

Addendum No. 4
to
Request for Proposals

FOR

**DEMOLITION AND SITE RESTORATION OF
THE FORMER JAMESTOWN MALL PROPERTY IN ST. LOUIS
COUNTY**

Date: June 16, 2023

ADDITIONAL INFORMATION TO SUPPLEMENT RFP

This addendum is issued as supplemental information to the Request for Proposals for the Demolition and Site Restoration of the Former Jamestown Mall Property in St. Louis County.

- 1) **Bid Proposal Form:** As specified on the Bid Proposal Form, all Bidders must be properly registered with and possess valid contractor or trade licenses from all applicable regulatory agencies required to perform the work at the time of submission of the bid. In the event the Bidder is not registered with or possesses applicable licenses from the applicable regulatory agencies, the submitted bid will be contingent upon future licensing. For further clarification, a demolition license is not required in St. Louis County.
- 2) **Link to Stock & Associates CAD file and password:**
<https://stockassoc.com/jamestown-mall-demolition-project/> PW: Jamestown2023
- 3) **Deadline for Submission of Questions:** Please note that the Deadline for the Submission of Questions is extended to June 22, 2023, and an updated schedule is set forth below:

Activity	Date
RFP Issued	May 4, 2023
First Pre-Bid Meeting	May 23, 2023, 9:00 a.m.
Second Pre-Bid Meeting	May 30, 2023, 9:00 a.m.
Deadline for Submission of Questions	June 22, 2023, at 5:00 p.m.
Proposal Due Date	June 30, 2023, at 3:00 p.m.
Contract Awarded	July 20, 2023

- 4) **UST Removal Bid Form.** As provided in Addendum #2, Exhibit B, the SCI Environmental Report discussed the possibility of UST. With respect to the submission of the bid proposal for this work, please use the attached **Exhibit A** for the submission of unit pricing for UST removal.

- 5) **Stock & Associates:** As a supplement to Attachment 4 of the Original RFP, please see updated Demolition Specification Sheets attached hereto as **Exhibit B**. Please make reference to the updated Demolition Specification Sheets. However, the following provides a brief summary of material changes:
 1. C2.0
 - a. Updated Earthwork Notes
 - b. Revised SCI Testing and Inspection note 1.
 2. C5.6
 - a. Updated BMP Schedule, Silt Fence quantity
 - b. Updated Silt Fence locations at perimeter of grass swale areas.
 3. C8.1
 - a. Included sheet to set.

No other provisions of the RFP are affected by this addendum. All other terms and conditions from the RFP shall remain in effect.

EXHIBIT A

UST BID PROPOSAL FORM

Underground Storage Tank Removal				
Item #	Scope of Work	Units	Unit Price	Fee
UST 1	Removal, cleaning and disposal of UST and associated piping (including disposal of sludge, if present)	1		
UST 2	Backfill and compaction of excavation	1		
UST Removal Total				
Alternates				
Alt 1	Removal and disposal of UST contents (petroleum-impacted water)	up to 250 gallons		
Alt 2	Removal and disposal of UST contents (petroleum product)	up to 250 gallons		
ALT 3	Removal and disposal of petroleum-impacted soil (approximately 50 cubic yards)	up to 50 cubic yards		

EXHIBIT B

Supplement to Attachment 4 of Original RFP

See attached.

GENERAL NOTES:

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY ST. LOUIS COUNTY.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF ST. LOUIS COUNTY AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
- GRADING & STORM WATER PER 2009 M.S.D. STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS AND STANDARD SPECIFICATIONS.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. SEE GEOTECHNICAL REPORT PREPARED BY TERRACON, TITLED "PRELIMINARY GEOTECHNICAL ENGINEERING REPORT" DATED SEPTEMBER 1, 2020, TERRACON PROJECT NO. 15205077.
- GRADING CONTRACTOR SHALL KEEP EXISTING OFFSITE ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- NO GRADE SHALL EXCEED 3:1 SLOPE, EXCEPT AS NOTED AND APPROVED PER PLAN.
- ALL LANDSCAPE/SOD AND/OR SEED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDDED OR SOODED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL PUBLIC SEWER CONSTRUCTION MUST CONFORM TO 2009 M.S.D. "STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS"
- THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN SHOWN FROM SURVEY AND RECORD INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- CLEARING TECHNIQUES THAT RETAIN EXISTING VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE SHALL BE USED AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL.
- AREAS SHALL BE SEEDDED AFTER CLEARING AND GRUBBING WHEN NO ACTIVITY WILL OCCUR WITHIN THIRTY DAYS.

MSD NOTES

STANDARD CONSTRUCTION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009, THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SOME RECENT CHANGES CONCERN PLASTIC PIPE MATERIALS AND PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 2 - MATERIALS OF CONSTRUCTION

HIGH DENSITY POLYETHYLENE (HDPE) PIPE IS NOT ALLOWED FOR GRAVITY SEWERS FOR STORM, COMBINED, OR SANITARY SEWERS THAT ARE 'PUBLIC' OR 'PRIVATE UNDER MSD INSPECTION'.

