


MEMORANDUM

September 17, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
David Parker, City Engineer/CIP Executive

SUBJECT: Eastern Flank Battlefield Park
Access Roadway Improvement

Purpose

The purpose of this memo is to provide the Franklin Board of Mayor and Aldermen (BOMA) with a status of the proposed access roadway for the Eastern Flank Battlefield Park and ask for direction as to how to proceed with this project.

Background

At their June 22nd meeting, BOMA discussed the access roadway to decide what option they wanted to pursue for providing access to the Eastern Flank Battlefield Park (EFBP) and the Fleming Center that is a part of the Carnton Mansion. BOMA indicated that they favored the option that would construct the eastern portion of the access loop roadway with exposed aggregate asphalt or exposed aggregate concrete at a width of eighteen feet (18'). This eastern portion was to still include the roundabout at the proposed parking area, but was to tie to the existing asphalt drive/parking area at the Park's existing tennis courts. Also it was indicated that the curb and gutters were to be removed from the project. The western portion of the roadway was to be graded and graveled only and was to only be used during special events at either the park or Carnton Mansion. The cost of these improvements was stated as being approximately \$350,000. It was also stated that the parking area was to be constructed if there were enough funds to do so.

After learning of BOMA desires concerning the proposed access roadway, staff started reviewing the implications and discussing options. The following are some of the concerns identified:

1. If the eastern portion of the roadway is to be used for two-way traffic during normal times, then the desired 18' wide roadway is not adequate, especially considering the expected, or anticipated, bus traffic. An 18' wide roadway would create difficulties for buses passing each other and for any other vehicles when there is someone stopping to observe the view-sheds that are proposed for the park. For this situation; two-way traffic with bus use; the roadway would need to be twenty-two feet (22') wide. An 18' wide roadway may be adequate if the roadway is to only function as one-way at all times.
2. Removal of curb and gutter – there was never a curb and gutter designed for this roadway. There is designed a "ribbon curb" that is to be flush with the pavement. This "ribbon curb" is to protect the edges of the pavement and provide a longer life roadway (sustainability). If there is no curb then vehicles running on and off the pavement will break down the pavement edges that will



- create continuing maintenance for the Parks and/or Streets Departments, especially if the roadway width is to be only 18'.
3. Staff does not believe that \$350,000 is adequate to fund the construction of even the eastern portion of the proposed access roadway, much less the entire loop roadway even with the western portion being graded and graveled only.
 4. There has been no mention of what additional improvements are to be constructed or of what material they are to be constructed. These additional improvements include, but may not be limited to; sidewalk at the turnaround drop-off area with handicap ramps, required drainage improvements with end and head walls (believe end and head walls should be either stacked rock or rock veneer concrete), bio-retention areas, connection to the Carnton Mansion access at the end of Carnton Lane, parking area material, etc. If the connection to the Carnton Mansion access is to be made and special event traffic is to use Carnton Lane as an exit, then there would not be any demolition for any of Carnton Lane, but there would still need to be a cul-de-sac constructed for normal traffic operations.

Staff reviewed the existing plans for the access roadway for the EFBP and developed several options to provide the access roadway improvements for the eastern portion of the development with a connection to the Carnton Mansion access at the end of Carnton Lane. The options do not include the construction of the cul-de-sac at the end of Carnton Lane at this time. As can be seen from the attached Cost Estimate there are three (3) basic options with multiple options within each of the options. From the Cost Estimate you can see that the cost to provide the eastern portion of the access road to the Eastern Flank Battlefield Park range from approximately \$450,000 to approximately \$1,385,000. The estimates are based on pricing experienced during recent bids in conjunction with quantities and estimated unit price as supplied by our consultant for this project.

After reviewing the various options and cost estimates as presented by staff, BOMA at their July 14th Work Session directed staff to pursue a Request for Qualifications (RFQ) to have the access roadway designed and constructed by the "Design-Build" method. The reason BOMA wanted to use this method was because they thought there would be a greater ability to look at all options for the roadway through design-build verses the design-bid-build project delivery method.

Staff has investigated using the design-build project delivery method for the Eastern Flank Battlefield Park Access Roadway Project, but after research by the Law Department it has been determined that this project delivery method is not available to the City. I have been advised by the Law Department that state law does not allow the City to use this method for projects. Therefore, we are back to having this project accomplished by the design-bid-build project delivery method.

