



TO: Mayor Tim Pogue  
Board of Aldermen

RE: Issues Related to Police Department Headquarters

As a follow up to our discussion regarding MSD impact, I reached out to JEMA as well as our consultant engineer on the parking lot extension project. I also asked for worst case cost estimates as well as potential savings from energy efficiency and other grants.

It is hoped that this information will enable you to select a site and to move forward with final design. At that point, we should know much more about specific MSD requirements.

In terms of design, direction is requested as to if you want to request a proposal for JEMA or make this a more open and competitive process.

Direction regarding both issues is requested by motion at this time.

Sincerely,

A handwritten signature in black ink that reads 'Robert Kuntz'. The signature is written in a cursive, flowing style.

Robert Kuntz

City Administrator



Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;

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**Fwd: City of Ballwin - Potential MSD Issues**

1 message

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Jonathan Emert <jemert@jemastl.com>  
To: "Kuntz, Robert" <bkuntz@ballwin.mo.us>

Mon, Feb 24, 2020 at 5:03 PM

----- Forwarded message -----

From: **Paul Boyer** <pboyer@cedc.net>  
Date: Mon, Feb 24, 2020 at 5:01 PM  
Subject: City of Ballwin - Potential MSD Issues  
To: Jonathan Emert <jemert@jemastl.com>

Jon,

The following is a summary regarding MSD's potential requirements for the City of Ballwin's new police station at either 14813 Manchester or 396 Kehrs Mill Road.

**396 Kehrs Mill Road**

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required
2. If 1-acre+/- of area is converted to impervious area (resulting in a 2 c.f.s. increase), then stormwater detention will be required, in addition to the water quality measures required. (Note that the creation of 1-acre of impervious area is a general rule of thumb for the detention requirement, but not the exact criteria for requiring detention).
3. If downstream problems have been reported to MSD in the past (exp. Flooding, surcharged sewers, etc.), MSD may require detention, even if it is not strictly required per their general criteria. MSD has stipulations included within their guidelines that allow them to require more stringent measures if downstream problems exist.
4. It may be possible to avoid the detention requirement by incorporating permeable pavement to keep the differential runoff below 2 c.f.s.
5. My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

**14813 Manchester**

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2. Existing city hall and parking lot existed prior to 2000. Typically, any impervious area that existed prior to 2000 can be credited towards the new development with the following stipulations:
  - a. If the existing development did not already have detention.
  - b. If the existing development did have detention, than the detention basin would need to be brought to current standards if the storm water to the basin increases.
  - c. If downstream problems were reported to MSD, MSD may require detention, whether there is an increase in runoff or not.
  - d. If the new development increases the runoff by 2 c.f.s. over the existing condition, then storm water detention would be required (provided detention measures did not already exist)
3. Same as above --- My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

Please let me know if there are any other additional questions. Please note that MSD offers a "Conceptual Review" process where an abbreviated submittal can be made to MSD and MSD will review and confirm what they will require, in writing, for the development.

Thank you.

Paul K. Boyer, P.E.

Principal

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

10820 Sunset Office Drive

Suite 200

St. Louis, Missouri 63127

phone: 314.729.1400

fax: 314.729.1404

pboyer@cedc.net



Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;

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**Ballwin - Vlasis Park Parking Lot Extension - MSD Resubmittal**

1 message

**Michael J. Shillito** <mshillito@weisdesigngroup.com>

Mon, Feb 24, 2020 at 3:30 PM

To: Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;

Cc: Tim Pogue &lt;tpogue@ballwin.mo.us&gt;, "Thomas P. Weis" &lt;tpw@weisdesigngroup.com&gt;

Hi Bob,

I would think MSD would treat these sites as "stand alone" parcels, and would expect the City to satisfy whatever applicable MSD requirements apply to that individual parcel.

Of course, if the City were to acquire another parcel, and perform a Boundary Adjustment (combining Vlasis Park with another parcel), it would in all likelihood, trigger the need for stormwater detention, or prove that the existing ponds provide a "satisfactory" amount of detention.

Either way, I would anticipate MSD's typical scrutiny (and associated heartburn) with any proposed site improvements.

