



CITY OF ST. PETERS BOARD OF ALDERMEN
WORK SESSION MINUTES
April 14, 2016

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

The Work Session was called to order at approximately 5:00 p.m. on Thursday, April 14, 2016 at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. The following were present: Mayor Pagano; Alderman Aytes; Alderman Barclay; Alderman Bateman; Board President Hollingsworth; Alderman Reitmeyer; Alderman Shea; Alderman Thomas; Alderman Violet; Bill Charnisky, City Administrator; Randy Weber, Special Counsel; Jeff Finkelstein, Chief of Police; Russ Batzel, Transportation and Development Services Manager; Bill Malach, Water Environment Services Manager; Dave Kuppler, Health and Environmental Services Manager; Rick Oloteo, Director of Recreation Services; Cathy Pratt, Director of Human Resources and Community Services; Patty Smith, City Clerk. Assistant City Administrator Tim Wilkinson and Parks and Recreation Services Manager Jeff Hutsler were absent.

COMMITTEE REPORTS FROM ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

NEW BUSINESS ITEMS

None

MAYOR/CITY ADMINISTRATOR ITEMS FOR DISCUSSION

NEW BUSINESS ITEMS

Alderman Reitmeyer moved and Alderman Violet seconded the motion to remove Bid Recommendation/ Sutters Mill Bridge Replacement Project from the agenda for discussion. The motion was approved.

BID RECOMMENDATION/ SUTTERS MILL BRIDGE REPLACEMENT PROJECT –
BATZEL

Mr. Russ Batzel displayed a rendering of the Sutters Mill Bridge Replacement Project and explained the work that will be completed. The overall project is eligible to receive 80% grant reimbursement including a Federal grant of \$607,628.00 (66.8%) and a St. Charles County grant for \$121,525.60 (13.4%) leaving the City's cost at \$180,381.40 (19.8%). The replacement bridge will include a separated multi-use path on either side of the roadway. Sutters Mill Road will be closed for approximately 120 days with road traffic being detoured

to Willott Road and Mexico Road. On March 29, the City received three (3) bids. Staff is recommending the Sutters Mill Road Bridge Replacement Project contract (Federal Project No. BRM 7305 (613)) be awarded to the low responsive bidder, Gershenson Construction Company of Eureka, Missouri, in the amount of \$909,535.00. Gershenson's bid is 24.5% lower than the second low bid received from NB West Contracting of St. Louis, Missouri, and 20% lower than the average of the bids received. They have successfully completed various projects in the City of St. Peters for the last ten years and are a MODOT approved contractor; which is important because MODOT will have to approve this recommendation before the grant money can be issued. **This is business item I-4 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Barclay moved and Alderman Bateman seconded the motion to remove Bid Recommendation/ 2016 Sidewalk Replacement & Infill Program from the agenda for discussion. The motion was approved.

BID RECOMMENDATION/ 2016 SIDEWALK REPLACEMENT & INFILL PROGRAM – BATZEL

Mr. Batzel advised that this is the annual sidewalk replacement and infill program and that on March 8, 2016 the City received five (5) bids for this project. The bids ranged from \$166,831 to \$388,288. Staff recommended awarding this project to the low bidder, L Keeley Construction, in the amount of \$166,831. L. Keeley was 46% lower than the 2nd low bid. Alderman Hollingsworth moved and Alderman Aytes seconded the motion to place this item on the April 28, 2016 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the April 28, 2016 Board of Aldermen meeting agenda for consideration.**

Alderman Barclay moved and Alderman Bateman seconded the motion to remove Secretary of State/Records Retention Schedule from the agenda for discussion. The motion was approved.

SECRETARY OF STATE/RECORDS RETENTION SCHEDULE - SMITH

City Clerk Smith stated that the Destruction of Records forms provided in this evening's meeting packet necessitate being entered and made a part of the minutes of the Board of Aldermen for April 14, 2016. Alderman Hollingsworth moved and Alderman Barclay seconded the motion to accept the City Clerk's report regarding the Destruction of Record forms that are provided in the Work Session packet and to be entered into the April 14, 2016 minutes of the Board of Aldermen. The motion was approved. **No further Board of Aldermen action is required on this item.**

MISCELLANEOUS UPDATES – CHARNISKY

None

BOARD MEETING AGENDA ITEM REVISIONS – CHARNISKY

None

PRESENTATION IN ALDERMANIC CONFERENCE ROOM FROM 5:30 - 7:00 P.M.

UPDATE/NO TAX INCREASE BOND ISSUE – MAYOR

Mayor Pagano recounted previous discussion, details, and consensus of the proposed outdoor aquatic center project design and the possibility of adding other items in the future such as a big slide and fountain. He also opened for discussion the proposed road extension which will come in behind City Centre from Indacom Drive, and will be part of the aquatic center project. A handout of the proposed road extension was provided and is attached and made a part of these minutes. The time frame for the road extension would be a 2017 project, after the Rec-Plex front entrance improvements; and the. Mr. Batzel explained that the bid date of the Rec-Plex front entrance improvements is May 3, 2016 and requested authorization from the Board of Aldermen to place the bid recommendation on the May 12, 2016 Work Session and Board of Aldermen meeting agendas for consideration. The Board of Aldermen was in agreement of this request.

Mayor Pagano also recounted previous discussion of the proposed St. Peters Golf and Banquet Center and details related to its design, seating capacity, and expanded parking lot, but reiterated the project would not include the traffic signal, road and entrance. Mr. Batzel explained the prospect and idea of a signal and entrance project to the golf course, and explained that funds and other steps would need to be secured first, which includes meeting with property owners and MoDOT, in order to move forward in setting the schedule on the back end, should the bond issue pass.

Mayor Pagano then opened discussion regarding the revised draft ordinance in the meeting packet calling a bond election. Considerable discussion was devoted on whether to keep these proposed projects as one issue on one ballot as drafted in the ordinance, or to separate them into two propositions, and/or two separate elections. The Aldermen expressed their concerns and reported the views and feedback of their constituents; discussed the task of educating the public and media, and the flexibility of working with the \$12ML under one proposition. It was explained that the August and November 2016, and the April 2017 Bond elections requires a "supermajority" or four-sevenths majority. Should the proposition fail in August, the viewpoint of bringing it back for the April 2017 election was explored.

GOLF COURSE DESIGN – EMRICK

Dan Emrick, Superintendant of Golf Course Operations, turned the presentation of the golf course design over to Fred Powers and Bill Bowersox of Powers Bowersox Associates Inc., Architects, Planners and Interior Design who explained the recommended changes to the proposed St. Peters Golf and Banquet Center design from the March 24, 2016 meeting discussion. The presentation, which is attached and made a part of these minutes, include the following changes: an increase in the banquet room size to over 1800 square feet, which includes a seating capacity increase to 350; mechanical, electrical, storage room increase of 1640 square feet and relocated upstairs to accommodate for more seating in banquet area; move the cart storage closer to the practice green, added a bay window

where the head table would theoretically be located, which projects out to the court yard area.

Mayor Pagano requested Board input on the design and changes presented and the following topics were discussed: frequency of rentals for the extra capacity seating, design of flat roof and if pitch on roof is needed; a concern of the exterior design resembling the Rec-Plex; concern of the conceptual vegetation or trees in front of building which would hide building lettering; possibility of fire pit in courtyard area; interior design of windows. Mr. Bowersox emphasized the views on lake and the pattern and transparency to engage with what is outdoors from the interior.

In summary of the Board's deliberations, the following action was taken: Alderman Shea moved and Alderman Reitmeyer seconded the motion to accept this revised conceptual design. The motion was approved with a roll call vote as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: yes; Alderman Aytes: yes.

Mayor Pagano requested a vote on placing the draft ordinance presented on the bond election, which is one proposition for the August 2, 2016 election, on the April 28, 2016 Regular Board of Aldermen meeting agenda for consideration. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to place the draft ordinance on the bond election presented this evening, on the April 28, 2016 Regular Board of Aldermen meeting for passage. The motion was approved with a roll call vote as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: no; Alderman Aytes: yes.

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)

Alderman Shea moved and Alderman Barclay seconded the motion to enter Executive Session re: Litigation, Real Estate and Personnel, pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6) and then adjourn the Work Session meeting from the Executive Session. With the motion approved, the Board of Aldermen entered Executive Session at approximately 6:45 p.m. Roll Call was taken as follows: President of the Board of Aldermen, Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Thomas: yes; Alderman Bateman: yes; Alderman Violet: yes; Alderman Shea: yes; Alderman Barclay: yes; Alderman Aytes: yes.

ADJOURNMENT OF THE EXECUTIVE SESSION AND THE WORK SESSION

Alderman Barclay moved and Alderman Hollingsworth seconded the motion to adjourn the Executive Session and the Work Session meetings. The motion carried and the Executive Session and the Work Session was adjourned at approximately 7:03 p.m. with roll call shown as follows: President of the Board of Aldermen, Alderman Hollingsworth, yes; Alderman Bateman, yes; Alderman Reitmeyer, yes; Alderman Thomas, yes; Alderman Barclay, yes; Alderman Violet, yes; Alderman Shea, yes; Alderman Aytes, yes.

Submitted by,

A handwritten signature in cursive script that reads "Patricia E. Smith". The signature is written in black ink and is positioned above the printed name.

Patricia E. Smith
City Clerk



**City of St. Peters - Records Management
RECORDS DESTRUCTION FORM**

Page 1 of 2

Department Name: Finance		Total # of Boxes: 42
Department Records Coordinator: Rita Westerson		
Date: 02/18/16	Office Address: City Hall	Telephone: ext. 1224

Caution: A record may not be destroyed if any litigation, claim, negotiation, audit, open records request, administrative review, or other action involving the record is initiated before the expiration of the retention period. The record must be retained until completion of the action and the resolution of all issues that arise from it, or until the expiration of the retention period, whichever is later. The schedule establishes only a minimum period of retention. Before retaining a record longer than the minimum time required, however, the office should be certain that it has good reason to do so.

Department Records Coordinator: <i>Rita Westerson</i>	Date: 2-18-16	Date of Records Destruction: April 1, 2016
Group Manager: <i>Tom Wilkerson</i>	Date: 2/18/16	Destruction Method: Shredding <input checked="" type="checkbox"/> Discard <input type="checkbox"/> Outside Vendor <input checked="" type="checkbox"/>
Date of BOA Minutes: 4/14/16		

Request for Department Destruction

- I certify that these OFFICIAL RECORD COPIES are past the retention period specified by the Missouri Secretary of State Records Retention Schedule and that all audit and administrative requirements have been satisfied.
- I certify that no HOLD has been placed on these OFFICIAL RECORDS due to any litigation, claim, negotiation, audit, or open records requests and that all administrative requirements have been satisfied.

Required Approval Signature	
City Clerk: <i>Patricia E. Smith</i>	Date: 2/18/16

Note: Please read the instructions on page 3 concerning Departmental Records Destruction.

User Box #	Retention Schedule Records Item #	Description of Records	Inclusive Year(s)	Retention Period	Medium
1-32	GS-007	ACCOUNTS PAYABLE (WARRANTS & INVOICES WITH BACK-UP)	FY'10	5 YEARS	P
1-5	GS-008	BILLING REGISTERS-UTILITY BILLING	FY'10	COMPLETION OF AUDIT(WE KEEP 5 YEARS)	P

Rita Westerson

From: Sandy Sigmund
Sent: Friday, February 12, 2016 10:44 AM
To: Rita Westerson
Subject: Destruction of Records

Rita,

The following boxes can be destroyed this year:

32 boxes Accounts Payable FY 2010
1 Box Bank Reconciliation FY 2010
1 Box Cigarette Tax Detail FY 2009 & 2010
2 Box Paid Invoices FY 2010
1 Box Bond Coupons 1983 GO Highway Bonds

Sandy Sigmund
Accounting Specialist
City of St. Peters
ssigmund@stpetersmo.net
Phone 636-477-6600 Ext. 1211
Fax 636-926-2047

Rita Westerson

From: Stephanie McNiff
Sent: Tuesday, February 16, 2016 1:55 PM
To: Rita Westerson
Subject: Billing Register Boxes

Hi Rita

There are 5 Boxes downstairs that we can shred.

