

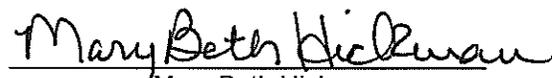
CITY CLERK MEMORANDUM
18-29

DATE: October 9, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mary Beth Hickman, City Clerk
SUBJECT: SPECIAL MEETING OF CITY COUNCIL

At the request of City Manager Mark Watson, and in accordance with Article II, Section 2, of the Charter of the City of Oak Ridge, Tennessee, a special meeting of City Council is hereby called for **Thursday, October 11, 2018 at 4:00 p.m.** in the Municipal Building Courtroom, 200 S. Tulane Avenue, for consideration of the following:

- A RESOLUTION AWARDING A CONTRACT (FY2019-056) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$8,410,000.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
- A RESOLUTION AWARDING A CONTRACT (FY2019-057) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE SENIOR CENTER FACILITY IN AN AMOUNT NOT TO EXCEED \$2,683,035.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
- APPEARANCE AND DISCUSSIONS WITH CHRIS BESSLER OF CUMBERLAND SECURITIES ON PROCESS AND PROCEDURES FOR THE LONG-TERM BOND FUNDING FOR PRE-K SCHOOL, SCARBORO PARK AND SENIOR CENTER.
- GENERAL DISCUSSION AND STAFF DIRECTION ON FURNITURE ALLOCATION AMOUNTS TO SENIOR CENTER AND PRE-K SCHOOL PROJECTS AND FURTHER DISCUSSION ON FUNDRAISING INITIATIVES BEING PROPOSED WITH SENIOR CENTER.

In accordance with the City Charter, matters transacted at this special meeting shall be limited to the subjects recited in the notice of the meeting.


Mary Beth Hickman

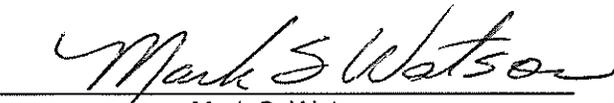
cc: Mark S. Watson, City Manager
Kenneth R. Krushenski, City Attorney
Department Directors
The Oak Ridger
Oak Ridge Today
The Knoxville News Sentinel
BBB Communications

ADMINISTRATIVE MEMORANDUM
18-16

DATE: October 9, 2018
TO: Mary Beth Hickman, City Clerk
FROM: Mark S. Watson, City Manager
SUBJECT: SPECIAL MEETING OF CITY COUNCIL

In accordance with Article II, Section 2, of the Charter of the City of Oak Ridge, you are hereby requested to call a special meeting of City Council for Thursday, October 11, 2018, at 4:00 p.m. in the Municipal Building Courtroom, 200 S. Tulane Avenue. The meeting will be limited to consideration of the following:

- A RESOLUTION AWARDING A CONTRACT (FY2019-056) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$8,410,000.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
- A RESOLUTION AWARDING A CONTRACT (FY2019-057) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE SENIOR CENTER FACILITY IN AN AMOUNT NOT TO EXCEED \$2,683,035.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
- APPEARANCE AND DISCUSSIONS WITH CHRIS BESSLER OF CUMBERLAND SECURITIES ON PROCESS AND PROCEDURES FOR THE LONG-TERM BOND FUNDING FOR PRE-K SCHOOL, SCARBORO PARK AND SENIOR CENTER.
- GENERAL DISCUSSION AND STAFF DIRECTION ON FURNITURE ALLOCATION AMOUNTS TO SENIOR CENTER AND PRE-K SCHOOL PROJECTS. FURTHER DISCUSSION ON FUNDRAISING INITIATIVES BEING PROPOSED WITH SENIOR CENTER.



Mark S. Watson

**OAK RIDGE CITY COUNCIL
SPECIAL MEETING**

Municipal Building Courtroom

Thursday, October 11, 2018

4:00 p.m.

AGENDA

- I. ROLL CALL
- II. ITEMS FOR CONSIDERATION
 - a. A RESOLUTION AWARDED A CONTRACT (FY2019-056) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$8,410,000.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
 - b. A RESOLUTION AWARDED A CONTRACT (FY2019-057) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE SENIOR CENTER FACILITY IN AN AMOUNT NOT TO EXCEED \$2,683,035.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.
 - c. APPEARANCE AND DISCUSSIONS WITH CHRIS BESSLER OF CUMBERLAND SECURITIES ON PROCESS AND PROCEDURES FOR THE LONG-TERM BOND FUNDING FOR PRE-K SCHOOL, SCARBORO PARK AND SENIOR CENTER.
 - d. GENERAL DISCUSSION AND STAFF DIRECTION ON FURNITURE ALLOCATION AMOUNTS TO SENIOR CENTER AND PRE-K SCHOOL PROJECTS AND FURTHER DISCUSSION ON FUNDRAISING INITIATIVES BEING PROPOSED WITH SENIOR CENTER.
- III. ADJOURNMENT

CITY COUNCIL MEMORANDUM
18-31

DATE: October 10, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: AWARD OF A CONTRACT FOR THE CONSTRUCTION OF THE OAK RIDGE
PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS

Introduction

An item for City Council's consideration is a resolution awarding a contract to Jenkins & Stiles, LLC, Knoxville, for the construction of the Oak Ridge Pre-kindergarten and Scarboro Park Improvements project in an amount not to exceed \$8,410,000.00 and authorizing the City Manager to sign change orders up to five percent (5%) over the contract price.

Funding

The City shall pay for this project with the issuance of General Obligation Bonds which will be issued in November.

Background

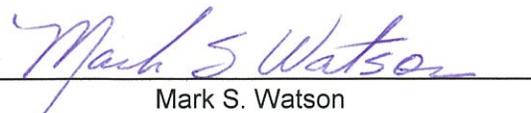
As part of the bid process for the building of the above Project, the City of Oak Ridge received four bidders. The winning bid, both in cost and time, was submitted by Jenkins & Stiles of Knoxville. The bid price, including Alternate 1 (HVAC energy control systems) and Alternate 2 (covered canopy) amounted to \$8,410,000.00.

This bid also includes park renovations and reconstruction to recreational facilities adjacent to the proposed preschool. These facilities include a new youth baseball facility, basketball courts, tennis court, and picnic shelter.

Bids were reviewed by members of the Board of Education and former Councilmember Willie Golden and City staff. All concurred with the award. The resolution also approves a City controlled contingency of five percent (5%) for unanticipated requirements of this project.

Recommendation

Approval of the attached resolution is recommended.


Mark S. Watson

Attachment

RESOLUTION

A RESOLUTION AWARDING A CONTRACT (FY2019-056) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$8,410,000.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.

WHEREAS, by Resolution 2-14-2015, City Council, in conjunction with the Oak Ridge Board of Education (BOE), created a joint committee known as the Joint City/Schools Preschool Planning Committee to develop a replacement plan for the Preschool Building located at 304 New York Avenue; and

WHEREAS, after numerous discussions, meetings, and work sessions, the BOE voted on February 27, 2017 to recommend Scarboro Park as the location of the new preschool and City Council supported this recommendation on March 27, 2017 through approval of Resolution 3-26-2017; and

WHEREAS, by Resolution 10-114-2017, City Council authorized an agreement with Studio Four Design, Inc., Knoxville, to provide architectural, interior design, and consulting engineering services for the preschool project which includes improvements to Scarboro Park; and

WHEREAS, by Resolution 5-34-2018, City Council authorized Studio Four Design, Inc., to proceed with final design of construction drawings for the project; and

WHEREAS, the City issued an invitation to bid and bids were received and publicly opened on October 4, 2018; and

WHEREAS, Jenkins & Stiles, LLC, Knoxville, submitted the lowest bid for the project, which bid the City Manager and Studio Four Design, Inc., recommend be accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

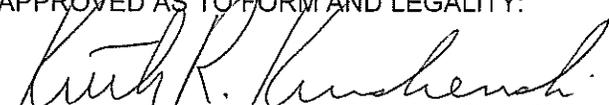
That the recommendation of the City Manager is approved and award is hereby made to Jenkins & Stiles, LLC, 10617 Deerbrook Drive, Knoxville, Tennessee 37922, for the furnishing of all labor, tools, materials, equipment and supplies necessary to perform all work and services for the Oak Ridge Pre-Kindergarten and Scarboro Park Improvements Project subject to the City's issuance of debt to fund the project; said award in strict accordance with contract number FY2019-056, the required specifications, the bid as publicly opened on October 4, 2018, and in the amount of \$8,410,000.00 which includes the base bid, Alternate A (energy controls), and Alternate B (drop-off canopy).

