



MEMORANDUM

To: Mayor Bowlin and City Council Members
From: Rick C. Brown, Director of Public Works / City Engineer
Date: February 24, 2022
Re: Extension of City-Contractor Agreement with Kelpé Contracting for 2022 Concrete Street and Sidewalk Replacement Project

Background

Last year, the Department solicited for bids for the replacement of substandard concrete streets and sidewalks throughout many of the City's subdivisions. For the past several years, the Department has combined both the street and sidewalk work into a single contract, which has been bid during January. Last year, the work was completed by Kelpé Contracting, which was the lowest bid received (see **Exhibit A**).

Per the terms of our 2021 agreement with Kelpé, the City may choose to extend the contract by adjusting the unit costs by the percentage change in the Construction Cost Index for the St. Louis area, as adopted by the St. Louis County Department of Transportation for 2021. The Construction Cost Index is tabulated annually by the Engineering News Record, a construction industry publication, for metropolitan areas of the U.S. For the St. Louis area in 2021 this was an increase of 4.4% (see **Exhibit B**).

For 2022, we have a total of \$850,000 budgeted for concrete street replacement and another \$150,000 budgeted for sidewalk replacement in the Road and Bridge Fund. Given the exceptional work Kelpé did completing the project last year, the Department would prefer to extend the 2021 agreement by one year. We have discussed a one-year extension with Kelpé, based on the 4.4% increase, and they are agreeable.

Recommendation

- The Department of Public Works is recommending a one-year contract extension with Kelpé Contracting, Inc. to complete the 2022 Concrete Street and Sidewalk Replacement Project with a 4.4% in unit prices in accordance with the 2021 Construction Cost Index for the St. Louis area.
- The 2022 contract with Kelpé Contracting would be for \$805,000, plus a 10% contingency (\$80,500) for additional work as identified by the Department.
- With an estimated \$25,000 needed for inspection and material testing services, the Department is proposing a total project cost of \$910,500.00, which is below the project budget of \$1,000,000.00.


Reasons for Recommendation

- Kelpé Contracting, Inc. submitted the lowest bid for the project in 2021, among six bidders.
- The current contract includes a provision to extend the contract, with an allowance to increase their prices no greater than the 2021 Construction Cost Index, which is 4.4%.
- Kelpé Contracting's execution of the project in 2021 was exceptional. The Department was extremely pleased with their responsiveness and in the quality of work that our residents received.

This recommendation was approved by the Administration/Public Works Committee at their February meeting. Therefore, Bill #2675, which authorizes the continuation of an agreement with Kelpé Contracting for completion of the 2022 Concrete Street and Sidewalk Replacement Project, has been prepared for the consideration of the City Council. I will be available for any questions at the February 28th City Council meeting.

RCB

Exhibit A

 WILDWOOD		FY 2021 Concrete Street Replacement Project												
Bid Item	Units	Qty	Kelpe Contracting, Inc.		Spencer Contracting Company		E. Meier Contracting		Sweetens Concrete Services		M & H Concrete Contractors, Inc.		Raineri Construction, LLC.	
			Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
Bids received Thursday, January 21st 2021 10:00a.m.														
7" Concrete Street Removal – Replacement w/ 7" Non-reinforced, 7.27 sack, PCCP	Sq. Yds	15,000	\$50.50	\$757,500.00	\$51.91	\$778,650.00	\$54.00	\$810,000.00	\$56.15	\$842,250.00	\$57.00	\$855,000.00	\$60.00	\$900,000.00
4" Concrete Sidewalk Removal - Replacement Non-Reinforced 6 sack, PCCP	Sq. Ft.	10,000	\$5.75	\$57,500.00	\$6.25	\$62,500.00	\$6.00	\$60,000.00	\$6.50	\$65,000.00	\$6.75	\$67,500.00	\$7.50	\$75,000.00
7" Concrete Sidewalk Removal - Replacement for ADA Curb Ramps Non-Reinforced 6 sack PCCP	Sq. Ft.	1,000	\$9.00	\$9,000.00	\$7.50	\$7,500.00	\$10.50	\$10,500.00	\$12.00	\$12,000.00	\$15.70	\$15,700.00	\$9.00	\$9,000.00
6" Concrete Driveway Apron/Sidewalk Removal – Replacement w/ 6" Non-reinforced, 6 sack, PCCP	Sq. Ft.	500	\$6.50	\$3,250.00	\$6.50	\$3,250.00	\$9.75	\$4,875.00	\$8.00	\$4,000.00	\$8.15	\$4,075.00	\$9.00	\$4,500.00
6" Concrete Vertical PCCP Curb	Lineal Ft.	500	\$8.00	\$4,000.00	\$4.00	\$2,000.00	\$16.00	\$8,000.00	\$10.00	\$5,000.00	\$10.00	\$5,000.00	\$6.00	\$3,000.00
Full Depth Saw Cutting	Lineal Ft.	5,000	\$2.00	\$10,000.00	\$2.00	\$10,000.00	\$1.00	\$5,000.00	\$1.50	\$7,500.00	\$3.50	\$17,500.00	\$1.80	\$9,000.00
8" asphalt driveway removal - replacement	Sq. Ft.	500	\$8.00	\$4,000.00	\$7.45	\$3,725.00	\$8.00	\$4,000.00	\$7.50	\$3,750.00	\$9.00	\$4,500.00	\$9.00	\$4,500.00
Truncated dome mats (red 2' x 4')	Per Mat	20	\$125.00	\$2,500.00	\$124.00	\$2,480.00	\$96.00	\$1,920.00	\$110.00	\$2,200.00	\$90.00	\$1,800.00	\$115.00	\$2,300.00
Over-Excavation/concrete lugs	Per hour including equipment & operator	100	\$80.00	\$8,000.00	\$80.00	\$8,000.00	\$56.50	\$5,650.00	\$90.00	\$9,000.00	\$150.00	\$15,000.00	\$75.00	\$7,500.00
TOTALS				\$855,750.00		\$878,105.00		\$909,945.00		\$950,700.00		\$986,075.00		\$1,014,800.00

