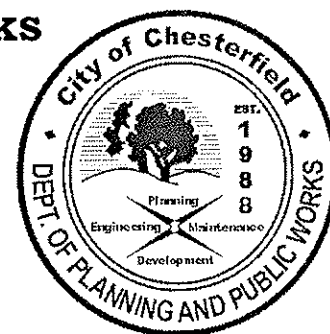


Department of Planning & Public Works



To: Michael Herring, City Administrator
From: *mg* Mike Geisel, Director of Planning & Zoning
Date: 10/15/2008
Re: **Phase two construction, CVAC**

Pursuant to direction provided by City Council and yourself, Public Works Project Management Staff have been working to expedite the progress of phase two park improvement projects. We continue to work with professional engineering and architectural firms to “package” specific improvements into design and construction projects in optimal sequence.

During this work, we have discovered an opportunity to initiate a significant portion of work at the Chesterfield Valley Athletic Complex. As you know, the City previously authorized a contract in November 2007 with Frederich Construction for the purpose of constructing the Parks Maintenance Facility, in the amount of \$3,716,350. At the present time, we expect the facility to be completed in November, allowing Parks Staff to move into the building this December.

When the Parks Maintenance Facility was bid, the design documents included multiple bid alternates that were not funded, thus not accepted at that juncture. Construction plans were completed and permits from the various agencies including the Metropolitan St. Louis Sewer District were obtained for these un-funded bid alternates. Most importantly, these prior approvals represent a huge advantage due to recent changes in MSD water quality requirements. As such, we have consulted with Frederich Construction and we have negotiated a change order proposal to construct specific improvements previously identified as Bid Alternates #2, #3, #4, #5, #6, #7, #8, and #17. Specifically, these bid alternates represent all work to grade, place rock base and pave the two entrance roads from North Outer 40 (to and thru the east parking lot), Curbed islands in the east parking lot, and the east parking lot itself. These bid alternates do not include landscaping, irrigation or lighting, The completed parking lot will provide more than 700 additional spaces at the CVAC, north of the new Parks Maintenance Facility. The cost to accept these bid alternates is \$1,701,231, although we are presently continuing to work with the contract to value engineer these improvements.

Accordingly, I recommend that City Council approve a change order with Frederich Construction in an amount not to exceed \$1,701,231, increasing the total authorized contract amount to \$5,417,581 for work associated with Bid Alternates #2, #3, #4, #5, #6, #7, #8, and #17. This work would be funded entirely from Proposition P funds, which would of course, be replenished when financing for Phase Two

Mike Herring
CVAC Phase two, bid alternates
October 15, 2008
Page two

work is ultimately received. Further, given the complexity of the recommendation, I suggest that this recommendation be forwarded to the Planning and Public Works Committee at their next meeting scheduled for October 20, 2008. If the PPW Committee concurs, this recommendation would be considered by the City Council at their first meeting in November. Note the importance of this contract timing, prior to completion of the contractor's current contractual obligations.

For City Council's assurance, although the original bid was received 12 months ago, we have compared the pricing with the original engineers estimate. The bid alternate pricing is competitive and represents a significant value to the City.

It should also be understood that we continue to pursue additional bid alternates, value engineering and change order pricing with this contractor for associated work which are required to complete phase two improvements. Specifically we continue to develop proposals for parking lot irrigation, light poles and bases in the parking area and future "F" athletic fields. We are also continuing to evaluate value engineering related to potential material changes as a result of dramatic increases in asphalt prices.

I look forward to discussing this work with you in greater detail. Please advise if you need additional information.

*ok'd
JSH
10/14/08*

→ P/PW COMMITTEE



EDSI
 ENGINEERING DESIGN SERVICES, INC.
 115 HARRISON PAYNE BL.
 CHESTERFIELD, MO. 63017
 PH: (636) 535-8885
 FAX: (636) 535-8888
 WWW.EDSI.COM

