

RESOLUTION 2014-62

A RESOLUTION AWARDING THE CONSTRUCTION CONTRACT (COF CONTRACT NO 2014-0032) TO SOUTHEAST CONTRACTORS, INC IN THE AMOUNT OF \$3,309,526.00 FOR THE CONSTRUCTION OF CITY OF FRANKLIN WESTHAVEN FIRE HALL STATION 8.

WHEREAS, the Board of Mayor and Alderman (BOMA) has determined that there is a need for additional fire stations located around the City to provide adequate fire and life safety protection to the citizens of Franklin; and

WHEREAS, the construction of Westhaven Fire Station Number Eight includes the furnishing of all materials, equipment and labor along with installation of owner furnished equipment; and

WHEREAS, on August 5, 2014, sealed bids were received in the office of the Project and Facilities Manager, City Hall, 109 3rd Avenue South, Franklin, Tennessee 37065 and were publicly opened and read aloud for the Franklin Westhaven Fire Hall Facility Number 8 Project (COF Contract No 2014-0032).

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that approval is granted for the bid award to Southeast Contractors, Inc. for the City of Franklin Westhaven Fire Station Number (COF Contract No. 2014-0032) in the amount of Three Million Three Hundred Nine Thousand Five Hundred Twenty-Six and No/100 Dollars (\$3,309,526.00).

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE that the City Projects and Facility Manager is hereby authorized to have authority to review and approve the spending of all project funds included in the bid and award of the construction contract for the Westhaven Fire Hall Station 8 (COF Contract No. 2014-0032).

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2014.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____

By: _____

ERIC S. STUCKEY
City Administrator

Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley, City Attorney

AGREEMENT FORM

Contract No# 2014-0032

**Construction of the City of Franklin Fire Hall Station 8
Westhaven Community**

THIS AGREEMENT, made this _____ day of _____, 20 _____,

BETWEEN the Owner: **THE CITY OF FRANKLIN, TENNESSEE**

and the Contractor: **SOUTHEAST CONTRACTORS, INC**

WITNESSETH: That and for in consideration of the payments and agreements hereinafter mentioned to be made and performed by the Owner, the Contractor hereby agrees with the Owner to perform all the Work required by the Contact Documents and described as follows:

The Project consists of the furnishing of all materials, equipment and labor for the construction of a new fire hall consisting of approximately 13,091 square feet of conditioned living space and garage area for vehicle storage resting on 1.139 acres. Work will include, but is not limited to, site work, site utilities, underground utilities, foundation systems, structural steel, masonry and lite gage framing, roof work and flashing, waterproofing of exterior walls, masonry and window installation, installation of electrical, plumbing and mechanical systems, access control and security systems, new fire suppression systems, owner furnished equipment along with finished site work, walks and drives based on the final Construction Documents and Specifications approved by the City of Franklin as prepared by Renaissance Group dated April 4, 2014 including all addendum ("Work").

The Owner shall pay the Contractor for the performance of Work, subject to additions and deductions by Change Order as provided in the Conditions of the Contract, in current funds, the Contract Price of:

**THREE MILLION THREE HUNDRED NINE THOUSAND FIVE HUNDRED
TWENTY SIX DOLLARS AND NO CENTS
(\$3,309,526.00)**

Payment consist of:

Base Bid	\$3,309,526.00
Alt 1	\$ NIC

Payment shall be made in accordance with Article 25 of the General Conditions, "Payments to Contractor", and any modifications thereof in the Supplementary Conditions. Said Contract Price shall constitute full and complete payment for all superintendence, labor, insurance bonds, fees, and other accessories and services necessary to complete the Work in accordance with the Contract Documents.

Said Contract Documents have been prepared by the Engineering Department of the City of Franklin and consist of this Agreement, General and Supplementary Conditions, Instructions to Bidders, Contractor's Modifications, as well as Drawings, Specifications and Addenda as enumerated in Article 1 of the Supplementary Conditions, all of which form the Contract and are as fully a part of the Contract as if attached to this document or repeated herein.

The Contractor hereby agrees to commence the work under this Contract on or before a date to be specified in a written Notice to Proceed and to fully complete the Work by the 290 Consecutive Calendar Days following the Notice to Proceed Date.

The Contractor further agrees to pay as liquidated damages the sum of \$200.00 for each consecutive calendar day thereafter as provided in Article 19 of the General Conditions.

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement in five (5) counterparts, each of which shall be deemed an original, in the year and day first mentioned above.

OWNER
CITY OF FRANKLIN, TN
109 Third Avenue South
Franklin, TN 37065

Dr. Ken Moore
Mayor

ATTEST:

Eric Stuckey
City Administrator

Approved as to form

By: _____
Shauna R. Billingsley
City Attorney

CONTRACTOR

CONTRACTOR (Authorized Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20__.

