



WILDWOOD

CITY COUNCIL WORK SESSION AGENDA

COUNCIL CHAMBERS

6:00 - 7:00 P.M.

Monday, January 11, 2016

I. EXECUTIVE [CLOSED] SESSION

with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021(1) 1994]; lease, purchase or sale of real estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

II. MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS

II.I. Formation Of A Committee Regarding The Pond-Grover Loop Road Extension (Ward Five)

Documents: [WS - POND-GROVER LOOP ROAD COMMITTEE.PDF](#)

III. CITY ADMINISTRATOR DISCUSSION ITEMS

III.I. Traffic Study Regarding The Pond-Grover Loop Road Extension And Surrounding Roadways (Ward Five)

Documents: [WS - POND-GROVER LOOP ROAD TRAFFIC STUDY.PDF](#)

III.II. Public Finance Request Submitted By Payne Family Homes For Main Street Crossing (Wards – All)

Documents: [WS - PUBLIC FINANCE REQUEST - PAYNE FAMILY HOMES - MAIN STREET CROSSING.PDF](#)

IV. COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

IV.I. Update On Rural Internet Access Project (Wards – All)

Documents: [WS - UPDATE ON RURAL INTERNET ACCESS PROJECT.PDF](#)

IV.II. Planning/Economic Development/Parks Committee

IV.II.A. Phase II Of The Community Park – Road Construction Bids And Request To Prepare Legislation (Ward One)

Documents: [WS - PHASE II COMMUNITY PARK - ROAD CONSTRUCTION BIDS.PDF](#)

V. ADJOURNMENT

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

City Council Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, (636) 458-0440 at Least 48 Hours in Advance.



MEMORANDUM

To: City Council Members

Cc: Ryan Thomas, City Administrator
Joe Vujnich, Director of Planning & Parks
Rick Brown, Director of Public Works
Liz Weiss, City Clerk

From: Timothy Woerther, Mayor

Date: January 8, 2016

Re: Pond-Grover Loop Road Committee

During the January 11, 2016 City Council Work Session, I would like to discuss setting up the Committee to review whether to extend Pond-Grover Loop Road into the Villages at Bright Leaf Development and to Route 100 at Taylor Road. I will be seeking three (3) residents from the surrounding subdivisions of Hickory Manor, Sandalwood Creek and Evergreen (one from each), three (3) Council Members and myself. The goal is to have the Committee appointed at the January 25, 2016 City Council Meeting, so they can begin work immediately.

Any Council Members interested in serving on the Committee should notify me directly, and any resident volunteers should complete the online form to serve on Boards and Commissions:

<http://cityofwildwood.com/FormCenter/City-Clerk-3/Apply-to-Serve-on-Boards-and-Commissions-44>

I would hope to have a recommendation from the Committee back to the City Council sometime in March. I will be available to discuss this further at the January 11, 2016 City Council Work Session.

TW

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MEMORANDUM

To: Mayor Timothy Woerther and City Council Members

From: Rick C. Brown, Director of Public Works

Date: January 7, 2016

Re: Engineering Consultant for Pond-Grover Loop Road Extension Traffic Study

Background

As you may recall, within the Road and Bridge fund of the 2016 budget, a project was included for the design of the of the Pond-Grover Loop Road extension project. The project, "Pond-Grover Loop Road Extension and Traffic Calming – Design" was proposed to begin in 2016 project would have two components:

- Design of the extension of Pond-Grover Loop Road from Green Pines Drive to Brightleaf subdivision.
- Design of traffic calming modifications to existing Pond-Grover Loop Road between Route 109 to Green Pines Drive.

It is important to note that during the review of the Capital Improvement Budget, in response to questions raised by members of the Council, the Department committed that the initial phase of the project would be the completion of a traffic study to assess the traffic impact resulting from the extension of the Pond-Grover Loop Road. Because the ordinance enabling the Brightleaf subdivision is now being considered by the Council, the Department is proposing to begin the traffic study portion of the project. It is felt that the completion of the traffic study will provide valuable information pertinent to the Council's decision on the proposed extension. The study would provide additional traffic forecasts for adjacent local streets (Green Pines Drive, Forest Leaf Parkway, Fullerton Meadows Drive and Westglen Farms Drive) which were not included in the developer's traffic impact study completed by CBB.

The Department solicited for Statements of Qualifications from three consulting engineering firms interested in completing the traffic study. Two firms submitted their qualifications for consideration, Lochmueller Group and H.R. Green. The third firm, CMT, declined to submit as they felt they could not meet the required schedule. The Statements of Qualifications were reviewed and evaluated by

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myself and Planning Director Joe Vujnich. Based on that evaluation, we have selected the firm we feel is most qualified to complete this project.

Recommendation

Therefore, it is recommended that the City enter into a contract with Lochmueller Group to assess the traffic impact resulting from the proposed extension of Pond-Grover Loop Road. A copy of Lochmueller's proposed scope of work has been included with this memo. The proposed amount of Lochmueller's contract to complete the work would not exceed \$25,000. It should be noted that the Department also requested to have Lochmueller Group complete limited conceptual design of the project. The conceptual design, which is included in the \$25,000 cost, would provide a roadway plan, typical section, exhibits of the proposed improvement and an estimate of construction cost. The limits of the conceptual design effort would be from Route 109 to Brightleaf subdivision. This information, which would be made available to the Council and public for review, would also be valuable with regard to a determination regarding the extension of Pond-Grover Loop Road. If a favorable decision is made by the Council to move forward with the extension of Pond-Grover Loop Road, a subsequent contract would need to be approved for engineering design services to prepare formal improvement plans for the project.

Reasons for Recommendation

1. The fee proposal submitted by Lochmueller Group is within the \$25,000 budget established for the project.
2. Lochmueller Group demonstrated a good understanding of the project through their Statement of Qualifications and has excellent experience completing traffic studies such as this. Lochmueller Group recently completed the traffic impact study for Main Street Crossing development project.
3. Lochmueller demonstrated recent and relevant traffic calming project experience locally.
4. Lochmueller Group has significant local traffic engineering staff capable of completing this traffic study to meet our short schedule.

Therefore, the Department is requesting approval of the Council to prepare a Resolution which would allow the Mayor to execute an engineering contract with Lochmueller Group to complete the traffic engineering study and concept design. If approved, the Resolution would be placed on the City Council agenda for your approval on January 25th, 2016.

I will be available for any questions or comments at the City Council Work Session on January 11, 2016.

RCB



January 7, 2016

Mr. Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer
City of Wildwood
16860 Main Street
Wildwood, MO 63040

RE: Proposal for Engineering Services for Pond-Grover Loop Road, Wildwood, Missouri
515-0145-00P

Dear Mr. Brown:

As requested, we are submitting the following proposal for engineering services pertaining to the evaluation of neighborhood traffic flows and concept plan development for the planned Pond-Grover Loop Road in Wildwood, Missouri (City). The connection of Pond-Grover from Route 109 to Route 100 (opposite Taylor Road) has been planned for some time, and a current residential development proposal known as Brightleaf will construct a portion of the roadway while adding to area traffic.

