

Public Works and Capital Projects
June 14, 2024

CAPITAL STREET PROJECTS – CITY FUNDED

Wildhorse Parkway Reconstruction

This project will reconstruct Wildhorse Parkway from Wildhorse Creek Road to the Chesterfield/Wildwood City limits, excluding the bridge. The project includes reconstruction of the existing pavement, replacement of curb ramps and widening the roadway by one foot on both sides to accommodate two-way traffic during reconstruction. The widening will also increase safety for future maintenance activities that require partial lane closures. Bids were opened March 7, 2023, with Next Level Construction submitting the low bid of \$2,940,310 (approximately \$300,000 over budget). After considering options, including a project delay and scope reduction, City Council approved a contract with Next Level in an amount not to exceed \$3,100,000. This necessitated a 2023 Budget Adjustment of \$450,000 from the Capital Projects - Fund Reserves.

This project was broken into four phases as follows:

- Phase 1 included the addition of pavement to the northbound lane. That work was completed on August 11, 2023.
- Phase 2 involved the closure of the southbound lanes and the rerouting of two-way traffic onto the northbound lane. That work began on August 14, 2023, and was completed on October 6, 2023.
- Phase 3 closed the northbound lane and routed two-way traffic onto the newly constructed southbound lane. Work on Phase 3 began on October 9, 2023, and was completed on November 10, 2023.
- Phase 4 includes conventional slab replacement (no median) on the remaining pavement between the bridge and Wildwood. Work on Phase 4 began on Sept 22, 2023 and was suspended in December. Pavement replacement on the Parkway resumed March 25 and will be completed in June.

Once the work on the mainline Wildhorse Parkway pavement is completed the temporary traffic signals will be removed and the roadway will be re-opened to two-way traffic. The contractor will remain on site through July constructing ADA ramps, miscellaneous sidewalk, and slab replacement on Burnham Court. We expect this project to be fully constructed at a total cost of approximately \$2,970,000.

Crack Sealing Project

The 2024 Crack Sealing Project is scheduled to be publicly bid this Fall. Crack sealing is generally the most effective in late Fall/early Winter when streets are contracting and the cracks are open

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2024 Slab Replacement Project A

The bid opening for Selective Slab Replacement Project A was held on February 6, 2024 with M&H Concrete Contractors submitting the low bid of \$1,924,980. City Council approved a contract with M&H Concrete Contractors on February 20 in an amount not to exceed the budgeted amount of \$2,000,000. This project includes 23,821 square yards of concrete pavement replacement. Streets that will be improved as part of this project include Braumton Court, Buckingham Drive, Cabinwood Court, Country Field Court, Gatemont Drive, Georgetown Road, Schoettler Manor Court and Woodsbluff Drive. Work on Project A began on April 1, 2024 and is approximately 90% complete. Remaining work includes ADA ramps, miscellaneous sidewalk, and deficiency items which are scheduled to be completed in July.



2024 Slab Replacement Project B

The bid opening for Selective Slab Replacement Project B was held on February 8, 2024, with Amcon Municipal Concrete submitting the low bid of \$1,453,880. City Council approved a contract with Amcon Municipal Concrete on February 20 in an amount not to exceed \$1,800,000. This includes an extra \$346,000 to allow for additional slab replacement work within the budgeted amount. This project involves 18,843 square yards of concrete pavement replacement. Streets that will be improved as part of this project include Clayton Douglas Court, Conway Springs Drive, Hitchcock Road, Picket Court, Saylesville Court, Saylesville Drive (cul-de-sac), Signal Knob Court, Strawbridge Drive (Markham

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to Stablestone) and White Road (eyebrow only). Work on Project B began on March 25, 2024 and is substantially complete, within budget. Only crack sealing and punch list items remain.

Due to receiving low bid prices within the Asphalt Overlay Project, approximately \$300,000 of additional concrete slab replacement will be added to Slab Replacement Project B. This additional work is tentatively scheduled to start in late August and will include concrete slab replacement on Bluffview Ridge Drive, Bluffview Ridge Court, and Bluffview Ridge Place.



Asphalt Overlay Project

This project will include a new asphalt driving surface on Chesterfield Commons Drive, Chesterfield Commons East Drive, Edison Avenue, and RHL Drive. Prior to the placement of the new asphalt, the selected contractor will mill two inches of the existing asphalt pavement and construct base repairs (if needed - as directed by City Staff). A bid opening was held on April 2, with E Meier Contracting submitting the low bid of \$944,238. On April 16, 2024 the City of Chesterfield Council approved of a contract with E Meier Contracting not to exceed \$1,300,000. Due to the favorable bid prices, we will also construct a two-

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inch asphalt overlay on Wilson Avenue from Wilson Manor to Clarkson Road. A pre-construction meeting was held on May 24, 2024, and construction is expected to commence on June 24, weather permitting.

