

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**FREDDIE O'CONNELL  
MAYOR**

**NASHVILLE DEPARTMENT OF TRANSPORTATION  
AND MULTIMODAL INFRASTRUCTURE**

November 15, 2024

Mr. Kevin Crumbo  
Director of Finance  
Metro Nashville and Davidson County

RE: Proposal No. 2024M-045AG-001, Resolution approving a Participation Agreement with Greystar Development to construct a sidewalk located in the vicinity of 1401 Gallatin Pike.

Mr. Crumbo,

This resolution will accept Participation Agreement with Greystar Development to construct a sidewalk located in the vicinity of 1401 Gallatin Pike to provide enhanced roadway and streetscape improvements for Metro's Complete Streets initiative along Gallatin Pike (SR6/US31E) from One Mile Parkway to Welworth Street, Project No. 3815901. Metropolitan Government of Nashville and Davidson County (Metro) will provide funding participation from the project budget in the amount of \$478,406 and is determined by Metro's utilization of a benefit/cost analysis to the Project area's existing customer base, ii) the overall systemic operational needs, and iii) the additional scope of work to construct METRO's Project in excess of GREYSTAR's permitted and approved public right-of-way work per GREYSTAR's Grading Permit SWGR 2022079616 (the "Original Scope of Work"). For this specific project, the Project Cost has been calculated as the difference between total cost to construct the METRO Design Plans less the cost for Original Scope of Work, not to exceed \$500,000 as a contribution towards these improvements. This {N0651686.1} Version date 5.18.22 amount is based on the secured competitive bid prices of GS Construction GA/TN, LLC licensed contractors.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Francis", is located below the "Sincerely," text.

Edward Francis  
Right of Way Coordination Manager  
Nashville Department of Transportation  
615-862-8718  
Edward.Francis@Nashville.gov

## **PARTICIPATION AGREEMENT**

THIS AGREEMENT is entered into by and between GS Gallatin Pike Apartments Owner, LLC, a Delaware limited liability company, ("GREYSTAR"), and The Metropolitan Government of Nashville and Davidson County acting through the Nashville Department of Transportation and Multi-modal Infrastructure, hereinafter known as "METRO".

WHEREAS, METRO desires to provide enhanced roadway and streetscape improvements for METRO's Complete Streets initiative along Gallatin Pike. This agreement covers the portion of work in front of GREYSTAR'S development located at 1401 Gallatin Pike North, Nashville TN, 37115 (the "Development") that is actively under construction (the "Project"); and

WHEREAS, GREYSTAR has agreed to construct the Project for METRO at a cost of \$478,406 (the Project Cost); and

WHEREAS, METRO agrees to fund the Project Costs to GREYSTAR; and

WHEREAS, METRO agrees that the issuance of the Temporary Use & Occupancy certificates for GREYSTAR's development located at 1401 Gallatin Pike North, Nashville TN, 37115 will not be tied to the completion and final acceptance of the Project, although issuance will be contingent upon GREYSTAR meeting the normally required building and life/safety inspections necessary for such Temporary Use & Occupancy certificates; and

WHEREAS, GREYSTAR has been approved to serve its development at 1401 Gallatin Pike North, Nashville, TN 37115; known as Project No. \_\_\_\_\_, and

WHEREAS, the provision of such will directly benefit both parties and the general community of Nashville and Davidson County, Tennessee; and

NOW, THEREFORE, GREYSTAR AND METRO AGREE AS FOLLOWS:

### **I. GREYSTAR SCOPE OF WORK:**

- A. Increasing the width of the sidewalk directly in front of the Development to 14' wide.
- B. Installing a retaining wall along the property line of the Development to accommodate the increased width of the sidewalk. The addition of the retaining wall will require additional railings for fall protection.
- C. Relocating the Accessible path from the ROW to the project to accommodate the wider sidewalk and retaining wall.
- D. Adding/relocating storm structures to accommodate the Gallatin Pike widening.
- E. The GREYSTAR Scope of Work Excludes the following:
  - a. Removal and installation of the replacement MSUD "shallow" water line
  - b. Relocation of any above or below grade utility relocation
  - c. Any scope of work shown on the attached Barge Plans that extends beyond the Greystar Development's property line
  - d. Removal and/or relocation of NES Pole and guy wire on property
  - e. Any unsuitable removal and haul off along Gallatin Pike
  - f. Any rock encountered is excluded
  - g. Any site utilities not listed are included in Greystar's Original Scope of Work and not shown on the Barge Plans or included in the Project Cost