Task 1: Pond-Grover Loop Road Traffic Study

The City has requested that the traffic impacts associated with both the Brightleaf subdivision and the extension of the Pond-Grover Loop Road be evaluated for six primary roadways within the adjoining neighborhoods:

- » Green Pines Drive
- » Forest Leaf Drive
- » Birch Forest Drive
- » Fullerton Meadows
- » Pond-Grover Loop Road
- » Westglen Farms

The focus on this evaluation will be the a.m. and p.m. peak hours of a typical weekday, as identified in the Brightleaf traffic study report, as well as an assessment of total traffic flows over the course of a typical weekday.

In order to evaluate traffic flows throughout this study area, it is anticipated that a total of 8 existing intersections will be evaluated. Three of these intersections were already counted as part of the Brightleaf traffic study, while 5 require new data collection, as follows:

1. Pond-Grover Loop Road at Hickory Manor Drive (already counted)
2. Pond-Grover Loop Road at Green Pines Drive
3. Forest Leaf Parkway at Fullerton Meadows Drive (already counted)
4. Forest Leaf Parkway at Birch Forest Drive
5. Forest Leaf Parkway at Green Pines Drive (already counted)

**411 North 10th Street, Suite 200
St. Louis, Missouri 63101**

PHONE: 314.621.3395



6. Westglen Farms Drive at Fullerton Meadows Drive
7. Westglen Farms Drive at Green Pines Drive
8. Westglen Farms Drive at Forest Leaf Parkway

Scope of Services for Task 1

1. Collect available information from the City including the site plans of any approved or proposed developments or roadway changes within the study area. Our team will inspect the study area to identify potential traffic-related issues, access constraints and existing operating conditions.
2. Collect turning movement counts at the five intersections noted above during the morning (7:15-8:15 a.m.) and afternoon (4:45-5:45 p.m.) peak hours of a typical weekday.
3. Review 24-hour mechanical traffic count data to be provided by the City. These daily counts will be used to relate peak hour counts to overall Average Daily Traffic (ADT) flows.
4. Perform field observations of pedestrian activity at and around Green Pines Elementary School. These observations would inform an assessment of current and future (if Pond-Grover Loop Road is extended) pedestrian safety concerns.
5. Perform vehicle "tracing counts" throughout the study area to help quantify the existing travel patterns to/from various neighborhoods and streets. These tracing counts and observations will be used to help estimate the diversion of traffic, as noted in Task 5.
6. Forecast the diversion of traffic to/from the study intersections when the complete Pond-Grover Loop Road is in place.
7. Forecast the increase in traffic that will be generated by the build-out of the Brightleaf subdivision based on their traffic study projections, assuming the complete Pond-Grover Loop Road is in place.
8. Identify any roadways or roadway segments within the study area where significant changes in character will be anticipated on the neighborhood streets based on current/projected ADT and industry standards for different types of roadways. Where feasible, corrective actions to protect against negative traffic impacts will be recommended.
9. Prepare a written report summarizing our findings and conclusions along with graphics, as needed, to illustrate any recommended improvements.
10. Attend up to two meetings with the City or other review agencies to discuss the findings of the traffic study.

Exclusions, Extra Costs and/or Supplemental Services

The above scope does not include costs for meeting time beyond that specified in Item 10; design services; construction administration or staking; and development and implementation of any signal timing plans. If needed, these or any other supplemental services will be performed on a time and materials basis using the attached rates unless they are addressed by a separate proposal. However, no additional work will be performed without your direction or authorization.

Task 2: Pond-Grover Loop Road Concept Plan

The City has requested that a concept plan be developed for Pond-Grover Loop Road from State Route 109 to the northern boundary of the Brightleaf development. At a minimum the concept plan shall include:

- » Plan view (strip map) of the proposed improvements
- » Typical sections
- » Landscaping concepts
- » Cost estimate
- » Presentation of the concept plan at an open house public meeting

In addition to these required items, the City has requested that the following additional tasks be included in the concept plan, if budget and/or data availability allows:

- » Roadway profile
- » Cross sections
- » Utility impacts
- » Right of Way impacts
- » Drainage impacts
- » Traffic Noise Considerations

It is anticipated that, pending results of the traffic study completed in Task 1, the typical section will be a two-lane parkway with curb and gutter, landscaped center median, and pedestrian accommodations similar to the section proposed for Pond-Grover Loop Road within the Brightleaf development and that the plan will include traffic calming features, such as roundabouts, where applicable.

Scope of Services for Task 2

1. Collect available information from the City and other sources for the project area such as existing plans and maps, and publicly available aerial images and existing surface data for use in developing the concept plan. Field survey data will not be acquired.
2. Perform a site visit to observe existing conditions and review data collected.
3. Develop a typical section and concept plan for the corridor for initial review/comment by the City. It is anticipated that one (1) typical section will be developed for the entire corridor. The two (2) stop controlled intersections within the project limits will be evaluated for improvements which may include preliminary layouts for installation of roundabouts.
4. Review existing drainage infrastructure and identify potential improvements that will be needed.
5. Review existing utilities within the corridor from mapping obtained from the City or utilities and identify potential impacts.
6. Review existing right of way limits and potential right of way needs utilizing available GIS data.



7. Develop preliminary concepts for landscape elements to be incorporated into the concept plan. This will include conceptual landscape feature types only; the identification of specific plant species and landscape details are not included.
8. Prepare a strip map and preliminary cost estimate for the proposed concept.
9. Prepare up to 2 – 24" x 36" exhibits in addition to the strip map to be presented at an open house public meeting.
10. Attend the open house public meeting and up to two additional meetings with City personnel.
11. Make final revisions to the concept plan based on the public comments from the open house meeting.

Exclusions, Extra Costs and/or Supplemental Services

The above scope does not include costs for meeting time beyond that specified in Item 10; topographic or property survey; detailed engineering design services beyond those detailed above; noise analysis; landscape design; construction administration or staking; and development and implementation of any final plans and specifications. If needed, these or any other supplemental services will be performed on a time and materials basis using the attached rates unless they are addressed by a separate proposal. However, no additional work will be performed without your direction or authorization.

Proposed Fee

The services described above would be performed on a lump sum basis for a fee of \$25,000.00. These fees would be subject to increase if any new tasks, or expansion of the tasks specifically listed above, are required or requested.

Acceptance

If you accept the scope and fee noted above, please sign and return the attached Agreement for Limited Professional Services for final execution. We will return a fully executed copy for your files.

If you have any questions or comments concerning this proposal, don't hesitate to contact me. We look forward to working with you.

Sincerely,

The Lochmueller Group

A handwritten signature in black ink that reads "Dustin B. Riechmann".

Dustin B. Riechmann, PE, PTOE
Traffic Engineering Manager



An Agreement for the Provision of Limited Professional Services

Date: January 7, 2016

Project No: 515-0145-00P

Client: Mr. Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Client Project No.:

Project Name/Location:

Traffic Study & Concept Plan for Pond-Grover Loop Road – Wildwood, Missouri

Scope/Intent and Extent of Services:

Preparation of a Traffic Study & Concept Plan for Pond-Grover Loop Road per the attached scope of services.

Fee Arrangement:

Lump sum basis for a fee of \$25,000.00 as reflected by the attached proposal. Contract supplements will be issued for all additional tasks, if required.

Special Conditions:

All meeting time or additional tasks not specified in the attached Scope of Services would be billed as extras on a time and materials basis using the attached billing rates unless a contract supplement or a separate agreement is issued.

**THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE HEREOF.
PLEASE REVIEW THEM CAREFULLY.**

Offered by: Lochmueller Group

Accepted by: City of Wildwood

Signature

Signature

Scott Smith, PE, Branch Manager

Printed Name and Title

Printed Name and Title

Date

Date

TERMS AND CONDITIONS

Lochmueller Group (**Lochgroup**) shall perform the services outlined in this agreement for the stated fee arrangement.

Access To Site:

Unless otherwise stated, Lochgroup will have access to the site for activities necessary for the performance of the services. Lochgroup will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Dispute Resolution:

Any claims or disputes made during design, construction or post-construction between the Client and **Lochgroup** shall be submitted to non-binding mediation. Client and **Lochgroup** agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties. Should client and Lochgroup fail to resolve their dispute by mediation, they agree that jurisdiction for any litigation concerning such dispute shall be in a federal or state court situated in Vanderburgh Village, Indiana, subject to applicable law.

Billings/Payments:

Invoices for **Lochgroup's** services shall be submitted, at **Lochgroup's** option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, **Lochgroup** may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service.

Late Payments:

Accounts unpaid 45 days after the invoice date may be subject to a monthly service charge of 1.0% on the then unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including attorney's fees and court costs.

Certifications:

Guarantees and Warranties: **Lochgroup** shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence **Lochgroup** cannot ascertain. Any opinions or probable project costs or construction costs rendered by **Lochgroup** represent its best judgment and are furnished for general guidance only. **Lochgroup** makes no warranty, either express or implied, as to the accuracy of such opinions as compared to bid or actual costs. **Lochgroup** warrants only that it will use that degree of care and skill ordinarily exercised under similar conditions by the engineering profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by this Agreement.

Responsibility for Claims:

In recognition of the relative risks, rewards and benefits of the project to both the Client and **Lochgroup**, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, **Lochgroup's** total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the amount of **Lochgroup's** total compensation for services paid and received by **Lochgroup** under this agreement. Such causes include, but are not limited to **Lochgroup's** negligence, errors, omissions, or breach of contract. **Lochgroup** shall not be responsible for the means, methods and techniques of the construction contractor in the prosecution of its work nor for the construction contractor(s)' and their subcontractors' safety programs, training or compliance with safety requirements of any federal or state agency.

Subcontractors:

If **Lochgroup** has been asked by the Client to subcontract certain geotechnical, architectural, survey or laboratory testing services on behalf of the Client, **Lochgroup** agrees to do so only as an accommodation to the Client and in reliance upon the Client's

assurance that the Client will make no claim to bring any action at law or in equity against **Lochgroup** as a result of this subcontracted service. The Client understands that **Lochgroup** is neither trained nor knowledgeable in the procedures or results of the subcontractor's services and the Client shall not rely upon **Lochgroup** to check the quality or accuracy of their services. In addition, the Client agrees to the fullest extent permitted by law to indemnify and hold **Lochgroup** harmless from any damage, liability or cost (including attorneys' fees and costs of defense) arising from the services performed by this subcontractor except only those damages, liabilities or costs caused by the sole negligence or willful misconduct of **Lochgroup**.

Termination of Services:

This agreement may be terminated by the Client or **Lochgroup** should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay **Lochgroup** for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Documents:

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepare by **Lochgroup** as instruments of service shall remain the property of **Lochgroup**. **Lochgroup** shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.



**LOCHMUELLER GROUP
2015 HOURLY RATE SCHEDULE
ENGINEERING AND LAND SURVEYING SERVICES**

Classification	Hourly Rate
Principal	\$215
Senior Project Engineer	\$165
Senior Appraiser	\$140
Project Engineer IV	\$155
Project Engineer III	\$145
Project Engineer II	\$105
Civil Engineering Specialist I	\$90
Transportation Planner/GIS Specialist	\$80
Senior Designer	\$115
Engineering Designer III	\$105
Engineering Designer II	\$95
Engineering Designer I	\$85
Marketing Director	\$115
Administrative Technician I	\$65
Field Technician	\$50

OVERTIME work will be performed only at the direction of the client. All work on survey crews, drafting or clerical over eight hours per day or work performed on Saturday or holidays is considered overtime and will be billed at 1.25 times above quoted rates.

CONSTRUCTION LAYOUT: Contractors shall verify construction layout stakes and notify the surveyor of any discrepancies prior to construction. Lochmueller Group does not assume responsibility for construction costs for any corrections.

DIRECT EXPENSES will be charged to the client in addition to the above quoted rates. Mileage will be charged at a rate of \$0.50 per mile. Direct expenses include but are not limited to: mileage, filing fees, testing, express mail costs, etc. provided that they are reasonable and necessary for the accomplishment of the work.

These rates may be changed on an annual basis at the discretion of Lochmueller Group, Inc.



January 11, 2016

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

Re: Development Finance Incentives Application Packet for Main Street Crossing Project
Permitted Use: One Hundred Four (104) Single Family Detached Dwellings on Individual Lots
Location: Town Center Area; east side of State Route 109, south of State Route 100
Applicant: Payne Family Homes, L.L.C.

Council Members:

Recently, the City was in receipt of a filing relating to the City's Development Finance Incentives Policy, which was first adopted by the City Council in 2006. The development of this policy, and corresponding ordinance, was in response to the outcomes and considerations of the City's first public finance project, which was Koman Properties' Wildwood Town Center Project and the anticipated submittal of future applications of a similar or like nature. Thereafter, the City Council, in developing and adopting this policy and ordinance, wanted a more formal approach followed for these types of requests, along with having more information available about it, sooner than later in this overall review process. This policy and related ordinance are attached to this letter for the City Council's review.

The applicant for this public financing request is Payne Family Homes, L.L.C. and specific to the Main Street Crossing Project that is located on State Route 109, south of State Route 100, and extends to the east to Eatherton Road. This project, as the City Council may recall, includes the extension of Main Street and work within the State Route 109 right-of-way area, which requires the installation of a roundabout. The applicant has noted in previous conversations during the rezoning process at the City Council the costs of these two (2) improvements is substantial and cannot necessarily be carried by a residential development of one hundred four (104) homesites. The most recent cost estimate has the total amount of these two (2) roadways, i.e. State Route 109 and Main Street, around three million dollars (\$3,000,000.00), which according to Payne Family Homes, L.L.C. is the reason for this application to the City.

As noted in the attached materials, the Development Finance Group will review the application. This group includes the City Administrator, City Attorney, Director of Public Works, and the Director of Planning. This group will review all of the application materials, request any additional information

that is determined to be needed for full consideration of the request, and provide a recommendation to the City Council in this regard. This process is funded by the applicant, under the requirements of the adopted policy and will take at least through February of this year for the Development Finance Group to complete its task and be prepared to present its recommendation to the City Council for its review and associated action.

If any of the City Council members should have questions or comments in regards to this process, please feel free to contact the Departments of Planning or Public Works or the City Administrator at (636) 458-0440. A presentation is planned on this matter at tonight's Work Session. Thank you for your review of this information and any input you might provide in this regard.

