



HISTORIC
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ITEM #4
CIC
02-10-11

February 6, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Brad Wilson, Facilities Project Manager
Lisa Clayton, Park Director

SUBJECT: The Park at Harlinsdale Farm – Horse Barn

Purpose

The purpose of this item is to request consideration of a phased refurbishing plan for the Harlensdale Horse Barn that begins with a building assessment and preliminary plans and, structural stabilization and weatherization.

Background

Lisa Clayton and Brad Wilson have been discussing the level of work needed to stabilize the main horse barn structure at Harlinsdale Farms. During the May flood Lisa observed roof damage had occurred and wanted to determine the cost of repairing or replacing the current roof to help keep the structure from deteriorating further. Brad suggested consideration be given to a plan for refurbishing the entire barn due to its current deteriorating and unusable state.

Over the last several years, weather has taken its toll on barn with shingles being blown off and structural drainage systems failing. We quickly determined it was best to begin the process to bring the barn back creating a space that the citizens and organizations could use and enjoy while celebrating the history of the once famous sires.

The following proposal outlines specific improvements that can be implemented as funding becomes available.

Phase I (Existing Facility Assessment and Preliminary Design):

Perform a facility assessment of existing building materials and components. Once the assessment has been completed, begin preliminary design work incorporating the goals and objectives of the City of Franklin's Parks Department and historic preservation partners into two phases. Phase I will include:

- A) As-Built Drawings
- B) Survey of existing building components (historic details, siding, doors/windows, damaged materials, items to salvage and reuse etc)
- C) Preliminary design work for Phase II and Phase III
 - o Determine Architectural scope of work for each phase (including all disciplines)
 - o Determine Structural scope of work for each phase.
 - o Provide initial cost approximations for each phase.
- D) Verify previous structural design firms design intent and constructability of provided



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engineered drawings to the City of Franklin.

E) Assist in Obtaining City, State and Appropriate Agency approvals.

Phase II (Structural Stabilization and Weatherization):

This phase will provide construction documents for the structural stabilization and weatherization of the existing facility based on Phase I conclusions. A critical component of this phase will be the incorporation of the Phase III design goals into the structural integrity of the facility. Of great importance in this phase is the reroofing of the Barn. An integrated roof system is proposed that will include a rigid insulation panel over the existing wood decking and a new metal roofing system or a composition shingle roof for budget concerns. The architect, Oversight, LLC., proposes to provide a drawing package that will initially leave existing doors, windows and exterior siding intact with an alternate to replace doors, windows and siding in the first phase of construction. In addition, weatherizing and insulating the facility will also need to be tightly coordinated with Phase III goals. Phase II will also include the following, civil engineering, architectural, structural engineering, electrical engineering (rough-ins), fire protection (verify w/ f/m), specifications and consultants. The time line for the development for this phase would be approximately fifteen (15) weeks for the architectural portion to be completed.

After completing Phases I & II construction drawings and documents would be complete and able to proceed with getting the facility stabilized and weather-tight.

Phase III (Facility Adaptive Re-Use) To provide construction documents for the adaptive re-use of the historic Harlinsdale Barn. A large majority of Phase III will involve interior solutions based on the approved Phase I and phase II preliminary design. We do anticipate some minor exterior changes to the scope after the design is completed in parts I and II that will cause some adjustments in the planning of Phase III. Where as Phases I and II looks at the interior space regarding rough ins for MPE (mechanical, plumbing and heating) and the structural components phase III will complete the interior applications. Phase III will bring together more of the interior framing and finishes with the completion of the MPE package, final interior trim outs, flooring, furniture and communications and the final attributes to bring it to code.

Financial Impact

Initial it is anticipated initial funding will come from the City's Hotel/Motel Tax Fund. Initial estimates include:

- Phase I \$ 27,900.00
- Phase II \$ 45,450.00
- Phase III \$ 57,950.00

Recommendation

A motion to proceed with Phases I & II in the amount not to exceed \$ 73,350.00 is recommended.

Attachments



111 Southeast Parkway Ct. Franklin, Tennessee 37064

December 14, 2010

Mr. Brad Wilson
Project and Facilities Manager
City of Franklin
Franklin, Tennessee

Proposal Number: PR-10-018 REVISED (Harlinsdale Barn – Rehabilitation and Adaptive Re-Use)

Dear Brad,

Thank you for the opportunity to provide you and the City of Franklin with this proposal to provide design services for the renovation of the Harlinsdale Walking Horse Barn.

Project Scope:

We understand the scope of the project to be as follows:

Oversite, LLC proposes to provide you with the following services. We will provide the City of Franklin with a comprehensive design and drawing package for the renovation and additions to the Harlinsdale Walking Horse Barn at 236 Franklin Road, Franklin, Tennessee. We understand the city would like to preserve this historic structure as both an example of a vernacular Tennessee horse barn and to allocate areas of the barn to be adaptively reused for meetings spaces and large gatherings. We understand the city would like to incorporate public restrooms and preparation kitchen. It is our intent to maintain the exterior appearance of the barn while reusing the interior spaces for new purposes.

General Contractor:

Oversite understands that this project will be competitively bid and that a general contractor has not been selected at this time. Oversite, LLC will provide services for Bid Opening and coordinate drawing packages for contractor pick-up.

