

Introduced by: City Manager Nathan Mai-Lombardo

**AN ORDINANCE OF THE CITY OF BERKELEY, MISSOURI,
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT
WITH VANSTAR CONSTRUCTION COMPANY FOR POOL HOUSE
RENOVATION ACCORDING TO BID #933**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY,
MISSOURI, AS FOLLOWS:**

- Section 1.** The City Manager is hereby authorized to enter into and execute an agreement with Vanstar Construction Company for exterior renovation of the pool house and grounds according to Bid #933.
- Section 2.** The agreement is attached and hereby incorporated herein and made a part of this ordinance, as if fully set out herein.
- Section 3.** This Ordinance shall be in full force and effect from and after its date of passage.

1st Reading this _____ day of _____ 2023
2nd Reading this _____ day of _____ 2023
3rd Reading, PASSED and APPROVED, this _____ day of _____ 2023

Babatunde Deinbo, Mayor

ATTEST:

Deanna L. Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney

Final Roll Call:			
Councilwoman Verges	Aye	Nay	Absent
Councilwoman Williams	Aye	Nay	Absent
Councilman Hoskins	Aye	Nay	Absent
Councilwoman Anthony	Aye	Nay	Absent
Councilman Hindeleh	Aye	Nay	Absent
Councilwoman-at-Large Crawford-Graham	Aye	Nay	Absent
Mayor Deinbo	Aye	Nay	Absent

VANSTAR

CONSTRUCTION CO.



EXTERIOR RENOVATION OF THE POOL HOUSE AND GROUNDS

6400 EVERGREEN
BERKELEY, MO 63134

Request for Proposal
Proposal Number 933

General Information

Vanstar Construction Company provides general contracting and Design/Build services for commercial, municipal, non-profit, institutional, retail, multi-family and industrial clients throughout the country. Founded in 1993, the company has a commitment to excellent performance, responsiveness, integrity and delivering quality projects that put our clients' needs first and foremost. Our successful track record is evidence of this, with many long-standing and repeat client relationships.

Over the past few years, Vanstar construction has completed 21 projects for non-profit/municipal organizations. Vanstar Construction strives to become a part of our client's team and work together to help them with the construction of their dreams.

Vanstar Construction will lead the design process and generate drawings for review and approval by the City of Berkeley's representative before construction starts. We understand non-profit and municipal organizations are working with certain amounts of funds to accomplish their construction goals. Our hard-working and team orientated approach to become our client's trusted partner is what separates us from other builders. We will work together with the City of Berkeley to make this project happen successfully. If there are budget constraints, we will work with you to find alternative designs and construction methods.

The City of Berkeley can count on Vanstar's owners and executive leadership being active in this project from beginning to end.

We look forward to being a part of the City of Berkeley's team and enhancing a piece of the community that will be enjoyed by many people.

Key Personnel and Qualifications

NICK HUGEBACK, LEED AP

President: Vanstar Construction Co.

Education: B.S. Architectural Engineering University of Kansas

Registrations/Awards: LEED Accredited Professional, Dale Carnegie Graduate, St. Louis Business Journal 30 Under 30 winner, OSHA 30

Experience Summary: Nick began his career at Vanstar in 2018 and has 18 years of experience in the building industry working in architecture and all phases of construction management including preconstruction/ estimating and operations of project management for buildings under construction.

Nick is responsible for the oversight of design/build construction services and driven to find creative solutions that move projects forward. Nick is well versed in estimating and managing all stages of a project from conceptual design to complete construction documents, scheduling, design coordination, project management and closeout. Experienced in commercial offices, historic renovations, multi-family, retail, institutional and senior living buildings.