Respectfully submitted,
CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Tom Cummings, Applicant for Payne Family Homes



December 29, 2015



VIA HAND DELIVERY

City of Wildwood
Attn.: Joe Vujnich
Director of Planning
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Vujnich:

Payne Family Homes, LLC (“Applicant”) is in receipt of your letter dated October 28, 2015 from the City of Wildwood (“City”) with reference to Applicant’s recent application for Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The following are Applicant’s responses to the questions asked in the above referenced letter:

1. The Five Thousand and 00/100 Dollar (\$5,000.00) fee requested by City is enclosed herewith.
2. The types of assistance that Applicant is seeking include any, all, or a combination of the following:
 - a. Direct funding from the City
 - b. Capital Improvement Funds
 - c. Trust Fund East
 - d. Trust Fund West

3. Applicant hereby requests assistance in the full amount of the Two (2) projects described in Applicant's letter dated 9/30/15 (the "Infrastructure Improvements"). The total amount is \$3,139,365.00.
4. Applicant has met with the owner of the commercial property to the West of the proposed Main Street Crossing development, and the owner of that property has acknowledged the requirement to contribute the TGA's associated with that tract as/when the property is developed in accordance with City's requirements.

Applicant has not met with the owner of the Slavik tract (West of Hwy 109) regarding the Infrastructure Improvements, as this property is not yet zoned or permitted, and it is not certain as of the date of this letter whether/when any future action on that property will be taken by Applicant.

5. Applicant arranged for a meeting that was held on December 14, 2015 between Applicant, the City, and MODOT. In this meeting, waivers were discussed with respect to (a) the requirement to construct a roundabout in relation to the Hwy 109 Project, and (b) any right-of-way fees associated with said construction. MODOT declined any such waivers. Applicant has not approached any other public source.
6. The status of items A through C is as follows:

- a. The enclosed are the most current updated cost estimates at this time, but the final costs associated with the Infrastructure Improvements may vary from the amount in the current estimates, as final improvement plans have not yet been approved by the City, MODOT, or any other applicable authority, and material/services costs are subject to changes in market conditions beyond the control of Applicant.

Furthermore, it should be noted that the enclosed cost estimates reflect cost savings, and economies of scale that would be achieved assuming that the Infrastructure Improvements are developed concurrently with the Main Street Crossings development. The final project cost may vary, if the projects are not coordinated this way.

- b. Applicant would propose that the development be structured as a public/private project in accordance with all applicable laws, rules, and regulations.
- c. The final contributions of costs for the Infrastructure Improvements will be the product of future discussions.

7. The most recent version of the plan has been enclosed herewith.
8. The following Master Plan goals, objectives, and policies are furthered by the proposed projects in the ways indicated below:
 - a. Transportation Element. This development finance/funding proposal complies with Goals #1, #2 and #3 in that it provides safe streets, sidewalks and trails, the

roadway project is appropriate to the character of Wildwood and it provides multi-modal options for transportation for residents, visitors, and guests and businesses.

Objectives #1 and #4 are met in that the parkway design of Main Street and the proposed roundabouts are safe, efficient and consistent with the City's character. The development of trails and extensive sidewalks encourage bicycle and pedestrian traffic and the roads and trails are being designed to connect with other aspects of the Town Center.

Policy #1 is complied with in that the roundabout designs improve the configuration of intersections and traffic flow and Policies #4 and #5 are complied with because the design connects the trails and sidewalks with the Town Center and street maintenance is appropriately planned.

- b. Economic Development Element. This development finance/funding proposal complies with Goal #4 in that the requested funding is for an expansion and development of Main Street, the upgrade to Hwy 109 and Etherton Road with roundabouts and appropriate trails, sidewalk and open space improvements.

Objective #6 is met in that the proposed capital improvements encourage the residential and commercial development within the Town Center.

- c. Open Space and Recreation Element. This development finance/funding proposal complies with Goal #1 and #3, and Policy #2 in that several small open and recreational areas throughout the development will enhance property values, promote a sense of community, and welcome and engage residents, visitors and guests. All maintenance costs for such facilities will be provided by the homeowners association.
- d. Community Services Element. This development finance/funding proposal complies with Goal #2 and Objectives #1, #4 and #7 in that the current service responsibilities for the development do not exceed available municipal service capabilities, the established character of the community will be maintained and new utilities service lines will be underground.
- e. Environmental Element. This development finance/funding proposal complies with Goal #4, Objectives #1, #3, #4 and #5 and Policies #1, #4, #8, #9, #10 and #18 in that the development is designed, approved and will be constructed in accordance with all necessary City, sewer district and Corps of Engineers guidelines, rules and regulations and approvals.
- f. Planning Element. This development finance/funding proposal complies with Goal #3 and Objective #7 in that the development planning decisions are related closely to environmental quality, community services, transportation services and open space considerations and will meet or exceed the Neighborhood Design

Standards from the Town Center Plan.

9. The following City Council Strategic Goals and Objectives are furthered by the proposed projects in the ways indicted below:
- a. Promote and Facilitate Development of the Town Center. Goal #1 and Strategic Objectives #1, #2, #3 and #4 are met in that the planned connectivity of the roads, including the Main Street extension and construction of connectors to other neighborhoods, trails and sidewalks, along with the residential development. Additionally, the development contains functional public common areas, and the common areas, including the storm water detention and rain garden areas, will be maintained by the homeowners association. Public funding for the roundabouts connection to Main Street is appropriate.
 - b. Develop a Long-term Financial Plan. Goal #2 and Objective #2 are satisfied in that the residential development will increase sales and utility tax revenues to the City.
 - c. Implement the Park and Recreation Action Plan. Goal #3 and Objective #2 are satisfied in that the development has public use areas and the trail extensions connect with the sidewalk on Hwy 109 and will connect with the Town Center.

Applicant hereby requests that City review the above information and enclosed documents, and prepare a recommendation to the City that might be heard at the next available hearing.

Please contact me at your earliest convenience, to let me know when the matter can be set for public hearing.

Sincerely yours,



Thomas E. Cummings
Vice President of Land Acquisition

Enclosures

CC via email w/o enclosures: David N. Neiers
Robert J. Golterman
Mayor Timothy Woerther
Ryan Thomas
Rick Brown

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

**Information Package for Consideration of
Development Finance Incentives**

I, Tom Cummings, representing Payne Family Homes, LLC (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance # 1345, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

<u>Thomas P. Cummings</u> Signature	<u>9/17/15</u> Date
_____ Signature (if needed)	_____ Date
_____ Signature (if needed)	_____ Date

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

THE

STERLING

CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING

14-04-126

PRELIMINARY COST ESTIMATE

July 27, 2015

"MAIN STREET" IMPROVEMENTS:**GRADING / SILTATION CONTROL - Main Street:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	\$6,500	\$8,450
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	\$3,500	\$7,000
ROUGH GRADING	21,600	C.Y.	\$2.25	\$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	\$3.50	\$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	\$1.15	\$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	\$6.00	\$9,858
SILT FENCE	2,460	L.F.	\$4.00	\$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	\$1.00	\$2,460
SOIL TESTING	21,600	C.Y.	\$0.30	\$6,480
			TOTAL:	\$150,123

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2" c, 10" x)	3,875	S.Y.	\$59.00	\$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	\$4.40	\$25,788
22' ACCESS DRIVE ENTRANCE APRON (2" c, 10" x)	82	S.Y.	\$59.00	\$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	\$20.70	\$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	\$19.00	\$69,502
STREET SIGNS	5	S.F.	\$200	\$1,000
GUARDRAIL	532	L.F.	\$16.25	\$8,645
HANDICAP RAMP	10	EA.	\$1,035	\$10,350
			TOTAL:	\$496,795

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	\$70.00	\$132,440
HYDRANT AND VALVE	6	EA.	\$1,900	\$11,400
CONNECTION TO EXISTING MAIN	1	EA.	\$500	\$500
			TOTAL:	\$144,340

