

RESOLUTION 22-18

**A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN A PROPOSAL WITH
TMPARTNERS, PLLC FOR DESIGN SERVICES FOR A POLICE HEADQUARTERS
BUILDING**

WHEREAS, the City of Spring Hill has identified the need for a qualified consultant to provide design and construction administration services for a new police headquarters building to be located on five acres on Hathaway Drive; and

WHEREAS, TMPartners, PLLC is currently under contract for these services and have submitted an updated cost proposal in the amount of \$1,848,343; and

WHEREAS, the current proposal includes services for schematic design of a 55,000 square foot building, design development, construction documents, bidding/negotiation phase and construction phase administration services; and

WHEREAS, staff recommends approval of a design contingency of \$151,657 for a total approved cost of \$2,000,000; and

WHEREAS, payment for the services will be expensed from the Capital Projects Fund and funded from the 18-75 Fund.

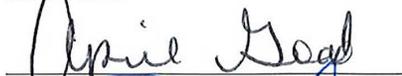
NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen:

1. Approve the Professional Services Agreement with TMPartners, PLLC for design services for a police headquarters building in the amount of \$1,848,343, attached hereto.
2. Approve a design contingency in the amount of \$151,657 for a total cost approval of \$2,000,000.
3. Authorize the Mayor to execute the Design Services Agreement, attached hereto.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 7th day of February, 2022.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: Approval of Resolution 22-18

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

DATE: February 7, 2022

RE: To authorize the Mayor to sign a design services agreement with TMPartners, PLLC for the Police department headquarters building

ATTACHMENTS: Design services agreement

PURPOSE:

The purpose of this resolution is to authorize the Mayor to sign a design services agreement with TMPartners, PLLC to develop a design for a new police headquarters building.

BACKGROUND:

The City currently has TMPartners, PLLC under contract for design services. The original contract was entered in to for the re-design of the police department area that was to be located within the Northfield building. Now the headquarters will be located on five acres on Hathaway Drive (off of Port Royal Road). As the design plans will now be a new build instead of a re-design, staff asked TMP for an updated cost proposal.

TMP submitted an updated cost proposal for the design of a 55,000 sq. ft. building in the amount of \$1,848,343. This proposal includes services for schematic design, design development, construction documents, bidding/negotiation phase and construction phase administration services. Any major services not included in the original proposal will require an amendment be submitted by TMP to be approved by the Board of Mayor and Aldermen prior to the extra services being performed.

Staff recommends the approval of a design contingency of \$151,657 to bring the total budgeted cost to \$2,000,000.

FINANCIAL IMPACT:

Funding for the design services will be added to the FY 22 budget on the next budget amendment. Payments will be expensed through the Capital Projects Fund and funded through the 18-75 Fund.



STAFF RECOMMENDATION:

Staff recommends approval of Resolution 22-18 to authorize the Mayor to sign a design services agreement with TM Partners, PLLC for the Police department headquarters building



TMPartners, PLLC

Architecture Interiors Planning

211 Franklin Road, Suite 200
Brentwood, Tennessee 37027-5593
615.377.9773
www.tmpartners.com

PROPOSAL FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

Date: January 31, 2022

To: Ms. Missy Stahl
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174
dbrite@springhilltn.org

Project: Spring Hill Police Headquarters
Spring Hill, Tennessee
TMP No. A07518

Dear Ms. Stahl:

The following is TMPartners, PLLC (TMP) proposal to provide design and construction administration services for this project.

Description of Project

A new Police Headquarters at approximately 55,000 square feet located in Spring Hill, TN. The anticipated construction cost is \$24,750,000 or approximately \$450/sf. Basic services include architecture, interior design, civil, landscape, structural, mechanical, plumbing, electrical, and fire protection design and construction administration services. Supplemental services include program finalization, detailed cost estimating, and furniture, furnishings, and equipment design (FFE), and technology systems, including access control, CCTV, and audio-visual. Basic services and supplemental services are included in the proposed fee below.