While the design-bid-build is not the method BOMA desired to use for this project, it does allow for the City obtaining the design of the entire access roadway, parking lot, connections to other areas, etc. and then selecting what is to be constructed. The selection of what to construct would be based either on the probable estimate of cost as provided by the consultant or bidding the entire project with alternatives as to final construction.



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Options

Below is a listing of options as to how the City can proceed with the delivery of the design of the Eastern Flank Battlefield Park Access Roadway Project.

1. Seek Request for Qualifications (RFQ) from consulting firms for the design of the project.
2. Accept the June 29, 2010 proposal from Littlejohn Engineering Associates for the design of the access roadway improvements (see attached).
3. Negotiate with Littlejohn Engineering Associates for a less expensive design for the improvements.
4. Seek a proposal from another consulting firm that has proven their qualifications to BOMA for this type design.

Recommendation

Option 3, negotiating a reduced cost design services agreement for the improvements with Littlejohn Engineering Associates, is recommended. Littlejohn has extensive background with the proposed roadway and should be in the best position to complete design documents in a timely manner. This should expedite the City's ability to get the project with various alternates out to bid.

ITEM	Unit	Cost/Unit	Length
Ribbon Curb	LF	\$13.00	5000
Temporary Construction Entrance	Each	\$1,500.00	N/A
Construction Stakes, Lines and Grades	LS	\$10,000.00	N/A
Mobilization	LS	\$10,000.00	N/A
Silt Fence	LF	\$3.50	4500
Check Dam	Each	\$25.00	
Outlet Protection	Each	\$25.00	
Tree Protection Fencing	LF	\$3.00	
Excavation w/o Parking	CY	\$10.00	
18' Base Stone	TON	\$14.00	2830
22' Base Stone	TON	\$14.00	2830
18' Base Stone	TON	\$14.00	2830
22' Base Stone	TON	\$14.00	2830
Roundabout	TON		330
18' Binder	TON	\$110.00	2830
22' Binder	TON	\$110.00	2830
18' Pavement - D Mix w/ Exposed Agg	TON	\$95.00	2830
22' Pavement - D Mix w/ Exposed Agg	TON	\$95.00	2830
18' Pavement - DBST	SY	\$10.00	2830
22' Pavement - DBST	SY	\$10.00	2830
18' Concrete Surface w/ Exposed Agg	SF	\$9.00	2830
22' Concrete Surface w/ Exposed Agg	SF	\$9.00	2830
Gravel	SY	\$8.00	2000
Sidewalk	SF	\$4.00	500
Handicap Ramp	Each	\$1,000.00	N/A
Concrete Stairs with Handrail	CY	\$400.00	
Pervious Pavement	SY	\$26.00	
Gravel Parking	SY	\$8.00	
Bioretention Area	SY	\$18.00	
Concrete Wheel Stop	Each	\$60.00	
Handicap Parking Sign	Each	\$150.00	
18" RCP	LF	\$55.00	119
15" RCP w/ Parking	LF	\$45.00	30
15" RCP w/o Parking	LF	\$45.00	338
Winged Headwall	Each	\$2,000.00	
Modified Catch Basin	Each	\$4,500.00	
Pavement Marking	LS	\$1,000.00	
Final Dressing and Seeding	Unit	\$4.00	
Excavation w/ Parking	CY	\$10.00	

Width	Depth	Quantity	Total
N/A		12	6320 \$82,160.00
N/A	N/A	2	\$3,000.00
N/A	N/A	1	\$10,000.00
N/A	N/A	1	\$10,000.00
N/A	N/A	4500	\$15,750.00
	N/A	20	\$500.00
	N/A	6	\$150.00
	N/A	3500	\$10,500.00
	N/A	9000	\$90,000.00
		8	2553 \$35,746.04
		8	3121 \$43,689.61
		4	1277 \$17,873.02
		4	1560 \$21,844.80
			\$0.00
		4	1279 \$140,707.60
		4	1563 \$171,975.96
		1.5	450 \$42,747.15
		1.5	550 \$52,246.52
		2	5660 \$56,600.00
		2	6918 \$69,177.78
		6	50940 \$458,460.00
		6	62260 \$560,340.00
	18	6	4000 \$32,000.00
	5	4	2500 \$10,000.00
N/A	N/A	2	\$2,000.00
	N/A	5	\$2,000.00
		8239	\$214,214.00
		6	8239 \$65,912.00
	N/A	589	\$10,602.00
	N/A	6	\$360.00
	N/A	6	\$900.00
	N/A	119	\$6,545.00
	N/A	30	\$1,350.00
	N/A	338	\$15,210.00
	N/A	9	\$18,000.00
	N/A	1	\$4,500.00
	N/A	1	\$1,000.00
	N/A	1200	\$4,800.00
	N/A	9000	\$90,000.00

