BOARD OF COMMISSIONERS
TOWN OF NOLENSVILLE
7218 NOLENSVILLE RD
NOLENSVILLE, TN 37135

RESOLUTION #26-091

A RESOLUTION TO APPROVE VENDOR SERVICES AGREEMENT BETWEEN TOWN OF NOLENSVILLE AND STEELHEAD BUILDING GROUP, LLC FOR CONSTRUCTION OF CHRISMON-BROWN PARK PROJECT

WHEREAS, the Tennessee Department of Environment and Conservation (TDEC) Public Recreation Grants program provides grants to eligible local government entities for the purchase of lands for parks, natural areas, greenways, and recreation facilities including trail development and capital projects in parks, natural areas, and greenways; and,

WHEREAS, the Board of Commissioners approved Resolution #23-53 authorizing the purchase of real property located at 1686 Sunset Road in July 2023 comprising 19.56 acres of land area, and Kimley-Horn has analyzed current population and projected growth to provide appropriate future park and recreation improvement recommendations for this location; and,

WHEREAS, the Board of Commissioners approved Resolution #24-24 authorizing a professional service agreement with Kimley-Horn and Associates, Inc (Kimley-Horn) to prepare a townwide parks and recreation master plan; and**,**

WHEREAS, the Board of Commissioners approved Resolution #24-50 to approve submitting a Public Recreation Grant Application and a commitment of matching funds in the amount of $1.2M utilizing the land value from the purchase of the Sunset Road property as the local match; and,

WHEREAS, the Town received notification in August 2024 from the Tennessee Department of Environment and Conservation that the Town has been awarded a Local Parks and Recreation Fund (LPRF) Grant with the local match being $1.2M utilizing the land value from the purchase of the Sunset Road property; and,

WHEREAS, the Board of Commissioners approved Resolution 24-121 that authorized the Mayor to submit a request to TDEC for consideration to increase the project budget from $1.2M to $1.315M by correspondingly increasing the amount of land area to be preserved and protected from approximately 12 acres to 13.5 acres and utilizing the land valuation of $115,000 based upon the purchase value of $97,087 per acre to cover the adjusted budget amount being requested; and,

WHEREAS, TDEC approved the budget adjustment from $1.2M to $1.315M as requested; and,

WHEREAS, the Board of Commissioners approved Resolution 25-16 to approve the Grant Contract between the State of Tennessee Department of Environment and Conservation and Town of Nolensville that provides in the scope of services the design and construction of a tennis/pickleball court, basketball court, restroom building, multipurpose field, parking and a walk trail on the subject property located on Sunset Road with a grant contract amount of $1.315M; and,

WHEREAS, the Board of Commissioners approved Resolution 25-030 to approve the Professional Services Agreement with Kimley Horn and Associates, Inc. to perform design and grant administration services for the park on Sunset Road for a lump sum fee in the amount of $183,900; and,

WHEREAS, the Board of Commissioners approved Resolution 25-90 to provide architectural services for the design of a restroom facility serving the park for a fixed fee in the amount of $21,400 plus and hourly amount of $16,725 for restroom bidding and construction administration; and,

WHEREAS, the Board of Commissioners approved Resolution 25-91 to provide professional services for the ARAP permit required for the construction of the pedestrian bridge crossing a tributary of Mill Creek; and,

WHEREAS, the Board of Commissioners will be considering approval of Resolution 26-01 to amend the protected boundary to add 0.9 acres of additional land area to the protected boundary area for a total of 14.4 acres of land area to be protected and preserved for recreational purposes and to make eligible park and recreation facility improvements being designed and constructed under the LPRF Grant awarded to the Town of Nolensville; and,

WHEREAS, Kimley Horn has prepared construction plans and bid documentation as part of its scope of work for the park project that will be submitted to TDEC for review prior to initiating the bid process; and,

WHEREAS, following review by TDEC of plan documentation for the project, Kimley Horn and Town staff can move forward expeditiously with the bidding and procurement process in accordance with Town purchasing policies and requirements in which Town staff is seeking authorization from the Board of Commissioners to advance the project to the bid and procurement phase; and,

WHEREAS, the Board of Commissioners approved Resolution 26-02 to authorize Town staff to proceed with issuance of a Request for Proposal for the Chrismon-Brown Park construction project; and,

