



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
DECEMBER 8, 2016**

**BMA WORKSHOP
Review of Campbell Station Inn Renovation Project
Discussion on Development Impact Fees
5:30 PM**

**BMA MEETING
7:00 PM**

- I. **Silent Prayer, Pledge of Allegiance, Roll Call**
- II. **Approval of Agenda**
- III. **Mayor's Report**
- IV. **Presentation of Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2016**
- V. **Citizens Forum**
- VI. **Approval of Minutes**
 - A. November 10, 2016
- VII. **Business Items**
 - A. Approval of Revised FY2017 Fee Schedule, Rollback on For-Profit Field Rental Fees
 - B. Approval of Resolution R-2016-12, Supplemental Retirement Plan Trust Agreement
 - C. Approval of 2016/2017 Snow Removal Schedule
- VIII. **Ordinances**
 - A. Public Hearing and Second Reading
 1. Ordinance 16-23, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential

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It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

District (R-4)., Subsection C.11., to provide for new setback provisions for accessory structures.

B. First Reading

1. Ordinance 16-25, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1)., Subsection B.12., to provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)

IX. Town Administrator's Report

X. Town Attorney's Report

BMA WORKSHOP

PREPARED BY: David Smoak, Town Administrator

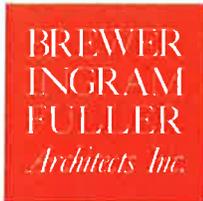
SUBJECT: Review of Phase 1 repair and stabilization cost estimates for the Campbell Station Inn

INTRODUCTION: The purpose of this workshop item is to review the preliminary cost estimates to renovate and stabilize the Campbell Station Inn located at 101 N. Campbell Station Road.

BACKGROUND: The Town of Farragut purchased the property in 2013 from the Russell family. The home is listed on the National Register of Historic Places and is one of the oldest structures in the Town of Farragut dating back to the 1830's. The home also played a key part during the Civil War at the Battle of Campbell Station when it was used as a hospital for both Confederate and Union soldiers.

DISCUSSION: The Town hired the architecture firm of Brewer, Ingram and Fuller to review the stability of the home and give the Town cost estimates in preserving and renovating the Campbell Station Inn. The first phase of the stabilization would include demolition of the dairy barn and newer additions that have been made to the home since its original four sided structure was built in the 1830's. It would also include exterior renovations to get it air tight, a new roof, rebuilding of the chimney's, new electrical and HVAC. There would also be some minor renovations to the interior as well.

Architect Lee Ingram will review the scope of work with the Board and review the cost estimates for Phase 1 of the project at the workshop.



CAMPBELL STATION INN STABILIZATION PHASE STUDY

GENERAL SCOPE NARRATIVE

See drawings for additional information.
Deliverables not for construction.

Demolition scope

- Bracing and tying (temporary and permanent) as required prior to demo of wings, services, etc.
- Rear porch/steps to remain for now, including roof
- Front porch to remain for now, with temporary wood ramp/landing/rail
- All other wings to be removed, with their connecting doors boarded up
- Remove all plumbing
- Remove electrical service & de-energize all old wiring
- Remove loose interior plaster and deteriorated finishes

Estimating for other work

- Limited exterior repointing (protect penciling), interior masonry repairs/parge at lower level – restoration mortar and matching, solid brick
- Restore windows and exterior doors, add fixed storm windows
- Replace four chimneys, capped. Fireplaces and flues will not be workable
- Board up from exterior the doors that went to demolished wings
- Add R-38 loose fill fiberglass insulation at attic floor
- Sample period restoration of southwest room on Level 1.
- Add HVAC systems designed for office usage, to be augmented later if necessary for museum usage
- Sprinkler system (alternate) to include stubs for future porch reconstructions.
- Add new u.g. electrical service and minimal electrical - Lighting, alarms, a few plugs, exit signs

See Site Stabilization Plan for extent of sitework in this phase. Demolition and removal of "milk barn" behind Inn is part of this scope.

See additional narratives for more specific structural, HVAC, and electrical stabilization scope.

Dan Brewer, AIA, LEED AP
Lee Ingram AIA, LEED AP
Anthony Fuller, AIA, LEED AP



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BENDER & ASSOCIATES
CONSULTING ENGINEERS

PROJECT MEMO

TO: Lee Ingram
Brewer, Ingram, Fuller

FROM: Rob Houser, PE, SE
Bender & Associates

DATE: August 31, 2016

SUBJECT: Campbell Station Inn
Farragut, TN
Stabilization Phase Study-Structural

We have done preliminary studies of the structure, and there are several structural concerns that should be addressed in order to preserve/restore/rehab the building for public use. The intent of this narrative is to provide information for a contractor to provide preliminary pricing for stabilization of the structure.

Foundation/Main Level Floor

Interior face of exterior basement walls are to be tuck-pointed with appropriate mortar at areas of mortar deterioration. Loose or cracked brick should be re-laid where necessary at deteriorated areas and walls should be coated with appropriate parging mortar around the perimeter for the full height of the basement wall.

Interior basement brick bearing walls are to be reconstructed to match the style of the existing walls with matching solid brick. Floor framing should be shored, and some jacking of the floor will be necessary to ease the slopes in the floors above. Appropriate headers (steel beams) will be needed over openings in interior walls to support main girders. Additional (sistered) joists will be required to strengthen existing joists where deteriorated or if additional strength is needed. Existing girders are to be reinforced, with steel channels, and additional posts and foundations will be required to shorten girder spans. Girder will bear on the two walls in the center of the basement. Adjacent existing walls and at midspan, a 6 x 6 wood column will support the girder and rest on 30" x 30" concrete footings.

Around the perimeter walls of the basement there will be a continuous wood ledger bolted to the existing brick wall. At the joist bearing walls, the joists will be connected to the ledger with sheet metal "Simpson Strong Tie" clips. At walls parallel to the joists, blocking at 24" o.c. (between the rim joist and first interior joist) will be added. The blocking will be clipped to the ledgers.

The floor framing should be reviewed for pest damage, and based on that review, some repairs could be necessary. Pest damage usually manifests in the bearing plate and the ends of joists; however, it is also possible that damage could occur in wall studs and upward if conditions allow. Until finishes are removed (if at all) a complete pest inspection will not be possible; therefore, provide allowances for miscellaneous repair of concealed framing damage.

BENDER & ASSOCIATES
CONSULTING ENGINEERS

Upper Floor

In similar projects we have found conditions such as unsecured joist-to-wall connections, deterioration of joist ends, etc. It is likely that similar conditions exist here, and some structural repairs might be necessary in future phases at concealed areas of the upper floor. In this phase, tie rods, (2) in each wing on front and back of the house, equally spaced, will be installed. Strips of plaster will need to be removed to facilitate the installation of 3/4" round steel rods (penetrating (4) joists) with 1/2" thick anchor plates. Turnbuckles will be needed to tighten the rods, and blocking will be added 24' o.c. between the joists engaged by the tie rods. The stair from main to upper level will need to be reviewed after finishes are removed since it has a significant sag. The sag in the stair could have been worsened by the general downward movement of the interior floors, and repair/jacking of the main level framing may help mitigate the appearance of the stair sag. For this phase, the stairs should be temporarily shored with posts to the floor and back shoring to the basement until a future phase of construction. Shoring posts may bear on precast footings.

Attic/Roof

I recommend that the roof rafters be braced by knee walls and ridge props. Attic ceiling joists will need to be sistered at intervals (24" o.c.) to support the roof reinforcing. The roof plank sheathing may remain, but I recommend that sheathing of plywood should be added on top of the planks to provide a better roof diaphragm. The gable end walls should be braced to the ceiling joists/roof rafters, and the rafters should be positively anchored to the exterior walls. Rafters/wall top plates should be anchored to walls with "Simpson" hurricane ties or similar straps. If water damage or other deterioration is discovered, the areas should be addressed and repaired or replaced as necessary. Provide allowances for replacement of water damaged framing at this area.

I understand that repair to storm damage from this past spring is pending or underway; those repairs should be implemented in addition to those listed here.

Exterior Walls

There are some cracks in the exterior walls that should be pointed and repaired, and some areas of brick may need removal and replacement above lintels. Sagged or deteriorated lintels will be replaced. The wall should be shored, and new galvanized angles can be inserted. At the west side there is a long vertical crack at the corner, and the south wall appears to have some sweep to it near the same corner. This crack is likely due to brick expansion, but it may not be possible to straighten the sweep. The crack may be cosmetically repointed, but it is likely to reappear since this corner is exposed to weather and hot afternoon sun.

Some of the additions (which are to be removed) have experienced settlement. Once the additions are removed, the remaining exterior of the house should be reviewed for evidence of settlement and other cracks/deterioration. If any is found, soil improvement, foundation piers, repointing, or other repairs may be necessary. Allowances for repair of brick at areas where additions were tied into the main house should be included as well as a modest allowance for foundation repair/soil improvement.

Please note that this narrative is intended to assist the contractor in providing a preliminary price for structural stabilization of the structure. Since the 'stabilization' phase includes the addition of mechanical equipment and ductwork, our intent is that this phase provides for substantial completion of much of the required structural work anticipated by our current knowledge of the construction.



CAMPBELL STATION INN

STABILIZATION PHASE – MECHANICAL SYSTEMS

8-30-16

FIRE PROTECTION

Install a dry pipe fire sprinkler system to protect all rooms in the Lower level, Main level, Upstairs and Attic. The system shall be installed complete and in accordance with NFPA 13.

HVAC

Install a split heat pump system for each of the three levels. The outdoor unit for each of the three systems will be located on grade outside.

The cooling capacity of the unit serving the Upstairs will be nominal 5 tons. The indoor unit will be located in the attic. Install sheet metal ductwork and ceiling diffusers to serve all upstairs rooms. The unit shall be furnished and installed with a Lennox Model HCWH-135 de-humidifier.

The cooling capacity of the unit serving the Main level will be nominal 5 tons. The indoor unit will be located in the Lower level. Install sheet metal ductwork and floor grilles to serve all main level rooms. The unit shall be furnished and installed with a Lennox Model HCWH-135 de-humidifier. Furnish and install the unit with a condensate pump and piping extended through the exterior wall.

The cooling capacity of the unit serving the Lower level will be nominal 2 tons. The indoor unit will be located in the Lower level. Install sheet metal ductwork and sidewall grilles to serve all lower level rooms. The unit shall be furnished and installed with a Lennox Model HCWH-090 de-humidifier. Furnish and install the unit with a condensate pump and piping extended through the exterior wall.

CAMPBELL STATION INN
STABILIZATION PHASE
ELECTRICAL SYSTEMS NARRATIVE
August 31, 2016

1. **EXISTING ELECTRICAL SYSTEMS:** All existing electrical systems in building are to be disconnected and abandoned. All distribution equipment shall be removed. All surface-mounted wiring is to be removed including boxes, conduit, flexible wiring, etc. All conductors from building in raceway shall be removed.

All wiring concealed in structure will be abandoned in place.

2. **POWER SERVICE:** New underground power service will be provided to facility. Power service will have capacity of 400-amperes at 120/240-volts, single-phase, 3-wire. Underground line will be extended to existing LCUB pole-mounted transformer. New self-contained meter base will be installed on building structure and new 400-amp panel installed.
3. **HVAC EQUIPMENT WIRING:** Power wiring will be provided for two new 5-ton heat pump systems and two 2-ton heat pump system. One air handler with electric heat will be installed in the attic. One unit for the 5-ton system will be installed on lower level, along with one for the 2-ton system.

The two 5-ton units will require 60-amp, 240-volt circuits outdoors, with 2-ton requiring 30-amp, 2-pole circuit. Indoor units for the 5-ton units will require 80-amp circuits each, and 40-amp circuits for the 2-ton system.

4. **MISCELLANEOUS POWER WIRING:** Power wiring will be required for air compressor for dry sprinkler system, plus miscellaneous new 120-volt receptacles located throughout facility. Approximately a dozen receptacles will be provided per level.

In addition to the receptacle circuits, wiring will be provided for lighting fixtures in each room with switching.

Wiring will consist of EMT with "THHN" insulated copper conductors.

5. **FIRE ALARM SYSTEM:** A small fire alarm system will be installed to monitor the sprinkler system. Fire alarm panel will be similar to Firelite MS10UD, 10 zones with built-in communicator. Weatherproof strobe will be installed at sprinkler entry.
6. **LIGHTING:** Provide lighting fixture in each room of the facility. Fixtures will be lensed LED, nominal 4' length, surface mounted.

VREELAND ENGINEERS, INC.

