

6

Memorandum

Department of Planning, Public Works & Parks

To: Mike Herring, CA
From: Mike Geisel, DPPW & P
Date: 2/7/2012
Re: CVAC Dugouts



As you are aware, the City has been aware of the degradation of the dugout structures within the D and E baseball\softball quadrants at the Chesterfield Valley Athletic Complex. As you are also aware, these specific dugouts were not built by the City of Chesterfield and were, therefor, constructed differently than the other dugouts designed and built under City contracts.

Unfortunately, due to economic conditions and budgetary constraints, we simply have not been able to fund the reconstruction of these 16 dugout structures. The 2011 Parks Fund Budget provided \$32,000 to initiate an annual strategy to repair up to four dugouts. As we attempted to contract for this work, we found that such contacts were cost prohibitive. **The cost to contractually replace all 16 dugouts, would exceed \$440,000.** Inasmuch as we did not believe that that the contractual option was acceptable, and insofar as we did not have a viable alternative, we did not capture the 2011 funding, nor did we include budgeted funds for this work in 2012.

As such, we were unable to expend the \$32,000 budgetary allocation from the 2011 fiscal year. Subsequently, management staff from the Parks & Recreation, Capital Projects and Street Maintenance Divisions, all came together to develop an alternative strategy to reconstruct the CVAC dugouts. **Under your direction and consent, we have initiated a plan whereby we will combine our in-house expertise with outside contractors to complete the reconstruction of four of the sixteen dugouts this off-season.** Our Project Manager has obtained revised engineering plans and we have received building permits. We have ordered reinforcing steel, sheet metal, structural steel, masonry units and rented wall forms. Our street division has already demolished and removed four of the damaged dugouts. Subsequently, they have placed foundations and are proceeding to form and place the foundation walls and floor slabs. We have contracted with a local masonry contractor to erect the concrete block masonry units, with the materials provided by the City. After which, our crews will place the structural steel columns and sheet metal roof.

In proceeding this way, we are able to replace four of the sixteen dugouts during this off-season using the \$32,000 funding allocation from 2011. The \$32,000 will be consumed by the purchase of masonry units, structural steel, sheet metal, reinforcing steel, and related materials for the dugouts. In addition, we will

Mike Herring
CVAC Dugouts
February 7, 2012
Page 2

independently contract with a masonry contractor using these funds. If ultimately we find this method to be successful, we will strategize to complete additional dugouts during upcoming off seasons. **Accordingly, per our prior discussions regarding this action, I recommend and request that City Council consider re-appropriating, via a budgetary adjustment, the \$32,000 which went unencumbered from the 2011 fiscal year budget, and will otherwise simply revert back to the Parks Fund - Fund reserves, be captured and rolled forward to the 2012 budget, account 119-084-5480 Improvements other than buildings.**

I cannot overstate the importance of our most recent consolidation of departments in this project, as well as the management staff involved as we move forward. This project is made possible only due to the close cooperation and coordination between our project management staff, our street division maintenance crews, and our parks maintenance crews. This is truly a collaborative effort which will result in cash savings of approximately three hundred thousand dollars. It may seem trivial, but using our in-house labor and management, contracting where necessary, will allow this project to move forward where it was not otherwise financially viable.

I've provided supporting photos which depict the condition of the D\E dugouts and contrasting photos showing the more rigid construction of the modern dugouts. I've also provided some progress photos of the work in progress. We have every expectation that these four dugouts will be completed prior to the CVAC opening for spring ball.

If you have any questions or require additional information, please advise. **With your concurrence, I will provide this information to the Planning and Public Works Committee for their consideration.**

attachments

OK'd
JRH
2/7/12

cc Brian Whittle, Assistant Director of Finance and Administration
Tom McCarthy, Parks and Recreation Director
Brian McGownd, Public Works Director - City Engineer
Aimee Nassif, Planning and Development Services Director