They are
10/18/09 to 11/25/09
12/10/09 to 2/24/10
3/10/10 to 5/6/10
5/13/10 to 7/22/10
7/29/10 to 9/30/10

They are marked with a green X and numbered 1-5.

Thanks
Stephanie
Ext. 1443



City of St. Peters - Records Management
RECORDS DESTRUCTION FORM

Page 1 of 11

Department Name: SSS/Administration		Total # of Boxes:
Department Records Coordinator: Robbie Kimes		
Date: 03/16/16	Office Address: One St. Peters Centre, St. Peters, MO 63376	Telephone: 636-477-6600

Caution: A record may not be destroyed if any litigation, claim, negotiation, audit, open records request, administrative review, or other action involving the record is initiated before the expiration of the retention period. The record must be retained until completion of the action and the resolution of all issues that arise from it, or until the expiration of the retention period, whichever is later. The schedule establishes only a minimum period of retention. Before retaining a record longer than the minimum time required, however, the office should be certain that it has good reason to do so.

Department Records Coordinator: <i>Robbie Kimes</i>	Date: <i>3-16-16</i>	Date of Records Destruction: <i>3-24-16</i>
Group Manager: <i>T. Wilkinson</i>	Date: <i>3/17/16</i>	Destruction Method: Shredding <input type="checkbox"/> Discard <input type="checkbox"/> Outside Vendor <input type="checkbox"/>
Date of BOA Minutes: <i>4/14/16</i>		

Request for Department Destruction

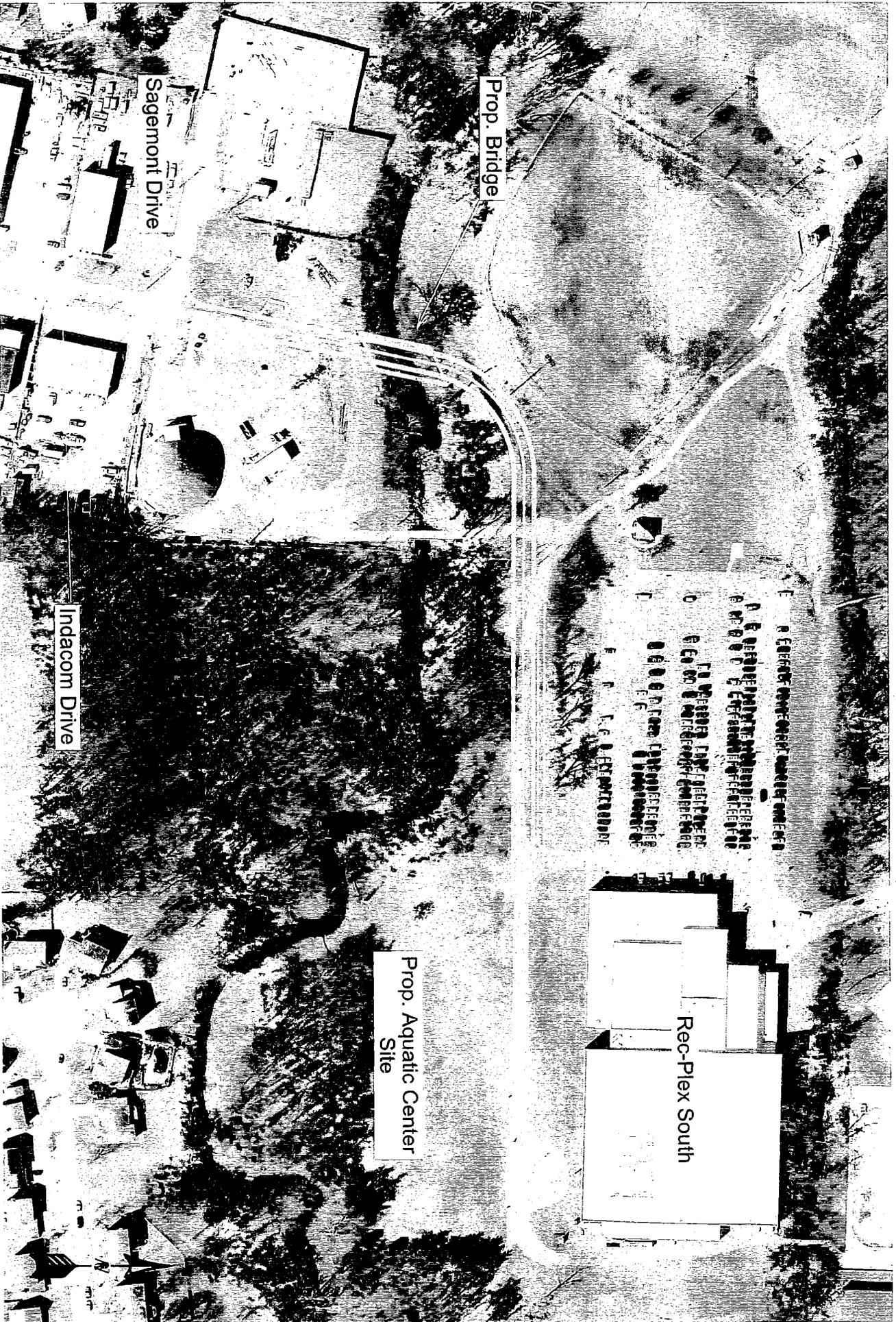
- I certify that these OFFICIAL RECORD COPIES are past the retention period specified by the Missouri Secretary of State Records Retention Schedule and that all audit and administrative requirements have been satisfied.
- I certify that no HOLD has been placed on these OFFICIAL RECORDS due to any litigation, claim, negotiation, audit, or open records requests and that all administrative requirements have been satisfied.

Required Approval Signature	
City Clerk: <i>Patricia Edmatt</i>	Date: <i>3/17/16</i>

Note: Please read the instructions on page 3 concerning Departmental Records Destruction.

User Box #	Retention Schedule Records Item #	Description of Records	Inclusive Year(s)	Retention Period	Medium
N/A	GS-060	From the 2004 Legal Documents - all Professional Services Agreements for the Recplex.	2004	3 years after expiration of agreements	P
N/A	GS-040	CDBG Grant Files - Home Owners Agreements, Deed of Trust & Full Deed of Release for all 2004 CDBG Program Participants (includes any Home Help Program, Homeownership, or Emergency Repair Participants in 2004	2003	5 year Loan + 3 year retention	P

City of St. Peters Indacom Drive Extension





Proposed St. Peters Golf and Banquet Center

April 14, 2016

Powers Bowersox Associates, Inc.

Project Mission

The new Golf and Banquet Center will provide a facility supporting state of the art public golf operations, recreation and community events for the citizens of the City of St. Peters. Economical to build and operate, it will enhance the quality of life for all residents.

Program-New Buildings

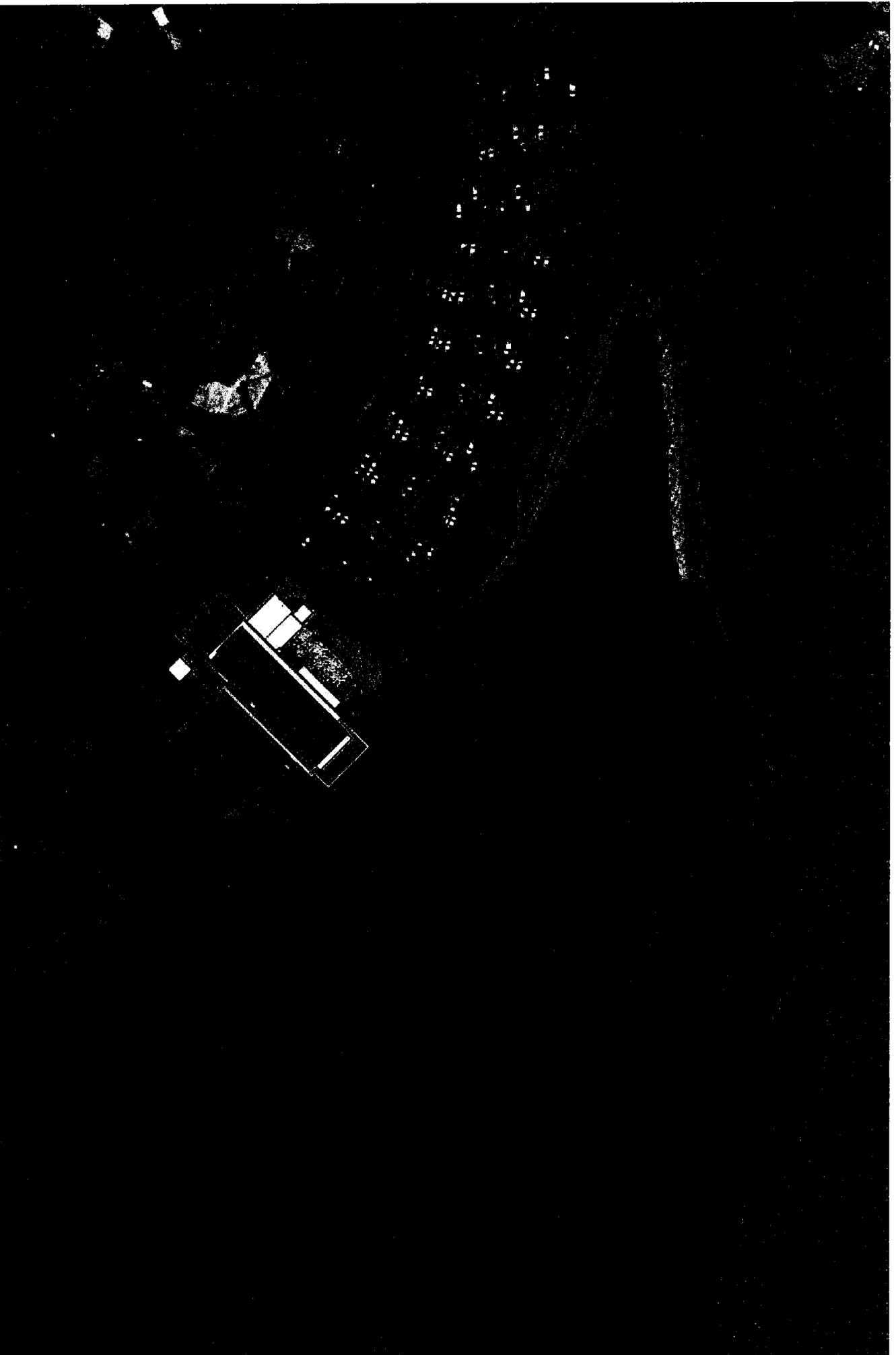
- Golf Cart (80)/General Storage 5,627 SF
- Golf Operations 1,536 SF
- Banquet Facilities-**Seats 250** 5,611 SF
- Common Functions (Entry, Kitchen, Mechanical, Electrical, Storage) 3,047 SF
- Total: 15,821 SF
- Covered Structure (Golf Events) 2,475 SF

Program-Outdoor Functions

- Expanded Parking From 300 to 350
- Enclosed Kitchen Service Yard 2,000 SF
- Cart Staging Area 75 Carts
- Patio-48 2,000 SF
- Event Space Deck Over Water 1,440 SF
- Golf Event Drop Off and Cart Staging Area