ENR's 20-city average cost indexes, wages and material prices. Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)

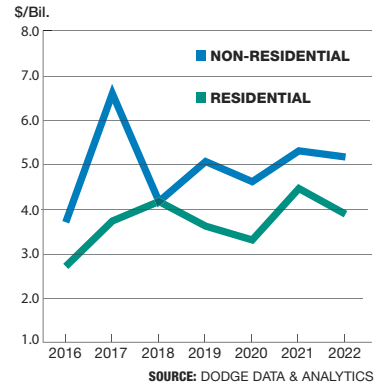
Construction Cost Index ANNUAL INFLATION RATE +7.4% DEC. 2021		Building Cost Index ANNUAL INFLATION RATE +13.1% DEC. 2021		Materials Cost Index MONTHLY INFLATION RATE +0.5% DEC. 2021							
1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	12481.82	+0.1%	+7.4%	BUILDING COST	7289.50	+0.5%	+13.1%	MATERIALS COST	4964.65	+0.5%	+31.0%
COMMON LABOR	24355.78	0.0%	+1.3%	SKILLED LABOR	11055.72	+0.5%	+2.9%	CEMENT \$/TON	152.17	+1.4%	+2.9%
WAGE \$/HR.	46.80	0.0%	+1.3%	WAGE \$/HR.	60.99	+0.5%	+2.9%	STEEL \$/CWT	76.55	+4.3%	+37.0%
								LUMBER \$/MBF	952.09	-5.8%	+26.1%

The Construction Cost Index's annual escalation rose 7.4%, while the monthly component rose 0.1%.

The Building Cost Index was up 13.1% on an annual basis, while the monthly component increased 0.5%.

The MCI rose 0.5% since last month, while the annual escalation rate increased 31%.

Construction starts in the Philadelphia metro area are expected to fall 7.4% in 2022, to \$9 billion, according to Dodge Data & Analytics. Dodge predicts a 2.6% decrease in non-residential construction, while residential work is expected to fall 13%. Warehouse and health care construction is expected to see the greatest decline, while office and education work are predicted to rise.