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	\$1,350.00	\$1,350
DOUBLE CURB INLET	9	EA.	\$2,575.00	\$23,175
18" R.C.P.	460	L.F.	\$27.60	\$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	\$4.80	\$2,208
24" R.C.P.	170	L.F.	\$35.50	\$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	\$4.90	\$833
30" R.C.P.	140	L.F.	\$48.00	\$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	\$5.00	\$700
24" FLARED END SECTION	1	EA.	\$1,295.00	\$1,295
30" FLARED END SECTION	2	EA.	\$1,400.00	\$2,800
JETTING	790	L.F.	\$1.50	\$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	\$10.00	\$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	\$47.00	\$4,700
MSD INSPECTION FEE	790	L.F.	\$3.39	\$2,678
			TOTAL:	\$70,225
ENGINEERING AND CONSTRUCTION SURVEY		LUMP SUM	TOTAL	\$45,000

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	\$275	\$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	\$7,240	\$7,240
			TOTAL:	\$41,890

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	\$110,000	\$110,000
CABLE & ATT RELOCATIONS	1	L.S.	\$20,000	\$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	\$1,500	\$50,400
ELECTRIC - CONDUIT	3,945	L.F.	\$3.50	\$13,839
			TOTAL:	\$194,239

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	\$0.75	\$39,285
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	\$0.75	\$6,105
			TOTAL:	\$45,390

"MAIN STREET" IMPROVEMENTS SUBTOTAL **\$1,188,002**

MISC. 10 % **\$118,800**

"MAIN STREET" IMPROVEMENTS TOTAL \$1,306,802

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE

STERLING

CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING

14-04-126

PRELIMINARY COST ESTIMATE

July 27, 2015

"MODOT / 109" IMPROVEMENTS:**GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	\$6,500	\$9,100
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
ROUGH GRADING	31,090	C.Y.	\$2.25	\$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	\$10.00	\$310,900
SOD	7,744	S.Y.	\$3.50	\$27,104
SILT FENCE	1,275	L.F.	\$4.00	\$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	\$1.00	\$1,275
SOIL TESTING	31,900	C.Y.	\$0.30	\$9,570
			TOTAL:	\$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	\$87.50	\$265,125
ASPHALTIC CONCRETE PAVEMENT (2" c, 10" x)	1,900	S.Y.	\$59.00	\$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	\$59.00	\$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	\$4.40	\$23,452
FULL DEPTH SAWCUT	100	L.F.	\$5.00	\$500
8" MEDIAN ISLAND	630	S.Y.	\$62.50	\$39,375
TYPE A CURB & GUTTER	890	L.F.	\$38.00	\$33,820
6" VERTICAL CURB	550	L.F.	\$38.00	\$20,900
6" MOUNTABLE CURB	290	L.F.	\$38.00	\$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	\$30.00	\$29,850
HANDICAP RAMP	3	EA.	\$1,035.00	\$3,105
GUARD RAIL	660	L.F.	\$16.25	\$10,725
CRASHWORTHY END TERMINAL	2	EA.	\$1,984.00	\$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	\$42.00	\$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	\$10,000	\$10,000
CONSTRUCTION STAGING	1	L.S.	\$50,000	\$50,000
			SUB-TOTAL:	\$801,440
			10% Maint.	\$80,144
			TOTAL:	\$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	\$48.00	\$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	\$5.00	\$100
30" FLARED END SECTION	1	EA.	\$1,400.00	\$1,400
JETTING	20	L.F.	\$1.50	\$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	\$10.00	\$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	\$47.00	\$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	\$210.00	\$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	\$680.00	\$214,200
MSD INSPECTION FEE	345	L.F.	\$3.39	\$1,170
SUB-TOTAL:				\$221,871
10% Maint.				\$22,187
TOTAL:				\$244,058

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	\$275.00	\$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	\$5,000	\$5,000
SUB-TOTAL:				\$14,075
10% Maint.				\$1,408
TOTAL:				\$15,483

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS CONTROL STRUCTURE	595	S.F.	\$18.00	\$10,710
	1	EA.	\$6,000	\$6,000
SUB-TOTAL:				\$16,710
10% Maint.				\$1,671
TOTAL:				\$18,381

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	\$50,000
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MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	\$840	\$12,600
ELECTRIC - CONDUIT	1,000	L.F.	\$3.50	\$3,500
SUB-TOTAL:				\$16,100
10% Maint.				\$1,610
TOTAL:				\$17,710

MODOT / 109 IMPROVEMENTS SUBTOTAL \$1,665,967

MISC.	10 %	\$166,597
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MODOT / 109 IMPROVEMENTS TOTAL \$1,832,563

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout



September 30, 2015

City of Wildwood
Attn.: Mr. Ryan S. Thomas
City Administrator
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Thomas:

Payne Family Homes, LLC ("Applicant") hereby requests that the City of Wildwood ("City") consider Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The tract in question is generally located East of Highway 109, West of Eatherton Rd., South of the Cambury development, and North of Old Grover Crossing. Any/all funds allocated subject to this request request would be used to construct two (2) infrastructure components crucial to the development of Wildwood Town Center (Cost estimates for the two (2) projects are attached for your reference):

- (a) Main Street (from Eatherton Westward to an intersection with Hwy 109), and
- (b) A new roundabout and associated improvements on Hwy 109

The proposed community that would be developed in conjunction with the above infrastructure improvements would consist of One Hundred Four (104) single family residences on approximately Twenty Eight (28) acres of land. In addition to the construction of Main Street through the property, Applicant has agreed to provide additional connectivity by connecting stub streets at Larksong Dr. and Kilare Ln. to the North, and at Grover Ridge Dr. to the South.

The site design preliminarily approved by City accomplishes many of the development goals important to the City. The Preliminary Development Plan calls for diverse housing offerings of

both traditional and neo-traditional architecture in the new community. This will add the desired density and design attributes to the residential properties planned for this portion of Town Center. Importantly, Main Street will be extended from Eatherton Rd. to Hwy 109.

The extension of Main Street has been identified by the Planning Department as an integral part of this development, and further achieves the goal of extending the current street network to provide for increased connectivity among the residential neighborhoods in Town Center (by means of pedestrian paths, trails, etc.), as well as connectivity of the residential areas to the commercial and municipal elements of the Town Center.

The proposed incentives and/or assistance in constructing the two (2) projects listed above and detailed in this application are in accordance with the City's Master Plan, as amended by Resolution 2015-23 which was passed on September 14, 2015 with relation to the development of the subject tract (and the current zoning as approved by Ordinance No. 2116 on the same date). Furthermore, the requests made in this application are consistent with the Policy on Development Finance Incentives in that they would fund a project that is of significant size and nature, and provide the valued public benefits described herein.

In accordance with the procedure as outlined by City, Applicant hereby commits to pay City its entire review costs including an advanced payment in accordance with an established rate schedule.

Please contact me at your earliest convenience, so that we might schedule a meeting to further discuss the details of this application.

Sincerely yours,

A handwritten signature in blue ink that reads "Thomas E. Cummings". The signature is fluid and cursive, with the first name being the most prominent.