Revised Program-New Buildings

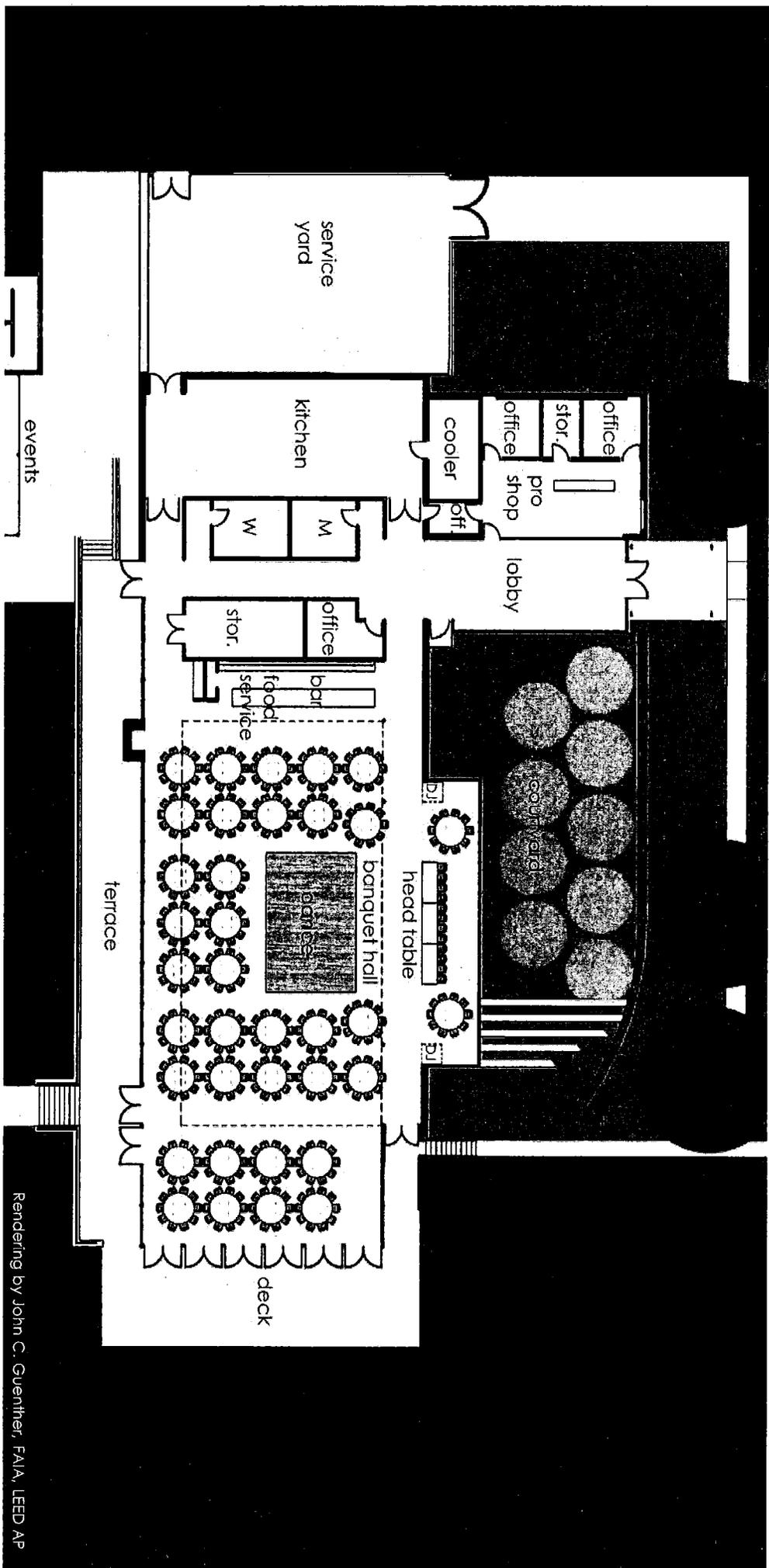
- Golf Cart (80)/General Storage 5,627 SF
 - Golf Operations 1,536 SF
 - Banquet Facilities-**Seats 350** 7,411 SF (+1,800 SF)
 - Common Functions (Entry, Kitchen, Mechanical, Electrical, Storage) 4,597 SF (+1,640 SF)
- Total: 19,261 SF
- Covered Structure (Golf Events) 2,475 SF



St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07

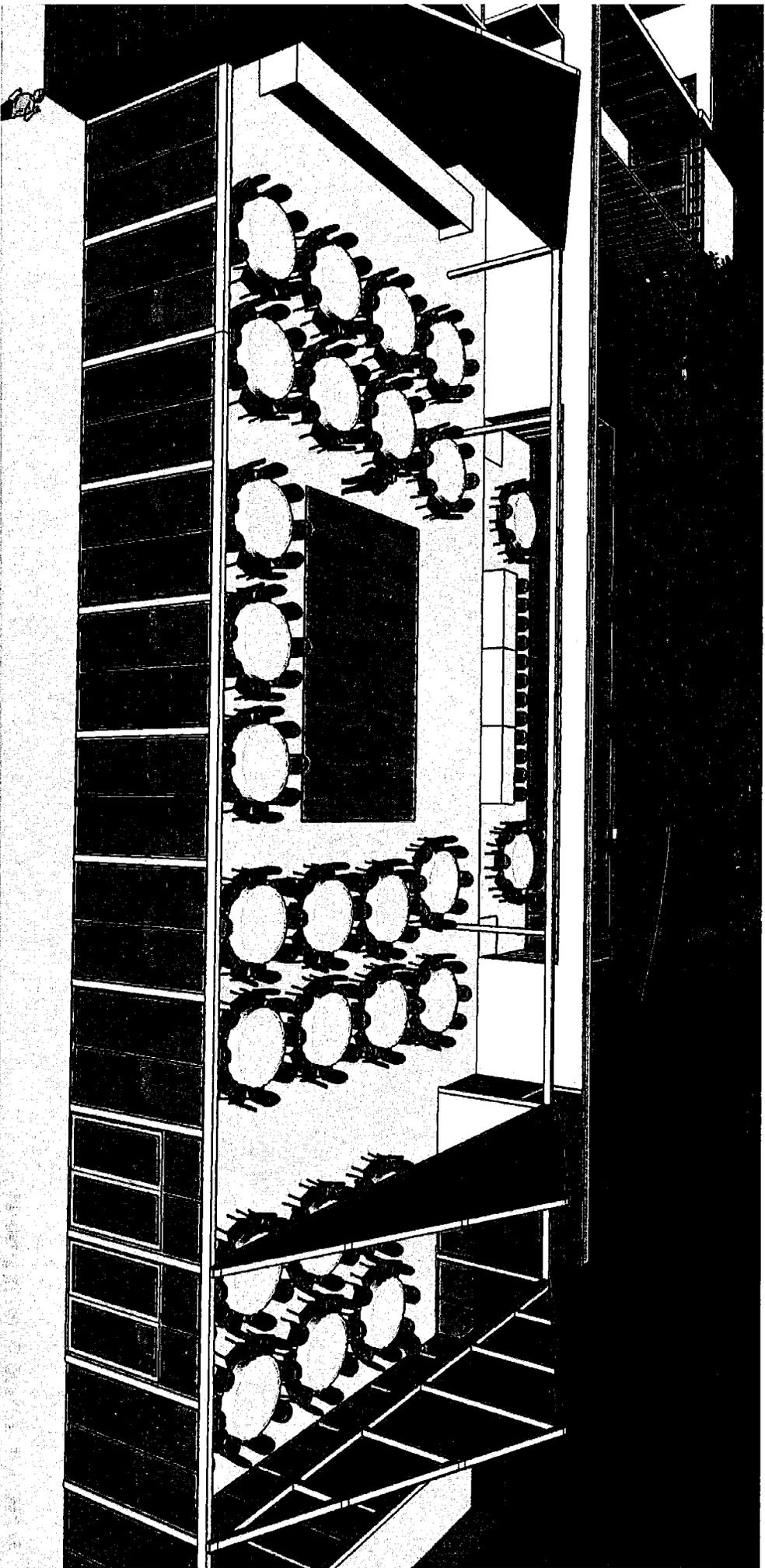


St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.14

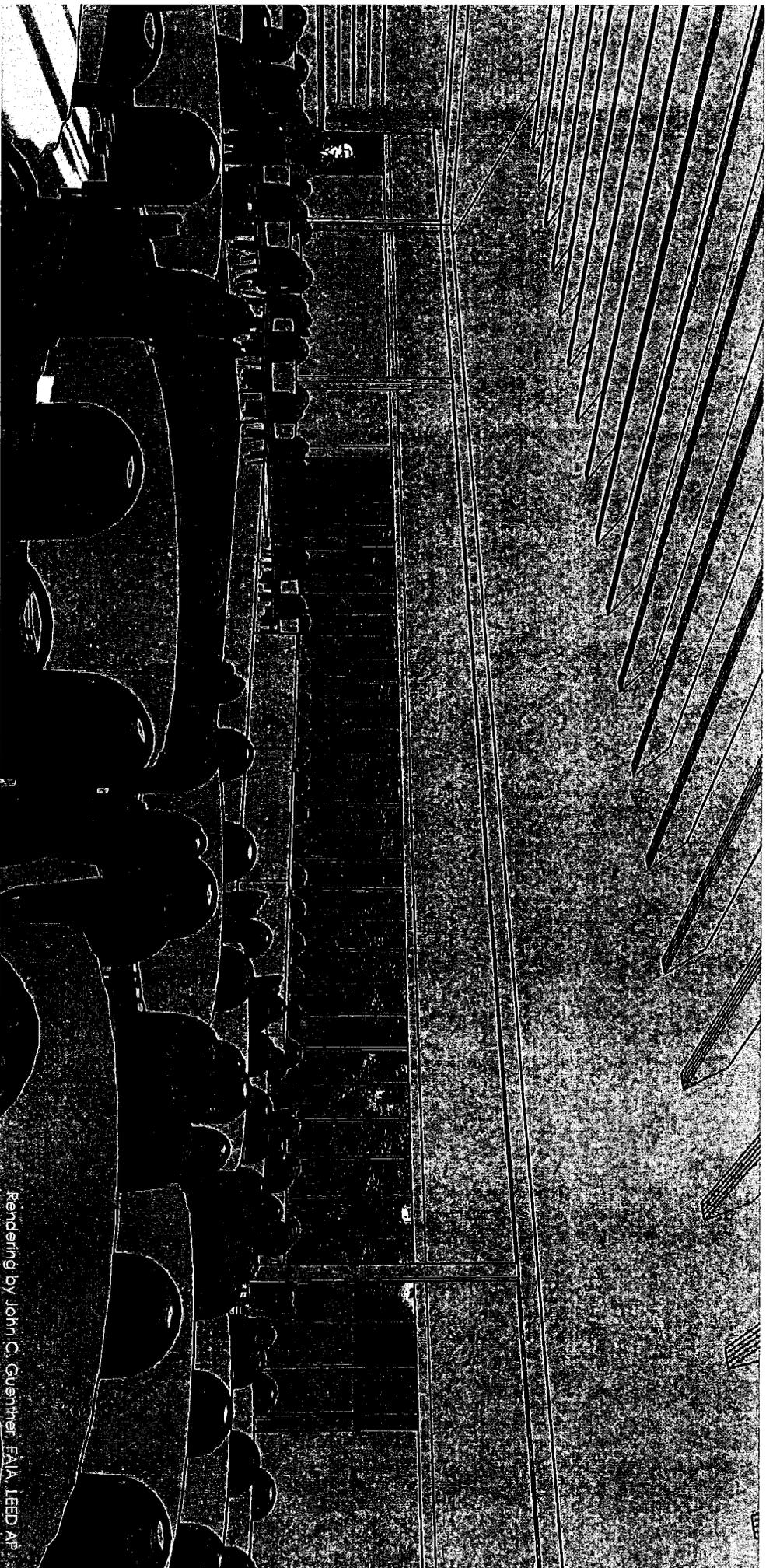
Rendering by John C. Guenther, FAIA, LEED AP



