

## **AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - a. Minutes of the April 22, 2024 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Presentations**
  - a. Kerber, Eck & Braeckel LLP 2023 Financial Audit
- 7. Legislation**
  - a. Bill 4190 - Pet Daycare and Boarding Facilities Amendment
- 8. Consent Items**
  - a. Administration - SUE Transfer Lal Qila
- 9. Mayor's Report**
- 10. City Administrator's Report**
- 11. City Attorney's Report**
- 12. Staff Reports**
  - a. Administration – Owner's Representative for Public Works & Parks Facility
  - b. Administration – Civil Engineer for Public Works & Parks Facility
  - c. Administration – Architect Firm for Public Works & Parks Facility
  - d. Parks & Recreation – Pickleball & Tennis Court Improvements Bids
  - e. Parks & Recreation – Utility Vehicle Purchase
  - f. Public Works – Crack Sealing Bids
- 13. Aldermanic Comments**
- 14. Closed Session**
  - a. Pursuant to Section 610.022 RSMo., The Board may vote to move to closed session to discuss legal and personnel matters under Section 610.021 (1) and (3).
- 15. Adjourn**

***NOTE:*** Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

***CLOSED SESSION:*** Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.

***ADA NOTICE:*** Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**BOARD OF ALDERMEN  
Meeting Minutes**

APRIL 22, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

**THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.**

The meeting was called to order by Mayor Pogue at 7:01 p.m.

**ROLL CALL**

Present

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley

Absent

- Alderman Kevin Roach

- Alderman Mark Stallmann (via videoconference)
- Alderman Frank Fleming
- Alderman Mark Weaver
- Alderman Ross Bullington
- Alderman David Siegel
- City Administrator Eric Sterman
- City Attorney Robert Jones

The Pledge of Allegiance was recited.

**MINUTES**

The minutes from the April 8, 2024 Board of Aldermen meeting were submitted for approval. A motion to approved as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

**ADJOURN**



**BOARD OF ALDERMEN  
Meeting Minutes**

APRIL 22, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

**PRESENTATIONS**

Aldermen Michael Finley, Pamela Haug, Frank Fleming and David Siegel were sworn into office for a two year term.

**ROLL CALL**

Present

Absent

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley
- Alderman Pamela Haug
- Alderman Mark Stallmann (via video conference)
- Alderman Frank Fleming
- Alderman Mark Weaver
- Alderman Ross Bullington
- Alderman David Siegel
- City Administrator Eric Sterman
- City Attorney Robert Jones

**CITIZEN COMMENTS**

Julie Schlegel, 314 Hoover Avenue, St. Louis, spoke to the Board over concerns about the former police chief that happened at his previous employer.

Kevin Wood, 235 New Ballwin Road, spoke to the Board in support of keeping Officer Mike Reynolds as School Resource Officer at Selvidge Middle School and ending term limits for specialized positions for Ballwin Police Officers.

Rebecca House, 815 Pine Village Ct, spoke to the Board in support of keeping Officer Mike Reynolds as School Resource Officer at Selvidge Middle School and ending term limits for specialized positions for Ballwin Police Officers.

Ashley Force, 1015 Rose Hill Lane, Ellisville, spoke to the Board in support of keeping Officer Mike Reynolds as School Resource Officer at Selvidge Middle School and ending term limits for specialized positions for Ballwin Police Officers.



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Taylor Rosehill, 235 New Ballwin Road, spoke to the Board in support of keeping Officer Mike Reynolds as School Resource Officer at Selvidge Middle School and ending term limits for specialized positions for Ballwin Police Officers.

Candace Hall, 1060 Oakwood Farms Lane, spoke to the Board in support of keeping Officer Mike Reynolds as School Resource Officer at Selvidge Middle School and ending term limits for specialized positions for Ballwin Police Officers.

Alderman David Siegel addressed the audience and noted the Board spoke about this issue at the last Board meeting. He also noted he understands the desire for stability, but the rotation of positions is in the Collective Bargaining Agreement between the Fraternal Order of Police Union and the City of Ballwin and there is nothing the City can do to change it without approval from the Union. He noted the Board had discussed a longer probation period for training between the former School Resource Officer and a new one in the future.

City Attorney Bob Jones noted the City of Ballwin cannot change anything within the Police Department's CBA without the union having to renegotiate. He also noted the CBA is good through 2026.

Mayor Tim Pogue noted there are other assignments that are covered by the rotation including traffic enforcement, detectives, community affairs and more. He also noted there does not seem to be support within the Police Department for changing this rotation.

Alderman Pamela Haug questioned whether this term limit for SRO's was only at Selvidge Middle School.

Interim Police Chief John Bergfeld noted the City of Chesterfield has term limits and St. Louis County is looking into adding term limits for their SRO's.

Mark Harder, St. Louis County Councilman gave the Board an update on the New Ballwin Road project from Twigwood to Big Bend and noted it had been approved construction would potentially start this year. He also noted there was a Kia event at the Chesterfield Mall this coming Sunday, April 28th, to update anti-theft software on some Kia models.





**BOARD OF ALDERMEN  
Meeting Minutes**

APRIL 22, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

**CONSENT ITEMS**

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**Public Works – Salt Purchase**

*Staff recommends awarding the contract for 200 tons of salt for late 2024 delivery and an additional 100 tons for early 2025 delivery to the City of Chesterfield Coop/Compass Minerals.*

A motion was made by Alderman Frank Fleming and seconded by Alderman Ross Bullington to accept staff’s recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

**MAYOR’S REPORT**

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Mayor Tim Pogue nominated Cassidy Campbell from Ward 2 for the Parks & Recreation Citizen Advisory Committee. Alderman Mark Stallmann made a motion to accept the nomination, with Alderman Michael Finley seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue nominated Scott Brinker from Ward 4 for the Planning & Zoning Commission. Alderman David Siegel made a motion to accept the nomination, with Alderman Ross Bullington seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue nominated Ava Cisse from Ward 3 for the Board of Adjustment. Alderman Frank Fleming made a motion to accept the nomination, with Alderman Mark Weaver seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue also discussed canceling the second meeting for the month starting in May and running through August due to the summer schedule and Memorial Day. Alderman Mike Utt made a motion with Alderman Michael Finley seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

**CITY ADMINISTRATOR’S REPORT**

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City Administrator Eric Sterman informed the Board the Parks & Recreation Citizen Advisory Committee had met prior to the meeting. Recommended converting the second court at Holloway Park to a pickleball court, and repairing the courts at Vlasis Park and repairing the courts at New Ballwin Park will be budgeted in 2025. City Administrator Sterman also noted the demolition of Vlasis Park is well underway and sitework should begin soon.

Alderman Mark Weaver asked about when the former Police Station will be demolished. City Administrator Sterman noted it is on schedule for remediation next week, and then the City will apply for demolition permits from St. Louis County for demolition soon after.



## BOARD OF ALDERMEN Meeting Minutes

APRIL 22, 2024

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### CITY ATTORNEY'S REPORT

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None.

### STAFF REPORTS

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#### Administration – 401 Mayfair Drive Fence

*Staff recommends approval of petition with the condition that the property owner agrees to several requirements.*

*Discussion:* City Planner Lynn Sprick noted the City had received an application for a fence in the front yard of 401 Mayfair Drive, noting there was a dwelling that was 27 feet from the property line that was torn down. The new residence is 40 feet from the property line.

Mayor Tim Pogue questioned whether there was a sight distance issue with the new fence, and City Planner Sprick noted there was not.

Alderman David Siegel questioned whether the fence will be behind or in front of the trees. The property owner, Gary Luaders, noted the fence would be behind the trees on Clayton Road.

Alderman Siegel questioned if there were provisions the homeowner would have to follow regarding this fence. City Attorney Bob Jones noted City ordinances require upkeep and repairs of this fence and revocation of the fence permit if not followed. He also noted this requirement would transfer to the new owner, should the owners sell the property.

A motion was made by Alderman Mark Stallmann and seconded by Alderman David Siegel to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

#### Police Department – Body & Dash Camera System Purchase

*Staff recommends Axon be awarded the contract for our vehicle / body camera program. The Axon cameras performed better during our field-testing and we are able to spread out the cost of the purchase over a five-year period. This project is within budget.*

*Discussion:* Interim Police Chief John Bergfeld noted the Department is looking to upgrade the vehicle and body camera system. The car cameras were purchased in 2015 while the body cameras were purchased in 2020. Those body cameras typically only last 3-5 years. The department went out for proposals and performed a wear test of cameras from both companies that bid. He noted the iPRO did not last the officers full 12 hour shift, while the Axon cameras did. He also noted Axon's bid was \$3,000 less. This project is under budget.

A motion was made by Alderman David Siegel and seconded by Alderman Ross Bullington to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.



## BOARD OF ALDERMEN Meeting Minutes

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### Police Department – Taser Purchase

*Staff recommends approval to upgrade the department's EMDs to the Taser 10.*

*Discussion:* Interim Police Chief John Bergfeld discussed the Department's desire to upgrade to new Tasers. The current Tasers owned by the Department are now out of warranty and there are some items Taser will not fix because the parts are not available. He also noted these new Tasers are bright yellow, more accurate and more powerful. The new ones are slightly over budget, but Interim Police Chief Bergfeld recommended allocating savings from the body & dash camera budget into the Taser budget to cover the cost. Alderman David Siegel noted he appreciates staff worrying about the budget, but he is concerned about the liability for officers if the Tasers are not working. He noted the Department should make an effort to not go out of warranty on any other products in the future. Alderman Mike Utt questioned whether the old Tasers could be sold. Interim Police Chief John Bergfeld noted no one would purchase them because they're old outdated models.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

### ALDERMANIC COMMENTS

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Alderman Mike Utt gave a shout out to the Public Works Department for handling a tree branch that had struck a garbage truck on his street. He noted the Department came out and worked quickly and had the branch removed within minutes.

Alderman Michael Finley thanked teachers, staff and parents for voicing their concerns over the School Resource Officer at Selvidge Middle School.

Alderman David Siegel thanked residents for their support on his re-election, and thanked the Board for their support throughout the past two years.

Alderman Mark Stallmann congratulated Aldermen Siegel, Finley and Fleming for their re-election, and said a special congratulations to Alderman Pamela Haug for her election.

Alderman Frank Fleming also thanked voters for their support for his re-election.

Alderman Michael Finley also thanked voters for their support on his re-election and noted he was looking forward to a great 2024-2025.

Alderman Mike Utt also thanked Selvidge parents for coming out to the Board meeting.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

APRIL 22, 2024

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

**ADJOURNMENT**

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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:04 p.m.

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ MEGAN FREEMAN, CITY CLERK



Bill No. 4190

Ordinance No. \_\_\_\_\_

INTRODUCED BY  
ALDERMEN UTT, FINLEY, STALLMANN, HAUG, FLEMING, WEAVER, SIEGEL, BULLINGTON

AN ORDINANCE ESTABLISHING THE SPECIAL USE OF PET DAY-CARE AND BOARDING FACILITIES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 1-2 of the Code of Ordinances of the City of Ballwin shall amended by adding a new definition of pet day-care and boarding facility, as follows:

Section 1-2, Definitions:

**Pet Day-Care and Boarding Facility:** an establishment that provides daytime care for pets, as well as the option for overnight boarding. In addition to offering supervised care, socialization, exercise, and sometimes training during the day, these facilities allow pet owners to leave their pets overnight, providing accommodation, meals, and additional services such as grooming.

Section 2. Appendix A, Article XIV, Section 1 (38) of the Code of Ordinances of the City of Ballwin shall be amended by adding the following:

Appendix A, Article XIV, Section 1(38):

**Pet Day-Care and Boarding Facilities.** Such facilities must maintain their enclosures within soundproof buildings, ensuring no objectionable noise or odors escape beyond their walls. Open pens and/or runs must be at least 300 feet from any residentially zoned or occupied land and shall be enclosed by a solid vinyl privacy fence, 8 feet in height. In addition, the Board may grant relief from or impose greater required conditions it deems appropriate for protection of adjoining properties from noise and odor, which may include, but not be limited to, requiring berms, walls and/or landscaping.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**TIM POGUE, MAYOR**

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**TIM POGUE, MAYOR**

ATTEST: \_\_\_\_\_  
**ERIC STERMAN, CITY ADMINISTRATOR**



## Consent Item

**RE:** 15222 Manchester Road

**Department/Program:** Administration/Planning

**Explanation:** Special Use Exception Transfer

The Petitioner is seeking the transfer of the Special Use Exception as the new owner of Lal Qila Restaurant located at 15222 Manchester Road. The ongoing operations would adhere to all regulations outlined in the Special Use Exception within the governing Ordinance, with no proposed changes at this time. The transfer would be based on Ordinance 1288, signed on November 22, 1976, and originally granted to Sam & Marla Lum.

The restaurant must adhere to all current building and fire code requirements for Commercial Occupancy and will need to undergo the occupancy permit process after receiving approval from the Board of Aldermen for the transfer of the Special Use Exception.

**Recommendation:**

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions.

**Submitted By:** Lynn Sprick

**Date:** May 13, 2024

**Abdali Brothers, LLC DBA as Lal Qila Cuisine****Lal Qila Indo-Pak and Afghan Cuisine Business Plan****Executive Summary:**

Lal Qila is an authentic Indo-Pak and Afghan cuisine located at the heart of Ballwin, Missouri. The aim of the cuisine is to cater to a diverse clientele seeking a unique dining experience. Our restaurant will offer a blend of traditional recipes, modern culinary techniques, and a warm, inviting ambiance, ensuring memorable dining experiences for all guests.

**Business Description:**

- *Mission Statement:* Our mission is to develop a warm and inviting atmosphere, with elegant decor that reflects the cultural influences of India, Pakistan and Afghanistan. Whether guests are celebrating a special occasion, enjoying a casual dinner with friends, or seeking a taste of home, they will find comfort and joy in our welcoming ambiance in addition to enjoying authentic food.
- *Detailed Business Description:* Lal Qila cuisine is a vibrant restaurant concept that celebrates the rich culinary traditions of India, Pakistan and Afghanistan. Our restaurant offers a harmonious fusion of flavors, aromas, and hospitality, inviting guests on a culinary journey through three culturally rich regions. Our menu showcases an exquisite array of dishes, carefully curated to represent the diverse culinary heritage of India, India, India, India, India, Pakistan and Afghanistan. From savory kebabs and fragrant biryanis to succulent kabobs and delicate Afghan stews, each dish is a testament to our commitment to authenticity and quality.
- *Business History:* Mr. Riaz started his culinary journey 20 years ago. His unique culinary expertise and passion for food motivated him to open Lal Qila. Mr. Riaz's vision for the restaurant was to provide not only delicious cuisine, but also provide a welcoming atmosphere and a center for the community to gather with their families and friends. Mr. Sayed Hamed and his wife Hadia Jaffery who have acquired Lal Qila from Mr. Riaz has nine years of experience in the restaurant business and is the successful owner of the popular Garbanzo Mediterranean Fresh Fast Casual restaurant in Saint Louis Clayton. Sayed's degree in business has equipped him with the knowledge and skills to excel in the industry.

His vision is to further elevate Lal Qila's reputation and offerings under his leadership, enhancing Lal Qila's unique blend of flavors from Indo-Pak and add Afghan culinary traditions. His expertise in the restaurant industry and passion for food will continue to uphold the restaurant's reputation for quality and authenticity as Lal Qila Cuisine continues to delight diners with its delicious cuisine and welcoming ambiance.

- **Menu Offering:** Our menu features a diverse selection of dishes that highlight the distinctive flavors, spices, and cooking techniques of India, Pakistan and Afghanistan. From traditional Indo-Pak favorites like biryanis, kebabs, and karahis to Afghan specialties such as Kabuli Palau, Manto and Bolani; each dish is thoughtfully crafted to showcase the best of both cuisines. We also offer a variety of vegetarian, vegan, and gluten-free options to accommodate diverse dietary preferences.
- **Ingredients and Quality:** At Lal Qila, we prioritize the use of high-quality ingredients sourced from trusted suppliers to ensure the freshness and authenticity of our dishes. From premium cuts of meat and fresh produce to aromatic spices and fragrant herbs, every ingredient is carefully selected to enhance the flavors and textures of our cuisine.
- **Ambiance and Atmosphere:** Our restaurant provides a welcoming and inviting atmosphere that reflects the cultural influences of India, Pakistan and Afghanistan. The decor features elements such as vibrant colors, intricate patterns, and traditional artwork, creating a visually stunning backdrop for diners to enjoy their meals. Whether guests choose to dine in our elegant indoor seating area or our charming outdoor patio, they can expect a comfortable and memorable dining experience.
- **Customer Service:** At Lal Qila, customer satisfaction is our top priority. Our attentive and friendly staff members are dedicated to providing exceptional service to every guest, ensuring that their dining experience exceeds expectations. From greeting guests with a warm smile to accommodating special requests and dietary restrictions, we strive to create a welcoming and hospitable environment for all patrons.
- **Community Engagement:** As a locally owned and operated business, we are committed to actively engaging with the community and supporting local initiatives. We regularly participate in charity events, cultural festivals, and other community gatherings to promote cultural awareness and celebrate diversity. Overall, Lal Qila Indy is more than just a restaurant; it is a culinary destination where guests can savor the flavors of India, Pakistan and Afghanistan while experiencing the warmth of hospitality and the richness of tradition.
- **Location Rationale:** Lal Qila Restaurant is strategically located at 15222 Manchester Rd., Ballwin, MO 63021, ensuring easy accessibility and visibility for both locals and tourists.



Our prime location allows us to attract a diverse clientele and capitalize on the bus foot traffic in the area. Whether guests are exploring the city or seeking a delicious meal, our restaurant's central location makes it a convenient and inviting destination for all. Lal Qila stands out among international cuisine restaurants by offering a unique fusion of Indo-Pak and Afghan flavors. While many international cuisine restaurants focus on single national cuisines, we celebrate the diversity of India, Pakistan and Afghanistan, combining traditional recipes with modern culinary techniques to create an exceptional dining experience. Our menu reflects the richness and complexity of these culinary traditions, appealing to adventurous food enthusiasts and those seeking a taste of the exotic. Whether guests are craving the bold spices of Indo-Pak cuisine or the subtle elegance of Afghan dishes, they will find an exciting array of options at Lal Qila Restaurant made from scratch and organic ingredients.

### **Market Trends and Growth Projections:**

1. *Increasing Demand for Ethnic Cuisine:* There is a growing appreciation for diverse flavors and global cuisine, with consumers seeking authentic and exotic dining experiences. Lal Qila is well-positioned to capitalize on this trend by offering a unique fusion of Indo-Pak and Afghan flavors that cater to adventurous food enthusiasts and those looking to explore new culinary horizons.

3. *Health and Wellness:* With an increasing focus on health-conscious eating, consumers are seeking options that are fresh, nutritious, and made with high-quality ingredients. Lal Qila meets this demand by offering a menu that includes a variety of healthy choices, including vegetarian, vegan, and gluten-free options, without sacrificing taste or flavor.

4. *Growing Interest in Cultural Experiences:* There is a rising interest in exploring different cultures through food, leading to increased demand for authentic ethnic restaurants. Lal Qila's celebration of Indo-Pak and Afghan cuisine provides guests with an opportunity to immerse themselves in the culinary traditions and cultural richness of these regions, appealing to a diverse audience seeking unique dining experiences.

5. *Expansion Opportunities:* With its innovative concept and strong market positioning, Lal Qila has significant growth potential beyond its initial location. As consumer interest in ethnic cuisine continues to rise and the demand grows, there are opportunities to expand into new markets and establish additional locations, both locally and regionally.

Overall, Lal Qila is poised for success in the dynamic and evolving restaurant industry, capitalizing on market trends and meeting the needs of discerning consumers seeking authentic, flavorful, and memorable dining experiences.

6. *Inclusivity*: Inclusivity is a core value at Lal Qila, and we strive to create a welcoming and inclusive environment where everyone feels respected, valued, and celebrated. We believe that diversity enriches our community and enhances the dining experience for all guests.