Hope this helps,

Mike

PS.....Please feel free to call with any questions/comments.

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**From:** Bob Kuntz [mailto:bkuntz@ballwin.mo.us]**Sent:** Monday, February 24, 2020 2:17 PM**To:** Michael J. Shillito**Cc:** Tim Pogue**Subject:** Re: Ballwin - Vlasis Park Parking Lot Extension - MSD Resubmittal**Mike**

Thanks for the update. I don't see any problem with addressing any of these issues. I have a related question that you may or may not be able to help us with.

We are currently considering the old government center or a vacant 1.1 acre parcel behind Regions bank as a potential site for a 22,000 sq. ft. police headquarters. Both parcels are on the south side of Andrews Parkway and completely separate from Vlasis Park. Do you think MSD will treat them as stand alone or somehow tie future development to our current requirements?

Thanks

**Bob Kuntz**  
City Administrator  
City of Ballwin, MO

phone 636.227.8599  
website www.ballwin.mo.us



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On Mon, Feb 24, 2020 at 1:29 PM Michael J. Shillito <mshillito@weisdesigngroup.com> wrote:

Hi Jim,

Here's the gist of a resubmittal that went to MSD last Friday 2/21/20 (see attachments).

As before, the attached "Response Letter" tells you about the revisions.....and again, not much that affects the intended improvements.

One note here.....

MSD required (for the previous City Hall project) the City to sign the Operation & Maintenance Plan/Report, which contains a "Maintenance Agreement" for the **bio-swale** and the **prairie grass** BMP's.

Of course, the City never installed the bio-swale, but will do so with this project. MSD wants an updated version of this Agreement.

So, when MSD finally gives us the nod, we will be needing from the City the following:

1. A check for the recording fee of \$38.00 to record the new Agreement at SLCo (I believe it is made out to "MSD", and I will confirm this).
2. The Mayor's signature on the front Cover Sheet of our Plans.
3. The execution of the new Maintenance Agreement.

Thanks much,

Michael Shillito, P.E.

Weis Design Group

**618-215-1005** (NEW ILLINOIS PHONE NUMBER)

636-207-0832

**SAUGET - ELLISVILLE - COTTLEVILLE**

email: [mshillito@weisdesigngroup.com](mailto:mshillito@weisdesigngroup.com)

Website: [www.weisdesigngroup.com](http://www.weisdesigngroup.com)



Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;

**Re: City of Ballwin PD - Potential MSD related site costs**

1 message

Jonathan Emert &lt;jemert@jemastl.com&gt;

Thu, Feb 27, 2020 at 11:02 AM

To: Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;, Doug Schaeffler &lt;dschaeffler@ballwin.mo.us&gt;

Cc: John Mueller &lt;jmueller@jemastl.com&gt;

Bob,

Please see attached site evaluations and associated cost opinions. This is a high level review of potential MSD related stormwater management scope and the estimated cost per item. Until we have taken the design to the next level and submitted drawings to MSD, we will not know the full impact of stormwater management costs related to each site. Based on our experience and evaluation of each site, this is our best take on these MSD specific site related costs. Please let me know if you need anything else or have any questions. As you can see, they are relatively similar in scope and cost. The delta between sites is only around \$20,000.

Thank You,

Jon Emert, LEED AP  
Partner

The logo for JEMA, consisting of the letters 'JEMA' in a bold, sans-serif font.

t. 314 531 7400 ext 11  
c. 636 399 7272

2823 Olive Street  
St. Louis, MO 63103

On Wed, Feb 26, 2020 at 4:03 PM Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt; wrote:

Jon

As a follow up to yesterday's conversation, could I have your related cost estimates by Monday, at the latest? I leave Tuesday morning and need to insure that it, as well as related correspondence and my cover memo are included in the packet for the next Board meeting.

Thanks

**Bob Kuntz**

City Administrator  
City of Ballwin, MO

phone 636.227.8599

website [www.ballwin.mo.us](http://www.ballwin.mo.us)

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On Mon, Feb 24, 2020 at 5:04 PM Jonathan Emert &lt;jemert@jemastl.com&gt; wrote:

----- Forwarded message -----

From: **Paul Boyer** <pboyer@cedc.net>  
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Subject: City of Ballwin - Potential MSD Issues  
To: Jonathan Emert <jemert@jemastl.com>

Jon,

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### 396 Kehrs Mill Road

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required
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Please let me know if there are any other additional questions. Please note that MSD offers a "Conceptual Review" process where an abbreviated submittal can be made to MSD and MSD will review and confirm what they will require, in writing, for the development.