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION		%	TOTAL
1000	GENERAL CONDITIONS		10.5%	\$17,890
2100	HAZARDOUS MATERIALS ABATEMENT (By Owner)		0.0%	\$0
2200	DEMOLITION		39.4%	\$67,083
2250	FOUNDATION REPAIR / SOIL IMPROVEMENT		0.0%	\$0
2300	SITWORK		33.0%	\$56,066
3000	CONCRETE		0.0%	\$0
4200	MASONRY REPAIR & RESTORATION		0.0%	\$0
5000	METALS		0.0%	\$0
6100	CARPENTRY - FRAMING & BLOCKING		0.0%	\$0
6200	CARPENTRY - EXTERIOR TRIM		0.0%	\$0
6400	CARPENTRY - INTERIOR TRIM		0.0%	\$0
7400	ROOFING		0.0%	\$0
7200	INSULATION		0.0%	\$0
7900	CAULKING & SEALANTS		0.0%	\$0
7100	WATERPROOFING		0.0%	\$0
8000	EXTERIOR DOOR & WINDOW RESTORATION		0.0%	\$0
9200	PLASTER		0.0%	\$0
9600	WOOD FLOORING		0.0%	\$0
9900	PAINTING		0.0%	\$0
9950	WALLCOVERING		0.0%	\$0
10000	SPECIALTIES		0.0%	\$0
11000	EQUIPMENT		0.0%	\$0
12000	FURNISHINGS		0.0%	\$0
13000	SPECIAL CONSTRUCTION		0.0%	\$0
14000	CONVEYING SYSTEMS		0.0%	\$0
15400	PLUMBING		0.0%	\$0
15300	FIRE PROTECTION		0.0%	\$0
15700	HVAC SYSTEMS		0.0%	\$0
16000	ELECTRICAL		0.0%	\$0
17000	EQUIPMENT & BONDS		2.1%	\$3,500
	SUBTOTAL		85.0%	\$144,539
	PERMIT (by Owner)		0.0%	\$0
	GENERAL CONTRACTOR FEE @ 7%		5.9%	\$10,118
	SUBTOTAL		90.9%	\$154,657
	CONTINGENCIES & ESCALATION @ 10%		9.1%	\$15,466
	TOTAL SCHEMATIC DESIGN ESTIMATE		100.0%	\$170,122

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
1000.00	GENERAL CONDITIONS				
1000.01	Superintendent, Truck, Cell Phone	4	WK	\$2,750.00	\$11,000
1000.02	Building Permit	See Estimate Summary			\$0
1000.03	Portable Toilet, Jobsite Trailer & Jobsite Storage, Sign	1	MO	\$450.00	\$450
1000.04	Temporary Power, Water, Phone	1	MO	\$350.00	\$350
1000.05	Drawing Reproduction	1	LS	\$200.00	\$200
1000.06	Temporary Site Entrance / Laydown Area	50	TN	\$25.00	\$1,250
1000.07	Temporary Heat	0	MO	\$450.00	\$0
1000.08	Dumpster Pulls	0	EA	\$350.00	\$0
1000.09	General Labor, Continuous Cleaning	0	WK	\$560.00	\$0
1000.10	Final Cleaning	0	SF	\$0.30	\$0
1000.11	Survey, Engineering, Staking	1	LS	\$3,500.00	\$3,500
1000.12	Insurance, Builder's Risk	1	LS	\$840.00	\$840
1000.13	Safety	1	LS	\$300.00	\$300
					\$17,890
2100.00	HAZARDOUS MATERIALS ABATEMENT (By Owner)				
2100.01	Asbestos Abatement		By Owner		\$0
2100.02	PCB Abatement		By Owner		\$0
2100.03	Mercury Abatement		By Owner		\$0
2100.04	Mould Abatement		By Owner		\$0
2100.05	Lead Paint Abatement		By Owner		\$0
					\$0
2200.00	DEMOLITION				
2200.01	Site Demolition	1	LS	\$14,193.28	\$14,193
2200.02	Building Demolition - Milk Barn	1	LS	\$52,890.00	\$52,890
2200.03	Building Demolition - Additions to Original Building	w/ Bldg. Estimate			\$0
2200.03	Selective Demolition	w/ Bldg. Estimate			\$0
					\$67,083
2250.00	FOUNDATION REPAIR / SOIL IMPROVEMENT				
2250.01	Allowance	w/ Bldg. Estimate			\$0
					\$0
2300.00	SITWORK				
2300.01	Backfill @ Pavement Removed (21,184 SF)	438	CY	\$18.00	\$7,885
2300.02	Backfill @ Building Foundations Removed (8,116 SF)	602	CY	\$18.00	\$10,843
2300.03	Fine Grading	29,300	SF	\$0.50	\$14,650
2300.04	Grassing - Seed & Straw Disturbed Areas	1	Acre	\$2,200.00	\$2,200
2300.05	Topsoil Import & Spread (4" Deep)	434	CY	\$35.00	\$15,177
2300.06	Silt Fence	800	LF	\$2.50	\$2,000
2300.07	Tree Protection	180	LF	\$4.50	\$810
2300.08	Disconnect / Reconnect Utilities	1	LS	\$2,500.00	\$2,500
					\$56,066
3000.00	CONCRETE				
3000.01	Concrete Footing at Interior Basement Wall (58 LF)	w/ Bldg. Estimate			\$0
3000.02	Concrete Footing at New Basement Columns (8 Each)	w/ Bldg. Estimate			\$0
3000.03	Patch Existing Basement Floor at New Footings	w/ Bldg. Estimate			\$0

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
3000.04	New HVAC Housekeeping Pad		w/ Bldg. Estimate		\$0
3000.05	New HVAC Exterior Pad		w/ Bldg. Estimate		\$0
3000.06	Allow for Misc Concrete Items		w/ Bldg. Estimate		\$0
					\$0
4200.00	MASONRY REPAIR & RESTORATION				
4200.01	New Brick Chimneys		w/ Bldg. Estimate		\$0
4200.02	New Brick Interior Basement Wall - 8" Thick		w/ Bldg. Estimate		\$0
4200.03	Tuck-pointing - Interior Side of Basement Walls		w/ Bldg. Estimate		\$0
4200.04	Tuck-pointing - Exterior - Allowance of 25% of Exterior		w/ Bldg. Estimate		\$0
4200.05	Parge Coat Interior Side of Basement Walls		w/ Bldg. Estimate		\$0
4200.06	Misc Masonry Materials & Repairs		w/ Bldg. Estimate		\$0
					\$0
5000.00	METALS				
5000.01	New Steel Beam & Columns at Basement - Allowance		w/ Bldg. Estimate		\$0
5000.02	New Railing Section at Rear Porch to Remain		w/ Bldg. Estimate		\$0
5000.03	New Tie Rods		w/ Bldg. Estimate		\$0
5000.04	New Brick Lintels		w/ Bldg. Estimate		\$0
5000.05	Misc Metals		w/ Bldg. Estimate		\$0
					\$0
6100.00	CARPENTRY - FRAMING & BLOCKING				
6100.01	Rough Hardware		w/ Bldg. Estimate		\$0
6100.02	Shoring & Jacking - Allowance		w/ Bldg. Estimate		\$0
6100.03	2x Ledger at Basement Joist		w/ Bldg. Estimate		\$0
6100.04	2x Blocking at Side Basement Walls		w/ Bldg. Estimate		\$0
6100.05	2x Nailer at Basement Steel Beam		w/ Bldg. Estimate		\$0
6100.06	Temporary Shoring at Stair		w/ Bldg. Estimate		\$0
6100.07	Repair Ends of 1st Floor Joists - Allowance		w/ Bldg. Estimate		\$0
6100.08	Repair Ends of 2nd Floor Joists - Allowance		w/ Bldg. Estimate		\$0
6100.09	Repair Water Damage at Attic - Allowance		w/ Bldg. Estimate		\$0
6100.10	New Knee Walls at Attic		w/ Bldg. Estimate		\$0
6100.11	Sister Ceiling Joists at 24" OC with LVL's		w/ Bldg. Estimate		\$0
6100.12	Plywood Decking at Roof		w/ Bldg. Estimate		\$0
6100.13	Temporary Enclosure at Openings from Demolition		w/ Bldg. Estimate		\$0
6100.14	Bolts & Fasteners		w/ Bldg. Estimate		\$0
6100.15	Misc Carpentry Items		w/ Bldg. Estimate		\$0
					\$0
6200.00	CARPENTRY - EXTERIOR TRIM				
6200.01	Repair Fascia at New Chimneys		w/ Bldg. Estimate		\$0
6200.02	Exterior Trim Repairs after Demolition		w/ Bldg. Estimate		\$0
					\$0
6400.00	CARPENTRY - INTERIOR TRIM				
6400.01	Restore Wood Trim & Fireplace in Example Room		w/ Bldg. Estimate		\$0
					\$0
7400.00	ROOFING				
7400.01	Kynar Finish Standing Seam Roof (Including Tear Off)		w/ Bldg. Estimate		\$0
7400.02	Kynar Finish Chimney Cap		w/ Bldg. Estimate		\$0

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
7400.03	Round Downspouts		w/ Bldg. Estimate		\$0
7400.04	Half Round Gutters		w/ Bldg. Estimate		\$0
					\$0
7200.00	INSULATION				
7200.01	Roof Insulation		Not Included		\$0
7200.02	Attic Insulation - R38		w/ Bldg. Estimate		\$0
7200.03	Wall Insulation		Not Included		\$0
7200.04	Floor Insulation		Not Included		\$0
					\$0
7900.00	CAULKING & SEALANTS				
7900.01	Caulking & Sealants - Interior		Not Included	\$0.26	\$0
7900.02	Caulking & Sealants - Exterior Doors & Windows		w/ Bldg. Estimate		\$0
7900.03	Fire Stopping		Not Included		\$0
					\$0
7100.00	WATERPROOFING				
7100.01	Waterproofing at Basement Wall		Not Included		\$0
7100.02	Downspout Drains		Not Included		\$0
7100.03	Foundation Drains		Not Included		\$0
					\$0
8000.00	EXTERIOR DOOR & WINDOW RESTORATION				
8000.01	Restore Window - Average Size		w/ Bldg. Estimate		\$0
8000.02	Restore Window - Attic Size		w/ Bldg. Estimate		\$0
8000.03	Storm Windows - Average Size		w/ Bldg. Estimate		\$0
8000.04	Storm Windows - Attic Size		w/ Bldg. Estimate		\$0
8000.05	Restore Exterior Door		w/ Bldg. Estimate		\$0
8000.06	Restore Entry Door		w/ Bldg. Estimate		\$0
					\$0
9200.00	PLASTER				
9200.01	Restore Plaster at Example Room		w/ Bldg. Estimate		\$0
9200.02	Plaster Patching at New Tie Rods		w/ Bldg. Estimate		\$0
9200.03	Plaster Patching at Sprinkler System		w/ Bldg. Estimate		\$0
9200.04	Plaster Patching at HVAC		w/ Bldg. Estimate		\$0
9200.05	Plaster Patching at Electrical		w/ Bldg. Estimate		\$0
					\$0
9600.00	WOOD FLOORING				
9600.01	Refinish Wood Floors at Example Room		w/ Bldg. Estimate		\$0
9600.02	Replace Wood Flooring Removed at VAT		w/ Bldg. Estimate		\$0
					\$0
9900.00	PAINTING				
9900.01	Exterior Painting - Trim		w/ Bldg. Estimate		\$0
9900.02	Paint or Stain Exterior Doors & Windows		w/ Bldg. Estimate		\$0
9900.03	Paint Example Room		w/ Bldg. Estimate		\$0
					\$0

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
9950.00	WALLCOVERING				
9950.01	Wall Coverings - Example Room		w/ Bldg. Estimate		\$0
					\$0
10000.00	SPECIALTIES				
10000.01	Not Included		Not Included		\$0
					\$0
11000.00	EQUIPMENT				
11000.01	Not Included		Not Included		\$0
					\$0
12000.00	FURNISHINGS				
12000.01	Not Included		Not Included		\$0
					\$0
13000.00	SPECIAL CONSTRUCTION				
13000.01	None	0	LS	\$0.00	\$0
					\$0
14000.00	CONVEYING SYSTEMS				
14000.01	None	0	LS	\$0.00	\$0
					\$0
15400.00	PLUMBING				
15400.01	Bath Tub		Not Included		\$0
15400.02	Tile Shower		Not Included		\$0
15400.03	Vanity Sink / Other Sink		Not Included		\$0
15400.04	Water Closet		Not Included		\$0
15400.05	Washer Connection		Not Included		\$0
15400.06	Floor Drain		Not Included		\$0
15400.07	Hose Bibb		Not Included		\$0
15400.08	Janitors Mop Sink		Not Included		\$0
15400.09	Hot Water Heater & Pump System		Not Included		\$0
15400.10	Allow for Kitchen Equipment Hookups		Not Included		\$0
15400.11	Sewer & Water Meter & Tap		Not Included		\$0
15400.12	Water Entrance & Reducer		Not Included		\$0
					\$0
15300.00	FIRE PROTECTION				
15300.01	Sprinkler System - Tap & Valve		w/ Bldg. Estimate		\$0
15300.02	Sprinkler System - Site Water Main		w/ Bldg. Estimate		\$0
15300.03	Sprinkler System - Detector Check & PRV		w/ Bldg. Estimate		\$0
15300.04	Sprinkler System @ Heated Space		w/ Bldg. Estimate		\$0
15300.05	Sprinkler System @ Exterior Soffits		w/ Bldg. Estimate		\$0
15300.06	Sprinkler System @ Basement		w/ Bldg. Estimate		\$0
15300.07	Sprinkler System @ Attic		w/ Bldg. Estimate		\$0
					\$0
15700.00	HVAC SYSTEMS				
15700.01	HVAC - 5 Ton Heat Pump Split System - 2nd Floor		w/ Bldg. Estimate		\$0