Roundabout 330 LF
Road 2500 LF

Option 1 - Asphalt with Exposed Aggregate

9/22/2010

ITEM	Unit	Cost/Unit	Depth	Quantity	Total
Ribbon Curb	LF	\$13.00	12	6320	\$82,160.00
Temporary Construction Entrance	Each	\$1,500.00		2	\$3,000.00
Construction Stakes, Lines and Grades	LS	\$10,000.00		1	\$10,000.00
Mobilization	LS	\$10,000.00		1	\$10,000.00
Silt Fence	LF	\$3.50		4500	\$15,750.00
Check Dam	Each	\$25.00		20	\$500.00
Outlet Protection	Each	\$25.00		6	\$150.00
Tree Protection Fencing	LF	\$3.00		3500	\$10,500.00
Excavation w/o Parking	CY	\$10.00		9000	\$90,000.00
Gravel	SY	\$8.00	6	4000	\$32,000.00
Sidewalk	SF	\$4.00	4	2500	\$10,000.00
Handicap Ramp	Each	\$1,000.00		2	\$2,000.00
Concrete Stairs with Handrail	CY	\$400.00		5	\$2,000.00
18" RCP	LF	\$55.00		119	\$6,545.00
15" RCP w/o Parking	LF	\$45.00		338	\$15,210.00
Winged Headwall	Each	\$2,000.00		9	\$18,000.00
Pavement Marking	LS	\$1,000.00		1	\$1,000.00
Final Dressing and Seeding	Unit	\$4.00		1200	\$4,800.00
18' Base Stone	TON	\$14.00	8	2553	\$35,746.04
22' Base Stone	TON	\$14.00	8	3121	\$43,689.61
18' Binder	TON	\$110.00	4	1279	\$140,707.60
22' Binder	TON	\$110.00	4	1563	\$171,975.96
18' Pavement - D Mix w/ Exposed Agg	TON	\$95.00	1.5	450	\$42,747.15
22' Pavement - D Mix w/ Exposed Agg	TON	\$95.00	1.5	550	\$52,246.52

Subtotal \$800,727.88

Parking Area - Pervious					
Pervious Pavement	SY	\$26.00	0	8239	\$214,214.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal \$317,426.00

Parking Area - Gravel					
Gravel Parking	SY	\$8.00	6	8239	\$65,912.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal \$169,124.00

	Ribbon Curb	W/O Ribbon Curb
18' Pavement without Parking	\$532,815.79	\$450,655.79
22' Pavement without Parking	\$581,527.08	\$499,367.08
18' Pavement with Pervious Parking	\$850,241.79	\$768,081.79
22' Pavement with Pervious Parking	\$898,953.08	\$816,793.08
18' Pavement with Gravel Parking	\$701,939.79	\$619,779.79
22' Pavement with Gravel Parking	\$750,651.08	\$668,491.08

Option 2 - Concrete with Exposed Aggregate

9/22/2010

ITEM	Unit	Cost/Unit	Depth	Quantity	Total
Ribbon Curb	LF	\$13.00	12	6320	\$82,160.00
Temporary Construction Entrance	Each	\$1,500.00		2	\$3,000.00
Construction Stakes, Lines and Grades	LS	\$10,000.00		1	\$10,000.00
Mobilization	LS	\$10,000.00		1	\$10,000.00
Silt Fence	LF	\$3.50		4500	\$15,750.00
Check Dam	Each	\$25.00		20	\$500.00
Outlet Protection	Each	\$25.00		6	\$150.00
Tree Protection Fencing	LF	\$3.00		3500	\$10,500.00
Excavation w/o Parking	CY	\$10.00		9000	\$90,000.00
Gravel	SY	\$8.00	6	4000	\$32,000.00
Sidewalk	SF	\$4.00	4	2500	\$10,000.00
Handicap Ramp	Each	\$1,000.00		2	\$2,000.00
Concrete Stairs with Handrail	CY	\$400.00		5	\$2,000.00
18" RCP	LF	\$55.00		119	\$6,545.00
15" RCP w/o Parking	LF	\$45.00		338	\$15,210.00
Winged Headwall	Each	\$2,000.00		9	\$18,000.00
Pavement Marking	LS	\$1,000.00		1	\$1,000.00
Final Dressing and Seeding	Unit	\$4.00		1200	\$4,800.00
18' Base Stone	TON	\$14.00	4	1277	\$17,873.02
22' Base Stone	TON	\$14.00	4	1560	\$21,844.80
18' Binder	TON	\$110.00	4	1279	\$140,707.60
22' Binder	TON	\$110.00	4	1563	\$171,975.96
18' Concrete Surface w/ Exposed Agg	SF	\$9.00	6	50940	\$458,460.00
22' Concrete Surface w/ Exposed Agg	SF	\$9.00	6	62260	\$560,340.00

