




HISTORIC
FRANKLIN
TENNESSEE

ITEM #14
WRK S 01/26/10

MEMORANDUM

January 20, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator 
Russell Truell, Assistant City Administrator / CFO
Eric Gardner, Director of Engineering
Brian Wilcox, Purchasing Manager

SUBJECT: Consideration Of Bid Award For Removal Of The Single-Family Residential Dwelling At 1009 Hillsboro Road (Included In Budget For Acquisition Of Right-Of-Way For Extension Of Mack Hatcher Parkway In 310-89110-43100)

Purpose

The purpose of this proposed removal of the single-family residential dwelling at 1009 Hillsboro Road is to make way for the planned extension of Mack Hatcher Parkway. Other single-family residential dwelling structures will need to be removed as well. As disposal of this particular surplus property is ready now, it is being pursued by itself at this time.

Background

The Capital Investment Fund provides funding for the acquisition of right-of-way for the Mack Hatcher Parkway extension project. The property (improved land) at 1009 Hillsboro Road was purchased by the City in 2008 but only the unimproved land is needed, not the house nor any other improvements. Staff has therefore simultaneously sought competitive bids for two alternate awards:

- sale of the single-family residential dwelling structure, including an attached garage but not including the land upon which it is presently sited, located at 1009 Hillsboro Road, said structure to be removed from the premises by the buyer on or before a date to be mutually acceptable to the City and the buyer; OR
- demolition of the single-family residential dwelling structure, including an attached garage and an attached work shop, located at 1009 Hillsboro Road.

Bidders for each award were made aware that the City was simultaneously seeking competitive bids for the two alternate awards and that bids for each would be compared not just with each other but also with bids for the alternate award.

Financial Impact

The City published:

- on December 3 and 10, 2009 a Notice to Bidders in the *Williamson Herald* for the purchase from the City of the surplus property described as the single-family residential dwelling structure, including an attached garage but not including the land upon which it is presently sited, located at 1009 Hillsboro Road (on the southwest corner of Hillsboro Road and Victoria Drive at the intersection of Mack Hatcher Parkway and Hillsboro Road), said structure to be removed from the premises by the buyer by a date to be mutually acceptable to the City and the buyer; and
- on December 31, 2009 a Notice to Bidders in the *Williamson Herald* for the purchase by the City of demolition and related services of the single-family residential dwelling structure, including an attached garage and an attached work shop, located at 1009 Hillsboro Road, Franklin, TN.

In addition, the solicitation for bids for purchase from the City of the surplus property was posted on the City's public website at the "Disposal of Surplus City Property" page (<http://www.franklin.tn.gov/finance/surplus.html> – this solicitation has since been taken down from that page), and the City's Communications Manager also notified *The Tennessean's* Williamson A.M. which published an article on December 4, 2009. For the solicitation for bids for the purchase by the City of demolition and related services, bid documents were sent, on or about the date of publication, directly to thirteen (13) potential bidders known or thought to be interested in this solicitation.

One bid for purchase from the City of the surplus property was publicly opened at the bid opening held on January 19, 2010. A tabulation of the bids received for this solicitation is attached. The sole bid pursuant to this solicitation is valued at the buyer paying the City \$575.00 for the surplus property and performing the required services. The bidder takes no exceptions to the City's instructions, requirements, terms and conditions.

Bids from three (3) vendors for the purchase by the City of demolition and related services were publicly opened at the bid opening held on January 19, 2010. A tabulation of the bids received for this solicitation is also attached. The apparent lowest, most responsive and responsible bid pursuant to this solicitation is in the amount of \$23,330.00 for the specified services. This bid was identified because it is the lowest bid that meets or exceeds the City's intention as expressed and implied by the City's specifications as well as the instructions, terms and conditions pertaining to this procurement solicitation.

Preparing the property at 1009 Hillsboro Road for the Mack Hatcher extension project by removing the improvements thereon, whether by sale of surplus property or by demolition, is considered a component cost of the acquisition of right-of-way and therefore is included in the budget for that expense.

Options

Option 1:

- accept and approve the bid from Camp & Sons, LLC, d/b/a W.P. Camp & Sons, of Nashville for \$575.00 to be paid to the City for the purchase from the City of the surplus property described as the single-family residential dwelling structure, including an attached garage but not including the land upon which it is presently sited, located at 1009 Hillsboro Road, Franklin;
- award the sale of this surplus property to this bidder; and
- authorize and direct staff to negotiate details necessary to finalize this sale of surplus property.

Option 2:

- accept and approve the bid from Civil Constructors, Inc. of Franklin in the amount of \$23,330.00 to be paid by the City for the purchase by the City of demolition and related services of the single-family residential dwelling structure, including an attached garage and an attached work shop, located at 1009 Hillsboro Road, Franklin;
- award the demolition bid to this bidder; and
- authorize and direct staff to negotiate details necessary to finalize this procurement.

Recommendation

It is recommended that the City accept and approve the bid from Camp & Sons, LLC, d/b/a W.P. Camp & Sons, of Nashville for \$575.00 for the purchase from the City of the surplus property (structures located at 1009 Hillsboro Road), award the sale of this surplus property to this bidder, and authorize and direct staff to negotiate details necessary to finalize this sale of surplus property (Option 1). Purchasing Manager Brian Wilcox is of the opinion that the prepared bid documents as distributed allowed for competition among multiple bidders, and that the staff recommendation appears to be made in a fair and impartial manner based upon the bids received.