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
15700.02	HVAC - 5 Ton Heat Pump Split System - 1st Floor		w/ Bldg. Estimate		\$0
15700.03	HVAC - 2 Ton Heat Pump Split System - Basement		w/ Bldg. Estimate		\$0
15700.04	Dehumidifier - 135		w/ Bldg. Estimate		\$0
15700.05	Dehumidifier - 90		w/ Bldg. Estimate		\$0
					\$0
16000.00	ELECTRICAL				
16000.01	New UG Electrical Service to Pole Mounted Trans.		w/ Bldg. Estimate		\$0
16000.02	400 Amp Panel & Meter Base		w/ Bldg. Estimate		\$0
16000.03	HVAC Wiring - 5 TON		w/ Bldg. Estimate		\$0
16000.04	HVAC Wiring - 2 TON		w/ Bldg. Estimate		\$0
16000.05	Misc Power Wiring - Receptacle - Existing Walls		w/ Bldg. Estimate		\$0
16000.06	Misc Power Wiring - Receptacles - Open Frame		w/ Bldg. Estimate		\$0
16000.07	Fire Alarm - Minimal		w/ Bldg. Estimate		\$0
16000.08	Lighting - 4' LED Surface Mtd & Switch- Existing Walls		w/ Bldg. Estimate		\$0
16000.09	Lighting - 4' LED Surface Mtd & Switch- Open Framing		w/ Bldg. Estimate		\$0
16000.10	Communications		Not Included		\$0
16000.11	Security, CCTV, Access Control, Phone System, Etc.		Not Included		\$0
					\$0
17000.00	EQUIPMENT & BONDS				
17000.01	Equipment	1	MO	\$2,500.00	\$2,500
17000.02	Bonds	1	LS	\$1,000.00	\$1,000
					\$3,500
SUBTOTAL		4,887	SF	\$29.58	\$144,539
PERMIT					By Owner
GENERAL CONTRACTOR FEE @ 7%					\$10,118
SUBTOTAL					\$154,657
CONTINGENCIES & ESCALATION @ 10%					\$15,466
TOTAL SCHEMATIC DESIGN ESTIMATE		4,887	SF	\$34.81	\$170,122

Campbell Station Inn - Stabilization Phase- Demolition & Sitework
Schematic Design Estimate
September 22, 2016

Notes Concerning the Estimate

- 1) The estimate is based on the following documents prepared by and Brewer Ingram Fuller.
- A) Master Plan Study for Adaptive Reuse Drawings dated August 24, 2016
 - B) Campbell Station Inn Stabilization Phase Study General Scope Narrative

- 2) The purpose of the estimate is to establish a preliminary budget for the Stabilization Phase of the renovation of the Campbell Station Inn / Avery Russell House.

- 3) Alternates to the estimate are as follows:

- A) Provide for Future Front Porch fire sprinkler system \$2,500 Lump Sum

- 4) Clarifications to the estimate are as follows:

- A) The Cost per SF is based on the following calculation:

Building Areas (Heated)		
Basement	1,629	SF
First Floor	1,629	SF
Second Floor	1,629	SF
Attic	0	SF
	4,887	SF

- B) New UG electrical and fire main site lines are assumed to be 100 feet long
- C) New columns and beams at the Basement are estimated as steel.

- 5) Allowances included in the estimate are as follows:

	<u>Amount</u>	
A) Foundation Repair / Soil Improvement	\$10,000.00	Lump Sum
B) Exterior Brick Tuck-pointing (25% of Exterior)	\$14,259	Lump Sum
C) Shoring & Jacking	\$13,398	Lump Sum
D) Repair Ends of Joists & Water Damaged Wood	\$6,000	Lump Sum

- 6) The following items are not included in the Project:

- A) Removal & replacement of unsuitable soils and rock
- B) Hazardous materials abatement
- C) Repairs to existing roadways
- D) Building Permits (by Owner)
- E) New domestic water and sanitary sewer connections
- F) Plumbing

MARK HALCOMB

Construction Cost Estimator

Education:	Bachelor of Architecture University of Tennessee, 1982	References:
		Doug Kennedy Johnson & Galyon, Inc. (865) 389-0471 dkennedy@johnsongalyon.com
Employment History:		
2015 - 2016	Independent Project Manager & Estimator	
2006 - 2015	Johnson & Galyon, Inc. Preconstruction Services & Senior Estimator	Jack Herbert CPM Associates (770) 630-4947 jherbert@cpma1.com
2005 - 2006	Knoxville Public Building Authority Project Manager	
1995 - 2005	Johnson & Galyon, Inc. Preconstruction Services & Estimator	Lee Ingram Brewer Ingram Fuller Architects (865) 525-2707 lingram@breweringramfuller.com
1994 - 1995	Richardson Turner Construction Estimator and Project Manager	
1990 - 1994	Independent Project Manager & Estimator	



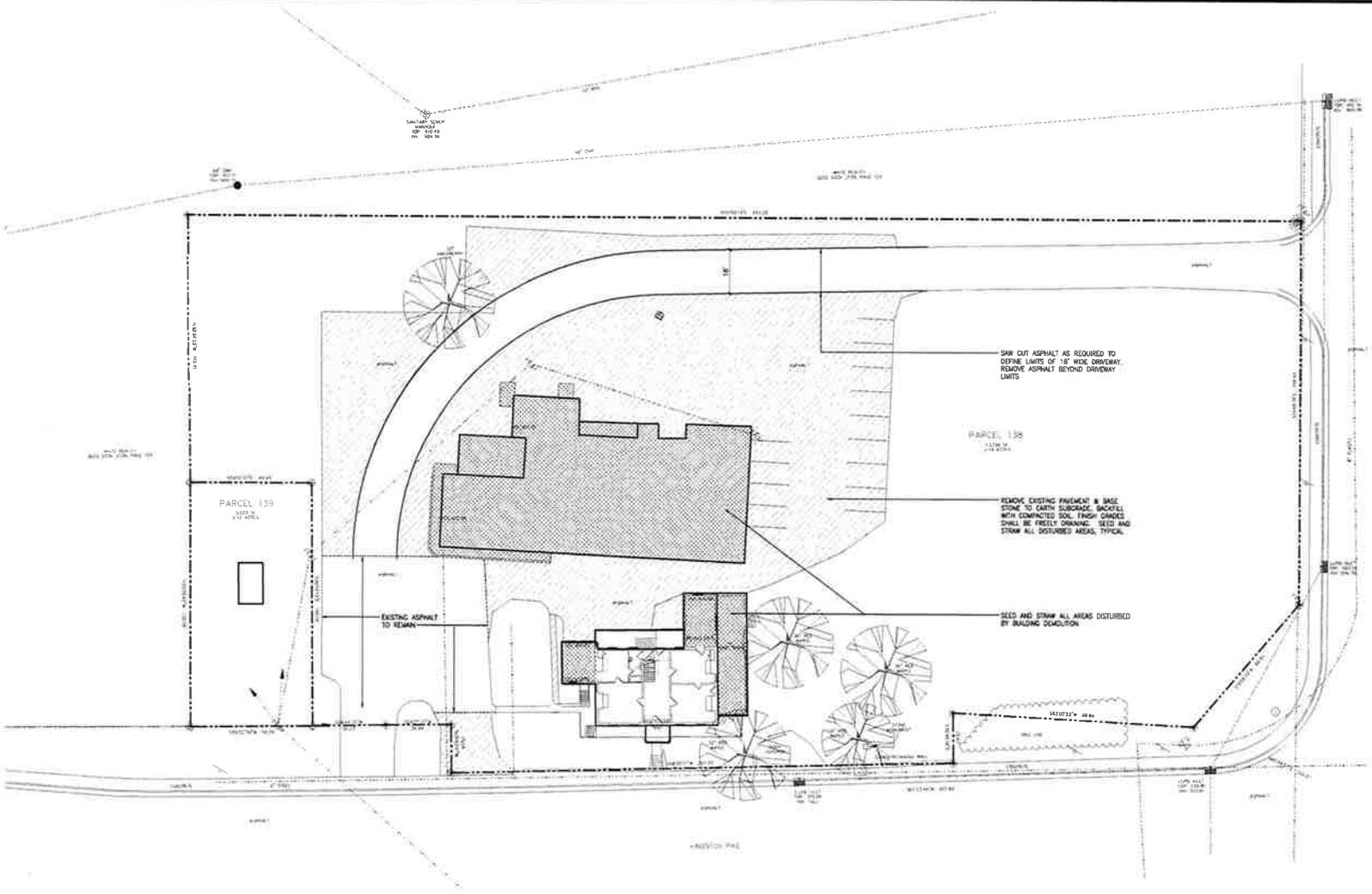
Project Experience:

- Maryville College, Bartlett Hall Renovation
- Tyson School Renovation
- Glenmore Mansion Renovation
- First Baptist Church of Knoxville, Renovation
- Old Knox County Courthouse Renovation
- Lakeshore Park Administration Building Renovation
- L&N Station & Depot STEM School Renovation
- Sevier County Bank Headquarters
- AAA – Downtown Office Renovation & Additions
- Medic Regional Blood Center Expansion
- Webb School Haslam Multipurpose Facility
- Two Rivers Church Additions & Renovations
- First Baptist Church Dandridge Additions
- Farmers Market Park
- Holiday Inn Downtown Renovation
- Ramsey House Restorations
- Wallace Memorial Renovations
- Blackberry Farm Event Center
- Boys & Girls Club Caswell Avenue
- Church Street UMC Master Plan
- Mary Duffy Health Center
- Brinks Security Call Center
- Shannondale of Maryville
- Kramer Rayson Renovation
- Tellico Village Community Church
- NKMC Cath Lab & Endoscopy

CAMPBELL
STATION
INN

AVERY
RUSSELL
HOUSE

Master Plan Study for
Adaptive Reuse



NOTE:

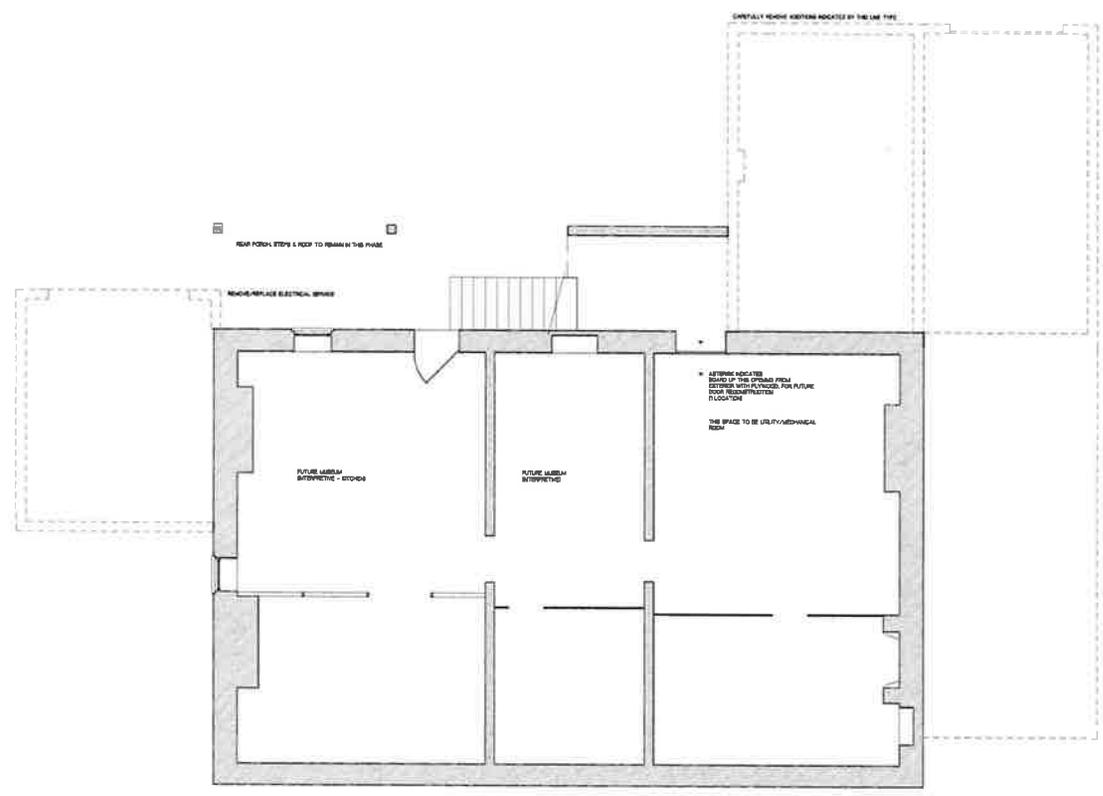
SITE STABILIZATION
PLAN

1 SITE STABILIZATION PLAN
 1" = 20'
 ROSS/FOWLER
 LANDSCAPE ARCHITECTURE

**CAMPBELL
STATION
INN**

**AVERY
RUSSELL
HOUSE**

**Master Plan Study for
Adaptive Reuse**



**DEMOLITION SCOPE
LOWER LEVEL**

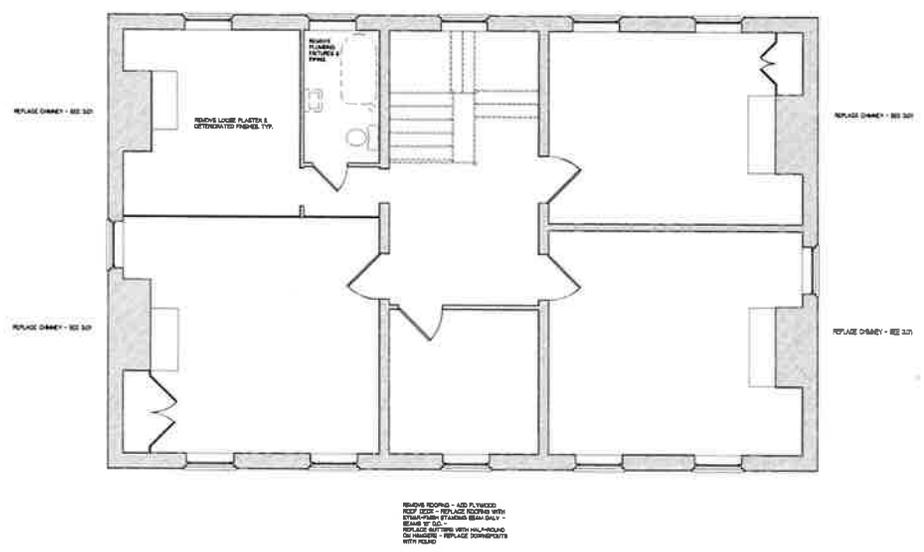
**PRELIMINARY
- NOT FOR
CONSTRUCTION**



CAMPBELL
STATION
INN

AVERY
RUSSELL
HOUSE

Master Plan Study for
Adaptive Reuse

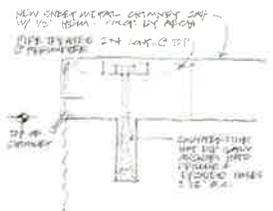


 **DEMOLITION SCOPE**
1
2.03
UPPER LEVEL

**DEMOLITION SCOPE
UPPER LEVEL**

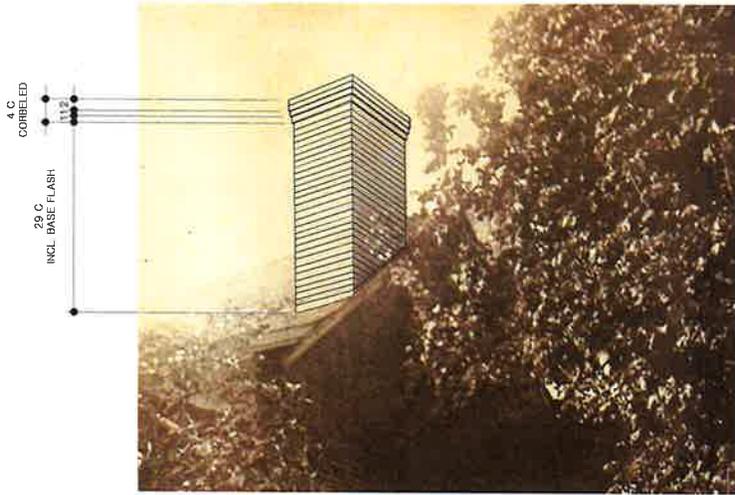
**PRELIMINARY
- NOT FOR
CONSTRUCTION**

8/24/2018
100 REVIEW ONLY
1002 PROJECT NUMBER



ASSUME 22 GA.
KYNAR FINSH GALV.
CHIMNEY CAP OVER
EACH CHIMNEY

2 CHIMNEY CAP
301 NO SCALE



ASSUME CHIMNEY
RECONSTRUCTION
COURSING BASED
ON THIS DIAGRAM,
TYPICAL FOR 4
CHIMNEYS

MATCH EXISTING
BRICK & COURSING -
RE-USE OWNERS
SALVAGED BRICK
FOR FACE VENEER
TO EXTENT
POSSIBLE

1 CHIMNEY COURSING
301 NO SCALE



SEE 1/3 01 FOR
BLOWUP OF THIS
CHIMNEY

HISTORIC PHOTO
c. 1898

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
 September 22, 2016

CSI DIV	DESCRIPTION	COST /SF	%	TOTAL
1000	GENERAL CONDITIONS	\$19.59	13.2%	\$95,756
2100	HAZARDOUS MATERIALS ABATEMENT (By Owner)	\$0.00	0.0%	\$0
2200	DEMOLITION	\$4.76	3.2%	\$23,280
2250	FOUNDATION REPAIR / SOIL IMPROVEMENT	\$2.05	1.4%	\$10,000
2300	SITWORK	\$0.00	0.0%	\$0
3000	CONCRETE	\$1.48	1.0%	\$7,235
4200	MASONRY REPAIR & RESTORATION	\$15.83	10.7%	\$77,361
5000	METALS	\$6.69	4.5%	\$32,680
6100	CARPENTRY - FRAMING & BLOCKING	\$9.21	6.2%	\$44,989
6200	CARPENTRY - EXTERIOR TRIM	\$1.23	0.8%	\$6,000
6400	CARPENTRY - INTERIOR TRIM	\$1.53	1.0%	\$7,500
7400	ROOFING	\$7.39	5.0%	\$36,124
7200	INSULATION	\$0.30	0.2%	\$1,466
7900	CAULKING & SEALANTS	\$0.37	0.2%	\$1,800
7100	WATERPROOFING	\$0.00	0.0%	\$0
8000	EXTERIOR DOOR & WINDOW RESTORATION	\$17.82	12.0%	\$87,100
9200	PLASTER	\$2.07	1.4%	\$10,122
9600	WOOD FLOORING	\$1.00	0.7%	\$4,896
9900	PAINTING	\$3.27	2.2%	\$15,978
9950	WALLCOVERING	\$0.49	0.3%	\$2,380
10000	SPECIALTIES	\$0.00	0.0%	\$0
11000	EQUIPMENT	\$0.00	0.0%	\$0
12000	FURNISHINGS	\$0.00	0.0%	\$0
13000	SPECIAL CONSTRUCTION	\$0.00	0.0%	\$0
14000	CONVEYING SYSTEMS	\$0.00	0.0%	\$0
15400	PLUMBING	\$0.00	0.0%	\$0
15300	FIRE PROTECTION	\$11.92	8.0%	\$58,251
15700	HVAC SYSTEMS	\$8.91	6.0%	\$43,535
16000	ELECTRICAL	\$6.79	4.6%	\$33,170
17000	EQUIPMENT & BONDS	\$3.38	2.3%	\$16,500
	SUBTOTAL	\$126.07	85.0%	\$616,123
	PERMIT (by Owner)	\$0.00	0.0%	\$0
	GENERAL CONTRACTOR FEE @ 7%	\$8.83	5.9%	\$43,129
	SUBTOTAL	\$134.90	90.9%	\$659,252
	CONTINGENCIES & ESCALATION @ 10%	\$13.49	9.1%	\$65,925
	TOTAL SCHEMATIC DESIGN ESTIMATE	\$148.39	100.0%	\$725,177

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
1000.00	GENERAL CONDITIONS				
1000.01	Superintendent, Truck, Cell Phone	22	WK	\$2,750.00	\$60,500
1000.02	Building Permit	See Estimate Summary			\$0
1000.03	Portable Toilet, Jobsite Trailer & Jobsite Storage, Sign	5	MO	\$450.00	\$2,250
1000.04	Temporary Power, Water, Phone	5	MO	\$350.00	\$1,750
1000.05	Drawing Reproduction	1	LS	\$800.00	\$800
1000.06	Temporary Site Entrance / Laydown Area	50	TN	\$25.00	\$1,250
1000.07	Temporary Heat	6	MO	\$450.00	\$2,700
1000.08	Dumpster Pulls	6	EA	\$350.00	\$2,100
1000.09	General Labor, Continuous Cleaning	26	WK	\$560.00	\$14,560
1000.10	Final Cleaning	6,699	SF	\$0.30	\$2,010
1000.11	Survey, Engineering, Staking	w/ Demo/Site Estimate			\$0
1000.12	Insurance, Builder's Risk	1	LS	\$6,636.00	\$6,636
1000.13	Safety	1	LS	\$1,200.00	\$1,200
					\$95,756
2100.00	HAZARDOUS MATERIALS ABATEMENT (By Owner)				
2100.01	Asbestos Abatement	By Owner			\$0
2100.02	PCB Abatement	By Owner			\$0
2100.03	Mercury Abatement	By Owner			\$0
2100.04	Mould Abatement	By Owner			\$0
2100.05	Lead Paint Abatement	By Owner			\$0
					\$0
2200.00	DEMOLITION				
2200.01	Site Demolition	w/ Demo/Site Estimate			\$0
2200.02	Building Demolition - Milk Barn	w/ Demo/Site Estimate			\$0
2200.03	Building Demolition - Additions to Original Building	1	LS	\$7,980.00	\$7,980
2200.03	Selective Demolition	1	LS	\$15,300.00	\$15,300
					\$23,280
2250.00	FOUNDATION REPAIR / SOIL IMPROVEMENT				
2250.01	Allowance	1	LS	\$10,000.00	\$10,000
					\$10,000
2300.00	SITWORK				
2300.01	Backfill @ Pavement Removed (21,184 SF)	w/ Demo/Site Estimate			\$0
2300.02	Backfill @ Building Foundations Removed (8,116 SF)	w/ Demo/Site Estimate			\$0
2300.03	Fine Grading	w/ Demo/Site Estimate			\$0
2300.04	Grassing - Seed & Straw Disturbed Areas	w/ Demo/Site Estimate			\$0
2300.05	Topsoil Import & Spread (4" Deep)	w/ Demo/Site Estimate			\$0
2300.06	Silt Fence	w/ Demo/Site Estimate			\$0
2300.07	Tree Protection	w/ Demo/Site Estimate			\$0
2300.08	Disconnect / Reconnect Utilities	w/ Demo/Site Estimate			\$0
					\$0
3000.00	CONCRETE				
3000.01	Concrete Footing at Interior Basement Wall (58 LF)	6	CY	\$450.00	\$2,658
3000.02	Concrete Footing at New Basement Columns (8 Each)	2	CY	\$450.00	\$917
3000.03	Patch Existing Basement Floor at New Footings	195	SF	\$8.00	\$1,560

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
3000.04	New HVAC Housekeeping Pad	1	EA	\$400.00	\$400
3000.05	New HVAC Exterior Pad	3	EA	\$400.00	\$1,200
3000.06	Allow for Misc Concrete Items	1	SF	\$500.00	\$500
					\$7,235
4200.00	MASONRY REPAIR & RESTORATION				
4200.01	New Brick Chimneys	4	EA	\$5,000.00	\$20,000
4200.02	New Brick Interior Basement Wall - 8" Thick	464	SF	\$24.00	\$11,136
4200.03	Tuck-pointing - Interior Side of Basement Walls	1,637	SF	\$14.00	\$22,918
4200.04	Tuck-pointing - Exterior - Allowance of 25% of Exterior	1,019	SF	\$14.00	\$14,259
4200.05	Parge Coat Interior Side of Basement Walls	1,637	SF	\$4.00	\$6,548
4200.06	Misc Masonry Materials & Repairs	1	LS	\$2,500.00	\$2,500
					\$77,361
5000.00	METALS				
5000.01	New Steel Beam & Columns at Basement - Allowance	3.5	TON	\$5,000.00	\$17,500
5000.02	New Railing Section at Rear Porch to Remain	8	LF	\$35.00	\$280
5000.03	New Tie Rods	4	EA	\$1,800.00	\$7,200
5000.04	New Brick Lintels	30	EA	\$90.00	\$2,700
5000.05	Misc Metals	1	TON	\$5,000.00	\$5,000
					\$32,680
6100.00	CARPENTRY - FRAMING & BLOCKING				
6100.01	Rough Hardware	6,699	SF	\$0.50	\$3,350
6100.02	Shoring & Jacking - Allowance	6,699	SF	\$2.00	\$13,398
6100.03	2x Ledger at Basement Joist	307	BF	\$4.50	\$1,380
6100.04	2x Blocking at Side Basement Walls	115	BF	\$4.50	\$517
6100.05	2x Nailer at Basement Steel Beam	153	BF	\$4.50	\$688
6100.06	Temporary Shoring at Stair	1	LS	\$1,000.00	\$1,000
6100.07	Repair Ends of 1st Floor Joists - Allowance	1	LS	\$1,500.00	\$1,500
6100.08	Repair Ends of 2nd Floor Joists - Allowance	1	LS	\$1,500.00	\$1,500
6100.09	Repair Water Damage at Attic - Allowance	1	LS	\$3,000.00	\$3,000
6100.10	New Knee Walls at Attic	690	BF	\$4.50	\$3,105
6100.11	Sister Ceiling Joists at 24" OC with LVL's	863	LF	\$4.25	\$3,666
6100.12	Plywood Decking at Roof	2,350	SF	\$3.25	\$7,636
6100.13	Temporary Enclosure at Openings from Demolition	4	EA	\$250.00	\$1,000
6100.14	Bolts & Fasteners	1	LS	\$750.00	\$750
6100.15	Misc Carpentry Items	1	LS	\$2,500.00	\$2,500
					\$44,989
6200.00	CARPENTRY - EXTERIOR TRIM				
6200.01	Repair Fascia at New Chimneys	1	LS	\$1,500.00	\$1,500
6200.02	Exterior Trim Repairs after Demolition	1	LS	\$4,500.00	\$4,500
					\$6,000
6400.00	CARPENTRY - INTERIOR TRIM				
6400.01	Restore Wood Trim & Fireplace in Example Room	1	LS	\$7,500.00	\$7,500
					\$7,500
7400.00	ROOFING				
7400.01	Kynar Finish Standing Seam Roof (Including Tear Off)	2,136	SF	\$14.00	\$29,904
7400.02	Kynar Finish Chimney Cap	4	EA	\$450.00	\$1,800