NOTARY PUBLIC

My Commission Expires: _____

IMPORTANT NOTE: If the Contractor is a corporation, the legal name of the corporation shall be set forth above together with a signature of the officer or officers authorized to sign Contract on behalf of the corporation; if Contractor is a co-partnership, the true name of the firm shall be set forth above together with the signatures of all the partners; and if Contractor is an individual, his signature shall be placed above. If signature is by an agent other than an officer of a corporation or a member of a partnership, a power-of-attorney must be attached hereto. Signature of Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.



HISTORIC
FRANKLIN
TENNESSEE

09-09-14

ITEM #18
BOMA

MEMORANDUM

August 19, 2014

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator *ES*
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 5th, 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



MEMORANDUM

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

	BARON CONST	FELLOWSHIP CONST.	ROMAC INC.	SOUTHEAST CONTRACTORS
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
Total	\$3,594,000.00	\$3,543,500.00	\$3,549,000.00	\$3,328,226.00
Owners Additional:				
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
Total	\$568,758.00	\$568,758.00	\$568,758.00	\$568,758.00
Grand Total	<u>\$4,162,758.00</u>	<u>\$4,112,258.00</u>	<u>\$4,117,758.00</u>	<u>\$3,896,984.00</u>



Project to Award Low budget summary:

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

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.

BID TABULATION FORM

<p>BID TAB Bids opened at: Franklin City Hall CDCR Room RGI Project No. 13026 Franklin Contract No. 2014-0032</p>	<p>Page ___ of ___ Addenda Issued: 5 Contract Time: 290 calendar days Liquidated Damages: \$200 per day</p>	<p>Pursuant to the Invitations to Bid extended for: New Construction of Franklin Fire Station No. 8 200 North Front Street; Franklin, TN Bid & Bid Modifications must have been received here by: August 5th, 2014 - 1:00 p.m. I, thus declare the bidding closed and will now proceed to open and read bids and modifications which have been received.</p>	<p>Designer Representative: Mike Terry Ron Colin Owner Representative: Brad Wilson Opening Conducted By: Renaissance Group, Inc.</p>		<p>Subcontractors</p>	<p>Unit Price (Crushed Limestone)</p>	<p>Unit Price (Engineered Fill)</p>	<p>Unit Price (Crushed Limestone)</p>				
<p>Bidders of Record</p>	<p>Envelope</p>	<p>Bid Bond</p>	<p>Payment Bond</p>	<p>Attidavit of License</p>	<p>Drug Free Attidavit</p>	<p>Indemnification Agreement</p>	<p>Attidavit of Non- Collusion</p>	<p>Attidavit of The</p>	<p>Base Bid</p>	<p>Alternate 1</p>	<p>Alternate 2</p>	<p>Unit Price (Crushed Limestone)</p>
Atlantic Blue, Inc. 206 Bethlehem Rd Lebanon, TN 37087-8666	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 3,547,000.00	\$ 47,000.00	\$ -	\$ 33.60
Baron Construction, LLC 652 Old Ezell Road Nashville, TN 37217	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 3,507,000.00	\$ 36,000.00	\$ -	\$ 28.00
Fellowship Construction 2668 Spencer Mill Rd Bon Aqua, TN 37025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 3,525,000.00	\$ 24,000.00	\$ -	\$ 26.00
HTC Construction 106 T Court Cir Dover, TN 37038	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 3,309,526.00	\$ 18,700.00	\$ -	\$ 27.50
McKenzie Construction P. O. Box 2207 Brentwood, TN 37027	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ 3,309,526.00	\$ 18,700.00	\$ -	\$ 27.50
Romah, Inc. 170 Reynolds Rd Franklin, TN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 3,309,526.00	\$ 18,700.00	\$ -	\$ 27.50
Southeast Contractors 1834 Grey Pointe Dr Brentwood, TN 37027	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ 3,309,526.00	\$ 18,700.00	\$ -	\$ 27.50

SOUTHERN LAND COMPANY

1550 W. MCEWEN DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

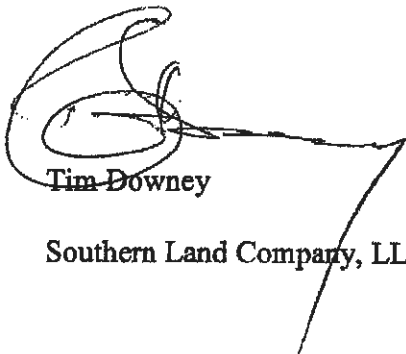
Mr. Eric Stuckey
Franklin City Manager
109 Third Avenue South
Franklin, TN 37064

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