Thank you.

Paul K. Boyer, P.E.

Principal



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phone: 314.729.1400

fax: 314.729.1404

pboyer@cedc.net

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#### 4 attachments



**396 KEHRS- COST OPINION.pdf**

47K



**14811 MANCHESTER-COST OPINION.pdf**

46K



**14811 MANCHESTER CONCEPT.pdf**

430K

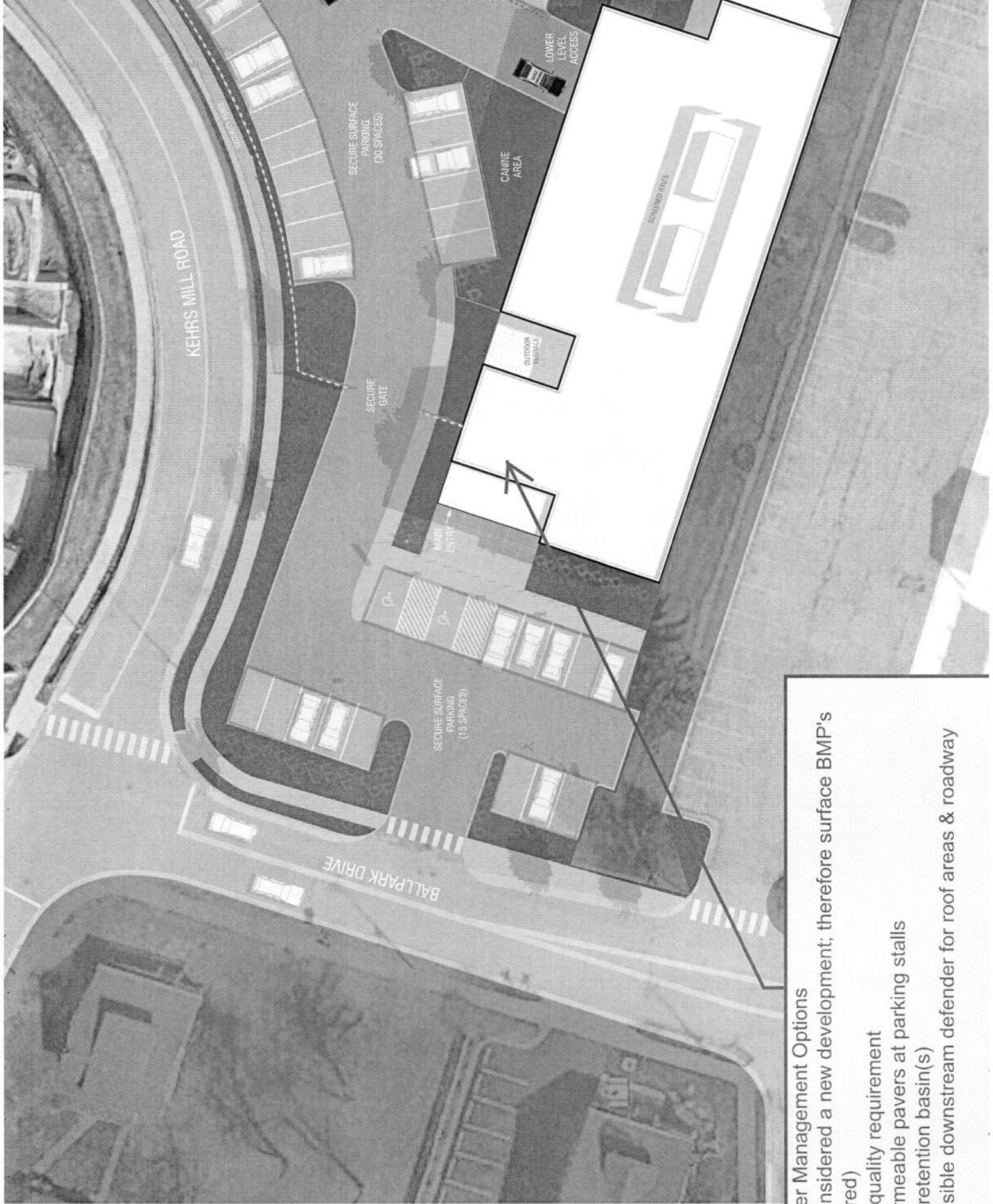


**396 KEHRS MILL CONCEPT.pdf**

691K

**City of Ballwin Police Station**  
**Cost Opinion - 396 Kehrs Mill**  
 February 27, 2020

Description	Quan.	Unit	Price	Extension	Totals
<b>Stormwater Management</b>					
Permeable pavers (47 stalls)	900	sy	\$65.00	\$58,500	
Downstream defender	1	ea	\$15,000.00	\$15,000	
Flush concrete curb	450	lf	\$15.00	\$6,750	
Bioretention basin(s)	1	ls	\$35,000.00	\$35,000	
Retaining walls required for bioretention basin	1	ls	\$35,000.00	\$35,000	
			<b>Subtotal</b>	<b>\$150,250</b>	
<b>Underground detention (if required)</b>					
60" cmp (11,000 c.f. storage for back to grass)	600	lf	\$175.00	\$105,000	
<b>Escrows (Refundable)</b>					
Escrow for stormwater management	1	ls	\$35,000.00	\$35,000	
				<b>TOTAL</b>	<b>\$290,250</b>
Notes:					
1. Cost opinion based upon conceptual site plan and not survey information.					
2. MSD Escrow amounts are refundable					



**Stormwater Management Options**  
 (Site is considered a new development; therefore surface BMP's are required)

1. Water quality requirement
  - A. Permeable pavers at parking stalls
  - B. Bioretention basin(s)
  - C. Possible downstream defender for roof areas & roadway

