



# CITY OF GERMANTOWN

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## TENNESSEE

1930 South Germantown Road • Germantown, Tennessee 38138-2815  
Phone (901)757-7200 Fax (901)757-7292 [www.germantown-tn.gov](http://www.germantown-tn.gov)

### Board of Mayor and Aldermen Meeting

Monday, February 22, 2016 – 6:00 p.m.  
Council Chambers – Municipal Building

1. Call To Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes
6. Arbor Day Proclamation
7. Citizens to be Heard
8. **CONSENT**
  - a. Appointment to Public Safety Education Commission
  - b. Appointment to Board of Equalization
  - c. Bulk Purchase – Cement Treated Base Mix
  - d. Recognition of Donation – Education Commission
  - e. Rejection of Proposals: Design and Publication of Local Magazine
  - f. HVAC Piping Replacement – City Hall
  - g. Annual Fire Alarm Protection Service
9. Public Hearing - Ordinance 2016-01 – Amendment to Chapter 21 - Utilities Ordinance
10. Annual Cured in Place Pipe Rehabilitation Contract
11. Annual Milling and Paving Contract
12. Approval of Interfund Reimbursement Agreement
13. Award of Bond Sale
14. Public Hearing – Resolution 16R07 - TraVure Amended Outline Plan
15. Resolution 16R11 - Final Plan Approval Phase 1 – TraVure
16. Resolution 16R12 - Final Plan Approval Phase 2 – TraVure
17. Resolution 16R13 - Final Plan Approval Phase 3 – TraVure
18. Western Section of Wolf River Blvd – Project Closeout
19. Adjournment

The City of Germantown complies with the American with Disabilities Act. Should you need accommodations for this meeting, please call 757-7200 at least 48 hours in advance of the meeting.



# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016  
**FROM:** Patrick J. Lawton, City Administrator  
**SUBJECT:** SET AGENDA

**INTRODUCTION:**

The Agenda must be set before the meeting. The Board must agree on the contents of the agenda and make changes to the agenda before the meeting begins.

**PROPOSED MOTION(S), RESOLUTION(S), OTHER ACTION:**

To approve the agenda (as amended).

**BOARD ACTION:** \_\_\_\_\_ **MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain





*City of Germantown*  
**PROCLAMATION**

- WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and this holiday, call Arbor Day, was first observed with the planting of more than a million tree in Nebraska, and
- WHEREAS, In Germantown, we are fortunate to have a great diversity of tree species that provide us with lovely shades of red, yellows and oranges in the fall and
- WHEREAS, tree can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and
- WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and
- WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and
- WHEREAS, Germantown citizens are invited to participate in a “free dogwood tree give-away” program to be held from 9 to 11 a.m. on Friday, March 4, at the Germantown Crossing Shopping Center; AND the Germantown Annual Fruit Tree Sale on the same day from noon to 2 p.m. at the Bobby Lanier Farm Park, and
- WHEREAS, The Germantown Tree Board and Beautification Commissions invite everyone to support the city’s twenty-fifth anniversary of being designated as a “Tree City USA” by the National Arbor Day Foundation by participating in these community events,

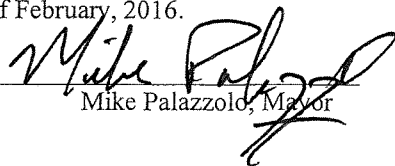
NOW, THEREFORE, I, Mike Palazzolo, Mayor of the City of Germantown, Tennessee, do hereby proclaim Friday, March 4, 2016 as the 144th anniversary celebration of

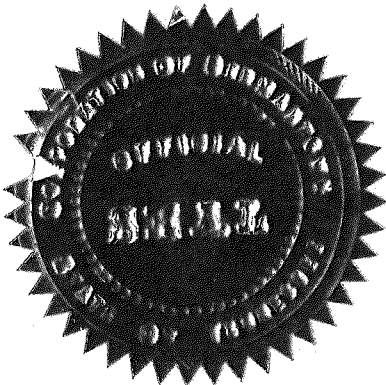
 **Arbor Day**

In our country, and I urge all citizens to celebrate Arbor Day in Germantown and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Germantown to be affixed this 22<sup>nd</sup> day of February, 2016.

  
Mike Palazzolo, Mayor









# CITY OF GERMANTOWN

**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016  
**FROM:** Patrick J. Lawton, City Administrator *PSU*  
**SUBJECT:** Bulk Purchase – Cement Treated Base Mix

**INTRODUCTION:**

The purpose of this agenda item is to request the Board's authorization to purchase 2,000 tons of cement treated base mix in the amount of \$50,500.00 from Standard Construction Company.

**BACKGROUND:**

Cement treated base mix is used primarily for street maintenance repairs, utility cuts and storm water maintenance projects. Public Works crews pick up the amount required each day as needed at the vendor's distribution plant for immediate application.

**DISCUSSION:**

On May 11, 2015, the Board approved a one year contract establishing unit pricing for the purchase of cement treated base mix, based upon the two bids that were received: Standard Construction Company, Inc. - \$25.25 / ton and APAC, TN - \$26.50 / ton. The original purchase is almost complete and staff requests approval of another bulk order utilizing the low bid price of \$25.25 per ton from Standard Construction Company, Inc. Procurement staff has verified that the contract pricing and term.

**VISION 2020:**

This purchase supports the Community Vitality Vision 2020 objective for well maintained infrastructure which includes streets, grounds and utilities.

**BUDGET AND STAFFING IMPACT:**

**SOURCE OF FUNDING:**

Fund	Line Item No.	Dept.	Line Item Description	Budget Balance	Recommended Expenditures
State Street Aid	011-3210-436.26-80	Public Works	City Street Maintenance	\$129,826.09	\$50,500.00

Bobby Carter, Superintendent of Streets, will schedule the daily pick up of materials and distribution by street crews as required.