Highlighted Experience:

- **Incarnate Word Academy**
 - Renovation to existing cafeteria and site work/Complete construction of Incarnate Word Academy Press Box
- **Tower Grove Park**
 - Multiple restoration and historic repair projects including Pavilions (Turkish and Children's) the West Gatehouse and Basketball Courts
- **Delmar Divine Charitable Foundation**
 - Multiple tenant improvement projects within a multi-tenant community of office spaces: Mental Health America, Gateway Early Childhood Alliance, Strategic Community Partners, EMD, Eye Thrive, City Hope, Health Literacy Media
- **Novus Health**
 - Multi-department health facility tenant finish
- **United Services for Children**
 - Tenant Improvement of office building to classrooms and therapy areas and playground addition
- **Liberty Church**
 - Repair to damage at Liberty Church caused by vehicle impact to building
- **City of Crestwood renovation**
 - Renovation of Crestwood City Hall
- **City of St. Peters Cultural Arts Center Renovation**
 - Renovation of Cultural Arts Center Restroom
- **UMSL Library Stack renovation**
 - Complete gut renovation of the UMSL Thomas Jefferson Library stacks
- **Sound Health**
 - Tenant Improvement for an office for Otolaryngology (ENT) and Audiology care
- **12304 Manchester Road**
 - Complete replacement of existing building façade and construction of new end cap space and tower
- **Bijoux Chocolates**
 - Tenant Improvement for chocolates facility
- **TICMS**
 - Tenant improvement including interior office renovation with site pavement and landscaping improvements.

Key Personnel and Qualifications

JASON SZACHNIESKI

Vice President: Vanstar Construction Co.

Education: B.S. Civil Engineering University of Missouri - Rolla

Registrations/Awards: Professional Engineer, LEED Accredited Professional, Dale Carnegie, OSHA 30

Experience Summary: Jason has 22 years of experience in the building industry working in all phases of construction management including pre-construction/estimating and operations of project management for buildings under construction.

Jason is responsible for oversight of the project to ensure completion within the established schedule and budget. Responsibilities include safety, quality, subcontractor coordination/ management and customer service. Jason has experience in design/build construction services and has drive to find creative solutions that move projects forward.

Highlighted Experience:

- Tower Grove Park Basketball Courts

- Construction of two new full-size Basketball Courts located next to the Turkish Pavilion

- Tower Grove Park West Gatehouse

- Historic repair project of the West Gatehouse originally built in 1870

- The MacDonald Building

- Historic Renovation converting space into 56 loft apartments

- United Services for Children

- Tenant Improvement of office building to classrooms, therapy areas and playground addition for a non-profit organization

- Delmar Divine Charitable Foundation

- Multiple tenant improvement projects within a multi-tenant community of office spaces: Gateway Early Childhood Alliance, Greater Health and Wellness Pharmacy, Mental Health America, St. Louis Community Credit Union

- Ameristar Casino Amazon Store

- Interior tenant improvement located within Ameristar Casino

- Webster University*

- 4-story historical rehabilitation of Browning Hall

- Cuivre River Electric, Troy, MO*

- Commercial Office/Industrial addition to existing warehouse and new vehicle and material storage buildings and associated sitework

- Enterprise Center Renovations*

- Tenant improvement of a restaurant, concessions, office

- Bar 360 at Ballpark Hilton*

- Restaurant/Bar of a Restaurant located on the rooftop of Ballpark Hilton.

- River City Hotel and Convention Center*

- Hotel and convention center. Scope included 200 room hotel and 14,000 sq. ft. multipurpose event center.

- River City Casino*

- Casino and several restaurants. Scope included new Casino floor and multiple surrounding restaurants and clubs.

*Indicates projects completed while at previous company

Key Personnel and Qualifications

KIRK BERKBUEGLER

Superintendent: Vanstar Construction Co.

Education: Building Trades Votec Class, Degree in Aviation Technology

Experience Summary:

Kirk has been in the construction industry for 30 years. Kirk is responsible for coordinating and monitoring activities of construction workers on a construction site. Kirk collaborates with others to define construction requirements, develop project schedules, and conduct safety and quality control inspections.

Highlighted Experience:

- Ameristar Casino Amazon Store

- Interior tenant improvement located within Ameristar Casino

- United Services for Children

- Tenant Improvement of office building to classrooms and therapy areas and playground addition

- Express Scripts*

- New office construction -350,000 SF High volume filler

- Park Pacific*

- Historic renovation of a 22-story building. Included 230 apartment units

- Railton Salvation Army Building*

- Friendship Village*

- Independent living 4-story Building – Remodeling of apartments and corridors

- Project Terra*

- Multi-apartment complex project containing 307 apartments.

*Indicates projects completed while at previous company

Key Personnel and Qualifications

JC LOPEZ

Superintendent: Vanstar Construction Co.

