



Fw: St. Paul - Basement
Joanna Friske to: Seth Cryer

07/07/2016 03:28 PM

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

----- Forwarded by Joanna Friske/O'Reilly on 07/07/2016 03:28 PM -----

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 01/20/2016 10:49 AM
Subject: RE: St. Paul - Basement

Joanna-

As an FYI, I stopped out this morning to take a look and was not able to as there was water in the basement.

It has been bitterly cold here lately (below zero) so I believe that inhibited being able to pump out the water.

I will be able to get out next week, Thursday is wide open if that will work, let me know.

Thank you,

Andy

Andrew LaPalme, P.E., LEED AP | Partner / Sr. Civil Engineer | 763.587.7312
| alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: Andrew R. LaPalme
Sent: Thursday, January 14, 2016 5:12 PM
To: 'jfriske@oreillyauto.com'
Cc: 'scryer@oreillyauto.com'
Subject: RE: St. Paul - Basement

Joanna-

Great, it is on the calendar.

Regards,

Andy

Andrew LaPalme, P.E., LEED AP | Partner / Sr. Civil Engineer | 763.587.7312
| alapalme@vaaeng.com | www.vaaeng.com | Engineering, Planning and Design
Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Thursday, January 14, 2016 5:01 PM
To: Andrew R. LaPalme
Cc: 'scryer@oreillyauto.com'
Subject: RE: St. Paul - Basement

Wednesday will work Andrew. Let me know if you need anything else.

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>,
'scryer@oreillyauto.com'" <scryer@oreillyauto.com>,
Date: 01/14/2016 04:24 PM
Subject: RE: St. Paul - Basement

Good afternoon Joanna-

Would Wednesday work?

I would plan to be there sometime around 10:30-11 or so.

Thank you,

Andy

Andrew LaPalme, P.E., LEED AP | Partner / Sr. Civil Engineer | 763.587.7312
| alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

New Website, New Look. Visit Here.

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Thursday, January 14, 2016 11:28 AM
To: scryer@oreillyauto.com; Andrew R. LaPalme
Subject: RE: St. Paul - Basement

I apologize Andrew. Can you let us know what day next week you will plan to go back? We will make sure the water is pumped down when you return.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: Seth Cryer/OReilly
To: "Andrew R. LaPalme" <alapalme@vaaeng.com>,
Cc: "'jfriske@oreillyauto.com'"
<jfriske@oreillyauto.com>
Date: 01/14/2016 11:04 AM
Subject: RE: St. Paul - Basement

Andrew,
The SM had not mentioned the water in the basement. I will make sure the basement is pumped on Monday to ensure the water is not an issue.

Thank You
Seth Cryer
Retail Facilities Manager
O'Reilly Auto Parts - Real Estate Dept.
233 S Patterson, Springfield, MO 65801
scryer@oreillyauto.com
417-868-4235 ext 4235
417-874-7153 Fax

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'"
<jfriske@oreillyauto.com>
Cc: "'scryer@oreillyauto.com'" <scryer@oreillyauto.com>
Date: 01/14/2016 10:54 AM
Subject: RE: St. Paul - Basement

Joanna-

Good morning.

I went to the site today to take a look.

I was not prepared well enough to take a detailed look as there was about a foot of water in the basement.

I will return next week better prepared with higher rubber boots in the event there is still water in the basement.

My apologies, I should have verified the amount of water in the basement prior to the visit.

More to come next week.

Regards,

Andy

Andrew LaPalme, P.E., LEED AP | Partner / Sr. Civil Engineer | 763.587.7312
| alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

New Website, New Look. Visit Here.

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Tuesday, December 22, 2015 10:55 AM
To: Andrew R. LaPalme
Cc: 'scryer@oreillyauto.com'
Subject: RE: St. Paul - Basement

Andy,

Here is the store manager's contact information:

OR-3252 St Paul, MN
Eric Shoals
651-222-1041

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From:
<alapalme@vaaeng.com>
To:
<jfriske@oreillyauto.com>,
Cc:
<scryer@oreillyauto.com>
Date:
Subject:
Basement

"Andrew R. LaPalme"
"'jfriske@oreillyauto.com'"
"'scryer@oreillyauto.com'"
12/22/2015 10:44 AM
RE: St. Paul -

Joanna-

Can we please set it up for the 14th at 10 am?

Regards,

Andy

Andrew LaPalme, P.E., LEED AP | Sr. Associate / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

New Website, New Look. Visit Here.

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Tuesday, December 22, 2015 10:37 AM
To: Andrew R. LaPalme
Cc: scryer@oreillyauto.com
Subject: St. Paul - Basement

Andy,

I've got 2 option for times to meet at the store. Tuesday January 12th at 10 or Thursday January 14th at 10. Let me know which one you prefer and I will send you the contact information for the store manager. He will be showing you around.

Thank You for your assistance.

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

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Fw: O' Reillys St. Paul, Update
Joanna Friske to: Seth Cryer

07/07/2016 03:28 PM

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

— Forwarded by Joanna Friske/O'Reilly on 07/07/2016 03:28 PM —

From: Seth Cryer/O'Reilly
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>
Date: 03/01/2016 08:05 AM
Subject: RE: O' Reillys St. Paul, Update

Joanna,
This works for me.

Thank You
Seth Cryer
Retail Facilities Manager
O'Reilly Auto Parts - Real Estate Dept.
233 S Patterson, Springfield, MO 65801
scryer@oreillyauto.com
417-868-4235 ext 4235
417-874-7153 Fax

"Andrew R. LaPalme"	Joanna- How does Wednesday AM from eith...	03/01/2016 06:48:50 AM
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From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 03/01/2016 06:48 AM
Subject: RE: O' Reillys St. Paul, Update

Joanna-

How does Wednesday AM from either 8-9 or 9:30-noon timeframe work?

Those times should work well on our end, thank you for getting this set up!

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Monday, February 29, 2016 2:48 PM
To: Andrew R. LaPalme
Cc: 'scryer@oreillyauto.com'
Subject: RE: O' Reillys St. Paul, Update

Andrew,

Both myself and Seth are available anytime Tuesday morning or Wednesday morning. Let me know if any of those times work for you.

Thank You

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>,
Cc: "'scryer@oreillyauto.com'" <scryer@oreillyauto.com>
Date: 02/26/2016 04:23 PM
Subject: RE: O' Reillys St. Paul, Update

Joanna-

Attached is a quick sketch of what we are proposing based on the visit.

There is some finer detail required, but this give the concept.

Let me know when you are thinking for the quick call to coordinate and discuss next steps.

Have a good weekend.

Regards,

Andy

Andrew LaPalme, P.E. (MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Friday, February 26, 2016 8:42 AM
To: Andrew R. LaPalme

Cc: 'scryer@oreillyauto.com'
Subject: RE: O' Reillys St. Paul, Update

Not a problem. Thanks for the update. We will schedule a conference call after we receive your information.

Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'"
<jfriske@oreillyauto.com>,
Cc: "'scryer@oreillyauto.com'" <scryer@oreillyauto.com>
Date: 02/25/2016 02:41 PM
Subject: RE: O' Reillys St. Paul, Update

Joanna-

Good afternoon.

We are working on a brief summary report from the visit accompanied by some rough sketches, will be getting those over to you later today or tomorrow.

From there, perhaps we can schedule a conference call to discuss the next steps.

Sorry for the delay, the water issue we had in the office ruined most of our notes and sketches from our visit and we have had to re-do them.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Thursday, February 18, 2016 10:19 AM
To: Andrew R. LaPalme
Cc: 'scryer@oreillyauto.com'
Subject: Re: O' Reillys St. Paul, Update

Not a problem Andrew. I can't image the damage control your trying to do right now. Just let us know when your ready to talk about the project.

Thanks for taking a look at the store for us.

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme"
<alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'"
<jfriske@oreillyauto.com>,
Cc: "'screyer@oreillyauto.com'"
<screyer@oreillyauto.com>
Date: 02/17/2016 03:51 PM
Subject: O' Reillys St. Paul,
Update

Joanna-

A quick update.

We visited the site last Friday (2/12).

Since then, I have been out of town in Illinois, back in the office today.

Additionally, on Saturday afternoon, a 3" fire protection pipe above the ceiling at VAA's Plymouth office broke and ran unchecked for about 2-1/2 hours. The resulting flood covered the entire office to an average depth of about 1". Crews have been working around the clock to clean up the mess and mitigate the water damage and we were back at work as of Monday morning. This was a serious flood event, but our servers and most of our electronic equipment were spared the worst of the damage. It will take some time for us to recover completely, but we are hard at work to minimize the impact this has on our clients.

There has been alot of things going on in the office with cleanup, etc.

I hope to send a more comprehensive update by the end of this week, but it may also be early next week.

Let me know if you have any questions.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

(Embedded image moved to file: pic25290.jpg)(Embedded image moved to file: pic03208.jpg)cid:image006.jpg@01D143E8.F1E2C7A0

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[attachment "O'Reilly Automotive Sketch.pdf" deleted by Joanna Friske/OReilly]This communication and any attachments are confidential, protected by Communications Privacy Act 18 USCS § 2510, solely for the use of the intended recipient, and may contain legally privileged material. If you are not the intended recipient, please return or destroy it immediately. Thank you.

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Fw: O' Reilly St. Paul
Joanna Friske to: Seth Cryer

07/07/2016 03:29 PM

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

—— Forwarded by Joanna Friske/O'Reilly on 07/07/2016 03:29 PM ——

From: Daniel Fox <dfox@gausman.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Cc: "Andrew R. LaPalme" <alapalme@vaaeng.com>
Date: 03/03/2016 02:54 PM
Subject: RE: O' Reilly St. Paul

Hi Joanne,
I left you a voicemail today to discuss this project.

Andy suggested that Gausman & Moore contract the plumbing engineering services directly thorough you and I wanted to get your thoughts on that as we move forward with this project.

Please let me know if you would like me to prepare a proposal letter for engineered drawings for the sump pump plumbing system for this project.

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126
www.gausman.com | www.twitter.com/gausmanmoore

From: Andrew R. LaPalme [mailto:alapalme@vaaeng.com]
Sent: Wednesday, March 02, 2016 10:19 AM
To: Daniel Fox <dfox@gausman.com>
Subject: O' Reilly St. Paul

Dan-

Below is contact information for Joanna and Seth:

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802

(417)868-4233
jfriske@oreillyauto.com

Seth Cryer
417-872-2674 ext 8966
scryer@oreillyauto.com

Also, attached is the report that Seth did, and a redline sketch of how we could connect the line on the exterior.

Any questions, please let me know.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer | 763.587.7312 | alapalme@vaaeng.com | www.vaaeng.com | **Engineering, Planning and Design Services**



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sender by replying to this message and delete this e-mail immediately.  image001.png



RE: St. Paul, MN
Joanna Friske to: Andrew R. LaPalme
Cc: "scryer@oreillyauto.com"

04/13/2016 03:09 PM

Sounds good. I'll let Daniel know you will be contacting him. Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

"Andrew R. LaPalme"

Joanna- I think we are good to go on this one.

04/13/2016 03:05:30 PM

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>, "scryer@oreillyauto.com" <scryer@oreillyauto.com>,
Date: 04/13/2016 03:05 PM
Subject: RE: St. Paul, MN

Joanna-

I think we are good to go on this one.

Once we pull drawings we will look to schedule a review.

Regards,

Andy

Andrew LaPalme, P.E. (MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Wednesday, April 13, 2016 2:59 PM
To: Andrew R. LaPalme; scryer@oreillyauto.com
Subject: St. Paul, MN

Andy,

Here is the signed proposal for St. Paul. I've also approved Gausman & Moore's proposal and will be sending it to them shortly.

Do we need to have a conference call or are you ready proceed with this project?

Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

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O' Reilly St. Paul 
Joanna Friske to: Daniel Fox, Seth Cryer

04/13/2016 03:10 PM

Daniel,

Good news! Our legal team approved your proposal. The signed one is attached. Andrew's has also been approved.

Andrew is going to get in touch with you on this project. Let me know if you need anything.

Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233



001.pdf

Daniel Fox

See attached revised proposal letter and certific...

03/31/2016 10:10:01 AM

From: Daniel Fox <dfox@gausman.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Date: 03/31/2016 10:10 AM
Subject: RE: O' Reilly St. Paul

See attached revised proposal letter and certificate of insurance. Let me know if you need anything else.

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126
www.gausman.com | www.twitter.com/gausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Wednesday, March 30, 2016 5:26 PM
To: Daniel Fox <dfox@gausman.com>
Subject: RE: O' Reilly St. Paul

Daniel,

I spoke with our legal department. The clause is too broad. If you want to keep the clause in the contract it needs to state it is specific for "stoppage of work" not for "any reason".

I'll give you a call tomorrow to discuss.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: Daniel Fox <dfox@gausman.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Date: 03/30/2016 10:27 AM
Subject: RE: O' Reilly St. Paul

Hi Joanne,

Most of these edits make sense to us and I will get them revised in a new proposal letter back to you with certificate of insurance. I did have one question about the markup on page 2 at the bottom of the page about unpaid invoices and ceasing work. We typically include this clause in the contract to protect ourselves in case we are asked to stop work for any reason, so that we don't get sued because we stopped work. What is the reason for removing this clause in the contract?

Can we keep a portion of what was removed? I propose we edit the last paragraph on page 2 to read, " If Client for any reason fails to pay the undisputed portion of Gausman & Moore's invoices, Gausman & Moore shall cease work on the project and Client shall waive any claim against Gausman & Moore."

Let me know.

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/gausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Tuesday, March 29, 2016 4:13 PM
To: Daniel Fox <dfox@gausman.com>
Subject: RE: O' Reilly St. Paul

Daniel,

Our legal department looked over your proposals and had a few modifications. The redlines are attached. If you agree to them can you revise your proposal and send it back to me? I can then get it processed.

Can you also send me your certificate of insurance when you send the proposal back?

Thanks!

Joanna Friske, P.E.

Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

(See attached file: 001.pdf)

From: Daniel Fox <dfox@gausman.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Date: 03/15/2016 02:35 PM
Subject: RE: O' Reilly St. Paul

Hi Joanna,
Just checking in with you if you had any questions or feedback on the proposal?

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/gausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Thursday, March 10, 2016 3:19 PM
To: Daniel Fox <dfox@gausman.com>
Subject: RE: O' Reilly St. Paul

Daniel,

Thank you. Let me review and I'll get back with you.

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From:	Daniel Fox
<dfox@gausman.com>	
To:	"jfriske@oreillyauto.com"
<jfriske@oreillyauto.com>,	
Date:	03/10/2016 03:00 PM
Subject:	RE: O' Reilly St.
Paul	

Joanna,
Sorry for the delay. Please see attached proposal letter for the scope of our services and fee. I used a fixed fee, but let me know if you prefer something

else.

Thanks,

Gausman & Moore

Daniel J. Fox, PE, CEM, LEED AP BD+C

Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/kausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]

Sent: Wednesday, March 09, 2016 10:52 AM

To: Daniel Fox <dfox@gausman.com>

Subject: RE: O' Reilly St. Paul

Not a problem Daniel. Take care of your kiddo.

Joanna Friske, P.E.

Construction Design Manager

O'Reilly Auto Parts

233 S. Patterson Ave,

Springfield, MO 65802

(417)868-4233

From:

Daniel Fox

<dfox@gausman.com>

To:

"jfriske@oreillyauto.com"

<jfriske@oreillyauto.com>,

Date:

03/09/2016 09:20 AM

Subject:

RE: O' Reilly St.

Paul

I was working on this yesterday and am now home with a sick kid today.
Will it be okay to get this to you tomorrow?

Thanks,

Gausman & Moore

Daniel J. Fox, PE, CEM, LEED AP BD+C

Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/kausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]

Sent: Tuesday, March 08, 2016 11:22 AM

To: Daniel Fox <dfox@gausman.com>

Cc: scryer@oreillyauto.com

Subject: RE: O' Reilly St. Paul

Daniel,

A fixed fee will work or you could do an hourly rate with a not to exceed number. Either way will work for me.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From:

Daniel Fox

<dfox@gausman.com>

To:

"jfriske@oreillyauto.com"

<jfriske@oreillyauto.com>,

Date:

03/08/2016 10:38 AM

Subject:

RE: O' Reilly St.

Paul

Great.

Here is how I see our scope:

1. Provide engineered plumbing drawings to redo the ground water sump pump in the basement of the O'Reilly Auto Parts store in St. Paul.
2. We recommend a larger sump basin be installed with more drain tile and a larger sump pump with larger discharge pipe draining to the storm service outside the building.

I don't see a need for any construction phase services, like construction observation site visits or shop drawing checking.

Normally we would recommend a fixed fee to deliver these services, is this how I should prepare the fee? Or is there another arrangement?

Thanks,

Gausman & Moore

Daniel J. Fox, PE, CEM, LEED AP BD+C

Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/gausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]

Sent: Monday, March 07, 2016 11:04 AM

To: Daniel Fox <dfox@gausman.com>

Cc: Andrew R. LaPalme <alapalme@vaaeng.com>

Subject: RE: O' Reilly St. Paul

Hey Dan,

I just left you a voicemail.

I think it would be fine if we work directly with you. Go ahead and put a proposal together so we discuss.

Let me know if you have any questions.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From:

Daniel Fox
<dfox@gausman.com>
To:
"jfriske@oreillyauto.com"
<jfriske@oreillyauto.com>,
Cc:

"Andrew R. LaPalme"
<alapalme@vaaeng.com>
Date:

03/03/2016 02:54 PM
Subject:

RE: O' Reilly St.

Paul

Hi Joanne,
I left you a voicemail today to discuss this project.

Andy suggested that Gausman & Moore contract the plumbing engineering services directly thorough you and I wanted to get your thoughts on that as we move forward with this project.

Please let me know if you would like me to prepare a proposal letter for engineered drawings for the sump pump plumbing system for this project.

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126 www.gausman.com |
www.twitter.com/gausmanmoore

From: Andrew R. LaPalme [mailto:alapalme@vaaeng.com]
Sent: Wednesday, March 02, 2016 10:19 AM
To: Daniel Fox <dfox@gausman.com>
Subject: O' Reilly St. Paul

Dan-

Below is contact information for Joanna and Seth:

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233
jfriske@oreillyauto.com

Seth Cryer
417-872-2674 ext 8966
scryer@oreillyauto.com

Also, attached is the report that Seth did, and a redline sketch of how we could connect the line on the exterior.

Any questions, please let me know.

Regards,

Andy

Andrew LaPalme, P.E. (MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

(Embedded image moved to file: pic23854.jpg) (Embedded image moved to file: pic58398.jpg) cid:image006.jpg@01D143E8.F1E2C7A0

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This communication and any attachments are confidential, protected by Communications Privacy Act 18 USCS § 2510, solely for the use of the intended recipient, and may contain legally privileged material. If you are not the intended recipient, please return or destroy it immediately. Thank you. [attachment "O'Reilly Auto Parts St_Paul 3-10-16.pdf" deleted by Joanna Friske/O'Reilly]

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[attachment "15-16 Sample Certificate.pdf" deleted by Joanna Friske/O'Reilly]
[attachment "O'Reilly Auto Enterprises_ St_Paul_Store 3-31-16.pdf" deleted by Joanna Friske/O'Reilly]



RE: St. Paul

Joanna Friske to: Andrew R. LaPalme

Cc: "cwolcott@oreillyauto.com", 'Daniel Fox', "scryer@oreillyauto.com"

05/19/2016 11:37 AM

Andrew,

I just heard from Seth that no modification was made to tie this pipe into the sewer. It is still discharging to the green space.

Let me know if you have any other questions. Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

"Andrew R. LaPalme"

Joanna- Thank you for the updates.

05/17/2016 02:00:43 PM

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>, "cwolcott@oreillyauto.com" <cwolcott@oreillyauto.com>, 'Daniel Fox' <dfox@gausman.com>
Date: 05/17/2016 02:00 PM
Subject: RE: St. Paul

Joanna-

Thank you for the updates.

We are in the process of cleaning up the plans for submission to the city. We were showing two options on the plans, we are cleaning them up to only show the open cut option for now.

From my last site visit, the sump from the basement appeared to discharged to green space, not the sanitary sewer. Was a modification made?

We will copy you on the submittal.

Regards,

Andy

Andrew LaPalme, P.E. (MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Tuesday, May 17, 2016 11:04 AM
To: Andrew R. LaPalme

Cc: scryer@oreillyauto.com; cwolcott@oreillyauto.com; Daniel Fox
Subject: St. Paul

Andy,

Our maintenance team is coordinating pumping the existing water out of the basement. It should be complete today or tomorrow but I'll shoot everyone an email confirming when it has been complete. At that time if Daniel needs to get some measurements it should be dry enough to take them.

Here is the comment Wayne Spearing made when he inspected the site:

A re-inspection will be made on June 17, 2016 at 10:00am. Failure to have all work completed, including permits finalled, will result in enforcement action.

1. Basement - Standing Water - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.-There is standing water in the basement upon the re-inspection. The basement must be maintained free from water and mold/mildew. Inspector has received documentation indicating that drainage field and sump basket is being installed to resolve the water issue. Plans must be submitted and all work approved under permit.

Note: Building inspector, Isaac Stensland, has determined that the sump-pump is being discharged into the sanitary sewer system. This is not a code compliant installation and corrections must be made before open building permit can be finalled. It has been proposed to discharge the sump-pump into the City of St Paul storm sewer system. This requires plans to be submitted for approval. Submit the required plans, obtain the approvals/permits, and contact your contractor to make the required code compliant installation. Contact your contractor to schedule final inspections with the respective trade inspectors.

Do you mind sending me the set of plans you submit to the city? I don't need to review them prior to you submitting.

Let me know if you need anything. Thanks!

233 S. Patterson
Springfield, MO. 65801
Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

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sender by replying to this message and delete this e-mail immediately.



RE: St. Paul

Joanna Friske to: Daniel Fox, 'scryer@oreillyauto.com'

Cc: "Andrew R. LaPalme", "cwolcott@oreillyauto.com"

05/20/2016 11:15 AM

Seth,

Is there anyway we can assist Daniel with getting a hold of the store manager?

Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

Daniel Fox

Joanna, We are still trying to connect with Eric, t...

05/20/2016 09:40:40 AM

From: Daniel Fox <dfox@gausman.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>, "Andrew R. LaPalme" <alapalme@vaaeng.com>,
Cc: "cwolcott@oreillyauto.com" <cwolcott@oreillyauto.com>, "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 05/20/2016 09:40 AM
Subject: RE: St. Paul

Joanna,

We are still trying to connect with Eric, the store manager, so that we can get down there to look at what is there to figure out the best replacement options. Eric is a busy guy. We'll keep you posted on this as we are still trying to find a time to visit the site to coordinate with the store. It will hopefully be next week

Thanks,

Gausman & Moore
Daniel J. Fox, PE, CEM, LEED AP BD+C
Principal, Mechanical Department Head | 651-604-3126
www.gausman.com | www.twitter.com/gausmanmoore

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Thursday, May 19, 2016 11:37 AM
To: Andrew R. LaPalme <alapalme@vaaeng.com>
Cc: 'cwolcott@oreillyauto.com' <cwolcott@oreillyauto.com>; Daniel Fox <dfox@gausman.com>; 'scryer@oreillyauto.com' <scryer@oreillyauto.com>
Subject: RE: St. Paul

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Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>,
Cc: "'scryer@oreillyauto.com'" <scryer@oreillyauto.com>,
'Daniel Fox' <dfox@gausman.com>
Date: 05/17/2016 02:00 PM
Subject: RE: St. Paul

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Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
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-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Tuesday, May 17, 2016 11:04 AM
To: Andrew R. LaPalme
Cc: scryer@oreillyauto.com; cwolcott@oreillyauto.com; Daniel Fox
Subject: St. Paul

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Let me know if you need anything. Thanks!

233 S. Patterson
Springfield, MO. 65801
Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
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(417)868-4233

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