

MINUTES

PUBLIC WORKS COMMITTEE

Thursday, October 6, 2016

6:00 P.M.

The Sunset Hills Public Works Committee held a meeting on Thursday, October 6, 2016 at 6:00 P.M. in the Public Works Conference Room located at 3939 S. Lindbergh Blvd.

Roll Call.

Present: Thompson Price, Tom Musich, Kurt Krueger, Rich Gau.

1. Approval of Minutes from September 1, 2016

Motion: Recommend Approval

Action: Approve,

Moved by Kurt Krueger,

Seconded by Rich Gau.

Motion passed unanimously.

Frank Hardy – 419 Rayburn (came into the meeting at about 7:15pm)

2. Citizen Comments (10 Minutes Set Aside For Comments)
(Comments Only – No Questions – 2 Minutes Per Citizen)

3. Public Works Building Roof – Bid Results

Chairman Musich turned this item over to Bryson Baker. Mr. Baker explained that we had several contractors look at the roof when it was leaking. He said that estimates at that time were under \$30,000 for replacement. Mr. Baker said after bid document preparation and solicitation, we have the bids submitted.

Alderman Gau asked if any of the bidders were Sunset Hills' residents. Mr. Searcy responded that Reger was from Kirkwood, but they had problems with their bid submission. Mr. Baker explained the problems as material and quantity issues and stated our recommendation would be for the 2nd low bid from Stark Roofing. He asked Mr. Searcy to comment on the

references. Mr. Searcy responded that he obtained two references that were glowing with regard to quality and customer service.

Alderman Krueger asked if this was a tear off and re-roof. Mr. Baker responded affirmatively. Mr. Krueger asked if they had ice & water shield with 15# felt in the bid. Mr. Searcy responded that the valleys will have 36" wide ice & water shield and that a synthetic covering was recommended over the 15# felt. Chairman Musich asked if drip edge was in the bid. Mr. Searcy responded that we specified that in the bid package and is part of the bid. Chairman Musich asked if they were bonded and insured. Mr. Searcy stated the bid package requires these items. Alderman asked if the bond is part of their price. Mr. Searcy responded that it is stated as part of our typical bid package. Chairman asked about clean-up and warranty. Mr. Searcy said that a 30 year shingle and 15 year warranty was requested in the bid package. Chairman corrected Mr. Searcy that the shingle was a 40 year shingle. Alderman Krueger asked if this would be an architectural shingle and if the shingle will match the rest of the campus buildings. Mr. Searcy said that the package requested "like materials." Mr. Baker said he would like to see an Architectural shingle. Alderman Krueger commented that this is typically what they would have to supply to meet our 40 year material specification. He added that it would be good if we try to match what is on the rest of the campus buildings. Mr. Baker said this would make specific sense to the Police and Public Works buildings that were built at the same time. Alderman Price asked who placed the roofs on the Police & Public Works buildings. Mr. Searcy recalled that these were part of the same project for the City in 1999 and the roofs were installed by a sub to BSI Constructors, the general contractor for this project. Mr. Baker said we plan to try to match the existing buildings.

Alderman Krueger moved to recommend approval of the bid to Stark Roofing.

Alderman Gau suggested that more effort be expended to solicit such packages to Sunset Hills' resident roofing companies. Mr. Searcy responded that the solicitation process for this bid package was completed for this package like we do all packages and that a resident roofer in Len Kirberg who lives on Mill Hill was specifically solicited without response. He explained that numerous sources are accessed for all of our bid packages in that it helps us to get better numbers if contractors would be so kind as to respond. Mr. Baker backed this up with the process he goes through with the QBS system to select architects and engineering firms.

Alderman Price asked why there was such a difference in the bid amounts. Mr. Baker responded that Baumstark & Dyllon were within 10% of each other and Allen being much higher suggests that they may not have taken the project seriously or are already busy. The committee studied another example on the City website that Mr. Searcy placed on the projector as to how the bid numbers came in for the Concrete Slabs package this year. The numbers were similar in the percentage varied.

Chairman Musich asked what fund this was coming from. Mr. Baker responded that we would see this as a Budget Adjustment, not as a budgeted item. Alderman Gau asked how this looks with the overall Public Works budget. Mr. Baker said that we should look OK as a department even with this expense.

Motion: Recommend Approval,

Action: Approve,

Moved by Kurt Krueger,

Seconded by Rich Gau.

Motion passed unanimously.

Chairman Musich asked how soon the work could be performed. Mr. Searcy said that the project has a 30 Calendar Day Schedule and they would have 10 days to secure their paperwork after an award.

4. City Hall Interior Improvements – Bridge Documents

Mr. Baker updated the committee that he, Alderman Krueger and Lynn Sprick met with LNB to clarify a Scope of Work for the project. He said that LNB is looking for more input from City personnel as to what is specifically desired for this project. Mr. Baker stated that they should be able to give us a better idea of costs after we define some of our desires.

Chairman Musich asked when LNB is expected to contact us next. Mr. Baker responded that we will contact them after more review of the document they already provided.