Ladue Farm Road Bridge Replacement

The Ladue Farm Road Bridge, originally constructed in 1978, is one of 14 City-maintained structures that are on the National Bridge Inventory. The Missouri Department of Transportation (MoDOT) conducts a biennial inspection of these structures, with the most recent inspection occurring on December 18, 2023. The results of these MoDOT inspections are used to update the ten-year maintenance plan contained in the City's Bridge Inspection and Maintenance Manual.



The December 18, 2023 inspection resulted in the overall condition rating of the bridge being downgraded from a five to a four - which is considered poor. This poor rating will make the bridge eligible for future grant funding in the Surface Transportation Program (STP-S), administered through East-West Gateway Council of Governments (EWG).

In order to prepare for the next STP-S grant cycle, the City will need to contract with an engineering design firm to perform a preliminary design of the bridge and secure a detailed cost estimate. Accordingly, a recommendation for an additional allocation for design services within the Capital Projects Fund was considered by the Planning and Public Works Committee on February 8, 2024. The PPW Committee concurred with the City Staff's recommendation and

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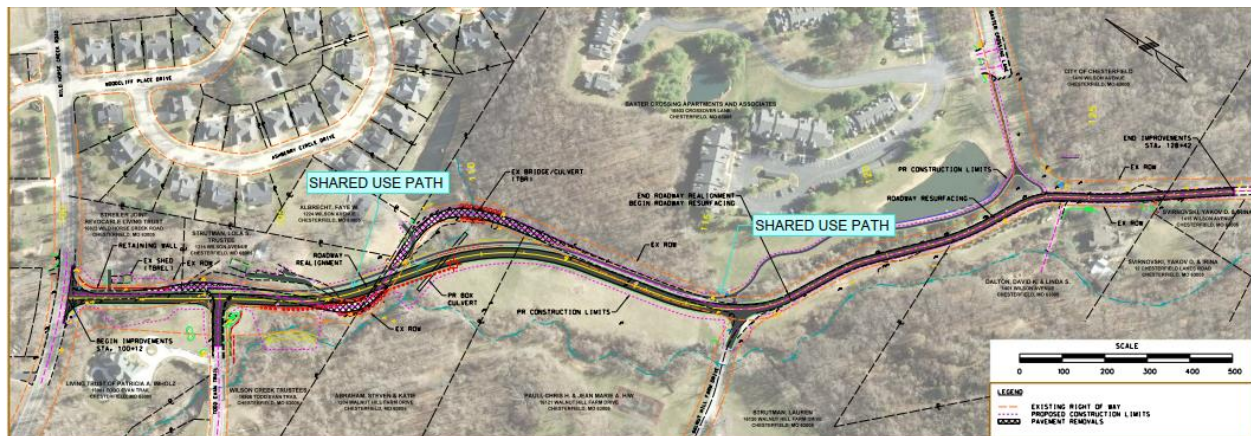
authorized the issuance of a Request for Qualifications (RFQ) for design services necessary to replace the bridge. The RFQ was issued on April 4, and the City received five submittals prior to the May 2 deadline. Staff has selected the most qualified firm (HR Green) and is currently negotiating a project scope and fee. Once the scope and fee have been negotiated, Staff will submit a budget amendment request along with an engineering services contract to City Council for consideration.

CAPITAL STREET PROJECTS – GRANT FUNDED

Wilson Avenue Improvements

In late 2022 the City of Chesterfield was notified of the award of a Surface Transportation Program (STP) grant for the reconstruction of Wilson Avenue. The grant award includes federal funding in the amount of \$1,143,170 (70% of the construction cost). The estimated total project cost is \$2,438,819.

On April 17, 2023, the City of Chesterfield executed a Program Agreement with the Missouri Highway Commission regarding this project. According to the grant schedule, right of way acquisition will begin in 2024 and construction will commence in 2026 (unless an earlier start date is authorized by East-West Gateway). In 2021 the City contracted with Oates and Associates in an amount not to exceed \$310,000 for design services associated with the project.



Preliminary plans have been completed and were approved by MoDOT on September 6, 2023. Right-of-way plans have been completed and were approved by MoDOT on October 9, 2023. There are ten parcels for which right-of-way and/or easement acquisition will be necessary. Of those ten parcels, six parcels required full appraisals in accordance with MODOT requirements. The appraisals and review appraisals (required by MoDOT) have been completed. Right-of-way offer letters were sent to impacted residents on March 18, 2024. We are currently working to obtain all the necessary easements, with one of the ten parcels completed. A utility coordination meeting was held on February 15,

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2024 and Staff is concurrently working with utility companies on the necessary utility relocations.

