



## WILDWOOD®

April 8, 2019

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

**Re:** Update on the Community Park – Phase Three Project Construction – **Report #24**

Council Members:

Per the request of the Planning and Parks Committee, the Department has been asked to provide updates relating to the Community Park's construction progress, along with information relating to reports, change orders, etc. The Department would note the following regarding the development of Phase Three of the Community Park project:

1. The contractor for the Phase 3 project at Community Park is waiting to begin the next parts of its development. With the completion of the water line, the contractor has scheduled the electrical work and the installation of stormwater management features. The reason for the current delay is the matter relating to the archeological components, which is nearing a final solution. Information on this archeological matter is noted in Item #2 below. The contractor has also identified a number of items that have appeared during the installation of the water line, including more rock than had been expected. A change order is expected in this regard.
2. The aforementioned archeologist has provided the requested report that was referenced by the Department of Planning and Parks at the City Council's March 25, 2019 meeting and, in its update report, provided at the same. The archeologist's report is attached to this update letter. In the report, two (2) areas were re-identified by the archeological team and included the original homestead site, which has not been impacted by any of the phases of the Community Park's development (it is located on the eastern side of the property, in an area of mature, native oaks, which are protected). The other location is within the Great Meadow Area and generally is next to the proposed parking lot of Phase Three. At this location, the archeological team identified six (6) flakes of rock and an awl, but were superficial in nature, not buried. The report prepared by the team of archeologists indicated that, given these flakes and awl were discovered at the surface, they more than likely reflect a temporary location for the inhabitants that form them, with it not being eligible for designation onto the National Register of Historic Places (U.S. Park Service). Although the results of the investigation appear to allow the planned use of this area, the project engineers have been directed to review the archeologist's GIS shape files to determine the exact location and if the bio-retention basin can be relocated, if it impacts such.
3. The Department of Planning and Parks met with Wheeler Bridge, the manufacturer of the new bridge span that is being planned. In this meeting were the project engineers, the contractor, the bridge manufacturer, and staff. It appears the full span of the creek will require a longer bridge, with some

added expense. Two (2) options were discussed and highlighted in the attached documentation. The cost differential in this regard is substantial between the clear span and arch bridge, which is more aesthetically pleasing. The Department is recommending the less expensive option.

4. The project engineer has provided an updated cost estimate, now reflecting the bridge change, and other modifications being required due to the U.S. Army Corps of Engineers not providing a land disturbance permit for any creek crossing. This estimate is attached to this report.
5. The Planning and Parks Committee requested at its January 15, 2019 meeting for the Department of Planning and Parks to provide an on-going tally of expenditures associated with the construction project, now that design, engineering, and pre-development work have all been completed, which will be noted and updated in the table provided below:

**Phase 3 of Community Park –  
City of Wildwood, Missouri**

**No Billings to Date**

<b>General Line Item</b>	<b>Pay Request Amount</b>
Mobilization	
Grading	
Seed/Sod	
Storm Sewers	
Base Material, and Paving Items for Access Roadway and Trail	
Retaining Walls	
Signage	
Railings and Boardwalk	
Landscaping	
Water Main Extension	
Parking Lot	
Other	
<b>Total Project Cost, Per Approved Bid</b>	<b>1,420,180.00</b>

6. The plans that are referenced in Item #1 include these following amenities:
  - 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 located within each, for a total of eight (8) of these furniture items.
  - 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.
7. The Department has expended, to date, the following funds toward this project:
  - a. **Oates Associates – \$176,740.75 (payments through March 25, 2019) (one (1) invoice was received from Oates Associates in the last two (2) week period of time for \$2,527.50);** total budget for Oates Associates' services under its two (2) contracts was \$189,300.00 (original) but with the new agreement for the bridge redesign (\$7,500.00), it is now \$196,800.00, which includes all

processed billings through 2017, at a cost of **\$41,609.51**). Total to date, inclusive of 2017, 2018, and 2019 billings received by the Department through April 11, 2019, is **\$179,268.25**.

- b. **DJM Ecological Services, L.L.C.** - Work is now complete under this contract and the overall budget for this first stage of the Phase 3 Project, including change orders, totaled an amount of **\$55,766.57 (includes retainage amount)**.
- c. **Permit Fees – \$766.13 (a single, one-time payment)** - MO-DNR Land Disturbance Permit Application Fee, which was billed as part of the Oates Associates' March 12, 2018 invoice and signed by the Department on March 20, 2018.
- d. **Total: \$235,800.95** (amount left in design, engineering, and construction contracts, as of this month, is **\$6,765.18 plus \$7,500.00 (bridge redesign) equals \$14,265.18**).

If any of the City Council members should have comments or questions in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your review and input on this information.

Respectfully submitted,

**CITY OF WILDWOOD**



Joe Vujnich, Director

Department of Planning and Parks

- Cc: The Honorable James R. Bowlin, Mayor  
Steve Cross, Co-Interim City Administrator  
John A. Young, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation  
Tom Cissell, Project Engineer, Oates Associates  
Tyler Huffman, Oates Associates