### **II. PAYMENT TERMS AND CONDITIONS:**

- A. GREYSTAR will contract and oversee construction of the Project using METRO'S design plans (the "**METRO** Design Plans"). The METRO Design Plans shall meet all METRO specifications and requirements including telemetry and any required repeater sites.
- B. METRO will inspect the construction and will be responsible for ongoing operation and maintenance of work completed within the public right-of-way.
- C. METRO's level of participation, is based on i) a determination by METRO utilizing a benefit/cost analysis to the Project area's existing customerbase, ii) the overall systemic operational needs, and iii) the additional scope of work to construct METRO's Project in excess of GREYSTAR's permitted and approved public right-of-way work per GREYSTAR's Grading Permit SWGR 2022079616 (the "Original Scope of Work"). For this specific project, the Project Cost has been calculated as the difference between total cost to construct the METRO Design Plans less the cost for Original Scope of Work, not to exceed \$500,000 as a contribution towards these improvements. This amount is based on the secured competitive bid prices of GS Construction GA/TN, LLC licensed contractors. The awarded bid amount and unit prices are within range of recently bid public projects of similar scope and size.

- D. Within twenty (20) days of the execution of this Agreement, METRO shall pay to GREYSTAR the Project Cost in a single lump sum payment.
- E. This agreement is subject to the approval by Resolution (one reading) of The Metropolitan Council of Nashville and Davidson County and will be null and void if the improvements are not operational by August 31st, 2025.
- F. This project must be constructed or obligated for this Funding Agreement to become binding on either party.

### **III. FUTURE AMENDMENTS:**

Any future amendments to this agreement shall be approved by resolution of the Metropolitan Council.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

RECOMMENDED BY:

DocuSigned by:

*Diana Marcon*

CCA6046554B9461...

\_\_\_\_\_  
*Director Nashville Department of Transportation and Multi-modal Infrastructure*

APPROVED AS TO AVAILABILITY OF FUNDS:

Signed by:

*Kevin Crumbo/mjw*

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\_\_\_\_\_  
*Director of Finance*

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:

*Phylinda Ramsey*

AB977FA986E6421...

\_\_\_\_\_  
*Metropolitan Attorney*

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

\_\_\_\_\_  
*Metropolitan Mayor*

ACCEPTED BY:

*ACook*

\_\_\_\_\_  
*Signature*

**Andrew Cook**

\_\_\_\_\_  
*Print Name*

**Vice President**

\_\_\_\_\_  
*Title*

**Appendix A**

Detailed Project Budget & Barge Plans

(Attached budget and plans on following pages)