POLYPROPYLENE (PP) PIPE IS ALLOWED AS FOLLOWS FOR GRAVITY SEWERS THAT ARE 'PUBLIC' OR 'PRIVATE UNDER MSD INSPECTION':

FOR USE IN SANITARY AND COMBINED SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS."

FOR USE IN STORM SEWERS 12 TO 24 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2881 "STANDARD SPECIFICATION FOR 12 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS FOR NON-PRESSURE STORM SEWER APPLICATIONS;" OR

FOR USE IN STORM SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS."

PART 4 - PIPE SEWER CONSTRUCTION

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, DELETE THE FIRST SENTENCE AND THE FOLLOWING REPLACEMENT APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING - AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURER STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING - DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

IF REINFORCED CONCRETE PIPE IS USED FOR SANITARY SEWERS OR COMBINED SEWERS LARGER THAN 27", ALL PIPE AND JOINTS SHALL CONFORM TO ASTM C 361. IN ADDITION, IF THE DIAMETER IS LARGER THAN 48", THE JOINT TYPE MUST INCLUDE A GASKET THAT IS CONFINED IN A GROOVE IN THE SPIGOT OF THE PIPE.

CONSTRUCTION SITE RUNOFF:

CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE.

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

ST. LOUIS COUNTY NOTES

- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
- NO SLOPES SHALL EXCEED 3:1 MAXIMUM.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
- TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.
- SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF MUD ONTO COUNTY ROADS SHALL BE ALLOWED.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- ALL CONSTRUCTION SHALL BE PER MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.
- ALL AFFECTED OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
- MAXIMUM LEGAL LENGTHS IN THE COUNTY ARE FORTY (40) FEET FOR ANY SINGLE UNIT TRUCK AND FIFTY-FIVE (55) FEET FOR ANY COMBINATION OF VEHICLES, INCLUDING THE LOAD. MAXIMUM LEGAL WIDTH IS EIGHT (8) FEET AND MAXIMUM HEIGHT IS THIRTEEN AND ONE-HALF (13 1/2) FEET. LEGAL WEIGHT LIMITS IN THE COUNTY ARE THE SAME AS THOSE REQUIRED BY MISSOURI STATE LAWS, EXCEPT IN CASES WHEN THE COUNTY COUNCIL HAS ESTABLISHED ROADWAY LOAD LIMITS BY ORDINANCE OR WHEN BRIDGES ARE POSTED UNDER STATE REGULATIONS. ANY VEHICLES EXCEEDING THESE LIMITS SHALL BE REQUIRED A SPECIAL USE PERMIT FOR OVERWEIGHT AND/OR OVER-DIMENSION VEHICLES PRIOR TO DRIVING ON ST. LOUIS COUNTY ROADWAYS. CONTACT TONY BARNETT AT (314) 615-8515 FOR PERMITS, AND IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN RELATED PERMITS.
- CONTRACTOR TO PROVIDE A PERIMETER SECURITY FENCE AROUND ENTIRE DISTURBED AREA OR PROPERTY.

EARTHWORK NOTES

TOTAL QUANTITIES

CUT: 38,561 ± CUBIC YARDS (EXCLUDES UTILITY & SEWER BACKFILL/EXCAVATION SPOILS)

FILL: 235,755 ± CUBIC YARDS (INCLUDES 15% SHRINKAGE)

NET: 197,194 ± CUBIC YARDS

THE ENGINEER HAS MADE THE FOLLOWING ASSUMPTIONS IN THE ABOVE STATED QUANTITIES:

EARTHWORK ASSUMPTIONS:

11" PAVEMENT SUBGRADE (AVERAGE DEPTH)
9" BUILDING SUBGRADE
10% SHRINKAGE APPLIED TO FILL MATERIAL
NO TOPSOIL REMOVAL
NO SPOILS FOR REMOVAL OF UTILITIES/FOOTINGS/FOUNDATIONS/PADS, ETC. INCLUDED.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES; PROCESS OR TRANSFER PIPING; ELECTRICAL OR TELEPHONE CONDUITS OR CABLE BANKS; BASKES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, POSSIBLE PIERS OR CAISSONS AND/OR RETAINING WALL BACKFILL, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE REMOVAL OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL OF UNSUITABLE MATERIAL FROM THE SITE.

IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM AN INDEPENDENT EARTHWORK ANALYSIS PRIOR TO SUBMISSION OF BID. IN THE EVENT A DISCREPANCY EXISTS THE GRADING CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO SUBMISSION OF BID.

AFTER CONTRACTOR RECEIVES AWARD AND NOTICE TO PROCEED (NTP), CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY AND PERFORM EARTHWORK ANALYSIS PRIOR TO COMMENCING GRADING TO RE-CONFIRM BID QUANTITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND/OR EXPORT AND IMPORT ALL MATERIALS NEEDED TO COMPLETE THE FINISHED GRADES AND ELEVATIONS AS SHOWN ON THE "SITE GRADING PLAN".

IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY THE RECOMMENDATIONS SUPPLIED IN THE SEPTEMBER 1, 2020 GEOTECHNICAL REPORT TITLED "PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, JAMESTOWN MALL REDEVELOPMENT, ST. LOUIS COUNTY, MO, TERRACON PROJECT NO. 15205077" PREPARED BY TERRACON CONSULTANTS, INC. AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS FOR ADDITIONAL EARTHWORK REMEDIATION, SUBGRADE PREPARATION AND BACKFILL RECOMMENDATIONS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN "ALL" GEOTECHNICAL INVESTIGATIONS FROM THE "OWNER". CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH RECOMMENDATIONS AS OUTLINED BY THE PROJECT GEOTECHNICAL ENGINEER AND INCORPORATE IT IN THEIR PROPOSED SCOPE OF WORK.

RE-USE OF EXISTING STOCKPILE MATERIALS AND EXCAVATION SPOILS ON-SITE SHALL BE VERIFIED AND COORDINATED WITH THE PROJECT GEOTECHNICAL ENGINEER.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY ROCK ENCOUNTERED. CONTRACTOR SHOULD FAMILIARIZE THEMSELVES WITH ALL THE GEOTECHNICAL REPORTS AVAILABLE AND REVIEW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

ALL EXISTING PAVEMENTS, BUILDING FOUNDATION SYSTEMS AND RETAINING WALLS, UNLESS OTHERWISE NOTED, SHALL BE REMOVED FROM THE SITE. CRUSHING AND/OR PULVERIZING AND REUSE ON SITE IS NOT ALLOWED.

HAUL ROUTE INFORMATION

BORROW/EXCESS MATERIAL

TOTAL CUBIC YARDS TO BE HAULED = 0 C.Y.
OF TRUCKS/DAY = 0
CUBIC YARDS/TRUCK = 0
ROADS TRAVELED = 0
SITE HAUL TO/FROM = N/A
DURATION OF HAUL OPERATION = N/A
CONFIRM TO/FROM SITES ARE PERMITTED SITE = N/A

CONTRACTOR NOTE: TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

TESTING AND INSPECTION

- SO RECOMMENDS THE FILL PLACED ON-SITE BE COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY, AS STATED IN THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT PERFORMED BY TERRACON, DATED SEPTEMBER 1, 2020. SO RECOMMENDS THAT THE FILL PLACED ON-SITE CONSIST OF LOW VOLUME CHANGE POTENTIAL SOIL, I.E. LEAN CLAY. LEAN CLAY FILL COMPACTED TO THE RECOMMEND CRITERION WILL PROVIDE SUITABLE SUPPORT FOR TYPICAL, LIGHT LOADED COMMERCIAL AND RESIDENTIAL STRUCTURES.
- CONTRACTOR TO COORDINATE WITH SO ENGINEERING TO PERFORM ALL NECESSARY FIELD TESTING TO ENSURE PROPER COMPACTION REQUIREMENTS INDICATED IN THE GEOTECHNICAL REPORT AND SUMMARIZED BELOW:

COMPACTION REQUIREMENTS PER TERRACON

Fill Compaction Requirements

Item	Description
Fill Lift Thickness	9 inches or less in loose thickness for heavy compaction equipment 4 to 6 inches or less in loose thickness for light, hand-operated compaction equipment
Compaction Requirements ¹	At least 95 percent of the material's maximum standard Proctor dry density for cohesive soils and at least 70 percent relative density for granular materials
Moisture Content - Cohesive Soil	-1 to +3 percent of the optimum moisture content value as determined by the standard Proctor test
Moisture Content - Granular Material	Workable moisture levels ²

- We recommend that engineered fill be tested for moisture content and compaction during placement. Should the results of the in-place density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified moisture and compaction requirements are achieved.
- Specifically, moisture levels should be maintained low enough to allow for satisfactory compaction to be achieved without the cohesionless fill material pumping when proofrolled.

PREPARED BY:

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Web: www.stockandassocs.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEMOLITION PLAN FOR:

JAMESTOWN MALL

101 JAMESTOWN BLVD.
JAMESTOWN, MISSOURI 63034



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00999

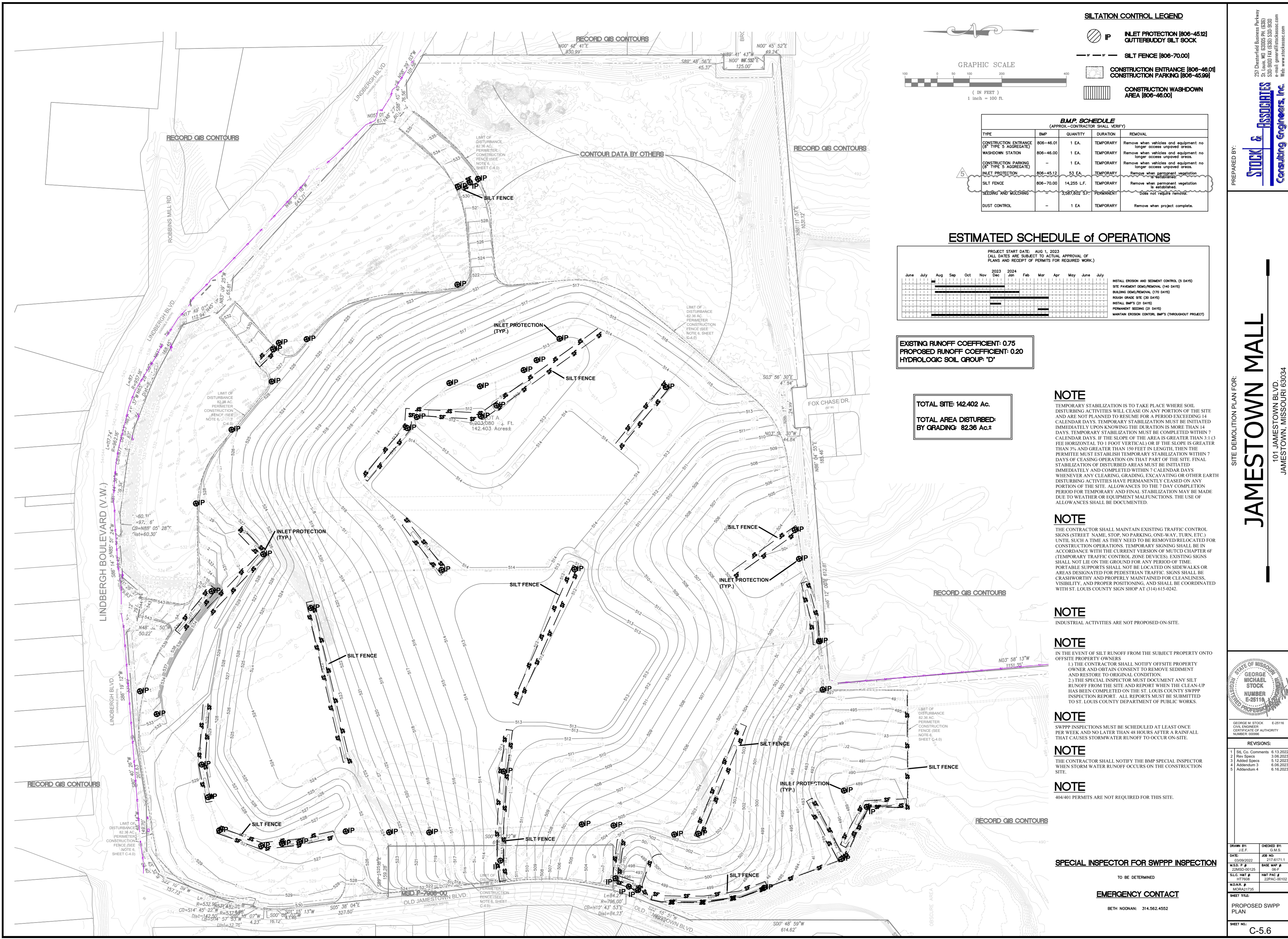
REVISIONS:

- | | | |
|---|-------------------|-----------|
| 1 | Sit. Co. Comments | 6.13.2022 |
| 2 | Rev Specs | 5.08.2023 |
| 3 | Add'l Specs | 5.12.2023 |
| 4 | Addendum 3 | 6.06.2023 |
| 5 | Addendum 4 | 6.16.2023 |

DRAWN BY: J.E.F.	CHECKED BY: C.M.S.
DATE: 03/09/2022	JOB NO: 217-6171.1
W.S.P. # 22MSD-00125	BASE MAP # 06-F
S.L.C. MAT # HT7605	MAT PAC # 22PAC-0102
M.A.N.R. # MORA21735	