7. *Accessibility*: We are committed to ensuring that our restaurant is accessible to all individuals, regardless of their physical abilities. Our facilities are designed to accommodate guests with disabilities, including wheelchair ramps, accessible seating, and restroom facilities.

8. *Cultural Sensitivity*: We recognize and respect the diverse backgrounds and cultural traditions of our guests. Our staff undergoes cultural sensitivity training to ensure that all guests feel welcome and respected, regardless of their ethnicity, religion, or cultural background.

9. *Dietary Accommodations*: We strive to accommodate the dietary preferences and restrictions of all guests, including those with food allergies, sensitivities, or special dietary requirements. Our menu includes a variety of options to cater to different dietary needs, including vegetarian, vegan, and gluten-free choices.

10. *Community Engagement*: We actively engage with and support diverse communities within Ballwin and beyond. From participating in cultural events and festivals to partnering with local organizations and charities, we strive to celebrate diversity and promote inclusivity in all aspects of our business.

10. *Catering Services*: In addition to our restaurant dining experience, we offer catering services for special events, parties, and gatherings. Whether it's a corporate luncheon, wedding reception, or private celebration, our experienced team can create customized menus tailored to meet the specific needs and preferences of our clients.

11. *Takeout and Delivery*: For guests who prefer to enjoy our delicious cuisine from the comfort of their own homes, we offer convenient takeout and delivery services. Our

online ordering platform allows customers to browse our menu, place orders, and schedule delivery or pickup at their convenience.

12. *Private Events and Functions:* We provide space for private events and functions, allowing guests to host memorable gatherings in our elegant and inviting restaurant setting. Whether it's a birthday party, anniversary celebration, or corporate event, our dedicated event planning team can assist with all aspects of event coordination, including menu selection, decor, and entertainment.

Overall, growth projections for the Lal Qila with impactful marketing, increasing customer base, potential market trend, rich flavors, cultural diversity and showcase in addition to healthy options is positive.

### **Marketing and Sales strategy**

At Lal Qila, we recognize the importance of effective marketing and sales strategies and we will strive to utilize every method and means to attract customers. We understand that it involves understanding its unique selling points, target audience, and competitive landscape.

1. *Identify unique selling points:* What sets Lal Qila apart from other restaurants is the authentic Indo-Pak and Afghan cuisine, the exceptional customer service, and the offerings of unique, inviting atmosphere.
2. *Target Audience:* Lal Qila's target audience are diverse including local residents, tourists, families, couples looking for a special dining experience or a venue for gathering and celebrations.
3. *Online Presence:* We establish a strong online presence through a professional website and active presence on social media platforms like Facebook, Instagram, and Twitter, sharing enticing visuals of Lal Qila's dishes, behind-the-scenes glimpses, customer testimonials, and special promotions to engage and attract potential customers.
4. *Local Marketing:* We optimize Lal Qila's website and online listings for local search which includes using relevant keywords, optimizing Google My Business profile, and encouraging positive reviews from satisfied customers to improve visibility in local search results.
5. *Content Marketing:* we create and present valuable and relevant content related to Indo-Pak Afghan cuisine, culture, and dining experiences, including blog posts, recipe videos, cooking tips, and cultural insights shared through the restaurant's website, blog, and social media channels to establish Lal Qila as an authority in the industry.

6. *Special Events and Promotions:* we organize special events, theme nights, and promotions to attract diners and create buzz around Lal Qila. This could include hosting live music performances, celebrating festivals with special menus, offering discounts for loyal customers, and partnering with local influencers or food bloggers for collaboration opportunities.
7. *Email Marketing:* we build and nurture relationships with customers through email marketing campaigns. Collect customer email addresses through reservations, loyalty programs, or online sign-ups, and send regular updates, exclusive offers, and personalized recommendations to keep them engaged and encourage repeat visits.
8. *Community Engagement:* We are involved in the local community by participating in events, sponsoring charity initiatives, or collaborating with other businesses. This not only helps Lal Qila build goodwill but also increases brand visibility and attracts potential customers who share similar values.
9. *Customer Feedback and Reviews:* Encourage customers to leave reviews and provide feedback about their dining experience at Lal Qila. Monitor and respond to reviews promptly, whether positive or negative, to show appreciation for customer feedback and address any concerns professionally.
10. *Measure and Adapt:* Continuously monitor the performance of our marketing efforts using metrics like website traffic, social media engagement, reservation bookings, and customer feedback. Use this data to evaluate the effectiveness of your strategies and make necessary adjustments to optimize results over time.

In conclusion, by implementing a comprehensive marketing strategy tailored to Lal Qila's unique strengths and target audience, the restaurant can effectively attract and retain customers, drive foot traffic, and increase revenue.

### **Ownership**

Partners wife and husband

Hadia Jaffery; Vice President, CEO

SayedHamed Abdali: Vice President and General Manager

### **Management team**

SayedHamed Abdali: Vice President and General Manager

## **Management and Organization**

We understand that managing and organizing a restaurant effectively involves various aspects, from operations and staffing to customer service and financial management.

1. *Menu Planning and Pricing:* our menu reflects the restaurant's concept, target audience, and culinary expertise. It ensures variety, quality ingredients, and appropriate pricing to meet customer preferences and profitability goals.
1. *Supplier Management:* we establish relationships with reliable suppliers to ensure consistent quality and timely delivery of ingredients and supplies. Negotiate favorable terms and monitor inventory levels to minimize waste and control costs.
2. *Kitchen Operations:* we streamline kitchen operations to optimize efficiency and maintain food quality and safety standards. This includes organizing workstations, implementing standardized Indo-Pak and Afghan recipes and portion sizes, and training kitchen staff on proper food handling techniques.
3. *Front-of-House Management:* we create a welcoming atmosphere for Lal Qila's guests through attentive service, clean and well-maintained facilities, and attractive table settings. We train our front-of-house staff to provide excellent customer service, handle reservations, and address customer inquiries and complaints professionally.
4. *Staffing and Scheduling:* we hire and train competent staff members and Indo-Pak Afghan expert chefs who align with the restaurant's values and service standards. We develop employee schedules that balance labor costs with peak service times and staffing needs.
5. *Training and Development:* We invest in ongoing training and development programs to enhance employee skills, product knowledge, and job satisfaction. We provide opportunities for advancement and recognition to foster loyalty and commitment among staff members.
6. *Reservation and Seating Management:* We implement a reservation system to manage table bookings efficiently and optimize seating arrangements during peak hours. At Lal

Qila we balance walk-in customers with reserved tables to maximize seating capacity and minimize wait times.

- 7. *Financial Management:* at Lal Qila we maintain accurate records of income and expenses, including food and beverage costs, labor costs, and overhead expenses. We monitor key financial metrics such as revenue, cost of goods sold, and profit margins to identify areas for improvement and ensure financial sustainability.
- 8. *Marketing and Promotion:* we develop marketing strategies to attract new customers and retain existing ones as emphasized earlier. We utilize a mix of online and offline marketing channels, such as social media, email marketing, advertising, and promotions, to raise awareness and drive foot traffic.
- 9. *Quality Assurance:* We implement quality control measures to consistently deliver high-quality food and service to customers. Conduct regular inspections, gather feedback from customers and staff, and take corrective actions as needed to address any issues or areas for improvement.

By effectively managing and organizing these aspects of restaurant operations, at Lal Qila we create a positive dining experience for customers, maximize efficiency and profitability, and build a strong reputation in the competitive restaurant industry.

**Menu popular offerings:**

Appetizers

*Mantu/Manti:* Minced beef dumplings, onions, carrot, and peas; topped with garlic yogurt, and mint.

*Bolani:* stuffed flatbread with potatoes, tons of green onion, fresh herbs, and warm spices

*Burane banjan:* Roasted eggplant, garlic yogurt, mint served with fresh naan

*Hummus:* Mashed chickpeas, tahini, garlic, olive oil and a touch of lemon juice.

*Vegetable Samosa:* Crisp Patties stuffed with Potatoes & Peas (4 pcs)

*Falafel:* deep-fried ball of ground chickpeas and spice served with tahini sauce (4 pcs)

Entrees:

Rice Specialty:

*Kabuli Palau:* Lamb shank topped with afghan long grain rice, caramelized carrots and raisins

*Chicken Biryani:* Rice with pieces of chicken cooked in aromas of spices, herbs & caramelized onions.

*Mutton/Goat Biryani:* Spicy long grain rice with pieces of goat meat cooked in aromas of spices, herbs & caramelized onions.

*White Saffron Rice:* Plain rice with a touch of aromatic saffron with two skewer of koobidah or beef tikka kabob

*Shinwari Karahi:* Chicken with bone and special blend of species, tomato, onion and Jalapenos.

## Kabob and Naan:

Each entree comes with one naan, sauce and grilled onion, tomato, and piece of lemon.

*Beef seekh Kabob*: grilled pieces of beef marinated with special herbs and spices

*Beef Koobideh*: grilled ground beef marinated with special herbs and spices

*Chapli kabob*: Fried meat patties

*Shami Kabob*: grilled pieces of beef marinated with special herbs and spices

*Chicken Tikka Rashmi and Chicken Tikka Tandoori*

## Side dishes:

Plain rice

fries

Roasted salmon with butter and special spices

Garlic and butter naan

## Salad:

Greek salad

Kabuli salad

Channa salad

## Deserts:

Alibaba Ice cream:

Firni

Rice pudding

Baklawa

Afghan Chalibi

## Ice Cream:

Alibaba ice cream; flavored ice cream topped with fresh fruits and pistachio/walnut

Saffron pistachio ice cream

Mango ice cream

## Juice:

Mango Lassi

Freshly squeezed orange, passionfruit (grapefruit, mango and a touch of orange and honey) and green exotic juice (kale, mint, avocado and a touch of lemon and honey)

In conclusion, we are confident that by adding Afghan traditional dishes and taste, our expertise in the restaurant industry and applying our knowledge we will take lal Qila to another level of success, inviting a wide range of customers who will enjoy the welcoming, unique dining experience.







# Staff Report

**Subject:** Owner’s Representative Services for Public Works Facility and Parks Maintenance Facility renovations

**Department/Program:** Administration/Public Works/Parks

**Explanation:**

When the City began the process of designing and building the new Police Station in 2021, the City did an RFQ selection process for an Owner’s Representative (OR) for the project. At that time the City selected Navigate Building Solutions as the most qualified firm. Since then, Navigate has successfully helped the City not only with the Police Station project, but with some work in Vlasik Park as well. Navigate was also chosen to do some of the initial work on the Public Works Facility renovation, including helping with the needs assessment and initial layout options.

As we move forward with detailed design of the PW renovations, staff is recommending using an OR for this project as we did on the Police Station project. An OR will represent the City in working with the design team and construction contractors throughout the project to ensure that the City’s objectives are being met, while helping keep the project on time, on scope, and on budget. They also help manage the physical construction of the building in lieu of a construction manager. Use of an OR is very common on a construction project this size. We do not have anyone on staff with the time or expertise to provide these services in-house.

Staff is recommending using Navigate as our OR through the remainder of the design and construction of the PW renovations. Use of Navigate meets the City’s purchasing policies due to the fact that we have an ongoing service agreement with them stemming from the original 2021 RFQ, as well as their pricing being competitively bid through the TIPS purchasing cooperative.

The proposed contract with Navigate is for a total of \$176,500, which covers the entire project from design to construction to occupancy. Of that total, \$79,500 is for the pre-construction phase (programming, design, bidding, etc.), and \$97,000 is for the construction and post-occupancy phase. The contract is paid in monthly installments throughout the process, expected to conclude in the 2<sup>nd</sup> quarter of 2026, post-occupancy of the new facility.

Based upon an estimated \$4.5 million expected cost for the PW renovations (including design and construction), the proposed contract represents just over 3% of that cost. Based on research this seems to be reasonable and comparable the cost of OR services on other recently built municipal facilities including our Police Station.



It is important to note that should Navigate not perform to the City's satisfaction, the City can exit the contract at any time with a 14-day notice and not pay any penalties.

**Recommendation:**

Make a motion to approve the contract with Navigate Building Solutions for \$176,500 to provide Owner's Representative services to the City for renovation/redevelopment of the City's Public Works and Parks Maintenance facilities.

**Submitted By:** Eric Sterman

**Date:** 4/30/2024

## OWNER REPRESENTATIVE, ON-CALL PROFESSIONAL SERVICES AGREEMENT

### TASK ORDER NUMBER 4

**DATE:** April 23, 2024

**MASTER AGREEMENT:** Owner Representative, On-Call Professional Services Agreement made between the City of Ballwin, Missouri and Navigate Building Solutions dated December 7, 2022

**PROJECT:** Public Works – Preconstruction, and Construction

### SCOPE OF WORK:

#### 1.4. Preconstruction Phase: Design and Bidding Services

1.4.1. Owner's Representative shall provide leadership, based on Owner's direction, on matters relating to the planning, design, governmental approvals, and other activities necessary to complete the Project.

1.4.2. Owner's Representative shall (1) coordinate the preparation by the Architect of a written and graphic description of the program for the Project, including room uses, sizes and adjacency requirements, in accordance with Owner's goals and objectives (the "Project Program"); (2) prepare and submit to Owner a preliminary estimated schedule for completion of the design and construction of the Project, the various major activities to be undertaken in connection with the Project, and the approximate timing of the commencement and completion of such activities, which Owner's Representative shall monitor and revise from time to time throughout the Term (the "Project Schedule"); (3) assist Owner in establishing a Project budget based on a preliminary estimate of Project costs, including without limitation Owner's internal costs, which Owner's Representative shall update with increased detail as the design of the Project progresses (the "Project Budget"); and (4) manage the Project Schedule and Project Budget to manage cash flow, maximize value, keep the work progressing in a logical manner, and avoid or mitigate interruptions of design and construction.

1.4.3. Owner's Representative shall assist the Architect in obtaining permits for the Project; coordinate with the various governmental agencies having permit responsibilities for the Project; represent the Owner at meetings of the applicable governmental units; recommend to the Owner appropriate policies or decisions to be followed on public matters affecting the Project; direct the Architect to ascertain whether there are any significant building code or other governmental compliance issues; coordinate with the Contractor the obtaining of necessary building permits or other necessary construction approvals for the Project; and advise the Owner as to any material issues noted by the Architect.



1.4.4. Owner's Representative shall schedule and attend regular meetings with the Architect related to the development of the design.

1.4.5. Owner's Representative shall provide recommendations to the Owner and Architect regarding construction feasibility, value engineering, availability of materials and labor, time requirements for installation and construction, and factors relating to costs, including costs of alternative designs or materials in a manner consistent with the Project Program, Budget and Schedule, and possible cost reductions and economies if and when necessary to reconcile the Project Budget, Program, and Schedule.

1.4.6. Owner's Representative shall review and comment on the drawings and specifications for the Project (the "Construction Documents"), as they are prepared by the Architect. Owner's Representative shall assist the Owner in the evaluation and recommendation of appropriate design alternatives in light of the Owner's Project Program and the Project Budget and Schedule, provided the Owner's Representative shall not assume any of the Architect's responsibilities for design or any of the general contractor's responsibilities for construction means, methods or costs.

1.4.7. Upon approval by Owner of design development plans and specifications, Owner's Representative shall (a) lead the process on behalf of the Owner in reviewing and coordinating the preparation by the Architect and other Project consultants of the Construction Documents for the Project; and (b) make recommendations regarding alternative solutions whenever design details appear to (i) adversely affect construction feasibility, the Project Program, Budget or Schedule; or (ii) cause the Project to deviate from the approved drawings or requirements of Owner.

1.4.8. Owner's Representative shall (i) prepare and update detailed cost estimates for the estimated Project costs to be incurred by Owner in designing and constructing the Project (the "Project Costs Estimate"). These shall be prepared at the end of Schematic and Design Development phases of the project. The Project Costs Estimate shall include separate line items for each cost category included in the Project cost; with line items for anticipated contracts and subcontracts, and (ii) evaluate pricing for alternative building and engineering systems. In addition, Owner's Representative shall, in consultation with the Architect and Contractor, provide value engineering services to analyze and make recommendations concerning availability of materials and labor, time requirements for installation and construction, and other factors related to costs, including costs of alternative designs or materials, and possible cost reductions and economies. Owner's Representative shall provide value engineering recommendations to Owner, but the final decision will, in every instance, be Owner's decision.

1.4.9. Owner's Representative shall assist Owner in setting a final Project Budget, based on the approved design and the Project Schedule, the Project Program, the Project Costs Estimate and financial constraints identified by Owner; if Owner, with the advice of the Owner's Representative, elects to proceed with separate Project construction contracts or separate bid packages, the Project Costs Estimate and final Project Budget shall include a separate budget for each Project construction contract or

bid package. When used in this Agreement, depending on its context, the term “bid” shall mean “Qualification” and the term “bidder” shall mean “proposer”.

1.4.10. Owner’s Representative shall do a final budget check before going out to bid and make recommendations on any alternative materials.

1.4.11. Owner’s Representative shall act as Owner’s representative in coordinating and assisting the Architect in the preparation of bid documents. Owner’s Representative shall manage the bid process and execution of contracts in accordance with Owner’s requirements.

1.4.12. Owner’s Representative shall assist the Owner in providing two Board of Aldermen updates.

1.4.13. Owner’s Representative shall assist with pre-bid conferences to familiarize bidders with the bid documents and any special or unique systems, materials or methods.

1.4.14. Owner’s Representative shall review bids, prepare analyses and make recommendations to Owner for an award of a contract for the Project.

## **2 – Construction Phase Services**

2.1. Owner’s Representative shall provide recommendations regarding the Contractor’s proposed mobilization schedule, temporary Project facilities, equipment, materials and services during construction and the assignment of responsibilities relating to the same.

2.2. Owner’s Representative shall conduct pre-award conferences with the best and lowest respondent for the Project construction contract; advise Owner regarding the negotiation of business terms of the Project construction contract; and advise Owner on the acceptability of the Contractors for the Project(s).

2.3. Owner’s Representative shall review and process vendor insurance certificates, surety bonds, other bid documents required by Owner (such as Contractor/ Subcontractor Questionnaire, Non-Collusion, employment verification compliance, Israeli boycott compliance, and prevailing wage compliance, etc.) and waivers for contract compliance.

2.4. After Owner awards the Project construction contract and before a Contractor commences work on the site, Owner’s Representative shall assist Owner in the preparation of necessary site logistics plans, traffic flow diagrams and plans for the performance of the applicable work as a result of the review and coordination of the Contractor’s implementation plan, showing the use of designated roadways or street lights, the closing of any roadways, streets and/or sidewalks, and the re-routing of any traffic; and assist in obtaining necessary government approvals required to implement such traffic plans.



2.5. Owner's Representative shall make recommendations as to the timely and economical purchases of materials and equipment; and monitor the purchase of such items.

2.6. Owner's Representative shall represent the Owner in its communications with the Contractor(s), and design consultant(s); schedule, attend and conduct progress meetings, regular on-site meetings to review construction progress and pay requests and to provide appropriate recommendations to the Owner concerning the Owner's decisions on construction matters, including, where necessary, alternative designs or materials; and coordinate, review and advise the Owner concerning, change orders, submittals, and requests for information.

2.7. Owner's Representative shall review and photograph construction progress and issue inspection reports.

2.8. Owner's Representative shall assist and review the processing of change orders and negotiate on Owner's behalf, any change order proposed by a Contractor.

2.9. The Owner's Representative shall review applications for payment by the design consultants and Contractors and make written recommendations to the Owner concerning the payment.

2.10. Owner's Representative shall direct Contractor (and others, where appropriate) to prepare and update a critical path schedule for completion of the applicable work for the Project. In the event of delays impacting the critical path schedule, the Owner's Representative shall make recommendations to the Owner for corrective action by the Contractor and review the Contractor's recommendations for corrective action.

2.11. Owner's Representative shall coordinate the design team's review and approval of shop drawings, product data and other submittals by the Contractor.

2.12. In conjunction with the Contractor who has prime contractual responsibility, the Owner's Representative shall additionally review and advise the Owner concerning the adequacy of the Contractor's personnel and equipment, and the availability of materials and supplies to meet the Contractor's schedules.

