



WHERE COMMUNITY AND SPIRIT MEET®

## **WORK SESSION MINUTES**

A work session of the Kirkwood City Council was held on February 6, 2025, at 5:00 p.m. at Kirkwood City Hall, 139 S. Kirkwood Road, Kirkwood, Missouri. Present Mayor Gibbons, Council Members Jaksetic, Luetzow, McLean, Rheinnecker, Schaefer, and Zimmer. Also in attendance were Chief Administrative Officer Russ Hawes, Assistant Chief Administrative Officer David Weidler, City Clerk Laurie Asche, Planning & Development Director Jonathan Raiche, Parks & Recreation Director Kyle Henke, and City Attorney John Hessel.

### **APPROVAL OF THE JANUARY 23, 2025 WORK SESSION MINUTES**

Motion was made by Council Member Zimmer and seconded by Council Member Schaefer to approve the minutes of the January 23, 2025 work session meeting. The motion was unanimously approved.

### **ICE RINK DISCUSSION**

Parks & Recreation Director Kyle Henke provided an update to the Council. Request for Proposal bid packages for the Kirkwood Ice Rink construction services were received on January 16, 2025. The scope of work in the RFP included a new refrigeration system, rink floor, dasher boards, building envelope upgrades, and architectural finishes. Bidders were instructed to complete this project between February 25, 2026, and July 31, 2026. A total of three (3) bids were received with the following results:

- \$4,962,000 C. Rallo Contracting Company plus alternates 1,2,4 and 5 is \$5,123,000
- \$5,200,000 Integrate Construction Partners plus alternates 1,2,4 and 5 is \$5,343,000
- \$5,536,000 J.E. foster Building Company plus alternates 1,2,4 and 5 is \$5,683,985

Alternate #3 for a new sound system is not included in the above bid summaries as it was incorrectly specified, resulting in excessive costs. At the time of the bid, the apparent low bidder appeared to be C. Rallo Contracting Company. However, the most responsive and responsible bidder has proven to be Integrate Construction Partners throughout the interview process. Staff recommends Integrate Construction Partners for this project. Staff with Navigate Building Solutions, Chiodini Architects, B32 Engineering, and the City of Kirkwood completed interviews with C. Rallo Contracting Company and Integrate Construction Partners on January 24, 2025, to review the bid submittals and ensure that the best responsive and responsible bidder is recommended. Several questions were asked of both bidders to determine if the submittals met the bid specifications and that the bidders understood the work requirements and other project needs. Based on the bid results and the interview process, Integrate Construction Partners was the most responsive and responsible bidder and understands the contract agreement requirements and coordinative tasks to complete the project within the scope and schedule constraints.

Integrate Construction Partners bid amount with approved alternates, amounts to \$5,343,000, resulting in total project costs of \$6,211,489, which falls within the City of Kirkwood's proposed budget.



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The “Intent to Award” is with Integrate Construction Partners for services needed for the Kirkwood Ice Rink project, amounting to \$5,343,000 for the base bid work.

Some discussion took place as follows:

- Question was raised regarding if there will be an additional contingency?
  - There is no contingency on the bid amount, but a 10% contingency will be included in legislation that will come before the Council.
- Question was raised regarding why a lighting package is included as an alternate?
  - The current lights could be used, but the lights are 25 years old and could be replaced.
- There is an alternate included for the first foot of permafrost, if any is found. After temperatures recently taken of the floor, there is no indication at this time of permafrost.

Legislation will be placed on the next formal meeting agenda for Council consideration.

**MOTION TO CLOSE THE MEETING**

Motion was made by Council Member Zimmer and seconded by Council Member Rheinnecker to close the meeting pursuant to RSMo Chapter 610.021 (1 – Legal).

Roll Call:

Mayor Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”

The meeting was closed.

**MOTION TO OPEN THE MEETING**

Motion was made by Council Member Schaefer and seconded by Council Member Rheinnecker to open the meeting.

Roll Call:

Mayor Gibbons	“Yes”
Council Member Luetzow	“Yes”
Council Member McLean	“Yes”
Council Member Rheinnecker	“Yes”
Council Member Schaefer	“Yes”
Council Member Zimmer	“Yes”
Council Member Jaksetic	“Yes”

The meeting was opened. Since no further matters were to come before the council, it was adjourned.



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Laurie Asche  
City Clerk