Subtotal **\$1,684,816.38**

Parking Area - Pervious					
Pervious Pavement	SY	\$26.00	0	8239	\$214,214.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal **\$317,426.00**

Parking Area - Gravel					
Gravel Parking	SY	\$8.00	6	8239	\$65,912.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal **\$169,124.00**

	Ribbon Curb	W/O Ribbon Curb
18' Concrete without Parking	\$930,655.62	\$848,495.62
22' Concrete without Parking	\$1,067,775.76	\$985,615.76
18' Concrete with Pervious Parking	\$1,248,081.62	\$1,165,921.62
22' Concrete with Pervious Parking	\$1,385,201.76	\$1,303,041.76
18' Concrete with Gravel Parking	\$1,099,779.62	\$1,017,619.62
22' Concrete with Gravel Parking	\$1,236,899.76	\$1,154,739.76

Option 3 - Double Bituminous Surface Treatment

9/22/2010

ITEM	Unit	Cost/Unit	Depth	Quantity	Total
Ribbon Curb	LF	\$13.00	12	6320	\$82,160.00
Temporary Construction Entrance	Each	\$1,500.00		2	\$3,000.00
Construction Stakes, Lines and Grades	LS	\$10,000.00		1	\$10,000.00
Mobilization	LS	\$10,000.00		1	\$10,000.00
Silt Fence	LF	\$3.50		4500	\$15,750.00
Check Dam	Each	\$25.00		20	\$500.00
Outlet Protection	Each	\$25.00		6	\$150.00
Tree Protection Fencing	LF	\$3.00		3500	\$10,500.00
Excavation w/o Parking	CY	\$10.00		9000	\$90,000.00
Gravel	SY	\$8.00	6	4000	\$32,000.00
Sidewalk	SF	\$4.00	4	2500	\$10,000.00
Handicap Ramp	Each	\$1,000.00		2	\$2,000.00
Concrete Stairs with Handrail	CY	\$400.00		5	\$2,000.00
18" RCP	LF	\$55.00		119	\$6,545.00
15" RCP w/o Parking	LF	\$45.00		338	\$15,210.00
Winged Headwall	Each	\$2,000.00		9	\$18,000.00
Pavement Marking	LS	\$1,000.00		1	\$1,000.00
Final Dressing and Seeding	Unit	\$4.00		1200	\$4,800.00
18' Base Stone	TON	\$14.00	8	2553	\$35,746.04
22' Base Stone	TON	\$14.00	8	3121	\$43,689.61
18' Binder	TON	\$110.00	4	1279	\$140,707.60
22' Binder	TON	\$110.00	4	1563	\$171,975.96
18' Pavement - DBST	SY	\$10.00	2	5660	\$56,600.00
22' Pavement - DBST	SY	\$10.00	2	6918	\$69,177.78

Subtotal \$831,511.99

Parking Area - Pervious					
Pervious Pavement	SY	\$26.00	0	8239	\$214,214.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal \$317,426.00

Parking Area - Gravel					
Gravel Parking	SY	\$8.00	6	8239	\$65,912.00
Bioretention Area	SY	\$18.00		589	\$10,602.00
Concrete Wheel Stop	Each	\$60.00		6	\$360.00
Handicap Parking Sign	Each	\$150.00		6	\$900.00
15" RCP w/ Parking	LF	\$45.00		30	\$1,350.00
Excavation w/ Parking	CY	\$10.00		9000	\$90,000.00