Thomas E. Cummings
Vice President of Land Acquisition

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: PAYNE FAMILY HOMES, LLC ATTN: TOM CUMMINGS
Address: 10407 BAUK, SUITE B ST LOUIS, MO 63132
City: St Louis State: MO Zip Code: 63132
Work Telephone: (314) 996-0355
Mobile Telephone: (314) 287-3110
E-Mail Address: tec @ payne familyhomes. com

Property Information:

Address of Subject Property: 2461 EATHERTON RD
Locator Number of Subject Property: 23V 12 00 94
Size of Subject Property: +/- 35.8 ac
Current Zoning of Subject Property: R-4
Town Center Regulating Plan Designation of the Subject Property: NEIGHBORHOOD EDGE

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): OTHER FINANCIAL ASSISTANCE
Amount of Incentive: TBD

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): SEE ATTACHED COST ESTIMATES

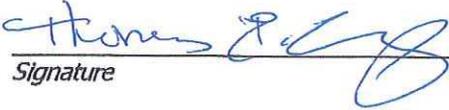
Roads/Streets:	_____	_____
Bridges:	_____	_____
Pedestrian Facilities:	_____	_____
Stormwater Management Facilities:	_____	_____
Parking Garage:	_____	_____
Public Space, including art: Streetscape (including lights, benches, grates, bicycle racks, etc.):	_____	_____
Other Public Improvements:	_____	_____

Important Considerations/
Justifications Relating Request
to the City's Master Plan and
Strategic Goals (as Identified
by the Applicant):

SEE ATTACHED DESCRIPTION OF
IMPORTANT CONSIDERATIONS &
JUSTIFICATIONS

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

 Signature	9/30/15 Date
_____ Signature (if needed)	_____ Date
_____ Signature (if needed)	_____ Date

Draft Date: October 19, 2006

"Planning Tomorrow Today"

Important Considerations/Justifications:

As outlined in the attached application, Applicant has provided City with cost estimates for the improvements proposed in the two (2) projects that are the subject of this application. These estimates were current as of the date they were originally delivered to City.

Applicant and City have discussed the possibility of public assistance with the proposed infrastructure improvements, but further discussions will be needed to determine the following:

- (a) Updated cost estimates (based on any scope changes, unit cost changes, etc.)
- (b) Project development type (public bid vs. direct award, public project administration vs. private project management, etc.)
- (c) Final allocation of costs to the parties.
- (d) Other matters as the parties may identify

It is important to note that Applicant acknowledges a benefit bestowed on the Main Street Crossings project by the proposed infrastructure improvements, and Applicant has accordingly expressed a willingness to work with City to fund a fair and equitable portion of the construction of these improvements.

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
 Conditional Use Permit
 Approval of a Planned District or other special procedure (C-B/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Payne Family Homes
Mailing Address: 10407 Baur Blvd suite B
St. Louis, Mo. 63132
Telephone Number, with Area Code: 314-996-0341
Fax Number, with Area Code: _____
E-Mail Address: jgd@paynefamilyhomes.com
Interest in Property (Owner or Owner Under Contract):
Owner under Contract

If owner under contract, please attach a copy of the contract.

Copy attached

Owner's Name (if different than applicant):
Mildred E. Schneider, Trustee
Address: 15 Wilderness Lane
Defiance, Mo. 63341
Telephone Number, with Area Code: 636-798-2145
Care of David Schneider

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

2461 Eatherton Road
Wildwood, Mo. 63640

Locator Number(s) of the petitioned Property(ies):

23V120094

Total Acreage of the Site to the Nearest Tenth of an Acre:

34.8

Current Zoning District Designation: MU (Town Center)

Proposed Zoning District Designation: Commercial and R-4 with PRD

Proposed Planned District or Special Procedure: PRD Planned Residential District

USE INFORMATION

Current Use of Petitioned Site: two single family homes

Proposed Use of Site: Detached single family residential

lots and Commercial with common ground/
Public space

Proposed Title of Project: Main Street Crossing

Proposed Development Schedule (include approximate date of start and completion of the project):

We anticipate developing spring 2015 and start home
construction late summer 2015

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engineering and Surveying Co.

Address: 5055 New Braunsgarten Rd, St. Louis, Mo.
63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@sterling-eng-sur.com

Soil Scientist/Forester's Name: SCI

Address: 130 Point West Blvd
St. Charles, Mo. 63301

Telephone Number, with area code: 636-949-8200

Fax Number, with area code: 636-949-8269

E-Mail Address: sharding@sciengineering.com

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: [Signature]
NAME (PRINTED): JERRY DUBOIS
ADDRESS: 10407 Baur Blvd suite B
St Louis, Mo. 63132
jad@payne-familyhomes.com
TELEPHONE NUMBER: 314-996-0341

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
6th DAY OF October, 2014

SEAL: NANCY COPLING
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 11250033
My Commission Expires October 04, 2015

SIGNED: Nancy Copling
(NOTARY PUBLIC)
NOTARY PUBLIC NANCY Copling
STATE OF MISSOURI.

MY COMMISSION EXPIRES 10/4/15

FOR OFFICE USE ONLY

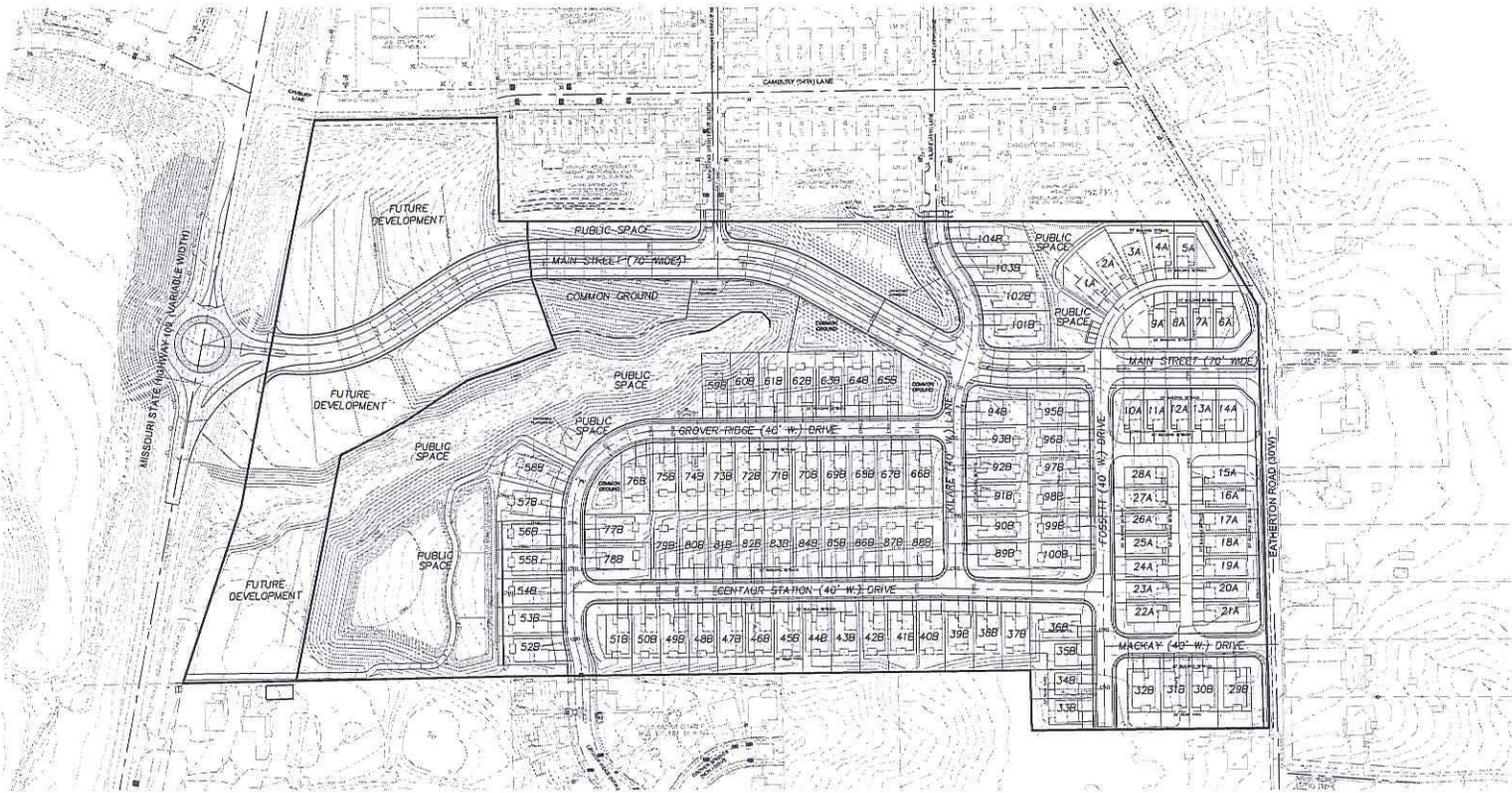
1ST SUBMITTAL DATE: _____
FEE: _____; RECEIVED BY: _____
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 216, RSMo.