**ATTACHMENTS:**

Bid Analysis

**Prepared by: Bruce Tillman**  
Bruce Tillman, Asst. Director of Public Works

**Reviewed by: Bo Mills, PWLF**  
Bo Mills, Public Works Director

**Reviewed by: Lisa A. Piefer**  
Lisa A. Piefer, Procurement Director

**PROPOSED MOTION(S), RESOLUTION(S), OTHER ACTION:**

To approve the purchase of 2,000 tons of cement treated base mix in the amount of \$50,500.00 from Standard Construction Company, Inc.

**BOARD ACTION:**                      **MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain









# CITY OF GERMANTOWN

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## REPORT TO: THE BOARD OF MAYOR AND ALDERMEN

DATE: February 22, 2016

FROM: Patrick J. Lawton, City Administrator *PJL*

SUBJECT: HVAC PIPING REPLACEMENT – CITY HALL

### INTRODUCTION:

The purpose of this agenda item is to consider approval of a contract with Metro Mechanical Contractors Inc. in the amount of \$19,392.00 for HVAC piping replacement in the City Hall building.

### BACKGROUND:

The existing air handler units that serves the original and the east wing in the City Hall building was installed during original construction in 1979 and again in 1985. There are a total of four air handler units that are equipped with chilled and hot water heat exchangers to temper the airflow to the Dispatch, Jail, Court Room, and People Street areas. Due deterioration and corrosion of the existing piping at these air handlers, replacements are necessary to install the new waterflow mixing valves.

Replacements of the waterflow mixing valves are included in the Building Automated System upgrade, but the piping is not included. Typically, minimal piping replacement may be necessary for valve replacement. However, due to the condition of the existing piping, the scope of work is beyond minimal piping replacement. In addition, both chilled and hot water closed loop systems must be drained to replace the piping. Once the systems are back in service, water treatment will occur to help protect both closed loop systems.

### DISCUSSION:

HNA Engineering, pllc provided plans and specifications for the formal bid process. However, the project was not bid due to the availability of cooperative price quotes through the State of Tennessee. Metro Mechanical Contractors Inc. is a local contractor and provided pricing under the State Wide Contract; SWC #700 Electrical, HVAC, and Plumbing Maintenance and Repair.

### VISION 2020:

This project supports the Financial Sustainability Goal 22 of maintaining and upgrading City facilities. General Services is committed to providing comfortable and sustainable facilities for all of its customers. In this case, our customers are employees, residents of Germantown, and visitors. These attributes support the City's Vision 2020 goal of providing service excellence.





# CITY OF GERMANTOWN

**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PSL*

**SUBJECT:** ANNUAL FIRE ALARM PROTECTION SERVICES

**INTRODUCTION:**

The purpose of this agenda item is to request authorization for the Mayor to enter into an annual contract with Simplex Grinnell, LP to inspect and test City-owned fire protection systems in the amount of \$10,701.85

**BACKGROUND:**

City-owned buildings that are equipped with fire alarm systems and fire sprinkler systems are due for annual inspections and testing as required by State Law. The City has been utilizing an annual service contract extension that has expired. Simplex Grinnell, our current local vendor, has the Technology, Security and Communications cooperative contract with National Joint Power Alliance (NJPA). Facilities covered under the contract are; Southern Ave Water Treatment Plant, Public Services Complex, GPAC, Johnson Rd Water Treatment Plant, Municipal Centre, Library, Fire Station 1, Fire Station 3, Fire Station 4, TN Genealogy Library and Economic and Community Development Building.

**DISCUSSION:**

The NJPA Contract # 031913-SGL is valid until April 23, 2017. The office of Procurement has reviewed contract documents to ensure compliance with the state ordinances and City policies.

**VISION 2020:**

Equipping and providing safe public facilities supports the City's Vision 2020 goal of providing service excellence. Reynold Douglas, General Services Director will manage this contract.

**BUDGET AND STAFFING IMPACT:**

None

**SOURCE OF FUNDING:**

Fund	Line Item No.	Dept.	Line Item Description	Budget Balance	Recommended Expenditures
General	010-1710-418.26-90	Facility Services	Contract Maintenance	\$125,716.00	\$10,710.85

**ATTACHMENTS:**

- Vendor Quote for specified locations
- NJPA Award Contract

**ANNUAL FIRE ALARM PROTECTION SERVICES**

February 22, 2016

Page 2

**PREPARED BY:** Ida Griffiths  
Ida Griffiths, Administrative Assistant

**REVIEWED BY:** Reynold D. Douglas  
Reynold Douglas, General Services Director

**REVIEWED BY:** Adrienne Royals  
Adrienne Royals, Sr. Budget & Performance Analyst

**REVIEWED BY:** Lisa A. Piefer  
Lisa A. Piefer, Procurement Director

**PROPOSED MOTION(S), RESOLUTION(S), OTHER ACTION:**

To authorize the Mayor to enter into an annual contract with Simplex Grinnell, LP to inspect and test City-owned fire protection systems in the amount of \$10,701.85

**BOARD ACTION:** \_\_\_\_\_ **MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain



# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PJL*

**SUBJECT:** Ordinance 2016-01 an Ordinance to Amend Chapter 21 (Utilities) – Second Reading and Public Hearing

**INTRODUCTION:**

The purpose of this agenda item is to adopt Ordinance No. 2016-01 an Ordinance to amend Chapter 21 (Utilities) of the Code of Ordinances of the City of Germantown for the provisions related to late fee allowances and to conduct a public hearing on the proposed ordinance.

**BACKGROUND:**

The current ordinance does not allow for waiver of difference between net (discounted) and gross payment for Germantown water and sewer customers. The proposed ordinance would allow customers who have paid utility bills on time for the preceding 12 consecutive months to take advantage of the net or discounted rate listed on the bill.

**DISCUSSION:**

There are Germantown utility customers who have paid their utility bill on a timely basis for many years. The current ordinance does not allow for the waiver of the late fee (gross amount due) even for these customers. The amendment to the utility ordinance will allow for the removal of a late fee for utility customers who have paid their utility bill on time for the preceding 12 consecutive months.

**VISION 2020:**

This supports the Vision 2020 objective of providing Exceptional Services Responsive to Citizens' Needs by providing services with a personal approach and helping to ensure that citizens maintain a high level of satisfaction with City services.

