



*OK to PPHW
mgs
5/2/2016*

DATE: May 2, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

FROM: James A. Eckrich, P.E. *JAE*
Public Works Director / City Engineer

RE: Veterans Honor Park

As you know, for some time the City of Chesterfield has been working to acquire funding for a Veterans Honor Park at Central Park. Thus far, those efforts have been successful, resulting in pledges of \$457,000 (with another \$50,000 pending) from the Citizens Veterans Honor Park Committee, a Municipal Parks Grant of \$525,000, and a City appropriation of \$500,000. Of the \$1,482,000 raised for this project, there remains \$1,257,000 available for construction. The outstanding \$225,000 was allocated to Powers Bowersox for design and construction services. For anyone not familiar with the Veteran's Honor Park project, there is a model located at the entrance to City Hall which depicts the proposed Honor Park.

In early 2016 the City Staff presented the Veterans Honor Park Project (Project) to the Planning and Public Works Committee and City Council. At that time, the City Staff explained the parameters of the Municipal Parks Grant and that in order to be eligible for those funds that the City would need to proceed with the Project prior to fund raising being completed. At that time Powers Bowersox provided a construction estimate for the total project of \$1,781,000. The figure was well above the anticipated money available, so Staff provided an alternative of breaking the project into phases. The estimated cost of Phase I, which would satisfy the requirements of the Municipal Parks Grant and complete the core elements of the project, was estimated at \$1,325,000. At that time City Council elected to bid both Phase 1 (Core Project) and Phase 2 (Completed Project), with the understanding that Council would determine how to proceed after the bids were known, including whether the contractor was willing to offset some of the construction cost through a donation.

The Department of Public Services publicly opened bids for the Veterans Honor Park on April 26, 2016. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Zachary Wolff. As you can see, the net low bid of \$1,857,000 was submitted by Volk Construction. This bid includes a Phase 1 cost of \$1,495,000 (with \$25,000 donation) and a Phase 2 cost of \$362,000 (with \$5,000 donation). The City Staff is currently in the process of checking the references of Volk Construction. Volk's bid indicated that similar projects they have completed include the main campus entrance for Washington University and the Federal Reserve Bank Plaza. If the reference checks are positive, and City Council elects to proceed with this project, the City Staff will recommend in favor of choosing Volk Construction as the contractor for this important project.

As you can see, the cost of Phase 1 exceeds the funding available at this time. If the City chose to proceed with Phase 1, City Staff would recommend an allocation of \$1,600,000, which includes

a five percent contingency to account for unforeseen conditions, additional work, and change orders. This exceeds the available funding by \$343,000. It is my opinion that the City could proceed in one of three ways:


- 1) The City could authorize construction of Phase 1 in an amount not to exceed \$1,600,000. This would necessitate the obligation of \$343,000 from General Fund – Fund Reserves above the forty percent policy.
- 2) The City could authorize construction of the entire project in an amount not to exceed \$1,950,000. This would necessitate the obligation of \$693,000 from General Fund – Fund Reserves above the forty percent policy.
- 3) The City could reject the bids and determine that the project should be delayed until additional funds are raised. This would necessitate the Parks, Recreation, and Arts Director meeting with the Municipal Parks Grant Commission to determine whether the grant funding would be forfeited and if the project would qualify in future years. The current Municipal Parks Grant schedule requires that the project be constructed in 2016. If the City elects to defer the project, there is a risk of losing the \$525,000 Municipal Parks Grant.

Should you have questions or require additional information on this project, please contact Mr. McCarthy or me. It should be stated that if City Council elects to proceed with the project, including apply supplemental funding, that any future funds raised could be used to reimburse the City's excess contribution.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. At that time the Committee should make a recommendation as to how to proceed regarding this Project. That recommendation should then be submitted to the full City Council for consideration.

