



HISTORIC
FRANKLIN
TENNESSEE

ITEM #3
CIC
02-09-12

MEMORANDUM

February 2, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
David Parker, City Engineer/CIP Executive
Paul Holzen, Interim Director of Engineering
William G. Banks, Staff Engineer I

SUBJECT: **ITEM #1 – Consideration of Amendment No. 1 to the Professional Services Agreement with Ragan Smith Associates, Inc. (COF Contract No. 2011-0149) for Additional Design Services for the Public Works Facility Access Road Project in an Amount Not to Exceed \$12,450.00.**

ITEM #2 – Discussion Concerning the Public Works Facility Access Road Design

Purpose

The purpose of this memorandum is to bring forward to the Board of Mayor and Aldermen (BOMA) two (2) items regarding the Public Works Facility Access Road Project through Lasko:

1. A proposal from Ragan Smith Associates, Inc. (RSA) for additional engineering design services.
2. A discussion concerning whether or not to use concrete or asphalt as the main roadway surface.

Background

As authorized by the Board (COF Contract No. 2011-0139), the City purchased the property at 124 Lumber Drive (former 84 Lumber site located off of Columbia Avenue) to use as a combined City of Franklin Public Works Facility. The City also entered into an Agreement with L.P. Franklin (Lasko) (COF Contract No. 2011-0144) that will grant the City Permanent Access and Fiber Optic Easements necessary for the new access roadway through the Lasko site. The access road is needed to allow for City traffic to be able to access Columbia Avenue at a signalized intersection.

Design Services. The Board authorized a Professional Services Agreement with Ragan Smith Associates, Inc. (COF Contract No. 2011-0149) for the survey and design of the access roadway at a not-to-exceed fee of \$73,000.00. This original contract did not include certain optional services, such as easement staking, stormwater design/management, Lasko parking lot modifications, bid documents, and now having to submit plans to the Franklin Municipal Planning Commission. Amendment No. 1 to RSA's PSA includes all of these services, which will allow for the access roadway plans to be fully completed.

Roadway surface. The access roadway is currently being designed utilizing an asphaltic roadway surface. Staff has discussed the possibility of using concrete for this roadway to accommodate the truck traffic associated with the new public works facility. Future maintenance for a concrete roadway is minimal. A preliminary cost estimate shows an asphalt roadway costing \$178,000, whereas a concrete roadway costs \$377,000. So, switching to concrete means a cost increase of nearly \$200,000 to the construction price.



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Financial Impact

Amendment No. 1 (COF Contract No. 2012-0015) to the Professional Services Agreement with RSA (COF Contract No. 2011-0149) at a not-to-exceed cost of Twelve Thousand Four Hundred Fifty and No/100 Dollars (\$12,450.00). New contracted total becomes \$85,450.00 (\$73,000.00 +\$12,450.00).

The attached cost estimate shows the cost of concrete versus asphalt surface. In using concrete instead of asphalt for the access roadway, the cost for related concrete construction line items increases by approximately \$200,000.

Recommendation

After review of the Amendment No. 1 proposal from RSA, staff recommends approval of COF Contract No. 2012-0015 with Ragan Smith Associates, Inc. increasing the contract amount by \$12,450.00.

Based on the preliminary cost estimate staff would recommend utilizing the asphaltic roadway surface.



Land Planners • Civil Engineers
Landscape Architects • Surveyors

January 25, 2012

Via Email: william.banks@franklintn.gov

Mr. William G. Banks
Staff Engineer
City of Franklin
109 Third Avenue, South
Franklin, Tennessee 37064

**RE: SUPPLEMENT TO PROPOSAL FOR
ACCESS IMPROVEMENTS TO SERVE THE NEW
WATER AND SEWER MAINTENANCE FACILITY
FOR THE CITY OF FRANKLIN, TENNESSEE
COF CONTRACT NO. 2011-0149**

Dear William:

Per your instructions, we are submitting herein a proposal for additional services required under the referenced contract agreement dated October 11, 2011.

These additional services include items listed in the original proposal as Optional Services which have been deemed to be necessary for this project.

The Optional Services are outlined below:

A. Easement and Alignment Staking	\$1,250.00
B. Stormwater Management - Quantity and Quality	6,000.00
C. Parking Lot Modifications Design (including additional survey)	1,850.00
D. Geotechnical Engineering (Asphalt Cores & Subsurface Investigation)	4,500.00 <i>(budgeted at \$11,200)</i>
E. Bid Documents and Bid Tab	<u>2,650.00</u>
Total Optional Services	\$16,250.00

We have been authorized to initiate work on Items B, C, D and E above. We were also instructed to include Item A in this supplement request and will bill for it only if work is actually accomplished.

Item C, Parking Lot Modifications Design, prompted the need for submittal to and hearing by the Franklin Municipal Planning Commission (FMPC) and will require additional funds to complete. We would estimate the amount of these additional fees to be \$7,500.00.