St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07

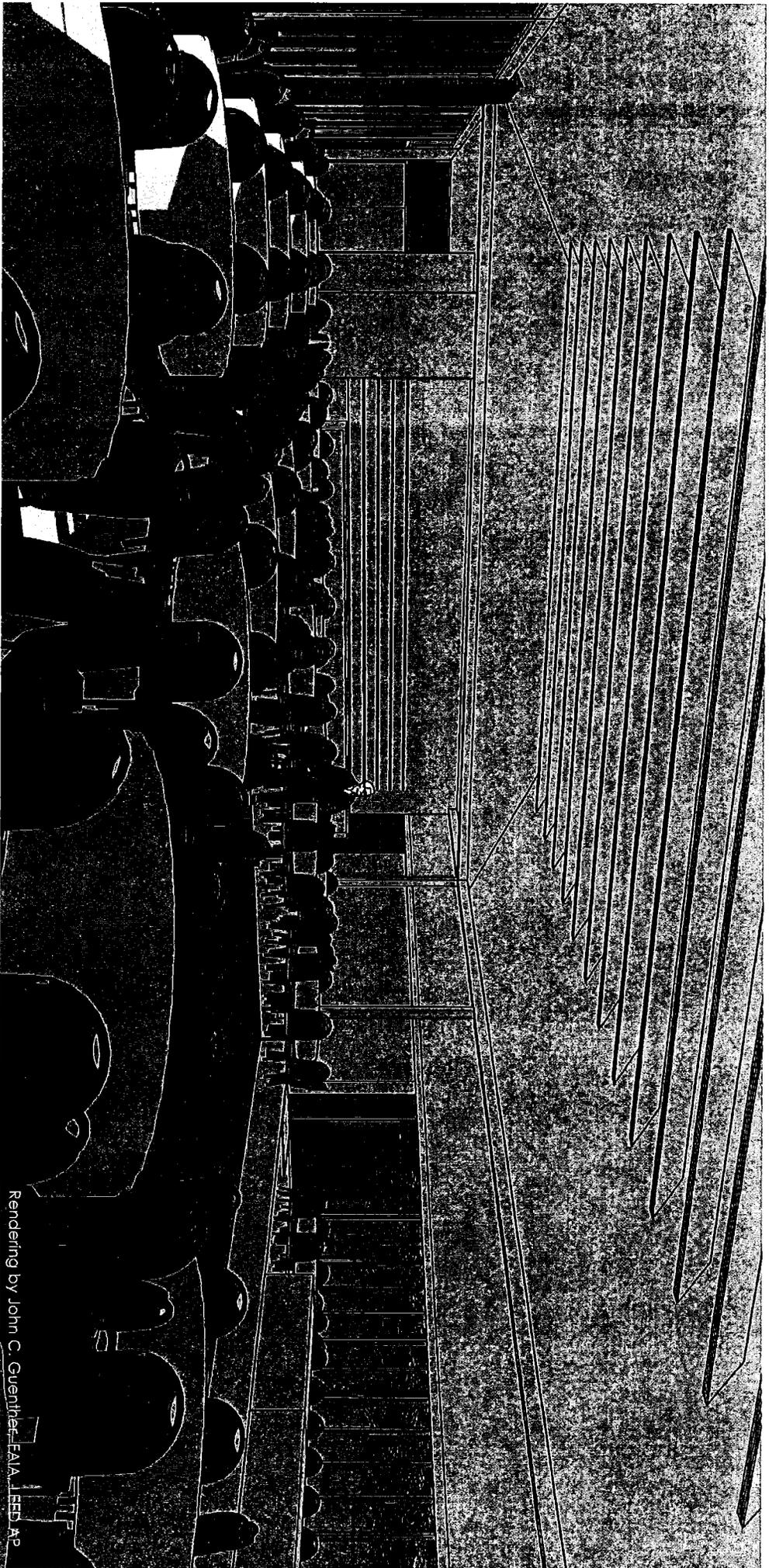


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St. Peters Golf Course Clubhouse

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2016.04.07

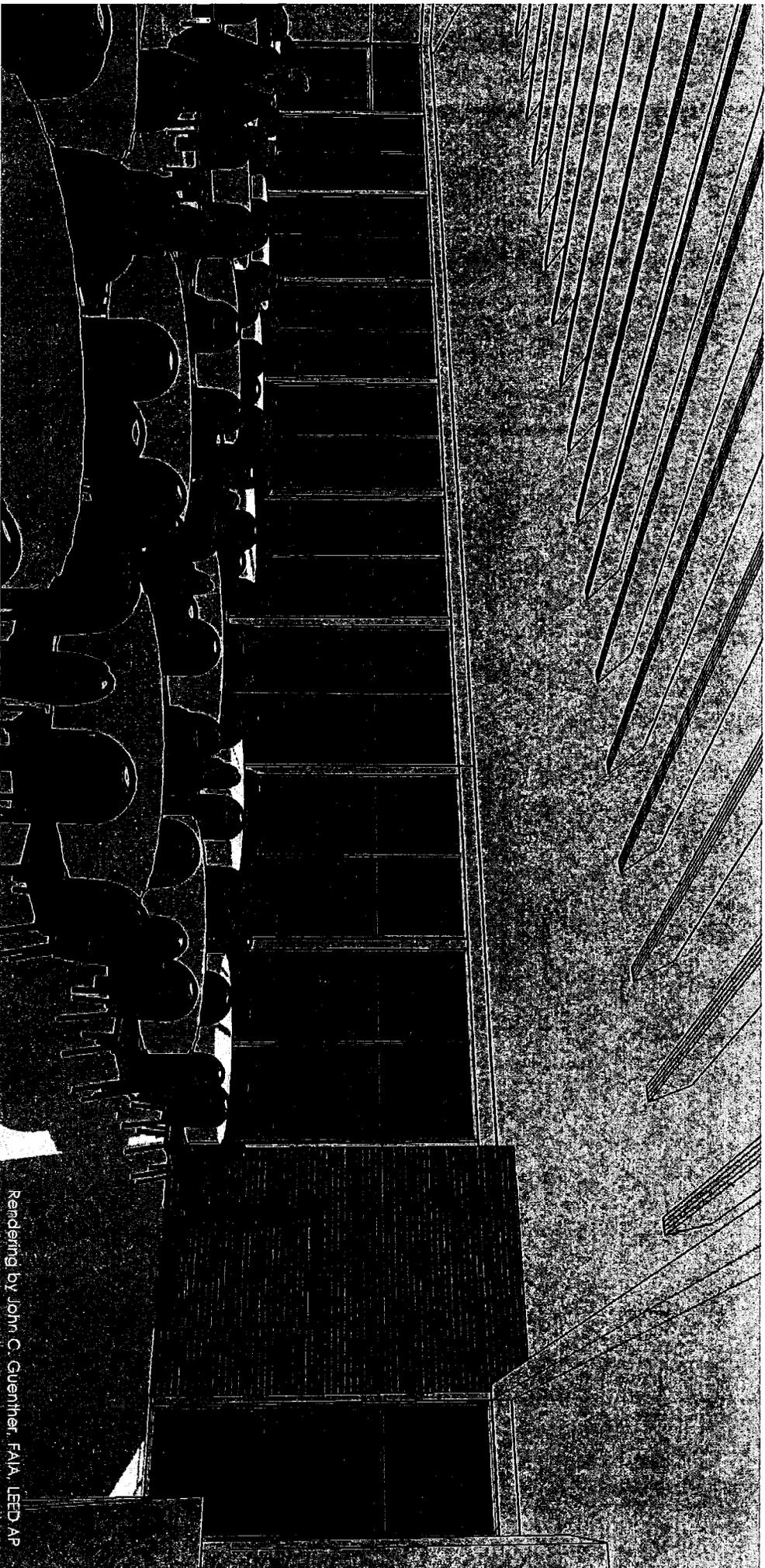


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St. Peters Golf Course Clubhouse