**Prepared by: Patrick J. Lawton**  
Patrick J. Lawton, City Administrator

**Reviewed by: Bo Mills, PWLF**  
Bo Mills, Public Services Director

**Reviewed by: Linda Rathje**  
Linda Rathje, Accounting Manager

**PROPOSED MOTION(S), RESOLUTION(S), OTHER ACTION:**

To approve Ordinance No. 2016-01 on second reading

**BOARD ACTION:**                      **MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain





# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PSL*

**SUBJECT:** Annual Cured in Place Pipe Utilities Contract

**INTRODUCTION:**

The purpose of this agenda item is to consider approval of a service contract with Insituform Technologies, LLC in an amount not to exceed \$390,000.00 for the FY16 Annual Cured in Place Pipe Utilities Contract.

**BACKGROUND:**

The City of Germantown Sewer Division performs preventive maintenance, flushing, video inspection and repairs on over 212 miles of sewer mains annually. Each year funding is allocated in the Storm Water Fund and Sewer Infrastructure Replacement Program for the rehabilitation of older or inferior infrastructure within the system to address infiltration, root removal or any other structural damage that may prevent maximum flow and functioning capabilities. The scope of this contract includes pre flushing, video inspection, CIPP lining, reinstatement of the sewer connections, post flushing and a final inspection of the sewer mains identified in the bid. Samples will be retained by the contractor and provided to the City for laboratory testing. The contractor will be responsible for any street repairs, yard restoration or repairs to sidewalks or curb and gutter bands due to or caused by contractor operations.

**DISCUSSION:**

Cured in Place Pipe rehabilitation has been utilized within the City of Germantown for twenty two years to restore pipe integrity, improve sewer and storm water flows and seal out ground water infiltration with minimum disruption of work sites and little to no interruption of services to the citizens and customers. The primary focus for pipe lining each year is the older infrastructure within the City system or traditional repetitive problem areas where excavation would be cost prohibitive. The Board recently approved authorization to enter into an Interlocal Participation Agreement with Buy Board National Purchasing Cooperative on January 25, 2016. Insituform Technologies, LLC is currently a member of the Buy Board Cooperative Group and has done business with the city on an annual basis for many years with many positive results. The Procurement staff has verified the contract terms and pricing of this cooperative contract.

**VISION 2020:**

This project is identified as a critical success factor in the Vision 2020 Infrastructure Improvement Update for maintenance of the sanitary and storm sewer system to insure maximum system performance and reduction of infiltration.





# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

DATE: February 22, 2016

FROM: Patrick J. Lawton, City Administrator *PSL*

SUBJECT: Annual Milling and Paving Contract

**INTRODUCTION:**

The purpose of this agenda item is to consider approval of a service contract with Lehman Roberts Company, in an amount not to exceed \$1,800,000.00 for the FY16 Annual Milling and Paving Contract.

**BACKGROUND:**

The Public Works Department has a proactive preventive street maintenance program that was established over 25 years ago to annually grade, evaluate and schedule the candidate streets throughout the City for milling and /or pavement resurfacing. Our business plan objective is to prepare and resurface approximately ten miles annually. In FY15, eight miles of roadway were milled and resurfaced under a contract with Standard Construction Company, Inc. in the amount of \$1,300,000.00. The annual contract also includes the repair of traffic loops that are damaged during the milling process, replacement of water valve boxes, sewer manhole risers and underground electrical utility boxes. The contract also includes a price for base asphalt mix in the event some structural or foundation failures exist. The thermoplastic striping application is included in the annual contract and funded by the Street Striping line item in the State Street Aid Budget.

**DISCUSSION:**

Per Tennessee Department of Transportation specifications, the asphalt surface is required to be 1.5" in thickness using a 411 Grade D surface mix. The FY15 contract surface mix bid unit price was \$73.10 per ton and milling costs per ton were \$15.50. This contract should fund approximately ten miles of roadway for FY16. In preparation for the overlay program, select streets must be milled to protect the integrity of curbs, driveways and drainage characteristics. The bid was advertised on the City's web site and two (2) qualified bids were received. The analysis sheet is attached for review. Staff recommends the acceptable low bid from Lehman Roberts Company.

**VISION 2020:**

This contract supports the Vision 2020 objective for top quality infrastructure for streets that are well designed, funded and maintained. This annual program is also identified as a critical success factor in the Infrastructure Update.



# MEMORANDUM

TO: The Board of Mayor and Aldermen

FROM: Patrick J. Lawton *PJL*  
City Administrator

DATE: February 18, 2016

RE: Interfund Reimbursement Agreement

Exhibit A to this agenda item will be revised on February 22, 2016 after the pricing of the bond issue and we know what the true interest rate will be. I will hand out a revised agenda sheet during the executive session.



# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

DATE: February 22, 2016

FROM: Patrick J. Lawton, City Administrator *PJL*

SUBJECT: INTERFUND REIMBURSEMENT AGREEMENT

**INTRODUCTION:**

The reimbursement agreement presented for your consideration is between the City of Germantown and the Germantown Municipal School District (GMSD). It spells out the terms and conditions under which GMSD will reimburse the City of a portion of the 2016B Bond Series.

**BACKGROUND:**

For the past 12 months the City and GMSD have been working on the capital improvement needs for the five schools with the District. The needs are many as identified in the recently completed five-year facilities plan adopted by the District. The highest priority item identified was the expansion of Riverdale Elementary School and removal of the portables. The FY16 budget for the City was amended to include this \$12,000,000.00 expansion project.

Funding for this project will come from the issuance of \$\_\_\_\_\_ of General Obligation Bonds, identified on tonight's agenda as Resolution 16R14 by the City of Germantown. The GMSD as you know does not have taxing authority and must rely upon the City for long-term debt financing and other lease arrangements, such as the Apple Computer lease agreement.

An early analysis of the City's debt service requirement indicated that the city could only support a portion of this capital cost, coupled with our own City capital needs. Therefore the GMSD agreed to reimburse the City over the life of the bonds \$4,000,000.00 in principal and interest. The attached Interfund Reimbursement Agreement outlines these terms and conditions.