2.13. Owner's Representative shall enforce the Contractor's contract to maintain a daily log containing the number of workers, equipment, work accomplished, daily weather, problems encountered and other relevant data as the Owner may require. Although Owner's Representative shall not guarantee the performance by the Contractor or their subcontractors, Owner's Representative shall recommend courses of action to the Owner when Owner or Owner's Representative becomes aware that requirements of any Project construction contract are not being fulfilled, or when a Contractor falls behind in its schedule; shall communicate recommendations, as directed by the Owner, to Contractor on behalf of the Owner; shall monitor Contractor's performance of such

recommendations; and shall report Contractor's progress to the Owner on at least a monthly basis.

2.14. Owner's Representative shall notify the Owner in writing, with photos and supporting documentation if the Owner's Representative becomes aware that the work of a Contractor is not being performed in accordance with the requirements of the Contract Documents. As appropriate, Owner's Representative shall have authority, with written authorization from the Owner, to require additional inspection or testing of the work in accordance with the provisions of the Contract Documents, whether or not such work is covered, installed or completed. Owner's Representative shall review test reports and notify the Owner, the Design consultants and the Contractor, as appropriate, of deficiencies in the work of which Owner's Representative becomes aware and shall advise the Owner of projected consequences of such default and shall make recommendations to Owner with respect thereto. With the written authorization of the Owner, the Owner's Representative shall reject work that does not conform to the requirements of the applicable Contract Documents.

2.15. Owner's Representative shall attend on-site review to confirm substantial and final completion of the construction of the Project and notify Owner when Owner's Representative believes the work under a Project construction contract is substantially complete and that a punch list should be prepared.

2.16. Owner's Representative shall coordinate with the design consultants in its review of the work to enable the design consultants to determine the date of substantial completion. At the substantial completion of the work, monitor the design consultants in their inspection of the work and preparation of a detailed "punch list" specifying any items which require completion, installation, correction or repair. The Owner's Representative shall consult with the Owner and/or design consultant in connection with recommendations for the rejection and replacement of all nonconforming work, as appropriate.

2.17. Owner's Representative shall obtain from the Contractor record drawings or, if required by the applicable Project construction contract, "as-built" drawings, as construction completes.

2.18. Together with the design consultants and Owner, the Owner's Representative shall monitor and observe the testing, start-up and inspections of all utilities, systems and equipment for the Project and review test reports.

2.19. Owner's Representative shall complete the final close-out of the Projects by (i) obtaining, or causing the Contractor to obtain government approvals required for the legal use and occupancy of the Projects, (ii) obtaining warranties, guarantees, bonds, insurance certificates, installation manuals, and other items required pursuant to the Project construction contracts, (iii) obtaining affidavits, final prevailing wage compliance verification, waivers, and releases the Contractors pursuant to the Project construction contracts to achieve final completion of the Project, (iv) collecting and/or otherwise



resolving any customary back charge claims that Owner may assert against any design consultants or Contractors, (v) coordinating the receipt of stock supplies/materials (vi) coordinating contractor building systems training with City staff, (vii) representing Owner at meetings and/or inspections scheduled by Owner and held to resolve problems relating to design, physical condition or operation of the Projects to seek enforcement of warranties

**3 – Post Construction Phase Services**

3.1. Owner's Representative shall coordinate the solicitation, bidding and installation of Owner procured items such as equipment, technology, security, and furnishings.

3.2. Owner's Representative shall provide onsite warranty reviews post-completion at 11 months. Owner' Representative shall be available to the Owner to coordinate warranty callbacks.

**SCHEDULE:**

1. Preconstruction Services & Bidding Services shall be completed between 5/14/24 and March 14, 2025
2. Construction Services are anticipated to take 14 months. Procurement phase (after notice to proceed has been issued) is anticipated to take 6 months and construction onsite is anticipated to take 8 months.
3. Post Construction Phase Services are anticipated to take 1 month.

**COMPENSATION:**

1. Owner Representative shall be paid a lump sum of \$79,500 in equal payments of \$7,950 over a 10-month period for procurement and preconstruction services.
2. Owner Representative shall be paid lump sum of \$97,000. When there is no work occurring onsite but NAVIGATE is managing procurement activities after the Notice to proceed has been issued to the General Contractor, NAVIGATE shall be paid \$3,500 per month. When work is occurring onsite/ Post Construction Phase Services, NAVIGATE shall be paid \$9,500 per month. 6 months x \$3,500 per month + 8 months x \$9,500 per month = \$97,000.

 4/23/24  
 Signature Date

Craig Schluter  
 Member  
 NAVIGATE Building Solutions, LLC.

\_\_\_\_\_  
 Signature Date  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 City of Ballwin, Missouri





**Ballwin Public Works**  
Preconstruction / Construction

Design/Bidding	43 Weeks (10 months)
Construction	61 Weeks (14 months)

Task	Principal	SPM	Estimator
<b>General Services</b>			
<b>1.4 - Preconstruction Phase: Design and Bidding Services</b>			
1.4.1 General Services	8	36	
1.4.2 Budget Management/ Cash Flow Schedule/ Project Schedule	2	42	
1.4.3 AHJ/ Permit Coordination	2	16	
1.4.4 Design Development Meetings	4	32	
1.4.5 Schematic Design Value Engineering, Construction Feasibility	4	20	
1.4.6 Constructability Reviews	4	24	
1.4.7 Design Development Value Engineering, Construction Feasibility	4	16	
1.4.8 Detailed Estimates at Schematic, Design Development, and Permit	6	18	80
1.4.9 Update Estimates and Budget Based On Decisions		4	
1.4.10 Final Value Engineering and Alternative Material Recommendation	2	4	
1.4.11 Bid Document Preparation/ Contract Development/ Bid Process	2	24	
1.4.12 Committee and BOA Updates	2	12	
1.4.13 Pre-Bid Conferences	1	8	
Review bids, contractor interviews, recommendation to Owner, and			
1.4.14 assist in contracting.	2	16	
<b>Total Hours</b>	<b>43</b>	<b>272</b>	<b>80</b>
2024 Rates	\$169.73	\$139.87	\$118.81
<b>Sub Total</b>	<b>\$7,298</b>	<b>\$38,045</b>	<b>\$9,505</b>
	OH&P Multiplier		1.45
	<b>Total</b>		<b>\$79,529.35</b>
	<b>Adjusted Grand Total</b>		<b>\$79,500.00</b>

Task	Principal	Project Director	Estimator
<b>2 - Construction</b>			
2.1 Preliminary Logistics Planning	2	2	
2.2 Pre Award Conferences	2	2	
2.3 Pre Construction Documentation	2	2	
2.4 Enhanced Logistics Planning	1	16	
2.5 Material Review	1	6	
2.6 OAC Meetings (Bi Weekly) / Project Communications	4	56	
2.7 Review Contractor Field Reports	4	84	
2.8 CO Estimating, Review, and Processing	4	12	
2.9 Payment Processing	4	24	
2.10 Critical Path Schedule Review	4	16	
2.11 Shop Drawing Coordination	2	20	
2.12 Labor Review	2	8	
2.13 Review Contractors Daily Log and Other Deliverables	2	28	
2.14 On Site Quality Control (Bi-Weekly)	2	56	
2.15 Substantial/Final Completion Inspections	1	8	
2.16 Substantial/Final Completion Follow Up	1	8	
2.17 Contractors Record Drawings	1	8	
2.18 Testing and Start Up	1	8	
2.19 Close out	2	16	
<b>4 - Post Construction</b>			
4.1 Owner Furnished Installations	1	8	
4.2 Warrant Walk	1	8	
<b>Total Hours</b>	<b>44</b>	<b>396</b>	<b>0</b>
2025 Rates	\$174.82	\$149.85	\$122.37
<b>Sub Total</b>	<b>\$7,692</b>	<b>\$59,341</b>	<b>\$0</b>
	OH&P Multiplier		1.45
	<b>Total</b>		<b>\$97,197.39</b>
	<b>Adjusted Grand Total</b>		<b>\$97,000.00</b>





# Staff Report

**Subject:** Civil Engineering Services for Public Works Facility and Parks Maintenance Facility renovations

**Department/Program:** Administration/Public Works/Parks

**Explanation:**

The City is currently in the process of assembling a design team to proceed with the renovation and redevelopment of the City’s Public Works and Parks Maintenance facilities in Vlasis Park. Normally, a subcontractor of the architect for the project would perform the civil engineering portion of the design work. However, the City has recently undertaken two major projects in Vlasis Park – the new Police Station and the renovation and expansion of the playground and hillside area. In both cases Civil Design Engineering Consultants (CEDC) performed the civil engineering work, including the requisite calculations and documentation for MSD permitting.

Given their familiarity with the City and Vlasis Park in particular, as well as their track record of helping us navigate MSD permitting in the Park, staff is recommending the City directly hiring CEDC to provide civil engineering services for the Public Works and Parks Maintenance facility renovations. Staff is very confident in their quality of work we do expect some cost savings due to the efficiencies gained from their prior work already in Vlasis Park. With the amount of area being disturbed by this project, MSD permitting can be a significant challenge and stormwater detention will likely be required. CEDC has an excellent track record of mitigating the expense for detention and working with MSD on the permitting process.

Staff and our Owner’s Representative Navigate have negotiated a proposed contract with CEDC for \$42,400. The scope of the proposed contract includes a partial ALTA survey, site development and design plans, construction documents, and construction administration. Navigate has reviewed the proposed contract and believes this to be a fair price based on their work on other similar facilities.

**Recommendation:**

Make a motion to approve the contract with CEDC for \$42,400 to provide civil engineering services to the City for renovation/redevelopment of the City’s Public Works and Parks Maintenance facilities.

**Submitted By:** Eric Sterman

**Date:** 4/30/2024

# CEDC

CIVIL ENGINEERING  
DESIGN CONSULTANTS

VIA EMAIL: [joe@navigatebuildingsolutions.com](mailto:joe@navigatebuildingsolutions.com)

March 21, 2024  
*Revised April 12, 2024*

Mr. Eric Sterman  
City Administrator  
City of Ballwin, MO  
1 Government Center  
Ballwin, MO 63011

Request for Proposal – City of Ballwin – Public Works Renovation and Addition  
200 Park Drive., Ballwin, MO 63011

Dear Mr. Sterman:

We are pleased to submit this proposal for professional civil engineering and surveying services for the Public Works Renovation and Addition Project for the City of Ballwin, at 200 Park Drive in Ballwin, Missouri. This proposal is based upon the RFQ dated March 15, 2024.

Pursuant to plans recently being approved by MSD for a new playground for Vlasik Park east of the proposed Public Works Renovation project, the differential runoff is 1.90 c.f.s. which is just below the 2 c.f.s. threshold when detention measures must be implemented. It is anticipated that the new development will likely increase the runoff over the 2 c.f.s. threshold, thereby requiring detention for this development.

The suggested area to be surveyed is indicated on the SURVEY EXHIBIT included with this proposal. The area includes ground located northeast of Park Drive (north of the tennis courts and parking lot), where the existing stormwater drains. This appears to be the most-likely area to provide stormwater detention for the development, as well as water quality measures.

This letter shall serve as a contract between Civil Engineering Design Consultants, Inc. and **City of Ballwin, MO**, “Client”, for the scope of services, fees and conditions as outlined within this agreement.

## SCOPE:

### 1. Partial ALTA Survey

Provide the necessary office and field work to prepare an ALTA survey of a portion of the overall property as indicated on the SURVEY EXHIBIT included with this proposal. Utilities will be shown as marked by One Call and available maps. Sewers will be located to two reaches downstream. A current title commitment is required to be provided by the owner, along with copies of the listed exceptions.

*Note: Should additional surveying be required, a separate proposal will be prepared and submitted to Client indicating the additional area needed.*

**2. Site Development / Design Development Plans**

- a. Prepare plan showing the proposed improvements as coordinated with the owner and the design team
- b. Prepare preliminary site grading plan showing proposed contours and spot grades
- c. Prepare preliminary storm water discharge plan including differential runoff calculations and location of storm water management facilities
- d. Provide preliminary design of stormwater best management practice for mitigating runoff from the proposed improvements
- e. Prepare preliminary gravity sanitary sewer design
- f. Submit preliminary set of drawings to fire department and utility companies for coordination
- g. Attend meeting with Client to review proposed improvements if required
- h. Address review comments based upon site utility estimates by others
- i. Provide schematic set of drawings for approval prior to proceeding with Construction Documents

**3. Construction Documents**

- a. Finalize the grading design for the overall development including earthwork calculations
- b. Finalize design of the storm water discharge plan including stormwater best management practices and design of detention facilities
- c. Prepare BMP landscape plan, assuming stormwater management will be provided with combination bioretention/detention basin
- d. Prepare stormwater management report and O&M manual for the BMP facilities and prepare reserve area exhibits for execution by the owner
- e. Design gravity sanitary sewer plan, if required
- f. Prepare site demolition plan showing site areas impacted by proposed improvements
- g. Prepare storm water pollution prevention plans
- h. Assist in the coordination with utility companies for existing and proposed facilities
- i. Provide site work specifications
- j. Show location and height of retaining walls if required (*Structural design of retaining walls by others*)
- k. Coordinate plans with Client
- l. Submit plans to the following agencies for review and approval;
  - 1. City of Ballwin
  - 2. Metropolitan St. Louis Sewer District
  - 3. Missouri American Water Company, Spire, Charter, AT&T, AmerenUE (for conflict review)
  - 4. MoDNR (Land Disturbance Permit), if required

**4. Construction Administration**

- a. Attend one pre-construction meeting at the request of the Client
- b. Provide up to two (2) construction site visits if requested
- c. Provide one punch list site visit if requested
- d. Review site-work related shop drawings, product data, and samples
- e. Address RFI's during construction

**FEE SUMMARY**

<u>Item</u>	<u>Fee</u>
1. Partial ALTA Survey .....	\$14,900.00
2. Site Development / Design Development Plans.....	\$ 7,000.00
3. Construction Documents .....	\$18,000.00
4. Construction Administration .....	<u>\$ 2,000.00</u>
<b>TOTAL FEE</b>	<b>\$41,900.00*</b>

*\* Reimbursable expenses as outlined are not included in the total fee.*

General Conditions:

1. Reimbursable expenses are sometimes initially paid for by Civil Engineering Design Consultants, Inc. to expedite the project. These expenses include, but are not limited to recording costs, title commitments, mileage, travel expenses, postage, reproduction costs, computer plots, review fees, long distance phone calls, etc. and will be invoiced to the Client without a mark-up. Costs are shown on the expense table below.
2. These services shall be invoiced monthly based on hours worked billed toward the total fee. In the event that payment is not made when due, Client agrees to pay one and one-half percent of the unpaid balance per month as late charges, as well as all costs of collection, including, but not limited to, any legal fees or expenses arising from Client’s failure to make timely payments under this contract.
3. Should the Client request additional services beyond the scope of this proposal, Civil Engineering Design Consultants, Inc. will bill on a time and expense basis with fees shown below.
4. Should the scope of services not be completed within one year of the submitted proposal, the fees for the remaining work shall be increased by five percent.
5. This fee proposal does not include any of the fees required by governing agencies for permitting, plan review, recording of documents or connection fees necessary for utility installations or any other fees not mentioned above.
6. This proposal shall not be assigned or transferred to any other party without the written approval from Civil Engineering Design Consultants, Inc.
7. Civil Engineering Design Consultants, Inc. sub-contracts survey work to Marler Surveying.

8. Client agrees to allocate certain of the risks so that, to the fullest extent permitted by law, Civil Engineering Design Consultants, Inc.'s total aggregate liability to Client and all third-parties is limited to one million dollars for any and all injuries, damages, claims, losses, expenses, or claim expenses (including all attorneys' fees and expenses) arising out of this agreement from any cause or causes, including, but not limited to, Civil Engineering Design Consultants, Inc. negligence, errors, omissions, strict liability, breach of contract, or breach of warranty. In no event shall Civil Engineering Design Consultants, Inc. be responsible for consequential damages, including, but not limited to, commercial loss of any kind which includes loss of business, profits, revenue or savings, and loss of data or messages.
9. Any disputes arising under this agreement shall be governed by Missouri law, and jurisdiction for any lawsuit brought by either party hereunder shall lie exclusively with the Circuit Court of St. Louis County, Missouri.
10. This proposal **does not** include the following:
  - a. Geotechnical/Environmental engineering
  - b. Structural design of pavement thickness/types, CEDC recommends a geotechnical engineer design the required pavement thickness/types
  - c. Off-site improvements
  - d. Structural design of retaining walls or stairs
  - e. Off-site sewer extensions or offsite sewer improvements
  - f. Easement vacations
  - g. Lighting design
  - h. Landscaping
  - i. Storm and sanitary sewer pump stations/force mains
  - j. Regularly scheduled meetings (if regularly scheduled project meetings are required, meeting attendance shall be billed on a time & expense basis)
  - k. Utility design
  - l. LEED design
  - m. Hydraulic analysis and/or design of fire hydrants

**Professional Service Fees:**

Principal:	\$150.00/hr.
Project Manager:	\$125.00/hr.
CAD Designer	\$ 90.00/hr
Project/Office Admin:	\$ 75.00/hr.

**Expenses/Fees:**

Bond Plots	\$1.00/s.f.
Mylar Plots	\$2.00/s.f.
Mileage	\$0.58/mile
Subcontractor	Fee + 10%
Postage	Cost + 10%

**Surveying Hourly Rates**

Principal R.L.S.	\$135.00	1 Man with Robotic	\$140.00
Project R.L.S.	\$105.00	2 Man with Robotic	\$175.00
Survey Tech R.L.S.	\$ 85.00	1 Man w/GPS Rover	\$160.00
Party Chief R.L.S.	\$ 95.00	2 Man w/GPS Rover	\$185.00
Sr. Survey Tech	\$ 70.00	1 Man Survey Crew	\$115.00
Instrument Man	\$ 65.00	2 Man Survey Crews	\$175.00
Jr. Survey Tech	\$ 60.00	3 Man Survey Crews	\$190.00
Rod Person	\$ 55.00	Administrative	\$ 55.00
CAD Drafter	\$ 65.00	Research	\$ 55.00



If the above-mentioned scope of services, fees and conditions are acceptable, please acknowledge your approval and acceptance by signing and dating below where indicated. Please return one original for our use.

March 21, 2024  
**Revised April 12, 2024**

Mr. Eric Sterman  
City Administrator  
City of Ballwin, MO  
1 Government Center  
Ballwin, MO 63011

Request for Proposal – City of Ballwin – Public Works Renovation and Addition  
200 Park Drive., Ballwin, MO 63011

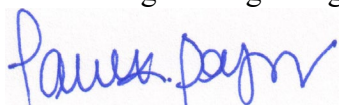
\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

We appreciate your consideration in using Civil Engineering Design Consultants, Inc. for this project. Should you have any questions, please do not hesitate to call.

Sincerely,  
Civil Engineering Design Consultants, Inc.



