

RESOLUTION 24-166

**A RESOLUTION TO APPROVE THE COST ESTIMATE FOR FIRE STATION NO. 4  
CONSTRUCTION BY CHRIS WOODS CONSTRUCTION COMPANY**

**WHEREAS**, the City of Spring Hill entered into a contract with Chris Woods Construction Company ("Contractor") on March 18, 2024 by Resolution 24-71 to serve as the Construction Manager as Constructor for Fire Station No. 4; and

**WHEREAS**, the Contractor has solicited price quotes and bids from subcontractors necessary to complete the building construction; and

**WHEREAS**, the Contractor has submitted a Guaranteed Maximum Price ("GMP") cost proposal in the amount of \$10,129,986.00, attached hereto as Exhibit A; and

**WHEREAS**, City staff recommends approval of the GMP submittal with an additional \$370,014.00 for contingency for any City requested changes for a total approved amount of \$10,500,000.00; and

**WHEREAS**, funding for the construction will be expensed from the Capital Projects Fund utilizing funds from the General Fund (as approved by Resolution 23-112) or bond proceeds (as approved by Resolution 23-215, with determination made at time of disbursement.

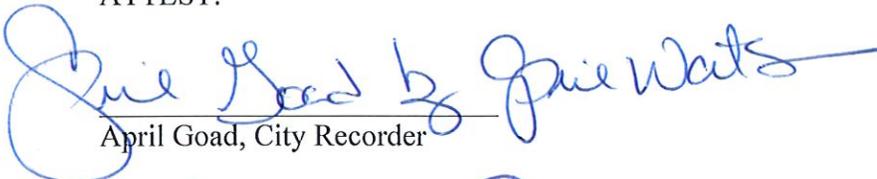
**NOW, THEREFORE BE IT RESOLVED**, the City of Spring Hill Board of Mayor and Aldermen:

1. Approves the Guaranteed Maximum Price cost proposal in the amount of \$10,129,986.00 from Chris Woods Construction Company for the construction of Fire Station No.4.
2. Approves a contingency in the amount of \$370,014.00 for any City requested changes for a total approved amount of \$10,500,000.00.
3. Authorizes the Mayor to sign the cost proposal, attached hereto as Exhibit A.

**Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15<sup>th</sup> day of July, 2024.**

  
Jim Hagaman, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney



**REQUEST:** *Approval of Resolution 24-166*  
**SUBMITTED BY:** Missy Stahl, CIP Manager  
Graig Temple, Fire Chief  
**DATE:** July 15, 2024  
**RE:** To approve the cost estimate for Fire Station No. 4  
construction by Chris Woods Construction Company  
**ATTACHMENTS:** Cost estimate, Res. 23-112, Res. 23-215

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**BACKGROUND:**

The City of Spring Hill entered into a contract with Chris Woods Construction Company ("Contractor") in March 2024. This contract established Chris Woods Construction as the Construction Manager as Constructor for Fire Station No. 4. Utilizing this method, the Contractor worked with the architect of record, Renaissance Group, to complete final design plans, identify any areas for which value engineering could be applied, obtain quotes/bids from subcontractors and submit a final Guaranteed Maximum Price cost estimate. The amount of the GMP is \$10,129,986.00. City staff recommends approval of a contingency in the amount of \$370,014.00 in the event the City requests any changes that are not included in the initial GMP price. **This would bring the total approved cost to \$10,500,000.00.** There is also \$694,050.00 contingency included in the GMP that may be needed depending on unknown factors during construction. Any contingency money is not used will be returned to the City as a credit on the contract.

**FINANCIAL IMPACT:**

The funding for this project will be expensed from the Capital Projects Fund. The BOMA has committed \$7,000,000 to be applied to this project in prior years. The remaining funding could be paid from fund balance, transferred from General Fund as approved by BOMA Resolution 23-112, or it could be paid by reimbursement to itself with the proceeds of debt as approved by BOMA Resolution 23-215. Final determination of payment method will be made at time of payment due.

Based on the estimated construction time, the total cost would be expensed over two budget years. Construction is scheduled to start in August 2024 with completion 12 months after.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 24-166, to approve the cost estimate for Fire Station No. 4 construction by Chris Woods Construction Company.

July 9, 2024

Ms. Missy Stahl, CMFO  
CIP Director  
City of Spring Hill, TN  
199 Town Center Parkway  
Spring Hill, TN 37174

**VIA EMAIL ONLY**

RE: Spring Hill Fire Station #4 | GMP Estimate

Dear Ms. Stahl,

Following up from yesterday's discussions, our guaranteed maximum price (GMP) estimate for the above referenced project is:

**Ten Million One Hundred Twenty-Nine Thousand Nine Hundred Eighty-Six and NO/100 Dollars (\$10,129,986.00)**

Attached herewith please find our Estimate Summary which provides a line-item breakdown of the GMP estimate.