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2016.04.07

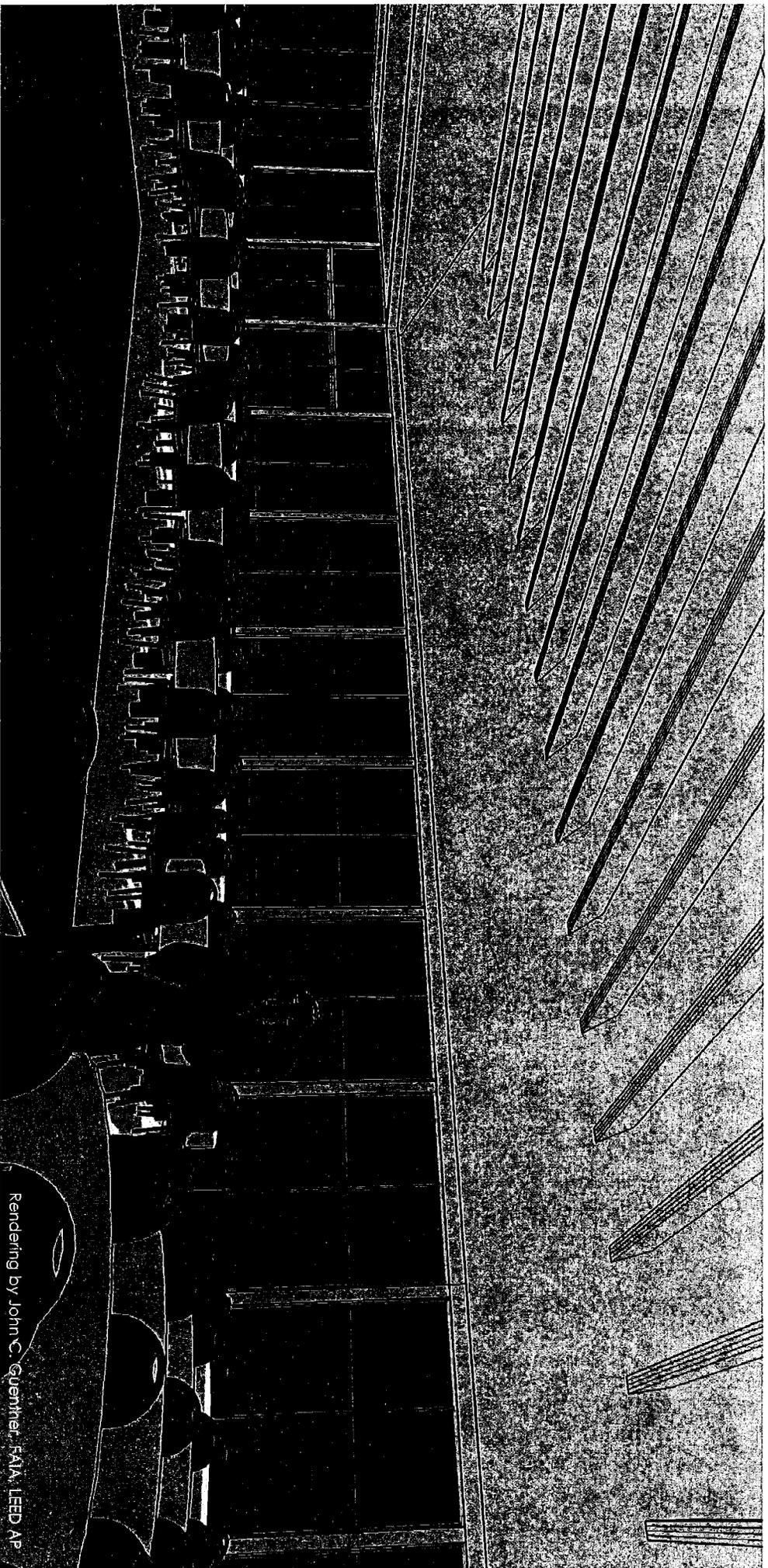


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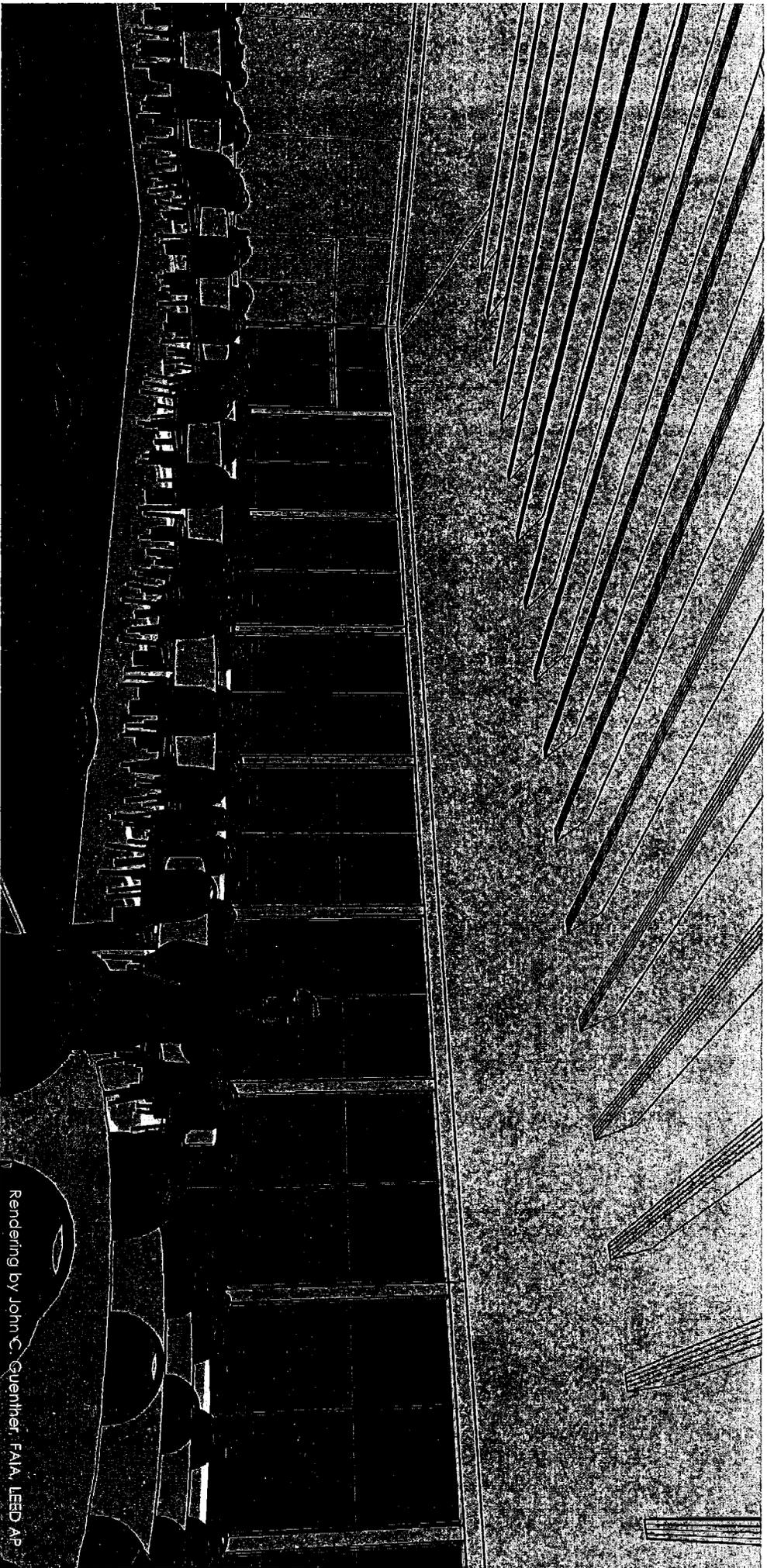


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St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07



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St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07

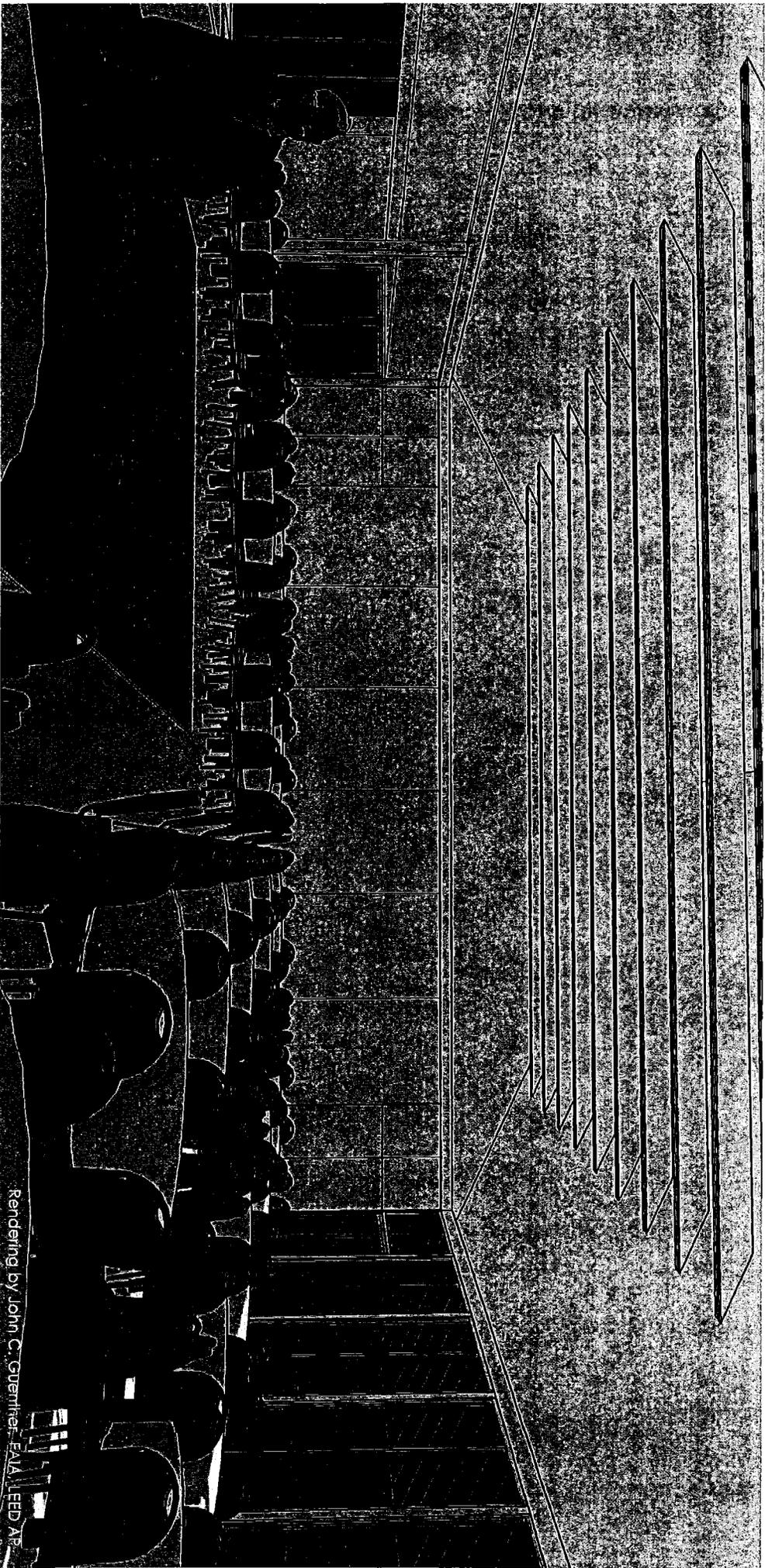


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St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.14

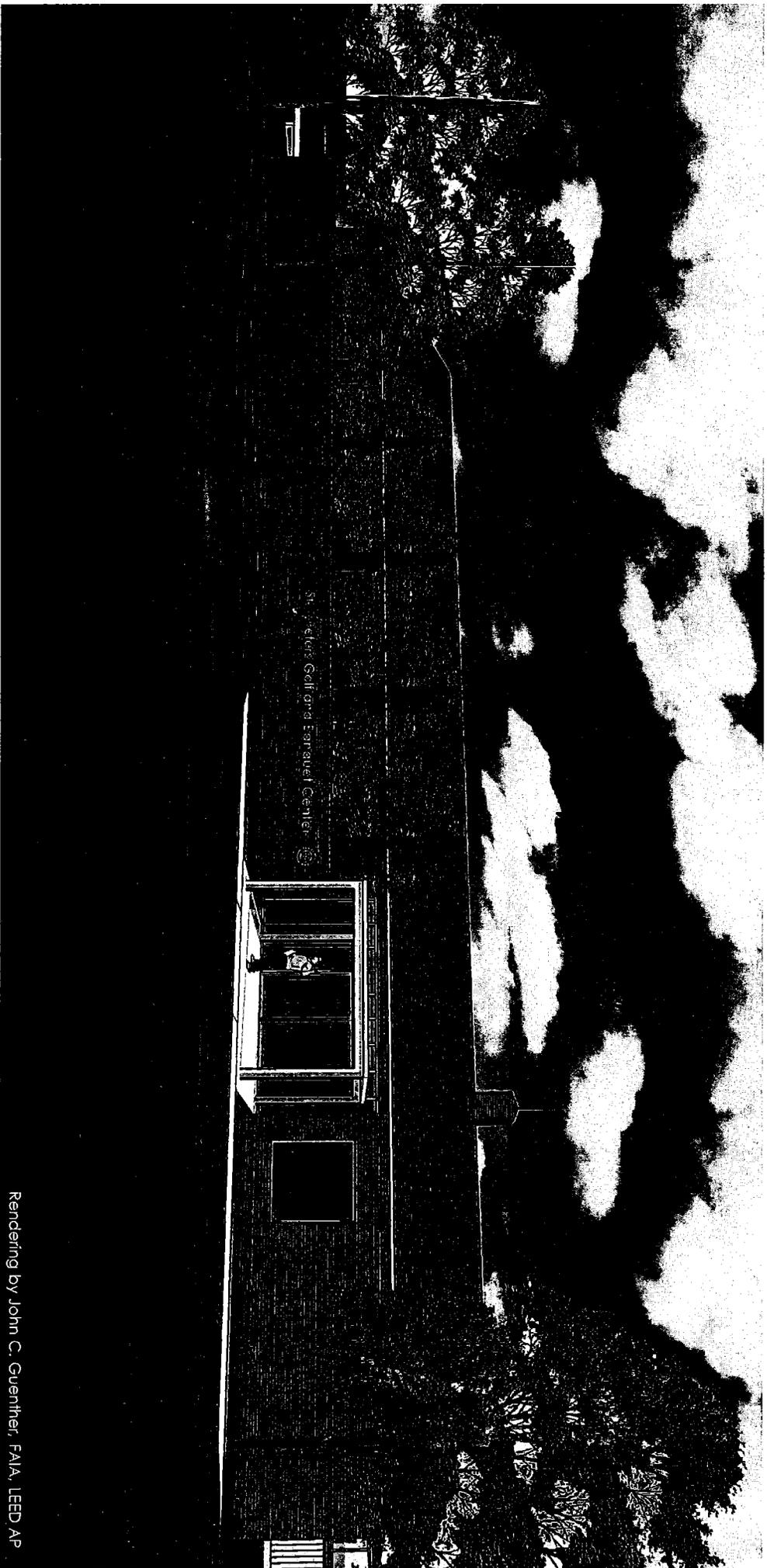


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St. Peters Golf Course Clubhouse