Earlier today the agreement was presented to the GMSD Board of Education.

**DISCUSSION:**

The State of Tennessee considers the GMSD a component unit of the City and therefore this transaction is considered an interfund transfer. An interfund transfer usually involves moving assets, cash or inventory from one fund to another. Due to the complexity of this transfer of funds, the administration and the state felt a more detailed Interfund Reimbursement Agreement was appropriate.

**GERMANTOWN FORWARD 2030:**

Education Strategic Objective #2 – The City of Germantown supports the success of the Germantown Municipal School District. In addition to financial support for operational and capital needs, City departments support District operations through collaborative partnerships, programs and services.

**BUDGET AND STAFFING IMPACT:**

GMSD will be responsible for making all payments to the City per the agreement. The City will deposit the bond proceeds in an established LGIP account for this project and disburse funds to GMSD based on construction payment requests.

**ATTACHMENTS:**

Interfund Reimbursement Agreement

**Prepared by: Patrick J. Lawton**

Patrick J. Lawton, City Administrator

**Reviewed by: Sherry Rowell**

Sherry Rowell, Sr. Budget & Performance Analyst

**Reviewed by: Adrienne Royals**

Adrienne Royals, Sr. Budget & Performance Analyst

**PROPOSED MOTION(S), RESOLUTION(S), OTHER ACTION:**

To authorize the Mayor to execute the Interfund Reimbursement Agreement between the City of Germantown and the Germantown Board of Education and to authorize the City Administrator to disburse project funds to the Germantown Municipal School District based upon City Administrator's approval of construction payment requests in accordance with the Agreement.

**BOARD ACTION:**

**MOTION BY:**

**SECONDED BY:**

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

# MEMORANDUM

TO: The Board of Mayor and Aldermen

FROM: Patrick J. Lawton *PJL*  
City Administrator

DATE: February 18, 2016

RE: Resolution 16R14

The attached agenda item has several sections intentionally left blank. We will not know the exact amounts or the interest rate until we price the bonds on Monday, February 22, 2016 at 10:30 a.m. I will provide you with a revised agenda sheet during the executive session.





# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

DATE: February 22, 2016

FROM: Patrick J. Lawton, City Administrator *PJL*

SUBJECT: BOND AWARDING SERIES 2016A and 2016B RESOLUTION -16R14

**INTRODUCTION:**

The purpose of this agenda item is to adopt a resolution awarding the sale of General Obligation Improvement and Refunding Bonds, Series 2016A and General Obligation Bonds, Series 2016B for the City of Germantown to the qualified winning bidder based on the results of the competitive bid process.

**BACKGROUND:**

The City utilized proceeds from long-term bond debt to finance capital improvement projects that add or replace the public infrastructure. Included in the City's Capital Improvements Program are anticipated bond issues that will support financing of the more significant infrastructure projects that are expected to have a long useful service life. Bond financing for drainage and roadway projects and the expansion of Riverdale Elementary School are included in the FY16 amended budget.

**DISCUSSION:**

The City will issue \$\_\_\_\_\_ of General Obligation Improvement and Refunding Bonds, Series 2016A, to provide financing of various drainage laterals and milling and repaving of the eastern portion of Wolf River Boulevard. Additionally, future cash saving will be achieved through the refunding of the Series 2006 and 2009 General Obligation Bonds. The City will also issue \$\_\_\_\_\_ of General Obligation Bonds, Series 2016B to expand and improve Riverdale Elementary School and the removal of 20 portable class rooms.

The City has engaged a financial advisor, Public Financial Management, Inc. (PFM) to recommend the proposed financing structure and timing of the bond issue under the current market conditions. The Financial Advisory Commission met on January 12, 2016 to review the City's proposal for the bond offering and provided unanimous support to the issuance and refunding of the bonds at this time (subject to interest rate limitations).

On January 11, 2016 the Board of Mayor and Aldermen approved two Initial Authorizing Bond resolutions, Resolution 16R05 in an amount not to exceed \$4,000,000.00 and Resolution 16R06 in an amount up to \$12,000,000.00. This action by the Board triggered the public comment period on the bonds and the opportunity for Germantown registered voters to petition for a referendum on the bonds.

On January 25, 2016 the Board of Mayor and Aldermen approved two additional resolutions. Resolution 16R08 is to refund the General Obligation Series 2006 and 2009 and for the issuance of General Obligation Improvement and Refunding Bonds Series 2016A in an amount not to exceed \$9,000,000.00. Resolution 16R09 is for General Obligation Bonds Series 2016B in an amount not to exceed \$12,000,000.00. These two resolutions provided detail on the various terms and conditions for the new bond issue. PFM then assisted with the preparation of the required offering and sales documents, arranged the ratings agency reviews, contacted potential bond purchasers and lead the competitive bid process. Bond counsel Adams and Reese LLP, of Nashville, TN provided specialized legal expertise required for issuing public debt and maintaining its tax-exempt status under Tennessee statutes

Due to falling bond market interest rates, the value of refinancing older debt issued has markedly increased. Based on analysis by our financial advisor, PFM, the Series 2006 and 2009 General Obligation issues can be refunded with new bonds to obtain cash saving on future debt service. Savings of almost \$\_\_\_\_\_ (at present value) will be realized on future debt service by refunding the \$\_\_\_\_\_ million of Series 2006 and 2009 Bonds. The projected saving calculation has been reviewed by the Tennessee Comptroller's Office.





# CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PJL*

**SUBJECT:** Resolution 16R07 – TraVure Planned Unit Development Amended Outline Plan

**INTRODUCTION:** The specific action requested by the Board is to approve an Amended Outline Plan for the TraVure Planned Unit Development (PUD), as recommended by the Planning Commission.

**BACKGROUND:** The TraVure PUD (formerly referred to as the Kirby Farm House) was rezoned from the OG-1, Old Germantown district to the T-4R and T-5 districts as part of the Western Gateway Small Area Plan on October 13, 2014.

