



## WILDWOOD®

July 22, 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 #31**

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 continues to make progress on all available parts of the project. The bridge design was changed due to permitting issues with the U.S. Army Corps of Engineers and is under manufacture in Minnesota, but will delay the project at least two (2) months. This delay will be presented to the Municipal Park Grant Commission, which is granting certain extensions of time to the grant awards already due to the very wet Spring and early Summer. The project manager completed a site visit to the project area and has provided a report in this regard, which is attached to this update letter.
2. The Department had previously advised that work on the new access roadway to the Great Meadow Area did require it to be closed, which, at first, was intended to be for a brief duration. However, the roadway remains closed, given the amount of cut-through traffic the park is experiencing with the construction on State Route 109. This traffic, plus park users, was creating very hazardous conditions, which are now eliminated by the roadway remaining closed. The Department of Planning and Parks did receive a communication from a property owner in Lafayette Trails Subdivision noting that, since the park's roadway closure, parking on nearby streets by users has increased. This consideration has not yet been verified, but the area can be posted for 'No Parking,' which usually creates a concern for the nearby homeowners that use the street for their own parking purposes.
3. 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 is noted and updated in the table provided below:

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

General Line Item	June 30, 2019 Billing ... Details	Five (5) Billings to Date; Inclusive of June 30 <sup>th</sup> Billing Pay Request Amount (\$)
Mobilization		69,731.00
Grading	\$12,000.00	36,000.00
Rock Excavation	\$13,950.00	47,475.00
Tree Removal		9,587.30
Seed/Sod		1,500.00
Water Main		100,500.00
Storm Sewers		50,800.00
Base Material, and Paving Items for Access Roadway and Trail		
Retaining Walls	\$29,000.00	29,000.00
PC Concrete Work	\$8,625.00	8,625.00
Concrete V-Gutter	\$8,000.00	8,000.00
Concrete Sidewalk	\$5,250.00	5,250.00
Signage		
Railings and Boardwalk		
Landscaping		
Erosion Control		4,750.00
Pavilions		80,500.00
Electrical Service		35,152.00
Other (Change Orders 2 and #3)	\$1,000.00	3,347.76
<b>Subtotal for Four (4) Periods of Billings</b>	<b>\$77,825.00</b>	<b>490,218.00</b>
<b>Total Project Cost, Per Approved Bid</b>		<b>1,420,180.00</b>

4. 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.
  
5. The Department has expended, to date, the following funds toward this project's design, engineering, and construction management expenses:
  - a. **Oates Associates – \$189,925.75 (payments through July 8, 2019) (one (1) new invoice was received from Oates Associates in the last two (2) week period at \$12,597.56);** 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 \$197,948.43, 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 July 22, 2019, is **\$202,523.31**.

- b. **DJM Ecological Services, Inc.** - 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: \$259,056.01** (amount left in design, engineering, and construction contracts, as of this month, is **(\$4,574.88) [remaining totals of all contracts - \$0.00 from original contracts, plus \$0.00 (bridge redesign), plus \$0.00 (bio-retention design)]**).

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



**To:** Joe Vujnich

Director of Planning and Parks  
City of Wildwood

**Date:** July 8, 2019

**Project #:** 17098

**Location:** Wildwood Community Park – Great Meadow

**Contractor:** Gershenson Construction

**Owner:** City of Wildwood

**Weather:** Partly Cloudy      **Temp:** 85° at 2:00 PM

**Present:** Tom Cissell (Oates)

**The following was noted:**

Oates arrived on site at 2:30 PM to review park progress by Gershenson. Gershenson was not present, as they are working 6AM to 2PM to beat the heat. The following work was in progress during the visit:

- As shown in **Photo 1**, the retaining wall at the trail entrance to Park Drive is complete.
- As shown in **Photo 2**, the trail crosswalk at Pond Grove Loop Road was poured.
- The road to the new parking lot was stabilized as shown in **Photo 3**.
- Tree protection around the sycamore tree near the new parking lot area is installed as shown in **Photo 4**.
- As shown in **Photo 5 & 6**, the earthwork is roughed in at the future bridge crossing over Bonhomme Creek.
- Of concern, the swale that runs into Bonhomme Creek from the meadow needs erosion repair as shown in **Photo 7**.
- Also of concern, the electric conduit that crosses the parking lot access road was damaged by the stabilizer and needs to be repaired as shown in **Photo 8**.
- As shown in **Photo 9**, the parking lot area and access road were stabilized.



Photo 1 - Looking at retaining wall from Park Drive.