



City Council Report

June 13, 2023

Five Oaks on Warson and Warson Park June 2023

Project Schedule

- Notice to Proceed: October 1, 2021
- Contractor Substantial Completion (by Contract):
 - Community Center – April 11, 2023
 - GRG Trail – December 7, 2022
 - Splash Pad – April 28, 2023
 - Maintenance – November 2, 2022

Schedule Modifications

- Community Center SC date currently projected as June 30, 2023, targeting temporary occupancy not later than July 7th.

Work Completed to Date

- Community Center Interior – final finishes are ongoing. Painting, ceiling installation, plumbing fixtures, and casework.
- Community Center Exterior – Exterior metal panel installation, site concrete and paving prep. Completion of the bio-retention areas
- GRG trail final plantings in progress.
- Splash Pad under slab plumbing and electric rough ins are completed. Site utility connections in process.

Upcoming Work

- Complete Community Center interior finishes – casework, ceilings, interior glass, flooring.
- Community Center Exterior – Metal panels, sitework and paving
- Complete Maintenance building exterior paving and sitework.
- Completion of plantings on GRG trail.
- Complete splash pad paving and landscaping.

Submittals & Requests for Information (RFI)

Submittals:

- Olivette and GRG submittal logs populated with all required project submittals
- 99% of submittals reviewed, 99% have been submitted.

RFI's:

- 246 RFI's have been generated to date.
- 246 have been answered by the design team.

Construction Project Financial Summary

Wright Construction Contract

- Olivette Value: \$10,565,000.00
- GRG Value: \$757,000.00
- Changes to Date: \$636,118.00
- Current Contract: \$11,958,118.00

Anticipated Contract Modifications – In Pricing/Review

- PCO 45 Trap Primers
- PCO 60 RFI 137 Maintenance Misc. Power
- PCO 75 Wood Veneer at Pocket Door
- PCO 78 RFI 181 Roof & Soffit at SF-05
- PCO 78 Delay – Design Coordination
- Conflicts
- PCO 83 RFI 187 – Splash Pad Grounding
- PCO 84 RFI 184 – Sheet Metal at Stone Pas Thru
- PCO 90 PCR 36 Delete Charging Station Slabs
- PCO 92 AV Work for Communitrionics
- PCO 100-1 MP Room Soffit Changes
- PCO 104 Replace Asphalt Drive

Contingency / Allowances

Unforeseen Conditions Allowance

Original Allowance: \$200,000

Allowance Spent: \$146,890

Remaining Allowance: \$53,110

Anticipated Changes: \$53,110

Projected Allowance

Remaining: \$0

Owner Held Contingency (Olivette)

Contingency: \$528,250

Contingency Spent: \$623,723

Remaining Contingency: (\$95,473)

Recommended for Approval \$19,130

Anticipated Changes: \$171,171

Projected Contingency

Remaining: (\$284,480)

Contingency Risks

- Potential Change Requests (PCRs) Outstanding

Pay Applications & MBE/WBE Participation

- Wright May pay application in processing/review
- Wright April pay application submitted for \$653,658.89
- Total Complete and Stored: \$9,609,365.11
- Total Retainage: \$480,467.61
- Prior payments: \$8,475,225.61
- 81 % complete per construction value.
- MBE Participation Contract Goal: 12.50%
 - o Current MBE Participation: 12.94% of Current Contract
- WBE Participation Contract Goal: 15%
 - o Current WBE Participation: 17.05% of Current Contract

Owner Risks

- Schedule Risks:
- Overall project completion date has developed with look ahead schedule, and communicated as ready for move in July 2023.

Owner Responsibilities

- Indoor playground equipment procurement – coordination of installation with construction. Material currently being stored at Public Works. Scheduled for July installation.
- Furniture procurement – Color Art, furniture ordered and will need to be stored until substantial completion. Scheduling for July installation.
- IT networking, infrastructure, phones, computer procurement. Charter scheduled for June installation.
- Fitness equipment – Selections finalized, lease agreement in process. Scheduling for July installation.