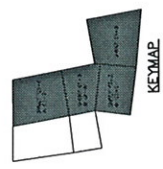
DATE	BY	DESCRIPTION
12-28-07	KCB	ADDRESS #7-ADDRESS USD COMMENTS

**CITY OF CHESTERFIELD
 ATHLETIC COMPLEX
 EXPANSION PACKAGE 5
 SITE LAYOUT PLAN**

PROJECT	
DATE	
DESIGNED BY	
CHECKED BY	
SHEET NUMBER	

CC-10

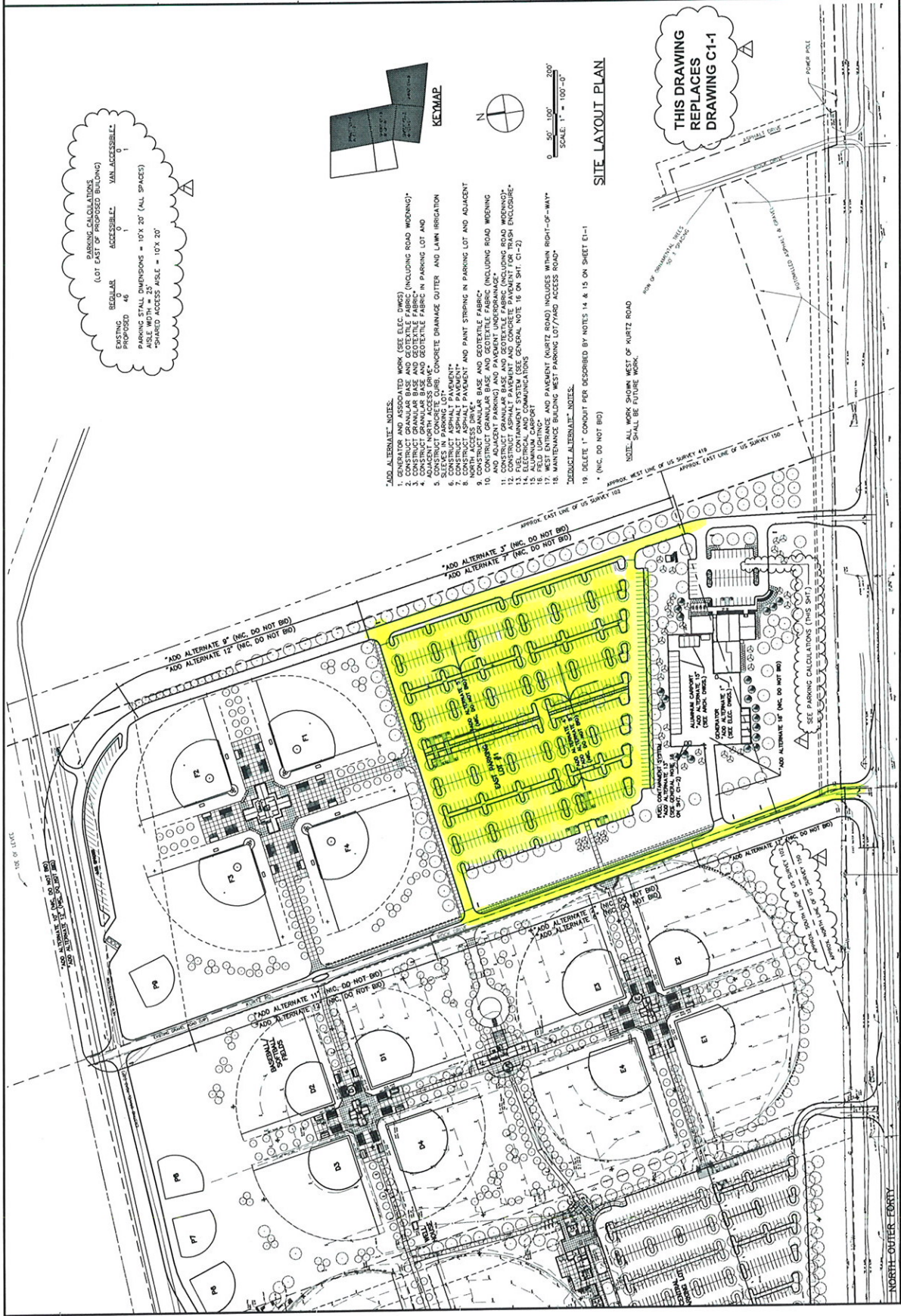
EXISTING PAVED AREAS
 PROPOSED PAVED AREAS
 PAVED ACCESSIBLE AREAS
 PAVED ACCESSIBLE AREAS
 PAVED ACCESSIBLE AREAS
 PAVED ACCESSIBLE AREAS