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2016.04.07

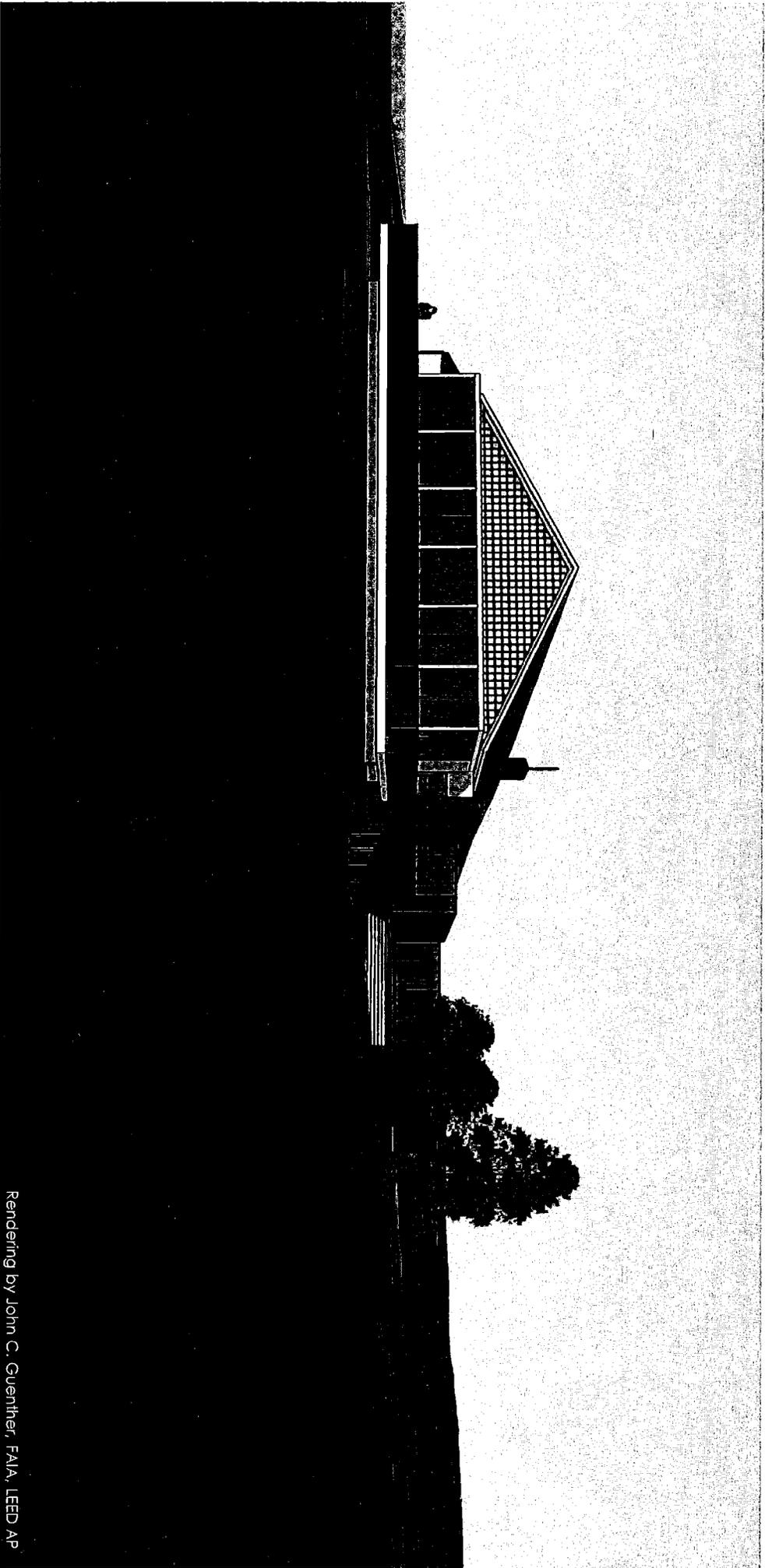


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St. Peters Golf Course Clubhouse

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2016.04.14

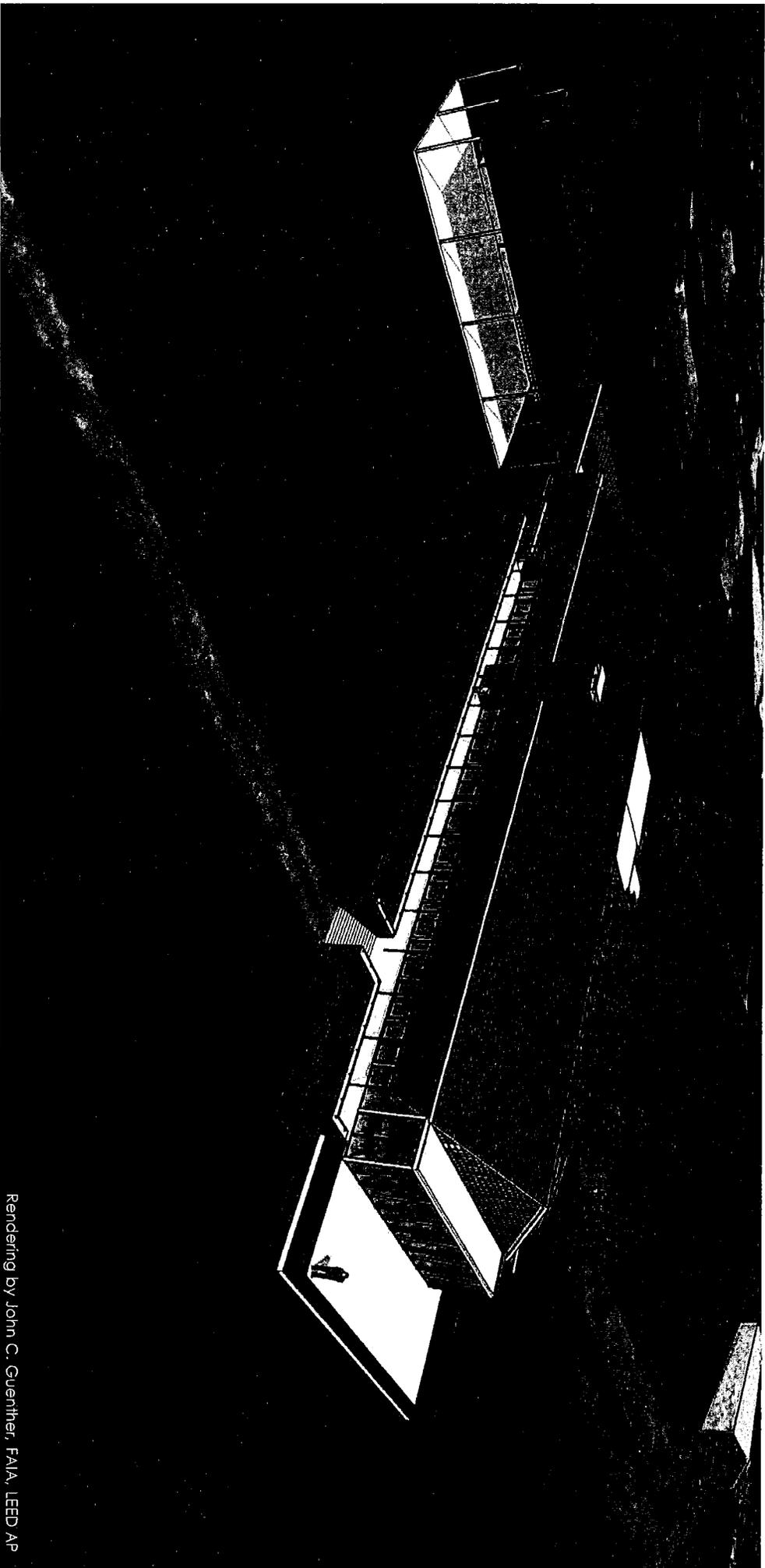


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St. Peters Golf Course Clubhouse

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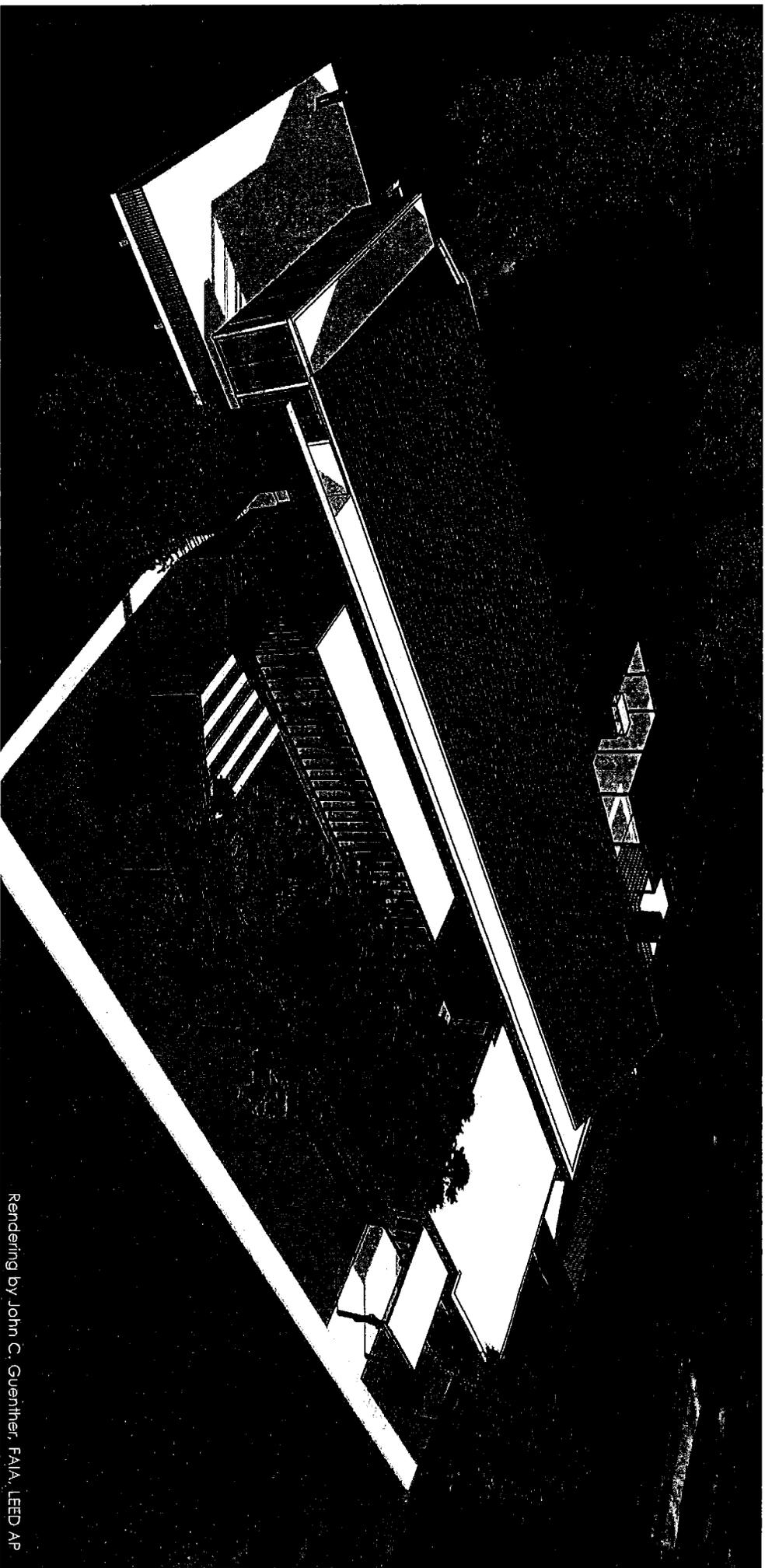


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St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07



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2016.04.14

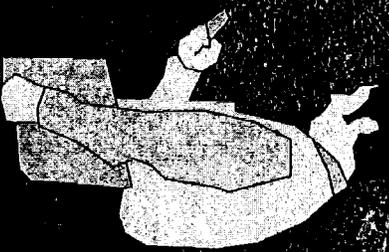


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St. Peters Golf Course Clubhouse