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
7400.03	Round Downspouts	120	LF	\$20.00	\$2,400
7400.04	Half Round Gutters	101	LF	\$20.00	\$2,020
					\$36,124
7200.00	INSULATION				
7200.01	Roof Insulation		Not Included		\$0
7200.02	Attic Insulation - R38	1,629	SF	\$0.90	\$1,466
7200.03	Wall Insulation		Not Included		\$0
7200.04	Floor Insulation		Not Included		\$0
					\$1,466
7900.00	CAULKING & SEALANTS				
7900.01	Caulking & Sealants - Interior		Not Included	\$0.26	\$0
7900.02	Caulking & Sealants - Exterior Doors & Windows	30	EA	\$60.00	\$1,800
7900.03	Fire Stopping		Not Included		\$0
					\$1,800
7100.00	WATERPROOFING				
7100.01	Waterproofing at Basement Wall		Not Included		\$0
7100.02	Downspout Drains		Not Included		\$0
7100.03	Foundation Drains		Not Included		\$0
					\$0
8000.00	EXTERIOR DOOR & WINDOW RESTORATION				
8000.01	Restore Window - Average Size	23	EA	\$2,000.00	\$46,000
8000.02	Restore Window - Attic Size	4	EA	\$775.00	\$3,100
8000.03	Storm Windows - Average Size	23	EA	\$1,250.00	\$28,750
8000.04	Storm Windows - Attic Size	4	EA	\$500.00	\$2,000
8000.05	Restore Exterior Door	2	EA	\$2,000.00	\$4,000
8000.06	Restore Entry Door	1	EA	\$3,250.00	\$3,250
					\$87,100
9200.00	PLASTER				
9200.01	Restore Plaster at Example Room	968	SF	\$4.00	\$3,872
9200.02	Plaster Patching at New Tie Rods	1	LS	\$2,500.00	\$2,500
9200.03	Plaster Patching at Sprinkler System	1	LS	\$2,500.00	\$2,500
9200.04	Plaster Patching at HVAC	1	LS	\$500.00	\$500
9200.05	Plaster Patching at Electrical	1	LS	\$750.00	\$750
					\$10,122
9600.00	WOOD FLOORING				
9600.01	Refinish Wood Floors at Example Room	288	SF	\$4.75	\$1,368
9600.02	Replace Wood Flooring Removed at VAT	252	SF	\$14.00	\$3,528
					\$4,896
9900.00	PAINTING				
9900.01	Exterior Painting - Trim	1	LS	\$7,500.00	\$7,500
9900.02	Paint or Stain Exterior Doors & Windows	30	EA	\$225.00	\$6,750
9900.03	Paint Example Room	288	SF	\$6.00	\$1,728
					\$15,978

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
9950.00	WALLCOVERING				
9950.01	Wall Coverings - Example Room	680	SF	\$3.50	\$2,380
					\$2,380
10000.00	SPECIALTIES				
10000.01	Not Included		Not Included		\$0
					\$0
11000.00	EQUIPMENT				
11000.01	Not Included		Not Included		\$0
					\$0
12000.00	FURNISHINGS				
12000.01	Not Included		Not Included		\$0
					\$0
13000.00	SPECIAL CONSTRUCTION				
13000.01	None	0	LS	\$0.00	\$0
					\$0
14000.00	CONVEYING SYSTEMS				
14000.01	None	0	LS	\$0.00	\$0
					\$0
15400.00	PLUMBING				
15400.01	Bath Tub		Not Included		\$0
15400.02	Tile Shower		Not Included		\$0
15400.03	Vanity Sink / Other Sink		Not Included		\$0
15400.04	Water Closet		Not Included		\$0
15400.05	Washer Connection		Not Included		\$0
15400.06	Floor Drain		Not Included		\$0
15400.07	Hose Bibb		Not Included		\$0
15400.08	Janitors Mop Sink		Not Included		\$0
15400.09	Hot Water Heater & Pump System		Not Included		\$0
15400.10	Allow for Kitchen Equipment Hookups		Not Included		\$0
15400.11	Sewer & Water Meter & Tap		Not Included		\$0
15400.12	Water Entrance & Reducer		Not Included		\$0
					\$0
15300.00	FIRE PROTECTION				
15300.01	Sprinkler System - Tap & Valve	1	EA	\$5,500.00	\$5,500
15300.02	Sprinkler System - Site Water Main	100	LF	\$85.00	\$8,500
15300.03	Sprinkler System - Detector Check & PRV	1	EA	\$6,000.00	\$6,000
15300.04	Sprinkler System @ Heated Space	3,257	SF	\$5.71	\$18,597
15300.05	Sprinkler System @ Exterior Soffits	184	SF	\$5.71	\$1,051
15300.06	Sprinkler System @ Basement	1,629	SF	\$5.71	\$9,302
15300.07	Sprinkler System @ Attic	1,629	SF	\$5.71	\$9,302
					\$58,251
15700.00	HVAC SYSTEMS				
15700.01	HVAC - 5 Ton Heat Pump Split System - 2nd Floor	1	EA	\$14,000.00	\$14,000

Campbell Station Inn - Stabilization Phase - Building Renovation
Farragut, Tennessee

Schematic Design Estimate
September 22, 2016

CSI DIV	DESCRIPTION	QNTY	U/M	UNIT COST	TOTAL
15700.02	HVAC - 5 Ton Heat Pump Split System - 1st Floor	1	EA	\$15,000.00	\$15,000
15700.03	HVAC - 2 Ton Heat Pump Split System - Basement	1	EA	\$6,000.00	\$6,000
15700.04	Dehumidifier - 135	2	EA	\$2,925.00	\$5,850
15700.05	Dehumidifier - 90	1	EA	\$2,685.00	\$2,685
					\$43,535
16000.00	ELECTRICAL				
16000.01	New UG Electrical Service to Pole Mounted Trans.	100	LF	\$12.00	\$1,200
16000.02	400 Amp Panel & Meter Base	1	LS	\$4,100.00	\$4,100
16000.03	HVAC Wiring - 5 TON	2	EA	\$850.00	\$1,700
16000.04	HVAC Wiring - 2 TON	1	EA	\$650.00	\$650
16000.05	Misc Power Wiring - Receptacle - Existing Walls	24	EA	\$80.00	\$1,920
16000.06	Misc Power Wiring - Receptacles - Open Frame	24	EA	\$55.00	\$1,320
16000.07	Fire Alarm - Minimal	1	LS	\$15,000.00	\$15,000
16000.08	Lighting - 4' LED Surface Mtd & Switch- Existing Walls	13	EA	\$320.00	\$4,160
16000.09	Lighting - 4' LED Surface Mtd & Switch- Open Framing	12	EA	\$260.00	\$3,120
16000.10	Communications	Not Included			\$0
16000.11	Security, CCTV, Access Control, Phone System, Etc.	Not Included			\$0
					\$33,170
17000.00	EQUIPMENT & BONDS				
17000.01	Equipment	5	MO	\$2,500.00	\$12,500
17000.02	Bonds	1	LS	\$4,000.00	\$4,000
					\$16,500
SUBTOTAL		4,887	SF	\$126.07	\$616,123
PERMIT					By Owner
GENERAL CONTRACTOR FEE @ 7%					\$43,129
SUBTOTAL					\$659,252
CONTINGENCIES & ESCALATION @ 10%					\$65,925
TOTAL SCHEMATIC DESIGN ESTIMATE		4,887	SF	\$148.39	\$725,177

Campbell Station Inn - Stabilization Phase - Building Renovation
Schematic Design Estimate
September 22, 2016

Notes Concerning the Estimate

- 1) The estimate is based on the following documents prepared by and Brewer Ingram Fuller.
- A) Master Plan Study for Adaptive Reuse Drawings dated August 24, 2016
 - B) Campbell Station Inn Stabilization Phase Study General Scope Narrative

2) The purpose of the estimate is to establish a preliminary budget for the Stabilization Phase of the renovation of the Campbell Station Inn / Avery Russell House.

3) Alternates to the estimate are as follows:

- A) Provide for Future Front Porch fire sprinkler system \$2,500 Lump Sum

4) Clarifications to the estimate are as follows:

A) The Cost per SF is based on the following calculation:

Building Areas (Heated)

Basement	1,629	SF
First Floor	1,629	SF
Second Floor	1,629	SF
Attic	0	SF
	4,887	SF

B) New UG electrical and fire main site lines are assumed to be 100 feet long

C) New columns and beams at the Basement are estimated as steel.

5) Allowances included in the estimate are as follows:

	<u>Amount</u>	
A) Foundation Repair / Soil Improvement	\$10,000.00	Lump Sum
B) Exterior Brick Tuck-pointing (25% of Exterior)	\$14,259	Lump Sum
C) Shoring & Jacking	\$13,398	Lump Sum
D) Repair Ends of Joists & Water Damaged Wood	\$6,000	Lump Sum

6) The following items are not included in the Project:

- A) Removal & replacement of unsuitable soils and rock
- B) Hazardous materials abatement
- C) Repairs to existing roadways
- D) Building Permits (by Owner)
- E) New domestic water and sanitary sewer connections
- F) Plumbing

MARK HALCOMB

Construction Cost Estimator

Education:	Bachelor of Architecture University of Tennessee, 1982	References: Doug Kennedy Johnson & Galyon, Inc. (865) 389-0471 dkennedy@johnsongalyon.com
Employment History:		
2015 - 2016	Independent Project Manager & Estimator	
2006 - 2015	Johnson & Galyon, Inc. Preconstruction Services & Senior Estimator	Jack Herbert CPM Associates (770) 630-4947 jherbert@cpma1.com
2005 - 2006	Knoxville Public Building Authority Project Manager	
1995 - 2005	Johnson & Galyon, Inc. Preconstruction Services & Estimator	Lee Ingram Brewer Ingram Fuller Architects (865) 525-2707 lingram@breweringramfuller.com
1994 - 1995	Richardson Turner Construction Estimator and Project Manager	
1990 - 1994	Independent Project Manager & Estimator	



Project Experience:

- Maryville College, Bartlett Hall Renovation
- Tyson School Renovation
- Glenmore Mansion Renovation
- First Baptist Church of Knoxville, Renovation
- Old Knox County Courthouse Renovation
- Lakeshore Park Administration Building Renovation
- L&N Station & Depot STEM School Renovation
- Sevier County Bank Headquarters
- AAA – Downtown Office Renovation & Additions
- Medic Regional Blood Center Expansion
- Webb School Haslam Multipurpose Facility
- Two Rivers Church Additions & Renovations
- First Baptist Church Dandridge Additions
- Farmers Market Park
- Holiday Inn Downtown Renovation
- Ramsey House Restorations
- Wallace Memorial Renovations
- Blackberry Farm Event Center
- Boys & Girls Club Caswell Avenue
- Church Street UMC Master Plan
- Mary Duffy Health Center
- Brinks Security Call Center
- Shannondale of Maryville
- Kramer Rayson Renovation
- Tellico Village Community Church
- NKMC Cath Lab & Endoscopy



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
NOVEMBER 10, 2016**

**BMA MEETING
7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
 - A. Shop Small Proclamation
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. October 27, 2016
- VI. Business Items**
 - A. Approval of Fire Services Agreement with Rural Metro of Tennessee
 - B. Approval of Fire Prevention and Public Fire Education Services Agreement with Rural Metro of Tennessee
 - C. Approval of Professional Services Agreement for Legislative Services with Laine Communications
 - D. Approval of a Memorandum of Understanding between the Town of Farragut and the Farragut/West Knox Chamber of Commerce
 - E. Approval of a Utility Easement Agreement between the Town of Farragut and Concord Telephone Company/TDS Telecom on the Town of Farragut Public Works Property, 731 Fretz Road
 - F. Approval of TDOT Agreement for Improvements to Union Road
- VII. Ordinances**
 - A. First Reading**
 1. Ordinance 16-23, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., Subsection C.11., to provide for new setback provisions for accessory structures

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WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

VIII. Town Administrator's Report

IX. Town Attorney's Report

Mayor McGill called the meeting to order at 7:00 PM. Members present were Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Minutes

Motion was made to approve the minutes of October 27, 2016 as written. Moved by Alderman Pinchok, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Business Items

Approval of Fire Services Agreement with Rural Metro of Tennessee

Motion to approve an agreement between the Town of Farragut and Rural Metro of Tennessee for Fire, Emergency and Environmental/Hazardous Materials Response. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Fire Prevention and Public Fire Education Services Agreement with Rural Metro of Tennessee

Motion was made to approve an agreement between the Town of Farragut and Rural Metro of Tennessee for Fire Prevention and Public Education Services for a 5-year term. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Professional Services Agreement for Legislative Services with Laine Communications

Motion was made to approve a professional service agreement between the Town of Farragut and Laine Communications for legislative services for a not to exceed amount of \$10,000 annually for a three year term. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of a Memorandum of Understanding between the Town of Farragut and the Farragut/West Knox Chamber of Commerce

Motion was made to change the contracted amount from \$15,000 to \$18,000 per year. Moved by Alderman Pinchok, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Motion was made to approve a Memorandum of Understanding between the Town of Farragut and the Farragut West Knox Chamber of Commerce. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of a Utility Easement Agreement between the Town of Farragut and Concord Telephone Company/TDS Telecom on the Town of Farragut Public Works Property, 731 Fretz Road

Motion was made to approve the utility easement agreement between the Town of Farragut and Concord Telephone Company TDS Telecom associated with the installation of an underground telecommunications line on the Public Works property at 731 Fretz Road. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of TDOT Agreement for Improvements to Union Road

Motion was made to approve the TDOT contract for development of the Union Road improvements project. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Ordinances

First Reading

Ordinance 16-23, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., Subsection C.11., to provide for new setback provisions for accessory structures

Motion was made to approve Ordinance 16-23 on first reading. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Meeting adjourned at 8:10 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Sue Stuhl, Parks & Leisure Services Director

SUBJECT: Approval of Revised FY2017 Fee Structure

BACKGROUND: The current fee structure has two levels of fees for renting the athletic fields for tournament use: one level for non-profit organizations and one level for for-profit businesses. These fees were recommended by the Parks and Athletics Council as a way of giving priority to the non-profit organizations that run the many youth and adult clubs that rent our fields and serve our community. To date, we have had no for-profit businesses rent our athletic fields for a tournament. The current fees for tournaments are:

- Natural turf fields: \$150 per day non-profit and \$300 for-profit per field
- Synthetic turf fields: \$300 per day non-profit and \$600 per day for-profit per field

DISCUSSION: At the request of staff, the Parks & Athletics Council reviewed this recommendation at their November meeting. The review was requested due to several circumstances:

- The staff has been advised by area athletic directors that the for-profit rates may be prohibitive for those running tournaments to make their desired profit
- Many of the non-profit groups are actually subcontracting with a for-profit business to run a tournament so the difference between the two groups is very difficult to ascertain
- In regards of attracting more tournaments to the Town of Farragut, the higher for-profit rate may be detrimental to that effort

The Parks and Athletics Council voted unanimously to recommend that the rental rate be \$150 for natural turf per day per field and \$300 for synthetic turf per day per field regardless of the club or business that wants to rent the field. In addition, due to a request from our rental groups to provide a half day option, that the rental rates allow for a 1/2 day rental at the rate of \$85 per field for natural turf field and \$170 for a synthetic turf field.

