

MINUTES OF MEETING
CITY COUNCIL OF THE CITY OF LADUE
(work session)
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, OCTOBER 16, 2013, 3:00 P.M.

A meeting of the City Council of the City of Ladue, St. Louis County, Missouri was held on Wednesday, October 16, 2013, at 4:00 p.m., at the Ladue City Hall, 9345 Clayton Road. The following were present:

The Hon. Nancy Spewak, Mayor, presiding.

Members of the Council present:

A. Charles Hiemenz
Art Bond
Walter G. Stern
John Fox
Harold Burroughs
William Brennan

Six Council Members present.

Also present were Michael W. Wooldridge, City Clerk/Assistant to the Mayor; Mr. Rick Jett, Finance Director; John Maupin, City Attorney; Fire Chief John Bailot; Mr. Bill Francis, Chairman – Board of Fire and Police Commissioners; Mr. Jim Schiele, Chairman – Finance, Revenue, and Taxation Committee; Chris Chiodini, Joe Frigerio, and Rebecca Kleba, of Chiodini Architects.

Mayor Spewak announced that the purpose of the work session meeting was to review the cost estimates and bids for construction of Ladue Firehouse #2.

Mr. Dick Smith, owner's representative – Landmark Construction Services, reviewed the cost estimate for firehouse #2 which totaled \$2,735,418. He stated that the cost exceeded the estimate of \$1,900,000.00 from Chiodini Architects in February 2012 because:

1. Inflation was not considered in the estimate because the date of construction was unknown;
2. Owner's Representative contract was not included;
3. Increase in square footage because of the addition of a mezzanine;
4. Generator and emergency traffic signal equipment expense increased;

He advised bids were received from 10 firms for the construction of firehouse #2. Mr. Smith stated the low bidder was Layneco Construction Service at a cost of \$2,098,750.00. Preliminary review indicates the bid meets all requirements and the firm is reputable with several municipal projects to its credit.

Council Member Hiemenz noted the City Council originally considered three options when deciding to rebuild firehouse #2. He stated the Council should reconsider the options of renovation, renovate one firehouse and build one firehouse, or reduce the size of the firehouse.

Mr. Smith stated that some savings could be attainable through a value engineering process which may include reducing the basement size.

Council Member Bond asked how soon the value engineering process could begin. Mr. Smith stated the contract must be awarded with a provision for a value engineering process.

Council Member Fox stated that in his opinion it is unrealistic to expect that any cost savings or value engineering effort will find \$500,000.00 in cost reductions.

Council Member Bond asked if the excavation amounts were considered in the bid. Mr. Smith stated they were and all bidders were asked to provide unit pricing for comparison purposes.

Council Member Hiemenz asked about the additional cost of the mezzanine. Mr. Chiodini stated the cost is estimated at approximately \$114,000.00.

Council Member Fox stated it is important to have a public safety building that will protect city employees and be available to continue serving the citizens of the city during and after a disaster.

Council Member Hiemenz questioned the advisability of paying for the firehouses with existing funds and requested the city consider financing the two firehouse rebuilding projects.

Mr. Schiele stated he was opposed borrowing any money for the projects. He suggested the projects be placed on hold until the lowest cost can be determined, and the projects spread over a two – three year period.

Mayor Spewak stated that the original estimated cost of \$3,800,000.00 for reconstructing firehouses #1 & #2 (\$1,900,000.00 each) was unrealistic and a decision needed to be made.

Mr. Jett advised that in 2012 the Finance Committee reviewed the cost of, and financing options for, the reconstruction of the two firehouses. At that time it was the recommendation of the Finance Committee to pay the cost from existing funds in the Capital Improvement Fund and \$250,000.00 from the General Fund reserves. The current estimate of funding from General Fund reserves is approximately \$1,800,000.00.

Council Member Hiemenz stated that these two projects reflect the needs of the community and it is the cost to operate a public safety function.

Chief Bailot and Mr. Francis addressed the Mayor and City Council regarding the need for new buildings, and the ability to continue to provide quality service to the residents.

Council Member Fox stated the Council needs to commit to these projects and keep the projects moving forward.

After discussion, Mr. Wooldridge was directed to place the approval of the bid for Firehouse #2 reconstruction on the Council agenda for the October 21 meeting.

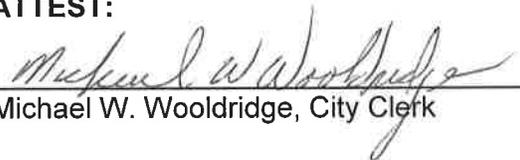
The meeting adjourned at 6:45 PM.

APPROVED THIS 18th DAY OF NOVEMBER 2013.



Nancy Spewak, Mayor

ATTEST:



Michael W. Wooldridge, City Clerk