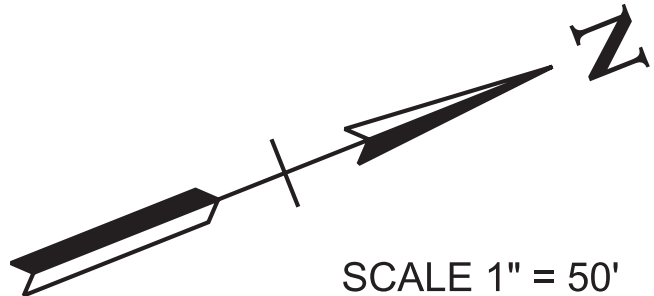
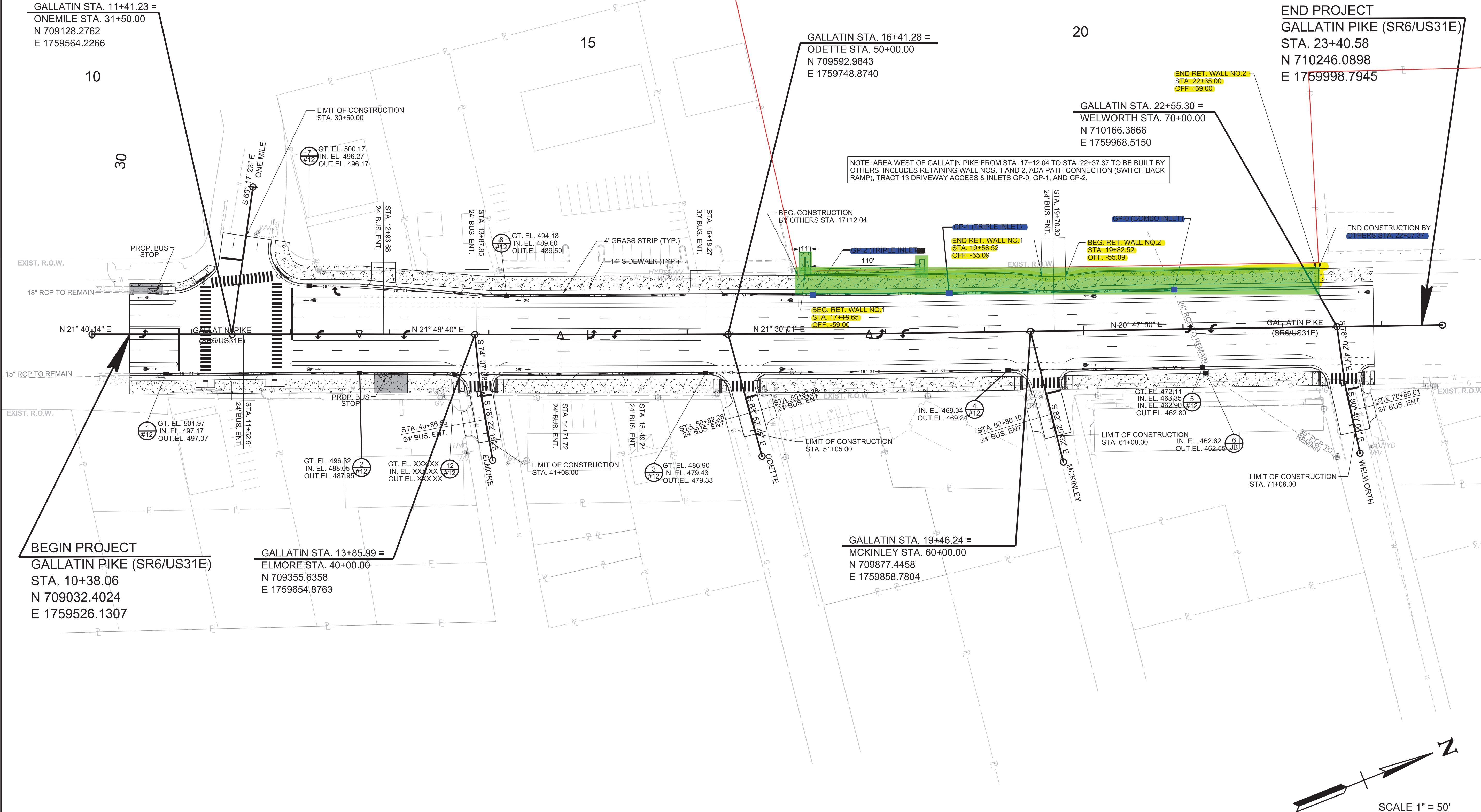
Gallatin Pike Complete Streets Pricing			
Subcontractor	Proposed Durations	Item(s)	Pricing/Costs
Harness	8-10 weeks	Permit and Traffic Control for lane closures	\$ 16,024.00
H/C Concrete		2,760 SF of Poured Concrete Walls - Gallatin Pike Entry per plans	\$ 189,872.00
Harness		Pipe/Structures - GP1 Drain Replacement, Diverting GP-1 pipe and GP-0, moving E-0 and adding 15" HDPE	\$ 31,804.00
Harness		Grading/Excavation Cut and Import, haul off, saw cutting	\$ 18,437.00
		Harness Total	\$ 256,137.00
Verdant	N/A	Gallatin Pike Roadway Grass strip	\$ 878.00
Jarrett	4 weeks	Sidewalk per ST-210 - 4,956 SF added to GMP SF of 4,510 = 9,466 SF	\$ 54,516.00
		Switchback Ramp Grading Install - 90 LF	\$ 14,850.00
		Note - Sidewalk SF includes the proposed ADA ramp at the south corner.	
		Jarrett Total	\$ 69,366.00
Baker Steel	4 weeks	Powder Coated 42" Retaining Wall Railings and Switchback Ramp Rails - 543 LF	\$ 35,593.00
Greystar	n/a	Construction Contingency	\$ 35,000.00
		Fence Relocation and Removal and Traffic Control	\$ 10,000.00
		GC Insurance and Builders Risk (3.75%)	\$ 15,286.00
		GC Fee (5%)	\$ 21,146.00
Kimley Horn		Additional Civil Engineering Design & Coordination	\$ 10,000.00
Holland & Knight		Legal Expenses	\$ 10,000.00
Greystar		Soft Cost Contingency	\$ 15,000.00
Project Total			\$ 478,406.00
Permitting/3rd Party MWS Review	TBD, 2-3 weeks?		
Drawings Issued for Construction	TBD, 2-3 weeks?		
Design Team Submittal Approvals	2 weeks		
Total Durations	20 weeks remain		
	Scope Exclusions:	Does not include removal and installing a replacement of the current MSUD "shallow" water line listed on the plans.	
		Does not include any above or below grade existing utility relocation, if needed shall be by others.	
		Does not include any scope of work for concrete, paving or utilities shown on the Barge plans not on Greystar property line.	
		Does not include removal of existing NES Pole and guy wire on property.	
		Does not include any unsuitable soils removal and haul off along Gallatin Pike.	
		Any rock encountered is excluded.	
		Any site utilities not listed are included in Greystar's current base per K-H scope civil plans, not shown on the current barge plans.	