The TraVure PUD is to be a multi-phased, mixed used development of retail, office, and hotel uses. It will incorporate an internal north-south private street connecting to Poplar Avenue and a private east-west street stubbed to the west property line. The stub to the west property line follows the recommendation of the Western Gateway Small Area Plan and will promote the redevelopment of properties westward to Kirby Parkway.

The eastern 150 feet of the property is within the T4-R district, which allows residential uses and/or parking facilities (either parking structure or surface parking), and requires a 50 foot building setback including a 25 foot landscape screen. The maximum building height is 3 stories. The remainder of the property is within the T-5 district, which requires a minimum 20 foot tall building, and allows five story buildings.

Germantown's Subdivision Regulations (Sec. 17-56.d. – Private Streets; and Sec. 17-65 - Planned residential/commercial developments) require that developments with private streets and common ownership of land improvements use the Planned Unit Development regulations (sec. 23-566 through 23-574).

The TraVure Outline Plan was initially filed on May 7, 2015 for Planning Commission approval, and was subsequently approved by the PC on July 7, 2015. The original Outline Plan was approved by the Board of Mayor and Aldermen on July 27, 2015.

The applicant revised the Outline Plan to conform to revised Final Plans for Phase 1 (infrastructure), Phase 2 (hotel - parcel 3), and Phase 3 (office building and garage – parcel 2), and filed an Amended Outline Plan for the August Planning Commission agenda. Final Plans for Phases 1, 2 and 3 were filed in accordance with the requirements for site plans in the Smart Code districts, as described in Sec. 23-744.

The Amended Outline Plan and the Final Plans were reviewed by the Smart Code Review Committee on November 24, 2015, and were approved by the PC on December 8, 2015.

**DISCUSSION:**

The TraVure PUD is the first development project within the bounds of the 58 acre Western Gateway Small Area Plan. Implementation of the plan is intended to create a new urban district that will attract significant private investment and provide a mixed variety of residential, commercial and transportation options for Germantown residents. The developer has applied for approval of an amended outline plan to incorporate the revisions being made to the location and configuration of the hotel building proposed for Parcel 2 and the associated configuration of the TraVure Drive roundabout and street design. The hotel and Travure Drive are substantially different from the original TraVure outline plan that was approved by the PC and BMA in July, 2015. Under the amended outline plan and proposed phases, the developer will not be requesting certain warrants that would have been required under the previously proposed development.

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	10.05 ac.
USES: all uses allowed in the T-5 and T-4R districts	
Parcel 1 - Office, and Retail Space	34,100 sq. ft
Parcel 2 – Office and Parking Structure	150,620 sq. ft. and 468
Parcel 3 - Hotel	220 rooms

NOTE: THE ABOVE FIGURES ARE BASED ON THE SUBMITTED CONCEPT PLANS

The developer has proposed a traffic signal at the intersection of TraVure Drive with Poplar Avenue. The need for, proper location, and timing of installation of the proposed signal was discussed at length by the Smart Code Review Committee and the Planning Commission. The developer's Traffic Impact Analysis (TIA) indicates that a traffic signal may be justified for the proposed TraVure Drive and Poplar Avenue intersection when the hotel (Phase 2) and office building (Phase 3) are both occupied. The City Engineer recommended to the PC that the following requirements be included as conditions of approval. The PC approved their inclusion:

“In the event a traffic signal is located at Travure Drive and Poplar Ave., the following conditions are imposed:

- A. Building permits for both phases 2 and 3 are required prior to construction of the traffic signal.
- B. Certificates of Occupancy for both phases 2 and 3, and Certificates of Occupancy for a minimum of 60% of the floor area of phase 3 (office building) are required prior to placing the signal in operation.”

The location and operation of traffic signals are at all times subject to the approval of the City of Germantown and where applicable the State of Tennessee. In addition to the conditions listed above, Staff recommends that approval of the Amended Outline Plan and the development contracts expressly provide that the location and operation of a traffic signal on city streets are subject to the authorization by the City Administration and revocable at any time.

**GERMANTOWN VISION 2020:** The proposed PUD is consistent with the Germantown Vision 2020 goal for redevelopment in the heart of Germantown, including Goal 1, which calls for “mixed use (residential and on-residential) development in the heart of the City”.



ATTACHMENTS:

1. Vicinity Map
2. TraVure PUD amended outline plan
3. TraVure PUD original outline plan
4. TraVure PUD Amended Concept plans
5. TraVure PUD Original Concept Plan
6. Planning Commission minutes – December 8, 2015
7. PUD Application and ownership disclosure
8. Resolution 16R07



## CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PJL*

**SUBJECT:** Resolution 16R11 – TraVure Planned Unit Development Phase 1 Final Plan

**INTRODUCTION:** The specific action requested by the Board is to approve the Final Plan for Phase 1 of the TraVure Planned Unit Development (PUD), as recommended by the Planning Commission.

**BACKGROUND:** The TraVure PUD (formerly referred to as the Kirby Farm House) was rezoned from the OG-1, Old Germantown district to the T-4R and T-5 districts as part of the Western Gateway Small Area Plan on October 13, 2014.

The TraVure PUD is to be a multi-phased, mixed used development of retail, office, and hotel uses. It will incorporate an internal north-south private street connecting to Poplar Avenue and a private east-west street stubbed to the west property line. The stub to the west property line follows the recommendation of the Western Gateway Small Area Plan and will promote the redevelopment of properties westward to Kirby Parkway. Phase 1 consists of the internal private streets, associated grading, water lines within the private street, landscape buffers along the entire east property line, and traffic signal plans.

The eastern 150 feet of the property is within the T4-R district, which allows residential uses and/or parking facilities (either parking structure or surface parking), and requires a 50 foot building setback including a 25 foot landscape screen. The maximum building height is 3 stories. The remainder of the property is within the T-5 district, which requires a minimum 20 foot tall building, and allows five story buildings.

Germantown's Subdivision Regulations (Sec. 17-56.d. – Private Streets; and Sec. 17-65 - Planned residential/commercial developments) require that developments with private streets and common ownership of land improvements use the Planned Unit Development regulations (sec. 23-566 through 23-574).