Paul K. Boyer, P.E.  
Principal

Enclosure: SURVEY EXHIBIT



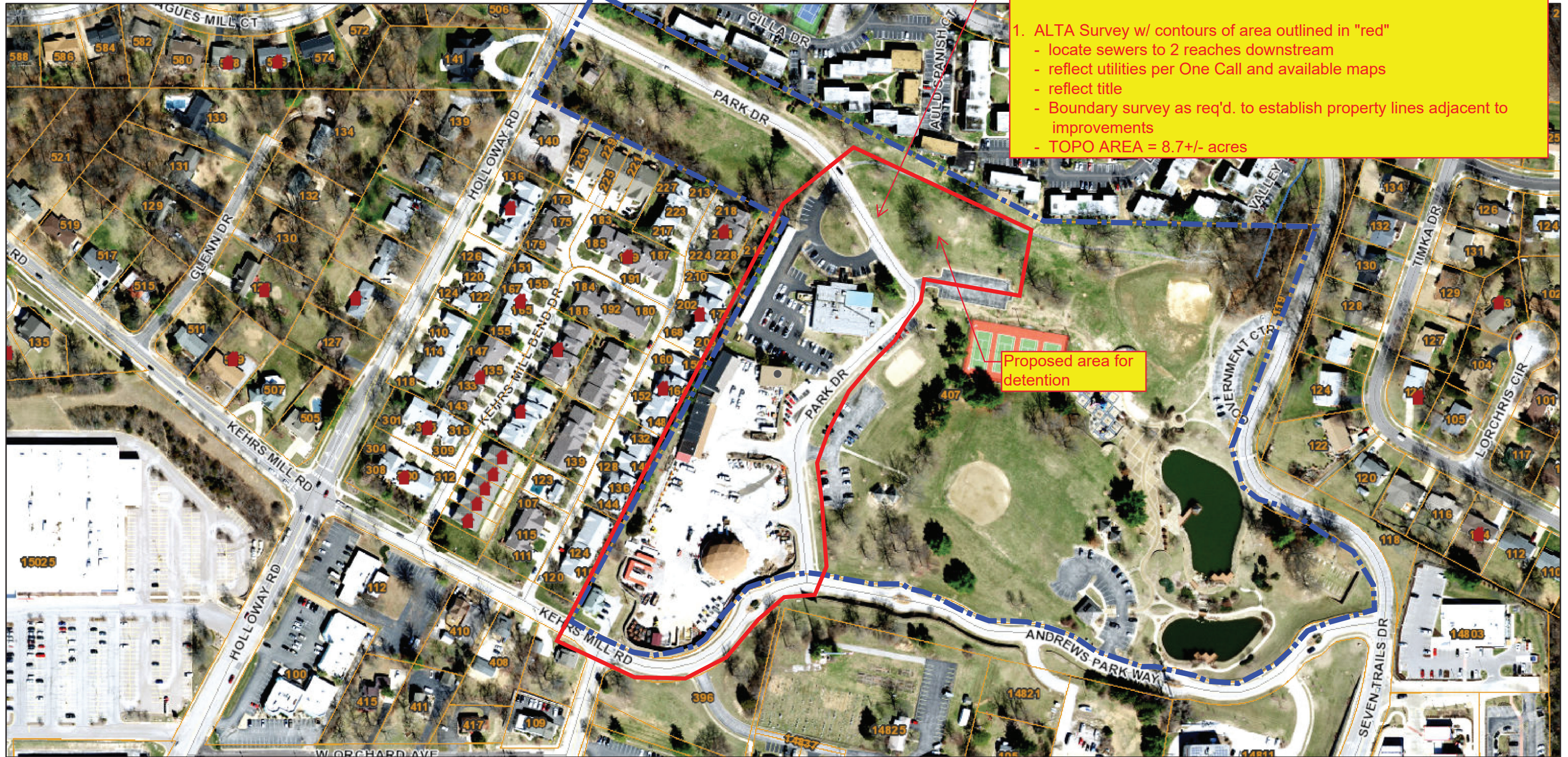
# St. Louis County Map

## SURVEY EXHIBIT

200 Park Drive, Ballwin, MO

Section 12, Item b.

1. ALTA Survey w/ contours of area outlined in "red"
  - locate sewers to 2 reaches downstream
  - reflect utilities per One Call and available maps
  - reflect title
  - Boundary survey as req'd. to establish property lines adjacent to improvements
  - TOPO AREA = 8.7+/- acres



3/20/2024, 6:24:13 AM

Image

Sales (Last 2 Years)

Red: Band\_1

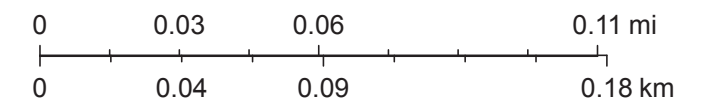
Other Flood Areas (0.2% Annual Chance)

Green: Band\_2

Special Flood Hazard Areas (1% Annual Chance)

Blue: Band\_3

1:2,400



St. Louis County GIS Service Center





# Staff Report

**Subject:** Professional Design Services for Public Works Facility and Parks Maintenance Facility renovations

**Department/Program:** Administration/Public Works/Parks

**Explanation:**

The City is currently in the process of assembling a design team to proceed with the renovation and redevelopment of the City’s Public Works and Parks Maintenance facilities in Vlasis Park. The City recently issued a Request for Qualifications (RFQ) for professional design services for the proposed renovation and redevelopment of the City’s Public Works and Parks Maintenance facilities. The design work includes detailed architectural work and drawings, with the ultimate goal of creating a set of documents to be used to bid out the construction of the facility. The City received a number of well qualified submittals to the RFQ. The following firms responded to the RFQ:

- Archimages
- Bond Architects
- Chiodini Architects
- Farnsworth Group
- H Design Group
- Jema
- M+H Architects
- Mission Architects

A staff committee was used to help review and evaluate the RFQ responses with the ultimate objective of providing a recommendation to the Board. The committee consisted of myself, Public Works Director Jim Link, Public Works Superintendent Rob Farek, Finance Officer Denise Keller, and Assistant Parks Director John Hoffman. Each member of the committee had the opportunity to review the submittals by the firms. After that review period it was determined to bring in three firms for an interview that the committee felt were the most qualified for this project based upon their qualifications and experience. The three firms brought in for an interview were Jema, Archimages, and M+H Architects.

The interviews took place on April 23<sup>rd</sup> at City Hall. In addition to the interviews, staff reached out to references for the finalists to review their experience and opinion of each firm. After review, it was determined that the committee would recommend the selection of Archimages. Archimages has considerable experience both locally and with municipal and Public Works and Parks facilities, including with garage spaces and pre-engineered metal buildings. References that we spoke to about their work all spoke highly of them.



Upon selecting Archimages as the recommended firm, we had our owner's representative, Navigate, negotiate a contract. The proposed contract with Archimages is a fixed fee for a total of \$225,750 which covers the entire lifecycle of the project from now until occupancy. Navigate believes this to be a fair contract based on their work on other similar facilities.

**Recommendation:**

Make a motion to approve the contract with Archimages for \$225,750 to provide detailed design services to the City for renovation/redevelopment of the City's Public Works and Parks Maintenance facilities.

**Submitted By:** Eric Sterman

**Date:** 5/7/24

# Archimages

Professional  
Design  
Services  
Qualifications  
for  
Public Works  
Renovation and  
Addition

**PREPARED FOR**  
City of Ballwin

**APRIL 5, 2024**

143 W. CLINTON PLACE  
ST. LOUIS, MO 63122  
(314) 965-7445  
ARCHIMAGES-STL.COM



April 5, 2024

City of Ballwin  
c/o City Administrator's Office  
1 Government Center  
Ballwin, MO 63011



RE: Letter of Interest - Professional Design Services,  
Public Works Renovation and Addition

**Archimages** is pleased to submit qualifications in response to the City of Ballwin's RFQ for Professional Design Services for Public Works Renovation and Addition.

**Archimages** has successfully completed over 250+ municipal and public works facilities throughout the Midwest. We are uniquely qualified to provide planning, design, and construction administration services to the City of Ballwin based on the expertise we have accumulated in this specialized facility type. Our Project Manager and all team members provide services steeped in knowledge and years of hands-on experience with municipal, public works, maintenance, and storage facilities.

We provide the City of Ballwin with:

- Immediate availability.
- Proven skill in public works assessment, site planning, facility planning, design, and construction administration.
- Multi-disciplinary expertise. Our architectural and engineering team has a solid reputation and successful teaming history on municipal/public works, maintenance, and storage facility projects.
- Proven experience. We have provided recent services to the St. Charles County Ambulance District (SCCAD) for their new Administrative HQ & Operations Center as well as Fenton Fire Protection District for their new Administrative HQ/Training & Maintenance Campus. We encourage you to call SCCAD's Chief - Kelly Cope (636-344-7600) and Fenton FPD's Fire Marshal Chris Thiemann (636) 343-4188 to hear how Archimages successfully met their needs.

**Archimages** respectfully requests the opportunity for an interview with your selection committee to demonstrate our passion, discuss our process and the critical next steps of your project development. We are confident that our team represents **"The Right Fit"** for the City of Ballwin.

Most sincere regards,

Roy Mangan, RA  
Principal  
rmangan@archimages-stl.com  
(314) 965-7445

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Tab 1  
General Information &  
Subconsultant Team  
Structure



BY THE NUMBERS

36

Years  
in Business

28

Staff  
Members

15

Years  
Average Employee  
Tenure  
(Consistent Team)

90

Percent  
Referral Based  
Business



# Firm Information

## Municipal Experts

Archimages has provided full service architectural and interior design services since 1988. Founding principals Greg Garner and Jim Huber as well as principals Roy Mangan, Joe Carey, and Katie Kramer continue to grow the business through responsive client interactions, unique designs, and use of a consistent design team. **We have garnered an exceptional reputation as municipal design experts -providing complete projects that address the needs and, often limited, budgets of clients.**

## Robust Experience

Archimages has completed 250+ municipal and public works projects for municipalities, districts, and departments. We provide a full continuum of services from facility and site assessments, master planning, programming and design through construction closeout. Our architects are skilled in phasing, new construction and renovation projects and will navigate the City of Ballwin through complexities and all project phases. Archimages will provide solutions that reflect state-of-the-art design standards and industry protocols.

## Subconsultants

Archimages maintains long-term relationships with each of our engineering subconsultants:

### Horner & Shifrin

M.E.P., FP Engineers, Security, AV, IT

### KPFF

Structural Engineers

**NOTE:** The RFQ indicates the City is providing Civil Engineering. If the City should decide to include civil engineering under the A/E team, we suggest **CEDC - Civil Engineering Design Consultants**. We have a long standing and successful relationship with CEDC for 15+ years on municipal and educational building projects.

## Business Information

Financial Strength and Litigation information found in Section 1, pages 7-8.

## Honors & Awards

- 2021 American Public Works Association Award - Kansas City Kansas Fire Department Station #12
- 2017 American Public Works Association Award - Olivette Municipal Center
- 2017 Silver, Fire Chief Association
- 2009 Notable Award, Fire Chief Association
- 2004 Bronze Award, Fire Chief Publications
- Multiple LEED awards

## AUTHORIZED CONTACT

Roy Mangan, RA  
Principal  
rmangan@archimages-stl.com  
(314) 965-7445

Address:  
143 W. Clinton Place  
St. Louis, MO 63122

## TAX ID NO.

Fed: 43-1481473  
State: 13579894

## BUSINESS REGISTRATION

Registered S-Corp in Missouri since 1988.

## IN-HOUSE SERVICES

Architectural Design  
Interior Design  
Space Planning  
LEED / Sustainable Design  
Master Planning  
Bond Issue Assistance  
Site Feasibility Studies  
Facility Assessments  
Project Management  
Budget / Cost Management  
Graphic Design  
Signage Specification  
Artwork Specification  
Construction Contract Admin



# Firm Information - Subconsultants

## Past Working History

Archimages has cultivated exceptional relationships with each of our subconsultants through prior municipal projects including public works and parks facilities. Our team members have developed clear efficiencies in communication and design processes. **With our methods firmly established, we are a powerfully unified team focused on serving the City of Ballwin.**

### Horner & Shifrin



**MEP, FP Engineering, Security/IT**

Horner & Shifrin, Inc. is a professional service organization with offices in St. Louis, Missouri and O'Fallon, Illinois. Horner & Shifrin offers comprehensive M.E.P., FP, Technology, Security, AV engineering and design services in all phases of a project, including planning, development, design, and construction administration.

**20+ year relationship with Archimages.**

### KPFF



**Structural Engineering**

KPFF is a team of structural professionals with experience ranging for more than 60 years providing full service structural and seismic analysis services. The firm has designed a wide variety of building types to include fire safety, police, municipal, commercial, educational, multi-family, and industrial facilities.

**18+ year relationship with Archimages.**

### Civil Engineering (if required by A/E)

#### CEDC



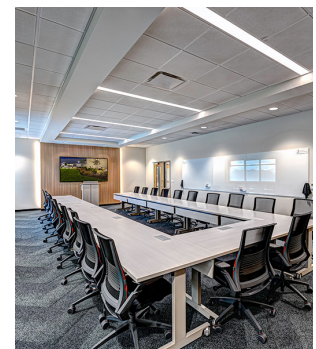
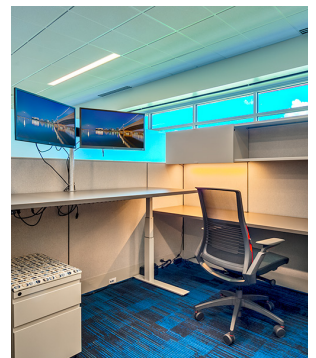
**Civil Engineering**

CEDC is a privately owned Missouri Corporation founded in 2000 by principals Brandon A. Harp, P.E. and Paul K. Boyer, P.E. CEDC has shown an outstanding record in providing top quality Civil / Survey services to clients within the time constraints specified for each project.

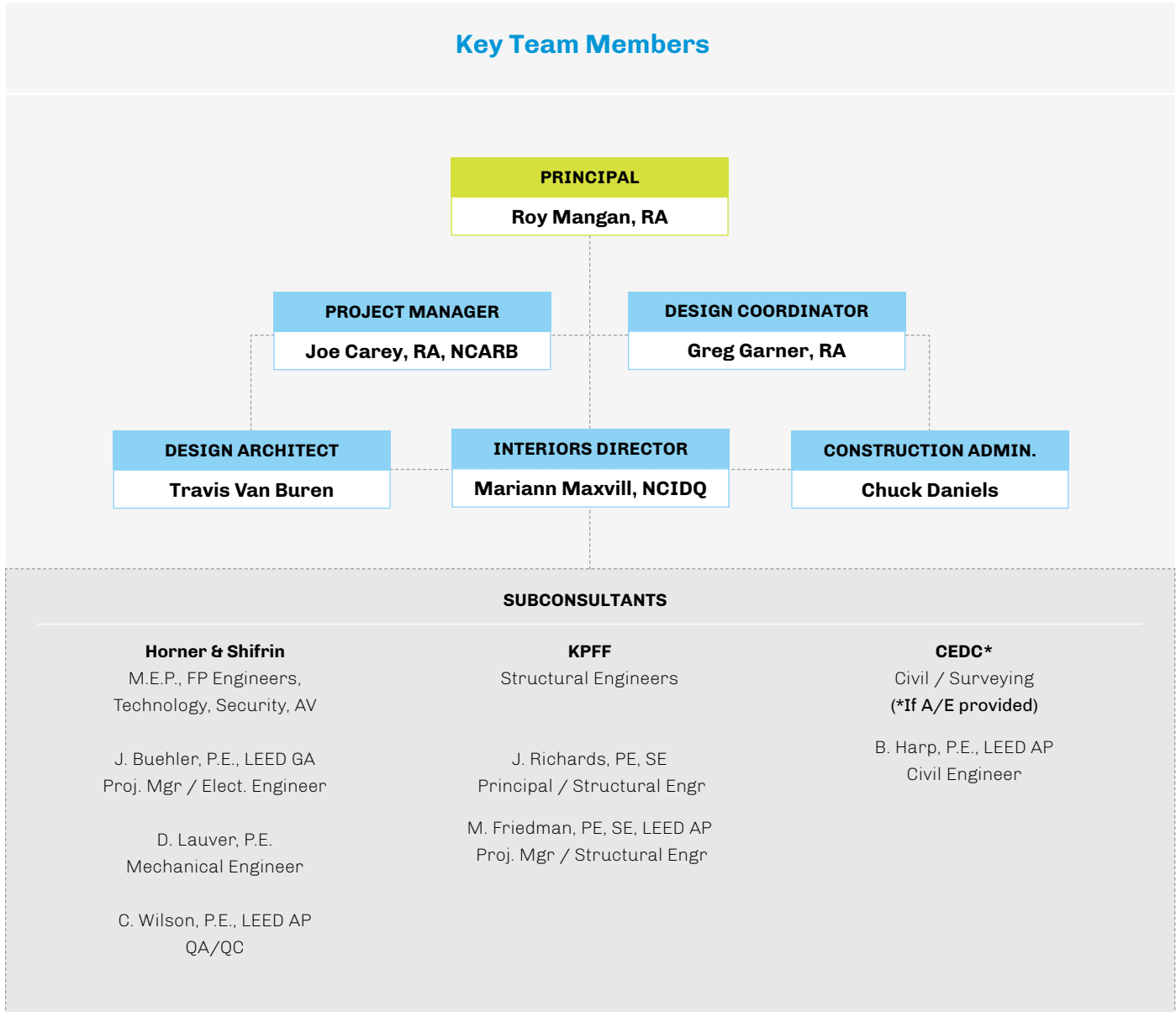
**15+ year relationship with Archimages.**

# Firm Information - Team Projects

	Archimages	Horner & Shifrin	KPFF	CEDC
St. Charles County Ambulance District - New Administrative HQ & Operations/Maintenance Center	X	X	X	X
Fenton Fire Protection District, New Headquarters & Maintenance Campus	X	X	X	X
City of Collinsville Public Works Complex	X		X	X
City of Dardenne Prairie Athletic Complex & Maintenance Storage Bldg.	X	X	X	X
Rolla Municipal Utilities Consolidation: Maintenance Dept. & Admin/Service Dept.	X	X	X	
City of Chesterfield, Public Works Mezzanine Storage Addition	X	X	X	X
City of Ellisville, Municipal Center Expansion & Reno.	X	X	X	X
Olivette Municipal Complex (City Hall / Police / Fire)	X	X	X	X
Jefferson R-7 Fire Protection District, Pre-Engineered Metal Bldg. Addition	X	X	X	
Creve Coeur F.P.D, Fire Station #2	X	X	X	X
Berkeley Police Station	X	X	X	X
Springfield (IL) Fire Dept., Three New Fire Stations	X	X	X	X
Affton New Replacement Fire Station	X	X	X	X



# Firm Information - Organizational Chart



# Firm Information - Financial Stability

## Financial Strength

Note: Corporation Financial Documents can be made available upon award of project.



1950 Richardson Road  
Arnold, MO 63010  
314-633-6718

March 28, 2024

RE: Archimages Inc.

To Whom It May Concern:

Archimages has been a customer since April of 2019. They have two depository accounts with the bank and have maintained a combine average balance of a high six figure. These accounts have always been handled in an as agreed upon manner. Archimages does not currently or previously have any borrowings with Midwest BankCentre.

Should you have any questions, please feel free to call. My cell number is 314-609-2400.

Sincerely,

A handwritten signature in black ink that reads "Timothy K Walsh".

Timothy K Walsh  
President Jefferson County Commercial Division  
Midwest BankCentre  
twalsh@midwestbankcentre.com

# Firm Information - Claims / Judgements/Suits

## History of Claims / Judgements / Suits

The following are claims/judgements/suits for the past 10 years involving Archimages.

**None of these cases represented direct allegations against our design services.**

**Date claim made:** April 2021  
**Claimant:** The Bank of Missouri  
**Project:** The Bank of Missouri Data Center  
**Nature of Claim:** Archimages, Inc. is a Third Party Defendant named in a construction related dispute between the Claimant and the Design-Build Contractor who held Archimages' design contract.  
**Status:** Open, In Mediation

**Date claim made:** December 2018  
**Claimant:** St. Luke's Episcopal - Presbyterian Hospitals  
**Project:** Women's Center, Chesterfield Valley Professional Building  
**Nature of Claim:** This claim was related to a patron falling on a section of walkway outside of the M.O.B. that Archimages had provided services to add an entry vestibule and interior upgrades. The walkway in question was not part of the Archimages design services but because it was part of the overall project modifications, all design and construction participants were cited in the case. A settlement was reached during mediation and no responsibility was related to Archimages, Inc.  
**Status:** Closed

**Date claim made:** August 2015  
**Claimant:** Florissant Surgery Centers, LLC  
**Project:** Eye Surgical Center - Florissant, MO  
**Nature of Claim:** Claim stated that HVAC system was designed incorrectly by sub-consultant under Archimages contract. Mediation failed to find resolution. Arbitration process was held and found Archimages/Engineer to have zero (0) responsibility for any issue. Client currently pursuing manufacturer due to errors/omissions in fabrication and installation of system. No action taken against Archimages.  
**Status:** Closed

Tab 2  
Representative  
Project Experience,  
Lead Firm



MUNICIPAL



CITY OF O'FALLON

# New Parks Maintenance Facility and New Fire Department HQ & Station

O'FALLON, IL | Archimages provided evaluation, master planning, design and construction administration for development of a 15 acre parcel for a new 7,500 sf parks maintenance facility, new 16,400 sf firehouse, future community greenhouse, and future orchard grounds and walking trails for this growing community.