10/14/2024  
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- 4,956 SF of added sidewalk in scope, includes the grading and installation of the switchback in green color.
- 2,760 SF of added retaining walls (#1,2 only) in scope, including powder coated railings. Grading on private property and ROW is included to install the retaining walls shown in yellow color.
- Greystar Property Line red line.
- GP-1, GP-0 pipe and structure location changed to divert around Gallatin Pike Fiber and additional retaining walls in site work added scope in blue color. E-0 structure to be moved back towards property as its shown directly in conflict with the added retaining wall is included.

Does not include any above or below grade existing utility relocation, if needed shall be by others.
Does not include removal and installing a replacement of the current MSUD water line.
Does not include any scope of work for concrete, paving or utilites shown on the Barge plans not on Greystar property line.



PRELIMINARY  
PLANS

PROPOSED LAYOUT  
GALLATIN PIKE  
(SR6/US31E)  
PHASE 4 - COMPLETE STREETS  
MADISON, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION









11763 Connor St.  
Houston, TX 77039  
Phone: (281)741-3064 Fax: (346)229-4674  
[Info@wbakersteel.com](mailto:Info@wbakersteel.com)  
License No. 66642

16-Oct-24

Marlowe Gallatin Pike  
Nashville, TN.  
GREYSTAR

Regarding this Proposal, please note the following:

- 1 - This Proposal is not divisible and is to be accepted in its entirety.
- 2 - Reduction of the scope of work may involve a change in unit price.
- 3 - W Baker Steel LLC will revise the proposal when receiving a new set(s) of construction drawings.
- 4 - W Baker Steel LLC will rent any machinery necessary to lift up material and erect steel items without an additional charge with the exception of Scaffolding for elevator shafts steel.
- 5 - Please review the specifications carefully as any change to them will affect the unit price(s) and a new revised proposal will be issued.
- 6- The validity of this proposal expires at the end of business day of Mar 16, 2025.
- 7- A change order must be approved by the general contractor prior to work being completed.

\*\*\*The cost of material may change due to steel prices changing daily.\*\*\*

PERMIT SET 05/20/2024 / 20241016-Gallatin Pike-Barge Design Overlay.

Guardrail on Retaining Wall	
Item Description	Material Description Alternative
Top	2" Dia SCH40
Mid & Bottom	1/2" Dia Pipe
Post	2" Dia SCH40
Picket	1/2" Dia Pipe
Details	Taken from civil plan
Coated	Powder-Coated

Description Of Material	QTY	FIT Price	Total
42"H Guardrail on wall	543'	543 \$ 60.00	\$ 32,580.00

Total:	\$ 32,580.00	Powder-Coated
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Sub Total:	\$	32,580.00
Sales Tax (9.25%)	\$	3,013.65
Total	\$	35,593.65

(Thirty Five Thousand, Five Hundred Ninety Three Dollars And Sixty Five Cents)

The above compensation includes all applicable sales tax, and duties as required by law.



10/25/2024

**Project Name: Gallatin Pike GMP Set Update (Contract)**  
**Location: Madison**

**Change Order Request**

Below is a summary of additional work that has been requested in addition to our contracted scope.

Pay Item	Description	Quantity	Unit	Price	Extension
Reporting Category					
9019	Metro Proposed Changes	1.00	L.S.	224,268.00	224,268.00
	<b>Note:</b> Junction Box and Line: Price includes moving the structure EO to avoid the conflict with the Retaining wall. The price includes the 15in HDPE, Badger truck and Coring the manhole.				
	Retaining Wall: Price includes the sub work for the retaining wall to include labor for staking out the retaining wall.				
	Earthwork: Price includes the retaining wall undercut and the additional grading changes. This price excludes Harness encountering rock. If rock is encountered, price will be captured through T&M.				
	Water: This price excludes lowering the water line in the Gallatin Pike ROW. Water line to be lowered by others.				
	Unit Rates Applied: 6. Unsuitable soil encountered before reaching sub-grade (C&D landfill) - \$32.00				
	This price excludes ADA paths/ramps and switchbacks, power pole and guy wire relocations, paving, signs, & striping.				
	Retaining wall to be coordinated before installation of the proposed Gallatin Pike sidewalk.				
Sub-Total: Reporting Category				224,268.00	
QUOTE TOTAL:				224,268.00	

Approval of this change order is approval of both cost and time. If you have any questions, concerns or need additional information please don't hesitate to contact me.



Date: 6/3/2024

Job: Marlowe - Gallatin Pike  
Address: Dry Creek Road & Gallatin Pike  
City/State: Madison Tennessee  
Engineer: Kimley Horn  
Project #: 012877018  
Plan Date: 5/20/24 - Streetscape Exhibit  
Proposal Scope: Civil Flatwork and Retaining Wall

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**I. Additional Sidewalk. APPROX. 4,956 SF X \$11.00 = \$54,516.00**

- Provide and install wwf reinforced concrete per ST-210.
- Includes additional sidewalk shown on proposed Streetscape Exhibit.

