

## MINUTES OF THE CITY OF SUNSET HILLS

### PUBLIC WORKS COMMITTEE

February 1, 2018

The City of Sunset Hills Public Works Committee met Thursday, February 1, 2018 at 4:00 p.m. in the Public Works Conference Room of City Hall. The following were present:

Alderman Thomas Musich  
Alderman Kurt Krueger  
Alderman Thompson Price  
City Engineer Bryson Baker

Eric Sterman- City Administrator  
Jennifer Gray- Trane

1. Approval of Minutes from December 7, 2017

Alderman Price made a motion to approve the Minutes as written. Alderman Krueger seconded the motion and it was unanimously approved.

2. Citizen Comments

There were no citizen comments.

3. Trane- Investment Grade Audit Results- Jennifer Gray

Mrs. Gray stated the company went through each building and verified inventory of the systems. They completed an analysis and confirmed the Ameren incentive estimates, which were greater than anticipated. They completed a computerized energy baseline model and performed a load analyses to correctly select the equipment for each building. They ran different energy conservation modeling simulations to calculate the final guaranteed energy savings and completed a final scope of work. The company will be ready to present to the Board of Aldermen on February 13, 2018. The proposed scope of work includes fifteen items, many of which include campus wide measures such as lighting and building automation upgrades along with new HVAC equipment. Some unique features are bringing gas service to the City Hall building, which means the air handling unit and packaged condensing unit will have to be replaced, and adding UV filtration at the Community Center. The air handling unit in the Public Works building will be replaced, instead of refurbished. At Watson Trail Park, they would like to change the pool house and parking lot lighting to LED. Annual measurement and verification costs were added for the entire fifteen year contract, per the Board of Aldermen. The initial base scope was \$826,252. The project is now being proposed to be \$982,744. The annual energy savings went down approximately \$2,700 due to minor calculation adjustments and equipment selections. Maintenance savings went up approximately \$1,400 annually. Ameren is offering incentives of approximately \$111,000. The incentives are based on energy consumption. A historical baseline is submitted to Ameren consisting of current utility bills and projections of where they will be after the changes. If the

numbers are within an acceptable range, Ameren will move forward with the grant. There will be no architectural modifications at the Police Station, like moving ductwork, but there might be at City Hall.

Alderman Musich asked if there would be any changes with the insurance, due to the work being done.

Mrs. Gray stated she did not believe so.

Alderman Musich requested Mrs. Gray bring the Energy Engineer to the Board of Aldermen meeting.

Mr. Sterman stated at the Board of Aldermen meeting the contract with Trane will be voted on, as long as it is recommended by the Public Works Committee. The Finance Committee's recommendation of financing the contract over approximately six years will be voted on, as well, with a separate vote.

Alderman Krueger made a motion to move forward with the Trane proposal. Alderman Price seconded the motion and it was unanimously approved.

#### 4. City Sign Bid Results- Discussion

Mr. Sterman stated the proposed monument sign would be at the Lindbergh Boulevard and Watson Road intersection, composed of red granite that was donated to the City as well as other stone and metal. There was a bid for a design build with an example included. Most companies turned in a bid using the example as their template for their construction and did not come up with their own designs, which is what the City was looking for. They decided not to move forward with the bid award at that time, since they did not receive what they had been looking for. Alderman Krueger and a colleague came up with some sketches for the project and they worked with a sign vendor to come up with some detailed drawings of options for what the sign could look like. They put another bid out and only received one bid for the project. There are concerns about the bid not being up to standards for what the City is looking for and that the project may be too costly. They would like to solicit more responses for the project. He brought the bid to the Public Works Committee for a decision on whether or not to accept the current bid and what path to take to move forward on the project.

Alderman Krueger suggested bidding the job out to general contractors instead of sign companies, since there is some design and stonework associated with the project, more than signage.

Mr. Sterman stated the bid that was received was for \$70,000. The City has set aside \$50,000 for the monument sign for the year 2018 and there is a grant that could bridge some of the expense.

Alderman Musich suggested calling the masons that were sent the bid requirements and ask them why they decided not to bid on the project. He also suggested having the stonework done and then having the logo done separately by a metal company.

Alderman Krueger made a motion to decline the sign bid. Alderman Price seconded the motion and it was unanimously declined.

5. Project Updates

Mr. Baker stated HR Green is still working on the design for Hadley Hill. He would like the design to be completed by the end of the year. There were two problems with property acquisition on the East Watson Sidewalk project. One homeowner refused giving the City an easement, so the City had to design around the property. The other homeowner asked for a retaining wall and a handrail, so that had to be designed in. Utility adjustments are currently being made for the Headwall Projects.

Alderman Musich asked if the plans for the headwalls are completed.

Mr. Baker replied yes. He plans on bidding out the Headwall project and the East Watson Sidewalk project in the next couple months. He stated the preliminary plans are finished for the Lindbergh Sidewalk Project, and now they are waiting on the property acquisitions. O.R. Colan, the City's consultant, is working with the property owners.

6. Adjournment

Alderman Krueger made a motion to adjourn the meeting at 4:55 P.M. Alderman Price seconded the motion, and it was unanimously approved.

Respectfully,



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