WHEREAS, the Town of Nolensville advertised a Request for Proposal for the Chrismon-Brown Park project on or about June 18, 2026, in accordance with Town's adopted purchasing policy; and,

WHEREAS, on July 15, 2026, the Town of Nolensville received seven (7) proposals as referenced in the bid tabulation contained in Exhibit A attached hereto in response to the Request for Proposals with six (6) proposals determined compliant with instructions contained in the Request for Proposal; and,

WHEREAS, Steelhead Building Group submitted a proposal as contained in Exhibit B attached hereto was determined to the apparent low bidder based upon the proposals received providing a lump sum bid in the amount of $1,640,900.00, along with various alternate dollar amounts provided for Alternates 1, 2, 2A and 2B, and 3 as requested in the Request for Proposal; and,

WHEREAS, Town staff has determined the proposal submitted by Steelhead Building Group was the low apparent bidder for the base bid for favorable consideration for contract award for the Chrismon-Brown Park Project; and,

WHEREAS, Town staff recommends favorable consideration of the base bid in the amount of $1,640,900.00 plus the inclusion of additive Alternates #1 and #2B that provide for an enlarged restroom building with expanded porch and the installation of a standing-seam metal roof instead of architectural shingle, at an additional cost of $28,900.00 and $11,825.00, respectively, as provided in the proposal from Steelhead Building Group for a total expenditure of $1,681,625.00; and,

WHEREAS, the LPRF Grant funding for the construction portion of the project provides a total contract valuation of $1,168,698 (as amended from TDEC contract value of $1,202,423 based on Resolution 26-058 to cover additional consultant expenditures) necessitating the need for the Town of Nolensville to provide additional funding for construction estimated to range from $283,615 to $512,927 depending upon contract award and alternate(s) selected, excluding contingency; and,

WHEREAS, Town staff recommends a construction contingency for the Chrismon-Brown Park Project in the amount of $50,000 to cover unexpected or unanticipated issues involving the execution of construction work for the project; and,

WHEREAS, Town staff recommends favorable consideration of Ordinance 26-17 providing a budget amendment of $562,927 inclusive of the construction contingency that utilizes a portion of available and uncommitted funds from Adequate Facilities Tax; and,

WHEREAS, the Board of Commissioners approved Resolution 26-088 that authorized submittal of a procurement package to TDEC for approval along with a recommendation to TDEC to award the construction contract for the Chrismon-Brown Park project to Steelhead Building Group for a total lump sum bid amount of $1,681,625.00 inclusive of Alternate #1 for the expanded restroom building and Alternate #2B to replace the shingle roof with a standing-seam metal roof; and,

WHEREAS, the Town of Nolensville received notification from TDEC that the procurement package submitted by the Town of Nolensville was approved and that the Town could proceed with preparation and awarding of a contract for construction; and,

WHEREAS, Town staff with input from the Town Attorney have prepared a Vendor Services Agreement along with exhibits attached as Exhibit A hereto.

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

SECTION 1. That the Board of Commissioners hereby recommends awarding the contract for the Chrismon-Brown Park project to Steelhead Building Group for a lump sum bid in the amount of $1,640,900.00 plus additive Alternate #1 for expanded restroom building (covered area) in the amount of $28,900.00 plus additive Alternate #2B for the installation of a standing-seam metal roof over the expanded building in the amount of $11,825.00 for a total adjusted contract lump sum value of $1,681,625.00.

SECTION 2. That the Board of Commissioners hereby approves the Vendor Services Agreement between the Town of Nolensville and Steelhead Building Group, LLC, as provided in Exhibit A attached hereto and made a part of this Resolution and subsequently authorizes the Mayor to execute the Vendor Services Agreement and other required documentation associated with the award and contracting for this project.

SECTION 3. That the Board of Commissioners hereby approves a project construction contingency in the amount of $50,000 to be appropriated for unforeseen or unexpected items arising during construction of the project.

RESOLVED, this 3rd day of September, 2026

_____
Halie Gallik, Mayor

ATTEST:

_____
Montique Luster, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

_____
L. Gino Marchetti, Town Attorney

EXHIBIT A
Vendor Services Agreement Between Town of Nolensville and Steelhead Building Group, LLC for Chrismon-Brown Park Project