Concurrence:



Craig White, Finance Director

Memorandum

Department of Public Services



TO: James A. Eckrich, PE – Public Works Director/City Engineer

FROM: Zachary S. Wolff, PE – Senior Civil Engineer *ZS*

DATE: May 2, 2016

**RE: Veterans Honor Park
2014-PW-06A**

As you are aware, bids for construction of the Veterans Honor Park project were solicited in March 2016 and a pre-bid meeting was held on April 12, 2016. Bids were publicly opened on April 26, 2016. There were two bidders on the project; Volk Construction Company (Volk) and Integra, Inc. The bid tabulation for the project is attached. Volk Construction Company is the lowest, responsive and responsible bidder with base bids of \$1,520,000.00 for Phase 1 and \$367,000.00 for Phase 2. Volk proposed donations of \$25,000.00 and \$5,000 for Phases 1 and 2, respectively, effectively lowering their bids to net base bids of \$1,495,000.00 for Phase 1 and \$362,000.00 for Phase 2.

Volk provided references for two projects they have completed with similar components to this project. These projects are the main campus entrance for Washington University and the Federal Reserve Bank plaza. I spoke with Ken Vogt at the Federal Reserve Bank and learned the approximate \$7 million project included closure of Locust Street, construction of pedestrian plaza with several fountains, and a new vestibule to the building. I have contacted Matt Conlon regarding the Washington University project but have yet to receive a return phone call.

In addition to the references provided by Volk, the City's design and construction consultant, Powers Bowersox Associates, Inc. (PBA), has also had experience with Volk on a window replacement project for a 17-story glass building with multiple residents. According to PBA, Volk completed the \$2.1 million project on schedule with less than \$10,000 in construction change orders. PBA has no reservations or concerns regarding a potential project award to Volk.

Based on my evaluation of the bids and references, I believe Volk Construction Company is capable of completing this project and I recommend they be considered for award.

Please let me know if you have any questions, or need additional information.

Attachments: Veterans Honor Park Bid Tabulation
Volk Construction Bid

cc: eFile – 2014-PW-06A



**BID TABULATION
VETERANS HONOR PARK
2014-PW-06A
April 26, 2016**

	VOLK CONSTRUCTION	INTEGRA INC.
BASE BID PHASE 1	\$1,520,000.00	\$1,844,831.00
TOTAL DONATION PHASE 1	\$25,000.00	\$0.00
NET BASE BID PHASE 1	\$1,495,000.00	\$1,844,831.00
BASE BID PHASE 2	\$367,000.00	\$374,170.00
TOTAL DONATION PHASE 2	\$5,000.00	\$0.00
NET BASE BID PHASE 2	\$362,000.00	\$374,170.00
TOTAL NET BASE BID PHASE 1 AND PHASE 2	\$1,857,000.00	\$2,219,001.00
Alternate #1 - Provide and install precast concrete pavers to Fountain/Monument surround in lieu of reinforced concrete paving.	\$238,000.00	\$285,000.00
Alternate #1 - Donation	\$0.00	\$0.00
NET ALTERNATE #1	\$238,000.00	\$285,000.00
Alternate #2 - Provide and install granite pavers to Fountain/Monument surround in lieu of reinforced concrete paving.	\$180,000.00	\$224,000.00
Alternate #2 - Donation	\$0.00	\$0.00
NET ALTERNATE #2	\$180,000.00	\$224,000.00
Alternate #3 - Provide precast concrete paver inserts with engraved letters filled with epoxy in lieu of granite paver inserts.	\$7,000.00	-\$8,500.00
Alternate #3 - Donation	\$0.00	\$0.00
NET ALTERNATE #3	\$7,000.00	-\$8,500.00
Alternate #4 - Contractor proposed alternate for Owner's consideration that meets size engraving and performance requirements for pressed concrete Donor Pavers "Type 2".		
Alternate #4 - Donation		
NET ALTERNATE #4	No Bid	No Bid
Alternate #5 - Provide and install solid granite benches in lieu of precast concrete benches.	\$54,118.00	\$51,000.00
Alternate #5 - Donation	\$0.00	\$0.00
NET ALTERNATE #5	\$54,118.00	\$51,000.00
Alternate #7 - Provide and install silva cell paving support in lieu of structural soil at Donor Plaza.	\$23,638.00	
Alternate #7 - Donation	\$0.00	
NET ALTERNATE #7	\$23,638.00	No Bid
Alternate #5 - Provide and install solid granite benches in lieu of precast concrete benches (Phase 2)	\$20,715.00	\$18,000.00
Alternate #5 - Donation	\$0.00	\$0.00
NET ALTERNATE #5	\$20,715.00	\$18,000.00
Unit Price No. 1 - Removal of unsatisfactory soil and replacement with satisfactory soil materials (per cubic yard)	\$110.00	\$785.00
Unit Price No. 2 - Provide and install 12"x24" engraved pressed concrete donor paver as specified (per unit).	\$300.00	\$340.00
Unit Price No. 3 - Provide and install 9"x18" engraved pressed concrete donor paver as specified (per unit).	\$250.00	\$290.00
Unit Price No. 4 - Provide and install 8"x72"x5" thick engraved granite donor paver insert as specified. (per unit).	\$2,300.00	\$4,900.00
Unit Price No. 5 - Provide and install 6"x72"x5" thick engraved donor paver insert as specified (per unit).	\$1,900.00	No Bid
Unit Price No. 6 - Provide and install etched aluminum donor plaque in donor bench (per unit).	\$440.00	\$650.00
Unit Price No. 7 - Provide and install trees as scheduled on drawings (per unit):		
7A - Autumn Service Berry	\$417.07	\$526.00
7B - White Bud	\$390.87	\$605.00
7C - White Dogwood	\$430.16	\$605.00
7D - Star Magnolia	\$462.89	\$526.00
7E - Ginkgo Biloba (Male)	\$783.72	\$877.00
7F - Red Bud	\$495.63	\$605.00
7G - Pink Dogwood	\$391.05	\$605.00
7H - Thornless Hawthorn	\$652.76	\$605.00
7I - Sweet Bay Magnolia	\$593.84	\$605.00
7J - Yoshino Cherry	\$430.16	\$526.00
7K - Spring Snow Crab	\$384.33	\$526.00
7L - Fringe Tree	\$672.41	\$605.00
7M - Ivory Silk Lilac	\$462.89	\$605.00