Additionally, please see the attached list of Estimate Clarifications.

Let us know if you have any questions or need additional information.

Respectfully Submitted,

CHRIS WOODS CONSTRUCTION CO., INC.



Don A. Sloan  
Estimating | Business Development



**CHRIS WOODS**  
CONSTRUCTION COMPANY, INC.



**Renaissance  
Group**



SPRING HILL FIRE STATION #4	
Category	Value
General Conditions	\$ 639,691.00
Earthwork & Drainage	\$ 906,710.00
Exterior Improvements	\$ 550,569.00
Concrete	\$ 840,500.00
Masonry	\$ 893,150.00
Steel	\$ 305,300.00
Rough Carpentry	\$ 118,185.00
Finish Carpentry/Millwork	\$ 188,431.00
Roofing	\$ 85,363.00
Insulation	\$ 32,500.00
Waterproofing & Caulking	\$ 56,219.00
Doors/Frames & Hardware	\$ 188,680.00
Bi-Folding & Overhead Doors	\$ 335,600.00
Aluminum Windows & Glazing	\$ 227,660.00
Drywall Framing	\$ 310,500.00
Metal Truss Systems	\$ 311,281.00
Painting / Sealed Floors	\$ 65,500.00
Resilient Flooring	\$ 42,480.00
Epoxy Finishes	\$ 193,171.00
Acoustical Ceilings	\$ 40,615.00
Specialties	\$ 141,116.00
Equipment & Furnishings	\$ 24,019.00
Conveying Systems	\$ 48,413.00
Plumbing	\$ 483,500.00
HVAC	\$ 745,000.00
Fire Protection	\$ 82,125.00
Electrical / Low Voltage	\$ 991,697.00
City Sewer & Water Fees	\$ 98,025.00
Utility Allowance	\$ 100,000.00
Monument Sign Allowance	\$ 35,000.00
Unsuitable Soils & Rock Contingency Allowance	\$ 100,000.00
Contingency Allowance	\$ 459,050.00
Contractors Fee	\$ 430,524.00
Bonds	\$ 59,412.00
<b>Total</b>	<b>\$ 10,129,986.00</b>

July 9, 2024

## **Spring Hill Fire Station #4**

### **GMP ESTIMATE CLARIFICATIONS**

1. We have based the GMP estimate on drawings and specifications prepared by Renaissance Group dated May 30, 2024 along with Addendums #1 and #2.
2. We have included cost for all allowances as listed in Section 01 20 00 of the Specifications.
3. We have not included cost for the purchase of any lockers as they will be provided by owner. However, we have included cost for installation.
4. As directed, we have included cost for camera and communications systems based on proposals received from the owner's vendors, Chief 360 and Mapletonics.
5. We have included a lump sum allowance in the amount of \$20,000 for purchase and installation of the Safe Haven Baby Box that's shown on the drawings. From what we have learned, it has to be handled directly by owner and likely leased, not purchased.
6. We have included a lump sum allowance in the amount of \$100,000 for any adverse underground, hidden and/or unknown conditions, including unsuitable soils (high moisture content, low load bearing rock, etc.), as well as the removal, relocation, processing and/or disposal of any contaminated materials from Owner's site
7. We have not included cost for remediation/mitigation of high moisture content in concrete.
8. We have not included cost for the relocation of any underground lines other than those clearly identified on the drawings.
9. We have included cost for standard Worker's Compensation, General Liability and Builder's Risk insurance, but no additional special insurance coverages.
10. We have included cost for furnishing performance & payment bonds.
11. We have included a lump sum allowance in the amount of \$100,000 for utility fees to local utility companies for electric, gas, cable TV and any other services, as well as any temporary connection charges.
12. In the event that material or equipment delivery times are excessive or adversely delayed through no fault of the Contractor due to unforeseen situations such as, but not limited to, port delays, raw material shortages, manufacturing labor shortages due to a pandemic, manufacturing delays; then the contract time and general conditions cost shall be equitably adjusted by a Change Order to add the appropriate amount of time to cover the excessive material delays and cost associated with the added time.
13. In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Contractor, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by a Change Order in accordance with the Change Order provisions provided in the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases by an amount exceeding the lesser of 5% of a subcontract or material purchase order amount of \$5,000 between the date of the Contract and the date of installation.
14. We have not included cost for any building permits as those fees have been waived.
15. We have not included cost for providing any independent laboratory testing services as the City is issuing an RFP to contract for them directly.