The TraVure Outline Plan was initially filed on May 7, 2015 for Planning Commission approval, and was subsequently approved by the PC on July 7, 2015. The original Outline Plan was approved by the Board of Mayor and Aldermen on July 27, 2015.

The applicant revised the Outline Plan to conform to revised Final Plans for Phase 1 (infrastructure), Phase 2 (hotel - parcel 3), and Phase 3 (office building and garage – parcel 2), and filed an Amended Outline Plan for the August Planning Commission agenda. Final Plans for Phases 1, 2 and 3 were filed in accordance with the requirements for site plans in the Smart Code districts, as described in Sec. 23-744.

The Amended Outline Plan and the Final Plans were reviewed by the Smart Code Review Committee on November 24, 2015, and were approved by the PC on December 8, 2015.

**DISCUSSION:**

The TraVure PUD is the first development project within the bounds of the 58 acre Western Gateway Small Area Plan. Implementation of the plan is intended to create a new urban district that will attract significant private investment and provide a mixed variety of residential, commercial and transportation options for Germantown residents. The developer has applied for approval of an amended outline plan to incorporate the revisions being made to the location and configuration of the hotel building proposed for Parcel 2 and the associated configuration of the TraVure Drive roundabout and street design. The hotel and Travure Drive are substantially different from the original TraVure outline plan that was approved by the PC and BMA in July, 2015. Under the amended outline plan and proposed phases, the developer will not be requesting certain warrants that would have been required under the previously proposed development.

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	10.05 ac.
USES: all uses allowed in the T-5 and T-4R districts	
Parcel 1 - Office, and Retail Space	34,100 sq. ft
Parcel 2 – Office and Parking Structure	150,620 sq. ft./468 spaces
Parcel 3 - Hotel	220 rooms

NOTE: THE ABOVE FIGURES ARE BASED ON THE SUBMITTED CONCEPT PLANS

The developer has proposed a traffic signal at the intersection of TraVure Drive with Poplar Avenue. The need for, proper location, and timing of installation of the signal was discussed at length by the Smart Code Review Committee and the Planning Commission. The developer's Traffic Impact Analysis (TIA) indicates that a traffic signal may be justified for the proposed TraVure Drive and Poplar Avenue intersection when the hotel (Phase 2) and office building (Phase 3) are both occupied. The City Engineer recommended to the PC that the following requirements be included as conditions of approval. The PC approved their inclusion:

“In the event a traffic signal is located at Travure Drive and Poplar Ave., the following conditions are imposed:

- A. Building permits for both phases 2 and 3 are required prior to construction of the traffic signal.
- B. Certificates of Occupancy for both phases 2 and 3, and Certificates of Occupancy for a minimum of 60% of the floor area of phase 3 (office building) are required prior to placing the signal in operation.”

The location and operation of traffic signals are at all times subject to the approval of the City of Germantown and where applicable the State of Tennessee. In addition to the conditions listed above, Staff recommends that approval of the Amended Outline Plan and the development contracts expressly provide that the location and operation of a traffic signal on city streets are subject to the authorization by the City Administration and revocable at any time.



**GERMANTOWN VISION 2020:** The proposed PUD is consistent with the Germantown Vision 2020 goal for redevelopment in the heart of Germantown, including Goal 1, which calls for “mixed use (residential and on-residential) development in the heart of the City”.

**BUDGET AND STAFFING IMPACT:** Approval of Phase 1 of the PUD will affect the City’s budget and time and effort commitments of City staff. The developer and his consultants will be able to file construction drawings for the actual development of the site. City staff will devote time to the review of those plans and the inspection of the construction work, which will be at least partially offset by the fees paid with the development contracts.

**Prepared by:** Wade Morgan  
**Wade Morgan, Chief Planner**

**Reviewed by:** Cameron Ross  
**Cameron Ross, Director of Economic  
and Community Development**

**PROPOSED MOTION:** To approve resolution 16R11 for the Phase 1 Final Plan of the Amended TraVure PUD Outline Plan, with the following conditions:

- (1) That the Phase 1 Final Plan and development contracts provide that location of the proposed traffic light at the intersection of TraVure Drive and Poplar Avenue shall be subject to authorization by the City Administration and revocable at any time.
- (2) In addition, and subject to authorization by the City Administration, in the event a traffic signal is located at TraVure Drive and Poplar Ave., the following conditions are imposed:
  - (a) building permits for both phases 2 and 3 are required prior to construction of the traffic signal, and
  - (b) certificates of occupancy for both phases 2 and 3, and certificates of occupancy for a minimum of 60% of the floor area of phase 3 (office building) are required prior to placing the signal in operation, unless it is determined by the City Engineer that operation of the traffic signal is warranted at an earlier time.
- (3) Within 12 months after the City's initial acceptance of all four phases, and after review by the City Engineer and City Administration, a determination shall be made by the City if access on the eastern roadway should be limited to certain hours. If limited access is deemed necessary, appropriate measures shall be installed at the developer's expense.
- (4) Based on the DRC's review of alternatives and subsequent recommendations the landscaping plan for the vegetative buffer area shall be replaced with the revised landscape plan dated February XX, 2016 agreed to and submitted by the developer.

**BOARD ACTION: MOTION BY:**

**SECONDED BY:**

VOTE/TOTAL	BARZIZZA	GIBSON	KLEVAN	OWENS	JANDA	PALAZZOLO
YES	Yes	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain

ATTACHMENTS:

1. Vicinity Map
2. TraVure PUD Amended Outline Plan
3. TraVure PUD Phase 1 Site Layout Plan
4. TraVure PUD Amended Concept plan
5. TraVure PUD Phase 1 Traffic Signal Plan
6. Planning Commission minutes – December 8, 2015
7. PUD Application and ownership disclosure
8. Resolution 16R11



Agenda No. 116

## CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PSL*

**SUBJECT:** Resolution 16R12 – TraVure Planned Unit Development Phase 2 Final Plan

**INTRODUCTION:** The specific action requested by the Board is to approve the Final Plan for Phase 2 of the TraVure Planned Unit Development (PUD), as recommended by the Planning Commission.