Therefore, we are requesting a supplement to our contract as follows:

Original Base Proposal, Not to Exceed	\$61,700.00
Optional Services (A-E, listed above)	16,250.00
Additional Fees for Parking Lot Design/PC Submittal	<u>7,500.00</u>
Sub-Total	\$85,450.00
Less Amount Authorized by Purchase Order	<u>(73,000.00)*</u>
Amount of Supplement Request	\$12,450.00


* Amount authorized to date includes original Base Proposal and original Geotechnical Estimate only

Mr. William Banks
Page 2
January 25, 2012

We appreciate the opportunity to provide additional services to the City of Franklin. If you agree to the terms set out herein, please sign below and return one copy to our office, which will serve as our notice to proceed.

Sincerely,

RAGAN-SMITH-ASSOCIATES, INC.



Joseph F. Griffin, P.E.
Senior Vice President



Brad S. Slayden, P.E.
Project Manager

JFG/BSS:djb

CLIENT ACCEPTANCE and AUTHORIZATION TO PROCEED:

By: _____ Date: _____

Printed/Typed Name: _____ Title: _____

RAGAN-SMITH ASSOCIATES, INC.

SCHEDULE OF SERVICES AND EXPENSES

Professional Services

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$165.00
Project Manager	130.00
Professional Engineer	105.00
• Civil Engineer	
• Traffic Engineer	
• Hydrology/Hydraulics Engineer	
• Environmental Engineer	
Land Planner	100.00
Landscape Architect	100.00
Registered Land Surveyor	95.00

Technical Services

<u>Classification</u>	<u>Hourly Rate</u>
Senior Designer	\$85.00
Designer	70.00
Senior Technician	80.00
Technician	65.00
Administrative Assistant	75.00

Field Survey Services

<u>Classification</u>	<u>Hourly Rate</u>
Two Man Survey Crew	\$115.00
Three Man Survey Crew	145.00
GPS Survey Crew	180.00
Laser Scanner Survey Crew	240.00

Expenses

Expenses (not limited) are not included in the professional service fees of this agreement unless specifically stated.

Travel: Cost

 Travel and subsistence expenses
 (lodging, meals, mileage, etc.)

Subcontracts: Cost

Printing/reproductions: Commercial Rates

Sundries: Cost

 Local/overnight deliveries,
 long distance telephone calls,
 specialized sampling, laboratory
 analysis, graphics, and
 review and submittal fees.

Review/submittal fees over \$200 are to be paid by the client directly to the jurisdictional agency.

MAINTENANCE FACILITY ACCESS ROAD					
CITY OF FRANKLIN					
QUANTITIES AND COST ESTIMATE 1-30-2012					
ITEM	QUAN.	UNIT	UNIT COST ⁽¹⁾	AMOUNT	
MAIN ACCESS ASPHALT					
8" BASESTONE (303-01)	2038	TON	\$ 18.33	\$ 37,356.54	
4" BASE AGG. (307-02.01)	869	TON	\$ 70.56	\$ 61,316.64	
2" BINDER (307-02.08)	439	TON	\$ 73.67	\$ 32,341.13	
1.5" SURFACE (411-02.11)	308	TON	\$ 79.89	\$ 24,606.12	
TACK COAT (403-01)	0.68	TON	\$ 502.72	\$ 341.85	
PRIME COAT					
402-01	6	TON	\$ 643.87	\$ 3,863.22	
402-02	23	TON	\$ 17.38	\$ 399.74	
SUB TOTAL:				\$ 160,225.24	
MAIN ACCESS CONCRETE					
6" BASESTONE (303-01)	1523	TON	\$ 18.33	\$ 27,916.59	
8" CLASS A CONC. (604-01.01)	853	CY	\$ 364.10	\$ 310,577.30	
SUBTOTAL:				\$ 338,493.89	
SECONDARY 24' ACCESS DRIVE ASPHALT					
8" BASESTONE (303-01)	266	TON	\$ 18.33	\$ 4,875.78	
4" BASE AGG. (307-02.01)	97	TON	\$ 70.56	\$ 6,844.32	
2" BINDER (307-02.08)	49	TON	\$ 73.67	\$ 3,609.83	
1.5" SURFACE (411-02.11)	18	TON	\$ 79.89	\$ 1,438.02	
TACK COAT (403-01)	0.075	TON	\$ 502.72	\$ 37.70	
PRIME COAT					
402-01	0.65	TON	\$ 643.87	\$ 418.52	
402-02	3	TON	\$ 17.38	\$ 52.14	
SUBTOTAL:				\$ 17,276.31	
SECONDARY 24' ACCESS DRIVE CONCRETE					
6" BASESTONE (303-01)	199	TON	\$ 18.33	\$ 3,647.67	
8" CLASS A CONC. (604-01.01)	96	CY	\$ 364.10	\$ 34,953.6	
SUBTOTAL:				\$ 38,601.27	
TOTAL COST ASPHALT				\$ 177,501.55	
TOTAL COST CONCRETE				\$ 377,095.16	
COST INCREASE CONCRETE vs ASPHALT				\$ 199,593.61	
(1) Unit Costs are derived from TDOT Region 3 2010 Unit Price Inventory and current Metro Nashville IDT Construction Contract Prices					
Any opinion of probable cost prepared by Ragan-Smith-Associates, Inc. represents our best judgement as design professionals and is supplied for general guidance. Since Ragan-Smith has no control over the construction marketplace, we do not guarantee the accuracy of such opinions as compared to final Contractor bids or actual cost for this development.					