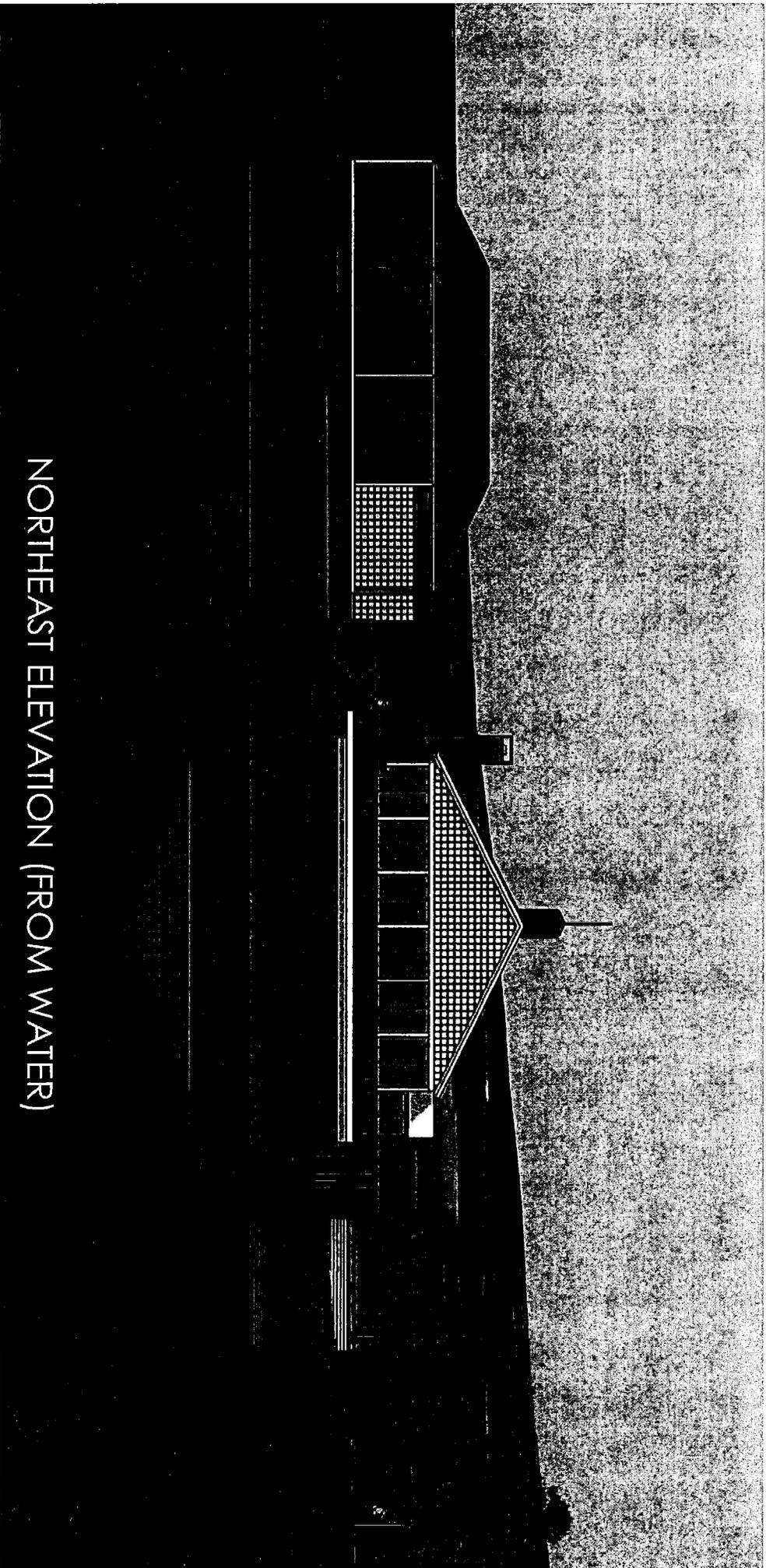
Powers Bowersox Associates, Inc.

2016.04.07



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St. Peters Golf Course Clubhouse
Powers Bowersox Associates, Inc.
2016.04.07

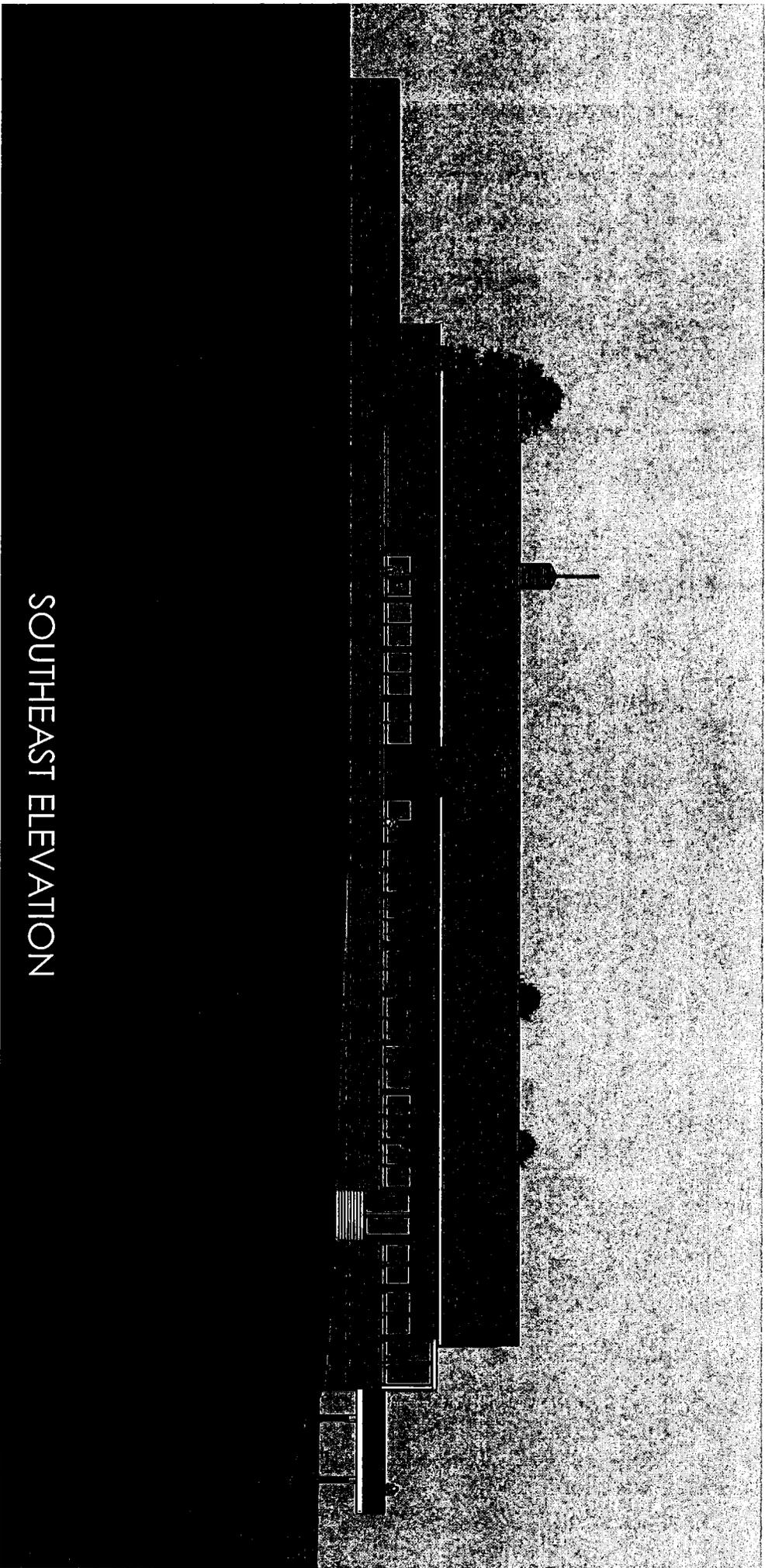


NORTHEAST ELEVATION (FROM WATER)

St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07

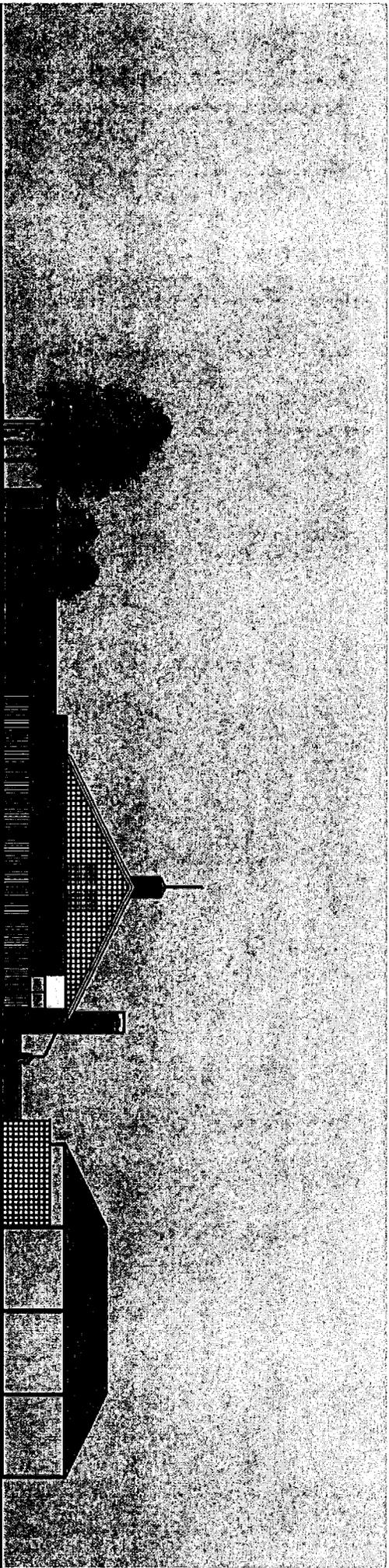


SOUTHEAST ELEVATION

St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07



SOUTHWEST ELEVATION

St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07



NORTHWEST ELEVATION (FROM PARKING)

St. Peters Golf Course Clubhouse

Powers Bowersox Associates, Inc.

2016.04.07

Construction Cost Estimate

250 Seats 350 Seats

1. Demo./Clubhouse/Site:	\$3,935,460	\$4,785,165
2. Tournament Structure :	\$244,500	\$244,500
3. Cart Storage Structure:	\$380,400	\$380,400
4. Contingency:	\$670,230	\$811,510
5. FF&E:	\$100,000	\$125,000
6. Design Soft Costs:	<u>\$465,000</u>	<u>\$565,000</u>
Total:	\$5,795,590	\$6,911,575

Proposed City of St. Peters Golf Clubhouse

Space Program-Preliminary

Powers Bowersox Associates, Inc.

12-02-15

REV. 12-10-2015, REV 12-14-2015, REV 12-22-15 (R-1)

Function Existing Net SF Proposed Net SF Notes

Cart Storage

Enclosed Building:

Cart Storage 4,400

Assumes 80 Electric carts @ 55 SF/cart. Existing -75 carts (70 + 5), Existing carts are leased. Cart can be located in an enclosed structure built on grade. Should be accessible to pro shop and first tee.

Parts Storage/repair

180

Provide for work bench, slop sink, storage bins.

General storage

400

General storage. Allowance, to be determined.

Sub-total Net Area (Building):

4,980 SF

Exterior:

Wash down area

165

Cart washing-Exterior location.

Golf Operations

Located in building:

Entry 80

Pro Shop/registration 600

Pro Shop Offices (2) 240

Assumes separate entry for golf and banquet operations Assumes 30' x 20'. Counter and small sales area Assumes two private offices at 10' x 12', adjacent or within pro shop.

Accessible and close proximity to parking lot, outdoor seating, cart staging area, walk up bar and Kitchen.