**BACKGROUND:** The TraVure PUD (formerly referred to as the Kirby Farm House) was rezoned from the OG-1, Old Germantown district to the T-4R and T-5 districts as part of the Western Gateway Small Area Plan on October 13, 2014.

The TraVure PUD is to be a multi-phased, mixed used development of retail, office, and hotel uses. It will incorporate an internal north-south private street connecting to Poplar Avenue and a private east-west street stubbed to the west property line. The stub to the west property line follows the recommendation of the Western Gateway Small Area Plan and will promote the redevelopment of properties westward to Kirby Parkway. Phase 2 consists of a 220 room hotel in a 5 story, 66 foot-tall building. The building is roughly “U” shaped and placed at the southern end of the TraVure Drive round-about. It has been designed to meet all the design and sitting requirements of the T-5 district.

The eastern 150 feet of the property is within the T4-R district, which allows residential uses and/or parking facilities (either parking structure or surface parking), and requires a 50 foot building setback including a 25 foot landscape screen. The maximum building height is 3 stories. The remainder of the property is within the T-5 district, which requires a minimum 20 foot tall building, and allows five story buildings.

Germantown’s Subdivision Regulations (Sec. 17-56.d. – Private Streets; and Sec. 17-65 - Planned residential/commercial developments) require that developments with private streets and common ownership of land improvements use the Planned Unit Development regulations (sec. 23-566 through 23-574).

The TraVure Outline Plan was initially filed on May 7, 2015 for Planning Commission approval, and was subsequently approved by the PC on July 7, 2015. The original Outline Plan was approved by the Board of Mayor and Aldermen on July 27, 2015.

The applicant revised the Outline Plan to conform to revised Final Plans for Phase 1 (infrastructure), Phase 2 (hotel - parcel 3), and Phase 3 (office building and garage – parcel 2), and filed an Amended

Outline Plan for the August Planning Commission agenda. Final Plans for Phases 1, 2 and 3 were filed in accordance with the requirements for site plans in the Smart Code districts, as described in Sec. 23-744.

The Amended Outline Plan and the Final Plans were reviewed by the Smart Code Review Committee on November 24, 2015, and were approved by the PC on December 8, 2015.

**DISCUSSION:**

The TraVure PUD is the first development project within the bounds of the 58 acre Western Gateway Small Area Plan. Implementation of the plan is intended to create a new urban district that will attract significant private investment and provide a mixed variety of residential, commercial and transportation options for Germantown residents. The developer has applied for approval of an amended outline plan to incorporate the revisions being made to the location and configuration of the hotel building proposed for Parcel 2 and the associated configuration of the TraVure Drive roundabout and street design. The hotel and Travure Drive are substantially different from the original TraVure outline plan that was approved by the PC and BMA in July, 2015. Under the amended outline plan and proposed phases, the developer will not be requesting certain warrants that would have been required under the previously proposed development.

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	10.05 ac.
USES: all uses allowed in the T-5 and T-4R districts	.
Parcel 1 - Office, and Retail Space	34,100 sq. ft. floor area
Parcel 2 – Office Building & Parking Structure	150,620 sq. ft. floor area 468 parking spaces
Parcel 3 - Hotel	220 rooms

NOTE: THE ABOVE FIGURES ARE BASED ON THE SUBMITTED CONCEPT PLANS

The developer has proposed a traffic signal at the intersection of TraVure Drive with Poplar Avenue. The need for, proper location, and timing of installation of the signal was discussed at length by the Smart Code Review Committee and the Planning Commission. The developer's Traffic Impact Analysis (TIA) indicates that a traffic signal may be justified for the proposed TraVure Drive and Poplar Avenue intersection when the hotel (Phase 2) and office building (Phase 3) are both occupied. The City Engineer recommended to the PC that the following requirements be included as conditions of approval. The PC approved their inclusion:

“In the event a traffic signal is located at Travure Drive and Poplar Ave., the following conditions are imposed:

- A. Building permits for both phases 2 and 3 are required prior to construction of the traffic signal.
- B. Certificates of Occupancy for both phases 2 and 3, and Certificates of Occupancy for a minimum of 60% of the floor area of phase 3 (office building) are required prior to placing the signal in operation.”

The location and operation of traffic signals are at all times subject to the approval of the City of Germantown and where applicable the State of Tennessee. In addition to the conditions listed above, Staff recommends that approval of the Amended Outline Plan and the development contracts expressly provide that the location and operation of a traffic signal on city streets are subject to the authorization by the City Administration and revocable at any time.



**ATTACHMENTS:**

1. Vicinity Map
2. TraVure PUD Amended Outline Plan
3. TraVure PUD Phase 2 Site Layout Plan
4. TraVure PUD Amended Concept Plan
5. Phase 2 Building Elevations
6. Planning Commission minutes – December 8, 2015
7. PUD Application and Ownership Disclosure
8. Resolution 16R12

**ATTACHMENT 1 – VICINITY MAP**



## CITY OF GERMANTOWN

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**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PL*

**SUBJECT:** Resolution 16R13 – TraVure Planned Unit Development Phase 3 Final Plan

**INTRODUCTION:** The specific action requested by the Board is to approve the Final Plan for Phase 3 of the TraVure Planned Unit Development (PUD), as recommended by the Planning Commission.

**BACKGROUND:** The TraVure PUD (formerly referred to as the Kirby Farm House) was rezoned from the OG-1, Old Germantown district to the T-4R and T-5 districts as part of the Western Gateway Small Area Plan on October 13, 2014.

The TraVure PUD is to be a multi-phased, mixed used development of retail, office, and hotel uses. It will incorporate an internal north-south private street connecting to Poplar Avenue and a private east-west street stubbed to the west property line. The stub to the west property line follows the recommendation of the Western Gateway Small Area Plan and will promote the redevelopment of properties westward to Kirby Parkway. Phase 3 is 3.3 acres in area and consists of a five story office building containing 150,620 sq. ft. of floor area, and a 468 space parking structure. The parking structure will have 2 levels below grade and 3 levels above. It has been designed to meet all the design and location requirements of the T-5 district.