Proposed Fee: \$1,848,343

The proposed fee includes a basic services fee of 6.9% of the anticipated construction cost. The design fee may adjust at this rate depending on the final construction cost. The proposed fee and the rate of 6.9% may adjust six months after the date of this proposal if design services have not commenced.

Compensation shall be paid monthly in proportion to services performed and in accordance with the following schedule for each phase of service:

Schematic Design	20%
Design Development	20%
Construction Documents	30%
Bidding or Negotiation Phase	2%
Construction Phase	28%
Total	100%

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Reimbursable Expenses

Reimbursable expenses are not included in TMP's fee. TMP will be reimbursed the actual cost of expenses invoiced to TMP. Mileage will be reimbursed at current IRS mileage rates.

Additional Services

For additional services that may arise during the project, TMP and TMP's consultants will provide these services on either a Lump Sum or an Hourly Rate basis. Rates may be adjusted two years after the date of this proposal.

Compensation for Additional Services of TMP's Consultants will be 1.10 times the amount invoiced to TMP.

Services Not Included in Proposal:

Services that are not included in this proposal that may be provided as Reimbursable Expenses or Additional Services include:

1. Professional services not identified in this proposal.
2. Topographic and boundary surveys, field surveying, platting or easement preparation, as-built surveys, construction layout or verification, digitizing of existing surveys to render them compatible with CAD software.
3. Fees for securing approval of authorities having jurisdiction over the Project.
4. Printing & document reproduction.
5. Special postage, handling, and/or deliveries.
6. Physical models, mock-ups, professional photography and presentation materials requested by the City or authorities having jurisdiction over the project.
7. LEED facilitation or certification.
8. Preparation for one (1) public meeting.
9. Evaluation of more than one (1) substitution of a product or system proposed by the Contractor during Bidding or Construction phases.
10. Revising the Bidding or Construction Documents resulting from substitutions proposed by the Contractor.
11. Early release site or demolition packages.
12. Design of any site pump systems for the following: domestic water, fire protection, sanitary sewer service or storm drainage systems.
13. Preparation and execution of studies including Phase 1 Assessments, wetland, HEC, or floodplain analysis studies required by local, State, or other agencies in order to obtain their approval, or as requested by the client.
14. Off-site designs or studies for vehicular traffic, signalization or utilities including, but not limited to public sewer line and public water line extensions.
15. Services related to segregated or multiple construction contracts, phased or fast-track construction.
16. Design of offsite infrastructure design. It is assumed all utilities are readily available at the site.
17. Design of retention systems required by excavation.
18. Design and field observation of shoring for excavations or underpinning of structures.
19. Structural engineering services pertaining to a Seismic Design Category D or E.
20. Other similar Project-related services and expenses.

Limitation of Liability:

In recognition of the relative risks, rewards, and benefits of the Project to both the City and TMPartners, PLLC, the City agrees to the fullest extent permitted by law to limit the liability of TMPartners, PLLC and its consultants for any and all claims, losses, costs, and damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability shall not exceed \$100,000 or the amount of the fees paid to TMPartners, PLLC, whichever is greater. It is intended that this limitation shall apply to any and all liability or causes of action, however alleged, plead, or arising. The City further agrees, to the fullest extent permitted by law, to indemnify

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and hold harmless TMPartners, PLLC from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising from the services performed by other consultants engaged by the City.

We are ready to begin work immediately! Thank you for the opportunity. If you agree with this proposal, please sign below and return a copy to jearwood@tmpartners.com as a PDF via email.

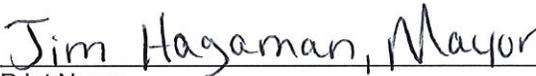
TMPartners, PLLC

City of Spring Hill

Jeffery A Earwood, AIA, LEED AP
Principal


Signature

Date
2-7-2022


Print Name