Registrations/Awards: OSHA 30

Experience Summary:

JC has been in the construction industry for 28 years. JC is responsible for coordinating and monitoring activities of construction workers on a construction site. JC collaborates with others to define construction requirements, develop project schedules, and conduct safety and quality control inspections.

Highlighted Experience:

-Novus

- Multi-department health facility tenant finish

-MICA Project

- Interior improvement for a commercial office space for a non-profit organization

-Delmar Divine Charitable Foundation

- Multiple tenant improvement projects within a multi-tenant community of office spaces including Catering Kitchen

-Edward Jones Branch

- Office renovation

-Imperial Dade

- 400,000 SF office and warehouse project

-Kasey Paige

- 2,500 SF office and warehouse project

-Smile Magic Dental Offices (multiple locations)*

-Paradise for Paws (multiple locations)*

*Indicates projects completed while at previous company

Related Experience

1. United Services for Children

Vanstar completed a 40,000 SF renovation for United Services for Children. The project was for non-profit organization that services children with disabilities. Vanstar worked closely with United Services for Children in finding a construction solution that was under their budget. The completion date was extremely critical to make sure the classrooms were ready for the school year. Vanstar was able to complete the project early.



Related Experience

2. Incarnate Word Academy

Vanstar had a successful completion of a complete renovation to Incarnate Word Academy's Cafeteria that was completed on time through finding creative solutions and alternatives to overcome many COVID labor and material obstacles. The following year Vanstar constructed a Press Box for the school's new sports field. The press box was a wood frame structure with hardie board top siding. Vanstar worked closely with this non-profit organization to complete both projects under budget and on time.



Related Experience

3. Crestwood City Hall Renovation

Vanstar Construction completed a renovation of Crestwood City Hall to accommodate additional provisions for the Fire Department, Police Department and Public Works. Vanstar's creative thinking kept the job going during COVID and it was completed on time in the Summer of 2020.



4. Maplewood Square Façade Renovation

Vanstar completed a façade renovation of this retail center that updated an aged building façade and enhanced the retail space entrances.



Related Experience

5. Tower Grove Park

Vanstar construction has completed numerous successful projects for this public entity, including renovations of the Turkish Pavilion, Old Playground Pavilion, Stupp Center, West Gatehouse and currently building 2 new basketball courts. Vanstar's ability to work within the Park's budget and deliver projects on time has made Vanstar a trusted partner of Tower Grove Park.



Schedule and Budget

On the projects listed on previous pages and all Vanstar projects, we develop a full critical path schedule for review by the Owner showing design and construction durations along with approval milestones that the Owner needs to meet to keep the project on time. Vanstar will manage this schedule by leading all contributing team members (architect / engineer / subcontractors / material suppliers / City of Berkeley) to make sure the project is completed on time. This proactive and engineered approach has been the recipe for success on Vanstar's project's being completed on time. When obstacles arise, Vanstar will find alternate plans to keep your project moving forward.

Many of the projects shown in this proposal and others that we have completed required us to work creatively with the design team and owner to find cost savings ideas. If the pricing shown in this proposal is over budget, we would be happy to review cost savings alternatives together with the City of Berkeley and the design team.

Subcontractors

Subcontractor partners will be selected when final architectural and structural drawings are completed. Our subcontractors are prequalified by Vanstar Construction. Additional information regarding specific subcontractors can be made available to the City of Berkeley prior to starting construction.

References

Sharon Gerken
Incarnate Word Academy
sgerken@iwacademy.org
314-725-5850 x1182

Jim Didion
Trammell Crow Company
didion@tcc-corvus.com
314-550-5509

Mick Weber
MW Weber Architects
mickweber923@gmail.com
314-691-1970

Katie Aholt
Navigate Building Solutions
katie@navigatebuildingsolutions.com
636-359-8538

