

RESOLUTION 23-15

A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO NEGOTIATIONS FOR A CONTRACT WITH A GENERAL CONTRACTOR FOR THE CONSTRUCTION OF THE NEW POLICE DEPARTMENT HEADQUARTERS TO HENSEL PHELPS CONSTRUCTION CO. AT THE BASE BID AND ALTERNATE BID AMOUNTS

WHEREAS, the City of Spring Hill desires to utilize a General Contractor for the construction services of the new Police Department Headquarters; and

WHEREAS, the City publicly advertised a Request for Qualifications and requested cost proposals from two qualified consultants with a bid opening on January 10, 2023; and

WHEREAS, Hensel Phelps Construction Co. was the low bidder with a cost proposal for the base bid of \$36,117,000.00; and

WHEREAS, Hensel Phelps Construction Co. cost proposal included costs for the alternate bid options, as:

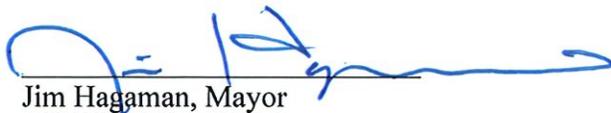
- Alternate No. 1 – Complete build out of the intake/interview suite - \$591,000
- Alternate No. 2 – Complete build out of the F.A.T.S. training room - \$99,000
- Alternate No. 3 – Complete build out of the rolling assets storage - \$122,000

WHEREAS, funding for the construction will be expensed the 18-75 Fund utilizing funds from the General Fund or the 18-75 Fund, with determination made at time of disbursement; and

WHEREAS, City staff recommends approval of a contingency in the amount of \$571,000.00 for a total approve amount of \$37,500,000.00 and to authorize the City to enter in to negotiations for contract with a General Contractor to oversee the construction of the new Police Department Headquarters to Hensel Phelps.

NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen authorizes for the City to enter in to negotiations for a contract with a General Contractor to oversee the construction of the new Police Department Headquarters to Hensel Phelps in a total amount of \$37,500,000.00.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 6th day of February, 2023.


Jim Hagaman, Mayor

ATTEST:

April Goad

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter

Patrick Carter, City Attorney



REQUEST: **Approval of Resolution 23-15**

SUBMITTED BY: **Missy Stahl, CIP Manager**
 Don Brite, Police Chief

DATE: **February 6, 2023**

RE: **To authorize the City to enter in to negotiations for a contract with Hensel Phelps Construction Co for a General Contractor for construction of the new Police Department Headquarters**

ATTACHMENTS: **Bid tab**

PURPOSE:

The purpose of this resolution is to authorize the City to enter in to negotiations with Hensel Phelps Construction Co for a General Contractor for construction of the new PD Headquarters.

BACKGROUND:

The City of Spring Hill desires to utilize a General Contractor to oversee the construction of the new PD Headquarters. A RFQ was advertised with two responses received. The City chose to request a cost proposal from each contractor with the bid opening on January 10, 2023. Hensel Phelps Construction Co. was the low bidder at a cost of \$36,117,000 for the base bid. The bid also included alternates for three areas: the intake/interview suite (\$591,000), the F.A.T.S. (Firearms Training Systems) training room (\$99,000) and the rolling assets building (\$122,000). The total for the alternate bids is \$812,000. If the alternate bids are not accepted, these areas will remain as a shell area that can be completed at a later date.

Staff is also recommending a contingency be included and approved. With the base bid plus the alternates, the total approved amount would be \$37,500,000.

A resolution to authorize the Mayor to sign the contract will be presented for BOMA approval at a future meeting.

FINANCIAL IMPACT:



Current budgeted amount for the construction is \$34,000,000 based on the cost estimate provided by the architects currently under contract with the City for the Headquarters design. However, due to the inflationary costs associated with construction materials at this time, the actual costs came in higher. Therefore, an additional \$3,500,000 will be needed. The estimated time of construction is 20 months with an anticipated start in early Spring 2023. Based on the estimated time, the total cost would be expensed over three budget years.

Costs would be paid from the 18-75 Fund utilizing either General Fund or 18-75 Fund fund balance with final determination made at time of payment.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 23-15, to authorize the City to enter in to negotiations for a General Contractor for the construction of the new Police Department Headquarters for the base bid and alternate bid amounts.

BID TAB

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Bids opened in:
Council Chambers
 City of Spring Hill
 199 Town Center Pkwy
 Spring Hill, TN 37174

Liquidated Damages
 \$400/day

Contract Time:
 550 days

BASE BID

Bidders of Record
 name, city, license number

American Constructors, Inc.
 5203 Maryland Way, Suite 210
 Brentwood, TN 37027
 License No. 19064

Hensel Phelps
 1600 Division St.#220
 Nashville, TN 37203
 License No. 26220

Pursuant to the Invitation to Bid for...

City of Spring Hill
 Police Headquarters
 Spring Hill, Tennessee
 TMP Project #: A01322

Bids and modifications must have been received here by...
January 10, 2023 at 2:00 p.m., CDT
 I thus declare the bidding closed, and will now proceed to open and read the bids and modifications received.

Designer represented by:

Lori Smith
 TMPartners, PLLC

Owner represented by:

Missy Stahl
 City of Spring Hill

Bid opening conducted by:

April Goad
 City of Spring Hill

BID BOND
 AND FORMS

Subcontractors

Plumb S.M. Lawrence Company, Inc.
 HVAC S.M. Lawrence Company, Inc.
 Elect American Commercial Industrial Electric
 Masonry McIntosh-Murphy Co., Inc.
 Roofing Eskola Roofing & Waterproofing

ALT. NO. 1	ALT. NO. 2	ALT. NO. 3	ALT. NO. 1	ALT. NO. 2	ALT. NO. 3	ALT. NO. 4	ALT. NO. 5
INTAKE/INT.	F.A.T.S.	FLEET	CONTINGENCY	ELEV. CAB	SIGNAGE	STRUCT STEEL/CONCR.	
\$505,300.00	\$137,500.00	\$184,500.00	\$749,466.00	\$40,000.00	\$100,000.00	\$123,775.00	\$41,000.00
Included							

\$591,000.00	\$99,000.00	\$122,000.00	\$625,360.00	\$40,000.00	\$100,000.00	\$136,000.00	\$41,000.00
Included							

Plumb S.M. Lawrence Company, Inc.
 HVAC S.M. Lawrence Company, Inc.
 Elect American Commercial Industrial Electric
 Masonry Kelly Construction
 Roofing Eskola Roofing & Waterproofing