- *ADD ALTERNATE NOTES:**
- GENERATOR AND ASSOCIATED WORK (SEE ELEC. DWGS)
 - CONSTRUCT GRANULAR BASE AND GEOTEXTILE FABRIC (INCLUDING ROAD WIDENING)*
 - CONSTRUCT GRANULAR BASE AND GEOTEXTILE FABRIC IN PARKING LOT AND ADJACENT PARKING AND PAVEMENT UNDERDRAINAGE*
 - CONSTRUCT CONCRETE CURB, CONCRETE DRAINAGE CUTTER AND LAWN IRRIGATION SLEEVES IN PARKING LOT
 - CONSTRUCT ASPHALT PAVEMENT*
 - CONSTRUCT ASPHALT DRIVE*
 - CONSTRUCT ASPHALT DRIVE*
 - CONSTRUCT GRANULAR BASE AND GEOTEXTILE FABRIC*
 - CONSTRUCT GRANULAR BASE AND GEOTEXTILE FABRIC*
 - CONSTRUCT GRANULAR BASE AND GEOTEXTILE FABRIC*
 - FUEL CONTAINMENT SYSTEM (SEE GENERAL NOTE 18 ON SHT. C1-2)
 - ALUMINUM CARPORT*
 - FIELD LIGHTING*
 - AND PAVEMENT (KURTZ ROAD) INCLUDES WITHIN RIGHT-OF-WAY*
 - MAINTENANCE BUILDING WEST PARKING LOT/HARD ACCESS ROAD*
- *DEDUCT ALTERNATE NOTES:**
- DELETE 1" CONDUIT PER DESCRIBED BY NOTES 14 & 15 ON SHEET C1-1 (INC. DO NOT BUD)
- NOTE:** ALL WORK SHOWN WEST OF KURTZ ROAD SHALL BE FUTURE WORK.

THIS DRAWING REPLACES DRAWING C1-1

SITE LAYOUT PLAN



FCI

Frederich Construction, Inc.

206 Sherry Road
Labadie, MO 63055
636-239-0934 (phone)
636-239-0635 (fax)
E-Mail kurtfrederich@frederichconstruction.com

Mr. Terry Scherer
City of Chesterfield
690 Chesterfield Pkwy. West
Chesterfield, MO 63017-0760
636-579-6240 phone
TSCHERER@CHESTERFIELD.MO.US

October 9, 2008

RE: CVAC-5

RFP # 45 Summary

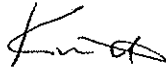
Construct the following Area Alternates 2 thru 8 & per plans:

Area Alt. # 2	Asphalt & Base	\$ 30,806.00
Area Alt. # 3	Asphalt & Base	\$ 37,887.00
Area Alt. # 4	Asphalt & Base	\$ 395,425.00
Area Alt. # 5	Concrete Curb	\$ 181,859.00
	Concrete Walks	\$ 36,216.00
	Concrete Drainage Gutter	\$ 36,367.00
	Rock - Fabric Drainage Gutter	\$ 2,689.00
Area Alt. # 6	Asphalt & Base	\$ 42,498.00
Area Alt. # 7	Asphalt & Base	\$ 49,205.00
Area Alt. # 8	Asphalt & Base	\$ 578,905.00
Area Alt. #17	Concrete	\$ 3,714.00
	Asphalt	\$ 82,555.00
	Earthwork	\$ 40,250.00
	Top Soil	\$ 23,000.00
Area Alt 2 - 8	Earthwork	\$ 57,500.00
	Top Soil	\$ 34,500.00
All Areas	Irrigation Sleeves	\$ 26,450.00
All Areas	Survey	\$ 16,100.00
	Seed Straw	\$ 25,300.00
	Total	\$1,701,231.00

Price includes FCI - OHP / 10 & 5

Price for Earthwork, Top Soil, Seed Straw are not to exceed allowances.

Respectfully Submitted:
Kurt W. Frederich, President
Frederich Construction Inc.