The **Parks Maintenance building** includes three drive-through vehicle/equipment storage bays; wash bay; service bay featuring service lift, tool distribution area, and workbench; tool storage; chlorine and pesticide storage; pallet rack system; offices and support space; exterior secured material storage bins and employee parking.

The new five-bay Fire Department HQ & Fire Station is efficiently designed with ergonomic workstations,

sleeping quarters, kitchen/dining/dayroom, fitness room, and training/conference center for both the fire department and the community.

**Site development** included comprehensive utility infrastructure and access roadways. Existing subsurface mines were researched and remediated as required.

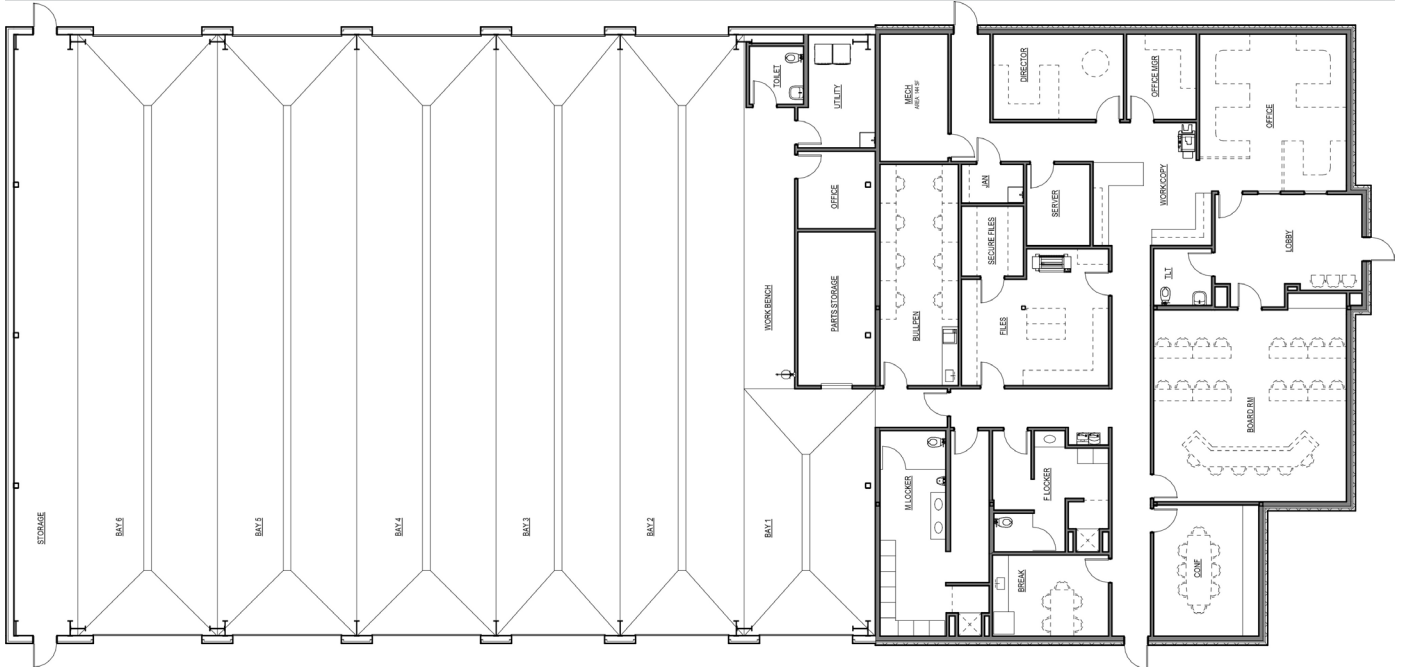
**Size**  
Parks Building: 7,500 sf  
Fire Station: 16,400 sf  
**Construction cost**  
Parks Building: \$ 1,100,000  
Fire Station: \$ 4,200,000  
**Completion**  
2015

**REFERENCE CONTACT**  
References no longer employed with the city

City of O'Fallon  
Parks & Recreation Dept.  
308 E. Fifth Street  
O'Fallon, IL 62269  
(618) 624-0139

**KEY PERSONNEL**  
R.Mangan, G.Garner, J.Carey,  
T.Van Buren, M.Maxvill

## MUNICIPAL



## Pre-Engineered Metal Building - Maintenance/Storage

## PUBLIC WATER SUPPLY DISTRICT NO.1 OF JEFFERSON COUNTY

# New Maintenance & Administration Building

**ARNOLD, MO | Archimages provided existing facility analysis, programming, site analysis and site test fit for a new Maintenance and Administration building in Jefferson County.**

The new combined facility will allow the District to share amenities between the departments. The new **Maintenance facility** will be a 8,800 sf, **pre-engineered metal building** providing heated vehicle storage, five drive-thru vehicle bays, one non-drive-thru bay, shop space/work bench area, parts and pallet storage, and possible wash bay. The connected 4,855 sf **Administration facility** will be a conventionally framed building featuring board room, conference room, private offices, 'bullpen' offices, work area, storage, men & women

locker rooms, breakroom, and secured lobby with public interaction through secure transaction window. The facility will include integrated technology and security throughout.

*As a result of analysis and programming, the District has decided to seek a new site. The project will resume when a new site is acquired.*

**Size**

Total Building: 13,655 sf

Maintenance: 8,800 sf

Administration: 4,855 sf

**Construction cost**

\$ 5,733,160 (estimate)

**Completion**

Project on hold while client finds a new site

**REFERENCE CONTACT**

Erin DeVore  
Executive Director  
(636) 296-0659

Public Water Supply District  
No.1 of Jefferson County  
2970 Schneider Drive  
Arnold, MO 63010

**KEY PERSONNEL**

R.Mangan, J.Carey,  
M.Maxvill, C.Daniels



MUNICIPAL



Pre-Engineered Metal Building - Maintenance & Storage



FENTON FIRE PROTECTION DISTRICT

# Headquarters & Maintenance Campus

**FENTON, MO | Archimages provided evaluation, design, and construction administration for a new 4.5 acre campus featuring Administration HQ & Training Center, Fire Station, Burn/Training Tower, and Maintenance Garage with reserve Apparatus Storage.**

The 26,700 SF **Administration HQ/Training Center** incorporates offices, conference rooms, Board Room, Training Facility, Police Substation and support spaces including restrooms, breakroom, storage, and ICC 500 storm shelter. The boardroom and training areas are designed with afterhours security to allow for community access.

The 5-bay **Fire Station** features conference room, dayroom, dining room and kitchen with a covered outdoor patio, fitness center, two-story training mezzanine, SCBA, and Decon-Room.

Additional campus structures include **three-story Live Burn Building/Training Tower** and a

**pre-engineered metal Maintenance/Reserve Apparatus Storage Building** that incorporates six bays, a large 75,200 lbs apparatus lift and a 4-post, 18,000 lbs drive-on lift for ambulance and duty vehicles, office, parts storage, mezzanine storage and a restroom.

Other campus amenities include covered outdoor training area, campus emergency-power generators and fleet fuel center.

All designs incorporate behavioral & physical health needs and environmental stewardship elements, while providing for low maintenance, flexible, and enduring facilities.

**Size**

Campus: 4.5 acres

HQ & Fire Station: 26,700 sf

Maintenance: 6,500 sf

**Construction cost**

\$ 9,965,038

**Completion**

2022

**REFERENCE CONTACT**

Chris Thiemann,  
Fire Marshal  
(636) 343-4188

Fenton F.P.D.  
845 Gregory Lane  
Fenton, MO 63026

**KEY PERSONNEL**

R.Mangan, G.Garner, J.Carey,  
T.Van Buren, M.Maxvill

## MUNICIPAL



Pre-Engineered Metal Building - Maintenance &amp; Storage

## CITY OF DARDENNE PRAIRIE

## Parks & Recreation Department New Maintenance Facility

**DARDENNE PRAIRIE, MO | Archimages provided planning, design, and construction administration for a new Parks & Recreation maintenance and storage facility.**

The new facility houses Parks and Recreation materials and vehicles. A **pre-engineered building system** allowed for flexible and durable spaces with a shortened construction timeline. Conditioned office and breakroom amenities were coupled with a 2-bay vehicle storage area. Organized storage systems increased material storage capacities to be achieved. A mezzanine above the office and break room areas provides

additional storage capacity with removable rail systems allowing for easy access and provided space for rarely used materials so valuable floor space was maximized.

Site and the building were designed for future expansion with minimal operations disruption.

**Size**

3,840 sf

**Construction cost**

\$ 3,000,000 (this project was part of a larger project for a new athletic complex).

**Completion**

2021

**REFERENCE CONTACT**

Reference no longer employed with the city.  
(636) 561-1718

City of Dardenne Prairie  
2032 Hanley Road  
Dardenne Prairie, MO 63368

**KEY PERSONNEL**

R.Mangan, G.Garner, J.Carey



**MUNICIPAL**



**CITY OF COLLINSVILLE**

# New Public Works Complex

**COLLINSVILLE, IL | Archimages provided master planning, site evaluation, design, and future construction administration for a new Public Works complex to effectively serve the city infrastructure and citizens.**

The new Public Works complex sits on a 19.2 acre site. The six building, 68,884 sf complex includes water storage/maintenance building (13,500 sf), storage building (11,000 sf), public works administration building (6,000 sf), main garage/maintenance building (13,284 sf), future-expansion garage/maintenance (13,284 sf), V-Box storage building (1,816 sf), future-expansion garage/storage building (10,000 sf), and fuel station. The site also includes salt brine tank, calcium chloride

tank, two salt domes, sand and gravel domes, sweep box, pipe storage/material storage. Site work includes all new utility infrastructure and access roads, security gates and storm water management system.

**Size**  
68,884 sf  
**Construction cost**  
\$ 11,000,000  
**Completion**  
2025 (estimate)

**REFERENCE CONTACT**  
Mr. Dennis Kress  
Director of Public Works  
(618) 346-5211

City of Collinsville  
125 S. Center Street  
Collinsville, IL 62234

**KEY PERSONNEL**  
R.Mangan, G.Garner, J.Carey,  
T.Van Buren, M.Maxvill



MUNICIPAL



ST. CHARLES COUNTY AMBULANCE DISTRICT

# New Administrative Headquarters and Operations Center

**ST. PETERS, MO | Archimages provided site/building feasibility studies, bond issue support, design, and construction administration for a new state-of-the-art administrative headquarters and operations center including a large maintenance facility.**

Archimages designed a modern 141,000 sf facility including a two-story **administrative HQ and offices**, training center, simulation labs, emergency operations center, medical clinic and lab, fitness center, community room, board chambers, expansive **maintenance and operations areas - 26,000 sf vehicle service center (12 bays with lifts, alignment, fabrication and associated tire/parts storage, support office, library, locker rooms), 38,311 sf indoor parking (56 bays for Transfer Division - spare and specialty vehicles), 20,000 sf**

**warehouse, staging, and operations distribution center**

The **site features a fuel station**, support parking, exterior plazas and an expansive vehicle training course with a pedestrian trail system. The architecture provides a branded image for the District and incorporates a hardened exterior envelope to support the essential services mandate for the facility.

**Size**  
141,562 sf  
**Construction cost**  
\$ 22,160,278  
**Completion**  
2021

**REFERENCE CONTACT**  
Chief Kelly Cope  
(636) 344-7600

St. Charles County  
Ambulance District  
2000 Salt River Road  
St. Peters, MO 63376

**KEY PERSONNEL**  
R.Mangan, G.Garner, J.Carey,  
T.Van Buren, M.Maxvill

# Representative Project Experience

## Firestream Worldwide

CHESTERFIELD, MISSOURI

New 12,000 sf **pre-engineered metal** corporate offices and flight service facility. Our design team used brand initiatives and an industrial concept for this inspiring facility which includes open office space, mezzanine, cafe, customer service lounge, and **aircraft maintenance and storage hangar.**

**Reference:** Glen Turner, President, (636) 778-2800

**Completion:** 2014

**Size:** 12,000 sf

**Cost:** Confidential

**Key Personnel:** R.Mangan, G.Garner, T.Van Buren, M.Maxvill



**Pre-Engineered Metal Building, Maintenance & Storage**

## Jefferson R-7 Fire Protection District

FESTUS, MISSOURI

New **pre-engineered metal building addition** for apparatus bays (5-bays) and support space and phased renovation of existing apparatus bays into living quarters and renovation of the existing living quarters into administration offices, training rooms, and a community room.

**Reference:** Deputy Chief Michael Straussberg (636) 937-6878

**Completion:** 2017

**Size:** PH 1 (7,826 sf); PH 2 (3,385 sf; PH 2 (2,682 sf)

**Cost:** \$1,795,158

**Key Personnel:** R.Mangan, G.Garner, J.Carey, M.Maxvill



**Pre-Engineered Metal Building, Fire Station Apparatus Bays and Support Areas**

## Rolla Municipal Utilities

ROLLA, MISSOURI

Renovation (54,200 sf) and addition (7,000 sf) of to expand RMU's existing operations center to include administrative/ dept offices, while expanding fleet storage and warehousing capabilities. The existing **warehouse and fleet storage** area will be expanded to **include additional warehousing space, shipping/receiving loading docks, wash base and service bays, as well as 12 additional fleet storage bays. This will result in 12,000 sf of additional storage space. The site will be re-designed to improve traffic flow and provide additional staff and public parking for the new facility.**

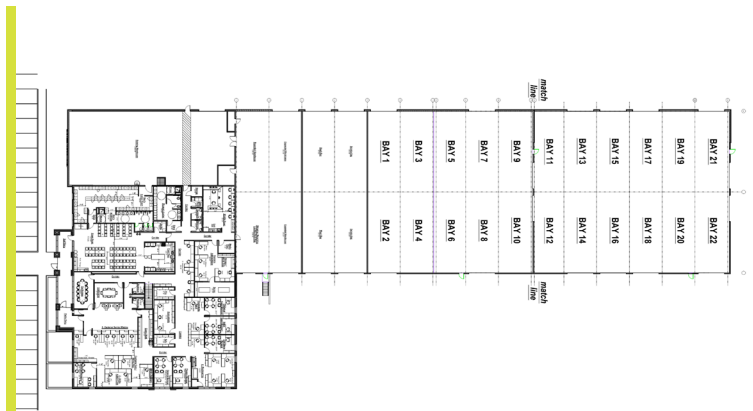
**Reference:** Rodney Bourne (573) 364-1572

**Completion:** Ongoing

**Size:** 61,200 sf

**Construction cost:** \$ 6,500,000

**Key Personnel:** R.Mangan, G.Garner, T.Van Buren, M.Maxvill, C.Daniels



**Rolla Municipal Utilities, Warehouse & Fleet Storage**



# Representative Project Experience

## Winfield-Foley Fire Protection District

### WINFIELD, MISSOURI

New, one-story, 7,600 sf **pre-engineered metal fire station** that includes district administrative offices, fitness area, living quarters/kitchen/dining/day room, and FEMA storm shelter. Project was funded through a FEMA Firefighters Station Construction Grant.

**Reference:** Reference no longer employed by District

**Completion:** 2012

**Size:** 7,600 sf

**Cost:** \$1,400,000

**Key Personnel:** R.Mangan, G.Garner, M.Maxvill



**Pre-Engineered Metal Building,  
New Fire Station and Apparatus Bays**

## City of Chesterfield, Public Works Department

### CHESTERFIELD, MISSOURI

Addition of 2,000 sf mezzanine for parts storage with second level access for forklift loading.

**Reference:** Zac Wolff, Asst. City Engineer (636)537-4757

**Completion:** 2024 (fourth quarter)

**Size:** 2,000 sf

**Cost:** \$396,500

**Key Personnel:** J.Carey, C.Daniels



## Auto Body and Maintenance Facilities

### MID-MISSOURI AREA

Designed for 200,000+ sf of auto body, maintenance and repair facilities throughout the Mid-Missouri area. Clients include Car Craft Auto Body, Dobbs Tire & Auto, and Five Star Auto Body. Projects, both new construction and renovation, include corporate offices and administration areas, parts and equipment storage, service bays, drive-through estimation bays, high performance paint booths, loading docks, showrooms, retail space, and facade upgrades.

**Reference:** Various references; David Dobbs (636) 677-2101; Garry Goddard, Jr. , Chesterfield, MO (636) 534-7000; Eric Hummel, Arnold, MO (636) 282-5600

**Completion:** 2016 through to present

**Size:** 200,000+ sf of autobody/maintenance & repair spaces

**Cost:** Various projects, Various Costs

**Key Personnel:** R.Mangan, G.Garner, J.Carey, M.Maxvill





Tab 3  
Representative  
Project Experience,  
Sub Consultants

# Representative Project Experience

## Horner & Shifrin (MEP,FP, Security, IT Engineers)

### St. Charles County Ambulance District New Headquarters & Operations Center

ST. PETERS, MISSOURI

New 141,562 sf Administrative Headquarters and Operations Center including two-story **administrative** HQ, training center, EOC, fitness center, community room, board chambers, **expansive maintenance and operations areas**, indoor parking, warehouse, operations distribution center. Site features fuel station, support parking, exterior plazas and expansive vehicle training course with pedestrian trail system.

**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2021

**Size:** 141,562 sf

**Cost:** \$22,160,278

**Key Personnel:** J.Buehler, C.Wilson



### Rock Creek Public Sewer District, Maintenance & Storage Garage

KIMMSWICK, MISSOURI

New 5,625 sf **Maintenance and Equipment Storage Garage** including five 14' x 45' vehicle bays, restroom, and miscellaneous storage area.

**Reference:** Don Daniel, District Administrator (636) 464-3305

**Completion:** 2023

**Size:** 5,625 sf

**Cost:** \$1,525,000

**Key Personnel:** J.Buehler, C.Wilson, D.Lauver



**Pre-Engineered Metal Bldg. (in-progress image),  
Rock Creek Maintenance & Storage Garage**

### Fenton Fire Protection District Headquarters & Maintenance Campus

FENTON, MISSOURI

New 4.5 acre campus featuring Administration HQ and Training Center, Fire Station #2, Burn/Training Tower, and 6,500 sf **Maintenance Garage with reserve apparatus storage**.

**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2022

**Size:** Campus (4.5 acres), Maintenance (6,500 sf), HQ/ Training/Fire Station (26,700 sf)

**Cost:** \$9,965,038

**Key Personnel:** J.Buehler, C.Wilson, D.Lauver



# Representative Project Experience

## KPFF (Structural Engineer)

### City of Collinsville, Public Works Complex

COLLINSVILLE, ILLINOIS

Master planning and design for a new 68,884 sf six building Public Works complex featuring water storage/maintenance building (13,500 sf), storage building (11,000 sf), public works administration building (6,000 sf), main garage/maintenance building (13,284 sf), V-Box storage building (1,816 sf), and future-expansion buildings. The site also includes salt brine tank, calcium chloride tank, two salt domes, sand and gravel domes, sweep box, pipe storage/material storage.