Subtotal \$169,124.00

	Ribbon Curb	W/O Ribbon Curb
18' DBST without Parking	\$546,668.64	\$464,508.64
22' DBST without Parking	\$598,458.34	\$516,298.34
18' DBST with Pervious Parking	\$864,094.64	\$781,934.64
22' DBST with Pervious Parking	\$915,884.34	\$833,724.34
18' DBST with Gravel Parking	\$715,792.64	\$633,632.64
22' DBST with Gravel Parking	\$767,582.34	\$685,422.34

Eastern Flank Battlefield Roadway Cost Estimate

Option 1 - Asphalt with Exposed Aggregate

	Ribbon Curb	W/O Ribbon Curb
18' Pavement without Parking	\$532,815.79	\$450,655.79
22' Pavement without Parking	\$581,527.08	\$499,367.08
18' Pavement with Pervious Parking	\$850,241.79	\$768,081.79
22' Pavement with Pervious Parking	\$898,953.08	\$816,793.08
18' Pavement with Gravel Parking	\$701,939.79	\$619,779.79
22' Pavement with Gravel Parking	\$750,651.08	\$668,491.08

Option 2 - Concrete with Exposed Aggregate

	Ribbon Curb	W/O Ribbon Curb
18' Concrete without Parking	\$930,655.62	\$848,495.62
22' Concrete without Parking	\$1,067,775.76	\$985,615.76
18' Concrete with Pervious Parking	\$1,248,081.62	\$1,165,921.62
22' Concrete with Pervious Parking	\$1,385,201.76	\$1,303,041.76
18' Concrete with Gravel Parking	\$1,099,779.62	\$1,017,619.62
22' Concrete with Gravel Parking	\$1,236,899.76	\$1,154,739.76

Option 3 - Double Bituminous Surface Treatment

	Ribbon Curb	W/O Ribbon Curb
18' DBST without Parking	\$546,668.64	\$464,508.64
22' DBST without Parking	\$598,458.34	\$516,298.34
18' DBST with Pervious Parking	\$864,094.64	\$781,934.64
22' DBST with Pervious Parking	\$915,884.34	\$833,724.34
18' DBST with Gravel Parking	\$715,792.64	\$633,632.64
22' DBST with Gravel Parking	\$767,582.34	\$685,422.34



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ATTACHMENT "A"

June 29, 2010

Ms. Lisa Clayton
City of Franklin
P.O. Box 305
Franklin, TN 37064

Mr. David Parker, PE
City of Franklin
P.O. Box 305
Franklin, TN 37064

**Re: Eastern Flank Battlefield Park
Revisions to Construction Documents
Franklin, TN**

Dear Lisa and Dave,

We appreciate the opportunity to submit this proposal to revise previously prepared plans for the East Flank Battlefield Park. Plans for the park were completed in June 2009 with the intent that construction would begin as funds became available. We understand that limited funding has become available, and the City would like to explore several different options that would allow work to begin on the loop road.

Based on our conversation with Lisa Clayton, City of Franklin Parks Director, an overall site plan will need to be prepared showing the revised layout that limits the scope of the project. From this layout, we will prepare an opinion of probable cost that the City may use to determine which portions of the project might be broken out or provided by donations.

We understand that you would also like a fee to complete the bid set of construction documents once a final decision has been made regarding the scope of the project. This work will include additional design for the realignment of the road near the existing Carnton Clubhouse. Additional design will also be needed at the connection to Carnton Lane and the access drive to the Fleming Center and Carnton Mansion. We have broken down our fee as the level of review and approval by the City has yet to be determined. Our fees also include construction phase services for work to be performed once the project is underway.

The following is a description of work to be performed for this phase of construction.

Conceptual Layout

- Provide a new layout drawing which shows proposed scope changes and identifies areas of pricing breakdown.
- Provide an opinion of probable cost for scope changes.
- Discuss permitting requirements with local and state officials to define a project time line.

Revisions to Previous Plans

- Revise the Demolition Plan to reflect only limited demolition to the Clubhouse parking lot.

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- Revise the Layout Plan to show the new road alignment and further define areas of the roadway that will no longer be constructed. The layout plan will also show any changes to the previously proposed parking lots.
- Revise the Grading Plan to limit the amount of earthwork outside the proposed roadway.
- Revise the Erosion Control plans and Stormwater Pollution Prevention Plan (SWPPP) to reflect changes made to the limits of grading.