Restrooms (golf)			
Men	200		May be located in close proximity to "covered structure". Assumes two water closets (wc), two urinals (ur), two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks). Floor drain.
Women	200		Assumes four wc's, two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks).
Service closet	<u>40</u>		Slop sink, shelf, hooks. floor drain.
Sub-total Net Area (building)	1,360 SF		
Tournament Event Space (Covered Structure)	2,250 SF		Assumes 150 persons @ 15 SF/person for tournaments, located in close proximity to food service (walk up bar, and kitchen). Equip for AV, movable tables, chairs, podium, cooler and grab and go unit. Position to overlook 18 th green. Equip with outdoor grilling, serving counter? Permanent enclosed structure envisioned as tent like structure, open sides. Portable ventilation and heaters if needed. Provide permanent lighting.
Banquet Operations			
Entry	256		Assumes entry lobby, approximately 16' x 16'.
Staff/sales office	120		Assumes desk, credenza, two visitor chairs, AV displays.
Banquet room	3,750		Assumes 250 persons @ 15 SF/person for tournaments, located in close proximity to food service (walk up bar, and kitchen), space for buffet line. Equip for AV,
Rental space for wedding receptions, holiday parties, meetings, and similar events. Close proximity to parking outdoor seating, walk up bar. Kitchen and restrooms.			

Dance Floor	400
Restrooms (banquet)	
Men	230
Women	200
Service closet	<u>40</u>
Wait station	<u>75</u>
Sub-total Net Area:	5,101 SF

centralized lighting controls, 30 amp circuit for DJ equipment, movable tables, chairs, and podium. Position to overlook *the lake*.

Assumes 30% number of guests at any given time-80 dancers. Permanent dance floor, polished concrete.

Assumes two water closets (wc), three urinals (ur), two lavatories. One wc designed for handicapped accessibility and *clothes changing (bench, hooks-include?)*. Floor drain. Assumes five wc's, two lavatories. One wc designed for handicapped accessibility and clothes changing (bench, hooks).

Stop sink, shelf, hooks, floor drain.

Dining room service

Common Areas

Functions shared by golf and banquet operations.

Entry	225
Kitchen	1,200

Assumes common entry for golf and banquet operations. Depending on design vestibules noted for golf and banquet may not be needed if access for both are directly from common entry.

Assumes catering kitchen, program and equipment to be determined. Located to be accessible to golf and banquet rooms, restrooms and outdoor service area. Initial kitchen equipment will not include any equipment requiring fume hoods. Kitchen size and design (stub in mechanical, electrical and plumbing) will allow future conversion to full service kitchen.

Preliminary kitchen equipment to be developed by DGA, food service consultant.

- 3 component sink
- Dishwasher
- Holding ovens (size and number?)
- Counter space
- Table ware storage-separate room within kitchen.
- *Freezer-3 door*
- *Walk-in Cooler*

Separate doors for delivering food to banquet room, and returning dirty foods to kitchen. Separate doors for trash and food deliveries to service yard.

No office required; restrooms should be in close proximity to kitchen per health standards.

Walk Up Bar	225
Storage	200
Coat closet	75
Mechanical equipment room	500
Electrical Equipment room	<u>225</u>
Sub-total Net Area:	2,650 SF

Includes, counter, back bar. Locate for accessibility to golf and banquet operations. Consider adjacent small table seating area and fireplace. Equipment to be confirmed. Common storage for movable tables and chairs, AV, podium, table ware, linens (or caterer?). Assume 12' x 6'-two sides. Allowance, to be determined for size and location. Allowance, to be determined for size and location.

Summary Building Area	Net
Cart Storage	4,980

Gross Area (includes circulation, wall thickness, etc.)
 5,627 Assumes 1.13 factor (net SF x 1.13)

Golf Operations 1,360
 Banquet Operations 5,101
 Common Functions 2,650
 Sub-total Net Area: 14,211 SF

1,536 Assumes 1.13 factor
 5,611 Assumes 1.1 factor
3,047 Assumes 1.15 factor
 15,821 SF

Tournament Event Space (Covered Structure) 2,250

2,475 Assumes 1.1 factor

Tournament Grilling Station 225 SF

250 Assumes 1.1 factor

Outdoor Functions (Hardscape)

Existing Entry Drive LF or SF ?

Resurface, signage and landscape improvements

Existing Parking 180 cars

Proposed Parking 300 cars

Proposed parking based on 150 @ tournament (one/person); 250 Rental events (one/ two persons), and 25 staff, total of 300 spaces. Assume 90 degree parking, 8.5' wide, 18' stall, 22' two way aisles, or 246 SF/stall.

Services yard 2,000 SF
 Cart staging area 8,250 SF

Assumes 40'x 50', deliveries, dumpsters
 Assumes 75 carts @ 55/SF/cart. Concrete surface, or existing road surface.

Patio 2,000 SF

Allowance, assumes 50 persons @ 15SF/person plus circulation, fire pit? Size and location to be determined.

Tournament structure patio 500
 Wedding ceremony TBD

The design will address potential locations for outdoor weddings. May utilize patio or lawn areas. For inclement weather portable canopy could be utilized.

Other

Security systems

CCTV systems, indoor and outdoor, monitor first tee.

Preliminary Project Budget Estimate

Proposed St. Peters Golf Clubhouse

Powers Bowersox Associates, Inc.

March 3, 2016

I. Building Construction Costs

1. Demolition

A. Existing clubhouse demo. 15,000 SF @ \$ 7/SF	\$ 105,000	7,500 per floor
B. Existing pool demo. 30,000 SF @ \$2/SF	\$ 60,000	Pool and deck
C. One Tennis court demo. 7,200 SF @ \$1.50/SF	\$10,800	
D. Site removal grading down assume 6,700 cy @ \$15/cy	<u>\$100,500</u>	
Sub-total-demolition	\$222,300	

2. New construction costs

A. Building (Event and pro shop) 10,500 SF @ \$240/SF	\$2,520,000	
B. Terrace next to event space-1,400 SF @ \$65/SF	\$91,000	up 2.5 feet
C. Deck overhanging water 1,440 SF @ \$50/SF	\$72,000	
D. Enclosed structure--tournament space-3,590/SF Includes grilling area @\$50/SF	\$179,500	
E. Cart Storage-6,340 SF @ \$60/SF	\$380,400	
F. Site-concrete patio next to enclosed structure 2,400 SF @ \$9/SF	\$21,600	
G. Kitchen service yard 2,000SF @ \$5/SF	\$10,000	
H. Wood fence/gate around service yard 108 LF (20' wide truck gate, 2 pedestrian gates)	\$ 10,000	Allowance
I. Lawn next to event space, back and front. 20,000 SF @ \$1.5/SF (sod)	\$ 30,000	
J. Drop off and cart staging 18,000 SF @ \$5.5/SF	\$ 9,900	
K. New cart asphalt, 8 feet wide, 1,000 SF @ \$35/LF	\$35,000	
L. New access, service drive 1,150 LF @ \$ 200/LF	\$230,000	

M. Parking-300 cars , assume \$200/car	\$60,000	
N. Existing roadway improvements to Salt Lick Road Resurface Assume 1,100 LF @ \$50/LF	\$55,000	
O. Site lighting	\$50,000	Allowance
P. Other: Kitchen equipment	\$180,000	Allowance
Q. Other: AV/Data	\$50,000	Allowance
R. Other – outdoor grilling equipment	\$15,000	Allowance
S. Outdoor restrooms next to enclosed structure	\$50,000	Allowance
T. Site utilities	\$100,000	Allowance
U. Site Landscape	\$75,000	Allowance
V. Patio awning-896SF @ \$25/SF	\$22,400	Allowance

Sub-total-New construction \$4,245,900

- 3. Total Demolition and new construction: \$4,468,200
- 4. Contingency (Design and Construction) @ 15% \$670,230
- 5. Total construction (Demolition and new construction) \$5,138,430

II. Interior furnishings

- 1. Banquet, Events, Balcony/terrace, waiting, office \$90,000
- 2. Tableware Allowance \$5,000
- 3. Contingency \$5,000
- 4. Total interior furnishings \$100,000

III. Soft, other project costs (fees, testing, etc. related to design and construction)

- 1. A/E fees (Building-Architecture, MEP, Structural) \$375,000 Allowance
- 2. Civil engineering fees, Food service consultant \$ 50,000 Allowance

3.	Surveying	\$ 10,000	Allowance
4.	Testing (soils, environmental, during construction)	\$ 20,000	Allowance
5.	Reimbursable expenses	<u>\$ 10,000</u>	Allowance
6.	Total design soft, other project costs	\$465,000	
	Fees do not include specifying furnishings		

IV. Total project costs (those with \$ noted above) \$5,703,430

V. Estimate to build event space/proshop only

1.	Demolition from above	\$222,300	
2.	Building (Event and pro shop) 10,500 SF @ \$240/SF	\$2,520,000	
3.	Terrace next to event space-1,400 SF @\$65/SF	\$91,000	up 2.5 feet
4.	Deck overhanging water 1,440 SF @ \$50/SF	\$72,000	
5.	Kitchen service yard 2,000SF @ \$5/SF	\$10,000	
6.	Wood fence/gate around service yard 108 LF (24 ide truck gate, 2 pedestrian gates)	\$ 10,000	Allowance
7.	Lawn next to event space, back and front. 20,000 SF @ \$1.5/SF (sod)	\$ 30,000	
8.	Drop off and cart staging 18,000 SF @ \$.5/SF	\$ 9,900	
9.	New cart asphalt, 8 feet wide, 1,000 SF @ \$35/LF	\$35,000	
10.	Other: Kitchen equipment	\$180,000	Allowance
11.	Other: AV/Data	\$40,000	Allowance
12.	Patio awning	\$22,400	
13.	Total demolition and new construction:	\$3,222,600	
14.	Design and construction contingency 15%:	<u>\$483,390</u>	
15.	Total demolition and new construction:	\$3,725,990	
16.	Soft costs, see II. Above:	\$305,000	
	Fees do not include specifying furnishings		

City of St. Peters Golf and Banquet Center
Powers Bowersox Associates, Inc.

April 7, 2016

Revised Cost Estimate based on 350 Seating

1. Building and site estimate based on 250 seating \$3,843,300 + \$92,160 = \$3,935,460
March 24, 2016 presentation. Included expanding building 8 feet.
Does not include 15% contingency

2. Additional building and site costs to expand to 350 minimum seating
 - A. Building
 - New bay- 640 SF @ 240/SF \$153,600
 - Kitchen expansion-360 SF 240/SF 86,400
 - Walk in cooler 225 SF @ 230/SF 51,750
 - Mech/Elec above kit 864 SF @ 240/SF 207,360
 - Stair to mech/elect 20,000
 - Storage/circulation 164 SF @ 240/SF 39,360
 - Lobby, increase 215 SF @ 240/SF 51,600
 - Canopy 320 SF @ 100/SF 32,000
 - Sub-total: \$640,070

 - B. Site costs
 - Curved Garden wall 33,600
 - Courtyard-hardscape and landscape 45,625
 - Sidewalk at bldg./courtyard 3,300
 - Wood fence at golf event structure 2,110 (later omitted)
 - 50 Parking spaces @ \$2,500/space 125,000
 - Sub-total: \$209,635

Additional Building and Site costs (A + B): \$849,705

Revised Building and Site Costs (1 + 2): \$4,785,165

3. Tournament Structure: \$244,500

4. Cart Storage Structure: \$380,400

5. Contingency (2,3 & 4 @ 15%): 5,410,065 x 15%
Pre \$811,510

6. FF & E (Previous budget) \$108,400

- Add folding tables, chairs, carts: \$14,500

- Portable folding coat racks, hangers.

- Four racks holding 72 each: \$6,000

- Portable bar-two (banquet room

- And golf event space): \$5,000

Sub-total: \$25,500

7. Design Soft Costs: Previous design soft costs \$465,000 \$565,000

8. Total: \$6,920,475

Previous total March 24, 2016 presentation: \$5,873,030

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