END OF ESTIMATE CLARIFICATIONS

*"Exceeding our clients' expectations through quality construction in a cost-effective and timely manner"*

**RESOLUTION 23-112**

**A RESOLUTION TO AUTHORIZE A COMMITMENT OF THE GENERAL FUND'S  
FUND BALANCE FOR THE PURPOSE OF CONSTRUCTING FIRE STATION #4**

**WHEREAS** the Government Standards Accounting Board (GASB) has issued Statement No. 54 establishing a hierarchy clarifying the constraints that govern how a government entity can use amounts reported as fund balance; and

**WHEREAS** the Board of Mayor and Aldermen is the highest level of decision-making authority, and has the authority to commit, assign, or evaluate existing fund balance classifications and identify the intended uses of committed or assigned funds; and

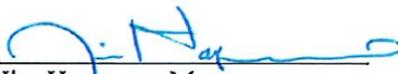
**WHEREAS**, once the committed fund balance constraints are imposed, it requires the constraint to be removed by the Board of Mayor and Aldermen prior to redirecting fund for other purposes; and

**WHEREAS**, the committed fund balance classification reflects amounts subject to internal constraints self-imposed by the Board of Mayor and Aldermen; and

**WHEREAS**, the Board of Mayor and Aldermen have a strong desire to build Fire Station #4 at the intersection of Duplex Road and Buckner Lane.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Spring Hill Board of Mayor and Aldermen hereby reaffirms its prior years commitment of \$3,500,000 and add an additional commitment of \$3,500,000.00 from the June 30, 2023 Fund Balance.

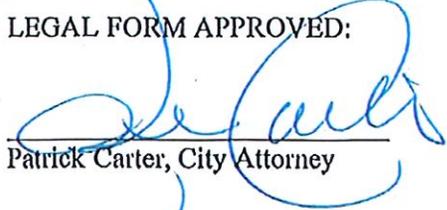
**Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 20<sup>th</sup> day of June, 2023.**

  
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Jim Hagaman, Mayor

ATTEST:

  
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April Goad, City Recorder

LEGAL FORM APPROVED:

  
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Patrick Carter, City Attorney

RESOLUTION 23-215

**A RESOLUTION DECLARING THE INTENT OF THE CITY OF SPRING HILL,  
TENNESSEE ("CITY") TO REIMBURSE ITSELF WITH THE PROCEEDS OF DEBT TO  
BE ISSUED BY THE CITY FOR EXPENDITURES RELATED TO THE  
CONSTRUCTION OF FIRE STATION FOUR**

WHEREAS, the City of Spring Hill intends to contract outside construction services for the construction of fire station four for which it cannot provide itself; and

WHEREAS, it is the intention of the City to pay all or a portion of the costs associated with said projects by the issuance of debt; and

WHEREAS, it may be necessary to make expenditures in payment of said costs prior to the availability to draw funds of said debt obligation as availability is only during certain time periods; and

WHEREAS, the City wishes to state its intentions with respect to reimbursements for said expenditures in accordance with requirements or regulations applicable thereto promulgated by the United State Department of the Treasury.

**NOW, THEREFORE BT IT RESOLVED BY THE BOARD OF MAYOR AND  
ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, AS FOLLOWS:**

It is reasonably expected that the City will reimburse itself for certain expenditures made by the City for all cost related to the and construction services including but not limited to fire station four; and

The City intends to reimburse expenditures by issuing a form of debt obligation. The expenditures made prior to the availability to draw funds are expected to be paid from the General Fund.

Section 1. This resolution shall be placed in the minutes of the Board of Mayor and Aldermen and shall be made available for inspection by the general public at the office of the City Recorder.

Section 2. It is the City's reasonable expectation that it will reimburse the original expenditures from the proceeds of notes or other debt obligations.

Section 3. This resolution constitutes a declaration of official intent under Treas. Reg. 1.150-2.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby replaced, and this resolution shall be in immediate effect form and after its adoption.

**NOW, THEREFORE BE IT FURTHER RESOLVED BY THE BOARD OF  
MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, establishes**

the intent that the expenditures in connection with construction services for fire station four be reimbursed with proceeds of financing.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16<sup>th</sup> day of October, 2023.

  
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Jim Hagaman, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

April Goad, City Recorder

LEGAL FORM APPROVED:

  
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Patrick Carter, City Attorney

Patrick Carter, City Attorney