ENR's Cost Indexes by City

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	DEC '21: 1913	% CHG. YEAR	DEC '21: 1913	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR
ATLANTA	7999.87	+17.2	5919.99	+24.8	825.83	0.0	728.97	0.0	1299.94	+50.1
BALTIMORE	9892.04	+4.5	6442.31	+12.0	1214.52	0.0	950.91	+8.6	1076.23	+15.8
BIRMINGHAM	8329.80	+10.7	5576.24	+17.8	978.68	0.0	830.32	+1.5	1039.49	+36.6
BOSTON	16889.26	+13.0	9454.56	+15.8	1698.09	+6.4	1519.61	+2.5	1188.40	+47.0
CHICAGO	17907.54	+5.3	9190.86	+13.5	1690.57	0.0	1473.33	+3.3	954.72	+39.4
CINCINNATI	11279.45	+9.4	6209.10	+12.2	1077.82	+4.8	931.74	+2.7	980.36	+25.7
CLEVELAND	13096.15	+3.8	6832.81	+11.7	1086.20	-0.7	972.70	+4.1	947.92	+24.2
DALLAS	7176.78	+18.4	5786.08	+23.8	742.23	0.0	738.08	0.0	1130.25	+47.7
DENVER	8345.76	+9.8	5948.13	+14.3	818.18	0.0	854.73	0.0	993.48	+33.7
DETROIT	12842.51	+4.7	7148.65	+9.2	1068.28	0.0	1020.67	+0.7	893.38	+24.6
KANSAS CITY	12497.94	+4.9	7131.92	+8.0	1324.93	+1.3	1256.71	+1.5	936.30	+18.9
LOS ANGELES	12911.66	+7.0	7208.99	+13.2	1111.66	0.0	1053.90	0.0	1012.01	+39.2
MINNEAPOLIS	13712.05	+3.4	7495.48	+11.0	1339.26	0.0	1320.99	+6.7	918.41	+18.7
NEW ORLEANS	7489.57	+14.7	5984.98	+33.4	749.82	0.0	813.80	+26.0	1183.64	+39.8
NEW YORK CITY	21280.04	+3.5	10506.91	+6.6	1642.50	+1.0	1479.22	+1.5	1024.85	+22.8
PHILADELPHIA	14940.06	+7.3	8280.08	+7.2	1605.07	+4.3	1356.72	+0.9	1051.01	+21.5
PITTSBURGH	12005.82	+8.6	6997.01	+8.5	1178.28	+5.2	1034.75	+1.2	869.60	+21.2
ST. LOUIS	13129.10	+4.4	7132.71	+10.6	1099.35	+0.3	1046.28	+3.9	1047.05	+21.5
SAN FRANCISCO	14228.24	+8.0	8934.82	+13.5	1046.50	0.0	1091.49	0.0	1367.62	+35.4
SEATTLE	13682.71	+6.6	7608.39	+12.4	1210.11	0.0	1195.72	0.0	1218.55	+36.4



FY 2022 Concrete Street and Sidewalk Replacement Project

Item	Units	2021 Unit Prices Kelp Contracting	2022 Unit Prices Kelp Contracting (with 4.4% Increase)
7" Concrete Street Removal – Replacement w/ 7" Non-reinforced, 7.27 sack, PCCP	Sq. Yds	\$50.50	\$52.72
4" Concrete Sidewalk Removal - Replacement Non-Reinforced 6 sack, PCCP	Sq. Ft.	\$5.75	\$6.00
7" Concrete Sidewalk Removal - Replacement for ADA Curb Ramps Non-Reinforced 6 sack PCCP	Sq. Ft.	\$9.00	\$9.40
6" Concrete Driveway Apron/Sidewalk Removal – Replacement w/ 6" Non-reinforced, 6 sack, PCCP	Sq. Ft.	\$6.50	\$6.79
6" Concrete Vertical PCCP Curb	Lineal Ft.	\$8.00	\$8.35
Full Depth Saw Cutting	Lineal Ft.	\$2.00	\$2.09
8" asphalt driveway removal - replacement	Sq. Ft.	\$8.00	\$8.35
Truncated dome mats (red 2' x 4')	Per Mat	\$125.00	\$130.50
Over-Excavation/concrete lugs	Per hour including equipment & operator	\$80.00	\$83.52

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN EXTENSION OF THE CITY-CONTRACTOR AGREEMENT WITH KELPE CONTRACTING, INC. ON BEHALF OF THE CITY OF WILDWOOD FOR THE 2022 CONCRETE STREET AND SIDEWALK REPLACEMENT PROJECT

WHEREAS, the City of Wildwood, Missouri (the “City”), has an annual City-wide Concrete Street and Sidewalk Replacement project to replace substandard concrete street slabs and sidewalks within the City, which includes traffic control and other incidental items as shown on the project specifications and drawings (the “Project”); and

WHEREAS, the Project for Fiscal Year 2022 (the “FY 2022 Project”) is funded under the 2022 Road and Bridge Fund; and

WHEREAS, in accordance with by Ordinance #2595, the City entered into a certain City-Contractor Agreement with Kelpe Contracting, Inc., for completion of the 2021 Concrete Street and Sidewalk Replacement Project during Fiscal Year 2021 (the “FY 2021 Project”); and,

WHEREAS, the City-Contractor Agreement with Kelpe Contracting for the FY 2021 Project included language to extend the terms and conditions of the City-Contractor Agreement, allowing for increases in unit costs no greater than the annual change in construct cost, as tracked by the Construction Cost Index, tabulated annually by the Engineering News Record; and