BE IT FURTHER RESOLVED that to account for unforeseen complications that can occur during any construction project, the City Manager is authorized to execute amendments and change orders in an amount up to five percent (5%) over the contract price, which equates to \$420,500.00.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 11th day of October 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk



CITY COUNCIL MEMORANDUM
18-30

DATE: October 8, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manger
SUBJECT: BIDS ON PRESCHOOL, SCARBORO PARK IMPROVEMENTS, AND SENIOR CENTER

Last Thursday, the City of Oak Ridge opened the bids on the above projects. Today, I met with members of Staff, the Senior Advisory Committee and former Councilmember Willie Golden of the Scarboro neighborhood, and the Board of Education to review the bids. All were pleased with the results.

At tonight's City Council meeting, we will provide an overview of the bid results and the upcoming recommendation from Jacene Phillips of Studio Four Design, Inc. A packet of information is being delivered this afternoon for your review and study. **I would like to schedule a special called Council meeting later in the week (Thursday) to award the bid.**

It was originally anticipated that the Budget and Finance Committee would have time to review this project to discuss the furniture allocation amount and long-term financing. Instead, I would suggest a meeting to do so with the full Council, including the bid award and any necessary long-term financial action since anticipation is for future interest rate increases.

A handwritten signature in blue ink that reads "Mark S. Watson".

Mark S. Watson

Attachments



**STUDIO
FOUR
DESIGN**

October 8, 2018

City of Oak Ridge City Council
200 S. Tulane Ave.
Oak Ridge, TN 37830

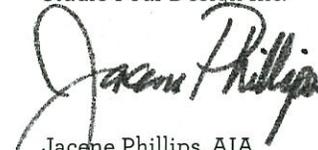
*Re: Oak Ridge Senior Center Facility (OR# FY2018-048) and Pre-Kindergarten School and
Scarboro Park Improvements (OR# FY2018-049) projects*

On Thursday, October 4th, both the Senior Center and the Pre-Kindergarten and Scarboro Park Improvement projects bid. There were four bidders for the Senior Center and three bidders for the Pre-Kindergarten and Park. It was made clear at the time of the mandatory pre-bid meeting that the primary basis of awarding the contract is cost and time.

Upon reviewing the General Contractors bid information which included qualifications, bonding information, major subcontractor list, time to complete the project, and pricing; it is the **recommendation of Studio Four Design, Inc. to award both projects to Jenkins & Stiles due to the cost but also the fact that the Senior Center could be operating two months earlier than any other bid and the Pre-Kindergarten being complete three days before the other bids.**

Sincerely,

Studio Four Design Inc.



Jacene Phillips, AIA
Senior Project Manager
name@s4dinc.com

four14 Clinch Avenue
Knoxville TN 37902

865.523.5001
studiofourdesign.com

DESIGN MATTERS

**PreSchool and Scarborough Park and Senior Center
Cost Summary
10/08/2018**

PreSchool and Scarborough Park	Initial Resolution 9/4/18	Current Amount after Bidding	Difference
Construction	\$11,103,034	\$8,026,000	-\$3,077,034
Alternate - Building Automated Controls	\$169,300	\$260,000	\$90,700
Alternate - Drop Off Canopy	\$150,000	\$124,000	-\$26,000
Furniture Allowance (being determined)	\$500,000	\$500,000	\$0
Discretionary Fund 5% (base bid)	included in construction	\$401,300	\$401,300
A/E Costs (soft cost)	\$574,700	\$574,700	\$0
Testing and Special Inspections	included in construction	\$23,260	\$23,260
Total PreSchool& Scarborough Park	\$12,497,034	\$9,909,260	-\$2,587,774

Senior Center	Initial Resolution 9/4/18	Current Amount after Bidding	Difference
Construction	\$3,097,530	\$2,620,000	-\$477,530
Alternate - Building Automated Controls	\$56,400	\$59,900	\$3,500
Alternate - Drop Off Canopy	\$28,000	\$28,135	\$135
Furniture Allowance (being determined)	\$100,000	\$100,000	\$0
Discretionary Fund 5% (base bid)	included in construction	\$131,000	\$131,000
A/E Costs (soft cost)	\$196,630	\$196,630	\$0
Testing and Special Inspections	included in construction	\$18,723	\$18,723
Total Senior Center	\$3,478,560	\$3,154,388	-\$324,173

City of Oak Ridge
 Bid Tabulation Form for Senior Center Facility and Pre-Kindergarten and Scarboro Park Improvements

Project: SENIOR CENTER FACILITY																					
DR Contract: 170218-048																					
Bid Date: 10/4/2018																					
Bidder	Rank (2017)	Bid Envelope Complete	Bid Bond Included	Base Bid Amount	Completion Date	Unit Prices			Addenda Received				Bids Alternates		Notes						
						Removing and Replacing Unsuitable Soil and Replacing w/ Eng. Fill	Solid Rock Excavation with General Excavation	Solid Rock Excavation with Trench Excavation	Add. 1	Add. 2	Add. 3	Add. 4	Energy Controls	Canopy	Price with Alt A	Price with Alt B	Price with both A & B	Difference from lowest overall bid	\$/Sqft		
									9/5/2018	9/18/2018	9/28/2018	10/1/2018	Alternate A	Alternate B							
K & F Construction	4	X	X	\$3,215,000	12/2/2019	\$16.75 per Cubic Yd.	\$70.00 per Cubic Yd.	\$280.00 per Cubic Yd.	X	X	X	X	\$72,239	\$56,262	\$3,287,239	\$3,271,262	\$3,343,501	\$679,501	\$307.42		
Merit Construction	1	X	X	\$2,790,000	12/2/2019	\$38.00 per Cubic Yd.	\$70.00 per Cubic Yd.	\$275.00 per Cubic Yd.	X	X	X	X	\$64,000	\$47,500	\$2,854,000	\$2,837,500	\$2,901,500	\$237,500	\$266.78		
Hartson Construction, LLC	1	X	X	\$2,570,000	12/2/2019	\$23.75 per Cubic Yd.	\$175.00 per Cubic Yd.	\$200.00 per Cubic Yd.	X	X	X	X	\$66,000	\$28,000	\$2,636,000	\$2,598,000	\$2,664,000	\$0	\$244.94		
Jenkins & Stiles, LLC	2	X	X	\$2,620,000	10/1/2019	\$30.00 per Cubic Yd.	\$79.00 per Cubic Yd.	\$185.00 per Cubic Yd.	X	X	X	X	\$59,900	\$28,135	\$2,679,900	\$2,648,135	\$2,708,035	\$44,035	\$248.99		

NOTES:

Project: OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS																								
DR Contract: 170218-049																								
Date: 10/4/2018																								
Bidder	Rank (2017)	Bid Envelope Complete	Bid Bond Included	Base Bid Amount	Completion Date	Unit Prices			Addenda Received				Bids for Additive or Deductive Alternates					Notes						
						Removing and Replacing Unsuitable Soil and Replacing w/ Eng. Fill	Solid Rock Excavation with General Excavation	Solid Rock Excavation with Trench Excavation	Add. 1	Add. 2	Add. 3	Add. 4	Energy Controls	Canopy	Red Field Irrigation	Asphalt Courts	Award of both Pre-K and Sr Ctr	Price with Alt A	Price with Alt B	Price with Alt E	Price with A, B & E	Difference from lowest overall bid	\$/Sqft	
									9/5/2018	9/18/2018	9/28/2018	10/1/2018	Alternate A	Alternate B	Alternate C	Alternate D	Alternate E							
Merit Construction	1	X	X	\$9,465,000	12/2/2019	\$38.00 per Cubic Yd.	\$70.00 per Cubic Yd.	\$275.00 per Cubic Yd.	X	X	X	X	\$196,000	\$141,000	\$44,600	-\$24,000	-\$5,000	\$9,661,000	\$9,606,000	\$9,450,000	\$9,797,000	\$1,412,000	\$293.35	
Jenkins & Stiles, LLC	1	X	X	\$8,026,000	11/30/2019	\$23.00 per Cubic Yd.	\$75.00 per Cubic Yd.	\$145.00 per Cubic Yd.	X	X	X	X	\$260,000	\$124,000	-	-	-\$25,000	\$8,286,000	\$8,150,000	\$8,001,000	\$8,285,000	\$0	\$251.07	
Hickory Construction, Inc.	2	X	X	\$8,193,813	12/2/2019	\$35.00 per Cubic Yd.	\$94.00 per Cubic Yd.	\$193.00 per Cubic Yd.	X	X	X	X	\$244,000	\$113,614	\$8,380	-\$28,292	\$0	\$8,497,813	\$8,307,427	\$8,193,813	\$8,551,427	\$166,427	\$256.05	

NOTES:

Cost Options for Both Senior Center and Pre-K and Scarboro Park Improvements Projects

Contractors	Base Bid Only	Base Bid and Energy Controls	Base Bid and Drop Off Canopies	Base Bids with Energy Controls and Canopies	Difference from Lowest Bid (accepting Alternates A, B, & E)	\$/Sqft	Sr Ctr Completion Date	Pre-K/Park Completion Date
Jenkins & Stiles (both projects)	\$10,646,000	\$10,965,900	\$10,798,135	\$11,093,035	\$0	\$250.56	10/1/2019	11/30/2019
Hartson for Sr. Ctr. and Hickory for Pre K & Park	\$10,763,813	\$11,073,813	\$10,905,427	\$11,215,427	\$122,392	\$253.32	12/2/2019	12/2/2019
Hartson for Sr. Ctr. and Jenkins & Stiles for Pre K & Park	\$10,596,000	\$10,922,000	\$10,748,000	\$11,074,000	-\$19,035	\$250.13	12/2/2019	11/30/2019

NOTES:

BID PROCESS FORM



BID NAME	FY2018-049	DESCRIPTION	Oak Ridge Pre-Kindergarten Facility & Scarborough Park Improvements
CITY COUNCIL MEETING	October 8, 2018		

PRIME CONTRACTORS WHO DOWNLOADED THE BID DOCUMENTS (CONTACT INFORMATION)

<u>Company</u>	<u>Name</u>	<u>Address</u>	<u>City, State ZIP</u>	<u>Phone</u>	<u>Email</u>	<u>Contacted Via</u>
Hartson Construction, LLC	Bill Dowd Chris Hare	10025 Investment Drive, Suite 150	Knoxville, TN 37932	865-599-0184 865-522-6175	bdowd@hartsinconstruction.com charejr@hartsonconstruction.com	Architect/ Advertisements/ Vendor Registry/ Plan Rooms
Blaine Construction	Jason Gibson	6510 Deane Hill Drive	Knoxville, TN 37919	865-693-8900	jgibson@blaineconstruction.com	
The Christman Company	Carol Frederick	2400 Sutherland Avenue	Knoxville, TN 37919	865-546-2440	carol.frederick@christmanco.com	
Burwil Construction, Inc.	Anna Perry	620 Locus Street	Bristol, TN 37620	865-409-4825	tpetit@burwil.com	
Jenkins & Stiles, LLC	Bryson Shelton	10617 Deerbrook Drive	Knoxville, TN 37922	865-748-3655	bshelton@jenkinsstiles.com	
K&F Construction, Inc.	Tim Snow	3222 Northwest Park Drive	Knoxville, TN 37921	865-414-8780	tim@kfconst.com	
Hickory Construction, Inc.	Ron Dorsey Chris Duncan	124 Kent Place	Alcoa, TN 37701	865-983-7856 865-389-3930	rdorsey@hickoryconstruction.com chris@hickoryconstruction.com	
Merit Construction, Inc.	Buddy Heins	10435 Dutchtown Road	Knoxville, TN 37932	865-966-4100	bheins@meritconstruction.com	
Jen Hill	Walt Tappan	3414 Henson Road, Suite A	Knoxville, TN 37921	865-389-5080	walt@jenhill.com	
Howlett Equipment Co.	Jim Howlett	13 Country Walk Drive	Powell, TN 37849	865-938-3827	howlettequip@frontiernet.net	
Rousse Construction Co	Devin Devine	11121 Kingston Pike # G	Knoxville, TN 37934	865-777-9776	ddevine@rouseconst	
Nella Constructors, Inc.	Scott Allen	1579 W Old Andrew Johnson Hwy	New Market, TN 37820	865-471-1015	scott@nellaconstructors.com	
Hartson Construction, LLC	Chris Hare	10025 Investment Drive	Knoxville, TN 37922	(865) 675-6001	charejr@hartsonconstruction.com	
George W Reagan Co.	Kane Hauri	1700 Grainger Avenue	Knoxville, TN 37917	(865) 522-6175	kane@gwreagan.com	

BIDS RECEIVED

(e.g., City's Website, Vendor Registry, Planrooms, Word of Mouth)

Jenkins & Stiles, LLC, Hickory Construction, Inc., Merit Construction (Non-Responsive)

ADVERTISEMENT

The City of Oak Ridge advertised this bid on the Finance Department's Departmental Webpage for a duration of 29 days.

BID PROCESS FORM



BID NAME FY2018-048 **DESCRIPTION** Oak Ridge Senior Center Facility

CITY COUNCIL MEETING October 8, 2018

PRIME CONTRACTORS WHO DOWNLOADED THE BID DOCUMENTS (CONTACT INFORMATION)

<u>Company</u>	<u>Name</u>	<u>Address</u>	<u>City, State ZIP</u>	<u>Phone</u>	<u>Email</u>	<u>Contacted Via</u>
Hartson Construction, LLC	Bill Dowd Chris Hare	10025 Investment Drive, Suite 150	Knoxville, TN 37932	865-599-0184 865-522-6175	bdowd@hartsinconstruction.com charejr@hartsonconstruction.com	Architect/ Advertisements/ Vendor Registry/ Plan Rooms
Christopoulos & Kennedy Construction	Bill Kennedy	2301 Hatcher Drive NW	Knoxville, TN 37921	865-330-3541	ckconstruction@comcast.net	
The Christman Company	Carol Frederick	2400 Sutherland Avenue	Knoxville, TN 37919	865-546-2440	carol.frederick@christmanco.com	
Burwil Construction, Inc.	Anna Perry	620 Locus Street	Bristol, TN 37620	865-409-4825	lpetit@burwil.com	
Jenkins & Stiles, LLC	Bryson Shelton	10617 Deerbrook Drive	Knoxville, TN 37922	865-748-3655	bshelton@jenkinsstiles.com	
K&F Construction, Inc.	Tim Snow Beth Johnson	3222 Northwest Park Drive	Knoxville, TN 37921	865-414-8780 865-859-9249	tim@kfconst.com	
Hickory Construction, Inc.	Ron Dorsey Chns Duncan	124 Kent Place	Alcoa, TN 37701	865-983-7856 865-389-3930	rdorsey@hickoryconstruction.com chris@hickoryconstruction.com	
Merit Construction, Inc.	Kelci Beavers	10435 Dutchtown Road	Knoxville, TN 37932	865-966-4100	kbeavers@meritconstruction.com	
Jen Hill	Walt Tappan	3414 Henson Road, Suite A	Knoxville, TN 37921	865-389-5080	walt@jenhill.com	
Monolith Construction, LLC	Jeremy Jones	4656 Fennel Road	Knoxville, TN 37912	865-245-4300	howlettequip@frontiernet.net	
Nella Constructors, Inc.	Tyler Chambers	1579 W Old Andrew Johnson Hwy	New Market, TN 37820	865-471-1015	tchambers@nellaconstructors.com	
GEO Services, LLC	Dennis Williams	2561 Willow Point Way	Knoxville, TN 37931	865-548-3497	dwilliams@geoservicesllc.com	
George W. Reagan Co.	Mark Johnson	1700 Grainger Avenue	Knoxville, TN 37917	865-440-2295	mark@gwreagan.com	
Wright Contracting, Inc.	Rachel Gardner	1116 Farrington Drive	Knoxville, TN 37923	865-384-0748	rgardner@wrighttn.com	
Evans-Ailey Construction	Phillip Stiles	107 Brushy Valley Road	Clinton, TN 37716	865-498-0132	phillip@eacinc.net	
Holston Construction Services, LLC	Wayne Decker	1719 6th Avenue	Knoxville, TN 37917	865-978-1597	wdecker@holstonllc.com	
Rousse Construction Co	Devin Devine	11121 Kingston Pike # G	Knoxville, TN 37934	865-777-9776	ddevine@rouseconst	