Scope of Services Provided:

Phase I (Existing Facility Assessment and Preliminary Design):

Perform a facility assessment of existing building materials and components. Once the assessment has been completed we will begin preliminary design work incorporating the goals and objectives of the City of Franklin's Parks Department into two phases. Phase I will include the following:

- As-Built Drawings
- Survey of existing building components (historic details, siding, doors/windows, damaged materials, items to salvage and reuse etc...)
- Preliminary design work for Phase II and Phase III

- Determine Architectural scope of work for each phase (including all disciplines)
- Determine Structural scope of work for each phase.
- Provide initial cost approximations for each phase.
- Verify previous structural design firms design intent and constructability of provided engineered drawings to the City of Franklin.
- Assist in Obtaining City, State and Appropriate Agency approvals.

- Disciplines Involved:

• Architectural:	\$16,400.00
• Structural Engineering / Consultation:	\$ 3,000.00
• Consultants:	\$ 2,500.00
• Renderings / PC Presentation:	\$ 6,000.00

Sub-Total Fee (Phase I): \$27,900.00

Phase I Time Line: Upon receipt of our contract we will need approximately eight weeks excluding Franklin Planning Commission Approval which will require at least an additional month. All of our time lines include a reasonable amount of time for meetings for review, approval and authorization of our work.

Phase II (Structural Stabilization and Weatherization):

To provide construction documents for the structural stabilization and weatherization of the existing facility based on Phase I conclusions. A critical component of this phase will be the incorporation of the Phase III design goals into the structural integrity of the facility. Of great importance in this phase is the reroofing of the Barn. We are initially proposing an integrated roof system that will include a rigid insulation panel over the existing wood decking and a new composition shingle roof. We propose to provide a drawing package that will initially leave existing doors, windows and exterior siding intact with an add alternate to replace doors, windows and siding. In addition, weatherizing and insulating the facility will also need to be tightly coordinated with Phase III goals. Phase II will include the following:

- Disciplines Involved:

• Civil Engineering:	\$ 3,000.00
• Architectural:	\$17,950.00
• Structural Engineering:	\$17,000.00
• Electrical Engineering (Rough-Ins)	\$ 1,500.00
• Fire Protection (Verify w/ FM)	\$ 2,000.00
• Specifications	\$ 1,500.00
• Consultants	\$ 2,500.00

Sub-Total Fee (Phase II): \$45,450.00

Phase II Time Line: We will complete this phase in ten weeks.

Phase III (Facility Adaptive Re-Use):

To provide construction documents for the adaptive re-use of the historic Harlinsdale Barn. A large majority of Phase III will involve interior solutions based on the approved Phase I preliminary design. We do anticipate some minor exterior changes. Phase III will include the following:

▪ Disciplines Involved:	
• Architectural:	\$15,950.00
• Interior Design:	\$ 5,500.00
• Structural Engineering:	\$ 5,000.00
• Mechanical / Plumbing	\$ 7,500.00
• Electrical	\$ 3,000.00
• Fire Protection (Verify w/ FM)	\$ 2,000.00
• Specifications	\$ 1,500.00
• <u>Consultants</u>	<u>\$ 2,500.00</u>
	<i>Sub-Total Fee (Phase III): \$42,950.00</i>

Phase III Time Line: We will complete this phase in ten weeks.

Construction Documents for Phase II and Phase III:

The Construction Documents shall include the following items as deemed necessary to convey to the general contractor the design intent of project.

- Cover Sheet (Code Analysis / Life Safety Evaluation)
- Demolition Plan(s)
- New Work Floor Plan(s)
- Exterior Elevations
- Building Section(s)
- Wall Section(s)
- Detail(s)
- Reflected Ceiling Plan(s)
- Door / Window / Finish Schedules
- Consultants Drawing(s)
- Specifications

In addition to the construction documents, Oversight, LLC will consult with the owner and/or the general contractor relating to interpretation and clarification of construction documents. Reviewing of submittals for materials pertaining to our scope of work shall be included as well.

Construction Administration Phase:

Construction administration which may include but not limited to site observation and application for payment will be included under this fee proposal.

Meetings:

Due to the anticipated number of meetings for review, comment and potential revisions **we will provide twelve meetings within this fee proposal**; these meetings are inclusive of travel time as well as actual meeting time; additional meetings will be invoiced on an hourly basis. We expect review by at least the City of Franklin, Parks Department, Building Codes, Fire Marshal, Planning, Historic, Tennessee Historical Commission along with the Heritage Foundation and other interested parties.

Total Compensation:

Phase I (One):	\$27,900.00
Phase II (Two):	\$45,450.00
Phase III (Three):	\$42,950.00
<u>Total:</u>	<u>\$116,300.00</u>

Oversite, LLC can provide Project Management for a fee of \$15,000.00

This fee includes (1) set of reproducible drawings for your use. Additional services that are requested from the owner or owners representative that are not outlined above shall be billed using the unit rate schedule outlined below.

Unit Rate Schedule for Additional Services:

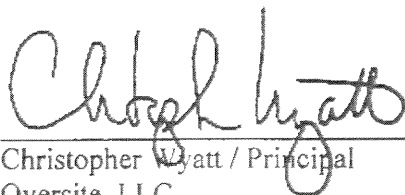
Principal Architect:	\$150.00 / hr.
CAD / Drafting:	\$ 85.00 / hr.
Administrative Support:	\$ 50.00 / hr.

The Terms and Conditions of this Agreement are attached hereto and incorporated herein by reference.

We are prepared to initiate this work as soon as we receive a signed agreement from you. If you have any questions, please call me at 255-7796. Thank you again.

OFFERED BY:

ACCEPTED BY:



Christopher Wyatt / Principal
Oversite, LLC
December 14, 2010

Name
Representative for the City of Franklin
Date: _____