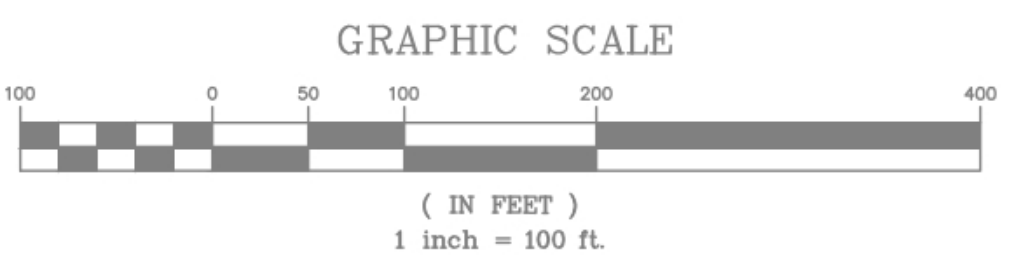
SHEET TITLE:
SPECIFICATION SHEET

SHEET NO.:
C-2.0



SILTATION CONTROL LEGEND

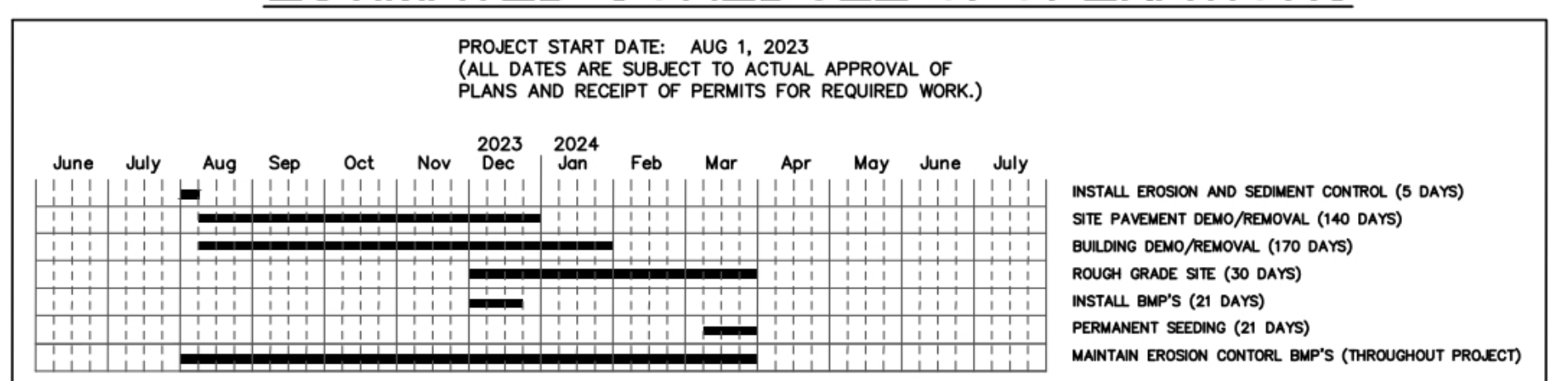
- INLET PROTECTION [806-45.12]
GUTTERBUDDY SILT SOCK
- SILT FENCE [806-70.00]
- CONSTRUCTION ENTRANCE [806-46.01]
CONSTRUCTION PARKING [806-45.99]
- CONSTRUCTION WASHDOWN AREA [806-46.00]



BMP SCHEDULE
(APPROX.-CONTRACTOR SHALL VERIFY)

TYPE	BMP	QUANTITY	DURATION	REMOVAL
CONSTRUCTION ENTRANCE (6" TYPE 5 AGGREGATE)	806-46.01	1 EA.	TEMPORARY	Remove when vehicles and equipment no longer access unpaved areas.
WASHDOWN STATION	806-46.00	1 EA.	TEMPORARY	Remove when vehicles and equipment no longer access unpaved areas.
CONSTRUCTION PARKING (6" TYPE 5 AGGREGATE)	-	1 EA.	TEMPORARY	Remove when vehicles and equipment no longer access unpaved areas.
INLET PROTECTION	806-45.12	53 EA.	TEMPORARY	Remove when permanent stabilization is established.
SILT FENCE	806-70.00	14,255 LF.	TEMPORARY	Remove when permanent vegetation is established.
SEEDING AND MULCHING	3,587,802 S.F.	-	PERMANENT	Does not require removal.
DUST CONTROL	-	1 EA.	TEMPORARY	Remove when project complete.

ESTIMATED SCHEDULE of OPERATIONS



EXISTING RUNOFF COEFFICIENT: 0.75
PROPOSED RUNOFF COEFFICIENT: 0.20
HYDROLOGIC SOIL GROUP: 'D'

TOTAL SITE: 142.402 Ac.
TOTAL AREA DISTURBED BY GRADING: 82.36 Ac.±

NOTE
TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED.

NOTE
THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC CONTROL SIGNS (STREET NAME, STOP, NO PARKING, ONE-WAY, TURN, ETC.) UNTIL SUCH A TIME AS THEY NEED TO BE REMOVED/RELOCATED FOR CONSTRUCTION OPERATIONS. TEMPORARY SIGNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD CHAPTER 6F (TEMPORARY TRAFFIC CONTROL ZONE DEVICES). EXISTING SIGNS SHALL NOT LIE ON THE GROUND FOR ANY PERIOD OF TIME. PORTABLE SUPPORTS SHALL NOT BE LOCATED ON SIDEWALKS OR AREAS DESIGNATED FOR PEDESTRIAN TRAFFIC. SIGNS SHALL BE CRASHWORTHY AND PROPERLY MAINTAINED FOR CLEANLINESS, VISIBILITY, AND PROPER POSITIONING, AND SHALL BE COORDINATED WITH ST. LOUIS COUNTY SIGN SHOP AT (314) 615-0242.

NOTE
INDUSTRIAL ACTIVITIES ARE NOT PROPOSED ON-SITE.

NOTE
IN THE EVENT OF SILT RUNOFF FROM THE SUBJECT PROPERTY ONTO OFFSITE PROPERTY OWNERS
1.) THE CONTRACTOR SHALL NOTIFY OFFSITE PROPERTY OWNER AND OBTAIN CONSENT TO REMOVE SEDIMENT AND RESTORE TO ORIGINAL CONDITION.
2.) THE SPECIAL INSPECTOR MUST DOCUMENT ANY SILT RUNOFF FROM THE SITE AND REPORT WHEN THE CLEAN-UP HAS BEEN COMPLETED ON THE ST. LOUIS COUNTY SWPPP INSPECTION REPORT. ALL REPORTS MUST BE SUBMITTED TO ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS.