BIDS RECEIVED

(e.g., City's Website, Vendor Registry, Planrooms, Word of Mouth)

Hartson Construction, LLC, Jenkins & Stiles, LLC, Merit Construction, Inc. (Non-Responsive) and K&F Construction, Inc. (Non- Responsive)

ADVERTISEMENT

The City of Oak Ridge advertised this bid on the Finance Department's Departmental Webpage for a duration of 29 days.

CITY COUNCIL MEMORANDUM
18-32

DATE: October 10, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: AWARD OF A CONTRACT FOR THE CONSTRUCTION OF THE
OAK RIDGE SENIOR CENTER FACILITY

Introduction

An item for City Council's consideration is a resolution awarding a contract to Jenkins & Stiles, LLC, Knoxville, for the construction of the Oak Ridge Senior Center facility in an amount not to exceed \$2,683,035.00 and authorizing the City Manager to sign change orders up to five percent (5%) over the contract price.

Funding

The City shall pay for this project with the issuance of General Obligation Bonds which will be issued in November.

Background

The Oak Ridge City Council passed a resolution in 2010 supporting the development of a new state-of-the-art Senior Center for residents of Oak Ridge. After location in the Daniel Arthur Rehabilitation Center for many years and in a cooperative agreement with Anderson County, the Senior Center moved to temporary quarters in the Oak Ridge Civic Center in anticipation of this project. The Senior Advisory Board was integrally involved with the design and layout of the Center with StudioFour Design, Knoxville.

After the bid award on Thursday, October 4, 2018, it was noted that besides the price, the recommended bidder offered to complete the project for the Senior Center two months ahead of the mandatory date. This is a significant factor and means an occupancy on October 1, 2019, with other bidders completing the project by December 2, 2019. Jenkins & Stiles by being approved for the Pre-kindergarten School and Scarboro Park project may be considered for the consolidated bid to include the Senior Center, allowing a \$25,000 discount to be considered on the project. This leaves a differential of \$19,035.00, or less than one percent (1%). Due to time and occupancy for the Senior Center, the consolidation of bids is recommended to be awarded to Jenkins & Stiles based on competitive bids and construction time.

Again, this bid was reviewed by the staff committee and members of the Senior Advisory Board. All concurred with this recommendation. A strong show of support was made for the consideration of the earlier time completion of the Senior Center. The resolution also approves a City controlled contingency of five percent (5%) for unanticipated requirements of this project.

Recommendation

Approval of the attached resolution is recommended.



Mark S. Watson

Attachment

RESOLUTION

A RESOLUTION AWARDING A CONTRACT (FY2019-057) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE SENIOR CENTER FACILITY IN AN AMOUNT NOT TO EXCEED \$2,683,035.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.

WHEREAS, by Resolution 10-114-2017, City Council authorized an agreement with Studio Four Design, Inc., Knoxville, to provide architectural, interior design, and consulting engineering services for construction of a new senior center; and

WHEREAS, by Resolution 5-35-2018, City Council authorized Studio Four Design, Inc., to proceed with final design of construction drawings for the project; and

WHEREAS, the City issued an invitation to bid and bids were received and publicly opened on October 4, 2018; and

WHEREAS, this project contained a mandatory pre-bid meeting, with all bidders being informed that price and time would be a factor in awarding the contract; and

WHEREAS, Hartson Construction, LLC, Knoxville, submitted the apparent low bid for the project, with a total bid amount of \$2,664,000.00 including the base bid and selected alternates; and

WHEREAS, Jenkins & Stiles, LLC, Knoxville, submitted the apparent second lowest bid for the project, with a total bid amount of \$2,708,035 including the base bid and selected alternates; however, Jenkins & Stiles, LLC, also bid a two-month earlier construction timeframe over Hartson Construction, LLC; and

WHEREAS, the City and Studio Four Design, Inc., evaluated the bidders under City Code §5-414 to determine the lowest responsible bidder; and

WHEREAS, Jenkins & Stiles, LLC, has a two-month earlier construction timeframe over Hartson Construction, LLC, which is significant and outweighs the \$44,035.00 difference in bid prices; and

WHEREAS, the City Manager and Studio Four Design, Inc., recommend selection of Jenkins & Stiles, LLC, Knoxville, for the senior center project which will provide a significant earlier timeline for completion.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and award is hereby made to Jenkins & Stiles, LLC, 10617 Deerbrook Drive, Knoxville, Tennessee 37922, for the furnishing of all labor, tools, materials, equipment and supplies necessary to perform all work and services for the Senior Center Project subject to the City's issuance of debt to fund the project; said award in strict accordance with contract number FY2019-057, the required specifications, the bid as publicly opened on October 4, 2018, and in the amount of \$2,683,035.00 which includes the base bid, Alternate A (energy controls), Alternate B (drop-off canopy), and a \$25,000.00 discount set forth below.

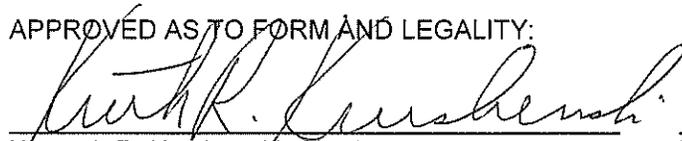
BE IT FURTHER RESOLVED that, as part of the preschool project bid approved by Resolution 10-____-2018, Jenkins & Stiles, LLC, offered a \$25,000.00 discount if awarded both the senior center and preschool projects (combination bid) and Bart Jenkins, President of Jenkins & Stiles, LLC, has agreed to take the full discount from the senior center project.

BE IT FURTHER RESOLVED that to account for unforeseen complications that can occur during any construction project, the City Manager is authorized to execute amendments and change orders in an amount up to five percent (5%) over the contract price, which equates to \$134,151.75.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 11th day of October 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-33

DATE: October 10, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: FINANCE INFORMATION FOR LONG-TERM BONDS

The approval of the Oak Ridge Pre-kindergarten School, Scarboro Park Improvements, and the Oak Ridge Senior Center projects is dependent upon bonds being issued to retire the debt. The City is finalizing all costs associated with the issuance of nearly \$14 million in bonded indebtedness which with a maximum 30 year note will extend to 2048. Shorter options are also available to consider and will save interest being expended for financing.

Cumberland Securities has been bond advisor to the City as it has considered bonded indebtedness over the years. Carefully considering each issuance conservatively, the City's Finance Director has managed through the recession to retain indebtedness at moderate levels while reducing costs through new low interest rates. At present, the interest rates have increased due to changing economy. However, interest rates are significantly low and should be considered for capital facilities.

