

Public Safety Facility

The City of Eagleville has taken several steps in the last year in considering the need for a new Police and Fire Department building. This section will provide some context and history, with the intention of adding more information as we progress.

August 2017:

This is the second update this year regarding progress with the Public Safety facility. The first, posted in February focused on the history and need for a new facility, as well as the preliminary steps taken in planning up to the point of hiring an architect. This update intends to provide some information on what has happened since February.

Architecture:

The bulk of the work over the last several months has been in the hands of our architects at Kennon Calhoun Workshop, although they have not been working in a bubble. The City Manager, Fire Chief, and Police Chief have all been involved in the process to ensure that the architects understand what is needed from a functionality standpoint and what is likely preferable from a design/aesthetic standpoint.

This process began by identifying needed functional area and assigning estimated square footages to each one. This process went through several drafts. Next, programming of the spaces in relation to one another helped to begin shaping the building and potential footprint. Again, this process went through several drafts as we worked to ensure the building will function the way it needs to for these critical services: access considerations, response time considerations, workflow considerations, public access and use considerations, etc.

At the July 27, 2017 City Council meeting, we presented to the City Council the layout and design concept that has been in the works over these last few months. We believe that the layout is functional and gives ample space for the police and fire departments to grow into, and the layout provides substantial space for court and/or community space. Most importantly, it will house all of our fire apparatus, which is the primary hurdle we face now. From an exterior design perspective, we believe that the option presented lends itself well to the concept of a downtown and for extending that downtown footprint from Main to Clark Street. All properties in the vicinity are also zoned commercially, and this building could be a centerpiece in the future for new commercial properties. The concept builds off of the City Hall aesthetics without duplicating the log cabin look and creates an inviting, walkable plaza area and includes ample parking.

A link to the presentation made on July 27, 2017 is also available from the website.

Construction Management:

At the July 27, 2017 City Council meeting, the council took another important step in the process by hiring The Parent Company as the Construction Manager at Risk (CMR). The CMR will come alongside the city staff and the architects for the remainder of the project – first to help with the development of specifications and bid documents and then to oversee construction. Throughout the design process, the CMR will be able to update us on potential cost of the project based on what is currently designed. This will help to ensure expectations are realistic in terms of budget management. Once contract documents are complete and the council is comfortable moving forward financially, the CMR will prequalify subcontractors and assist in the bidding process, and the CMR will be the construction manager

throughout. The premise behind a CMR is that 1) in the design phase, they can help to fine tune the construction methods and specifications to aid in budget management, and 2) prior to bidding the project out, the CMR will provide a gross maximum price (GMP), which is essentially a guarantee before we bid the project that we will not exceed a certain figure or they will cover the difference.

The Parent Company has experience not just in the Construction Manager at Risk process, and not only with construction in Middle Tennessee, but also with public safety buildings. Their references include municipal projects in Williamson County and Murfreesboro to name a couple.