**City of Ballwin Police Station**  
**Cost Opinion - 14811 Manchester Road**

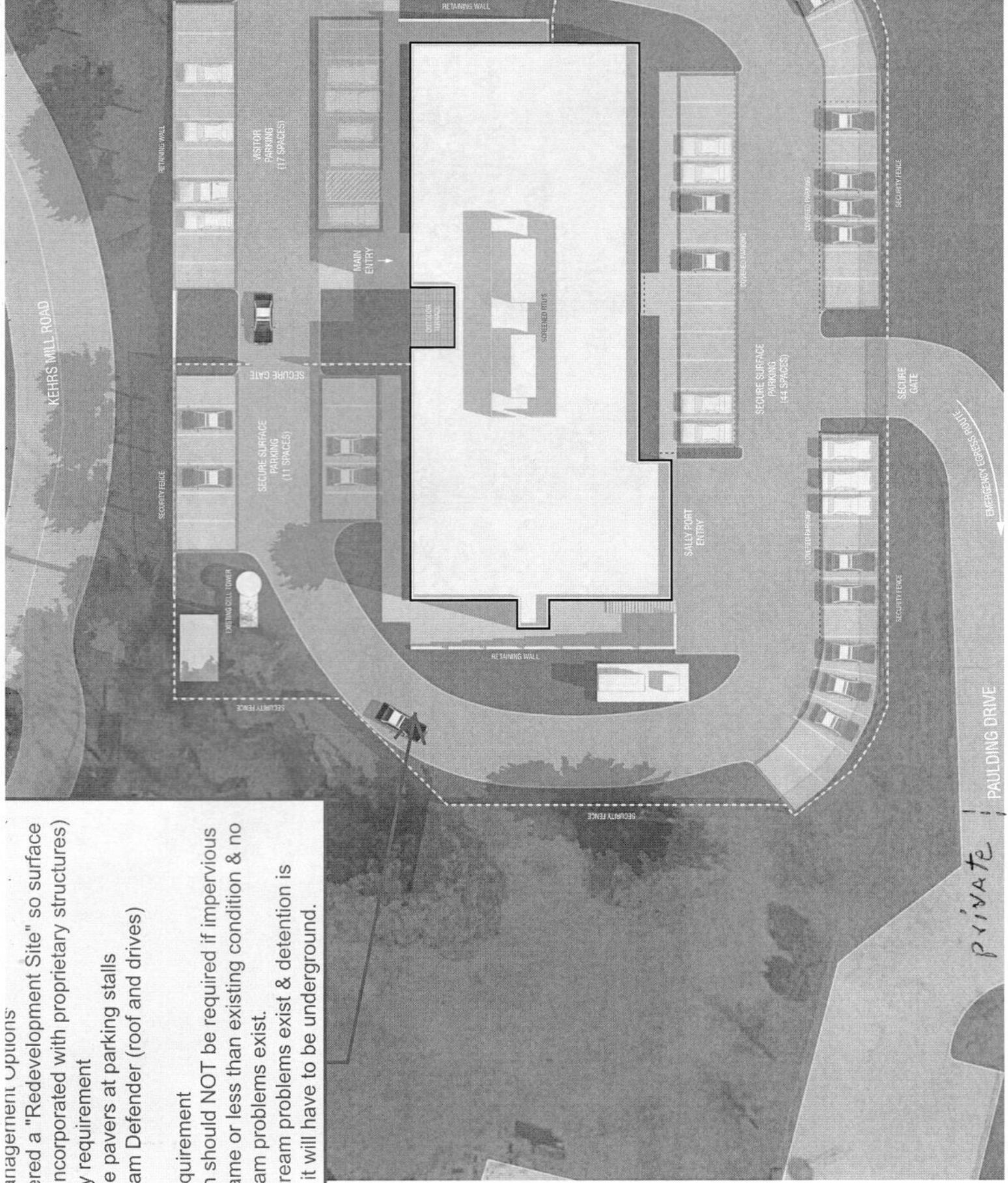
February 27, 2020

Description	Quan.	Unit	Price	Extension	Totals
<b>Stormwater Management</b>					
Permeable pavers (73 stalls)	1,388	sy	\$65.00	\$90,220	
Downstream defender	2	ea	\$15,000.00	\$30,000	
Flush concrete curb	680	lf	\$15.00	\$10,200	
			<b>Subtotal</b>	<b>\$130,420</b>	
<b>Underground detention (if required)</b>					
60" cmp (11,000 c.f. storage for back to grass)	600	lf	\$175.00	\$105,000	
<b>Escrows (Refundable)</b>					
Escrow for stormwater management	1	ls	\$35,000.00	\$35,000	
				<b>TOTAL</b>	<b>\$270,420</b>
Notes:					
1. Cost opinion based upon conceptual site plan and not survey information.					
2. MSD Escrow amounts are refundable					

### Stormwater Management Options

(Site is considered a "Redevelopment Site" so surface BMP's can be incorporated with proprietary structures)

1. Water quality requirement
  - A. Permeable pavers at parking stalls
  - B. Downstream Defender (roof and drives)
2. Detention requirement
  - A. Detention should NOT be required if impervious area is same or less than existing condition & no downstream problems exist.
  - B. If downstream problems exist & detention is required, it will have to be underground.





Bob Kuntz &lt;bkuntz@ballwin.mo.us&gt;

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**Potential Additional Funding Sources for new PD station**

1 message

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**Jonathan Emert** <jemert@jemastl.com>  
To: "Kuntz, Robert" <bkuntz@ballwin.mo.us>

Mon, Feb 24, 2020 at 5:05 PM

**MEP Systems (From CTS Group)**

Ameren Rebates - Related to design and specification of energy efficient systems

Laclede Rebates - Related to design and specification of energy efficient systems

Utilization of performance contracting for MEP - This will provide a maximum total cost with no change orders for this portion of the project, as well as, a guarantee on the performance of the systems put into place, which directly impacts energy bills.

**Other possible sources (JEMA)**

FEMA storm shelter grants

Bureau of Justice Assistance Grants  
<https://bja.ojp.gov/>Jon Emert, LEED AP  
Partner

The logo for JEMA, consisting of the letters 'JEMA' in a bold, sans-serif font with a small dot above the 'J'.

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c. 636 399 72722823 Olive Street  
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