



February 28, 2019

MEMORANDUM

To: Wildwood Historic Preservation Commission Members

From: Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of Wildwood
Steve Cross, Co-Interim City Administrator
John A. Young, City Attorney

Re: **Proposal for the Development of Plans for Bid Specifications in Association with the Reconstruction of the Essen Log Cabin (Wards – All)**

Nearly three (3) years ago, the City acquired the Essen Log Cabin with the intent of reconstructing it within a City-owned park property and opening it for public use. At the time of its acquisition, the City sought a contractor with expertise in the area of log cabin reconstruction. Tim Kilby, the foremost expert in this area, was contacted and he provided a bid of approximately one hundred thirty thousand dollars (\$130,000.00) for the project. Other bids were sought from additional contractors, but for a variety of reasons, were not provided. The Department and the Commission recommended execution of a contract with Mr. Kilby for the reconstruction, based upon his expertise, experience, and recommendations from other contractors in the field. At that time, the City Council was concerned with awarding the contract, when only one (1) bid had been provided, and instructed the Department to obtain additional bids to ensure the price was appropriate, before they would enter into any contract.

For several years, Department staff and Commission Members have pursued a number of contractors in an effort to obtain additional bids. In that time, Mr. Kilby has retired, so the one (1) valid bid that was obtained is no longer feasible. These contacts have been made with contractors that have been recommended for this type of work, as well as general contractors who can likely complete the work, even though their expertise in historic restoration may be limited. Following these discussions, the City has struggled with obtaining bids for the work.

One of the beliefs on why bids are difficult to obtain is the limited amount of knowledge about the cabin, since it was stolen before the City could draft building plans and tag the logs for reconstruction. Without this important document, it is believed the bids are not only difficult, but when compared may not be comparable. To this end, the Department has been contacting architectural firms with experience in historic restoration to have a set of plans created that would allow all bidders to submit comparable bids for review.

After a number of failed attempts with different firms, for a variety of reasons, the Department was able to obtain a proposal from a local firm specializing in historic preservation and restoration. This local firm, Patterhn Ives, has reviewed the project and provided the attached proposal. This proposal includes historical research, a temporary log crib reconstruction, and preliminary reconstruction drawings. The firm has deemed this work as Phase 1 of the project and believes the final drawings would be enough for the City to obtain a ballpark price on the cabin's reconstruction. However, this pricing does not include actual construction documents, which would be Phase 2, with an additional cost.

The proposal for Phase 1 has a total cost of nine thousand nine hundred sixty dollars (\$9,960.00), with a potential for an additional one thousand eighty dollars (\$1,080.00), if the timber framer needs a third day to complete their work on the temporary reassembly. Additionally, the Commission could choose to add a structural assessment (six hundred forty dollars (\$640.00)) and or a 3D Visualization/Rendering of the cabin (one thousand five hundred dollars (\$1,500.00)). If the Commission chooses to add both of these services, the total cost of Phase 1 of this project would be twelve thousand one hundred dollars (\$12,100.00) for two (2) days of reassembly or thirteen thousand one hundred eighty dollars (\$13,180.00) for three (3) days of reassembly. The Department has requested a proposal from the firm for Phase 2, which is dependent upon a site being selected, but would provide biddable construction documents. The Department wishes to discuss this proposal with the Commission and obtain its direction in this regard.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this information at tonight's meeting. Thank you for your review of this information and input on the same.