Schoettler Road Sidewalk

On March 31, 2023, the East-West Gateway Board of Directors formally approved the City's Transportation Alternatives Program (TAP) grant application for construction of a sidewalk extension on the east side of Schoettler Road, from Windsor Valley Court to Greenleaf Valley Drive. This sidewalk extension will fill the last remaining sidewalk gap on Schoettler Road and provide a pedestrian route on at least one side of Schoettler Road from Clayton Road to Chesterfield Parkway. This sidewalk extension will also provide a pedestrian route for additional residents to access Logan Park.

An Engineering Services Contract with Horner & Shifrin was approved by City Council in December 2023 and the federal funding for the project was formally allocated in early February. Staff subsequently issued a Notice to Proceed to Horner & Shifrin to begin Preliminary Design on the project. Right-of-way acquisition will commence in 2025 and construction is expected in 2026.



Pathway on the Parkway

Engineering Staff submitted a Transportation Alternatives Program (TAP) grant application to East-West Gateway on July 20, 2023, to fund the construction of a new sidewalk on the south side of Chesterfield Parkway East, between Clarkson Road and the Schoettler Spur Road. The project will also convert the northern lane of the Schoettler Spur Road to a pedestrian/bicycle shared use path and connect a five-foot sidewalk from Schoettler Spur to the existing sidewalk along Schoettler Road at Chesterfield Pines. The final grant application included a request for \$1,832,000 in federal funding, with a total project cost of \$2,290,000 – resulting in a City share of \$458,000.

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The project was formally approved for funding by the East-West Gateway Board of Directors in January of 2024. The Program Agreement, which was approved by City Council at its May 6 meeting, is in the process of being executed by the City and Missouri Department of Transportation. Project design is scheduled to commence in 2025, followed by right-of-way acquisition in 2026 and construction in 2027.



GRANT APPLICATIONS

North Outer 40 Road Sanitary Sewer Improvements

As authorized by City Council via Resolution 481, City Staff submitted a grant application in December 2022 to the Missouri Department of Natural Resources for sanitary sewer improvements along North Outer 40 Road near the Chesterfield Valley Athletic Complex. Gateway Studios LLC committed to providing the engineering design (Stock & Associates) and the required matching construction funds for the estimated \$4 million project. The City was notified in March 2023 that this project was selected for an ARPA Legislative Priority Water Infrastructure Grant and the funding allocation of \$2,000,000 was included in State House Bill 20, signed by Governor Parsons in June 2023.

There are multiple grant requirements that must be addressed as part of the design and prior to bidding, including Bid Protest Provisions which were approved by City Council via Resolution 498 on March 4. Stock & Associates provided final plans and bid documents on June 3 and are currently working on final temporary easement documents. The City will advertise and publicly bid the project this Summer, after which a construction contract will be presented to City Council for approval.

The City of Chesterfield will manage the construction of this project. Accordingly, the City issued an RFQ for construction engineering services on February 15,

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2024 and three firms submitted Statements of Qualifications for consideration. Staff has selected the most qualified firm (HR Green) and is currently negotiating a project scope and fee. A final Construction Engineering Services Contract will be presented to City Council for consideration concurrent with the construction contract.

Highcroft Drive/Old Baxter Road Improvements

As directed by the Planning and Public Works Committee in late 2022, the Engineering Staff solicited resident feedback for improvements to Highcroft Drive from Schoettler Valley Drive to Baxter Road, including the asphalt portion of Old Baxter Road near Eberwein Park. That feedback, which included a survey and trustee meetings, was evaluated and used to prepare a grant application for improvements to Highcroft Drive.

Staff submitted a Surface Transportation Block Grant Program (STBG) grant application to East-West Gateway for this project on February 6, 2024. The anticipated total project cost is \$2,738,000 which includes \$2,206,000 for construction, \$53,000 for right-of-way/easement acquisition, \$303,000 for preliminary engineering and \$176,000 for construction engineering. The grant application requested federal funding for 70% of the costs of all phases of the project – a total of \$1,916,600 in grant funding. The City was informed last month that the grant was recommended for approval by East West Gateway. We expect to receive final notification of award later this year. After a Program Agreement is approved by City Council we anticipate design to commence in 2025 with right of way acquisition in 2026 and construction in 2028.