1	10-22-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS

PAYNE FAMILY HOMES
 10407 BAUER BLVD., SUITE B
 ST. LOUIS, MO 63132
 PH. 314-996-0341
 www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 5525 New Baumgartner Road
 St. Louis, MO 63112
 PH. 314-437-2400 FAX 314-437-2944
 www.sterling-eng.com
 Corporate Certificate of Authority #001348

Main Street Crossing
 2681 BATHURST RD., WILCOXVILLE, MO
 SITE DEVELOPMENT PLAN

THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

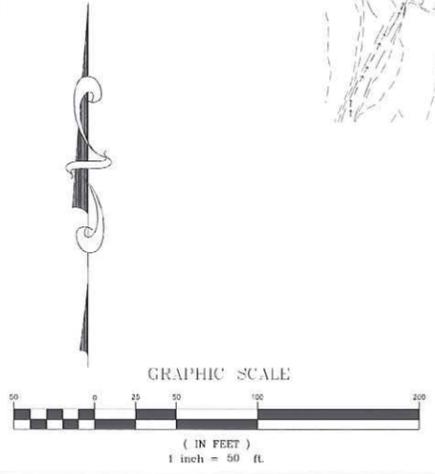
Date: 12-29-2015
 MICHAEL G. SCHROEDER
 License No. E-26643
 Civil Engineer

Job Number: 14-04-126
 Date: Dec. 29, 2015
 Designed by: SL Sheet: 1
 Drawn by: SL Sheet: 1
 Checked by: SDP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



Drawing name: V:\1404126_Schneider\TractDrawings\Engineering\Site Development\Plan\126.dwg Plotted on: Dec 29, 2015 - 1:45pm Plotted by: imolitor



ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-18-2015, CLIENT REVISIONS

PAYNE FAMILY HOMES
 10407 BAUER BLVD., SUITE B
 ST. LOUIS, MO 63132
 Ph. 314-996-0341
 www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 6565 New Bainsgate Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax. 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001948

Main Street Crossing
 2481 EATHERTON RD., WILDWOOD, MO
 SITE DEVELOPMENT PLAN

Date: 12-29-2015
 MICHAEL G. BOERDING
 License No. E-28643
 Civil Engineer

Job Number
14-04-126
 Date
Dec. 29, 2015
 Designed: SL Sheet
 Drawn: SL **1.1**
 Checked: SDP

City of Wildwood

September 11, 2006

DEVELOPMENT FINANCE INCENTIVE POLICY STATEMENT

1. The use of public finance alternatives, in conjunction with development proposals, must exhibit a clear, compelling public purpose that advances identified strategic objectives of the City, as may be established by the City Council from time to time, and consistent with the Master Plan Goals, Objectives and Policies.
2. Public finance alternatives¹ that the City may consider in conjunction with a development proposal include the following:
 - a. Neighborhood Improvement Districts (NID)
 - b. Transportation Development Districts (TDD)
 - c. Community Improvement Districts (CID)
 - d. Other public financing options allowed under Missouri State Statute, such as Special Assessment Districts and Special Business Districts
3. In the instance of public finance alternatives, which require the establishment of a separate political subdivision (i.e. TDD's and CID's), the City will only accept an agreement that allows it to exercise appropriate control over the establishment of the district and on-going jurisdiction and oversight of its operation and administration.
4. Public finance proposals, which envision the use of public bond financing, must be of a size and nature that is financially practical and feasible in the determination of the City.
5. Public finance proposals must be of a significant nature and offer valued public benefits to justify their establishment and administration.
6. The City will not consider use of public finance options to fund construction, improvement, or renovation of privately-owned, subdivision physical assets owned in common, including private roadways.

City Council Adoption Date: SEPTEMBER 25, 2006

¹ Tax Increment Financing (TIF), in conjunction with land development proposals, will not be considered under any circumstances.

**AN ORDINANCE ADOPTING PROCEDURES FOR THE
REVIEW AND PROCESSING OF REQUESTS FOR
DEVELOPMENT FINANCE INCENTIVES**

WHEREAS, Missouri State Statutes provide authority to municipalities to utilize various public financing mechanisms that may be used as economic development incentives to fund, plan, design, construct, maintain and operate public improvements which include but are not limited to Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts, and

WHEREAS, as the City of Wildwood (the "City") continues to grow, it has experienced and can expect to experience inquiries and requests from development interests seeking public participation and development financing incentives to fund various public improvements associated with development proposals, and

WHEREAS, the City of Wildwood has adopted a Development Finance Incentives Policy governing the forms of development finance incentives it will consider, and

WHEREAS, because "ad hoc" consideration of such requests invites uncertainty and inconsistency in the manner with which such inquiries and requests are addressed, the City desires to adopt a formal written procedure for the comprehensive, coordinated and thorough review and consideration of all such requests in order to protect the interests of the City, facilitate clear, open and consistent communications between City officials and developer representatives, ensure full knowledge of critical issues by the City Council necessary for public decision making, and provide developer/applicants with the certainty of a defined procedure for the processing and consideration of such requests.

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

Section One. The "Procedures for the Review and Processing of Requests for Development Finance Incentives", attached to this Ordinance as Exhibit 'A', governing the conduct of all elected and appointed officials of the City having involvement in the reviews and decisions within the scope of these Procedures are hereby approved and adopted.

Section Two. This Ordinance shall not be subject to the general penalties for violation as established by City Code. Instead, violations of the Procedures herein shall constitute a basis for denial by the City Council of the development incentive request.

Section Three. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 23rd day of October, 2006 by the City Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Edward L Marshall
Presiding Officer

Edward L Marshall
Edward L. Marshall, Mayor

ATTEST:

ATTEST:

Lynne Greene Biddner
City Clerk

Lynne Greene Biddner
City Clerk

‘EXHIBIT A’

PROCEDURES FOR THE REVIEW AND
PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE
INCENTIVES

The following process and procedures are to apply to all development project proposals that include or appear to contemplate any request for economic development finance incentives, funding assistance or other incentives requiring City Council approval not already set forth by ordinance. This procedure shall not apply to incentives or variances already within the authority of City staff and not requiring City Council approval.

