for the construction of the facility including all mass and finish grading, site utilities, drives, foundation and structural integrity systems, roofing, interior finishes, based on the architectural drawings rendered by Renaissance Group out of Lakeland Tennessee. There were two alternates that were identified within the project. Number one is a covered patio/porch element



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that was requested by the developer of Westhaven and their Design Review Committee (DRC). The low bidder's price for this porch structure is \$18,700. Alternate number 2 consisted in a different floor finish to be installed within the apparatus bay areas amounting to no cost impact to the project.

Total project cost including the construction bid and other facility furnishing needs not included in this bid totals \$3,896,984 (including the porch alternate) and \$3,878,284. This number includes the lump sum bid number, alternates, and owner's contingency (\$125,000). Please see bid summary below:

**City of Franklin Westhaven Fire Hall  
Project # 2014-0032**

	<b>BARON CONST</b>	<b>FELLOWSHIP CONST.</b>	<b>ROMAC INC.</b>	<b>SOUTHEAST CONTRACTORS</b>
Lump Sum	\$3,547,000.00	\$3,507,000.00	\$3,525,000.00	\$3,309,526.00
Alternate 1	\$47,000.00	\$36,000.00	\$24,000.00	\$18,700.00
Alternate 2	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total</b>	<b>\$3,594,000.00</b>	<b>\$3,543,500.00</b>	<b>\$3,549,000.00</b>	<b>\$3,328,226.00</b>
<b>Owners Additional:</b>				
Furniture	\$50,625.00	\$50,625.00	\$50,625.00	\$50,625.00
Access Control	\$29,000.00	\$29,000.00	\$29,000.00	\$29,000.00
Cameras	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Generator	In project cost	In project cost	In project cost	In project cost
IT Switch Platform	\$56,500.00	\$56,500.00	\$56,500.00	\$ 56,500.00
WAP	\$ 9,500.00	\$ 9,500.00	\$9,500.00	\$ 9,500.00
Computers	\$ 4,780.00	\$ 4,780.00	\$ 4,780.00	\$ 4,780.00
Appliances	\$30,625.00	\$30,625.00	\$30,625.00	\$30,625.00
Video/Communications	\$21,090.00	\$21,090.00	\$21,090.00	\$21,090.00
Housewares	\$ 5,036.00	\$ 5,036.00	\$ 5,036.00	\$ 5,036.00
Equipment/Fitness	\$56,602.00	\$56,602.00	\$56,602.00	\$56,602.00
Station Alerting System	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Plymovent Exhaust System	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
Owner's Contingency	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
<b>Total</b>	<b>\$568,758.00</b>	<b>\$568,758.00</b>	<b>\$568,758.00</b>	<b>\$568,758.00</b>
<b>Grand Total</b>	<b><u>\$4,162,758.00</u></b>	<b><u>\$4,112,258.00</u></b>	<b><u>\$4,117,758.00</u></b>	<b><u>\$3,896,984.00</u></b>



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Project to Award Low budget summary:

Construction bid with alternates	\$3,328,226.00
Owner Supplied	<u>568,758.00</u>
<b>Total Project cost</b>	<b>\$ 3,896,984.00</b>

Bid Alternate #1 funding: Prior Board direction has generally stated that architectural enhancements desired by the developer of a neighborhood would be the developer's responsibility. Southern Land Company, the Westhaven developer, has requested that the addition of the porch (Bid Alternate #1) be funded by the City. Board guidance on this matter and requested. Attached is a letter from Southern Land Company requesting that the City fund Alternate 1 for Fire Station 8.

### Financial Impact

The 2014-18 CIP includes a total of \$6.1 million from the Facilities Tax Fund for construction of the two fire stations. This amounts to funding of \$3.05 million per station. In addition to the construction funding in the CIP, the FY15 budget includes \$250,000 for furnishing of Fire Station 8. In total, \$3.3 million is budget for the construction and furnishing of Fire Station 8. There is some potential for value engineering (specifically related to site preparation) that could reduce the construction cost. In addition, some savings may be realized with the various furnishing components. A budget amendment within the Facilities Tax Fund will likely be needed during FY15 to support this project.

### Recommendation

Approval of a contract award with Southeast Contractors, Inc. for the construction of the new City of Franklin Westhaven Fire Station 8 facility with selected alternates is recommended.



# SOUTHERN LAND COMPANY

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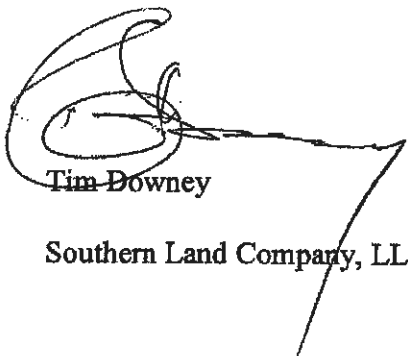
Mr. Eric Stuckey  
Franklin City Manager  
109 Third Avenue South  
Franklin, TN 37064

RE: Westhaven Fire Station

Dear Eric, Mayor, and Board of Aldermen,

We look forward to the completion of the Westhaven Fire Station and appreciate the City of Franklin's investment in the Westhaven development. A fire station has been a part of the Westhaven Masterplan since the inception of the project and will anchor the town center area and serve as the front door to the entire community. Westhaven has very high architectural and landscaping standards and we appreciate the City partnering with our Design Review Committee to develop a Fire Station that meets the architectural character of Westhaven as has been done for every structure within Westhaven. We understand that a porch requested as part of the Design Review process has not been included as part of the base prototypical design. Our Design Architects feel the porch is a critical architectural feature on a building of this size serving to break up the façade as well as bring a human scale to that side of the building. Given the fact that not only is the land being donated but utility stub-outs have been provided as well, we respectfully request that the porch be included in the project.

Sincerely,



Tim Downey

Southern Land Company, LLC