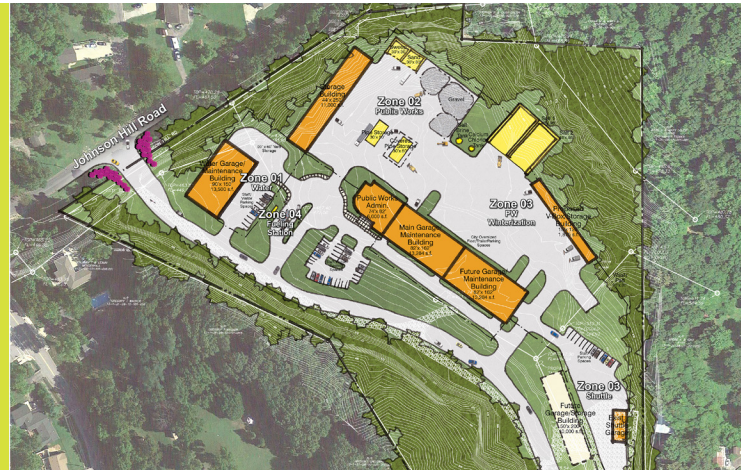
**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2025

**Size:** 68,884 sf complex

**Cost:** \$11,000,000

**Key Personnel:** J.Richards



### Jefferson R-7 Fire Protection District

FESTUS, MISSOURI

New **pre-engineered metal building addition** for apparatus bays (5-bays) and support space and phased renovation of existing apparatus bays into living quarters and renovation of the existing living quarters into administration offices, training rooms, and a community room.

**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2017

**Size:** PH 1 (7,826 sf); PH 2 (3,385 sf; PH 2 (2,682 sf)

**Cost:** \$1,795,158

**Key Personnel:** J.Richards



**Pre-Engineered Metal Building, Fire Station Apparatus Bays and Support Areas**

### UPS Parcel Distribution Center

CONWAY, ARKANSAS

New 23,000 sf, one-story **pre-engineered metal building** containing office space, vehicle maintenance and wash bays, and vehicle loading areas.

**Reference:** Mike Tubbs, Korte (314) 231-3700

**Completion:** 2020

**Size:** 23,000 sf

**Cost:** Confidential

**Key Personnel:** J.Richards



**Pre-Engineered Metal Building, UPS Parcel Distribution Center**



# Representative Project Experience

## CEDC (Civil Engineer)

### City of Ballwin, Various Projects

#### BALLWIN, MISSOURI

Various projects for the City of Ballwin over several years including new police station (23,000 sf) and Vlasik Park Renovation.

**Completion:** 2023 and 2024

**Size:** Police Station (23,000 sf)

**Cost:** \$13,200,000 (police station), \$1,650,000 (Vlasik Playground)

**Key Personnel:** P.Boyer, B.Harp



### Fenton Fire Protection District Headquarters & Maintenance Campus

#### FENTON, MISSOURI

New 4.5 acre campus featuring Administration HQ and Training Center, Fire Station #2, Burn/Training Tower, and 6,500 sf

**Maintenance Garage with reserve apparatus storage.**

**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2022

**Size:** Campus (4.5 acres), Maintenance (6,500 sf), HQ/Training/Fire Station (26,700 sf)

**Cost:** \$9,965,038

**Key Personnel:** B.Harp



### City of Collinsville, Public Works Complex

#### COLLINSVILLE, ILLINOIS

Master planning and design for a new 68,884 sf six building Public Works complex featuring water storage/maintenance building (13,500 sf), storage building (11,000 sf), public works administration building (6,000 sf), main garage/maintenance building (13,284 sf), V-Box storage building (1,816 sf), and future-expansion buildings. The site also includes salt brine tank, calcium chloride tank, two salt domes, sand and gravel domes, sweep box, pipe storage/material storage.

**Reference:** Roy Mangan, Archimages (314) 965-7445

**Completion:** 2025

**Size:** 68,884 sf complex

**Cost:** \$11,000,000

**Key Personnel:** B.Harp



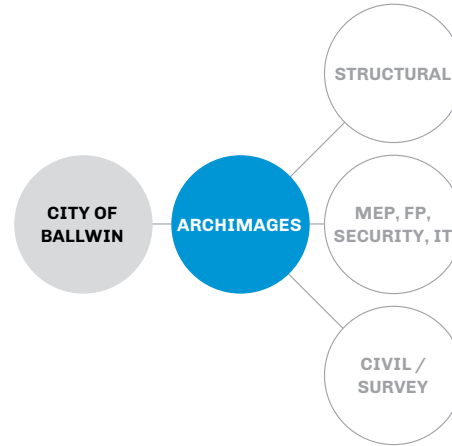
Tab 4  
Key Personnel

# Leadership / Capabilities

## A Seamless Process

Because we believe that chemistry is crucial in effective collaborations, we maintain healthy long term relationships with our team members. This familiarity and the trust it fosters guarantees maximized efficiency; established communication protocols; and seamless coordination, design, and documentation.

Archimages functions as the "hub" of our team and assumes all responsibility for coordination within the team as well as with the City of Ballwin. This leadership role establishes a single point of contact for you, providing you the peace of mind and the responsive service you expect.



“

Meetings with everyone from Archimages have been thorough, and we felt they listened, studied, and applied the concepts we presented. Their graphic renderings have been high quality and presented with the intent to revise and improve in follow up meetings. The communication has been clear and open. ***It is with confidence that I recommend Archimages.***”

Gwen Cresswell, Finance Manager  
Rolla Municipal Utilities (MO)

## Workload & Ability to Perform Work

**The Archimages team’s current and projected workload will allow for immediate and consistent support by all selected team members for the duration of your project.**

Archimages enjoy steady workloads which are managed by the firm’s principals and management personnel. Weekly staff utilization levels are reviewed and adjusted to ensure critical path deadlines are met for all projects. We have populated our team with professionals having many years of experience within the municipal / public works design industry.

**This maximizes productivity and ensures full adherence with schedule milestones.**

## Contingency Plan

Archimages employs ample staff to cover the unexpected loss of a team member. Our architects and designers are experienced in all market segments we serve and are able to seamlessly step in to project roles should an unforeseen event arise.





# Roy Mangan, RA

**Principal-in-Charge / Public Safety Design Specialist**

Roy has over three decades of architecture and management experience focused primarily on municipal facility master planning and design. He holds exceptional knowledge and capabilities for building evaluation and the integration of efficient facility design with the health and safety needs of occupants. His municipal designs have been presented at national conferences and consistently garner admiration from clients and award recognition within the design industry.

## Relevant Experience

### Fenton Fire Protection District

- Fenton, Missouri*
- Headquarters Campus (Administration, Training, Burn Tower, and Maintenance/Storage)
- Multiple Fire Stations

### City of Collinsville

- Collinsville, Illinois*
- Municipal Center Renovation
- New Public Works Campus

### Public Water Supply District No.1 of Jefferson County

- Arnold, Missouri*
- New Maintenance Building and Administration Building

### Rolla Municipal Utilities

- Rolla, Missouri*
- Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

### St. Charles County Ambulance District

- St. Peters, Missouri*
- New Headquarters and Operations/Maintenance Center
- Multiple New Base Stations

### City of O'Fallon

- O'Fallon, Illinois*
- New Parks Maintenance Facility
- New Fire Station

### City of Columbia Fire Department

- Columbia, Missouri*
- New Maintenance & Vehicle Storage Facility
- Renovations to three fire stations & training academy facility

### Central County Fire & Rescue

- St. Peters, Missouri*
- New Administration Building
- New Training and Storage Facility

### Jefferson R-7 Fire Protection District

- Festus, Missouri*
- *(Pre-engineered metal building)* Expansion and Renovation of Fire Station & Administration Offices

### Firestream Worldwide

- Chesterfield, Missouri*
- *(Pre-engineered metal building)* Corporate Offices and Aircraft Maintenance / Storage Hanger

### Winfield-Foley Fire Protection District

- Winfield, Missouri*
- *(Pre-engineered metal building)* New Fire Station

### Auto Body & Maintenance Facilities

- Throughout Missouri & Illinois*
- Numerous Maintenance/Repair/Diagnostic Centers

### Hunter Engineering, Inc.

- St. Louis, Missouri*
- Diagnostic Training Center, R&O Equipment Facility, and Corporate Offices

### City of Ellisville

- Ellisville, Missouri*
- City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

## Education

### Bachelor of Architecture

University of Kansas

## Registration

### Registered Architect:

State of Missouri

## Years Experience

### Total

33

### With Archimages

23

## Office Location

St. Louis, Missouri



# Joe Carey, RA, NCARB

## Principal / Project Manager

Joe has 16 years of architectural planning, design, management, and construction administration experience. He holds extensive experience in both renovation and new construction of municipal facilities including public works, public safety, and city hall/administration. He is well-known for active problem solving and consistently brings creative ideas for facility effectiveness and efficiency. Joe has earned the respect and trust of our clients who depend upon his expertise and his dedication to consistently bring projects to completion on time and on budget.

## Relevant Experience

### Public Water Supply District No.1 of Jefferson County

*Arnold, Missouri*

- New Maintenance Building and Administration Building

### St. Charles County Ambulance District

*St. Peters, Missouri*

- New Headquarters and Operations/Maintenance Center
- Multiple New Base Stations

### Fenton Fire Protection District

*Fenton, Missouri*

- Headquarters Campus (Administration, Training, Burn Tower, and Maintenance/Storage)

### City of Collinsville

*Collinsville, Illinois*

- Municipal Center Renovation
- New Public Works Campus

### Rolla Municipal Utilities

*Rolla, Missouri*

- Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

### City of O'Fallon

*O'Fallon, Illinois*

- New Parks Maintenance Facility
- New Fire Station

### Auto Body & Maintenance Facilities

*Throughout Missouri & Illinois*

- Numerous Maintenance/Repair/Diagnostic Centers

### Jefferson R-7 Fire Protection District

*Festus, Missouri*

- **(Pre-engineered metal building)** Expansion and Renovation of Fire Station & Administration Offices

### Winfield-Foley Fire Protection District

*Winfield, Missouri*

- **(Pre-engineered metal building)** New Fire Station

### Hunter Engineering, Inc.

*St. Louis, Missouri*

- Diagnostic Training Center, R&O Equipment Facility, and Corporate Offices

### City of Olivette

*Olivette, Missouri*

- Municipal Facility Evaluation
- New Municipal Center (City Hall, Police, Fire Station)

### City of Creve Coeur

*Creve Coeur, Missouri*

- New Police Station
- New Fire Station

### City of Eureka

*Eureka, Missouri*

- New City Hall & Police Department

### City of Ellisville

*Ellisville, Missouri*

- City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

## Education

### Masters of Architecture

University of Kansas

## Registration

### Registration:

State of Missouri

State of Illinois

National Council of Architectural Registration Boards (NCARB)

## Years of Experience

### Total Years:

16

### With Firm:

16

## Office Location

St. Louis, Missouri



# R. Gregory Garner, RA

**Principal / Design Coordinator**

Greg's 40+ years of architectural design, technical expertise and project management experience encompass the full range of the firm's municipal project history. He has worked with clients along the broad spectrum of the Public Sector with facility types including public works, fire/EMS stations, police stations, city halls & courts, 911 and emergency operations centers. His solid understanding of municipal/public works facility functions and needs provides for his ability to provide expert, clearly defined solutions to meet client's goals.

## Relevant Experience

### Fenton Fire Protection District

*Fenton, Missouri*

- Headquarters Campus (Administration, Training, Burn Tower, and Maintenance/Storage)
- Multiple Fire Stations

### City of Collinsville

*Collinsville, Illinois*

- Municipal Center Renovation
- New Public Works Campus

### Rolla Municipal Utilities

*Rolla, Missouri*

- Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

### St. Charles County Ambulance District

*St. Peters, Missouri*

- New Headquarters and Operations/Maintenance Center
- Multiple New Base Stations

### City of O'Fallon

*O'Fallon, Illinois*

- New Parks Maintenance Facility
- New Fire Station

### City of Columbia Fire Department

*Columbia, Missouri*

- New Maintenance & Vehicle Storage Facility
- Renovations to three fire stations & training academy facility

### Central County Fire & Rescue

*St. Peters, Missouri*

- New Administration Building
- New Training and Storage Facility

### Jefferson R-7 Fire Protection District

*Festus, Missouri*

- *(Pre-engineered metal building)* Expansion and Renovation of Fire Station & Administration Offices

### Firestream Worldwide

*Chesterfield, Missouri*

- *(Pre-engineered metal building)* Corporate Offices and Aircraft Maintenance / Storage Hanger

### Winfield-Foley Fire Protection District

*Winfield, Missouri*

- *(Pre-engineered metal building)* New Fire Station

### Auto Body & Maintenance Facilities

*Throughout Missouri & Illinois*

- Numerous Maintenance/Repair/Diagnostic Centers

### Hunter Engineering, Inc.

*St. Louis, Missouri*

- Diagnostic Training Center, R&O Equipment Facility, and Corporate Offices

### City of Ellisville

*Ellisville, Missouri*

- City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

### City of Creve Coeur

*Creve Coeur, Missouri*

- New Police Station
- New Fire Station
- Government Center Renovation

## Education

### Bachelor of Architecture

University of Kansas

### Bachelor of Environmental Design

University of Kansas

## Registration

### Registered Architect:

State of Missouri

## Years Experience

### Total

41

### With Archimages

36

## Office Location

St. Louis , Missouri



# Travis Van Buren

## Architectural Designer

Travis has 37 years of architectural experience with an emphasis on planning and design. He has been involved in diverse project types including municipal, corporate, healthcare, and religious. His extensive expertise in planning and design are valued assets and allow him to consistently provide innovative solutions that balance the physical and budgetary needs of our municipal clients and facility users.

As Design Architect, Travis will be responsible for document development throughout the design phase. Internally, he will work directly with our Project Team on site and building concept development, programming, and exterior design issues associated with the project.

## Relevant Experience

### Fenton Fire Protection District

*Fenton, Missouri*

- Headquarters Campus (Administration, Training, Burn Tower, and Maintenance/Storage)
- Multiple Fire Stations

### City of Collinsville

*Collinsville, Illinois*

- New Public Works Campus

### St. Charles County Ambulance District

*St. Peters, Missouri*

- New Headquarters and Operations/Maintenance Center
- Multiple New Base Stations

### City of O'Fallon

*O'Fallon, Illinois*

- New Parks Maintenance Facility
- New Fire Station

### Rolla Municipal Utilities

*Rolla, Missouri*

- Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

### Hunter Engineering, Inc.

*St. Louis, Missouri*

- Diagnostic Training Center, R&O Equipment Facility, and Corporate Offices

### City of Creve Coeur

*Creve Coeur, Missouri*

- New Police Station
- New Fire Station

### Jefferson R-7 Fire Protection District

*Festus, Missouri*

- *(Pre-engineered metal building)* Expansion and Renovation of Fire Station & Administration Offices

### Firestream Worldwide

*Chesterfield, Missouri*

- *(Pre-engineered metal building)* Corporate Offices and Aircraft Maintenance / Storage Hanger

### Winfield-Foley Fire Protection District

*Winfield, Missouri*

- *(Pre-engineered metal building)* New Fire Station

### City of Columbia Fire Department

*Columbia, Missouri*

- New Maintenance & Vehicle Storage Facility
- Renovations to three fire stations & training academy facility

### City of Olivette

*Olivette, Missouri*

- Municipal Facility Evaluation
- New Municipal Center (City Hall/ Administration, Police, and Fire Station)

### City of Ellisville

*Ellisville, Missouri*

- City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

## Education

### Masters of Architecture

University of Florida

## Registration

### Registration:

pending

## Years of Experience

### Total Years:

38

### With Firm:

21

## Office Location

St. Louis, Missouri



# Mariann Maxvill, NCIDQ

## Interior Design Director

Mariann has 25+ years of professional experience in functional space planning, overall facility utilization and layout studies, interior design, product specification, and project management. For nearly two decades, her primary focus has been municipal/government facility interior planning and design including public works, administration, and public safety. She utilizes her extensive knowledge focusing on life safety in the facility to create motivating spaces that support the behavioral and physical health needs of staff and visitors along with designing healthy, durable, and efficient facilities.

### Relevant Experience

#### City Fenton Fire Protection District

*Fenton, Missouri*  
• Headquarters Campus (Administration, Training, Burn Tower, and Maintenance/Storage)

#### Rolla Municipal Utilities

*Rolla, Missouri*  
• Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

#### St. Charles County Ambulance District

*St. Peters, Missouri*  
• New Headquarters and Operations/Maintenance Center  
• Multiple New Base Stations

#### Public Water Supply District No.1 of Jefferson County

*Arnold, Missouri*  
• New Maintenance Building and Administration Building

#### City of Collinsville

*Collinsville, Illinois*  
• Municipal Center Renovation  
• New Public Works Campus

#### City of O'Fallon

*O'Fallon, Illinois*  
• New Parks Maintenance Facility  
• New Fire Station

#### Central County Fire & Rescue

*St. Peters, Missouri*  
• New Administration Building  
• New Training and Storage Facility

#### City of Olivette

*Olivette, Missouri*  
• Municipal Facility Evaluation  
• New Municipal Center (City Hall/ Administration, Police, and Fire Station)

#### Jefferson R-7 Fire Protection District

*Festus, Missouri*  
• Expansion and Renovation of Fire Station & Administration Offices

#### Firestream Worldwide

*Chesterfield, Missouri*  
• Corporate Offices and Aircraft Maintenance / Storage Hanger

#### Dobbs Tire & Auto

*13 Locations (Missouri & Illinois)*

• Repair / Diagnostic Centers

#### City of Creve Coeur

*Creve Coeur, Missouri*  
• New Police Station  
• Government Center Renovation  
• New Fire Station

#### City of Valley Park

*Valley Park, Missouri*  
• New City Hall (adaptive reuse of former fire station)

#### City of Ellisville

*Ellisville, Missouri*  
• City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

### Education

#### Bachelor of Fine Arts - Interior Design

Maryville University

### Registration

**Registration:**  
LEED AP  
NCIDQ Number 29955  
Registered Interior Designer - State of Missouri

**Professional Membership:**  
IIDA - International Interior Design Association

### Years Experience

**Total**  
26  
**With Archimages**  
24

### Office Location

St. Louis , Missouri



# Chuck Daniels

## Construction Administration/Quality Control

Chuck has 40 years of construction management, specifications, and quality control for numerous facility types including municipal facilities. His hands-on expertise and experience are a direct asset to the client.

Chuck will provide Construction Administration/Quality Control. He will be responsible for guaranteeing the quality of the construction plans and specifications and also will attend selected team meetings, perform required field observations, and review all documents required for the construction phase of the project.

## Relevant Experience

### Public Water Supply District No.1 of Jefferson County

*Arnold, Missouri*

- New Maintenance Building and Administration Building

### City of Collinsville

*Collinsville, Illinois*

- New Public Works Campus

### Central County Fire & Rescue

*St. Peters, Missouri*

- New Administration Building
- New Training and Storage Facility

### Rolla Municipal Utilities

*Rolla, Missouri*

- Building Expansion and Renovation for integration of depts (Administration, Communications, Maintenance & Operations)

### City of Ellisville

*Ellisville, Missouri*

- City Hall Addition and Renovation to house City Hall, Police & Municipal Courts functions

### City of Valley Park

*Valley Park, Missouri*

- New City Hall (adaptive reuse of former fire station)

### New Melle Fire Protection District

*New Melle, Missouri*

- New Headquarters and Fire Station

### City of Eureka

*Eureka, Missouri*

- New City Hall & Police Department

### St. Joseph's Academy

*St. Louis, Missouri*

- Chapel Renovation

### Kirkwood School District

*Kirkwood, Missouri*

- Tillman Elementary School Addition and Renovations
- Westchester Elementary School Addition and Renovations

### Pattonville School District

*St. Ann, Missouri*

- Various facility renovations

### Affton School District

*Affton, Missouri*

- Multi-year Contract for Miscellaneous Projects

### Grandview R-II School District

*Hillsboro, Missouri*

- Various District Projects

### COMTREA Health Care

*High Ridge, Missouri*

- New Health Clinic

## Education

### Associates: Applied Science & Architectural Technology

St. Louis Community College/ Meramec

## Member

Associated General Contractors of America

## Years of Experience

### Total

40

### With Archimages

1

## Office Location

St. Louis, Missouri





**JOE BUEHLER, PE, LEED GA**  
**Assistant Business Unit Leader, Building Services**  
**Project Role: Project Manager/Electrical Engineer**



*Joe Buehler has more than 40 years of experience on a wide variety of electrical engineering projects. In his role at Horner & Shifrin, Joe is responsible for the preparation of cost estimates, system analysis, calculations, specifications, and design documents for studies, renovation, and new construction projects. Joe's design experience includes electrical power and distribution, interior and exterior lighting, roadway and parking lot lighting, emergency power, fire alarm, security, Closed circuit television systems, wastewater facilities, UPS systems, labs, computer rooms, power conditioning, and power studies.*

**EDUCATION**

BS, Electrical Engineering,  
University of Missouri - Rolla,  
1979

**REGISTRATION**

Professional Engineer:  
Missouri, Illinois, Kentucky,  
Arkansas, Tennessee,  
Oklahoma

LEED Green Associate

**PROFESSIONAL  
ACTIVITIES**

Missouri Society for Healthcare  
Engineering (MOSHE)

**OFFICE LOCATION**

St. Louis, Missouri

**YEARS WITH H&S**

22

**Ambulance District New Headquarters | St. Charles County Ambulance District**

Project Manager for the new 140,000 square foot headquarters building for St. Charles Ambulance District. This facility combines multiple existing buildings and district functions into one location. The new building houses ambulances for scheduling, repair facilities, storage, administrative offices, training facilities, and a medical clinic. The ambulance storage area, bulk storage and repair area are conditioned to 80 degrees for occupant comfort and product storage. An emergency generator is installed to power portions of the building for emergency situations and central control.