WHEREAS, given the work by Kelpe Contracting, Inc., in completing the FY 2021 Project, the City desires to extend the City-Contractor Agreement with Kelpe Contracting, Inc., by one year for construction of the FY 2022 Project; and

WHEREAS, the Administration and Public Works Committee of the City recommended extending the City-Contractor Agreement with Kelpe Contracting, Inc., for construction of the FY 2022 Project, at a contract amount of \$805,000.00; and

WHEREAS, the City Council of the City finds and determines that it is to the benefit of the City to extend the City-Contractor Agreement with Kelpe Contracting, Inc., for construction of the FY 2022 Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

Section One. That the form, terms, and provisions of the City-Contractor Agreement by and between the City of Wildwood, Missouri, and Kelpe Contracting, Inc., for construction of the FY 2022 Project, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Agreement”), be and are hereby approved and the Mayor shall be and hereby is authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is

hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

Section Two. That the Mayor shall be and hereby is further authorized and directed on behalf of and in the name of the City to agree to do any and all other acts and things and to execute and deliver any and all other agreements, documents, instruments and certificates, all as may be necessary and appropriate to consummate the above-mentioned Agreement, and to perform all of the terms, provisions and conditions of the Agreement. The execution by the Mayor of any agreement, document, instrument, check or certificate referred to in this Ordinance and the Agreement shall be conclusive evidence of the approval thereof and of all of the terms, provisions and conditions contained therein. Any and all acts which the Mayor may do or perform in conformance with the powers conferred upon the Mayor by this Ordinance are hereby expressly authorized, approved, ratified and confirmed.

Section Three. The total expenses and liability of the City under the Agreement shall not exceed a contract sum of \$805,000.00, except that the Director of Public Works may, by written change order, increase the scope of the work pursuant to the same contract rates and terms in an amount not to exceed a total authorization under this Ordinance of \$885,500.00.

Section Four. Savings. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Six. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

This Bill was passed and approved this ____ day of _____, 2022, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two (2) times prior to its passage.

Presiding Officer

James R. Bowlin, Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk

EXHIBIT A
[attach Agreement]

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement “Agreement” is made and entered into this ____ day of _____, 2022, by and between the City of Wildwood, Missouri (hereinafter called the "City") and Kelpe Contracting, Inc. with offices located at 17955 Manchester Road, Wildwood, MO 63038 (hereinafter called the "Contractor").

WITNESSETH:

The Contractor and the City, for the consideration set forth herein, agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents, hereby placed on file with the City Clerk, consist of the General Conditions of City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, Performance Payment Bond, Specifications, Drawings, the Construction Schedule, all Addenda, and all Modifications issued after execution of this Agreement, which together with this Agreement form the entire agreement, obligations and duties of the parties, and are all as fully a part of the Agreement as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II.

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents (the “Work”) and shall timely complete the project in strict compliance with all requirements and specifications set forth in the Contract Documents. Contractor represents and warrants that it has special skills which qualify it to perform the Work in accordance with the Contract Documents, and that it is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of

which would prevent or interfere with the performance, in whole or in part, of the Work. All Work shall be performed in compliance with all applicable federal, state, and City laws and regulations, including but not limited to all grading, construction and zoning ordinances of the City.

ARTICLE III.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed here under shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor. Working days for the completion of the Work have been established. The count of working days will start on the date the Contractor starts any construction operations on this project and all Work shall be completed within the working days specified below.

Calendar Days: 180

Should the Contractor, or in case of default, the surety, fail to complete the Work within the working days or the completion date specified, whichever occurs first, a deduction of the amount stipulated in Article V will be made for each day that the Work remains uncompleted.

ARTICLE IV.

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work based on the unit prices shown on **Attachment A**. The City shall pay the Contractor for the performance of the Work the total sum of \$805,000.00 dollars ("Contract Sum") based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

(1) On or about the tenth (10th) day of each following month, ninety five percent (95%) of the portion of the Contract Sum properly allocable to labor, materials and equipment incorporated into the Work, and ninety five percent (95%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth (20th) of the preceding month, less the aggregate of all previous progress payments;

(2) Upon completion of the Work, a sum sufficient to increase the total payments to ninety five percent (95%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Work fully performed.

(4) The retainage amount withheld by subsections (1) and (2) above shall not exceed any maximum amount permitted by law.

ARTICLE V.