BID FORM

BID TIME: 10:00 a.m. (CDT)
BID DATE: Tuesday, April 26, 2016

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda One through Three, for the

**Veterans Honor Park
2014-PW-06A**

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting proposals for this work, consisting of construction of a central monumental stone and concrete fountain, radial benches, concrete and granite paving and walkways, signage, flagpoles, lighting, and support utilities including electrical, mechanical and plumbing. Landscape work includes groundcover, plantings, and trees. The project is separated into two Phases as shown on the drawings. The City reserves the right to award Phase 1 or Phases 1 and 2. Work will commence upon notice to proceed.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: VOLK CONSTRUCTION COMPANY

Address: 1737 Macklind Avenue

City, State St. Louis, Missouri 63110

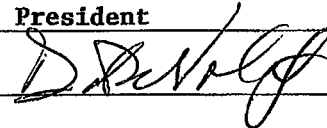
Phone number: 314.776.8655 Fax: 314.776.1189

E-mail address: dww@volkcc.com

Type of Firm: Sole Partnership Partnership
Corporation Other

Officer David W. Volk, Jr.

Title President

Signature 

Date April 26, 2016

BID FORM

The bid shall include all materials, labor, delivery and installation necessary for completed work as shown on the drawings and/or as specified herein:

BASE BID PHASE 1

Lump Sum of

ONE MILLION FIVE HUNDRED AND TWENTY THOUSAND
EVEN

(\$ 1,520,000)

TOTAL DONATION PHASE 1 (From Detailed Bid Form)

TWENTY FIVE THOUSAND EVEN

(\$ 25,000)

NET BASE BID PHASE 1 (Base Bid Minus Donation)

ONE MILLION FOUR HUNDRED AND NINETY FIVE THOUSAND
EVEN

(\$ 1,495,000)

BASE BID PHASE 2

Lump Sum of

THREE HUNDRED AND SIXTY SEVEN THOUSAND EVEN

(\$ 367,000)

TOTAL DONATIONS PHASE 2 (From Detailed Bid Form)

FIVE THOUSAND EVEN

(\$ 5,000)

NET BASE BID PHASE 2 (Base Bid Minus Donation)

THREE HUNDRED SIXTY TWO THOUSAND EVEN

(\$ 302,000)

ALTERNATES

#1 Provide and install precast concrete pavers to Fountain/Monument surround in lieu of reinforced concrete paving.

