



Legislation Text

File #: 18-1238, **Version:** 1

DATE: November 29, 2018

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kristine Tallent, Assistant City Manager/CFO
Brad Wilson, Facilities Manager

SUBJECT:

*Consideration of Resolution 2018-106, A Resolution approving a Bid Award to Southland Constructors, Inc in the amount of \$6,671,000.00 (six million six hundred seventy-one thousand dollars and no cents) for the construction of the City of Franklin Fire Station No. 7 located in the I-65 / Peytonsville Corridor. (COF Contract 2018-0259, Project #2016-018).

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) concerning the award of COF Contract 2018-0259 to Southland Constructors Inc. for the construction of the City of Franklin's Fire Station 7, to be located at 911 Brunacini Way in the amount of \$6,671,000.00. The construction agreement is for construction of the City of Franklin's prototypical fire hall design and includes a Williamson County EMS wing along with road construction, additional grading, and requested additional parking.

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 2017-2026 Capital Investment Program (CIP) includes the construction of a new fire station in the I-65 - Peytonsville Road Corridor, Fire Station 7. Both Fire Station 8 (Westhaven) and Fire Station 7 (Southeast Franklin) were designed together as a part of the creation of a prototypical fire station design. The design is anticipated to be a cost effective, efficient way to meet the needs of our growing community. Construction of Fire Station 7 in southeast Franklin is budgeted in Fiscal Year 2019 with funding for the remainder of the project to be included in FY 2020.

The structural design for the 1.8 acre site was developed for the site conditions and included numerous meetings with stakeholders such as the Franklin Fire Department, City Administration, Williamson County (County Mayor Rogers Anderson) Government along with EMS staff, Williamson County facilities group, and the architectural and engineering groups. As requested by the Board, the design is a LEED- type, sustainable facility that will reach a LEED standard but will not go through the commissioning process. The design creates a facility of approximately 17,340 square feet of total under roof space including exterior covers. The facility remains as its original prototypical design with a three-bay apparatus area, living quarters, gathering space, kitchen and eating area, site utilities, site work and landscaping. The extra added part of the construction is the County EMS Wing that is built per the Fire Side design protocol with a single apparatus bay and living quarters.

On Wednesday November 7th, 2018 a mandatory meeting was held for contractors interested in bidding on the Fire Station project. The City entertained six different contractors, to ask questions to the architect and owner's representatives. On Tuesday November 9th, five contractors consisting of Baron Construction, LLC, DeAngelis Diamond, Dowdle Construction Group, Orion Building Corporation, and Southland Constructors Inc. submitted bids for the Fire Station 7 project. Between the low bidder and the second bidder there was roughly a 1.5 percent difference in price. City Facilities staff along with the architectural group felt that the City had received good bids based on the set of specifications and plans that are developed.

Southland Constructors, Inc. is the low bidder for the project with or without acceptance of the alternates. Southland Constructors, Inc. will furnish all materials, equipment and labor for the construction of the facility including all mass and finish grading, site utilities, drives, foundation and structural integrity systems, roofing, interior finishes, based on the architectural drawings rendered by Renaissance Group out of Lakeland, Tennessee. Southland will also provide the construction services the alternates that are excepted. There four alternates that were identified within the project and as described to below are:

Southland Constructors Inc.

Base Bid:	\$ 5,330,000.00
Alternate # 1: County EMS wing	\$ 640,000.00
Alternate # 2 Construction of Brunacini Way	\$ 350,000.00
Alternate # 3 Additional Grading of Site and Hillside	\$ 341,000.00
Alternate # 4 Additional Parking	<u>\$ 10,000.00</u>

Total Project to be Award to Southland Constructors, Inc	\$ 6,671,000.00
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*** SEE ATTACHED BID FORM***

The listing below are additional Project Cost for the development regarding Station 7:

MTEMC for the realignment of 2 major power circuits.		\$ 130,000.00
ATT for realignment for phone and fiber.	Estimated	\$ 15,000.00
Comcast for realignment for cable.	Estimated	\$ 15,000.00
City of Franklin Sewer Tap fee based on 2-inch domestic service		\$ 51,408.00
Millcrofton Fees for Fire and Domestic		\$ 168,797.00
City of Franklin 6 (six) fire line fee		\$ 3,000.00
Owners Contingency for building adjustments and site conditions		\$ 266,500.00

Current Fire Department Budget for Fiscal 2019 and upcoming 2020 will provide FFE (furniture, fixtures, and equipment) items that the Fire Department will require.

Project to Award Low budget summary:

Construction bid with alternates	\$ 6,671,000.00
Owner Cost	\$ <u>649,705.00</u>
Total Project cost	\$ 7,320.705.00

Financial Impact

The 2017-26 CIP includes funding for the development of Station 7. Funding in the current fiscal year budget amounts to \$ 4,750,000.00. There is some potential for value engineering that could reduce the construction cost. In addition, some savings may be realized with the various furnishing components. Additional Facilities Tax funds will be requested in the FY 2020 Budget Process for the balance of the project. Moreover, the County will provide funding to the City in the amount of \$815,000 (\$640,000 for the EMS wing and \$175,000 shared expense of the roadway).

Recommendation

Staff recommends approval of a contract award with Southland Constructors, Inc. for the construction of the new City of Franklin Fire/EMS facility (Fire Station 7) with selected alternates.