RECOMMENDATION BY: Sue Stuhl, Parks and Leisure Services Director

PROPOSED MOTION: Approve a fee of \$150 for natural turf and \$300 for synthetic turf per day per field plus add a 1/2 day rental fee of \$85 per natural turf field and \$170 per synthetic turf field.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

<u>FY2017 Fee Schedule</u>		
		<u>Approved Fee</u>
<u>Administration</u>		
Beer Permit		\$250
Beer Permit Privilege Tax		\$100
Retail Liquor Store Application		\$300
Liquor Privilege Tax		
	Private Club	\$300
	Hotel & Motel	\$1,000
	<u>Restaurants, according to seating</u>	
	75-125 seats	\$600
	126-175 seats	\$750
	176-225 seats	\$800
	226-275 seats	\$900
	276 seats & over	\$1,000
Wine Only Privilege Tax		\$120
Solicitation Permit		\$15
Records Request/Copies (see Section 1-307 of Farragut Municipal Code)	Black & White 8 1/2 X 11	\$0.15
	Color 8 1/2 X 11 or 8 1/2 X 14	\$0.50
	Color 36 X 24	\$5
	Larger copies	Cost of production
	Labor to fill request	Charges based on employee hourly rate and time to fulfill request
<u>Engineering</u>		
Drainage Fee		
	Commercial/Office Development	\$0.02 per square foot of impervious surface
	Residential Development	\$30 per subdivision lot

<u>Community Development</u>		<u>Approved Fee</u>
	Illegal Parking (in fire lanes)	\$25
	Special Events Permit	\$25
	Zoning Letter	\$25
	Trailblazer Signs	\$250
	Licensing Fee	\$100
	Grand Opening security deposit	\$300
	Grand Opening Permit	\$25
	Celebratory Events Permit	\$25
Building Permits	The permit fees are per the "Building Valuation Data", which is provided by the International Code Council and the total valuation as follows:	
	Total Valuation:	
	\$1,000 and less	No fee, unless inspection required, in which case a \$25 fee for each inspection shall be charged
	\$1,001 to \$50,000	\$25.00 for the first \$1,000, plus \$6.50 for each additional thousand or fraction thereof, to and including \$50,000.
	\$50,001 to \$100,000	\$340 for the first \$50,000, plus \$5.25 for each additional thousand or fraction thereof, to and including \$100,000.
	\$100,001 to \$500,000	\$600 for the first \$100,000, plus \$4.00 for each additional thousand or fraction thereof, to and including \$500,000.
	\$500,001 and up	\$2,260 for the first \$500,000, plus \$2.60 for each additional thousand or fraction thereof.

Community Dev Continued		Approved Fee
Plumbing Permit		\$25, plus \$5.00 for each fixture
Gas Permit		\$25 for first tap, plus \$5.00 for each additional tap
Mechanical Permit		\$25 for first \$1,000, per total value of installation, plus \$5.00 for each additional thousand or fraction thereof.
	Boilers (any occupancy)	\$10.00 plus
	33,000 Btu (IBHp) to 165,000 (5BHp)	\$5.00
	165,001 Btu (5BHp) to 333,000 (BHp)	\$10.00
	333,001 (10BHp) to 1,165,000 (52BHp)	\$15.00
	1,165,001 (52BHp) to 3,300,000 (98BHp)	\$25.00
	over 3,300,000	\$35.00
Swimming Pool Permit		
	Public Pool	Per total value of construction as per building permit
	Private pool (one & two family)	Per total value of construction
	Pool fillings system, including backflow prevention	\$1.50 ea
	Gas piping system (separate gas permit)	See Gas Permit
	Backwash receptor	\$1.50 ea
Demolition Permit (for demolition of any building or structure)		
	0-100,000 cu. Ft.	\$100
	100,001 cu. Ft. and over	\$1.00/1,000 cu. Ft.
Moving Permit (for moving any building or structure)		\$100, plus any applicable bonds

Re-Inspection Fee		\$50 for 1st re-inspection and \$100 for 2nd re-inspection and \$200 for re-inspections of the same failure beyond the 2nd re-inspection.
Plan Review Fee		Fee is one half of the calculated Building Permit Fee, which is to be paid at the time of plan submittal. One and two family dwellings are exempt. This fee includes an initial submittal and one correction submittal. All additional submittals will require a \$250 re-submittal fee.
Re-submittal Plans Review Fee		Re-submittal fees are a minimum of \$250 or one half of the calculated building permit fee based on the difference between the original building value and the revised building value, whichever is greater.
Fire Prevention Fee		
	Fire Sprinkler System Permit	\$0.02 per sq. ft. or \$100 (whichever is greater)
	Fire Alarm System Permit	\$0.02 per sq. ft. or \$100 (whichever is greater)
	All other permits	\$50.00
Subdivision Fees		
	Concept Plan	\$100
	Preliminary Plat	\$100 plus \$25/lot
	Final Plat	\$100 plus \$25/lot

Site Plan Fees		\$100
Landscape Plan Fees		\$50
Zoning Ordinance & Subdivision Regulations Text Amendment Fees	Amend written text	\$250
Zoning Map Amendment Fees	Amend map	\$300
Comprehensive Land Use Plan Amendment	Amend text or map	\$300
Municipal Code Text Amendment Fee		\$250
Sign Fees	Application to erect a sign.	\$100
	Replacement or installation of a sign erected prior to obtaining approval by the Town	\$200
Home Occupation Fee		\$50
Administrative Relief, Variance, and Special Exception		\$100
Everett Road Corridor Fee		Ordinance 14-19
<u>Parks & Leisure Services</u>		<u>Approved Fee</u>
<u>Facility</u>		
Community Room Rental		\$20 per hour; \$30 with kitchen
Picnic/Pavilions Rental	Essex (AP); Burnside (CSP)	\$25 half day/ \$40 full day
	Hartford & Saratoga (AP); Longstreet (CSP)	\$45 half day/\$80 full day
	McFee Small	\$60 half day/\$100 full day
	McFee Large	\$70 half day/\$120 full day
Athletic	Fields (Diamond & Rectangular)	\$15 per hour
	Fields (Artificial Turf)	\$30 per hour
	Softball Fees	\$325 per team
	Competitive, Recreational & Intermediate Volleyball Fees	\$165 per team
	Open Volleyball Fees	\$150 per team
Field Closed Non Compliant Fee		\$100 per event
For-Profit/Park Usage Fee	Professional Photographers, For profit classes, Trainers, Etc.	\$25 per hour
Tournament Usage Fee	Grass Field	\$85 half day/\$150 full day
	Synthetic Turf Field	\$170 half day/\$300 full day
Special Event Park Use Fee - Campbell Station Park Only		\$200 per 4 hours; \$50 per hour for each additional hour

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Janet Wedekind, Human Resources Manager

SUBJECT: Approval of Resolution R-2016-12, Supplemental Retirement Plan Trust Agreement

INTRODUCTION: On April 28, 2016 the Board approved a custodian change for the *Town Supplemental Retirement Plan*. A Resolution is now required to approve the attached *Trust Agreement* and *Trustee Compensation Agreement* between the Town and Commercial Bank and Trust Company (CB&T), appointing CB&T as directed Trustee for the *Supplemental Retirement Plan*.

BACKGROUND: The Board adopted the Supplemental Retirement plan for five employees in 2011. The Plan was implemented on July 1, 2012. At this time, the Plan is fully funded and additional funding is not currently anticipated. All GASB requirements are met. Additionally, USI Consulting Group was contracted as the Town consultant. No changes have been made to the plan since its approval in 2012.

DISCUSSION: USI Consulting Group, specifically Bob Cross and Callie McClure, recommended in April of 2016 that CB&T be appointed as the new custodian for the *Supplemental Retirement Plan*. As the custodian, CB&T currently provides the trading platform for which the mutual funds are selected and held, dividends and interest are collected and distributed, issues quarterly statements, and additionally, mirrors and accounts for all assets held within the mutual funds and a liquidity cash account at CB&T.

USI is currently recommending that CB&T be named as the directed Trustee and paying agent for the Supplemental Retirement Plan. As directed Trustee and paying agent, CB&T will be responsible for retiree disbursements and tax reporting as well as the accounting of the Plan's assets.

CB&T is a state chartered bank in Tennessee, has \$694 million in assets under management, and no SEC filings. Commercial Bank and Trust also acts as a custodian carrying out the customer's directions while performing day-to-day administrative functions. The attached *Trust Agreement* details the plan, the duties of the Town as the employer, the investment and administration of the Trust Fund and all applicable business dealings to maintain the Trust and pay retired employees or their beneficiaries. The *Trustee Compensation Agreement* (Exhibit A Fee Schedule) results in an annual fee of \$300 which is a savings of \$700 annually from the former trustee.

RECOMMENDATION BY: Janet Wedekind, Human Resources Manager, for approval.

PROPOSED MOTION: Approve Resolution R-2016-12 to adopt the *Town Supplemental Retirement Plan's Trust Agreement and Trustee Compensation Agreement*.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

TRUST AGREEMENT

TRUST AGREEMENT (this "Agreement") is entered into as of this _____ day of _____, 2016, between Town of Farragut Supplemental Retirement Plan, organized and existing under the laws of the State of Tennessee (the "Employer") and Commercial Bank and Trust Company, a corporation organized and existing under the laws of the State of Tennessee (the "Trustee").

WITNESSETH:

WHEREAS, the Employer maintains the Town of Farragut Supplemental Retirement Plan (the "Plan"), for the Employer's eligible employees who are participants in the Plan (called "Participants") and the beneficiaries of such Participants under the terms of the Plan; and

WHEREAS, under the Plan funds will from time to time be contributed to the Trustee, which funds will, as and when received by the Trustee constitute a trust fund, (the "Trust Fund") held for the benefit of the Participants and their beneficiaries; and

WHEREAS, the Employer now desires and appoints the Trustee as a directed trustee to hold and administer such funds pursuant to the terms of this Trust Agreement;

WHEREAS, the Trustee has agreed to serve as directed trustee of the trust established under this Agreement.

NOW, THEREFORE, the Employer and the Trustee, on behalf of themselves and their respective successors and assigns, hereby agree as follows:

ARTICLE I THE PLAN

SECTION 1.1. Affiliated Companies. Any other entity which adopts the Plan in accordance with its terms may, with the written consent of the Employer, become a party to this Agreement as an "Affiliated Employer". The Trustee shall administer the Trust Fund as a single fund for accounting purposes without identification or allocation among the Employer and any Affiliated Companies or to any employee or group of employees or their beneficiaries.

Any Affiliated Employer which adopts and accepts this Trust Agreement as provided in this Section shall be deemed to thereby appoint the Employer as its exclusive agent to exercise on its behalf all of the powers and authority conferred upon the Employer by the terms of this Agreement including, but not limited to, the power to amend this Agreement and to terminate the

trust created hereunder. The authority of the Employer to act as such agent shall continue with respect to all funds contributed by each Affiliated Employer and the income therefrom until and unless the amount of such funds and income has been distributed by the Trustee as hereinafter provided.

Any Affiliated Employer may cease to be a party to this Agreement by delivering to the Trustee a certified copy of a resolution of its board of directors terminating its participation in the Plan and this Agreement. In such case, or in the event of the merger, consolidation, separation, reorganization or liquidation of any Affiliated Employer, the Trustee, until directed otherwise by the Employer, shall continue to hold, in accordance with the provisions of this Agreement, that portion of the Fund which it is advised by the Employer is attributable to the participation in the Plan of the employees and their beneficiaries affected by such termination or by such transaction.