The citizens of Oak Ridge shall see that the predominant amount of debt is for education related debt. City general fund debt is rapidly being paid off, but future needs are out there to be considered such as the need for roofing repairs. As we look at the new Pre-K school and a Senior Center, it is recommended that debt be issued. Anticipated tax rate offset will be approximately 10 cents, with a 2-cent increase occurring this past July. Much of the City's flexibility to absorb tax hikes has been impacted by state exemptions, elimination of taxes, reductions of taxes and the "no tax hike" promise of the Oak Ridge High School debt. At this time, over \$7 million in debt retirement is occurring each year.

Chris Bessler, Bond Advisor to the City of Oak Ridge will be present to review potential costs and to outline a calendar for the issuance of bonds on the Pre-K School, Scarboro Park and Senior Center facilities.


Mark S. Watson

Cumberland Securities Company, Inc.

Christopher C. Bessler
Senior Vice President
P.O. Box 24508
Knoxville, TN 37933
Phone - (865) 988-2663

October 9, 2018

Mr. Mark S. Watson
City Manager, City of Oak Ridge
200 South Tulane Avenue
Oak Ridge, TN 37830

Re: City of Oak Ridge, Tennessee (the "City") – Preliminary Funding Analysis for Pre-K/Senior Center/Park (the "Project")

Dear Mr. Watson:

Per the City's request, Cumberland Securities has prepared the included Preliminary Funding Analysis (the "Analysis") for your review.

The Analysis shows two different options for funding the proposed Project. Option 1 includes furniture and Option 2 excludes furniture. There are three (3) different amortizations for each option: 20-years, 25-years and 30-years. The included charts break out the City's debt service between City related projects and debt service for the School System.

A summary chart is provided for each option. Each of the lines on the chart represent the overall debt service resulting from the respective amortization schedules. As you can see in the charts for each option on pages 5 and 9, there is not too great of a difference between the overall debt service resulting from the 25-year and 30-year amortizations, though the 25-year amortization obviously pays off five (5) years earlier. The 20-year amortization schedule will result in the lowest interest cost and pay off the earliest, though the City will need to determine whether existing revenues are sufficient to pay the extra debt service the shorter amortization would require in the first few years.

Depending on which option and amortization the City chooses to finance the Project, we should be able to sale the bonds right after Thanksgiving and close in mid-December. This will allow the City time to work out the related contracts so that bond proceeds are available contemporaneously with the contracts or shortly thereafter. Any funds spent from fund balance on the Project can also be reimbursed with bond proceeds.

If you have any questions or need any additional information with respect to this financing, please do not hesitate to contact me at your earliest convenience. I plan to be at the City Council meeting this Thursday at 4:00pm to answer any questions on the financing of the Project.

Very truly yours,


Chris Bessler
Senior Vice President
Cumberland Securities Company, Inc.

Enclosure

CITY OF OAK RIDGE, TENNESSEE

Preliminary
Funding
Analysis

As of October 11, 2018



CUMBERLAND SECURITIES

SINCE 1931

Prepared By:

CUMBERLAND SECURITIES COMPANY, INC
Independent Registered Municipal Advisors
Knoxville, Tennessee
Telephone: (865) 988-2663

* May not include all outstanding notes and leases

CITY OF OAK RIDGE, TENNESSEE

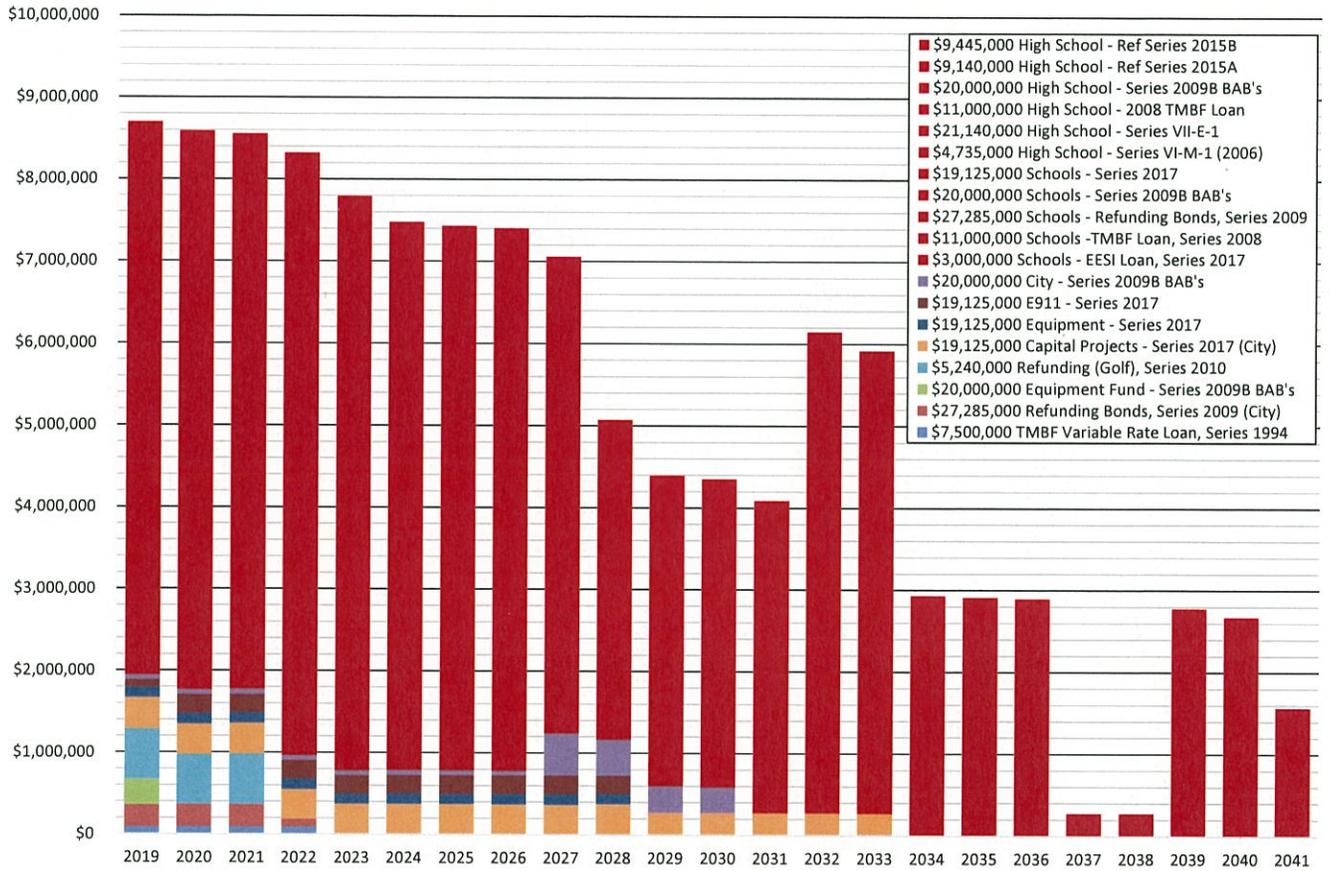
Preliminary Funding Analysis

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City of Oak Ridge, Tennessee

Total Combined Outstanding Debt Service - Breakdown Between General Fund & Schools