**Maintenance & Admin Building Study | Jefferson County PWSD #1**

QA/QC Electrical to provide engineering and architectural services to perform the Phase 1 evaluation of a new maintenance building and renovated or new District office. The Phase 1 evaluation consisted of a program and planning evaluation of the maintenance and office buildings to determine the needs and wants of the facilities. The evaluation included an existing conditions analysis, programing/planning of each building, four (4) site layouts of building scenarios and cost evaluations in a summary report.

**New Municipal Building and Fire House | City of Rock Hill, Missouri**

Project Manager for the new municipal/police building and separate fire house. The new 12,400 Sq Ft two story municipal/police building houses the police, city administration, council chambers and other city departments. The police department is located on the lower floor and includes holding cells, sally port and interview rooms. The upper level includes city hall with council chambers and city administration offices. The new 6,045 two story fire house has two bays and support spaces on the lower level and bunk rooms, day room, training and kitchen on the upper level. H&S provided MEPFP design and construction administration services.

**Quincy Operating Center Entrance Addition & Wall Reconstruction | Ameren Services**

Electrical Engineer for site improvements at Ameren's Quincy Operating Center in Quincy, Illinois. Topographic survey was performed on approximately 1 acre of the property, including utility locates. The site improvements consisted of designing structural rehabilitation of an existing stone wall to provide stability for an improved site entrance/exit ramp at the top of the wall. The ramp is approximately twelve feet high, and will provide the Operating Center with a separate exit for company vehicle traffic. A bid alternate was included if the repairs of the wall become too cumbersome or costly. Civil/Site Engineering was provided for the new access ramp, pavement replacement, security fencing, vehicular and pedestrian gate access, and replacement of site elements such as stairs and concrete storage areas. Additional structural engineering was provided for retaining walls needed on the opposite side of the ramp from the stone wall. Electrical Engineering included providing power to gate operators, new light pole locations, and coordinating with Ameren's security contractors for conduit and wires necessary for access controls and security cameras. The project required coordination with the City of Quincy for site improvements.

**Fire Protection District New Headquarters & Fire House #2 | Fenton Fire Protection District**

Project Manager for design of MEPFP systems for a new fire house and headquarters for the Fenton Fire Protection District located at the western edge of the Fenton Logistics Park bordering Highway 44. The (2) two-story configuration will house an expanded crew of seven including support, kitchen, and living accommodations. Fire/EMS offices, fitness center, and public lobby and restrooms are included program elements. The adjacent bay area will be sized to accommodate current and future apparatus in a safe drive through configuration. Critical turnout gear, decontamination equipment and Fire/EMS storage elements will be designed to efficiently support emergency operations. A police sub-station is included with district offices, board room and training rooms. Also located on the site is the district maintenance garage and storage facility and a burn building for fire personnel training.





**DAVE LAUVER, PE**  
**Assistant Business Unit Leader, Building Services**  
**Project Role: Mechanical Engineer**



*Dave Lauver has more than 20 years of mechanical engineering experience with project work in healthcare, education, laboratories, commercial and government facilities. Dave has specialized in HVAC system design, chilled and hot water distribution, systems controls, and critical facilities.*

**Ambulance District New Headquarters | St. Charles County Ambulance District**

Mechanical Engineer for the new 140,000 square foot headquarters building for St. Charles Ambulance District. This facility combines multiple existing buildings and district functions into one location. The new building houses ambulances for scheduling, repair facilities, storage, administrative offices, training facilities, and a medical clinic. The ambulance storage area, bulk storage and repair area are conditioned to 80 degrees for occupant comfort and product storage. An emergency generator is installed to power portions of the building for emergency situations and central control.

**Maintenance & Admin Building Study | Jefferson County PWSO #1**

Mechanical Designer to provide engineering and architectural services to perform the Phase 1 evaluation of a new maintenance building and renovated or new District office. The Phase 1 evaluation consisted of a program and planning evaluation of the maintenance and office buildings to determine the needs and wants of the facilities. The evaluation included an existing conditions analysis, programing/planning of each building, four (4) site layouts of building scenarios and cost evaluations presented in a summary report.

**New Fire Station | City of Kennett, Missouri**

Mechanical Engineer for Civil, Structural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering and Surveying for demolition of the existing 2,200 square foot fire station and construction of a new 10,000 square foot station adjacent to the Kennett Airport. Topographic survey included utility locations along Airport Road and the MoDOT Right-of-Way for First Street. Civil Engineering included replacement of parking area, new drive entrance from Airport Road for truck turning, and new 60 foot wide entrance onto the four-lane First Street to avoid firetrucks stopping in busy roadway. The team provided utility coordination through City utilities. Provisions were made for an adjacent helicopter landing pad because of the adjacency to the Kennett Airport.

**Fire Protection District New Headquarters & Fire House #2 | Fenton Fire Protection District**

Mechanical Engineer for design of MEPFP systems for a new fire house and headquarters for the Fenton Fire Protection District located at the western edge of the Fenton Logistics Park bordering Highway 44. The (2) two-story configuration will house an expanded crew of seven including support, kitchen, and living accommodations. Fire/EMS offices, fitness center, and public lobby and restrooms are included program elements. The adjacent bay area will be sized to accommodate current and future apparatus in a safe drive through configuration. Critical turnout gear, decontamination equipment and Fire/EMS storage elements will be designed to efficiently support emergency operations. A police sub-station is included with district offices, board room and training rooms. Also located on the site is the district maintenance garage and storage facility and a burn building for fire personnel training.

**City Hall Customer Service Renovation and MEP Upgrades | City of Brentwood, Missouri**

Project Manager for a feasibility study of the Brentwood City Hall to determine MEPFP scope of work and estimated construction budget based on the owner's planned building modifications and project budget. Horner & Shifrin was contracted to provided MEPFP engineering design services and prime consultant services for the approximately \$800,000 renovation of approximately 3700 square feet of the existing first floor of the historic city hall to improve the customer service experience as well as add security features. The project included abatement of asbestos and lead paint, restoration of the existing entrance lobby, ADA upgrades, new floor plan layout, infill of existing stairs, new finishes, new HVAC system, new lighting and upgrades to the access control system.

**New Fire House | Affton Fire Protection District**

QA / QC for MEPFP engineering design services for the new 13,200 square foot fire house for the Affton Fire Protection District. Project includes a 3-bay apparatus bay, training tower, gear room, decon, kitchen, day room, offices, fitness area and bunk rooms.

**EDUCATION**  
BS, Mechanical Engineering,  
University of Missouri - Rolla,  
2001

**REGISTRATION**  
Professional Engineer:  
Missouri, Illinois

**PROFESSIONAL  
ACTIVITIES**  
American Society of Heating,  
Refrigeration & Air Conditioning  
Engineers (ASHRAE)  
Missouri Society for Healthcare  
Engineers (MOSHE)

**OFFICE LOCATION**  
St. Louis, Missouri

**YEARS WITH H&S**  
St. Louis, Missouri

**YEARS WITH H&S**  
6





**CASEY WILSON, PE, LEED AP**  
**Business Unit Leader, Building Services**  
**Project Role: QA/QC**



*Casey Wilson has more than 15 years of mechanical engineering experience with project work in science and technology, healthcare, education, recreation, commercial and government facilities. Casey has specialized in HVAC system design, project development, facility assessments construction administration, LEED documentation and client relations.*

**Equipment Building | Rock Creek Public Sewer District**

Mechanical Engineer for the maintenance room for the entire District which is limited to the garage area inside the existing main operations building at the Kimmswick WWTP. To allow for additional maintenance area and equipment storage, it is proposed that a new 45' x 125' Sewer Equipment Garage be constructed across from the existing operations building. The new building has been proposed to include five 14' x 45' parking bays along with a local restroom and miscellaneous storage area in the remaining space. The new equipment building has been evaluated to have an estimated project cost of \$1,525,000. This cost also includes paving the area just north of the existing laboratory to allow for additional parking spaces.

**New Municipal Building and Fire House | City of Rock Hill, Missouri**

Mechanical Engineer for the new municipal/police building and separate fire house. The new 12,400 Sq Ft two story municipal/police building houses the police, city administration, council chambers and other city departments. The police department is located on the lower floor and includes holding cells, sally port and interview rooms. The upper level includes city hall with council chambers and city administration offices. The new 6,045 two story fire house has two bays and support spaces on the lower level and bunk rooms, day room, training and kitchen on the upper level. H&S provided MEPFP design and construction administration services.

**Administrative Offices | City of Manchester, Missouri**

Mechanical Engineer for the renovation of an existing 2-story bank building with drive-thru into the City of Manchester's new Administration Building. New office space was added to the infill area that was once a first-level drive-thru with bank space above. The building upgrades included ADA upgrades for restrooms and other public facilities, and includes new utility services for the enlarged and updated space.

**Vandalia Maintenance Facility Building Construction and Roof Replacement | Illinois Capital Development Board**

Project Manager for the 17,000 square foot new office and vehicle maintenance building. Building include office/administration area with ready room, break room, restrooms, storage, mechanical and office areas. The building also includes vehicle maintenance/storage areas, wash bay and a parts and tool storage area. The scope of work provides for repairing or replacing the roofing system, including the roof deck, structural roof members, gutters, downspouts and associated components for the existing 10,836 square foot Office Maintenance Building on site. Total Project Budget is \$4,000,000.

**Fire Protection District New Headquarters & Fire House #2 | Fenton Fire Protection District**

QA / QC for design of MEPFP systems for a new fire house and headquarters for the Fenton Fire Protection District located at the western edge of the Fenton Logistics Park bordering Highway 44. The (2) two-story configuration will house an expanded crew of seven including support, kitchen, and living accommodations. Fire/EMS offices, fitness center, and public lobby and restrooms are included program elements. The adjacent bay area will be sized to accommodate current and future apparatus in a safe drive through configuration. Critical turnout gear, decontamination equipment and Fire/EMS storage elements will be designed to efficiently support emergency operations. A police sub-station is included with district offices, board room and training rooms. Also located on the site is the district maintenance garage and storage facility and a burn building for fire personnel training.

**New City Hall and Police Department | City of Hayti, Missouri**

Project Manager for Hayti's new municipal building. This 12,000 Sq Ft single-story building houses the city's administration, police, council chambers/court, and other departments. The project was designed for the strictest seismic requirements, Seismic Design Category F, given its proximity to the New Madrid fault line.

**EDUCATION**  
BS, Mechanical Engineering,  
University of Missouri -  
Columbia, 2008

**REGISTRATION**  
Professional Engineer:  
Missouri, Illinois, Oklahoma,  
Ohio

LEED Accredited Professional

**PROFESSIONAL  
ACTIVITIES**  
American Society of  
Heating, Refrigerating and  
Air-Conditioning Engineers  
(ASHRAE)

American Society for Health  
Care Engineering (ASHE)

Southern Illinois Chapter  
for Healthcare Engineering  
(SICHE)

Missouri Society for Healthcare  
Engineering (MOSHE)

**OFFICE LOCATION**  
St. Louis, Missouri

**YEARS WITH H&S**  
10







## JASON N. RICHARDS, PE, SE

### MANAGING PRINCIPAL

### STRUCTURAL ENGINEERING

#### select experience

#### **Rolla Municipal Facilities** - Rolla, MO

Principal-in-Charge. Structural assessment and visual evaluation of the existing buildings in advance of proposed consolidation of services into one building, which would require renovation and expansion. After the assessment was completed, the design team was engaged to complete the project.

#### **Collinsville Public Works Maintenance Facility** - Collinsville, IL

Principal-in-Charge. New \$6.5 million, multi-building centralized Public Works maintenance campus. Project includes several stand-alone storage canopies for fueling, pipe storage, and salt hopper storage; covered salt storage structures; a 22,000sf pre-engineered vehicle maintenance building; and a 7,300sf steel-framed administration building.

#### **City of Eureka Government Center** - Eureka, MO

Principal-in-Charge. New one-story, 22,300sf building to house a combined City Hall and Police Station. The \$7.5 million building contains offices, conference rooms, council chambers, locker rooms, booking/processing rooms, inmate cells, an armory, and a secured sally port.

#### **City of Twin Oaks Municipal Building** - Twin Oaks, MO

Principal-in-Charge. New one-story, 5,000sf municipal office building with a structural steel frame, masonry facade, and monumental entry.

#### **Fenton Fire Protection District, HQ/Training, Station #2, & Maintenance Campus** - Fenton, MO

Principal-in-Charge. New one-story fire house building with apparatus bays, bunk rooms, large kitchen/dining/day room, and gear storage space.

#### **Fenton Fire House #3** - Fenton, MO

Principal-in-Charge. New one-story fire house building with apparatus bays, bunk rooms, large kitchen/dining/day room, and gear storage space.

#### **Affton Fire Protection District New Fire House** - St. Louis, MO

Principal-in-Charge. New \$3 million, 12,000sf fire house with a training/hose tower, and an attached 3 1/2 bay drive-through apparatus storage facility. The building is constructed of load-bearing cold formed metal studs and load-bearing CMU for the apparatus bay, with brick veneer and a hipped roof.

#### **Creve Coeur Fire District Fire Station Replacement** - Creve Coeur, MO

Principal-in-Charge. One-story, 16,000sf, \$4 million new fire station building. Project features living quarters and five deep apparatus bays.

#### **City of Columbia Fire Training Academy** - Columbia, MO

Principal-in-Charge. New 4,800sf, one-story pre-engineered metal building with a slab-on-grade floor for a new storage facility for the City of Columbia's Fire Training Academy.

Jason joined KPF in 2003 and was named Managing Principal of the St. Louis office in 2020. Dedicated to delivering successful projects for his clients, Jason leads project teams to value-conscious and common-sense design solutions, while emphasizing KPF's core values: Stability, Trust, Excellence, Passion, and Relationships.

Jason will be available for this project up to 100% of his time, based upon project phase and requirements.

#### EDUCATION

Master of Science-Structural Engineering,  
Missouri University of Science & Technology, 1996

Bachelor of Science-Civil Engineering, Missouri  
University of Science & Technology, 1994

#### REGISTRATIONS

Structural Engineer: IL, NE

Professional Engineer/Structural Engineer: OK

Professional Engineer: AL, AR, CT, FL, IA, IN, KS,  
NY, MA, MO, MS, PA, TX, UT, WA, WY

#### AFFILIATIONS

Seismic Safety Council - Missouri Schools  
Initiative: Volunteer

American Society of Civil Engineers

American Concrete Institute

American Institute of Steel Construction

#### HONORS

Exemplary Young Alumni Award

Chi Epsilon & Tau Beta Pi

Sigma Xi

#### OFFICE LOCATION

1630 Des Peres Road, St. Louis, MO 63131



## MARC FRIEDMAN, PE, SE, LEED AP

### PRINCIPAL | PROJECT MANAGER

### STRUCTURAL ENGINEERING

#### select experience

Marc, with more than twenty years of structural engineering experience, joined KPFF in 2005 and was named a Principal in 2023. He has been intimately involved in several projects at Washington University and other collegiate campuses, from early conceptual planning through construction administration.

Marc will be available for this project up to 100% of his time, based upon project phase and requirements.

#### EDUCATION

Master of Science-Structural Engineering, Purdue University, 2001

Bachelor of Science-Civil Engineering, Missouri University of Science & Technology, 2000

#### REGISTRATIONS

Structural Engineer: IL

Professional Engineer: AR, AZ, CO, GA, LA, MD, MI, MO, SC, UT

#### AFFILIATIONS

American Society of Civil Engineers

American Institute of Steel Construction

#### HONORS

Chi Epsilon & Tau Beta Pi

#### OFFICE LOCATION

1630 Des Peres Road, St. Louis, MO 63131

**Brentwood Public Works Assessment** - Brentwood, MO  
Principal-in-Charge. Structural concept design study and structural condition assessment of an existing one-story warehouse structure to accommodate a potential 40,000sf public works facility. The project would include an ~8,000sf high-bay addition for vehicle maintenance.

**Ballwin Vlasik Park Phase 2** - Ballwin, MO  
Principal-in-Charge. Structural design and detail for concrete stairs on grade at the existing Vlasik Park.

**Missouri Botanical Garden Jack C. Taylor Visitor Center** - St. Louis, MO  
Project Manager. New \$92 million, one-story, slab-on-grade, 59,100sf building to serve as a visitors' center. The building will contain a dining facility, event space, auditorium, gift shop, plant display, support spaces, and a lobby topped by an iconic glass roof.

**Emerson Midwest Engineering Center** - Florissant, MO  
Project Manager. New two-story, 50,000sf office building and a one-story, 100,000sf warehouse. The office building features glass curtain wall on three sides, an entry canopy, and a monumental stair. The warehouse is load-bearing tilt-up, with 28' clear height.

**USPS Postal Annex Great Neck** - Great Neck, NY  
Project Manager. New 14,000sf postal carrier annex and 12,000sf parking structure.

**University of Missouri Plant Science Center** - Columbia, MO  
Project Manager. New \$11 million, 27,000sf office and laboratory facility. A collaboration between the University of Missouri and the City of Mexico, creating space for the Missouri Technology Corporation, the project's two buildings have different uses. The first building is office and lab support spaces; the second building contains a solvent-processing facility.

**Missouri University of Science & Technology New ProtoPlex** - Rolla, MO  
Principal-in-Charge. New two-story, 116,000sf building containing high-bay laboratories, research offices, conference rooms, storage spaces, an entry lobby and a loading dock. The single-story high-bay space occupies 40,800sf of the building with a maximum clear span of 75'. The two-story portion of the building contains the main entry lobby, offices and conference rooms.

**Ballpark Village Block 200** - St. Louis, MO  
New three-story, 48,000sf multi-tenant building in the Ballpark Village development in downtown St. Louis. The ground level contains retail and storage space, and a loading dock. The second and third levels are occupied by a fitness club that has an outdoor terrace at the third level.



**BRANDON A. HARP, P.E., LEED AP BD+C**  
**PRINCIPAL & PROJECT MANAGER**



Brandon Harp has 32 years experience in civil engineering, site development, and land planning design. Brandon will be the principal engineer involved in the design process. He has worked with most municipalities and has established relationships with the personnel within the governing agencies. Brandon provides special attention to detail and utilizes an established quality control program on all projects which provides cost-effective solutions throughout the design process.