**Retaining Wall for Switch**

**II. Back Ramp APPROX. 90 LF X \$165.00 = \$14,850.00**

- Provide and install retaining wall required for proposed switch back ramp.
- Additional details and grade information required to firm up pricing.

**Total Cost of the Work Described Above: \$69,366.00**

- Entire package assumes site to be at subgrade prior to any work being done
- Project is priced for 1(one) mobilization per crew. ANY additional mobilizations will be \$1,500.00 per crew.
- Items of work shall not be separated without approval.

**Notes & Exclusions:**

- Bid excludes permits, fees, or dues.
- Bid provided is based off civil drawings only. Bid excludes any & all work associated with any other divisional plans including but not limited to plumbing/ architectural/ etc.
- Bid excludes traffic control, erosion control, or concrete wash out areas
- Bid assumes site to be at subgrade elevation (+0/ -0.10) prior to the commencement of work
- Bid price is honored for thirty days (30) from the proposal date
- Lot must be free of obstructions on scheduled work days.
- Work is to be performed during normal hours Mon-Fri.
- Payment is due within thirty days (30) of the invoice date. After 30 days, a 3% service fee will be applied.
- Survey, line, and grade shall be by others
- Testing or inspections are excluded
- Architectural design, paint, stain, sealer, or other such items are excluded





10/24/2024

**Project Name: Gallatin Pike GMP Set Update (Contract)**  
**Location: Madison**

**Change Order Request**

Below is a summary of additional work that has been requested in addition to our contracted scope.

Pay Item	Description	Quantity	Unit	Price	Extension
Reporting Category					
9019.1	Metro Proposed Changes (GP-1 to GP-0) <b>Note:</b> Junction Box (GP-1 to GP-0): Price includes diverting the storm line the avoid the AT&T fiber optic line. Price includes the addition of 2 junction boxes, replacing GP-1 with an area drain and the inclusion of a SCL. Traffic Control: Price includes the metro lane closure permits, 2 permit required police officers and the material needed for traffic control.  This price excludes Harness encountering rock. If rock is encountered, price will be captured through T&M.	1.00	L.S.	32,543.00	32,543.00
Sub-Total: Reporting Category					32,543.00
QUOTE TOTAL:					32,543.00

Approval of this change order is approval of both cost and time. If you have any questions, concerns or need additional information please don't hesitate to contact me.

Respectfully Yours,

Peter Kuykendall  
Project Manager  
(931) 922-9881  
[peter.kuykendall@selectharness.com](mailto:peter.kuykendall@selectharness.com)

## **PARTICIPATION AGREEMENT**

THIS AGREEMENT is entered into by and between GS Gallatin Pike Apartments Owner, LLC, a Delaware limited liability company, ("GREYSTAR"), and The Metropolitan Government of Nashville and Davidson County acting through the Nashville Department of Transportation and Multi-modal Infrastructure, hereinafter known as "METRO".

WHEREAS, METRO desires to provide enhanced roadway and streetscape improvements for METRO's Complete Streets initiative along Gallatin Pike. This agreement covers the portion of work in front of GREYSTAR'S development located at 1401 Gallatin Pike North, Nashville TN, 37115 (the "Development") that is actively under construction (the "Project"); and

WHEREAS, GREYSTAR has agreed to construct the Project for METRO at a cost of \$478,406 (the Project Cost); and

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  - a. Removal and installation of the replacement MSUD "shallow" water line
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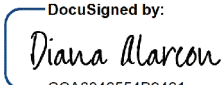
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Any future amendments to this agreement shall be approved by resolution of the Metropolitan Council.

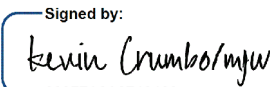
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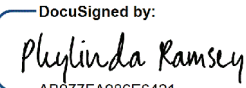
RECOMMENDED BY:

DocuSigned by:  
  
CCA6046554B9461...  
\_\_\_\_\_  
*Director Nashville Department of Transportation and Multi-modal Infrastructure*

APPROVED AS TO AVAILABILITY OF FUNDS:

Signed by:  
  
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\_\_\_\_\_  
*Director of Finance*

APPROVED AS TO FORM AND LEGALITY:

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\_\_\_\_\_  
*Metropolitan Attorney*

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

\_\_\_\_\_  
*Metropolitan Mayor*

ACCEPTED BY:

  
\_\_\_\_\_  
*Signature*

**Andrew Cook**  
\_\_\_\_\_  
*Print Name*

**Vice President**  
\_\_\_\_\_  
*Title*

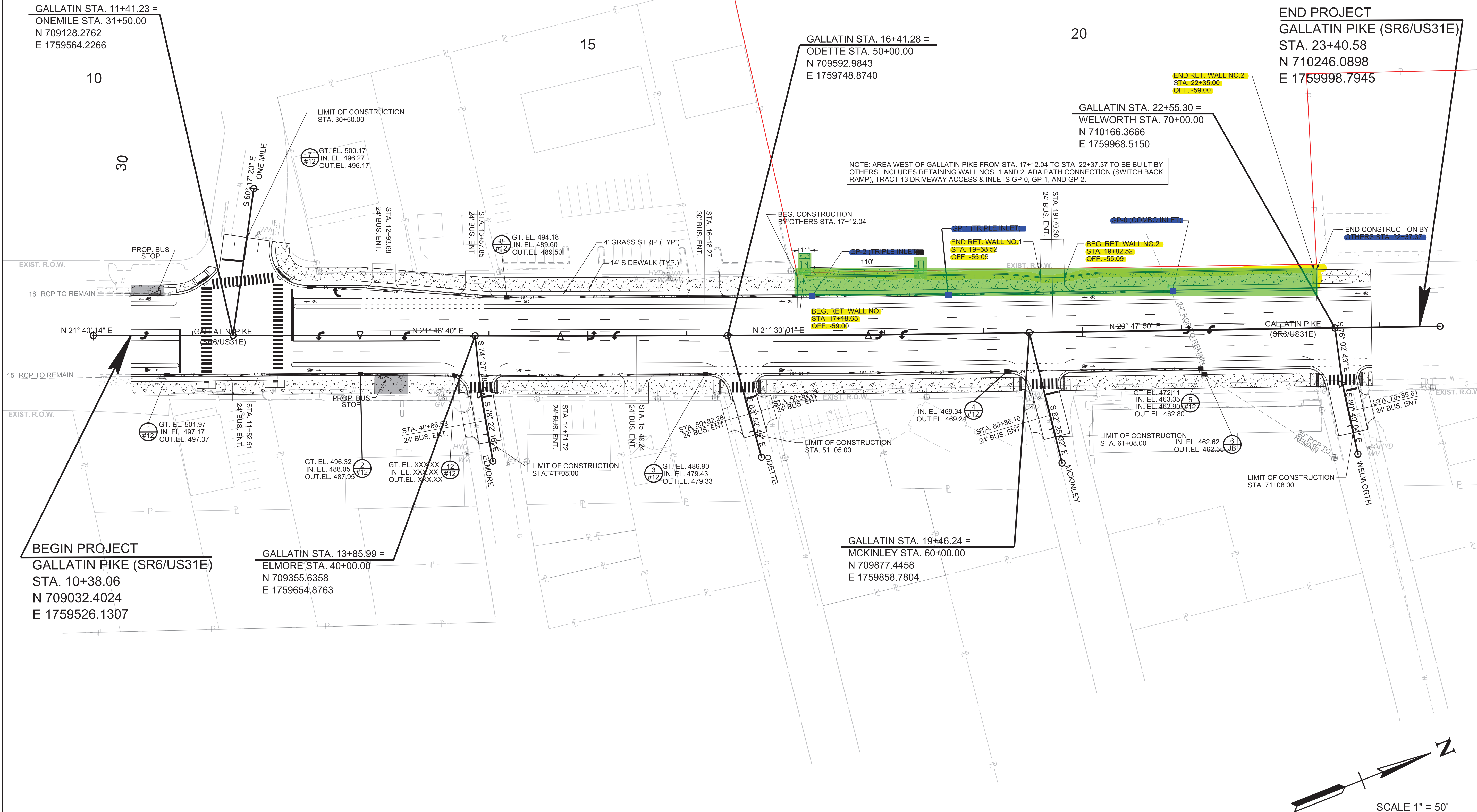
**Appendix A**

Detailed Project Budget & Barge Plans

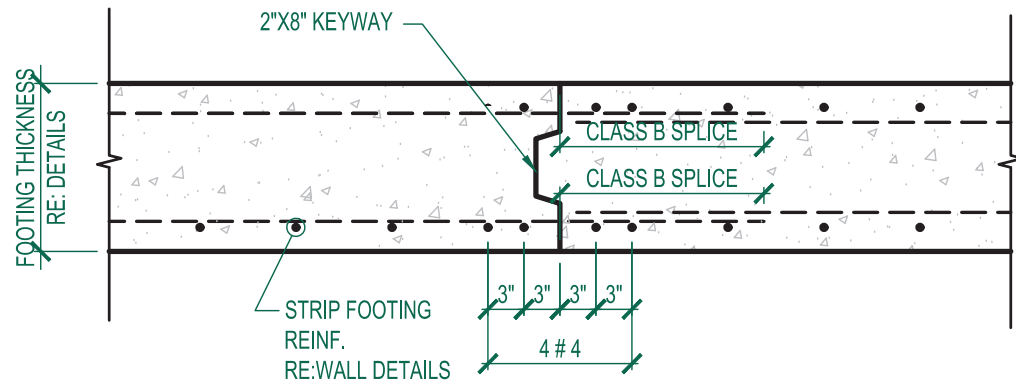