Alderman Gau asked if Public Works personnel was confident on the needs at this point or needed more Committee level input. Mr. Baker responded that staff has Alderman Krueger's input at the meetings. Alderman Krueger said that he is provided Architectural support to staff to help with the programming. Mr. Baker suggested there will be opportunities for aldermanic input for those interested at several points in the process. Alderman Price asked if this would come after LNB comes up with recommendations. Mr. Baker responded that such meetings with all stakeholders will give them more definition for an overall design.

5. Project Updates:

- West Watson – Mr. Baker said the project has started with a concentration of activity on the areas close to S. Lindbergh. He added that Ameren is performing some relocation work on the west end by Robyn. Mr. Baker said the project will be ongoing through the winter with paving and finish work next spring.
- Eddie and Park Sidewalk – Chairman Musich said that the project is completed and asked about the sod work. Mr. Baker responded that the area was covered with seed and straw. He commented that with the success of this activity, sodding did not look necessary. Mr. Searcy commented that this should save the City about \$18,000. Mr. Baker indicated that staff would be meeting with the contractor next Wednesday to cover some issues including stress cracks noted in the sidewalk pavement. He said we were in the process of getting the project closed out.
- East Watson Sidewalk – Mr. Baker said he has all the easements ready to send out to the residents affected to request right of way acquisition. He commented that Oates is getting close on the plans for this project. Mr. Baker said that another resident input meeting might be in order, pending how the right of way acquisition process goes. He said he might be looking for Aldermanic help from that ward and maybe Mr. Wong to help that part of the process along.

- Lindbergh Sidewalk – Mr. Baker said we were still working on preliminary plans. He said he met with Oates Associated on that matter. He stated that they are currently looking at the sidewalk to be in the extra lane on each side and MoDOT was OK with that idea. Mr. Baker said that now, we are currently looking on the east side area by the Borzillo development to get it located more behind the curb. He said he felt this was doable to help save that lane. He said that affected land acquisition should go well except at the Econo Lodge where one of two ideas does not require property and that will be the likely solution in this area. Mr. Baker detailed that on the west side, we are probably not going to be able to get any of the property from the tornado area. He felt that the design may need to encroach on the extra lane all the way up to Telle Tire. Mr. Baker said that once we get past there, we hope it can be placed back behind the curb so it will work in with how Mellow Mushroom currently has their sidewalk configured all the way to Rott Rd. staying west of the overhead service poles. He said that the main problem will likely be property acquisition issues. Alderman Gau asked what will happen north of East Watson. Mr. Baker responded that would be Phase II we would apply to MoDOT for sidewalk to get us up to Watson Rd. Alderman Price asked if there were many pedestrians currently walking in this area of S. Lindbergh. Alderman Gau asked how far the City would like to take this sidewalk work along S. Lindbergh. Mr. Baker said that sidewalks by Econo Lodge would tie into the work being planned for E. Watson. He said that with Phase II we would have sidewalks up to Watson Rd. and that a Phase III could work south past the City Campus and The Courtyards. Alderman Price asked if there were sidewalks in Kirkwood. Mr. Baker said he did not think there were sidewalks north of 44 on Lindbergh. Alderman Krueger and Price speculated that the old town area of Kirkwood sidewalks stop well north of the city limits with Sunset Hills.

6. Announcements:

- Hadley Hill Road Improvements Meeting – Chairman Musich said that a public input meeting for this subject is scheduled for October 19, 2016 at 6pm in the Robert C. Jones Auditorium. Mr. Baker said this will be more of a Town Hall type meeting with a bit of a presentation up front. He added that residents can then interact with the designer HR Green and staff on issues. Alderman Gau asked where the design was at this time. Mr. Baker responded that the geotechnical work is complete and that they are starting to look at things like the storm water issues. He said that at this point the project will become very expensive with all of the shallow rock in the area. Mr. Baker detailed a recent problem where a storm took out much of the rock we placed in the swales. Chairman Musich brought up the topic and application of the use of gabions. Alderman Krueger said those would not be applicable here due to the lack of depth. Alderman Gau asked what the residents might find palatable. Alderman Krueger responded that they really prefer to maintain the “rural” aspect of the current configuration of Hadley Hill. Alderman Gau asked how we will be able to mitigate storm water concerns with such a criterion. Chairman Musich asked if we plan to put this on the website. Mr. Baker responded that it is on the website and that letters have been sent to every resident along this road. Chairman Musich

asked if the City Campus electronic sign would be useful here. Mr. Baker said that the letter will take care of the bulk of the advertising, but the sign might be helpful. Mr. Searcy showed the committee where the website listing was on every page in the form of an Alert. Alderman Krueger said he would be forwarding e-mails Alderman Price asked if everyone had to be at this public meeting. Mr. Baker said it was not mandatory as it is a matter located in Ward III.

7. Other Matters Deemed Appropriate

Chairman Musich asked Mr. Hardy if he had anything to add to the meeting. Mr. Hardy responded negatively.

The meeting concluded at 6:27pm.

Respectfully submitted:



Bryson E. Baker, PE
City Engineer / Director of Public Works