Clarifications and Pricing

1. General Items
 - a. Vanstar's standard general liability insurance is included
 - b. Owner to provide builders risk insurance and pay for deductible or claim amount, if deductible is not met. Vanstar to be listed as additional insured.
 - c. Based on 8 hour working days occurring during normal working hours 6am-3:30 pm, Monday through Friday.
2. Architectural and Structural Engineering
 - a. Schematic Design:
 - i. Architectural and structural drawings will be provided for review and approval of the entry modifications.
 - ii. Field verify existing conditions where renovations are required.
 - iii. Prepare drawings describing the scope of anticipated demolition and renovations.
 - iv. The Schematic Design is assumed to be consistent with the attached rendering
 - v. Includes two (1) design meeting with the Owner during Schematic Design.
 - b. Design Development and Construction Documents
 - i. Design Development and Construction Documents will be prepared based on the approved Schematic Design.
 - ii. Code review and documentation in the areas of construction.
 - iii. Prepare partial plans, sections, elevations, details and finish selections for permitting and construction.
 - iv. Coordinate the Architectural Documents with the work of the Structural Engineering scope of work.
 - v. We included one (1) design meeting with the Owner during this phase.
3. Landscaping
 - a. Remove and dispose existing planting materials
 - b. Landscape bed to include the below plantings on 12" spacing and the installation
 - c. of new mulch:
 - i. (60) Purple Coneflower
 - ii. (60) Prairie Dropseed
 - d. Note that the plantings included are different than architectural rendering and based on recommendations from landscaper as these are the most likely plantings to flourish.
 - e. Includes weeding, watering (as needed), and other activities required to establish the planting.
4. Fencing
 - a. Remove existing chain link and vinyl fencing.
 - b. Install new black aluminum picket fence 6' high
 - c. (1) 10' double gate
 - d. (1) 12' double gate
 - e. (1) 6' single gate
 - f. (1) 4' single gate
5. Concrete
 - a. Expand concrete pavement at entry per attached rendering concept. All other concrete to remain. New concrete to be 4" thick sidewalk with welded wire mesh.

Clarifications and Pricing

6. Masonry
 - a. Provide brick column wraps at 4 new entry columns. Brick to be installed as standard modular brick or brick siding system (Nichiha or similar), depending on material/labor availability.
7. Carpentry/Framing
 - a. Includes a \$2,000 allowance for unforeseen substrate repairs. Based on preliminary site visit and inspection of exterior walls at the pool equipment room, the exterior wood sheathing appears to be in good shape. We will reconcile this allowance based on actual cost as the existing siding is removed and the substrate is visible for inspection.
 - b. Re-frame main entrance per attached rendering concept. Includes framing 4 columns, infilling the barrel vault at entry gable and extending the overhang approximately 2' at the entry gable.
8. Siding
 - a. Based on standard colors (Statement line) from James hardie
 - b. Vertical board and batten hardie panels typical with hardie shingle style siding at the gables per rendering. Soffits and fascia to be replaced with new aluminum.
 - c. Existing sheet metal bump outs will be removed to allow hardie lap siding to be continuous.
9. Gutters/downspouts
 - a. Remove existing gutters and downspouts. Replace with new.
10. Signage
 - a. Includes \$2,000 allowance for new sign
11. Electric
 - a. Proposal is based on the City of Berkeley removing and reinstalling any lighting/power/cameras/control boxes/other electrical items required for the siding replacement.
12. Exclusions:
 - a. Payment and performance bond (available at additional cost, if required)
 - b. Removal of any hazardous materials
 - c. Permitting and inspection fees
 - d. Davis Bacon, Prevailing wage, Certified Payroll, special labor requirements
 - e. Sales tax
 - f. New roof (existing to remain)
 - g. Protection or repair of private utilities/sprinkler lines. If there are private utilities, we would suggest a radar scan to ensure these are not damaged and this can be priced as an additional service, if desired.

TOTAL PROPOSED PRICE FOR SCOPE DESCRIBED ABOVE: \$395,202

Alternates:

1. Install 6' high white vinyl fence in lieu of black aluminum picket fence ADD \$3,502
2. Add privacy slats in aluminum picket fence ADD \$40,105
3. Upgrade aluminum picket fence around property line to 8' high ADD \$31,412
4. (note that privacy slats are not available for this fence height)
5. Install 8' high vinyl fence in lieu of 6' high black aluminum picket fence ADD \$51,114
6. Upgrade sign to be illuminated ADD \$10,913
7. Extend rear gable at pool entrance ADD To be determined upon request

Conceptual Rendering (CONFIDENTIAL)