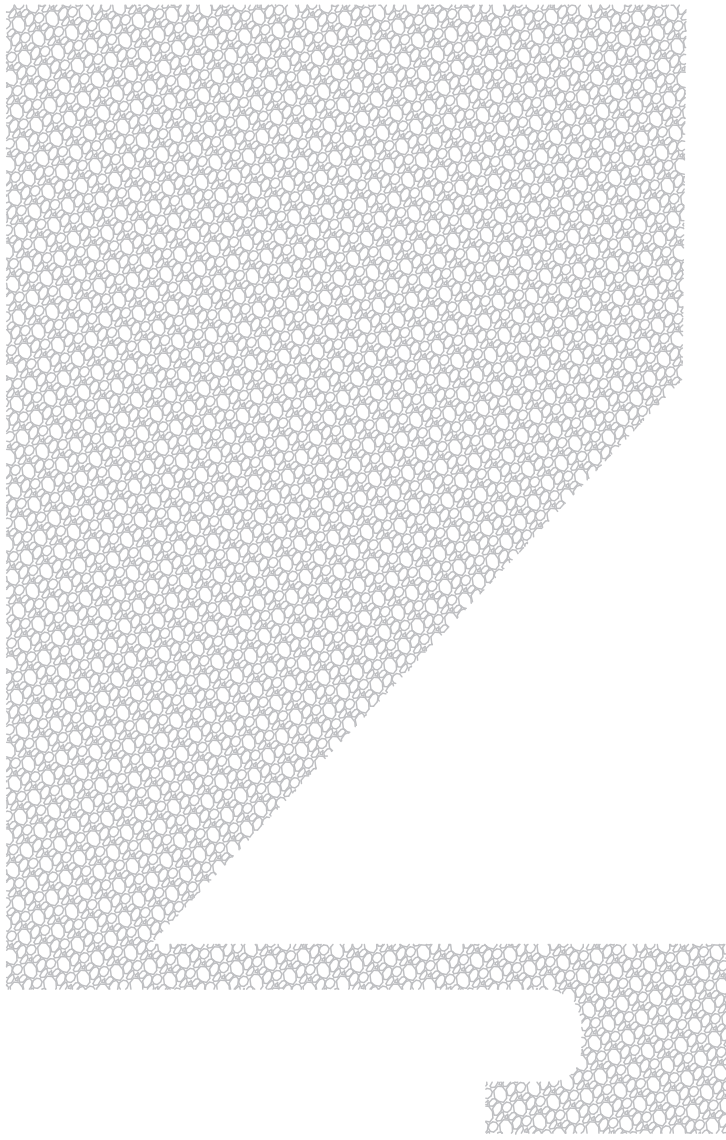
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Gallatin Pike Complete Streets Pricing			
Subcontractor	Proposed Durations	Item(s)	Pricing/Costs
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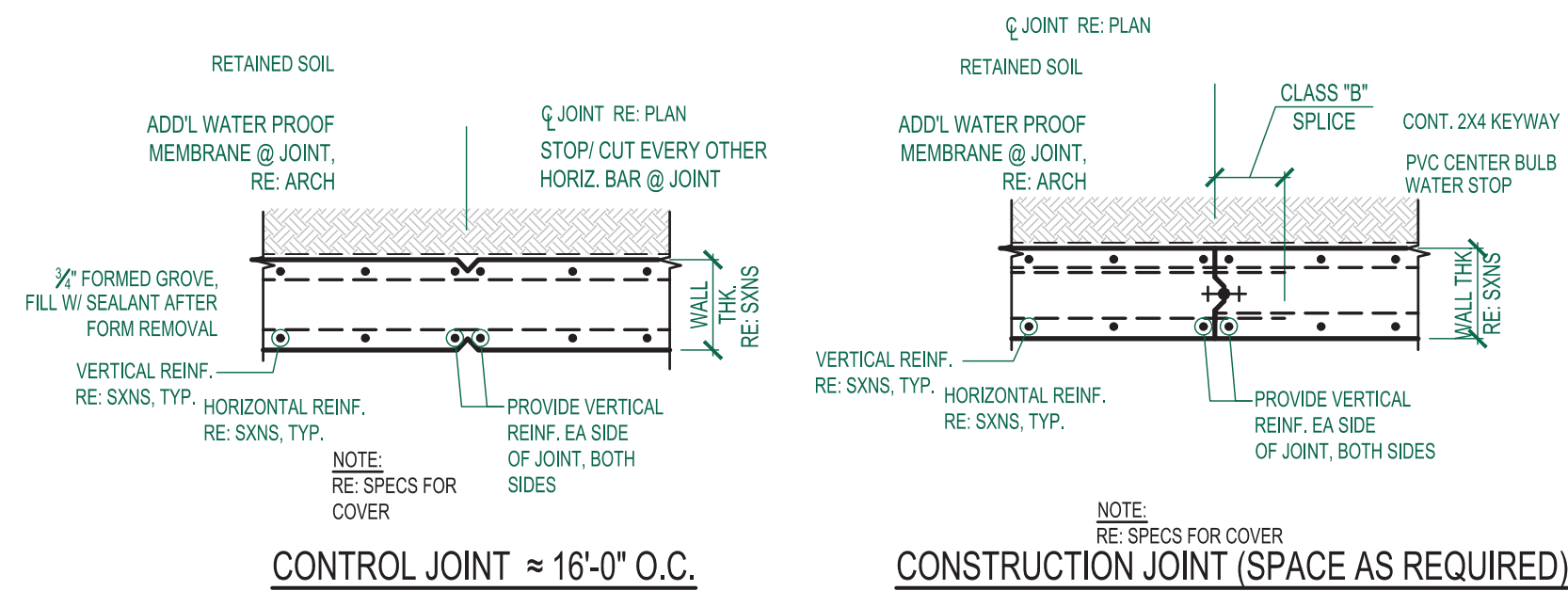