Bid Document Preparation

- Subsequent to site plan approval, prepare and coordinate construction bid package to include construction drawings and project manual including applicable agreements, bid forms, conditions of construction, Division One documents, etc. as needed to conduct project bidding. As project is anticipated to be constructed in several phases as funding is available, review improvements included in first phase to verify extent of coverage.
- Prepare a Notice of Intent to include the site contractor as a secondary permittee under the storm water permit for the development.

Bidding Phase Services

- Issue construction documents to contractors and plan rooms and solicit construction bids on behalf of the owner.
- Attend pre-bid meetings for each phase of the work with prospective site work contractors. Prepare responses to reasonable bidders' questions and requests for information (RFI's), and issue addendums as necessary to clarify the scope of the work.
- Review bids and provide recommendation for contractor selection.

Construction Phase Services

- Make weekly site visits to review construction progress.
- Attend bi-monthly meetings with contractor to review project status.
- Review and approve pay requests.
- Coordinate the services of a qualified Archaeological Scientist to observe exposed subgrades for notable artifacts during earthwork construction. Archaeologist will note item(s) found and provide approximate mapped location of findings.
- Provide As-built drawings based on site observations and incorporate any contractor mark-ups as appropriate.
- The City of Franklin will contract directly with a testing agency to provide tests as stipulated in the Bid Document Specifications.



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Our professional fees for the above-described services are:

Conceptual Layout and Opinion of Probable Cost	\$ 11,000
Revisions to Construction Documents	\$ 28,000
Revisions to Stormwater Pollution Prevention Plan (SWPPP)	\$ 1,500
Resubmittal to City of Franklin Planning Department For Site Plan Approval	\$ 8,000
Coordination, Meeting, and Permitting,	\$ 8,500
Bid Document Preparation (Per Phase)	\$ 4,500
Bidding Phase Services (Per Phase)	\$ 3,000
Construction Phase Services (Per Phase)	\$ 11,000
Archaeologist Budget (estimate)	\$ 3,500
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Total Services	\$ 79,000

Included in the above fees are anticipated expenses incurred on the project's behalf, including printing, plotting, reproduction, postage, mileage, project travel, long distance telephone, facsimile, express mail, and courier services. The does not include fees for permit applications or agency submittal or review fees. Proof of insurance for error and omissions coverage will be provided to the City of Franklin at no additional expense.

Services that may be required, which Littlejohn Engineering Associates can provide, but are not part of this proposal are:

- Preparation of additional schematic site design(s) or alternative analysis for review and approval by Owner or agencies.
- Rendered or illustrative site plans or exhibits for public, community, or neighborhood meetings.
- Additional neighborhood meetings or other public meetings to review elements of design other than meeting(s) specified herein.
- Platting, negotiations for easement procurement or preparation of easement documents
- Preparation of a traffic study, design of acceleration/deceleration lanes on adjoining or nearby public streets, or separate plan and profile drawings, if required by the local review agencies. Signalization plans or acquisition of ramp permit from state highway department.
- Additional Construction document packages phased document releases.



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- Off-site improvements (including utilities, drainage, roadways, acceleration / deceleration lanes, turn lane(s), etc.), public improvements on or off-site, or preparation of easements or final plat documents.
- Hydrant / water test data (if not available through the City of Franklin).
- Retaining wall designs over 6' height or those containing structural loads. Modular walls shall be designed by professional engineer retained by manufacturer.
- Opinions of Probable Construction Costs or alternative analysis of designs with respect to layout, grading and drainage, earthwork balancing, other than as described herein.
- Environmental assessments, studies or evaluations for Corps 404 Permits, hazardous or toxic waste investigations, wetland determinations, or EPA water quality-permitting analysis.
- Making revisions in drawings or other documents when such revisions are inconsistent with written approvals or instructions previously given; required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents; and/or due to other causes not solely within the control of Littlejohn Engineering Associates.
- Providing services made necessary by the default of the contractor, or by defects or deficiencies in the work of the Contractor.

We would be happy to provide or coordinate the acquisition of any of these services as requested by you as an additional service and billed according to the attached Hourly Rate Schedule. Unless otherwise indicated, we will provide our services based on the City of Franklin's Professional Services Agreement.

Thank you again for the opportunity to submit this proposal. This is a very exciting project and one for which our firm is very well suited. We look forward to working with you on this challenging project!

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.



James H. Littlejohn, PE