Performance of the Work

(a) Within seven (7) calendar days after being selected, the Contractor shall prepare and submit for the City's approval (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction and (2) a Traffic Control Plan indicating the location of all proposed signage, detours and road closures throughout the project which adequately address the traffic control plan of the proposed Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration, specifically Figure 6H-11, Lane Closure on a Two-Lane Road, with Low Traffic Volumes (TA-11). The Notice to Proceed shall be issued within 10 working days of the selection, however, no Work will commence until the Contractor's Construction Schedule and traffic control plan are

submitted and approved by the City. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further Work remaining on the project. This may include backfilling, seeding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of \$250.00 for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, it shall promptly take, and cause its Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause its Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime, premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof, or is not approved in advance by the City, shall be borne by the Contractor.

ARTICLE VI.

Delays beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (c) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so substantial that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of its rights under this Article VI.

ARTICLE VII.

Changes in the Work or Cost of Work

(a) The City may make changes within the general scope of the project by altering, adding to or deducting from the Work, and the Contract Sum adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Agreement. No extra Work or change in the Work shall be made except pursuant to a Change Order approved by the City and Contractor in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall promptly be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and of Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) If the Contractor intends to make a claim for an increase in the Contract Sum, it shall give the City written notice explaining the circumstances, justifications and amount of Contract Sum increase desired thereof promptly after the occurrence of the event or circumstances giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute further Work. No such claim shall be valid unless so made in accordance with the General Conditions. Any change in the Contract Sum resulting from such a claim shall first be authorized by Change Order executed by the City and Contractor. The City reserves the right to suspend Work of the Contractor pending the resolution of any claim for an increase in the Contract Sum.

(d) Any adjustment in the Contract Sum for duly authorized extra Work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not

applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE VIII.

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which an extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Agreement, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and its surety, terminate the Agreement, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Agreement Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this Article, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City, in the manner and to the extent directed by the City, all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, for any reason and in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and affect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death: \$500,000 each person*

\$3,000,000 each occurrence*

Property Damage: \$3,000,000 each occurrence*
\$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death: \$500,000 each person*
\$3,000,000 each occurrence*

Property Damage: \$3,000,000 each accident*

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*But not less than the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. The Contractor and his Subcontractors shall cause the insurer(s) to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for the City's rights or defenses with regard to its applicable sovereign, governmental, or official immunities and protections provided by state constitution or law.

ARTICLE X.

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes the removal and replacement and placement of concrete street pavement, sidewalk, and driveway aprons within the rights-of-way, including traffic control, flagmen where needed and each area to be signed the same as shown on Figure 6H-11, Lane Closure on a Two-Lane Road with Low Traffic Volumes (TA-11), of the current edition of the MUTCD and other incidental items as identified in the construction documents.

ARTICLE XI.

Extension of Contract

The City reserves the right to extend the terms, conditions, and unit costs of the Contract to future fiscal budget appropriations for similar work if mutually agreed upon by the City and the Contractor. The City at its own discretion may or may not adjust the current year unit prices, as shown on Attachment A, to the percentage change in the Construction Cost Index as adopted by the St. Louis County Department of Transportation for that year.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF WILDWOOD
(the "City")

KELPE CONTRACTING, INC.
(the "Contractor")

By: _____
James R. Bowlin, Mayor

By: _____


Attest:

Printed Name: _____

Megan Eldridge, City Clerk

Title

Attachment A

 WILDWOOD	FY 2022 Concrete Street and Sidewalk Replacement Project		
Item	Units	2021 Unit Prices Kelpo Contracting	2022 Unit Prices Kelpo Contracting (with 4.4% Increase)
7" Concrete Street Removal – Replacement w/ 7" Non-reinforced, 7.27 sack, PCCP	Sq. Yds	\$50.50	\$52.72
4" Concrete Sidewalk Removal - Replacement Non-Reinforced 6 sack, PCCP	Sq. Ft.	\$5.75	\$6.00
7" Concrete Sidewalk Removal - Replacement for ADA Curb Ramps Non-Reinforced 6 sack PCCP	Sq. Ft.	\$9.00	\$9.40
6" Concrete Driveway Apron/Sidewalk Removal – Replacement w/ 6" Non-reinforced, 6 sack, PCCP	Sq. Ft.	\$6.50	\$6.79
6" Concrete Vertical PCCP Curb	Lineal Ft.	\$8.00	\$8.35
Full Depth Saw Cutting	Lineal Ft.	\$2.00	\$2.09
8" asphalt driveway removal - replacement	Sq. Ft.	\$8.00	\$8.35
Truncated dome mats (red 2' x 4')	Per Mat	\$125.00	\$130.50
Over-Excavation/concrete lugs	Per hour including equipment & operator	\$80.00	\$83.52