



December 18, 2018

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Wildwood Community Park – Phase III – Bidding Results**

Council Members:

The City began developing its only Community Park in 2014, with Phase I of it. Phase I was important in many ways, since it would set the character, detail, and ambience of the improvements for all the remaining phases that would follow, which could reach a total of six (6) to seven (7) in the future. Acknowledging this phase's importance in this regard, the City engaged a team of highly skilled professionals to assist in the planning, design, and construction of it. The phase, which opened in August 2015, included many of the needed infrastructure improvements required for such a facility and its future planned phases. Among these needed infrastructure improvements were the access roadway from State Route 109, the extension of water, electric, and sanitary sewers, and the development of a compliant stormwater management system. Thereafter, the recreational improvements included a large pavilion, an all-inclusive playground, a dog park, and a trail system that linked the facility to State Route 109, via Windsor Crest Subdivision. This phase was an immediate success in terms of its popularity.

Approximately one (1) year later, Phase II was begun, which included the completion of the park's interior roadway to Pond-Grover Loop Road, and its intersection at State Route 109, along with the extension of the trail network along this roadway to this same point. Also included were further stormwater improvements and landscaping of specific locations within the project's boundaries. With the completion of this phase, the park was now served by two (2) access points, one (1) from State Route 109 and the other from State Route 100 and a trail system forming a loop that was inclusive of State Route 109, Pond-Grover Loop Road, and the park site.

In 2018, a smaller phase was begun that specifically was intended to assist in the completion of a larger portion of the future Phase III, which was the clearing needed for this next set of improvements and the preparation of the City's Great Meadow Area in Community Park. This preparation included the removal of all invasive growth, third and fourth generation tree stands, and the seeding of it with a mix of grasses and turf for its future use for a range of activities and informal play opportunities. This effort was completed in early summer of 2018 and the Department has been issuing bi-monthly reports to City Council on the progress of this subphase and the larger Phase III project itself since the beginning of this year.

This Committee has been working on the Phase III project for over a year and was involved in its initial planning, the review of plans, and the authorization to bid, once the plan sheets were completed in this regard. In late 2018, the Committee had authorized the bidding process to proceed and requested the Department of Planning and Parks provide the results of this effort to the members for review, input, and action. These plans for this phase were also presented to City Council, which also endorsed them as well,

and led to the aforementioned advertisement for the project. This phase, as a reminder, includes the following improvements for consideration with the bidden numbers from the contracting community:

- a. The completion of the perimeter trail. The entirety of the trail will now provide a one (1) mile loop within the park property.
- b. The installation of two (2) shelters that will accommodate four (4) picnic tables each, for a total of eight (8).
- c. The development of a twenty (20) space parking lot area.
- d. The extension of public potable water to this end of the park property.
- e. The installation of the bridge over Bonhomme Creek.
- f. The planting and husbandry of the Great Meadow Area.
- g. The development of an access roadway to the parking and shelter areas.

The Committee would note that, on Thursday, December 6th, a bid opening was then held at City Hall for this project. The City received a substantial amount of interest in this project and a total of nine (9) bids were submitted for general contracting and related services. The plans and bid specifications contained the base proposal for consideration, along with one (1) alternate and a separate sheet for rock removal. A summary of the general contractor submittals is as follows:

#	Bidder	Total of Base Bid and Alternate #1 (\$)	Rock Removal (\$/cubic yard) <small>Assumes that rock is encountered during project's construction, which is not anticipated, based upon geotechnical investigations, but does provides a reference point, if that circumstance were to occur.</small>
1.	Demien Construction	1,767,313.00	400.00
2.	Gershenson Construction	1,420,180.00	11,250.00 (total, not unit price)
3.	Ideal Landscaping	1,718,196.35	200.00
4.	Jokerst Paving	2,042,400.00	390.00
5.	Kelpe Construction	2,053,410.57	35.00
6.	Kolb Grading	1,442,400.00	50.00
7.	Kozeny Wagner	1,933,530.00	50.00
8.	JM Marshuetz	1,977,848.00	375.00
9.	Pavement Solutions	1,990,722.00	300.00

It is important to note that approximately \$1,700,000.00 was anticipated for this project in the 2018 Capital Improvements Budget, as part of the overall park construction line item contained in it. In considering the results of this bidding process, the Committee is recommending for the City Council's consideration the following bid:

Bidder	Base Bid and Alternate #1 (\$)
Gershenson Construction	\$1,420,180.00

The Committee does want to advise the City Council Members about an item relating to this bidding process. Kolb Grading, the second lowest bidder on the project, is contesting an irregularity in Gershenson Construction's bid relating to rock removal. The bid specification identified fifty (50) cubic yards of rock should be anticipated for removal and the contractors were to provide the unit cost for such, i.e. dollars per cubic yard. Kolb Grading provided the cubic yard per dollar price, while Gershenson Construction's bid page