

Public Works and Capital Projects
October 15, 2024

CAPITAL STREET PROJECTS – CITY FUNDED

Wildhorse Parkway Reconstruction

This project involved the reconstruction of Wildhorse Parkway from Wildhorse Creek Road to the Chesterfield/Wildwood City limits, excluding the bridge. The project included 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 included 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 of 2023. Pavement replacement on Wildhorse Parkway resumed March 25, 2024 and was completed in June.

This project was completed on August 8, 2024 at a total cost of \$2,990,205. Penalties were assessed to the contractor for exceeding the working days allowed in the contract documents, bringing the adjusted total cost for this project to \$2,887,455.

Crack Sealing Project

The public bid opening for the 2024 Crack Sealing Project was held on September 24, 2024 with Parking Lot Maintenance LLC submitting the low bid of \$90,840. City Council approved a contract with Parking Lot Maintenance on October 7, 2024 in an amount not to exceed \$100,000 (budget). This project will take approximately 90 days to complete, with crack sealing occurring on nearly 27 miles of public streets.

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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. M&H began work on April 1 and has completed approximately 24,000 square yards of concrete pavement replacement on the following streets: Braumton Court, Buckingham Drive, Cabinwood Court, Country Field Court, Gatemont Drive, Georgetown Road, Schoettler Manor Court and Woodsbluff Drive. Remaining work, which includes concrete slab replacement on Hartwell Court and trench grate replacement on South Greentrails Drive and Shadow Wood Court, is currently in progress and scheduled to be completed by the end of October.



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 \$300,000 to allow for additional slab replacement work within the budgeted amount. Amcon began work on March 25 and has replaced approximately 19,000 square yards of concrete on the following streets: Clayton Douglas Court, Conway Springs Drive, Hitchcock Road, Picket Court, Saylesville Court, Saylesville Drive (cul-de-

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sac), Signal Knob Court, Strawbridge Drive (Markham to Stablestone) and White Road (eyebrow only).

Due to receiving low bid prices for the Asphalt Overlay Project, approximately \$300,000 of additional concrete slab replacement was added to Slab Replacement Project B. This additional work is tentatively scheduled to commence in late October and will include concrete slab replacement on Bluffview Ridge Drive, Bluffview Ridge Court, Bluffview Ridge Place, Hillcrest Field Court, White Birch Valley Court, Wildhorse Meadows Drive and Whitree Lane.



Asphalt Overlay Project

A bid opening for the 2024 Asphalt Mill and Overlay Project was held on April 2, with E Meier Contracting submitting the low bid of \$944,238. On April 16, 2024 the City of Chesterfield City Council approved of a contract with E Meier Contracting in an amount not to exceed \$1,300,000. Construction started on June 21, 2024 and was completed on July 3, 2024 at a cost of \$977,000. Streets with a new asphalt surface include Chesterfield Commons Drive, Chesterfield Commons East Drive, Edison Avenue, and RHL Drive.

Due to the favorable bid prices received, we were also able to construct (within budget) a two-inch asphalt overlay on Wilson Avenue from Wilson Manor to

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Clarkson Road. The Wilson Avenue overlay was completed on October 9, with striping placed on October 11, 2024.

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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 of the Ladue Farm Bridge 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 the East-West Gateway Council of Governments (EWG).

In order to prepare for the next STP-S grant cycle which will be due February 7, 2025, the City will need a preliminary design of the bridge and 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

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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, and they are currently working on preliminary design. After the design is substantially complete, right-of-way acquisition will commence in 2025 and construction is expected in 2026. An Open House to display and discuss this project with area residents will be held in early 2025.

The total cost for this project, including design, right of way, construction engineering, and construction, is estimated at \$1,282,000. The TAP grant will fund up to \$834,300 of the project costs, resulting in a City share of \$447,700.



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

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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.

The project was formally approved for funding by the East-West Gateway Board of Directors in January of 2024, and a Program Agreement has been executed by both the City and the Missouri Department of Transportation. A Request for Qualifications (RFQ) for the necessary design services was posted on MODOT's website with a deadline of October 9. The City received nine submittals, which are currently under review. Once the most qualified firm is selected, Engineering Staff will negotiate a project scope and fee which will be submitted to City Council for approval. Project design is scheduled to commence in 2025, followed by right-of-way acquisition in 2026 and construction in 2027.



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) 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. In July, the City received formal

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notification of grant approval. A Program Agreement was approved by City Council on October 7th.

A Request for Qualifications (RFQ) for the necessary design services was placed on MODOT's website with a deadline of October 9. The City received ten submittals, which are currently under review. Once the most qualified firm is selected, Engineering Staff will negotiate a project scope and fee which will be submitted to City Council for approval. Project design is scheduled to commence in early 2025, followed by right of way acquisition in 2026 and construction in 2028.



North Outer 40 Road Sanitary Sewer Improvements

As authorized by City Council via Resolution 481, in December of 2022 City Staff submitted a grant application to the Missouri Department of Natural Resources (MoDNR) 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.

MoDNR completed its review of the final plans and contract documents in early August and the City advertised the project for bid on September 3, 2024. Bids for the project were opened on October 3, 2024. The City received six bids, with Kelpo Contracting submitting the apparent low bid of \$4,297,698. Engineering Staff and representatives of Gateway Studio are currently reviewing the bids. We anticipate presenting a construction contract to City Council in November.