The eastern 150 feet of the property is within the T4-R district, which allows residential uses and/or parking facilities (either parking structure or surface parking), and requires a 50 foot building setback including a 25 foot landscape screen. The maximum building height is 3 stories. The remainder of the property is within the T-5 district, which requires a minimum 20 foot tall building, and allows five story buildings.

Germantown's Subdivision Regulations (Sec. 17-56.d. – Private Streets; and Sec. 17-65 - Planned residential/commercial developments) require that developments with private streets and common ownership of land improvements use the Planned Unit Development regulations (sec. 23-566 through 23-574).

The TraVure Outline Plan was initially filed on May 7, 2015 for Planning Commission approval, and was subsequently approved by the PC on July 7, 2015. The original Outline Plan was approved by the Board of Mayor and Aldermen on July 27, 2015.

The applicant revised the Outline Plan to conform to revised Final Plans for Phase 1 (infrastructure), Phase 2 (hotel - parcel 3), and Phase 3 (office building and garage – parcel 2), and filed an Amended Outline Plan for the August Planning Commission agenda. Final Plans for Phases 1, 2 and 3 were filed in accordance with the requirements for site plans in the Smart Code districts, as described in Sec. 23-744.

The Amended Outline Plan and the Final Plans were reviewed by the Smart Code Review Committee on November 24, 2015, and were approved by the PC on December 8, 2015.

**DISCUSSION:**

The TraVure PUD is the first development project within the bounds of the 58 acre Western Gateway Small Area Plan. Implementation of the plan is intended to create a new urban district that will attract significant private investment and provide a mixed variety of residential, commercial and transportation options for Germantown residents. The developer has applied for approval of an amended outline plan to incorporate the revisions being made to the location and configuration of the hotel building proposed for Parcel 2 and the associated configuration of the TraVure Drive roundabout and street design. The hotel and Travure Drive are substantially different from the original TraVure outline plan that was approved by the PC and BMA in July, 2015. Under the amended outline plan and proposed phases, the developer will not be requesting certain warrants that would have been required under the previously proposed development.

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	10.05 ac.
USES: all uses allowed in the T-5 and T-4R districts	
Parcel 1 - Office and Retail Space	34,100 sq. ft floor area
Parcel 2 – Office Building and Parking Structure	150,620 sq. ft. floor area 468 parking spaces
Parcel 3 - Hotel	220 rooms

NOTE: THE ABOVE FIGURES ARE BASED ON THE SUBMITTED CONCEPT PLANS

The developer has proposed a traffic signal at the intersection of TraVure Drive with Poplar Avenue. The need for, proper location, and timing of installation of the signal was discussed at length by the Smart Code Review Committee and the Planning Commission. The developer's Traffic Impact Analysis (TIA) indicates that a traffic signal may be justified for the proposed TraVure Drive and Poplar Avenue intersection when the hotel (Phase 2) and office building (Phase 3) are both occupied. The City Engineer recommended to the PC that the following requirements be included as conditions of approval. The PC approved their inclusion:

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- B. Certificates of Occupancy for both phases 2 and 3, and Certificates of Occupancy for a minimum of 60% of the floor area of phase 3 (office building) are required prior to placing the signal in operation.”

The location and operation of traffic signals are at all times subject to the approval of the City of Germantown and where applicable the State of Tennessee. In addition to the conditions listed above, Staff recommends that approval of the Amended Outline Plan and the development contracts expressly provide that the location and operation of a traffic signal on city streets are subject to the authorization by the City Administration and revocable at any time.

**GERMANTOWN VISION 2020:** The proposed PUD is consistent with the Germantown Vision 2020 goal for redevelopment in the heart of Germantown, including Goal 1, which calls for “mixed use (residential and on-residential) development in the heart of the City”.





ATTACHMENTS:

1. Vicinity Map
2. TraVure PUD Amended Outline Plan
3. Phase 3 Final Plat
4. Phase 3 Site Layout Plan
5. TraVure PUD Amended Concept Plan
6. Phase 3 Color Building Elevations
7. Parking Garage Elevations
8. Planning Commission minutes – December 8, 2015
9. PUD Application and Ownership Disclosure
10. Resolution 16R13



# CITY OF GERMANTOWN

**REPORT TO: THE BOARD OF MAYOR AND ALDERMEN**

**DATE:** February 22, 2016

**FROM:** Patrick J. Lawton, City Administrator *PSL*

**SUBJECT:** WOLF RIVER BOULEVARD REPAVING FROM GERMANTOWN RD. TO KIMBROUGH (WEST END) – CHANGE ORDER AND CONTRACT CLOSEOUT

**INTRODUCTION:**

The purpose of this agenda item is to consider approval of Change Orders 1, 2 and 3 with Ferrell Paving, Inc. for the Wolf River Boulevard Repaving project from Germantown Road to Kimbrough (West End).

**BACKGROUND:**

On June 22, 2015, the City entered into a construction contract with Ferrell Paving, Inc. in the amount of \$896,632.75 for the Wolf River Boulevard Repaving project between Germantown Road (S.R. 177) and Kimbrough Road. The project was funded through the Surface Transportation Program with the City being reimbursed 80% of all project expenditures. A pre-construction meeting was held with Ferrell in mid-July. Construction began in early August and was 100% complete on November 18, 2015.

**DISCUSSION:**

During the course of construction, three (3) change orders were recommended by the City's Construction Engineering Inspection firm, Fisher & Arnold, for approval. Those Change Orders are summarized below and attached to the agenda sheet.

ID	Description	Amount
Change Order 1	Addition of Message Boards	\$4,932.00
Change Order 2	Additional Items	\$6,254.50
Change Order 3	Total Deduct for Non-used Quantities	(\$105,474.32)

**Total CO's 1 – 3** **(\$94,287.82)**

Original Contract Amount	=	\$896,632.75
Net CO's 1 - 3	=	<u>(\$94,287.82)</u>

**FINAL CONTRACT CLOSEOUT AMOUNT** **\$802,344.93**

Staff recommends approval of Change Orders 1, 2 and 3 representing a total project savings of \$94,287.82.