DEBT SERVICE

**City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 20-Year Amortization
Includes Furniture**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			223,650.00	223,650.00	223,650.00
06/01/2020			447,300.00	447,300.00	447,300.00
06/01/2021			447,300.00	447,300.00	447,300.00
06/01/2022	565,000.00	3.500%	447,300.00	1,012,300.00	1,012,300.00
06/01/2023	585,000.00	3.500%	427,525.00	1,012,525.00	1,012,525.00
06/01/2024	605,000.00	3.500%	407,050.00	1,012,050.00	1,012,050.00
06/01/2025	625,000.00	3.500%	385,875.00	1,010,875.00	1,010,875.00
06/01/2026	645,000.00	3.500%	364,000.00	1,009,000.00	1,009,000.00
06/01/2027	670,000.00	3.500%	341,425.00	1,011,425.00	1,011,425.00
06/01/2028	690,000.00	3.500%	317,975.00	1,007,975.00	1,007,975.00
06/01/2029	715,000.00	3.500%	293,825.00	1,008,825.00	1,008,825.00
06/01/2030	740,000.00	3.500%	268,800.00	1,008,800.00	1,008,800.00
06/01/2031	765,000.00	3.500%	242,900.00	1,007,900.00	1,007,900.00
06/01/2032	795,000.00	3.500%	216,125.00	1,011,125.00	1,011,125.00
06/01/2033	820,000.00	3.500%	188,300.00	1,008,300.00	1,008,300.00
06/01/2034	850,000.00	3.500%	159,600.00	1,009,600.00	1,009,600.00
06/01/2035	880,000.00	3.500%	129,850.00	1,009,850.00	1,009,850.00
06/01/2036	910,000.00	3.500%	99,050.00	1,009,050.00	1,009,050.00
06/01/2037	945,000.00	3.500%	67,200.00	1,012,200.00	1,012,200.00
06/01/2038	975,000.00	3.500%	34,125.00	1,009,125.00	1,009,125.00
	12,780,000.00		5,509,175.00	18,289,175.00	

Date Structure

Date 12/01/2018
First Coupon Date 06/01/2019



DEBT SERVICE

City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 25-Year Amortization
Includes Furniture

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			233,235.00	233,235.00	233,235.00
06/01/2020			466,470.00	466,470.00	466,470.00
06/01/2021			466,470.00	466,470.00	466,470.00
06/01/2022	390,000.00	3.650%	466,470.00	856,470.00	856,470.00
06/01/2023	405,000.00	3.650%	452,235.00	857,235.00	857,235.00
06/01/2024	415,000.00	3.650%	437,452.50	852,452.50	852,452.50
06/01/2025	435,000.00	3.650%	422,305.00	857,305.00	857,305.00
06/01/2026	450,000.00	3.650%	406,427.50	856,427.50	856,427.50
06/01/2027	465,000.00	3.650%	390,002.50	855,002.50	855,002.50
06/01/2028	480,000.00	3.650%	373,030.00	853,030.00	853,030.00
06/01/2029	500,000.00	3.650%	355,510.00	855,510.00	855,510.00
06/01/2030	520,000.00	3.650%	337,260.00	857,260.00	857,260.00
06/01/2031	535,000.00	3.650%	318,280.00	853,280.00	853,280.00
06/01/2032	555,000.00	3.650%	298,752.50	853,752.50	853,752.50
06/01/2033	575,000.00	3.650%	278,495.00	853,495.00	853,495.00
06/01/2034	595,000.00	3.650%	257,507.50	852,507.50	852,507.50
06/01/2035	620,000.00	3.650%	235,790.00	855,790.00	855,790.00
06/01/2036	640,000.00	3.650%	213,160.00	853,160.00	853,160.00
06/01/2037	665,000.00	3.650%	189,800.00	854,800.00	854,800.00
06/01/2038	690,000.00	3.650%	165,527.50	855,527.50	855,527.50
06/01/2039	715,000.00	3.650%	140,342.50	855,342.50	855,342.50
06/01/2040	740,000.00	3.650%	114,245.00	854,245.00	854,245.00
06/01/2041	770,000.00	3.650%	87,235.00	857,235.00	857,235.00
06/01/2042	795,000.00	3.650%	59,130.00	854,130.00	854,130.00
06/01/2043	825,000.00	3.650%	30,112.50	855,112.50	855,112.50
	12,780,000.00		7,195,245.00	19,975,245.00	

Date Structure

Date 12/01/2018
First Coupon Date 06/01/2019



DEBT SERVICE

City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 30-Year Amortization
Includes Furniture

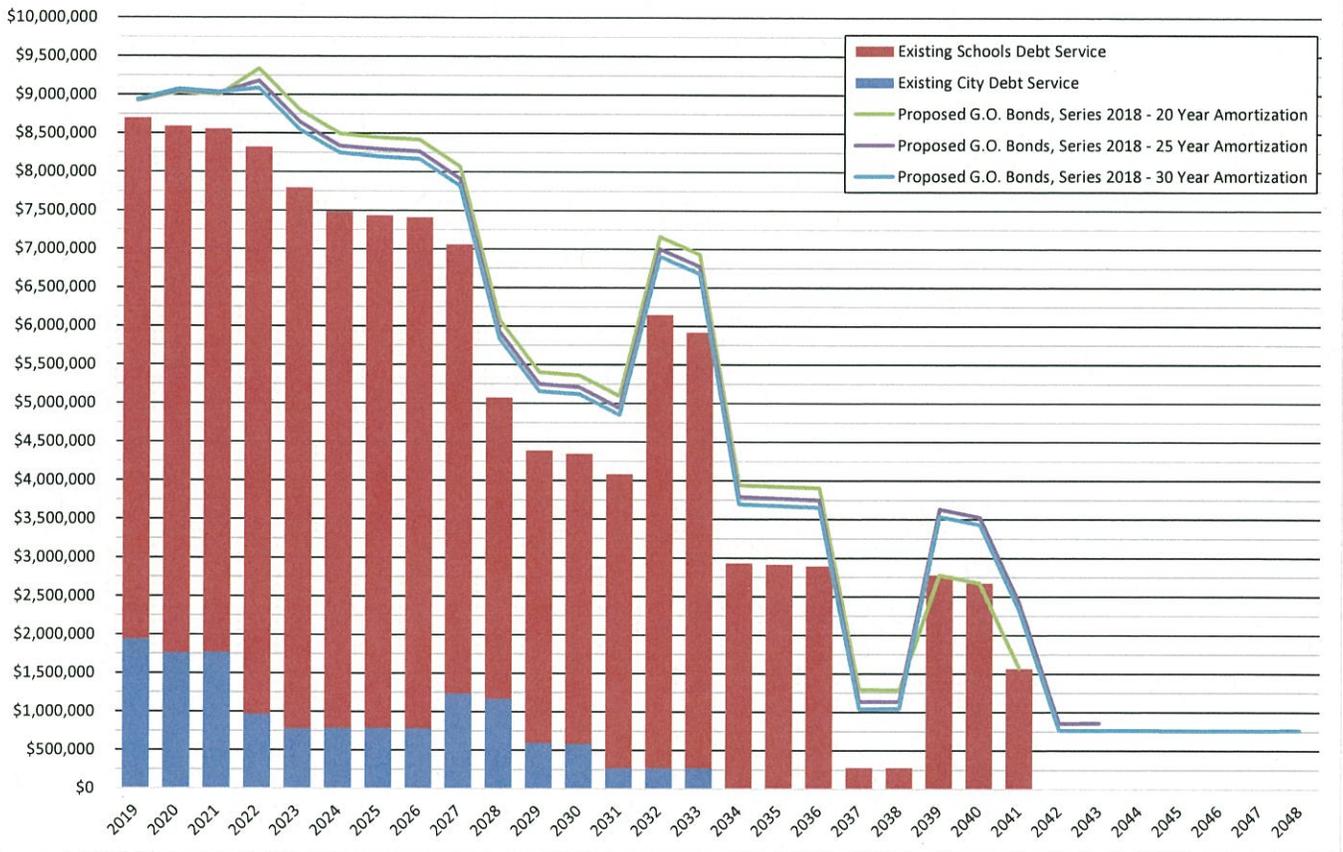
Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			239,625.00	239,625.00	239,625.00
06/01/2020			479,250.00	479,250.00	479,250.00
06/01/2021			479,250.00	479,250.00	479,250.00
06/01/2022	280,000.00	3.750%	479,250.00	759,250.00	759,250.00
06/01/2023	290,000.00	3.750%	468,750.00	758,750.00	758,750.00
06/01/2024	305,000.00	3.750%	457,875.00	762,875.00	762,875.00
06/01/2025	315,000.00	3.750%	446,437.50	761,437.50	761,437.50
06/01/2026	325,000.00	3.750%	434,625.00	759,625.00	759,625.00
06/01/2027	340,000.00	3.750%	422,437.50	762,437.50	762,437.50
06/01/2028	350,000.00	3.750%	409,687.50	759,687.50	759,687.50
06/01/2029	365,000.00	3.750%	396,562.50	761,562.50	761,562.50
06/01/2030	380,000.00	3.750%	382,875.00	762,875.00	762,875.00
06/01/2031	395,000.00	3.750%	368,625.00	763,625.00	763,625.00
06/01/2032	405,000.00	3.750%	353,812.50	758,812.50	758,812.50
06/01/2033	420,000.00	3.750%	338,625.00	758,625.00	758,625.00
06/01/2034	440,000.00	3.750%	322,875.00	762,875.00	762,875.00
06/01/2035	455,000.00	3.750%	306,375.00	761,375.00	761,375.00
06/01/2036	470,000.00	3.750%	289,312.50	759,312.50	759,312.50
06/01/2037	490,000.00	3.750%	271,687.50	761,687.50	761,687.50
06/01/2038	510,000.00	3.750%	253,312.50	763,312.50	763,312.50
06/01/2039	525,000.00	3.750%	234,187.50	759,187.50	759,187.50
06/01/2040	545,000.00	3.750%	214,500.00	759,500.00	759,500.00
06/01/2041	565,000.00	3.750%	194,062.50	759,062.50	759,062.50
06/01/2042	590,000.00	3.750%	172,875.00	762,875.00	762,875.00
06/01/2043	610,000.00	3.750%	150,750.00	760,750.00	760,750.00
06/01/2044	635,000.00	3.750%	127,875.00	762,875.00	762,875.00
06/01/2045	655,000.00	3.750%	104,062.50	759,062.50	759,062.50
06/01/2046	680,000.00	3.750%	79,500.00	759,500.00	759,500.00
06/01/2047	705,000.00	3.750%	54,000.00	759,000.00	759,000.00
06/01/2048	735,000.00	3.750%	27,562.50	762,562.50	762,562.50
	12,780,000.00		8,960,625.00	21,740,625.00	