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The City of Chesterfield will manage the construction of this project. Accordingly, the City issued an RFQ for construction engineering services on February 15, 2024 and three firms submitted Statements of Qualifications for consideration. Staff has selected the most qualified firm (HR Green) and has negotiated a scope and fee. A Construction Engineering Services Contract will be presented to City Council for consideration concurrent with the construction contract.

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 has been completed at a total cost of \$98,580.



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

2024 Sidewalk Replacement B

This project addressed 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, City Council approved a contract with Amcon Municipal Concrete in an amount not to exceed the budgeted amount of \$200,000.

Due to the above-referenced low prices associated with the Asphalt Overlay Project, another \$200,000 was added to Sidewalk Project B. This funding was used to replace deficient sidewalks in the Lake on White Road subdivision. Construction began in April and has been completed at a total cost of \$399,216.



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Accessible Ramp Improvements (CDBG-2023)

This project included the reconstruction of 13 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 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 began on June 10 and was completed at a total cost of \$50,004. 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

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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. Prior to the jury trial, both parties participated in a mediation hearing on September 5, 2024 in an attempt to settle this matter. A settlement could not be reached and a jury trial has been preliminarily scheduled for January of 2025.

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 September, the City received nine applications for sewer lateral repairs, all of which were approved. As of January 1, 2024, the City has received 80 applications for repair, of which 75 have been approved.



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Residential Street Tree Planting Program

The Fall 2024 street tree application deadline has passed, with the City receiving 85 applications for a total of 120 new street trees. The planting of those trees will begin later this Fall and will be managed by the City Arborist.

Beginning next year the City will move from two planting sessions to one Fall Planting session, with applications due May 1. The reason for the change is that in recent years the trees planted as part of the Fall Planting have survived at a much higher rate than those planted as part of the Spring Planting.

Street Tree Inspections and Removals

During the month of September, the City received 47 requests for street tree inspections. These inspections resulted in the approval for removal of ten street trees. Based upon previous inspections, the City managed the contractual removal of 19 street trees as well as the grinding of 17 stumps during the month of September.

Earlier this year City Council authorized a comprehensive update to the City's Street Tree Inventory. The Davey Resource Group began updating the City's Street Tree Inventory in June. To date 18,000 of the approximately 19,500 street trees in the City of Chesterfield have been assessed by Davey. That information will be incorporated into the City's GIS records for future use by the City Arborist. We expect the Street Tree Inventory to be completed in October.



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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 October 8, 2024, indicates that preliminary maps are projected to be issued on October 17, 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.

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. The project is substantially complete and the new mezzanine is in use. The contractor is compiling all required project closeout paperwork and addressing final punch list items.

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 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 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.

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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 and improvements to the circle drive to better accommodate bus access and parking. Schematic plans were reviewed and approved by the Architectural Review Board on March 16.

Based on the cost estimate provided by Bond Architects on May 30, the construction project scope was reduced to only include the back-of-house improvements. Plans, specifications, and estimate (PS&E) for the back of house improvements were completed on June 25 and a public bid opening was held on July 23. The City received 11 bids for the project, with Aspire Construction submitting the lowest bid - \$1,695,300. There were two bid alternates in the bid documents – one for stamped and colored concrete pavement and one for the installation of footings for a future canopy. After careful review of the bids and alternates, staff decided not to pursue either bid alternate. Instead, due to favorable bids, staff recommended constructing the entire south canopy between the existing structure and the proposed back of house addition. On August 19, 2024 City Council authorized a contract with Aspire Construction in an amount not to exceed \$2,400,000. This amount includes the base bid (\$1,695,300), the negotiated price to construct the south canopy (\$354,173), and a contingency to fund any necessary change orders. A preconstruction meeting was held on September 19 and Notice to Proceed was issued on September 23. The contractor is currently working to prepare the site by grading and clearing trees. We anticipate that this project will be completed by early June of 2025.

At the Council meeting on August 19, City Council expressed interest in moving forward with construction of the restroom facility now and requested Staff to provide an update on the restroom facility design and investigate the possibility of adding construction of the restroom facility to the current project. Staff coordinated with Bond Architects to evaluate this request. It is our preliminary determination that adding the restroom construction to the current project is not feasible because construction would likely not be complete prior to the Amphitheater opening in June of 2025. Staff will continue to aggressively pursue completion of the final plans / specifications of the restrooms and all necessary agency and utility coordination. Once that is complete we will negotiate a change order with Aspire to construct the restroom. That change order will be presented to City Council for approval. Provided Council authorizes the change order, the restroom construction will commence in the Fall (after the 2025 concert season) unless we determine that construction can be completed prior to June of 2025.

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Bikeable-Walkable Community Plan

In accordance with the Strategic Plan (Goal 2, Objective 4), the Public Works Staff is working towards 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 City Council approved a contract with Toole Design in an amount not to exceed the budgeted amount of \$95,000. The contract with Toole has been executed and a project kick-off meeting was held on July 18. Toole is currently working on a data analysis of our existing conditions as well as finalizing the resident survey and project website. A survey directed toward the general public will be published in late October to gather information on public concerns and priorities. A presentation of the draft Plan is preliminarily planned for February of 2025.

City Hall Roof Replacement

On June 3, 2024, City Council approved a contract with W James Taylor, Incorporated in an amount not to exceed \$330,000 for replacement of the roof at City Hall. The contract documents have been executed and the contractor has been provided Notice to Proceed. Commencement of the work has been delayed due to material supply issues. Work is now expected to be completed by the end of November. All costs associated with the roof replacement will be recouped as part of an insurance claim submitted earlier this year.