NOTE
SWPPP INSPECTIONS MUST BE SCHEDULED AT LEAST ONCE PER WEEK AND NO LATER THAN 48 HOURS AFTER A RAINFALL THAT CAUSES STORMWATER RUNOFF TO OCCUR ON-SITE.

NOTE
THE CONTRACTOR SHALL NOTIFY THE BMP SPECIAL INSPECTOR WHEN STORM WATER RUNOFF OCCURS ON THE CONSTRUCTION SITE.

NOTE
404/401 PERMITS ARE NOT REQUIRED FOR THIS SITE.

SPECIAL INSPECTOR FOR SWPPP INSPECTION

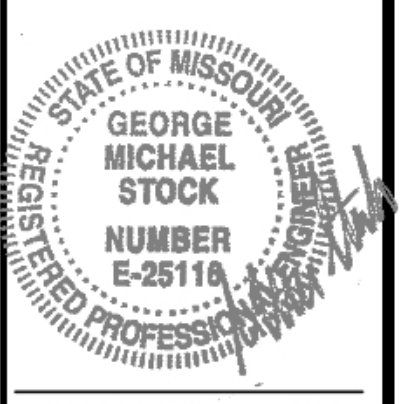
TO BE DETERMINED

EMERGENCY CONTACT

BETH NOONAN: 314.562.4552

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000
5301-9100 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEMOLITION PLAN FOR:
JAMESTOWN MALL
101 JAMESTOWN BLVD.
JAMESTOWN, MISSOURI 63034

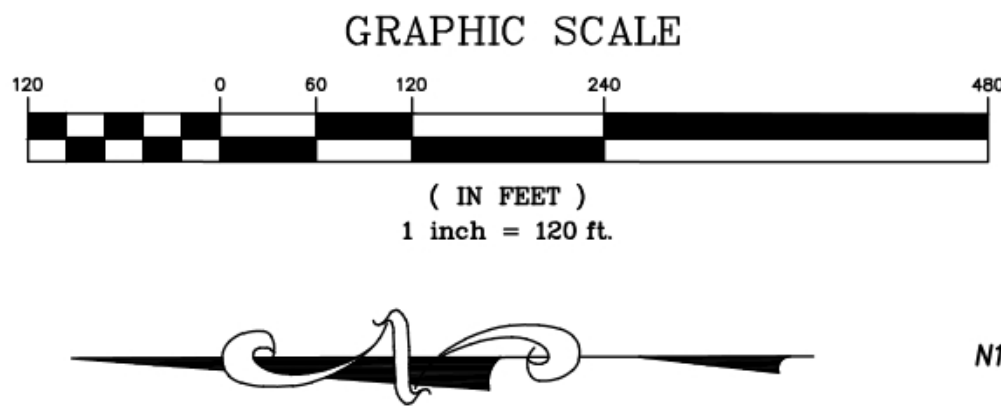
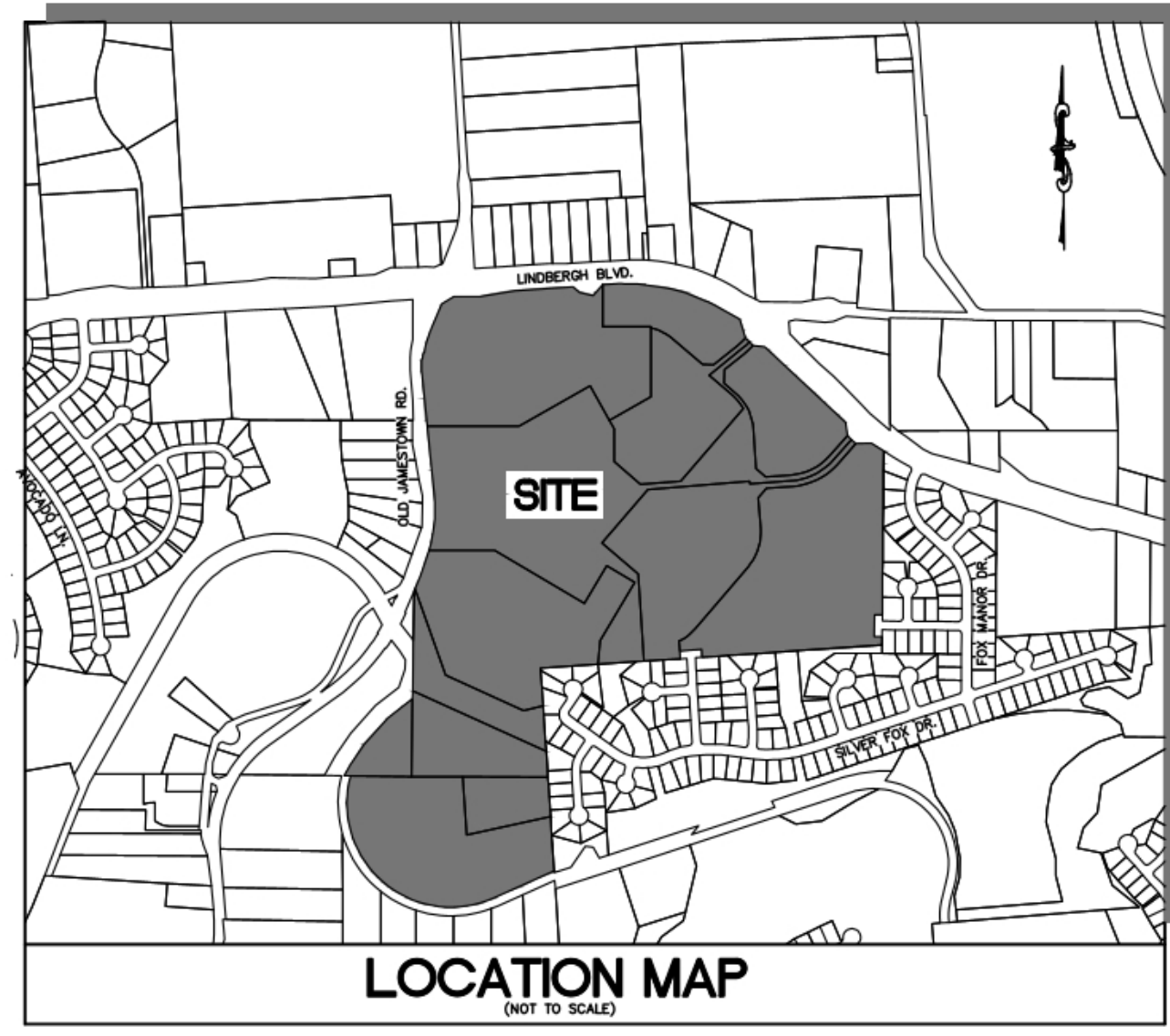


REVISIONS:
1. Silt Co. Comments 6.13.2022
2. Rev Specs 5.08.2023
3. Addendum 3 5.12.2023
4. Addendum 4 6.08.2023
5. Addendum 4 6.16.2023

DRAWN BY: J.E.F. CHECKED BY: C.M.S.
DATE: 03/09/2022 JOB NO: 217-6171.1
K.S.P. # 22MSO-00125 BUREAU # 08-
S.L.C. H&T # H&T PAC # 22PAC-01102
M.D.N.R. # MORA21735
SHEET TITLE: PROPOSED SWPP PLAN
SHEET NO.: C-5.6

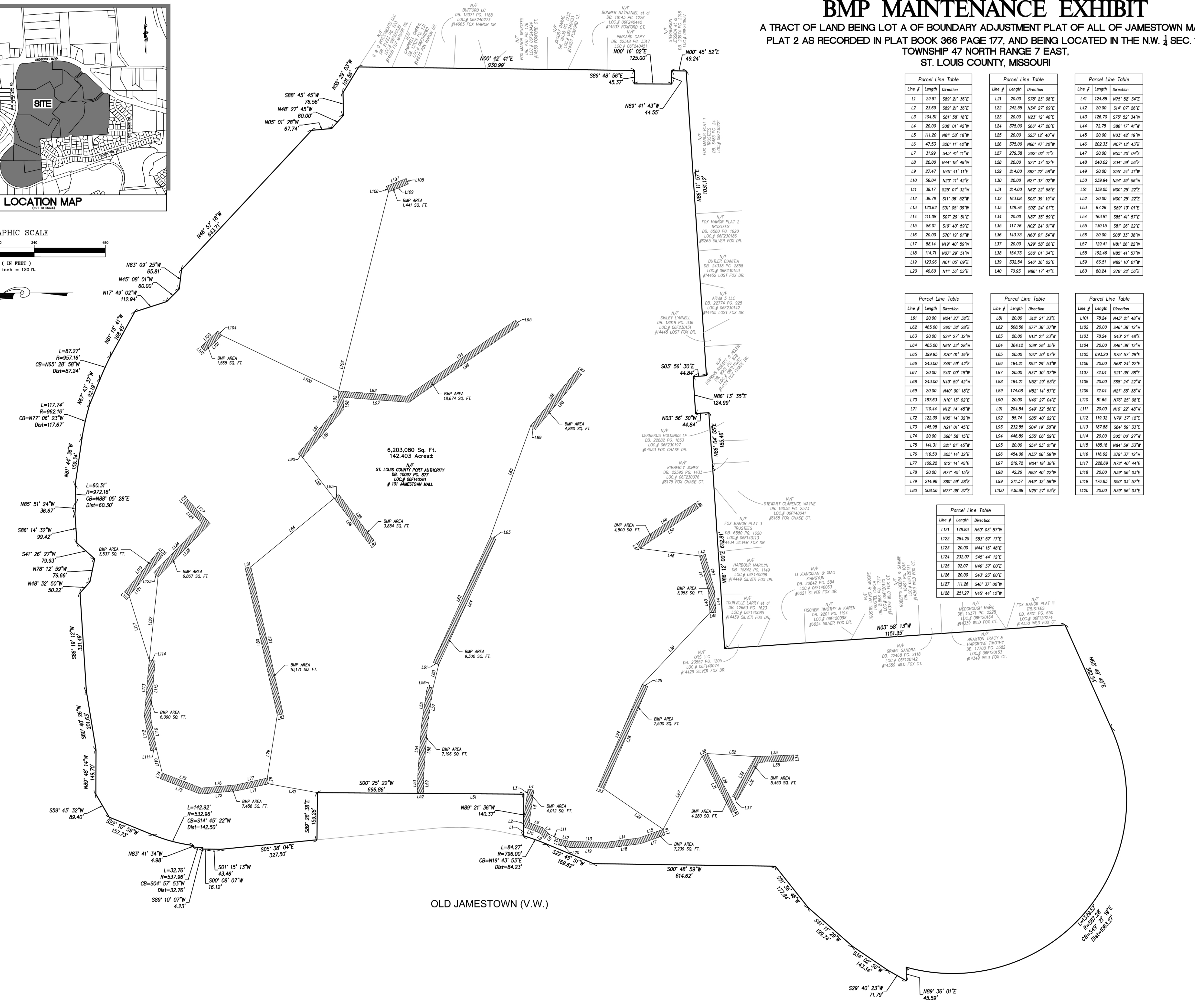
BMP MAINTENANCE EXHIBIT

A TRACT OF LAND BEING LOT A OF BOUNDARY ADJUSTMENT PLAT OF ALL OF JAMESTOWN MALL PLAT 2 AS RECORDED IN PLAT BOOK 366 PAGE 177, AND BEING LOCATED IN THE N.W. 1/4 SEC. 17, TOWNSHIP 47 NORTH RANGE 7 EAST, ST. LOUIS COUNTY, MISSOURI



LINDBERGH BOULEVARD (V.W.)

OLD JAMESTOWN (V.W.)



Line #	Length	Direction
L1	29.91	S89° 21' 36"E
L2	23.69	S89° 21' 36"E
L3	104.51	S81° 58' 18"E
L4	20.00	S08° 01' 42"W
L5	111.20	N81° 58' 18"W
L6	47.53	S20° 11' 42"W
L7	31.99	S45° 41' 11"W
L8	20.00	N44° 18' 49"W
L9	27.47	N45° 41' 11"E
L10	56.04	N20° 11' 42"E
L11	39.17	S25° 07' 32"W
L12	38.78	S11° 36' 52"W
L13	120.62	S01° 05' 09"W
L14	111.08	S07° 29' 51"E
L15	86.01	S19° 40' 59"E
L16	20.00	S70° 18' 01"W
L17	88.14	N19° 40' 59"W
L18	114.71	N07° 29' 51"W
L19	123.96	N01° 05' 09"E
L20	40.60	N11° 36' 52"E

Line #	Length	Direction
L61	20.00	N24° 27' 32"E
L62	465.00	S65° 32' 28"E
L63	20.00	S24° 27' 32"W
L64	465.00	N65° 32' 28"W
L65	399.95	S70° 01' 39"E
L66	243.00	S49° 59' 42"E
L67	20.00	S40° 00' 18"W
L68	243.00	N49° 59' 42"W
L69	20.00	N40° 00' 18"E
L70	167.63	N10° 13' 02"E
L71	110.44	N12° 14' 45"W
L72	122.39	N05° 11' 32"W
L73	145.98	N21° 01' 45"E
L74	20.00	S68° 58' 15"E
L75	141.31	S21° 01' 45"W
L76	116.50	S05° 14' 32"E
L77	109.22	S12° 14' 45"E
L78	20.00	N77° 45' 15"E
L79	214.98	S82° 59' 38"E
L80	508.56	N77° 38' 37"E

Line #	Length	Direction
L121	178.83	N50° 03' 57"W
L122	284.25	S83° 57' 17"E
L123	20.00	N44° 15' 48"E
L124	232.07	S45° 44' 12"E
L125	92.07	N46° 37' 00"E
L126	20.00	S43° 23' 00"E
L127	111.26	S46° 37' 00"W
L128	251.27	N45° 44' 12"W

PREPARED BY:



BMP MAINTENANCE EXHIBIT

JAMESTOWN MALL

101 JAMESTOWN BLVD.
JAMESTOWN, MISSOURI 63034

DATE	BY	REVISIONS
06/07/2023	JJK	

WALTER J. PFEGER, P.L.S.
M.O. P.L.S. # 2008-00718
CERTIFICATE OF AUTHORITY
LC-022-D

DRWN BY: JJK
CHECKED BY: WJLP
DATE: 06/07/2023
JOB NO: 217-6171.1
M.S.F. #
BASE MAP #
22MSD-00125
D.B.F.
S.L.C. MAT #
MAY S.U.P. #
HTT008
C2PAC-01102
M.D.N.R. #
MCR21735

SHEET TITLE:
BMP RESERVE AREA EXHIBIT

SHEET NO.:
C-8.1