Date Structure

Date 12/01/2018
First Coupon Date 06/01/2019

City of Oak Ridge, Tennessee

Total Combined Outstanding Debt Service - Breakdown Between General Fund & Schools
Estimated Debt Service Options on Proposed 2018 Bonds (with Furniture)





DEBT SERVICE

**City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 20-Year Amortization
Excludes Furniture**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			213,062.50	213,062.50	213,062.50
06/01/2020			426,125.00	426,125.00	426,125.00
06/01/2021			426,125.00	426,125.00	426,125.00
06/01/2022	535,000.00	3.500%	426,125.00	961,125.00	961,125.00
06/01/2023	555,000.00	3.500%	407,400.00	962,400.00	962,400.00
06/01/2024	575,000.00	3.500%	387,975.00	962,975.00	962,975.00
06/01/2025	595,000.00	3.500%	367,850.00	962,850.00	962,850.00
06/01/2026	615,000.00	3.500%	347,025.00	962,025.00	962,025.00
06/01/2027	635,000.00	3.500%	325,500.00	960,500.00	960,500.00
06/01/2028	660,000.00	3.500%	303,275.00	963,275.00	963,275.00
06/01/2029	680,000.00	3.500%	280,175.00	960,175.00	960,175.00
06/01/2030	705,000.00	3.500%	256,375.00	961,375.00	961,375.00
06/01/2031	730,000.00	3.500%	231,700.00	961,700.00	961,700.00
06/01/2032	755,000.00	3.500%	206,150.00	961,150.00	961,150.00
06/01/2033	785,000.00	3.500%	179,725.00	964,725.00	964,725.00
06/01/2034	810,000.00	3.500%	152,250.00	962,250.00	962,250.00
06/01/2035	840,000.00	3.500%	123,900.00	963,900.00	963,900.00
06/01/2036	870,000.00	3.500%	94,500.00	964,500.00	964,500.00
06/01/2037	900,000.00	3.500%	64,050.00	964,050.00	964,050.00
06/01/2038	930,000.00	3.500%	32,550.00	962,550.00	962,550.00
	12,175,000.00		5,251,837.50	17,426,837.50	

Date Structure

Date 12/01/2018
First Coupon Date 06/01/2019



DEBT SERVICE

City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 25-Year Amortization
Excludes Furniture

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			222,193.75	222,193.75	222,193.75
06/01/2020			444,387.50	444,387.50	444,387.50
06/01/2021			444,387.50	444,387.50	444,387.50
06/01/2022	370,000.00	3.650%	444,387.50	814,387.50	814,387.50
06/01/2023	385,000.00	3.650%	430,882.50	815,882.50	815,882.50
06/01/2024	400,000.00	3.650%	416,830.00	816,830.00	816,830.00
06/01/2025	410,000.00	3.650%	402,230.00	812,230.00	812,230.00
06/01/2026	425,000.00	3.650%	387,265.00	812,265.00	812,265.00
06/01/2027	445,000.00	3.650%	371,752.50	816,752.50	816,752.50
06/01/2028	460,000.00	3.650%	355,510.00	815,510.00	815,510.00
06/01/2029	475,000.00	3.650%	338,720.00	813,720.00	813,720.00
06/01/2030	495,000.00	3.650%	321,382.50	816,382.50	816,382.50
06/01/2031	510,000.00	3.650%	303,315.00	813,315.00	813,315.00
06/01/2032	530,000.00	3.650%	284,700.00	814,700.00	814,700.00
06/01/2033	550,000.00	3.650%	265,355.00	815,355.00	815,355.00
06/01/2034	570,000.00	3.650%	245,280.00	815,280.00	815,280.00
06/01/2035	590,000.00	3.650%	224,475.00	814,475.00	814,475.00
06/01/2036	610,000.00	3.650%	202,940.00	812,940.00	812,940.00
06/01/2037	635,000.00	3.650%	180,675.00	815,675.00	815,675.00
06/01/2038	655,000.00	3.650%	157,497.50	812,497.50	812,497.50
06/01/2039	680,000.00	3.650%	133,590.00	813,590.00	813,590.00
06/01/2040	705,000.00	3.650%	108,770.00	813,770.00	813,770.00
06/01/2041	730,000.00	3.650%	83,037.50	813,037.50	813,037.50
06/01/2042	760,000.00	3.650%	56,392.50	816,392.50	816,392.50
06/01/2043	785,000.00	3.650%	28,652.50	813,652.50	813,652.50
	12,175,000.00		6,854,608.75	19,029,608.75	

Date Structure

Date 12/01/2018
First Coupon Date 06/01/2019



DEBT SERVICE

City of Oak Ridge, Tennessee
General Obligation Bonds, Series 2018
Funding of Pre-School/Senior Center - Budget Rates - 30-Year Amortization
Excludes Furniture

