



## Legislation Text

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**File #:** 17-0122, **Version:** 1

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**DATE:** February 1, 2017

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator  
Brad Wilson, Facilities Project Manager

**SUBJECT:**

\*Consideration of Final Payment to Southeast Contractors, Inc. in the amount of \$30,186.25 for the construction of the City of Franklin Fire Station No.8 Westhaven. (COF 2014-0032). (02/14/17 WS)

**Purpose**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning final payment to Southeast Contractors, Inc. for the construction of City of Franklin Fire Station No. 8 (Westhaven)

**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 2014-2015 Capital Investment Program (CIP) included the construction of a new fire station in the Westhaven neighborhood identified as Fire Station 8. Fire Stations 8 (Westhaven) and Fire Station 7 (Southeast Franklin) are being designed under a prototypical design approach that was completed by the Renaissance Group. The design is anticipated to be more cost effective and an efficient way to meet the needs of our growing community. Construction of Fire Station 7 in southeast Franklin is included in the "first tier" of approved projects in the 2017-26 Capital Investment Plan.

The facility completed is approximately 11,300 square feet with 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 along with a treatment room designed for citizens that may have an immediate need. Fire Station 8 is a sustainable facility that will reach a LEED standard but will not go through the expense of the commissioning process per the direction of the Board of Mayor and Aldermen.

On September 23, 2014, the Board of Mayor and Alderman approved the awarding of a contract to Southeast Contractors, Inc. for the construction of Fire Station 8. On October 23rd the agreement with Southeast Contractors, Inc. was signed by Mr. Eric Stuckey and Mayor Ken Moore for the construction of the station. The facility was delivered to City of Franklin at substantial completion on August 15, 2016 with fire staff making first shift September 1, 2016. The total hard construction cost for the facility was \$3,309,526.00 with no alternates selected. Also approved from the board was an owner's contingency in the amount of \$125,000 for any unforeseen problems or additions that were needed to be made during the project. Total completed project cost to date is \$3,334,824.50 which is an over the project budget (not including the contingency) by \$25,298.50. The final draw amount requested is the remaining \$4,887.75 of the budget.

A total of 6 change orders were presented to the Facilities Project Group by the GC and were approved during the project for work discussed and completed. After calculation of the debits and credits the final change order for completion of the project totals \$25,298.50.

Those change orders are as follows:

CO1 A credit for site work with less material having to be removed, debit for masonry changes requested by Southern Land, Concrete Mud Seal so project could start due to wet season we were stuck in and exterior bi-fold door overlay grills from the original program. (\$84,963.00)

CO2 To install a larger code compliant range hood to produce more CFM exhaust, Entry doors to be shop painted with Kynar paint to match apparatus bay doors pre-finished "Red", furnish two paper towel & receptacles that were left off of plan. \$6,660.00

CO3 Correct a grade discrepancy from survey so that proper subgrade could be established for radiant floor system, apply factory paint to apparatus bay doors in lieu of painting in the field, Credit for change of waterproofing membrane, furnish three additional wireless access points and 2 additional camera locations. \$14,529.60

CO4 Installation of COF Fiber Optic line and Quazite Box, Atmos Gas Line relocation, stainless steel base cabinets both sides next to range, install a better type shower head sidewalk additional work and fencing. \$43,652.00

CO5 Credit for some infrastructure that was not installed, required gate for MTEMC transformer location, additional concrete at MTEMC transformer per their request rough in of new Fire Dept. alerting system rough in materials regarding the Locution system, provide site trees for project that were originally owner furnished through the tree bank but were unavailable at the time of need, additional rough ins for volume controls, electrical and data locations while facility was under construction, changing of some passage hardware to keyed door hardware for better security measures, changing of hinges at dumpster gate doors and man doors to a heavy duty barrel hinge that will should last longer where other units had welded points and it was felt that over time the welds could or would fail, install drywall in the dispatch office with drywall to keep clean look instead of painted block. \$13,646.00

CO6 Add a new K-Class fire extinguisher per fire marshal, add EIFS band around red storefront door system due to entry door system and masonry could not be made to line up, change mechanical room door from a three-foot-wide door to a four-foot-wide door so that in time equipment that needed to be replaced could more easily, add blackout shades to meeting room and day room in lieu of PVC blinds that did not match interior of facility. Addition of a 36 inch by 36 inch fire rated access door in apparatus bay to access equipment located in ceiling system of facility along with fire rated walkway platform, apply cure and seal compound to site concrete slabs to help with curing and cracking, install two pitched roof curbs and two vent caps in lieu of designed gooseneck exhaust units that were originally designed, install in lieu of wall mounted kitchen faucet to a counter mounted unit, install a raceway for low voltage wiring from north side of building to south side for low voltage systems to be easily ran and off of metal roof structure, additional electrical needed for plymovent or vehicle exhaust system, additional electrical for HD extractor or washer and drying cabinet from original panel schedule, added cell dialer to fire alarm control system, additional electrical for apparatus bay lighting control system located in apparatus area, installation of 24-hour time clocks in lieu of photocell in lieu of a photo cell on exterior lights as history shows photocell units have a shorter life span, add irrigation between side walk and front street not shown on plan, install three breakaway receptacles at each apparatus bay for power to vehicle, replace a 2 caliper tree with a larger tree for the Front St side of facility, add ductwork to mechanical room on second floor to due summer and winter conditions within space, add additional gutters to facility located near apparatus bay areas, credit for drywall that was not installed at mezzanine area on backside of wall. \$31,744.00

The final completion amount for the project is \$ 3,334,824.50 which is over the base budget amount

of \$3,309,526.00 but covered under the owner's contingency in the amount of \$25,298.50 with a remainder of owner contingency funds of \$ 99,701.50.

**Financial Impact**

The final completion amount for the project is \$ 3,334,824.50 which is over the base budget amount of \$3,309,526.00 but covered under the owner's contingency in the amount of \$25,298.50 with a remainder of owner contingency funds of \$ 99,701.50. The cost of the change orders is covered within the limits under the approved owner's contingency fund of \$125,000.00.

**Recommendation**

Staff recommends approval of final payment along with the final change order in the amount of \$30,186.25 to Southeast Contractors Inc. for all work performed on the City of Franklin Fire Station 8.