**SPECIALIZED EXPERIENCE:**

- ◆ Design and Master Planning of Municipal, Police, Fire, EMS facilities
- ◆ Permitting through Authorities having Jurisdiction
- ◆ Site Development Engineering
- ◆ Zoning Services

**Principal | Co-Owner**  
*Established 2002*

**EDUCATION**

M.B.A  
Webster University  
1997

B.S. Civil Engineering  
U of MO | Columbia  
1992

LEED AP BD+C  
2015

**REGISTRATIONS**

PROFESSIONAL ENGINEER  
MO IL AR IA IN KS KY LA  
MS NC NE OH TN

**ASSOCIATIONS / MEMBERSHIPS**

*American Society of Civil Engineers*

*Missouri Floodplain & Storm Managers Assn.*

*National Council of Examiners for Engineering & Surveying*

*Chi-Epsilon*

**PROJECT EXPERIENCE | FIRE / MUNICIPAL FACILITIES**

- City of Ballwin Police Station | Ballwin, Missouri**  
New 23,000 s.f. 2-story police station with sallyport, public and secure parking areas, relocated roadway
- Ballwin Vllasis Park | Ballwin, Missouri**
- Twin Oaks Government Building | Twin Oaks, Missouri**  
New 5,000 s.f. city hall, parking lot, rezoning, site detention
- Rock Hill Government Center | Rock Hill, Missouri**  
New 12,000 s.f. 2-story city hall and police station, new 6,200 s.f., 2-bay fire station, parking lot and site improvements
- Olivette Government Building | Olivette, Missouri**  
New 24,000 s.f. two-story municipal complex and site improvements
- City of Berkeley Municipal Complex | Berkeley, Missouri**  
New municipal complex consisting of a new 33,000 s.f. city hall, new 12,000 s.f. fire station, and renovation and expansion of existing police station
- City of Pacific City Hall and Police Station | Pacific, Missouri**  
New 12,000 s.f. addition and 9,000 s.f. renovation of the existing 2-story city hall and police station.
- St. Charles Emergency Operations Center | O'Fallon, Missouri**  
New 30,000 s.f. communication facility and 9,000 s.f. addition to existing police station, parking lot and site improvements
- City of St. Charles Police Station Building Addition | St. Charles, Missouri**  
New 5,400 s.f. 1-story building addition with modifications to interior service drives and service access points
- Creve Coeur Police Station | Creve Coeur, Missouri**  
New 26,000 s.f. two-story police station, three-bay sally port, site detention
- Ellisville City Hall | Police | Ellisville, Missouri**  
New city hall and police station and site improvements.
- Eureka Government Center | Police | Eureka, Missouri**  
New city hall and police station and site improvements.

10820 Sunset Office Dr. | Ste 200  
St. Louis, MO 63127  
314.729.1400  
bharp@cedc.net

Tab 5  
Project Understanding  
/ Approach / Schedule

# Project Understanding / Approach



Johnson County Fire Protection District (KS), Bay Mezzanine Meeting & Storage Areas

## Tools of Engagement

- Interactive Work Sessions
- Review of Comparable Plans & Specifications
- Programming Surveys
- 3D Modeling of Options
- Budget & Schedule Database Review
- Lessons Learned Evaluations
- Tours of Existing Facilities
- Forensic Building Review
- Field Measurement Verification

## Project Understanding

The City of Ballwin is seeking a professional design consultant to provide design services to plan, design, and construct a renovation and addition for the Public Works and Parks Departments at an existing site adjacent to Vlasius Park. The City desires new buildings for Parks and Building Departments including pre-engineered metal buildings, new canopies for bins and parking, and renovation of existing building into Administrative office building. The anticipated schedule is Approval of Firm Contract in second half of May 2024, Schematic Design start in June 2024, Design Development start in August 2024, Construction Documents start in October 2024, Bidding in February 2025, Construction to start April 2025 with final completion in June 2026, and FF&E installation in August 2026. The Total Program Budget is \$4,400,000 and the Total Construction Budget is \$3,085,000.

The Archimages team is fully capable of meeting the schedule requirements presented within the RFQ.



## Approach

We understand the importance of open dialogue and listening to the operational requirements of your staff. Interactive meetings with all involved (Ballwin representatives, Owner's representative, staff, stakeholders, core and support design teams) allow the City to make informed decisions throughout the planning, design, and construction process. 2D and 3D drawings and BIM models are utilized to greatly increase the City's ability to visualize and make knowledgeable decisions. Critical Path decisions are made after careful evaluation of options so that all involved are educated as to "Why" a direction is selected and "Why" other potentials were not.

**Tools of Engagement are found in the sidebar at the right.**

## Communication

Meetings are conducted in person, via telephone, or by online portal (e.g. Zoom, Teams) as appropriate to the type of meeting. Each meeting/work session will include pre-approved agendas so all participants can fully prepare. All project decisions, meetings (impromptu and planned meetings), and presentations will be documented with meeting minutes issued to all participants to promote open communication and create an accurate historical database.

# Project Understanding / Approach

## Sensitive to Ballwin's Finances

The highest and best use of available funding will be a corner stone of our approach. Archimages has a database of market costs for municipal facility addition, renovation and new construction projects and will actively pursue value based solutions. Functionality, efficiency, and safety concerns are fully addressed during our collaborative design process to ensure full compliance and measurable value is achieved within your budget structure.

## Phasing Experience

We have a thorough understanding and expertise in planning, design and construction phasing that minimizes disruption to ongoing operations. Our experts have provided for continuous, uninterrupted operations for facilities including municipal (fire/EMS/police/city hall/public works), schools, and hospitals.

## Schedule

Archimages is responsible for developing and managing the project schedule. Critical path elements are identified and prioritized at the outset of the project. The client, owner's representative, design team, and outside authorities are consulted so that proper coordination and timeframes are included in the master schedule. User meetings are established early so consistent participation is achieved. Our project team reviews schedules, next steps, and responsibilities during each meeting so all participants have the current status. Schedule control is a critical aspect of overall project quality.

Archimages will identify long lead items and work to achieve permits from required regulatory agencies within timeframes that allow for the completion of bid documents within the project schedule. **See a Sample Schedule on page 36 of our detailed scheduling approach, which was based on the anticipated schedule presented within the RFQ. We will further customize this schedule after discussions with your representatives.**

**Design for  
Costs and  
Energy  
Efficiency**

**Design  
to Meet  
Budget**

“ The City of Collinsville, Il. has worked with Archimages on several projects. The largest of which is a **new Public Works Administration and Maintenance Campus** to be constructed on a 20-acre parcel centrally located in the center of the City. **Archimages' experience with similar facilities** has provided their staff with a keen sense of creativity in designing our new facility providing the City with an aesthetically pleasing and practical, common sense design while being financially responsible. ”

Dennis Kress, Director Public Works  
City of Collinsville, Illinois,





# Project Understanding / Approach

## Quality Control

Our "Quality Control" begins at the outset of each project with the major contributor being the expertise our staff brings to the process. Archimages has established a detailed communication and Quality Assurance Program (QAP) to ensure professional level products are delivered at all stages of a project. The Project / QC Managers are responsible for orchestration of the QAP which includes the following elements:

1. All communication directed through Archimages' project manager for ultimate single point responsibility.
2. Pre-establish all meeting agendas with the client documenting responsiveness to goals and progress.
3. Conduct bi-weekly internal management team meetings to review recent progress and near/future agenda items.
4. Maintain an "Action Log" that highlights open issues, while documenting responses to all previous issues.
5. Establish document production schedules with pre-determined review/coordination periods for all disciplines lead by Archimages' QC Manager.
6. Maintain an interactive website so that all parties can review all contract related documents including meeting notes, calculations, field observations, photos, plans and specifications.
7. Conduct "Page Turn" of all final documents with Client and Design Team leaders prior to issuance.

## Construction Administration Approach

Archimages provides Construction Administration on every project we design. Much time is spent helping clients organize their initial ideas to prepare a design and detailed plans documenting exactly how a structure is to be constructed. It is our responsibility, as licensed professionals, to observe construction to ensure that design protocols are being followed during the building process.

Our Construction Administration approach involves carefully observing construction, taking photographs, and identifying inconsistencies with design documents. If contractual specifications are not being followed, we meet with the builders' supervisors to discuss the issues and develop proper solutions that fully address the identified inconsistencies. Archimages also serves as the point of communication between the contractor and City of Ballwin representatives in matters regarding the contract including changes, acceptance of the work and payments to the contractor.

Bottom-line: Archimages is working for our clients' complete satisfaction. ***Our role during construction is to protect the City of Ballwin and ensure you get the facilities that were designed.***

# Sample Schedule

## City of Ballwin, Public Works Renovation and Addition

	4/5/2024	May '24	June '24	July '24	August '24	September '24	October '24	November '24	December '24	January '25	Feb '25 - Aug '26
<b>PROGRAMMING &amp; MASTER PLAN CONCEPT DESIGN</b>											
Kick-off / Programming-Master Plan meeting											
Program document development											
Submit and review program											
Floor plan concepts											
Site plan concepts											
Budget Expectations											
Code Reviews / Utility Coordination											
Review meetings											
<b>SCHEMATIC DESIGN</b>											
Building drawings & narratives											
Site drawings & narratives											
MEPF narratives											
Budget Update (15%)											
AHJ / Utility Company Coordination											
Owner Review Periods / Review meetings											
City Council Meeting / Report											
<b>DESIGN DEVELOPMENT</b>											
Drawings - all disciplines											
MEP, Technology, L.V. systems											
Int. & Ext. materials selections											
Budget Update (33%)											
AHJ / Utility Company Coordination											
Owner Review Periods / Review meetings											
City Council Meeting / Report											
<b>CONSTRUCTION DOCUMENTS</b>											
Drawings											
Specifications											
Budget/pricing update (66%)											
Coordination/QC review											
Finalize drawings & specifications											
Permit Submissions / Bidding Process											
Owner Review Periods / Review meetings											
City Council Meeting / Report											
<b>BIDDING/AWARD - CONSTRUCTION (June 2026)</b>											
<b>FF&amp;E INSTALLATION (August 2026)</b>											

Tab 6  
Record of Performance  
/ References / Claims

# References, Performance, & Claims

## References

### **Rolla Municipal Utilities (MO)**

(Renovation & Addition to Operations Center & Administration Offices)

Rodney Bourne  
102 East 9th Street  
Rolla, MO 65402  
(573) 364-1572

### **City of Ellisville (MO)**

(Municipal Complex Renovation and Expansion)

Bill Schwer, PE  
City Manager  
1 Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660

### **City of Collinsville (IL)**

(New Public Works Campus; City Hall Renovation)

Dennis Kress  
Director of Public Works  
125 S. Center Street  
Collinsville, IL 62234  
(618) 346-5211

### **Fenton Fire Protection District (MO)**

(New Campus: HQ/Training, Maintenance/Storage, Station #2)

Fire Marshal Chris Thiemann  
845 Gregory Lane  
Fenton, MO 63026  
(785) 537-6330

### **St. Charles County Ambulance District (MO)**

(New HQ/Training & Operations Center)

Chief Kelly Cope  
2000 Salt River Road  
St. Peters, MO 63376  
(636) 344-7600

## Professional Liability Insurance Claims

No professional liability claims have been made against Archimages in the past 10 years.

## Design to Budget/Past Record of Performance

Archimages approaches budget control as a pro-active, rather than reactive process. A budget analysis and cost model will be established with Navigate Building Solutions and the project team. First cost, as well as life-cycle analysis will be continually evaluated to keep projects within budget. Current cost data bases of completed projects will be used to validate initial project assumptions. Major components of the design are reviewed and priorities are established on where to focus financial resources.

**We have extensive experience and success working with NAVIGATE and our municipal clients to achieve all expectations within a defined budget**

### Past record of Performance

#### **Fenton Fire Protection District**

(4.5 acre campus: 6,500 sf Maintenance & Storage Facility and 26,700 sf HQ & Station #2)  
Budget/Estimate: \$10,000,000  
Final Cost: \$9,965,038  
Complete: 2022 (on schedule)

#### **St. Charles County Ambulance District**

(41,000 sf HQ & Operations/Maintenance Center)  
Budget/Estimate: \$25,024,928 (with NAVIGATE)  
Final Cost: \$22,160,278  
Complete: 2021 (on schedule)

#### **St. Charles County Ambulance District**

(7,600 sf Base Station No.3)  
Budget/Estimate: \$1,973,886  
Final Cost: \$1,800,874  
Complete: 2021 (on schedule)

#### **City of Creve Coeur Police Department**

(26,000 sf police station)  
Budget/Estimate: \$8,858,951  
Final Cost: \$8,177,482  
Complete: 2019 (on schedule)



Tab 7  
Proximity & Familiarity /  
Locations

# Proximity & Familiarity & Office Locations



**City of Creve Coeur New Police Station, Parking Canopy**

## Proximity and Familiarity with the City of Ballwin & St. Louis County

Located in Kirkwood (MO), Archimages has excellent proximity to the City of Ballwin and provides efficient access for your project staff. Our team has years of experience coordinating with the local agencies and utility companies that have jurisdiction over the planning and permit process within the City of Ballwin and St. Louis County.

We have provided design services for many clients within Ballwin, MO including the City of Ballwin-City Hall Initial Site Analysis and Feasibility Study as well as multiple commercial clients including a current project for a new Vantage Credit Union branch. We have provided services for hundreds of projects in St. Louis County including numerous municipal facilities such as Clayton City Hall & Fire Station, Rock Hill Municipal Complex, Olivette Municipal Complex, Berkeley Municipal Complex and many others.

## Office Locations of Team Members

### Archimages

143 W. Clinton Place  
St. Louis, MO 63122

### Horner & Shifrin

401 S. 18th Street  
St. Louis, MO 63103

### KPFF

1630 Des Peres Road, Ste. 100  
St. Louis, MO 63131

### (If A/E is required to provide civil engineer) Civil Engineering Design Consultants (CEDC)

10820 Sunset Office Dr.  
St. Louis, MO 63127

Tab 8  
MBE/WBE Inclusion

# MBE/WBE Inclusion



## Diverse Culture

Archimages supports a diverse professional services team through our own internal diversity (currently consists of 57% underrepresented groups of minorities and women).

We recognize the importance and benefits of utilizing Minority Business Enterprises and Women Business Enterprises (MBE/WBE). We regularly team with reputable minority, disabled, and women owned sub-consultant firms as well as participate in MBE/WBE initiatives including mentoring programs. We are committed to creating a business model designed to educate, develop, and economically empower MBEs/WBEs.



Tab 9  
Contract Clarifications  
and/or Deviations

# Contract Clarifications and/or Deviations



St. Charles County Ambulance District, New Headquarters & Operations Center

## Clarifications and/or Deviations

Archimages has no contract clarifications or deviations with the AIA Document B101-2017 that was provided with the RFQ.

“ Over the past several years, I’ve had the opportunity to work closely with Archimages on several capital projects for St. Charles County Ambulance District (SCCAD). From the onset of these projects, I’ve found them to be an exemplary partner, willing to do whatever needed to bring both smaller projects and our headquarters and operations center from vision to reality.

I appreciate the professionalism, insight, and expertise that Archimages has demonstrated, and I would wholeheartedly recommend their architecture and interior design services to agencies considering said services.”

Chief Kelly Cope  
St. Charles County Ambulance District



Tab 10  
Sustainability

# Sustainability



## Sustainable Design

Archimages promotes building designs that make healthy, environmentally responsible spaces for staff and visitors, while being cost effective for the Client. Our energy efficient designs are carefully tuned to the Client's needs. Sustainable project elements include building orientation, building envelope, advanced energy design (i.e. interior and exterior lighting, occupancy sensors, demand response programs, etc.), daylight harvesting, renewable energy production, and advanced thermal design. We have experience with sustainable design programs such as LEED, Green Globes, and Energy Star with several certified projects.

## LEED Accredited Professionals

Our team includes several LEED Accredited Professionals in key roles including Mariann Maxvill, NCIDQ, LEED AP (Archimages), Casey Wilson, PE, LEED AP BD+C (Horner & Shifrin), Joe Buehler, PE, LEED GA (Horner & Shifrin), Marc Friedman, PE, SE, LEED AP (KPF), and if civil is required by the A/E team, Brandon Harp, PE, LEED AP BD+C (CEDC).

## Team's Representative sustainable design and LEED Certified projects include:

- Veteran's Administration, Physical Medicine and Rehabilitation Center (LEED Silver), Biloxi, MS
- Veteran's Administration, Residential Rehabilitation Center (LEED Certified), Walla Walla, WA
- City of University City, New Fire Station (designed to LEED Certified standards), University City, MO
- City of Creve Coeur, New Police Station, Creve Coeur, MO
- City of Olivette New Municipal Complex, Olivette, MO
- City of Berkeley, New Municipal Complex, Berkeley, MO
- Kansas City Kansas Public Schools, Kansas City, KS
- Kirkwood School District, Various Projects, Kirkwood, MO





## **Staff Report**

**RE:** Pickleball & Tennis Court Improvements

**Department/Program:** Parks and Recreation

**Explanation:**

The city budgeted \$45,000 for Tennis & Pickleball court improvements in the 2024 Parks Operating Budget. Staff presented options to the Citizens Park Advisory Committee on February 12, 2024 for pickleball and tennis improvements at each location. Options included Tennis court repair at Vlasis and New Ballwin parks, pickleball court conversions at Holloway and New Ballwin parks. On April 22, the Parks Advisory Committee took a voice vote recommending proceeding with Vlasis tennis court repair and Holloway Park pickleball court conversion.

Staff solicited bids from qualified contractors. Two bids were received. McConnell & Associates bid \$68,190 and Byrne & Jones bid \$38,246

**Recommendation:**

Staff recommends low bidder Byrne & Jones Construction. The contracted scope of work will come in approximately \$7,000 under budget. Byrne & Jones is qualified and has previously performed basketball court maintenance at New Ballwin Park in 2019.

**Submitted By:** Chris Conway, CPRP, Director of Parks and Recreation

**Date:** May 14, 2024



# Staff Report

**RE:** Utility Vehicle Purchase

**Department/Program:** Parks and Recreation

**Explanation:**

The city budgeted \$75,000 for replacement of service truck in the 2024 Operating Budget. The current vehicle is showing some heavy rust and the hoist is in poor condition. To save money we solicited bids for work vans. We have two other work vans and they work well for our operation. The few time throughout the year we need a hoist we'll borrow one from the public works department.

No work vans are currently listed on the state bid, so bids were solicited from local dealers. RFP's were sent to twelve dealerships. Only one, Elco, submitted a bid. We were told by other dealers they are no longer producing 2024 models, so the only way they can bid is if the vehicle is actually on their lot.

**Recommendation:**

Staff recommends purchasing the one bidder, Elco a 2024 work van for \$48,976.

**Submitted By:** Chris Conway, CPRP, Director of Parks and Recreation

**Date:** May 13, 2024



## Staff Report

**Subject:** Crack Sealing

**Department/Program:** Public Works-Pavement

**Explanation:** Bids were requested from several contractors. We advertised in the St. Louis Business Journal, and on the City’s website. Bid specifications are on file at the Public Works Department. On April 19<sup>th</sup>, 2023, Three (3) bids were received and opened. Below is the summary of the bids received.

Bidder	Base Bid (Crack Seal)	Alt. Bid #1 (Ballwin Commons)	Alt. Bid #2 (Paula Vale)	Alt. Bid #3 (Sudbury North)	Alt. Bid #4 (Hickory Tree Ct/Ln)	Totals
Sweetens Sealing	\$71,367.92	No Bid	No Bid	No Bid	No Bid	\$71,367.92
PLM	\$134,534.00	\$23,100	\$9,660.00	\$15,403.50	\$18,522.00	\$201,219.50
Cam LLC	No Bid	\$5,940.00	\$2,484.00	\$3,960.90	\$4,762.80	\$17,147.70
<b>Budget</b>		<b>\$82,470.00</b>				

Crack sealing will be 12.59 miles of Full street width (26ft wide) and 5.05 miles of asphalt edges only.

Alternate bid #1 thru #4 is a Maltene based rejuvenation agent that is designed to seal the streets with a tight bond to stop water from penetrating the surface. Several cities around Ballwin has tried this process and are reporting success. Staff would like to try this process on a few streets in Ballwin.

**Recommendation:** We recommend awarding the unit price contract to Sweetens Sealing for the crack sealing portion and Cam LLC for the alternate bids #1-4 for a total price not to exceed \$88,515.62

**Submitted By:** Jim Link

**Date:** 4/26/2024