ARTICLE II DUTIES OF THE EMPLOYER

SECTION 2.1. Contributions to the Trust Fund. Commercial Bank and Trust Company is the Custodian of Plan assets, receiving and holding all plan assets. USI Advisors, Inc. is the investment advisor and broker of record, executing all trades involving Plan assets for the Plan at the direction of the Employer. The Trustee is responsible for safeguarding the Plan assets and the flow of Plan assets in the form of contributions into the Trust Fund. All responsibility for the determination of the amount, timing and type of payments made to the Custodian (including those payments directed by USI Advisors, Inc.), or otherwise establishing a funding policy consistent with the objectives of the Plan, shall be upon the Employer. All such contributions so received and all proceeds, investments, reinvestments, and income thereof in the possession of the Custodian are to be considered part of the Trust Fund. All contributions or other receipts received by the Custodian, whether by way of dividends, interest or otherwise, for the account of the Trust Fund may be commingled, held, invested, and with all disbursements there from, are to be accounted for by the Trustee as a single fund.

SECTION 2.2. Changes to the Plan. The President/CEO of the Employer, pursuant to authorization of the Board of Directors of the Employer, will promptly certify to the Trustee all amendments to the Plan.

SECTION 2.3. Distributions from the Trust Fund. The Employer, or its designee, will from time to time certify to the Trustee the name and address of every person currently entitled to distributions from the Trust Fund and the manner in which distributions to each such person are to be made, and will certify to the Trustee any changes in the status of any such information previously certified to the Trustee. The Trustee, solely out of the Trust Fund and with no obligation otherwise to make any such distribution, will make distributions to such persons in such manner as may be certified by the Employer in accordance with the provisions of this Section, and the Trustee will be fully protected in making all such distributions. The determination of the amount and method of payment to such persons shall be made solely by the

Employer in accordance with the provisions of the Plan; and the Trustee shall not be responsible for the propriety of any such payment. The Trustee will likewise be fully protected in omitting to make any such distribution pursuant to written instructions certified to the Trustee by the Employer. The Trustee may withhold all or any part of any such distribution, as the Trustee in its sole discretion may deem proper, to protect the Trustee and the Trust Fund against any liability or claim on account of any estate, inheritance, income or other tax whatsoever; and with all or any part of any such distribution so withheld, may discharge any such liability. Any part of any such distribution so withheld by the Trustee that may be determined by the Trustee to be in excess of any such liability will upon such determination by the Trustee be distributed forthwith to the person from whom it was withheld.

ARTICLE III INVESTMENT AND ADMINISTRATION OF THE TRUST FUND

SECTION 3.1. Investment by the Employer. For purposes of this Agreement, the assets of the Trust Fund shall be subject to the control of the Employer, and the Employer shall have full discretion and authority with respect to direction of the assets of the Trust Fund

SECTION 3.2. Investment and Administrative Powers of the Trustee. In addition to every power and discretion conferred upon the Trustee by any other provision of this Agreement, the Trustee, when acting pursuant to the direction of the Employer with respect to the assets of the Trust Fund, will have the following express powers:

- (a) To hold the assets of the Trust Fund and in holding investments, provided however, that no investment shall be made in any securities or other obligations of the Employer or of any other entity which the Employer notifies the Trustee is an Affiliate of the Employer.
- (b) To vote personally or by proxy and to delegate power and discretion to such proxy.
- (c) To exercise subscription, conversion and other rights and options, and to make payments from the Trust Fund in connection therewith.
- (d) To take any action and to abstain from taking any action with respect to any reorganization, consolidation, merger, dissolution, recapitalization, refinancing and any other plan or change affecting any property, and in connection therewith, to delegate its discretionary powers and to pay assessments, subscriptions and other charges from the Trust Fund.
- (e) To purchase annuity contracts; provided, however, that the purchase and delivery of any such annuity contract shall be in final settlement of all rights of a Participant with respect to the Trust Fund.

(f) As directed, to hold part of the Trust Fund in cash, with obligation to pay or earn interest thereon.

(g) To hold assets in time or demand deposits (including deposits with the Trustee in its individual capacity which pay a reasonable rate of interest).

(h) With written authorization of the Employer, to employ agents, experts and counsel and to delegate discretionary powers to, and rely upon information and advice furnished by, such agents, experts and counsel.

ARTICLE IV CONCERNING THE TRUSTEE

SECTION 4.1. Notices to the Trustee. The Trustee may rely on the authenticity, truth and accuracy of, and will be fully protected in acting upon:

(a) Any notice, direction, certification, approval or other writing of the Employer, if evidenced by an instrument signed in the name of the Employer by its President/CEO;

(b) Any notice, direction, certification, approval or other written transmitted form of instruction received by the Trustee and believed by it to be genuine and sent by or on behalf of the Employer; and

(c) Any copy of a resolution of the Board of Directors of the Employer, if certified by the Board Chair.

The Trustee may rely on, and will be fully protected with respect to any action taken or omitted in reliance on, any information, statement or certificate delivered to the Trustee by the Employer with respect to any matter concerning the Plan and the operation and administration of the trust or with respect to the management and control of any assets of the Trust Fund.

SECTION 4.2 Expenses of the Trust Fund. If authorized in writing by an authorized representative of the Employer, the Trustee may pay out of the Trust Fund: (a) all expenses incurred in connection with the sale or purchase of investments; (b) all real and personal property taxes, income taxes and other taxes of any kind at any time levied or assessed under any present or future law upon, or with respect to, the Trust Fund or any property included in the Trust Fund; and (c) the Trustee's compensation and all other expenses of administering the trust.

SECTION 4.3. Compensation of the Trustee. The Trustee's compensation shall be as set forth in the letter agreement which is attached hereto as Exhibit "A", which fee agreement may from time to time be modified by written agreement of the Employer and the Trustee.

SECTION 4.4. Protection of the Trustee. If attributable to the Trustee's negligence, the Employer will hold the Trustee responsible for any liability arising out of or in connection with the acceptance and administration of the Trust, and for all of the expenses of defending itself against any assertion of any such liability; and provided, further, that the Trustee shall act with the care, skill, prudence and diligence under the circumstances then prevailing, that a prudent man acting in like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims. The Trustee shall not be responsible for (a) the administration or operation of the Plan, or (b) the nature, quality, or performance of any investments made at the direction of the Employer; all such responsibility shall be upon the Employer or its properly delegated agent, and Employer will hold Trustee harmless from any claims related to these.

SECTION 4.5. Duties of the Trustee. The Trustee will be under no duties other than such duties as are specifically set forth as such in this Agreement, and no implied covenant or obligation will be read into this Agreement against the Trustee. The Trustee will be under no liability or obligation to anyone with respect to any failure on the part of the Employer to perform any of their obligations under the Plan or under the terms of this Agreement, or for any error or omission whatsoever on the part of the Employer.

SECTION 4.6. Settlement of Accounts of the Trustee. The Trustee will keep accurate and detailed accounts of all investments, receipts, disbursements, distributions and other transactions. Such accounts will be open to inspection and audit by the Employer or any authorized representative thereof at all reasonable times during business days. At least quarterly the Trustee will deliver to the Employer an account, listing the investments of the Trust Fund and any uninvested cash balance thereof, and setting forth all receipts, disbursements, distributions, and other transactions respecting the Trust Fund not included in any such previous account. Any account will be binding and conclusive on the Employer; and the Trustee will thereby be released and discharged from any liability or accountability to the Employer with respect to all matters set forth therein. Omission by the Employer to object in writing to any specific items in any such account within 90 days after its delivery will constitute approval of the account by the Employer. No other accounts or reports shall be required to be given to the Employer except as stated herein or except as otherwise agreed to in writing by the Trustee. The Trustee shall not be required to file, and no Participant or his beneficiary shall have any right to compel an accounting, judicial or otherwise, by the Trustee.

SECTION 4.7. Resignation or Removal of the Trustee. The Trustee may at any time resign and may at any time be removed by the Employer upon 60 days' written notice or on such other written notice as the Trustee and the Employer may from time to time agree. In the event of the resignation or removal of the Trustee, or in any other event in which the Trustee ceases to act, the Employer may appoint a successor trustee by instrument in writing delivered to and accepted by the successor trustee. Notice of such appointment will be given by the Employer to the departing Trustee, and the successor trustee will deliver to the departing Trustee an instrument in writing accepting such appointment. If no appointment of a successor trustee is

made by the Employer within a reasonable time after such a resignation, removal or other event, any court of competent jurisdiction may appoint a successor trustee after such notice, if any, solely to the Employer and the departing Trustee, as such court may deem suitable and proper. In the event of such resignation, removal or other event, the retiring Trustee will file with the Employer a final account to which the provisions of Section 4.6 of this Agreement regarding annual accounts are to be applicable.

In the event of the appointment of a successor trustee, such successor trustee will succeed to all the right, title and estate of, and will be, the Trustee; and the departing Trustee will deliver the Trust Fund to the successor trustee together with all such instruments of transfer, conveyance, assignment and further assurance as the successor trustee may reasonably require. The departing trustee will retain a lien upon the Trust Fund to secure all amounts due the departing Trustee pursuant to the provisions of this Agreement.

SECTION 4.8. Merger or Consolidation of the Trustee. Any corporation continuing as the result of any merger or resulting from any consolidation to which merger or consolidation the Trustee is a party, or any corporation to which substantially all the business and assets of the Trustee may be transferred, will be deemed automatically to be continuing as the Trustee.

ARTICLE V MISCELLANEOUS

SECTION 5.1. Relationship between Employer and Employees. Nothing contained in this Agreement will be deemed to constitute a contract between the Employer and any employee of the Employer.

SECTION 5.2. Dissolution or Liquidation of the Employer. Neither the bankruptcy, receivership, insolvency, liquidation, dissolution, merger, consolidation or reorganization of the Employer or any other event affecting the Employer will terminate this Agreement or the trust. In the event of the dissolution, merger or consolidation of the Employer in such circumstance that there is a successor person, firm or corporation continuing or carrying on all, or substantially all, of the business of the Employer, and if such successor person, firm or corporation elects to carry on the provisions of the Plan, such successor will become the Employer under the terms of this Agreement by filing its written election so to do with the Trustee.

SECTION 5.3. Nontransferability of Assets of the Trust Fund. It shall be impossible, at any time prior to satisfaction of all liabilities with respect to all Participants and their beneficiaries, for any part of the Trust Fund to be used for, or diverted to, purposes other than for the exclusive benefit of the Participants and their beneficiaries. Payments made by the Trustee in accordance with Section 4.2 of this Agreement will not be deemed to be used for, or diverted to, any such other purpose.

SECTION 5.4. Amendment of the Trust Agreement. Subject to the provisions of Section 5.3, this Agreement may be amended at any time upon the approval of the Board of Directors of the Employer provided that no amendment will increase the duties or obligations or change the compensation of the Trustee without the Trustee's prior written consent. Any amendment will be in writing and effective, subject to the Trustee's consent if required, when delivered to the Trustee.

SECTION 5.5. Termination of the Trust. This trust and this Agreement may be terminated at any time by the Employer by written instrument delivered to the Trustee sixty (60) days prior to the effective date thereof. Upon such a termination, or in the event of the dissolution or liquidation of the Employer without any successor becoming the Employer as provided in Section 5.2 of this Agreement, the Trust Fund will be paid out by the Trustee as directed by the terms of the Plan. Any such termination of the trust and any such direction by the Employer will be subject to the provisions of Section 5.3 of this Agreement. Prior to making any payments or distributions hereunder, the Employer shall supply such certifications, documents, information and approvals as are in form and substance satisfactory to the Trustee including, but not limited to, certified copies of appropriate resolutions of the Board of Directors of the Employer and approvals of the Internal Revenue Service.

SECTION 5.6. Alienability of Benefits. Except as may otherwise be required by applicable law, no right or claim of any Participant is assignable or alienable or subject to garnishment, attachment, execution, or levy of any kind.

SECTION 5.7. Intent of the Employer. This Agreement is designated by the Employer as constituting a part of a Plan for the exclusive benefit of the Participants or their beneficiaries, and the trust under this Agreement is intended to be a qualified trust under Section 401(a) of the Code. Subject to such designation and qualification, this Agreement and the trust are to be regulated and construed by and in accordance with the laws, usage and custom of the State of Tennessee.

SECTION 5.8. Notices. Communications to the Trustee will be deemed sufficiently made if sent by First Class Mail, addressed to the Trustee at P. O. Box 1090, Paris, Tennessee 38242. Communications to the Employer will be deemed sufficiently made if sent by First Class mail, addressed to the Employer, at _____.

SECTION 5.9. Parties to Legal Proceedings. Plan Participants, as such participants shall not be deemed "necessary parties" to any judicial proceedings arising hereunder.

SECTION 5.10. Acceptance of Trust. The Trustee hereby accepts the trust subject to all the terms and conditions set forth herein, of which all Participants are bound by such acceptance.

SECTION 5.11. Name of Trust. The trust under this Agreement may be referred to as the Town of Farragut Supplemental Retirement Plan.

SECTION 5.12. Originals of Trust Agreement. This Agreement may be executed in any number of counterparts, each of which is to be deemed to be the original; and all of said counterparts shall together constitute one and the same document.

SECTION 5.13. Headings. The headings of Articles and Sections of this Agreement are for convenience or reference only and shall have no substantive effect on the provisions of this Agreement.

IN WITNESS WHEREOF, this Agreement is being executed at _____, Tennessee, as of the date first above written.

Town of Farragut Supplemental
Retirement Plan

By: _____

Witness:

Commercial Bank and Trust Company

By: _____

Attest:

Emily Walker,
Vice President and Trust Officer

Exhibit A Fee Schedule

Trustee Compensation Agreement

Both Parties agree that the annual fee shall be calculated at the rate of 1 basis points per annum of the market value of the plan assets. The fee will be calculated and charged to the plan at the rate of 1/12 (one-twelfth) monthly on or around the twenty-fifth (25th) day of each calendar month.