Gateway - I170 TIF

Full Site Improvement Plans

Site Plan Approval (Amended with Apartments)	June 2021
MSD Approval	November 2021
Building Permit submitted	December 2021
Building Permit Issued	April 2022
Revised MODOT Permit with U City Work added	February 2023
Revised site work contract inc. U City Road work	March 2023
Pavement pouring has begun	April 2023
Awaiting city review of street light fixture	April 2023

Work progressing anticipated roadway work substantial completion this month

Gateway - I170 TIF

Lot 3 Multi Tenant Retail/Commercial

Site Plan Approval	February 2022
Construction Documents	End of March 2023
Permit Approval	April / May 2023
Construction Began	June 2023
Shell Complete	October/November 2023
Buildout of Space	

Construction documents still scheduled for end of March

1st tenant lease issued and under negotiation

1st Lease nearly complete additional tenant negotiations under way

Final construction document review meeting 3/17

Construction Document(CD) sealed for submittal - April 2023

Building permit turned into city, 1st restaurant tenant lease being routed for signature

Paris Baguette lease signed for west end, working with other restaurants for remainder of space. First Paris Baguette in Missouri. Awaiting permit approval from City.



Gateway - I170 TIF

Lot 4 Apartment Complex

Site Plan Approval August 2021
Permit Submitted December 2021
Building Permit Issues February 2022
Construction Began

Estimated Construction Completed 3Q 2023 - Still on target for this pending material deliveries
Leasing tours have started April 2023

Tours Continue

Anticipated substantial completion end of July 2023

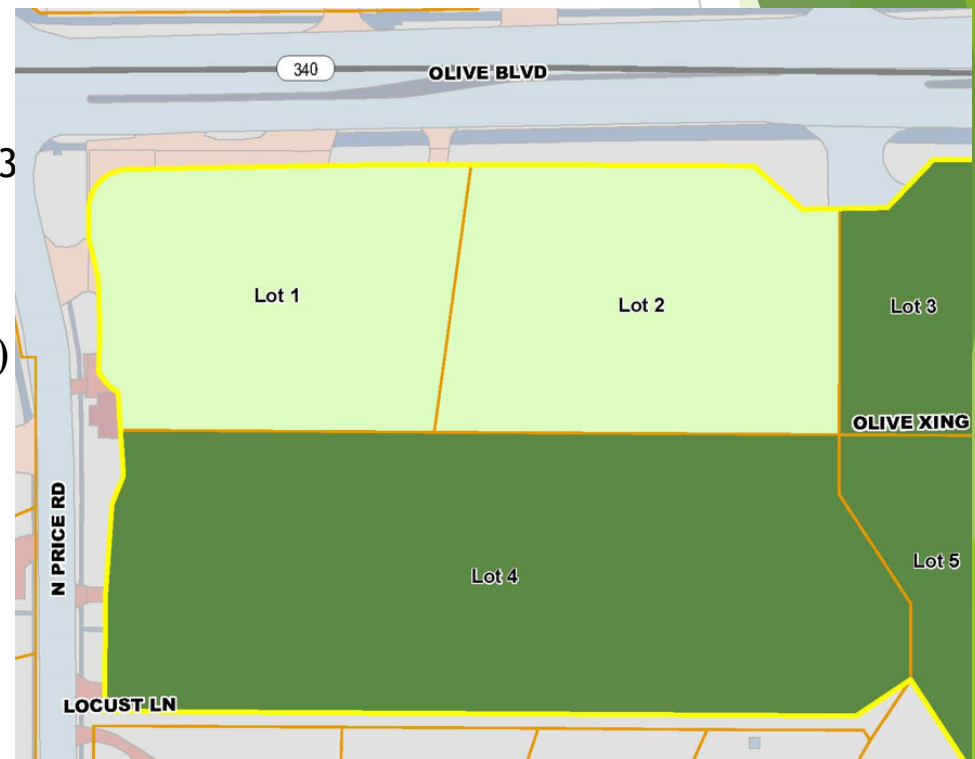


Gateway - I170 TIF

Lot 1 & 2 Single and/or Multi Tenant Retail/Commercial

Tenant Contract	March-May 2023
Redevelopment Agreement	April 2023
Construction Documents	June through July 2023
Site Plan Approval	August 2023
Permit Approval	September 2023
Construction Began	October 2023
Shell Complete	4-5 months (Feb/March 24)
Buildout of Space	

Negotiations continue as noted above
Term sheet received from tenant for both lots
Negotiations Continue on term sheet

