

What is happening with McEwen Phase IV?

Bottom Line update:

McEwen at the Roundabout at McEwen/Cool Springs/ Oxford Glen:

- Design is almost complete for the extension of McEwen through the roundabout on Cool Springs which will cut back into McEwen just past Garden Club Estates entrance on McEwen Drive
- Working with utilities and acquiring right-of way for construction
- Construction scheduled to begin sometime in late 2012 / early 2013
- Completion of project slated for Fall of 2013

McEwen at Wilson Pike- New Intersection:

- Design Complete
- Waiting to acquire final piece of right-of-way that is in the courts in foreclosure. I am not even going to guess at the date since we cannot predict how fast the courts will move on this one piece of property.
- Wrapping up agreements with utilities and CSX Railroad
- Renegotiating contract with Williamson County Schools (related to their \$1M funding agreement with the City of Franklin). If they agree to extend the August deadline, we will be able to continue moving ahead
- Bids to go out (3 wk time frame) as soon as above items are resolved. Construction begins once bids are in.

McEwen Phase IV between entrance to Meade of Avalon and Garden Club Estates

- Listed on Capital Investment Project (CIP) list at #3
- Preliminary Design is complete
- Funding needs to be voted on for the next year to move ahead on the final Design Phase of this section of Phase IV.
- The CIP Meeting with the entire Board of Mayor and Aldermen (BOMA) to discuss funding will likely happen sometime in the latter part of 2012.
- I will hold an update meeting in the area sometime later this year and before the Board meets to discuss the CIP funding.
- After Design is completed (from 12 to 18 months), the process to acquire right-of-way can begin (time varies, but if no property is in foreclosure, the city can usually proceed more quickly)
- Finally, bids must be acquired, followed by the final vote by BOMA to release funding for construction.

The following questions have been asked:

“Is McEwen being put on the back burner for other projects around the City?” NO

“Where do you see McEwen Phase IV?

I continue to make McEwen my number one priority and as we move forward, I continue to seek the Board’s vote to move immediately to the next phase. The Aldermen have already committed to McEwen Phase IV (including the roundabout extension and the McEwen and Wilson Pike intersection which is currently in the works) and it is on our top priority list as we continue to move forward.

“Can you give us some more insight and details about the project that encompasses all of Phase IV and why we continue to work on other city projects and how McEwen IV fits into the city’s big picture?” Yes I am happy to, but it will be several pages so here it goes.

Using Project Management to Maximize Results

I know that many residents in Ward 1 are concerned about the city’s Capital Investment Project (CIP) schedule. Specifically, I have heard that some of you are concerned that Phase IV of McEwen is not getting the attention it deserves. This is certainly not the case. I have been pushing ahead for McEwen since I was elected 7 years ago.

However, we have to face the realities of project management. First, I was able to get the other Aldermen on board to increase the priority for McEwen Phase IV. Through our votes, I have managed to get it moved up from #47 on the CIP list to #7. Then, over the last two years, after sharing the facts and pressing needs with my fellow board members, we unanimously voted to move it to #3 on the list.

First, let me just say that McEwen Phase IV is my NUMBER ONE priority, but there are many other competing projects that also deserve consideration. I simply cannot ignore this reality if I am to serve effectively as an Alderman (e.g., purchase of the 84 Lumber facility).

Side Note: This past winter we had an opportunity to purchase the former 84 Lumber facility on Columbia Pike for around \$2.2M so BOMA voted to place that purchase ahead of all other items on the CIP list. This purchase was time sensitive and gave us the opportunity to consolidate our Street Department and our Maintenance Facilities in one location with plenty of room to grow. We had outgrown both existing facilities and both departments were bulging at the seams. This purchase was a very smart move, and the city will start saving money almost immediately as well as over the long haul. In addition, we will be able to put the two older facilities up for sale once they are vacated. This will allow the city to recoup our purchase dollars. *End of note.*

Second, it is our responsibility (as city aldermen) to maximize the impact we can have in terms of **moving our entire CIP schedule forward**. This is an important consideration. For example, we now have Phase IV of McEwen in the top tier of projects. However, the process is not a linear process where all resources are focused singularly on only one project. This approach would be a misuse of our city and state resources as well as being highly inefficient and ineffective.

While the roundabout and intersection projects on McEwen are moving ahead and being built; the city must and should also move forward with other projects in the top tier, such as the Hillsboro Road project, and possibly the Carothers project if it makes sense to do so. In other words, those responsible for project management in our city have several of the major projects in the pipeline and we are all working as a team to get the most accomplished in the shortest amount of time, at the best bond / interest rating we can acquire for the projects.

At any one time, several projects are being worked on simultaneously. Each project is unique, so the time (and resources) required for each phase of each project will vary considerably. Even though a project may start first, there is no guarantee that it will be finished first. Completion depends on issues like the complexity of design, the time required for obtaining appraisals, making offers, and finalizing the “right-of-way” purchases. For example, obtaining the “right-of-way,” for some projects requires very little time while other land acquisitions may be tied up in courts for months. This means sometimes one project may be ready for construction much quicker than another. An example might be: We could be working on designing a complex project and while that is being done we may have another project in a different part of the city where we complete the design and the right-of-way gets donated so we do not have to wait on the purchase allowing us to then move ahead on bidding and construction, which we would probably do. Remember I am talking only about the top five projects on our CIP list and more importantly our top three items.

Given these circumstances, it may appear that one project on our top priority list is being given preferential treatment, but that is not so. It has to make sense, be time-line effective, and be financially prudent. The city staff cannot totally control the time required for each phase, because there are so many external forces involved. If the time for a phase (like obtaining “right-of-way”) for one project takes longer, the city can not move forward until the work on that phase is completed (Example- McEwen Wilson Pike intersection). In the meantime, it is in the best interest of the city to continue to move other projects forward in the most efficient and effective manner.

This does not mean that I, or anyone else is playing favorites. It simply means that the city is working to maximize the total work that can be accomplished on all of the projects on the top of our CIP list that are active.

Sorry this was so long, but I hope this helps to clarify the process that all projects must go through. I will be holding a Ward 1 regional meeting later this year and at that time more questions can be discussed in detail along with updates on all city projects, should you be interested.

Thank you,

Bev

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