ADD/DEDUCT (Phase 1) \$ 238,000

#2 Provide and install granite pavers to Fountain/Monument surround in lieu of reinforced concrete paving.

ADD/DEDUCT (Phase 1) \$ 180,000

#3 Provide precast concrete paver inserts with engraved letters filled with epoxy in lieu of granite paver inserts (Phase 1 only)

ADD/DEDUCT (Phase 1) ~~\$ 7,000~~ +7,000

#4 Contractor proposed alternate for Owner's consideration that meets size engraving and performance requirements for pressed concrete Donor Pavers "Type 2".

ADD/DEDUCT (Phase 1) NO BID

#5 Provide and install solid granite benches in lieu of precast concrete benches. (Phase 1 & 2)

ADD/DEDUCT (Phase 1) \$ 54,118.00

ADD/DEDUCT (Phase 2) \$ 20,715

#7 Provide and install silva cell paving support in lieu of structural soil at Donor Plaza.

ADD/DEDUCT (Phase 1) 23,638

ALTERNATES DONATION (From Detailed Bid Form)

- #1 Phase 1
- #2 Phase 1
- #3 Phase 1
- #4 Phase 1
- #5 Phase 1
- Phase 2
- #7 Phase 1

NET ALTERNATES (Alternates Minus Donation)

#1	Phase 1	\$ 238,000
#2	Phase 1	\$ 180,000
#3	Phase 1	\$ +7,000
#4	Phase 1	NO BID
#5	Phase 1	\$ 54,118
	Phase 2	\$ 20,715
#7	Phase 1	\$ 236,388

UNIT PRICES

The Bidder proposes the amounts below be added or deducted from the contract sum on performance and measurement of the individual items of Work and for adjustment of the quantity given in the Unit-Price Allowance for the actual measurement of individual items the Work.

For changing specified qualities of work from those indicated on the drawings and/or specified herein, upon written instructions from the Owner, unit prices shall prevail. The prices include all labor, overhead, profit, materials, equipment, appliances, bailing, shoring, shoring removal, etc., to cover the finished work of the several kinds of work called for.

Only a single unit price shall be given and it shall apply for either MORE OR LESS work than that shown on the drawings and/or specified herein. In the event that more or less units than so indicated are actually furnished, change orders shall be issued for the increased or decreased amount as approved by the Owner.

Unit Price No. 1

Removal of unsatisfactory soil and replacement with satisfactory soil material.

\$ 110⁰⁰ / cu.yd.

Unit Price No. 2

Provide and install 12" x 24" engraved pressed concrete donor paver as specified.

\$ 300⁰⁰ / unit

Unit Price No. 3

Provide and install 9" x 18" engraved pressed concrete donor paver as specified.

\$ 250⁰⁰ / unit

Unit Price No. 4

Provide and install 8" x 72" x 5" thick engraved granite donor paver insert as specified.

\$ 2,300⁰⁰

/ unit

Unit Price No. 5

Provide and install 6" x 72" x 5" thick engraved donor paver insert as specified. Installation of paver insert includes removing section of concrete paving to nearest joint line on each side of insert and installing concrete paving and underlayment as shown on Civil detail F/C-05.

\$ 1,900⁰⁰

/ unit

Unit Price No. 6

Provide and install etched aluminum donor plaque in donor bench.

\$ 440⁰⁰

/ unit

Unit Price No. 7

Provide and install trees as scheduled on drawings:

7A.	Autumn Service Berry	\$ 417.07	/ unit
7B.	White Bud	\$ 390.81	/ unit
7C.	White Dogwood	\$ 430.16	/ unit
7D.	Star Magnolia	\$ 462.89	/ unit
7E.	Ginko Biloba (Male)	\$ 783.72	/ unit
7F.	Red Bud	\$ 495.63	/ unit
7G.	Pink Dogwood	\$ 391.65	/ unit
7H.	Thornless Hawthorn	\$ 652.76	/ unit
7I.	Sweet Bay Magnolia	\$ 593.84	/ unit
7J.	Yoshino Cherry	\$ 430.16	/ unit
7K.	Spring Snow Crab	\$ 384.33	/ unit
7L.	Fringe Tree	\$ 672.41	/ unit
7M.	Ivory Silk Lilac	\$ 462.89	/ unit