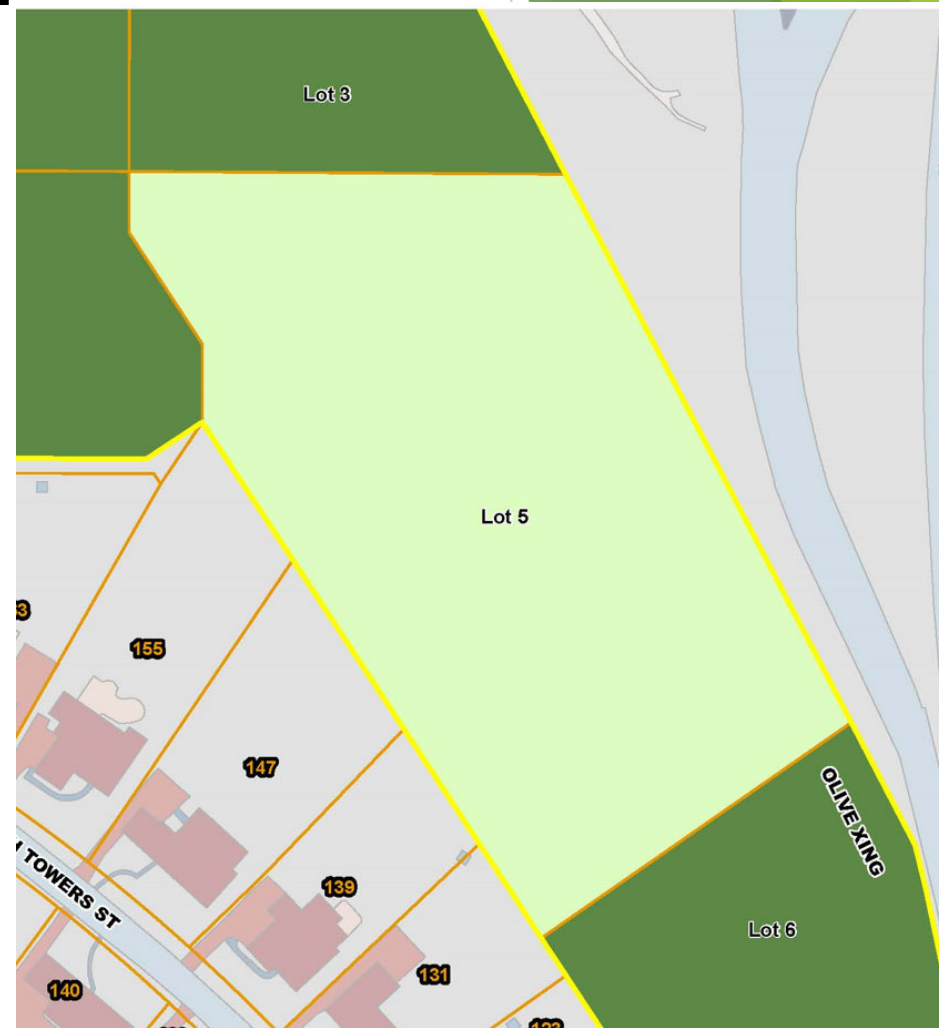


Gateway - I170 TIF

Lot 5 Office

Tenant Contract	March 2023
Construction Documents	April through August 2023
Site Plan Approval	September through October 2023
Permit Approval	November through December 2023
Construction Began	December 2023
Shell Complete	10-11 months (Sept/Oct 2024)
Buildout of Space	

Schedule will be delayed still working to secure tenants



Gateway - I170 TIF

Lot 6 Hotel

Tenant Contract	Complete
Construction Documents	June through September 2023
Site Plan Approval	October - November 2023
Permit Approval	November through December 2023
Construction Began	January 2024
Construction Complete	12 months (December 2024)
Pending timing of office still proceeding on this schedule	



Upcoming Events!

City Offices Closed in honor of Juneteenth - Monday June 19

Olivette Night Out - Tuesday June 20 6-8pm

Stacy Starry Nights - Thursday June 29 - 8:30-10:30 pm Stacy Park

City Offices Closed in honor of Independence Day - Tuesday July 4

Coffee with the Mayor - Wednesday July 12 8:45am City Center

Coffee with a Cop - Thursday July 20 8-10am McDonalds

CDBG Public Hearing - Tuesday July 25 7pm City Center

SAVE THE DATE
Olivette Turkey Trot
10TH ANNIVERSARY



11.23.23
8:00 AM

REGISTRATION OPENS: 8.1.23

More Info Go To: OlivetteMO.com

**5K
Run/Walk**

Celebrating a decade of giving

**Kids
Fun Run**

Upcoming Meetings

Planning and Community Design Commission

June 15, 7 pm

Parks and Recreation Commission

June 21, 7 pm

City Council Regular Meeting

June 27, 7 pm

City Council Worksession - CANCELLED

July 4

Planning and Community Design Commission - CANCELLED

July 6

City Council Regular Meeting

July 11, 7 pm

Comprehensive Plan Advisory Committee

July 13, 6 pm