- NOTES:
1. CONSTRUCTION JOINTS SHALL ONLY BE PLACED TRANSVERSE TO FOOTING
  2. CONTRACTOR SHALL SUBMIT JOINT LAYOUT FOR ENGINEER'S REVIEW AND APPROVAL
  3. PROVIDE ADDITIONAL REINFORCING AS SHOWN IN FOOTINGS WITH CONSTRUCTION JOINTS.

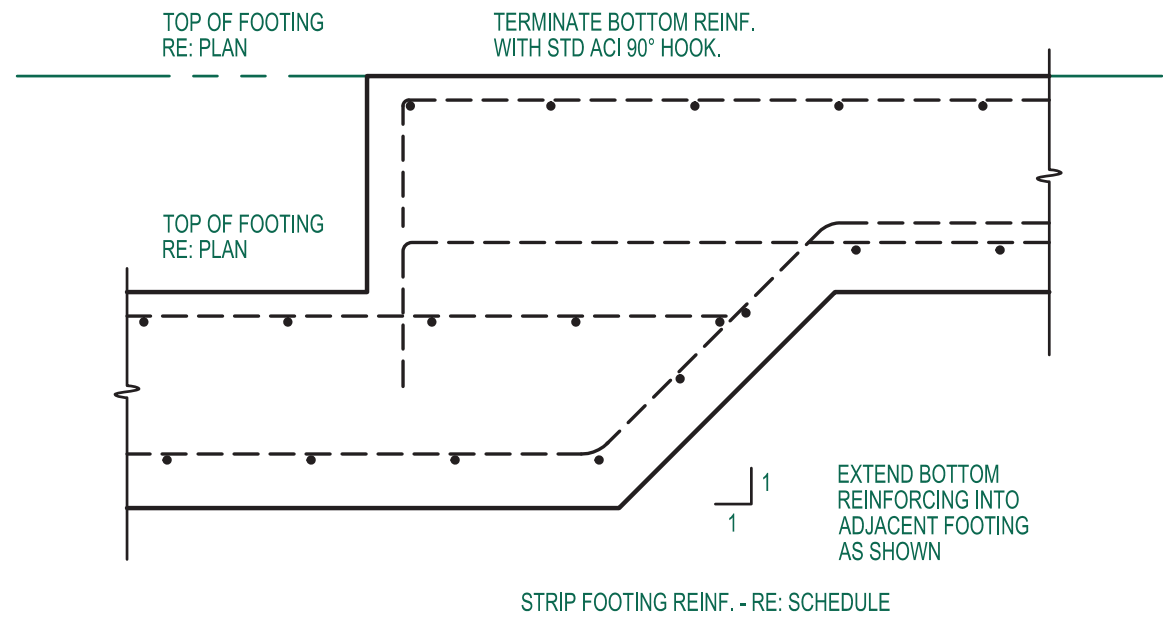
**A** FOOTING CONSTRUCTION JOINT DETAIL

STRIP FOOTING CONSTRUCTION JOINT DETAIL



**D** TYPICAL RETAINING WALL JOINT DETAILS (TOP VIEW)

N.T.S.



**E** TYPICAL FOOTING STEP(4'-0" MIN. O.C.)

SCALE: 3/4" = 1'-0" (SEE TYPICAL DETAILS FOR INFORMATION NOT SHOWN)