D&E DIGOUTS 2012





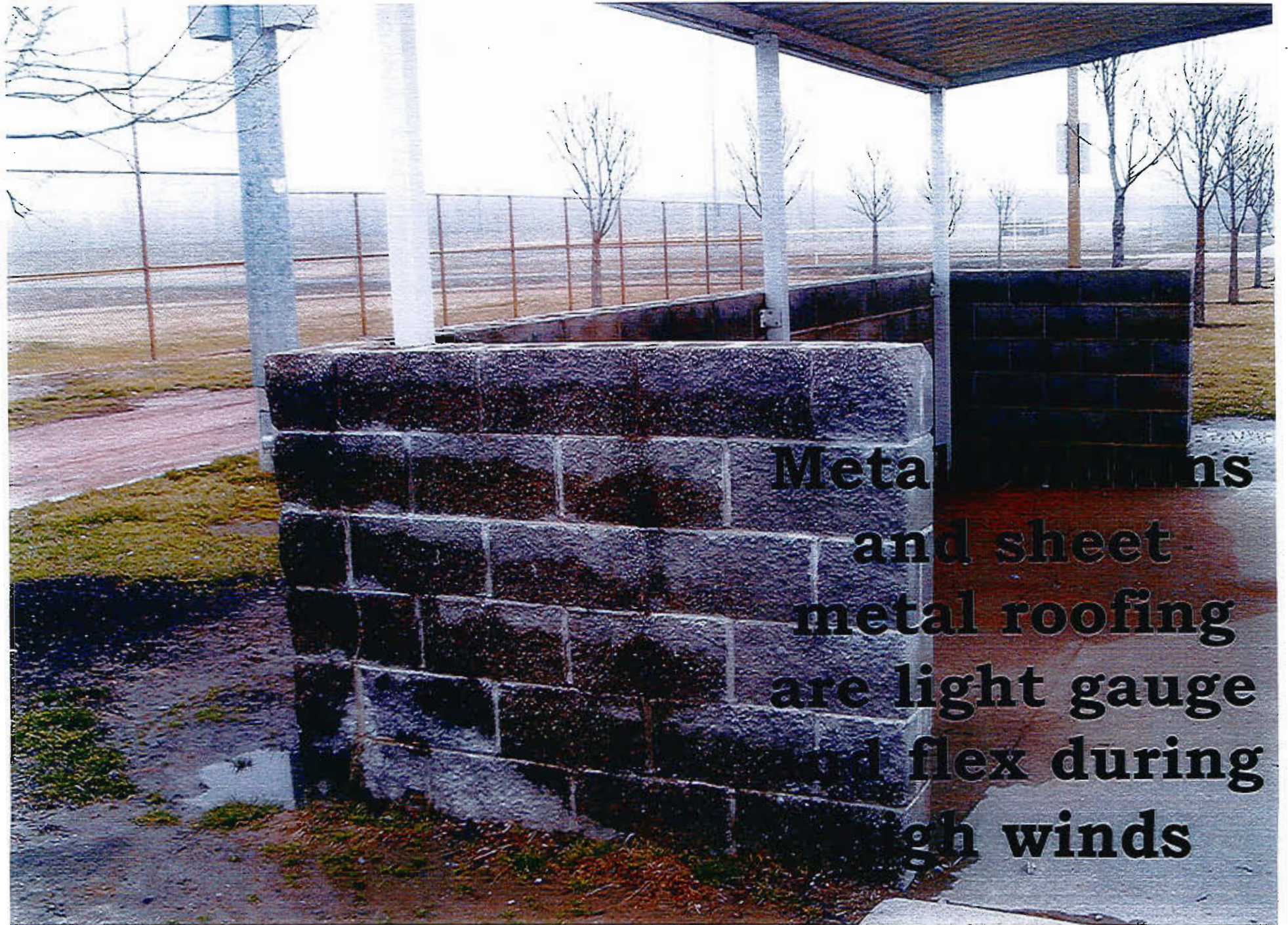
Wall caps missing
& mortar joints
require
repointing

Masonry is
damaged and
degrading





Wall Caps
missing
and mortar
joints require
tuckpointing



**Metal columns
and sheet
metal roofing
are light gauge
and flex during
high winds**



**Mortar joints
require
tuckpointing**





Preferred
Dugout style

D/E Dugout
style
Being
replaced

