

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH VANSTAR CONSTRUCTION CO. FOR CITY HALL RENOVATIONS

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 renovations at City Hall (8425 Airport Road) according to RFP #942.

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 _____ 2024

2nd Reading this _____ day of _____ 2024

3rd Reading, PASSED and APPROVED, this _____ **day of** _____ **2024**

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 ___	Abstain ___
Councilwoman Williams	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hoskins	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Anthony	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hindeleh	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye ___	Nay ___	Absent ___	Abstain ___
Mayor Deinbo	Aye ___	Nay ___	Absent ___	Abstain ___

VANSTAR

CONSTRUCTION CO.



CITY HALL RENOVATIONS, BERKELEY MISSOURI

8425 Airport Road
Berkeley, MO 63134

Request for Proposal
Proposal Number 942



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 24 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.

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:

-Berkeley Pool House Renovation

- Renovation of existing pool house

- 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:

-Berkeley Pool House Renovation

- Renovation of existing pool house

- 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:

-Berkeley Pool House Renovation

- Renovation of existing pool house

-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. Novus Health Care
20,000 SF Medical Office



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.



References

Sharon Gerken
***Incarnate Word
Academy***
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Jim Didion
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Jorge Riopedre
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Katie Aholt
Navigate Building Solutions
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Warranty Information

This proposal includes a 1-year Warranty from Date of Substantial Completion.

Price

The price for Vanstar Construction to complete the work shown on A102, First floor finish sheet, Second floor finish sheet from Chiodini Architects is: \$266,966

Clarifications

1. **General items**
 - a. This proposal is based on furniture, equipment, etc. being moved by others for us to complete our work. We can move these items on an hourly basis, if it is not done by the City of Berkeley.
 - b. Proposal based on free use of the building restrooms for construction trades.
2. **Framing/Drywall**
 - a. Standard 5/8 Type X drywall included, see alternate for impact resistant.
3. **Flooring**
 - a. Existing millwork profile base will remain in place, cove base to be removed and replaced.
 - b. Electric rooms to remain with exposed concrete floor and existing base
 - c. Includes adhesive removal from existing flooring
 - d. Minor floor prep included. No major floor prep included which consist of leveling or grinding of subfloor
4. **Painting**
 - a. Excludes painting in stairwells Room #'s 101, 102, 201, 202
 - b. Excludes painting in storage and mechanical room #'s 116, 119, 131, 132, 150, 162, 203, 205, 209, 214, 216.
 - c. Excludes painting of ceiling in Main Lobby (black color to remain).
5. **Acoustic ceiling**
 - a. New ceiling at level 2 to be Armstrong #1772 Dune Humiguard 2 x 2, in Heavy Duty 15/16 grid
6. **Wall protection**
 - a. Corner guards are included at locations shown on plans. Additional corner guards can be installed for a unit price of: \$72 per each.
 - i. Note that it is recommended by the wall protection supplier to install corner guards at corners with wall protection. There are 9 locations where this happens and no corner guard is shown.
 - b. Corner guards are recommended by manufacturer at corners where wall protection is installed, but drawings do not indicate corner guards at all corners.
7. **HVAC**
 - a. No HVAC relocation/additions have been included.
8. **Electric**
 - a. Includes relocation of existing hanging industrial pendant lights for new partitions
 - b. No fire alarm work or convenience receptacles have been included
 - c. Includes new 2x2 fixtures similar to building standard (cannot match exactly due to age)
 - d. Install new ceiling mounted motion sensors (1) in each new storage room

Exclusions

1. Permit fees
2. Fire alarm work
3. Removal of hazardous materials (i.e. mold, asbestos, lead, etc.)
4. Insulation at new partitions on level 2. Partition tags did not have the a modifier for insulation.
5. Any work in stairwells
6. Bond (price can be provided upon request)

Alternates

1. Use impact resistant drywall at new partitions on level 2
ADD \$4,824