In any year the annual trustee fee falls below \$300, the account will be charged the minimum monthly fee of \$25.

This agreement is made and entered into this _____ day of _____, 2016, in Paris, Tennessee, by and between:

Town of Farragut Supplemental Retirement Plan Commercial Bank & Trust Co., as Custodian

By: _____

By: _____
Emily M. Walker, as VP and Trust Officer

Print Name

Title

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Bud McKelvey, Public Works Director

SUBJECT: 2016-2017 Snow Removal Schedule and Road Additions

DISCUSSION: Each year staff evaluates the Snow Removal Schedule and Map as new neighborhoods are developed and roads are added. Many factors are taken into consideration during Road evaluations; for example, elevation, number of houses, north facing slopes, amount of shade and trouble areas reported by our citizens.

Snow Removal Map and Snow Removal Schedule are attached for your review. On the Snow Removal Map, first priority roads are marked red and the secondary roads are in blue.

RECOMMENDATION BY: Bud McKelvey, Public Works Director

PROPOSED MOTION: Approval of the Public Works Department Snow Removal Schedule and Map.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>WILLIAMS</u>	<u>MARKLI</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 16-23, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., Subsection C.11., to provide for new setback provisions for accessory structures

BACKGROUND: This was discussed at two planning commission meetings during which the staff noted that, in the long term, the R-4 Zoning District would need to be amended more comprehensively so that it could better serve as a transitional housing option, particularly for areas abutting the core of a Mixed Use Town Center or Mixed Use Neighborhood.

At this time, the applicant is only requesting to amend the setback provisions associated with accessory structures. Accessory structures are defined in the zoning ordinance and, in a residential setting, could include structures such as storage buildings, uncovered decks, arbors, swimming pools, pergolas, patios, outdoor fireplaces, etc.

In single-family attached developments, the final plat typically includes, for each lot, a building envelope which defines the area within which the house must be situated. For purposes of the zoning ordinance, a building is a structure with a roof and a house on a residential lot is the principal building. Over the years, building envelopes have been treated different in different attached single-family developments. In many cases, all structures had to be constructed within the platted building envelope.

When the R-4 Zoning District was created there were already a number of existing single-family attached developments. The R-4 established setbacks for accessory structures and required a minimum of 400 square feet of private outdoor area where certain accessory structures could be situated. Per the R-4, all structures are required to meet front yard building setbacks. In terms of side/rear yards, dwelling units (principal structures) must meet certain setbacks when they back up to other dwelling units. They are also required to meet a 50 foot setback from the periphery of the development's boundary. Accessory structures, as currently worded, are required to meet a 25 foot setback, unless specified otherwise. This language effectively means that a dwelling unit could abut another dwelling unit with a common wall or breezeway but accessory structures on the same lot would have to maintain a 25 foot separation from the abutting side and rear property lines.

The staff does not believe that the intent of the current language is to require an accessory structure to meet a much greater setback than the dwelling unit but that is how the language is worded.

RECOMMENDATION: As provided for in Ordinance 16-23 the staff is proposing to eliminate the language in the R-4 that requires private outdoor area because this has created some confusion and, in the staffs' view, is not something in need of regulation. Ordinance 16-23 also stipulates that accessory structures in an R-4 development shall not be constructed any closer to a side property line than the principal structure, unless a greater setback is required per the adopted building and fire codes. The setback from rear property lines is proposed as a minimum of ten (10) feet. This rear property line setback is consistent with setback requirements provided for in Chapter 4 that relate to patios, decks, pergolas, arbors, and other similar non-roofed and/or non-enclosed structures attached to and/or adjacent to a principal building.

As part of Ordinance 16-23, the staff has included language that addresses any additional building or fire code issues that may apply to accessory structures in this type of development. Such structures should be shown and evaluated at the time of building permit review to ensure that all applicable requirements will be satisfied.

At their meeting on October 20, 2016, the Planning Commission unanimously recommended approval of Ordinance 16-23. At the Board of Mayor and Aldermen meeting on November 10, 2016, Ordinance 16-23 was approved on first reading.

PROPOSED MOTION: To approve Ordinance 16-23 on second reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 16-23
PREPARED BY: Shipley
REQUESTED BY: Gregory Huddy
CERTIFIED BY FMPC: October 20, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4)., SUBSECTIONS C. 11. AND D.1.f., TO AMEND THE PRIVATE OUTDOOR AREA REQUIREMENTS AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section IX. Attached Single-Family Residential District (R-4), Subsection C. 11. is amended by deleting it in its entirety and renumbering the remainder of this subsection accordingly.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section IX. Attached Single-Family Residential District (R-4), Subsection D. 1. f. is amended by deleting it in its entirety and substituting in lieu thereof the following:

f. All accessory structures, excluding fences, flatwork, subdivision walls, entrance pillars, and certain utility structures, shall meet the front yard building setback requirements and shall not extend any closer to the side property line than the principal building. Accessory structures shall be set back a minimum of ten (10) feet from the rear property line.

Subdivision entrance walls and entrance pillars shall be set back a minimum of ten (10) feet from

RESOLUTION PC-16-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4), SUBSECTIONS C.11. AND D.1.f., TO AMEND THE PRIVATE OUTDOOR AREA REQUIREMENTS AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES

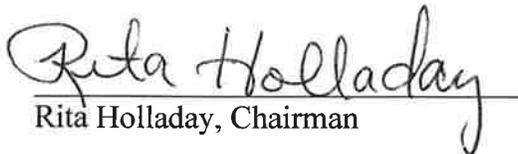
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

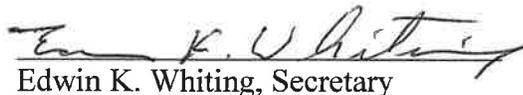
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on October 20, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-23.

ADOPTED this 20th day of October, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 16-25, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1), Subsection B.12., to provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)

INTRODUCTION AND BACKGROUND: This request was discussed at two Planning Commission meetings. The applicant asked that the Town's existing provisions that relate to kennels be re-visited so that an outdoor fenced area could be provided. Currently, a kennel, which is defined as "any lot or premises on which four (4) or more dogs, more than six (6) months of age, are kept," is permitted in the General Commercial (C-1) Zoning District provided the following development criteria are met:

- a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
- b. No outdoor fencing shall be located on the premises.

The applicant has an existing dog day care facility (which is most similar to a kennel as treated in the zoning ordinance) in Farragut that pre-dates the above requirements. They will be moving and desire to stay in Farragut to continue to serve their existing customers. As mentioned above, the applicant would like to be able to have an outdoor area that would be fenced where the staff could take the dogs. The dogs would only be permitted outside with staff supervision.

The current criteria associated with kennels is intended to lessen the likelihood of a nuisance. Kennels can be smelly and noisy and potentially unsightly. During the discussions with the Planning Commission some concerns were expressed from an adjacent business owner and residents in the abutting subdivision. They asked the Commission to ensure that whatever was permitted would not create a nuisance.

DISCUSSION: Based on the feedback provided during the workshop discussion in October, the staff presented the Planning Commission with some language that would attempt to address both the applicant's request and potential impacts to abutting property owners. Ordinance 16-25 provides for outdoor fences for commercial kennels but only for recreational purposes and establishes a number of provisions designed to minimize any potential adverse impacts associated with a commercial kennel.

The staff has also added specific noise based parameters that would address noise both within the space and outside the space. The numbers used were largely based on a sound analysis that was prepared by a registered engineer for the applicant's desired lease space at 10875 Kingston Pike. For comparison purposes, the staff has included in the packet some typical decibel readings for different noises. The Town does not have a noise ordinance so if the proposed parameters are adopted any noise complaint would have to involve an updated sound analysis from a qualified engineer.

RECOMMENDATION: At their meeting on November 17, 2016 the Planning Commission unanimously recommended approval of Ordinance 16-25.

PROPOSED MOTION: To approve Ordinance 16-25 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 16-25
PREPARED BY: Shipley
REQUESTED BY: Staff
CERTIFIED BY FMPC: November 17, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION B. 12., TO ALLOW FOR NEW REQUIREMENTS ASSOCIATED WITH KENNELS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII. General Commercial District (C-1), Subsection B., 12., is amended by deleting it in its entirety and substituting in lieu thereof the following:

- 12. Commercial kennels, provided the following development criteria are met:
 - a. Any outdoor structures (e.g. fences) associated with the kennel shall not be visible from public streets;
 - b. Boarding of animals shall be confined to the interior of a structure designated for this purpose;
 - c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:
 - a. Opaque with no openings as viewed from the outside of the fence and a minimum of six (6) feet in height;
 - b. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing

- shall be permitted;
- c. Set back at least fifty (50) feet from an adjacent property that is not zoned residential or agriculture. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture;
 - d. Set back at least one-hundred fifty (150) feet from an adjacent property that is zoned residential or agriculture. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture;
 - e. Shall be reviewed as part of a site plan process through the Planning Commission and shall not interfere parking spaces, access ways, and/or pedestrian access;
- d. The square footage of fenced areas shall not exceed one-fourth (1/4) of the gross square footage of the interior space associated with the commercial kennel;
 - e. Fenced areas shall be properly maintained in a clean and sanitary condition so as to be free from offensive odors or other nuisances and shall not adversely affect public health;
 - f. Fenced areas with a non-vegetated surface shall be designed and constructed to drain to the sanitary sewer. An alternative would be for the wash water to drain to an infiltration area (rain garden, bioswale, pervious concrete, etc.,) adjacent to the impervious area to promote infiltration, reduce runoff, and provide treatment of the wash water before it reaches a stream or other waterway. Fenced areas, regardless of their size, that are associated with a commercial kennel shall be covered by the Town's Special Pollution Abatement Permit to ensure proper stormwater practices are maintained on the site.
 - g. The indoor space devoted to the kennel shall be sound proofed to prevent the noise of barking dogs from exceeding 80 decibels (dB) inside and yielding no more than 30 dB outside the facility. A certification from a registered engineer qualified to make such an assessment shall be provided to verify compliance with these decibel requirements.

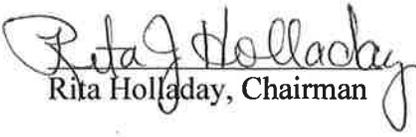
SECTION 2.

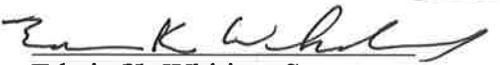
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016, with approval recommended.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

RESOLUTION PC-16-18

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1)., SUBSECTION B. 12., TO ALLOW FOR NEW REQUIREMENTS ASSOCIATED WITH KENNELS

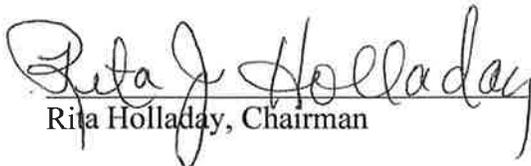
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on November 17, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-25.

ADOPTED this 17th day of November, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

PERFORMANCE DESIGN TECHNOLOGIES

October 3, 2016

Dog Days, Doggie Daycare
C/o Harriet Williams
690 Shadywood Lane
Knoxville, TN 37923

Re: Sound Reduction Barriers.

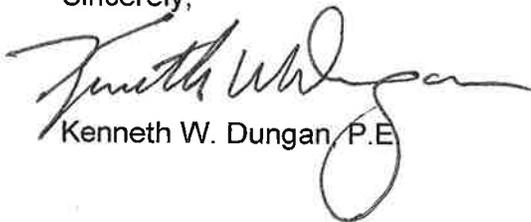
Dear Harriett:

Based on my visit to the property at 10875 Kingston Pike, Knoxville (Farragut), Tennessee, I am pleased to confirm that the construction is more than suitable to eliminate undesirable community noise levels from you proposed activities inside the building. The wall consisting of gypsum wall board on wooded studs, with fiberglass insulation meet the requirements of GA File WP 3245 of the US Gypsum Association. This generic design has been tested for sound transmission loss in accordance with ASTM E 413 to yield an STC rating of 50-54 dB. That means that any noise inside the building created by the dogs would be reduced by a minimum of 50 dB.

The lack of a specific target requires that the discussion of suitability of your facility be addressed in relative terms. The typical ranges of sound pressure levels included in community noise standards in the US are 43-56 dB in residential areas, 53-65 dB in commercial areas and 58-70 dB in industrial areas. Your facility would be considered a commercial area. Also, outdoor noise can be expected to be annoying if it exceeds 10 dB above background. The background at the south side of your site (the longest wall) is dominated by the highway noise from Kingston Pike. This was estimated to be between 55-60 dB in your proposed parking area. Your facility would have to produce 65-70 dB outside to create an annoyance. That would require an ear shattering 115-120 dB inside your facility. I would expect the noise of barking dogs not to exceed 80 dB inside (consistent with your measurements of 75 dB), yielding less than 30 dB outside and well below the current ambient and well within typical community standards for commercial areas. Based on the ambient noise, the sound barrier construction and the worst-case expectation from your facility, your activities will not create a community noise issue.

If you have any questions, feel free to contact me.

Sincerely,


Kenneth W. Dungan, P.E.



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Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.

Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Hair as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from <http://www.wenet.net/~hpb/dblevels.html>] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and *Federal Agency Review of Selected Airport Noise Analysis Issues*, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.