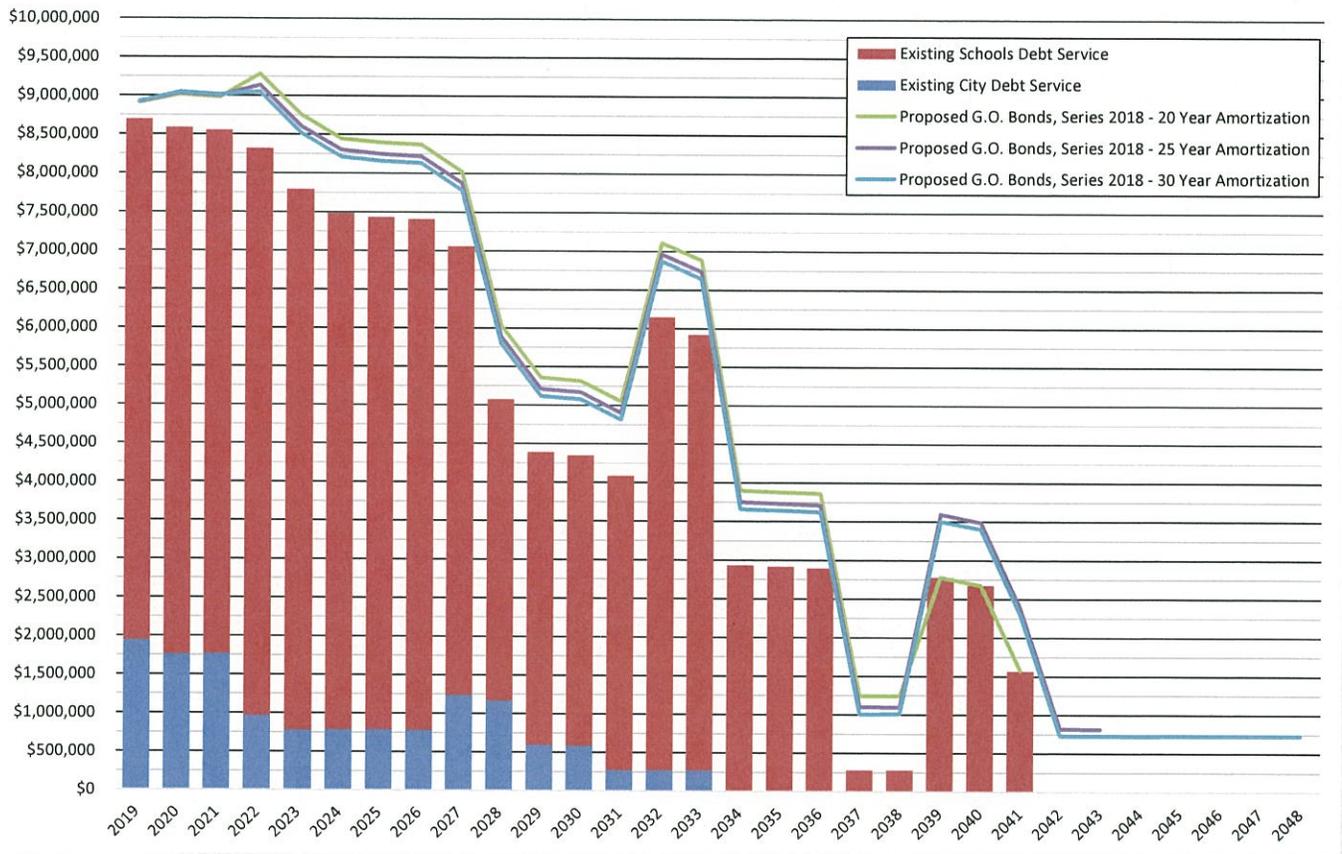
Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2019			228,281.25	228,281.25	228,281.25
06/01/2020			456,562.50	456,562.50	456,562.50
06/01/2021			456,562.50	456,562.50	456,562.50
06/01/2022	270,000.00	3.750%	456,562.50	726,562.50	726,562.50
06/01/2023	280,000.00	3.750%	446,437.50	726,437.50	726,437.50
06/01/2024	290,000.00	3.750%	435,937.50	725,937.50	725,937.50
06/01/2025	300,000.00	3.750%	425,062.50	725,062.50	725,062.50
06/01/2026	310,000.00	3.750%	413,812.50	723,812.50	723,812.50
06/01/2027	320,000.00	3.750%	402,187.50	722,187.50	722,187.50
06/01/2028	335,000.00	3.750%	390,187.50	725,187.50	725,187.50
06/01/2029	345,000.00	3.750%	377,625.00	722,625.00	722,625.00
06/01/2030	360,000.00	3.750%	364,687.50	724,687.50	724,687.50
06/01/2031	375,000.00	3.750%	351,187.50	726,187.50	726,187.50
06/01/2032	390,000.00	3.750%	337,125.00	727,125.00	727,125.00
06/01/2033	400,000.00	3.750%	322,500.00	722,500.00	722,500.00
06/01/2034	415,000.00	3.750%	307,500.00	722,500.00	722,500.00
06/01/2035	435,000.00	3.750%	291,937.50	726,937.50	726,937.50
06/01/2036	450,000.00	3.750%	275,625.00	725,625.00	725,625.00
06/01/2037	465,000.00	3.750%	258,750.00	723,750.00	723,750.00
06/01/2038	485,000.00	3.750%	241,312.50	726,312.50	726,312.50
06/01/2039	500,000.00	3.750%	223,125.00	723,125.00	723,125.00
06/01/2040	520,000.00	3.750%	204,375.00	724,375.00	724,375.00
06/01/2041	540,000.00	3.750%	184,875.00	724,875.00	724,875.00
06/01/2042	560,000.00	3.750%	164,625.00	724,625.00	724,625.00
06/01/2043	580,000.00	3.750%	143,625.00	723,625.00	723,625.00
06/01/2044	600,000.00	3.750%	121,875.00	721,875.00	721,875.00
06/01/2045	625,000.00	3.750%	99,375.00	724,375.00	724,375.00
06/01/2046	650,000.00	3.750%	75,937.50	725,937.50	725,937.50
06/01/2047	675,000.00	3.750%	51,562.50	726,562.50	726,562.50
06/01/2048	700,000.00	3.750%	26,250.00	726,250.00	726,250.00
	12,175,000.00		8,535,468.75	20,710,468.75	

Date Structure

Date	12/01/2018
First Coupon Date	06/01/2019

City of Oak Ridge, Tennessee

Total Combined Outstanding Debt Service - Breakdown Between General Fund & Schools
Estimated Debt Service Options on Proposed 2018 Bonds (without Furniture)



CITY COUNCIL MEMORANDUM
18-34

DATE: October 10, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: FUNDRAISING FOR THE OAK RIDGE SENIOR CENTER

With the approval of the bids for construction of the Oak Ridge Senior Center, there is a lot of interest in making the building shine with the outfitting of furniture, exercise equipment and appliance needs. The estimate on needs of the building was an allowance of \$100,000.00. The proposed bid will include the canopy option which was a big concern and desire of the Senior Advisory Board.

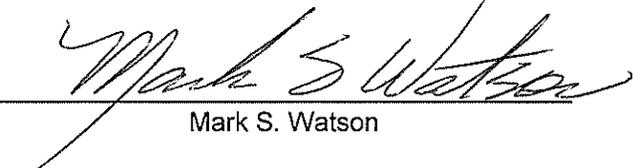
Efforts have been brought to my attention by Liz Batchelor of the Oak Ridge Senior Foundation of her intent to raise funds for outfitting the center. The Oak Ridge Senior Foundation was originally established in February 2010 to raise monies for a new center. Limited funding was raised and current status of the Foundation is being reviewed.

At the same time, the Senior Advisory Board, as the lead board appointed by the City Council to coordinate senior affairs with the City Council has expressed an interest in helping with any deficiencies and needs of the new Center. The City Manager has asked them to work together. However, there seems to be a desire to work separately by the Foundation.

This puts the City in a precarious position with two entities perhaps approaching community businesses and corporations regarding donations and funding. This will lead to confusion in the community and it needs to be resolved by the City Council. It is of particular concern if affairs of the passive corporation have not been kept in order and involve community donations. This needs to be confirmed by the City Attorney's office.

It is my recommendation that the City Council take action to recommend that your Senior Advisory Board take the lead on any fundraising, acceptance of donations and clear identification of needs where community actions can help our seniors. Funds can be coordinated with the Foundation if it is found to be in proper order, OR, as always, the City can establish a Trust Fund dedicated to the Senior Center within our financial structure, which is also tax deductible.

I look forward to discussing this effort as we move to actual construction of the Senior Center.


Mark S. Watson