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SIDEWALKS AND TRAILS

2024 Sidewalk Leveling Project

This project leveled sidewalk sections to remove deficiencies through the use of a mud-jacking process. Sidewalk leveling was completed in the Lake on White Road and Westchester Place subdivisions. The Leveling Project allows the City to repair additional sidewalk and reduce the number of slabs that require full removal and replacement within the Sidewalk A Project. The bid opening for this project was held on February 6, 2024 with Lift Rite submitting the low bid of \$96,875. On February 20, 2024, City Council approved a contract with Lift Rite in an amount not to exceed \$100,000. Construction began the week of April 22 and was completed at a total cost of \$98,580.



2024 Sidewalk Replacement A

This project removed and replaced deficient sidewalk slabs in a number of subdivisions, including Bent Tree, Chesterfield Meadows and Wilson Manor. The bid opening for this project was held on February 6, 2024 with Amcon Municipal Concrete submitting the low bid of \$143,606. On February 20, 2024 City Council approved a contract with Amcon Municipal Concrete in an amount not

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to exceed the budgeted amount of \$200,000. Construction began on March 11 and was completed at a total cost of \$193,924.



2024 Sidewalk Replacement B

This project addresses miscellaneous sidewalk deficiencies throughout the City, primarily identified through Work Orders and Requests for Action (RFAs). The bid opening for this project was held on February 20, 2024 with Amcon Municipal Concrete submitting the low bid of \$128,900. On March 4, 2024 City Council approved a contract with Amcon Municipal Concrete in an amount not to exceed the budgeted amount of \$200,000. Construction began on April 1.

Due to the above-referenced low prices associated with the Asphalt Overlay Project, another \$200,000 has been added to Sidewalk Project B. This funding will be used to replace deficient sidewalks in the Lake on White Road subdivision.

Accessible Ramp Improvements (CDBG-2023)

This project will include the reconstruction of approximately 14 ADA compliant sidewalk ramps in the Chesterfield Meadows subdivision. The bid opening was held on April 23, 2024 with Spencer Contracting submitting the low bid of \$50,004. The City has budgeted \$55,000 for this project and will be reimbursed \$41,900 through the CDBG Program, administered by St. Louis County. On May 6, 2024, City Council approved a contract with Spencer Contracting in an amount not to exceed the budgeted amount of \$55,000. Construction is

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anticipated to begin in late June. Please note that this is considered a 2023 project, but the CDBG funding was not released by St. Louis County until 2024.

Monarch Chesterfield Levee Trail Phase V

This project (Baxter to I-64) is complete. Due to concerns about the safety of the section of trail which passes under I-64 in close proximity to Bonhomme Creek, the trail has been closed just south of I-64. This section will remain closed until the next phase (Phase VI - see below) is constructed.

Monarch Chesterfield Levee Trail Phase VI

Phase VI of the Monarch-Chesterfield Levee Trail extends from just north of I-64 to the northeast corner of Top Golf. Once constructed, this section will fill the remaining “gap” in the Levee Trail.



The Monarch–Chesterfield Levee is located on private property and the City has no right to construct a trail on the levee without acquiring the necessary easements. After multiple failed attempts to acquire the easements amicably, the City filed for condemnation of the easements in 2022. The condemnation process began with the requisite Commissioner Hearing on January 19, 2023. The City Attorney and City Engineering Staff presented project information to the Commissioners who were tasked with determining a value for the easements. On March 3, 2023, the City was notified that the Commissioners awarded \$93,000 to the property owners, including heritage value, for the easements. This is approximately \$60,000 higher than the City originally offered, but substantially lower than the \$12 million requested by the property owners. The award has been appealed by the property owners who have requested a jury trial before the City takes possession of the easements.

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A project bid opening was originally anticipated in 2023. However, because the property owners have contested the easement award and requested a jury trial, the bid opening and subsequent construction timing are unknown and cannot be accurately estimated. Once a jury trial is held and an easement value is assessed by the court and accepted by the City, we will update this report and create a schedule for this project.

MISCELLANEOUS PROJECTS

Sewer Lateral Program

In the month of May, the City received eleven applications for sewer lateral repairs, all of which were approved. As of January 1, 2024, the City has received 54 applications for repair, of which 49 have been approved.



Residential Street Tree Planting Program

In May Farinella Nursery completed the Spring 2024 Planting. A total of 117 trees were planted. Applications for the Fall 2024 Planting are due by August 30th.

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Street Tree Inspections and Removals

During the month of May, the City received 56 requests for street tree inspections. These inspections resulted in the approval for removal of 29 street trees. Based upon previous inspections, the City managed the contractual removal of 24 street trees as well as the grinding of 36 stumps during the month of May.



