

BOARD OF COMMISSIONERS  
TOWN OF NOLENSVILLE  
7218 NOLENSVILLE ROAD  
NOLENSVILLE, TENNESSEE 37135

**RESOLUTION #26-060**

**A RESOLUTION TO ACCEPT SCHEMATIC DESIGN, AUTHORIZE  
PREPARATION OF AGREEMENT WITH ARCHITECT WORKSHOP FOR DESIGN  
DEVELOPMENT AND CONSTRUCTION PLAN PHASES, AND TO PUBLISH A  
REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGER AT RISK FOR  
NOLENSVILLE POLICE HEADQUARTERS PROJECT**

**WHEREAS**, in response to continued growth and development of the Town the Nolensville Police Department has expanded personnel and law enforcement resources to serve and protect the growing population base; and,

**WHEREAS**, in January 2023 a Space Needs Assessment for the Nolensville Police Department was prepared and presented to the Town of Nolensville by Architect Workshop that provided a detailed space need assessment for the department over a 20-year period with an immediate space need of 13,000 square feet and a projected space need of 29,000 square feet at the end of the planning period; and,

**WHEREAS**, in July 2023 the Town of Nolensville purchased a 19.56 acre parcel located at 1686 Sunset Road for \$1.9M that includes a 5.2 acre area to be devoted to the future construction of a police headquarters facility and related improvements; and,

**WHEREAS**, a qualification-based selection process was utilized to select Architect Workshop and enter into a professional services agreement for design of the new police headquarters project; and,

**WHEREAS**, the anticipated scope of services for design consultant for the Police Headquarters project will include the following elements:

- Programming/Conceptual Design
- Schematic Design
- Construction Manager at Risk (CMAR) Selection Support
- Design Development
- Construction Plans and Bid Documents
- Construction Administration; and,

**WHEREAS**, In February 2025 Architect Workshop completed an updated space needs assessment and identified two different space need alternatives to meet the present and future needs of the Police Department – a 21,500 square foot facility constructed in a single phase or a 24,000 square foot facility constructed in two separate phases (16,000 square foot initial phase and 8,000 square foot addition as later phase); and,

**WHEREAS**, In December 2025 Architect Workshop during the Schematic Design phase facilitated and prepared a further updated space needs assessment to confirm staffing and corresponding space needs that resulted in space programming of 23,258 square feet for the “Single Build” option and 23,820 square feet (17,787 sf – Phase 1 and 6,042 sf – Phase 2) for a “Phased Build” option; and,

**WHEREAS**, correspondingly, the initial estimated cost range for the Single Build approach was \$16.13M to \$18.38M and for the Phased Build approach was \$21.23M to \$21.24M, respectively; and,

**WHEREAS**, Architect Workshop has prepared schematic design plan package that provides a main building containing 20,300 square feet and an annex building containing 5,600 for a total square footage of 25,900 along with a secured parking area, public parking area, and related facilities and site improvements; and,

**WHEREAS**, the Board of Commissioners desires to proceed with the Design Development phase of the Police Headquarters project and to negotiate a professional services agreement for remaining design services that include design development and construction plan services utilizing an American Institute of Architects (AIA) B101-2017 Standard Form of Agreement Between Owner and Architect; and,

**WHEREAS**, the Board of Commissioners desires to explore the engagement of a qualified construction management firm to provide pre-construction and construction services for the delivery of the Police Headquarters project including design reviews, cost estimating, value analysis, constructability reviews, and subcontractor procurement while working closely with Town staff and the design consultant team; and,

**WHEREAS**, the Board of Commissioners desires Town staff and Architect Workshop to continue to work diligently to identify implementable cost savings measures and to incorporate same into the remaining design phases of the Police Headquarters project.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NOLENSVILLE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** The Schematic Design package as contained in Exhibit A attached hereto prepared by Architect Workshop will serve to guide the remaining design development and construction plan phases including satisfactorily addressing Town staff comments regarding site and building design.

**SECTION 2.** Town staff is hereby authorized to negotiate with input from Town Attorney a professional services agreement with Architect Workshop for Design Development and Construction Plan phases utilizing an American Institute of Architects (AIA) B101-2017 Standard Form of Agreement Between Owner and Architect to be presented for final consideration and approval by the Board of Commissioners. The agreement will be presented to the Board of Commissioners for consideration and approval.

**SECTION 3.** Town staff is hereby authorized to prepare and publish a Request for Proposal for a Construction Management at Risk (CMAR) to provide pre-construction and construction services for the delivery of the Police Headquarters project including design reviews, cost estimating, value analysis, constructability reviews, and subcontractor procurement while working closely with the Board of Commissioners, Town staff, and the design consultant team to advance design and construction of the Police Headquarters Project. Town staff will provide a recommendation for a qualified firm for formal consideration and approval including utilizing an American Institute of Architects (AIA) A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of Work Plus a Fee with a Guaranteed Maximum Price.

**RESOLVED, this 4<sup>th</sup> day of June, 2026.**

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Halie Gallik, Mayor

**ATTEST:**

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Montique Luster, Town Recorder

Passed: \_\_\_\_\_

**APPROVED AS TO LEGALITY AND FORM:**

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L. Gino Marchetti, Town Attorney

**EXHIBIT “A”**

**Schematic Design**

**Town of Nolensville Police Headquarters**

**16 April 2026**