From: Terry Scherer
To: Mike Geisel
Date: 10/13/2008 9:37 AM
Subject: Fwd: quantities for RFP-45

FYI

>>> "Kurt" <kurtfrederich@frederichconstruction.com> 10/10/2008 8:57 PM >>>

Terry

Here are the quantities for RFP - 45

Alt 2 - 1810 Sq yd

Alt 3 - 2160 Sq yd

Alt 4 - 29,000 Sq yd

Alt 5 --

Alt 6 - 1,810 Sq yd

Alt 7 - 2,160 Sq yd

Alt 8 - 29,000 Sq yd

Alt 17--1,1885 Sq yd

Thank you

Kurt W. Frederich, President

Frederich Construction, Inc.

206 Sherry

Labadie, Missouri 63055

636-239-0934 office

636-239-0635 fax

314-280-9800 cell

HYPERLINK

["mailto:kurtfrederich@frederichconstruction.com"](mailto:kurtfrederich@frederichconstruction.com)kurtfrederich@frederichconstruction.com

No virus found in this outgoing message.

Checked by AVG.

Version: 7.5.524 / Virus Database: 270.7.6 - Release Date: 10/5/2008 12:00 AM



BID SUMMARY

CVAC EXPANSION PACKAGE 5 - PARKS MAINTENANCE FACILITY, 2007-CVAC-5

November 6, 2007

DESCRIPTION	ENGINEER'S ESTIMATE	FREDERICH CONSTRUCTION, INC.	LEWIS & ASSOCIATES, LTD	DIESTELKAMP CONSTRUCTION	JOHN KALICAK CONSTRUCTION, INC.
Base Bid (Items 1-112)	\$3,413,663.25	\$3,162,000.00	\$3,295,580.00	\$3,430,700.00	\$3,479,000.00
Add Alternate #1 Generator and Associated Work	\$35,800.00	\$135,000.00	\$165,247.00	\$145,267.00	\$150,340.00
Add Alternates #2 - #12 Not Bid					
Add Alternate #13 Fuel Containment	\$5,400.00	\$7,500.00	\$9,017.00	\$15,435.00	\$10,345.00
Add Alternate #14 Electrical & Communications	\$112,074.00	\$93,000.00	\$99,897.00	\$73,450.00	\$105,229.00
Add Alternate #15 Aluminum Carport	\$145,500.00	\$64,000.00	\$106,025.00	\$33,222.00	\$82,883.00
Add Alternates #16 - #17 Not Bid					
Add Alternate #18 Maintenance Building					
Yard - West Access Road	\$11,810.00	\$10,000.00	\$14,491.00	\$16,000.00	\$13,102.00
Deduct Alternate #19 - Remove 1" Communications Conduit	(\$15,000.00)	(\$7,100.00)	(\$9,000.00)	(\$1,800.00)	(\$4,000.00)
TOTAL BID	\$3,709,247.25	\$3,464,400.00	\$3,681,257.00	\$3,712,274.00	\$3,836,899.00
DESCRIPTION	C. RALLO CONTRACT. CO, INC	THE HARLAN COMPANY	WRIGHT/WAGNER JOINT VENTURE		
Base Bid (Items 1-112)	\$3,660,000.00	\$3,700,000.00	\$3,710,000.00		
Add Alternate #1 Generator and Associated Work	\$149,000.00	\$160,000.00	\$218,000.00		
Add Alternates #2 - #12 Not Bid					
Add Alternate #13 Fuel Containment	NO BID	\$10,000.00	NO BID		
Add Alternate #14 Electrical & Communications	\$102,000.00	\$110,000.00	\$160,000.00		
Add Alternate #15 Aluminum Carport	\$82,000.00	\$85,000.00	NO BID		
Add Alternates #16 - #17 Not Bid					
Add Alternate #18 Maintenance Building					
Yard - West Access Road	\$12,000.00	\$20,000.00	\$38,000.00		
Deduct Alternate #19 - Remove 1" Communications Conduit	(\$7,600.00)	(\$5,000.00)	(\$6,200.00)		
TOTAL BID	\$3,997,400.00	\$4,080,000.00	\$4,119,800.00		

¹ Incomplete bid ² Error on bid

¹ Incomplete bid

¹ Incomplete bid