Flood Insurance Rate Map Updates

The State Emergency Management Agency (SEMA) is in the process of updating the Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) for St. Louis County. SEMA and its consultant, Wood Engineering, provided an introductory presentation on the new maps to municipal representatives in August of 2018. Based upon this information, the City sent postcard notifications to all property owners within 200 feet of a proposed floodplain/floodway change in September 2018. This allowed property owners to view the proposed changes and provide additional information and comment on the changes. SEMA held additional meetings in January of 2019, at which time they announced that preliminary FIRMs were expected to be completed in the summer of 2020. The issuance date of the preliminary FIRMs has been delayed numerous times. The most recent update from SEMA, received on May 28, 2024, indicated preliminary maps are projected to be issued on June 18, 2024. The effective date of the new maps is yet to be determined. Details on the new maps and the information from SEMA are located on the City’s website. We will continue to update the website and this report as we obtain additional information.

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Public Works Facility Mezzanine Structure

On May 15, 2023, City Council approved a contract with Archimages in an amount not to exceed \$57,000 for architectural and engineering design services related to construction of a mezzanine structure in the vehicle and equipment service area of the Public Works Facility. The design was completed in early 2023 and a public bid opening was held on February 6, 2024, with Aspire Construction submitting the low bid of \$396,000. On February 20 City Council approved a contract with Aspire in an amount not to exceed \$436,000. A pre-construction meeting was held for this project on April 1, and Aspire began construction in April. Footings for the new mezzanine were recently constructed and the steel for the project is scheduled for delivery on June 17. The PWF Mezzanine Project is scheduled to be completed by the end of September.

Archery Range Improvements

On July 17, 2023, City Council approved a contract with Stock & Associates in an amount not to exceed \$43,500 for surveying and engineering design services related to permitting and construction of an archery range adjacent to the City's existing Police firing range. Field survey work and engineering design have been completed. Final agency approvals from the US Army Corps of Engineers and the Metropolitan St. Louis Sewer District were received in April. Due to a number of factors, including MSD water quality requirements, the estimated cost of this project has ballooned to over \$275,000. Accordingly, the City Staff has recommended that this project be abandoned and the money repurposed for other uses in the Parks, Recreation, and Arts Department. That recommendation was approved by the Finance and Administration Committee on May 13, 2024 and there are no longer any plans to construct an Archery Range near the Police Firing Range.

Amphitheater Back-of-House and Restroom Improvements

On October 24, 2023, City Council authorized a contract with Bond Architects in an amount not to exceed \$265,000 for architectural and engineering design services related to construction of a restroom facility and back of house improvements at the Chesterfield Amphitheater. The goal of the back of house improvements is to enhance existing facilities by adding: a habitable lounge space, dressing rooms, additional restrooms with shower facilities, a kitchen and laundry space. The project also involves re-facing and extending the roof of the existing storage structure, adding an outdoor space west of the changing room and evaluation of the circle drive for improving tour bus access and parking. Schematic plans were reviewed and approved by the Architectural Review Board on March 16. Ninety percent plans, including an updated cost estimate, were submitted to the City on May 30, 2024. Based on the updated cost estimate, which has increased substantially, the project will move forward at this time with the back of house improvements only. We plan to publicly bid this project in July and submit a recommendation to City Council in August. If a contract is approved, construction will commence in September and be completed by June of 2025.

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The plans and specifications for an additional restroom facility will be completed by Bond Architects, but will not be part of the above-referenced bid package. The restroom will be a future project, subject to future funding.

Bikeable-Walkable Community Plan

In accordance with the Strategic Plan (Goal 2, Objective 4), the Public Works Staff is working toward increasing opportunities for multi-modal activities. One specific item identified within the Strategic Plan and included in the 2024 Budget (\$95,000) is an update of the City's Bikeable Walkable Community Plan (Plan). The City issued an RFQ for engineering services necessary to update the Plan on February 9, and three firms submitted Statements of Qualifications. City Engineering Staff selected Toole Design as the most qualified firm, and on May 20, 2024, City Council approved a contract with Toole Design in an amount not to exceed the budgeted amount of \$95,000. Work on the Plan is scheduled to commence this summer.

City Hall Roof Replacement

On June 3, 2024, City Council approved a contract with W James Taylor, Inc. in an amount not to exceed \$330,000 for replacement of the roof at City Hall. Staff is currently working with the roof contractor to execute the bid documents and coordinate a final schedule. Work is expected to be completed this summer. Due to storm damage incurred earlier this year we have submitted an insurance claim to recoup a portion of these costs. The results of that claim are pending.