



**SPECIAL MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MARCH 18, 2019
5:30 PM**

CALL TO ORDER

DISCUSSION ITEMS

- 1. Resolution A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Increase with Trillium Dell, LLC, for Mildew Abatement and Sealing of the Roof Beams at the Creve Coeur Ice Arena for the Amount of \$45,000.00.**

Summary: Staff recommends that the City execute a change order to add mold remediation and beam sealing to the contract with Trillium Dell for reinforcement of the Ice Arena Roof Beams. This work will be completed within the current closure of the Ice Arena, and City staff has been assured that the work will qualify for reimbursement through the Municipal Park Grant for the Ice Arena improvements.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 03/15/2019
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 03/18/19 05:30 PM
Department: Public Works Department
Category: Resolution
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SUBMITTED

RESOLUTION

Resolution A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Increase with Trillium Dell, LLC, for Mildew Abatement and Sealing of the Roof Beams at the Creve Coeur Ice Arena for the Amount of \$45,000.00.

Staff recommends that the City execute a change order to add mold remediation and beam sealing to the contract with Trillium Dell for reinforcement of the Ice Arena Roof Beams. This work will be completed within the current closure of the Ice Arena, and City staff has been assured that the work will qualify for reimbursement through the Municipal Park Grant for the Ice Arena improvements.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A CONTRACT INCREASE WITH TRILLIUM DELL, LLC, FOR MILDEW ABATEMENT AND SEALING OF THE ROOF BEAMS AT THE CREVE COEUR ICE ARENA FOR THE AMOUNT OF \$45,000.00.

WHEREAS, the City of Creve Coeur owns and maintains the Creve Coeur Ice Arena at 11400 Olde Cabin Road; and

WHEREAS, an engineering review of the roof beams at the Ice Arena found that four (4) of the beams require reinforcement to reduce the chance that these beams could split and fail in the future; and

WHEREAS, this same study found that portions of the ceiling were impacted by mildew; and

WHEREAS, the City has been awarded a Municipal Park Grant to reimburse 94% of the cost of installing reinforcement in the roof beams, up to \$265,000; and

WHEREAS, the City Council of the City of Creve Coeur authorized the execution of a contract with Trillium Dell, LLC, for the Ice Arena Roof Beam Reinforcement Project, with a not-to-exceed contract sum of \$ 163,832.00 through Resolution 1416 on February 25, 2019; and

WHEREAS, the Municipal Park Grant Commission has provided preliminary approval for the addition of mildew remediation and sealing of the roof beams as reimbursable work through the current Municipal Park Grant; and

WHEREAS, staff has reviewed the proposal from **Trillium Dell, LLC**, to add mildew remediation and roof beam sealing to the existing roof beam contract, and staff has found this proposal to be fair and in the City's best interest to accept.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Contract change order between **Trillium Dell, LLC**, and the City of Creve Coeur, attached hereto as "Exhibit A," with a not-to-exceed **contract sum of \$ 45,000.00**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract as executed shall be substantially in the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Resolution

Meeting of March 18, 2019

Adopted this 18th day of March, 2019.

Attest:

Barry Glantz
Mayor

Deborah Ryan, MRCC
City Clerk



TRILLIUM DELL

EXHIBIT A

Trillium Dell LLC

Change Order

Project: Creve Coeur Ice Arena Beam Reinforcement

Contract Date: 02/26/19

This contract is changed as follows:

- Addition of scope to Include removal of mold from eave around the perimeter on the roof decking. Application of mildewcide. \$5,000.00
- Addition of scope to include application of Heritage Natural Oil Exterior Finish to the (8) glulam beams in the Ice Arena. This product contains a mildewcide and UV inhibitor. Application of oil to all (3) sides of each glulam. \$40,000.00

Change Order Number: 1

The original Contract Sum was: \$163,832.00

Net change by previously authorized change orders: \$0.00

The Contract Sum prior to this change order: \$163,832.00

Total of this change order: \$45,000.00

New Contract Sum including this change order will be: \$208,832.00

The Contract duration will be delayed by: 5 working days for application

Not valid until signed by both parties

Payment - 50% due upon signing of change order

- 50% due upon completion

Trillium Dell LLC

Brian David, Production Manager

Name & Title

Signature

3/15/2019

Date

Name & Title

Signature

Date

info@trilliumdell.com
trilliumdell.com

161 S. Cherry Street, Suite 103
Galesburg, IL 61401 USA



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: March 15, 2019

TO: Mark Perkins, City Administrator

CC: Sharon Stott, Assistant City Administrator
Jason Valvero, Director of Recreation
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation to Award Change Order
Ice Arena Roof Beam Reinforcement Project

City staff recommends that the City add work to the existing construction contract with Trillium Dell for improvements to the ceiling at the Creve Coeur Ice Arena that were not included in the original contract or the grant that is funding most of the cost of this project. Staff has received preliminary confirmation that the cost of this additional work will be funded by the grant.

Original Project: Roof Beam Reinforcement

The City hired Trillium Dell to install metal rods into four roof beams above the Creve Coeur Ice Arena in order to reinforce these beams and reduce the chance that these beams will split in the future. Two of these beams have split in the past 15 years, and the separation found in the layers of the other beams raised concern that those could also split.

The original estimate for the reinforcement was \$245,000, which included reinforcement for six beams. The engineering review of these beams found that the two end beams did not need reinforcement due to their size and shape. As a result, the actual cost of the beam reinforcement project will be \$163,832, approximately \$101,000 less than budgeted.

Change Order: Mold Abatement and Beam Sealing

The engineer who reviewed the beams made note of mold forming on parts of the ceiling. . An excerpt from the engineer's report that discussed the mold is attached for reference.

Upon the request of City staff, Trillium Dell provided a proposal to mitigate the mold in the ceiling and to provide a mold-resistant sealant for the eight roof beams. This proposal is for the amount of \$45,000. Considering the materials and labor involved to complete the work, staff finds that this is a fair price.

Grant Funding

Staff met with the Advisory Committee to the Municipal Park Grant Commission on Wednesday, March 13, to request that the grant fund additional work at the Ice Arena. The Advisory Committee provided their unanimous support and will recommend that this work be eligible for funding to the grant's board of directors.

Recommendation

City staff recommends that the City pursue the additional work for the mold remediation and the beam sealing for several reasons:

1. Trillium Dell has completed the roof beam reinforcement installation ahead of schedule and has proved to be a responsible and diligent contractor.
2. The Ice Arena had planned to be closed on weekdays from March 11 through March 29. This additional work would be completed within the current closure, which will cause no additional financial loss to the Ice Arena. Completing this work in a typical April or May week would typically cost the Ice Arena about \$10,000 per week in revenues.
3. While the Municipal Park Grant Commission has not officially authorized funding for this additional work, such funding was unanimously recommended by the Advisory Committee, and staff has been assured that this work will be funded. With the grant funding, the City will be reimbursed \$42,300 of the cost of the work, with the City's share being \$2,700.

Attachments: Excerpt from Roof Beam Report



Fire Tower Engineered Timber, Inc.

Additional observations

When conducting our field review, we noticed mold and potentially rot on the ceiling T&G near the eave. While this doesn't appear to be effecting the glulam timbers, and thus is outside of our scope of review, we would encourage the building owner to investigate these concerns in their normal maintenance cycle. This is, most likely, caused by humidity condensing at the interface between the cold/warm air between the building interior and the exterior.





Fire Tower Engineered Timber, Inc.

