



HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
WRKS 04/12/2011

MEMORANDUM

April 6, 2011

TO: Board of Mayor and Aldermen *Eric*

FROM: Eric S. Stuckey, City Administrator
Russell Truell, Assistant City Administrator / CFO
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Brian Wilcox, Purchasing Manager

SUBJECT: Consideration of contract award to Modern Day Wrecking of Nashville, TN in the total amount of \$31,300 for demolition of the institutional structure, commonly known as the old jail, located at 118 Bridge Street (Purchasing Office Procurement Solicitation No. 2011-022; project not itemized in the FY 2011 budget)

Purpose

The purpose of this procurement is to demolish the institutional structure, now informally known as “the old jail,” located at 118 Bridge Street. The purpose of the demolition is to clear this property for potential redevelopment.

Background

The old jail, which has a brick façade and sits back from Bridge Street, is sited on the same parcel of land (map & parcel no. 063N-B06400) as the institutional structure, now informally known as “the old, old jail,” located at 112 Bridge Street, which has a concrete façade and sits close to Bridge Street.

The City acquired the parcel of property in September 2007 from Williamson County. The City subsequently determined that the property is of no further feasible use to the City and declared it surplus in August 2009. The property is presently zoned Civic-Institutional (CI) and mixed-uses complimentary to Franklin’s Historic Central District are limited under the CI zoning. Furthermore, recent changes to the City of Franklin’s Floodway Fringe Overlay have created additional challenges that limit the future reuse of this property.

In July, 2010, the City solicited sealed bids for sale of the surplus property, including both structures. One (1) bid was received by the September 2, 2010 submittal deadline. The Board of Mayor and Aldermen voted on September 28, 2010 to reject the bid and proceed with:

- evaluating and amending the Floodway Fringe Overlay restrictions that significantly limit uses
- rezoning of the property
- re-soliciting

Since September, the Historic Zoning Commission acknowledged staffs plans to demolish “the old jail” and remove the building permanently from the floodplain and the Board of Mayor and Alderman will soon consider rezoning the parcel from Civic Institutional (CI) to Central Commercial (CC), which coincides with the adjacent properties and provides the opportunity for complimentary uses.

Financial Impact

The City published on March 10, 2011 a Notice to Bidders in the *Williamson Herald* for demolition of the institutional structure, commonly known as the old jail, located at 118 Bridge Street, Franklin, TN. In addition,



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bid documents were sent on or about the same date directly to 23 potential bidders known or thought to be interested in this solicitation. Bids from four (4) vendors were publicly opened at the bid opening held on March 24, 2011. A tabulation of the bids received for this solicitation is attached. The apparent lowest, most responsive and responsible bid, from Modern Day Wrecking of Nashville, is in the total amount of \$31,300 for the specified services. This bid was identified because it is the lowest bid that meets or exceeds the City's intention as expressed and implied by the City's specifications as well as the instructions, terms and conditions pertaining to this procurement solicitation. Please note that this project, the cost of which would be allocated to the Water Fund inasmuch as the property is an asset of the Water Fund, is not specifically itemized in the Water Fund budget for fiscal year 2011.

Options

In accordance with the bid documents, the City reserves the right to reject any and all bids.

Recommendation

Staff recommends that the City accept the apparent lowest best bid, from Modern Day Wrecking of Nashville, in the total amount of \$31,300 for the specified services. Purchasing Manager Brian Wilcox is of the opinion that the prepared specifications as distributed allowed for competition among multiple vendors, and that the staff recommendation appears to be made in a fair and impartial manner based upon the bids received.

Tabulation of Bids *

Purchasing Office Solicitation No.:	2011-022 (demolition of the institutional structure, commonly known as the old jail, located at 118 Bridge Street)						
Notice to Bidders published in the <i>Williamson Herald</i> on:	3/10/11						
Number of vendors that were notified of / that responded to this solicitation for bids:	23 / 4						
Date and time bids due and publicly opened:	3/24/11 2:00 PM						
Present at opening of bids:	Roger Gardner of Gilley Construction; Jim McMinn & Michael Rust of First Response; Brad Wilson of the City of Franklin Administration Department; and Tiffany Wilkins of						
Target meeting of BOMA at which recommendation will be considered:	4/26/11						
Bids received from:	Bid No.:	Description of bid:	Does the bid item MOES¹? / If not, how many exceptions do not MOES¹?	Total delivered bid price:	Payment terms:	Estimated time of completion of project after receipt of order:	Bid pricing is valid through:
First Response Inc. 1411 South Dickerson Road Goodlettsville, TN 37072 Mike Rust, Division Manager 615-868-9110	1 of 1	Demolition services	Bidder takes no exceptions	\$38,969.00	net 30 days	30 days	05/31/11
Gilley Construction Inc. 4741 Murfreesboro Hwy. Manchester, TN 37355 Roger Gardner, Estimator 931-952-3122	1 of 1	Demolition services	Bidder takes no exceptions	\$85,500.00	net 30 days	25 days	05/31/11
J & F Excavating, Inc. P.O. Box 680606 Franklin, TN 37068 Mike Johnson, President 615-790-4023	1 of 1	Demolition services with exclusions	Bidder did not submit required forms and documents	\$32,000.00	net 30 days	not indicated	not indicated
Modern Day Wrecking 2620 Walker Lane Nashville, TN 37207 Douglas Williams, Owner 615-320-0770	1 of 1	Demolition services as specified	Bidder takes no exceptions	\$31,300.00	net 30 days	30 days	05/31/11

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid