



WILDWOOD

April 16, 2019

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

Re: **Community Park – Phase Three Considerations (Ward One)**

Council Members:

Background >>>

The Committee is being consistently advised by the Department of Planning and Parks about several items it has identified relative to the Community Park Phase Three project that have arisen, since the issue of the archeological items were noted, and the federal government chose not to issue a permit for the needed creek crossing to accommodate the construction of the new trail section. The archeological aspect has been addressed and, in the end, was not an issue. However, making this determination, along with the lack of a disturbance permit for the creek crossing that is needed for the park's trail network to form the desired loop, has led to certain additional costs that need to be presented to the Committee. These costs have been calculated, assessed, and/or checked by the project engineer and the contractor regarding the needed changes to the design of the improvements to address the changes imposed by these outside agencies upon the City's park project.

Analysis of these Changing Cost Components >>>

Given these circumstances, the Committee wanted to provide to the City Council this information and the components associated with it. This explanation will provide the components and then associated costs with them.

#	Component	Cost Increase or (Decrease)	Reasons
1.	Bridge Shop Drawings – Original	\$6,700.00	Shop drawings were prepared for the three (3) sided, arch-shaped culvert
2.	Bridge Redesign	\$7,500.00	Design and engineered plans for the new bridge design, given the Army Corps of Engineers decision not to allow any creek disturbance
3.	Bio-Retention Area Redesign	\$3,000.00	Plans for relocation of the bio-retention area to address archeological assets in the Great Meadow Area (not required by State, but being undertaken due to local codes)
4.	Rock Removal for Utilities	\$22,275.00	Installations of water line, storm sewers, and electric
5.	Restricted Creek Access	\$22,249.18	Lack of permit from Army Corps of Engineers, which has refused to address such for the City's project

#	Component	Cost Increase or (Decrease)	Reasons
6.	New Bridge Cost Increase	\$224,900.93	New design and construction of bridge, which provides for the full span of Bonhomme Creek, as now required by Army Corps of Engineers
7.	Rip-Rap Deduct	(\$8,000.00)	Change in bridge design due to Corps of Engineers
8.	3-Sided Structure Deduct	(\$200,000.00)	Change in bridge design due to Corps of Engineers
9.	Pedestrian Railing Deduct	(\$22,750.00)	Change in bridge design due to Corps of Engineers
10.	Temporary Culvert/Pump and Generator Deduct	(\$500.00)	Change in bridge design due to Corps of Engineers
11.	Furniture Deduct	(\$12,200.00)	Change in bridge design due to Corps of Engineers
12.	Concrete Pad Deduct	(\$5,000.00)	Change in bridge design due to Corps of Engineers
Total		\$38,175.11 (increase)	

The overall budget for this project, when approved by the City Council, at the end of 2018, for 2019 was \$1,700,000.00. With the required changes being mandated by certain outside agencies to the City to its original design for the creek crossing, and more rock relative to excavations that are necessary for utility installations, the cost has risen from the \$1,420,000.00 to the \$1,458,175.11 level. Fortunately, this amount is still less than the budget that has been set for the overall project last year - \$1,700,000.00. However, as set forth below, the Committee must now make a decision regarding the new bridge design to accommodate the full space of Bonhomme Creek.

Current Request of Planning and Parks Committee >>>

As noted by the members of the Planning and Parks Committee, the change in the U.S. Army Corps of Engineers' position on the crossing of Bonhomme Creek has led to a need to modify the bridge type, which was originally planned to be a three (3) sided, arch-shaped culvert, which would have been identical to the type used in Phase One of the park. Two (2) options were provided to the City by Oates Associates and Gershenson Construction, both of which met the newly required full-span stipulation of Bonhomme Creek by the U.S. Army Corps of Engineers, with none of it being located within the creek itself, including no disturbance of its banks, walls, or bottom. These two (2) options are very different, one (1) is a wood bridge, with railings, that is very simple in design and would blend into the surrounding area very easily, while the other is an arch structure, with a dramatic rise over the creek (see attached photographs). The arch span structure has an \$80,000.00 greater cost than the straight span, given its different design and additional materials for its construction.

The Committee Members reviewed these options at its April 16, 2019 meeting and is recommending the less expensive bridge crossing in this instance. The cost difference between the two (2) options is great enough to justify the Committee's recommendation on it alone, but with the project still so early in its construction, it would be prudent to pare costs now, to ensure funding is available later and the overall budget is maintained. This lower cost bridge option also will be more accommodating to the area, in that it will be of wood construction, low-profile, and blend easily with the surrounding wooded area, almost disappearing in a sense. Accordingly, the Committee is forwarding its recommendation report on this matter to City Council and is seeking its input and direction on this matter, so as it can provide this information to the project engineer and contractor on the same.

Other and Closing Statement >>>

If any of the City Council Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at Work Session, under 'For Action,' where City Council Members can ask questions and provide any comments on this items. Thank you for the opportunity to present this information to the City Council on this important matter.

Requested Action of City Council >>> An action by City Council selecting Option #1 for the bridge, in association with the Phase Three of Community Park Project.

Respectfully submitted,
CITY OF WILDWOOD

Debra Smith McCutchen, Chair*
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
John A. Young, City Attorney
Steve Cross, Co-Interim City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject and not necessarily an individual's position or opinion.