1. Upon inquiry or expression of intent on the part of a property owner, developer or their representative(s) that the City consider some form of development finance incentive or funding assistance, a copy of this Procedure, together with the City’s “Development Finance Incentive Policy Statement [see attached] shall be provided to the inquiring party by the City Administrator or Director of Planning and Parks. Acknowledgement of receipt of this information by the inquiring party shall be provided in writing on a form furnished by the City.
2. Development finance incentive requests will be considered only in those instances where a development proposal and application including preliminary plans and other details necessary to understand the nature of the project and community benefit to be derived from it have been submitted and are under active review by the Department of Planning.
3. Each development proposal for which any form of development finance incentives or funding assistance is requested shall be made in writing on application forms provided by the City containing at a minimum the following information:
 - a. A copy of the filed development application and preliminary plan.
 - b. A summary of the type(s) and amount(s) of development finance incentives or assistance requested.
 - c. A conceptual allocation of funds for the development depicting the specific uses of the finance incentive(s).
 - d. A comprehensive explanation and rationale for the contemplated uses(s) to be made of the requested finance incentive(s) and how they conform to the City’s Master Plan and Policy on Development Finance Incentives.

- e. A commitment to pay to the City its entire review costs including an advanced payment in accordance with an established rate schedule.
 - f. A written acknowledgement from the developer/applicant that they have received a copy of the Procedure, and that they understand and agree to abide by its provisions.
4. Upon receipt of an application for a development finance incentive or funding assistance, the City Development Finance Group, composed of the City Administrator, City Attorney, Director of Planning and Director of Public Works, shall be convened to initially review and evaluate the proposal. The Director of Planning shall serve as Proposal Coordinator responsible for informing the Mayor and City Council of all application, on-going dissemination of information to and obtaining input from other members of the Development Finance Group, and coordinating contacts with the developer/applicant. The Development Finance Group shall meet with representatives of the developer/applicant to review the proposal and clarify matters, and shall consult with such additional City officials, legal advisors and finance advisors as may be appropriate.
 5. The Proposal Coordinator shall then oversee preparation of a Report and Recommendation on behalf of the Development Finance Group to the Mayor and City Council on whether the application is consistent with and serves to advance the City's development goals as set forth in the Master Plan, the "Development Finance Incentives Policy", strategic goals and objectives of the City, and other policies established by the City Council. The report and recommendation to the City Council shall also contain any alternate or differing views expressed by members of the Development Finance Group and its legal or finance advisors.
 6. The City Council shall then meet with the developer/applicant and Development Finance Group members to confer on the proposal and the Report and Recommendation. If the City Council determines that the proposal has potential merit, it shall authorize proceeding to the next steps in the review procedure process. City Council may at this time also initially consider such preliminary business terms (term sheet) as deemed appropriate to guide future negotiations. Nothing in any initial decision, authorization or direction of the City Council shall be considered or relied upon as an approval for any development finance incentives. Approval of any development finance incentive occurs only upon final ordinance approval after all steps in this Procedure have been completed.. No further action on the part of the Development Finance Group or other City officials shall be taken on an application if City Council does not authorize proceeding with subsequent procedural steps. In that event, any funds advanced for the costs of the City's review that remain unexpended shall be refunded to the developer/applicant.
 7. If so authorized by City Council, the Development Finance Group shall then proceed to negotiate the terms and conditions of a draft development agreement

with the developer/applicant setting forth, among other things, the details, scope and limitations on proposed development incentives. The City Attorney shall serve as the Lead Negotiator on behalf of the Development Finance Group and City unless otherwise directed by the City Council. Additional City officials, legal and finance advisors may be included during the negotiations as appropriate.

IMPORTANTLY, from this point in the process until negotiations are finalized and City Council legislative actions take place, all direct contacts and communications concerning development finance incentives or funding assistance between City officials and the developer/applicant representative(s) shall be directed through the Lead Negotiator who shall be responsible for coordinating communications among Development Finance Group members, other City advisors, and the designated developer/applicant representative(s).

8. It is anticipated that development agreement negotiations will occur contemporaneous and in coordination with the overall planning development review process including typical procedural requirements by the Planning and Zoning Commission and City Council.
9. All contemplated variances or exceptions from established development procedures, standards and requirements that may arise through the course of the project planning review or development agreement negotiations must be expressly identified in writing and acted upon by the City Council prior to related development incentive legislative actions.
10. Upon conclusion of development agreement negotiations and in coordination with other development review procedural requirements, the City Council shall conduct required Public Hearings on the proposal and engage in such review and deliberations as necessary to thoroughly comprehend the proposal prior to taking final legislative action(s).

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

Information Package for Consideration of Development Finance Incentives

I, _____, representing _____ (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance # _____, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

_____ <i>Signature</i>	_____ <i>Date</i>
_____ <i>Signature (if needed)</i>	_____ <i>Date</i>
_____ <i>Signature (if needed)</i>	_____ <i>Date</i>

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Telephone: _____

Mobile Telephone: _____

E-Mail Address: _____

Property Information:

Address of Subject Property: _____

Locator Number of Subject Property: _____

Size of Subject Property: _____

Current Zoning of Subject Property: _____

Town Center Regulating Plan
Designation of the Subject Property: _____

Incentive Information:

Type of Requested Incentive
(i.e. TDD, NID, CID, or other): _____

Amount of Incentive: _____

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): _____

Roads/Streets: _____

Bridges: _____

Pedestrian Facilities: _____

Stormwater Management Facilities: _____

Parking Garage: _____

Public Space, including art: _____

Streetscape (including lights,
benches, grates, bicycle racks, etc.): _____

Other Public Improvements: _____



WILDWOOD

January 11, 2016

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

Re: Update on the City's Rural Internet Access Project

Council Members:

The new year has begun with the completion of the installation of the three (3) internet poles on Melrose Road, Allenton Road, and Stonestrow Drive. These three (3) poles are intended to provide internet access to at least one hundred (100) households and, according to Bays ET, will substitute for the St. Louis County E-911 Tower, which is still not available due to a dispute about the monthly lease fee for its planned use. The fee being requested by St. Louis County appears to be approximately one thousand dollars (\$1,00.00) per month, which is high for a provider like Bays ET or Wisper ISP. Therefore, those negotiations continue, but the Department has encouraged alternatives be explored by the two (2) wireless companies and Bays ET is completing this particular approach in this rural area of the City.

The completed installation steps for these three (3) internet poles are identified below by a checkmark and are as follows:

- The authorization by the City for T.R.E., the electrical contractor, to proceed with the needed scheduling of the ancillary services, including the work by Ameren Missouri.
- The authorization by the City of the release of the poles and schedule their delivery from the storage facility in south-central Missouri to Wildwood.
- The delivery of the poles to Wildwood.
- The installation of poles by T.R.E. at the three (3) selected locations.
- The turnover of the poles to Bays ET for the installation of antenna, tuning, and testing that typically follows thereafter.
- The connection of the poles to electrical system for service. Ameren Missouri is a participant in this component of the overall installation process.

Although the last update provided by the Department to the City Council (December 14, 2015) noted a desire to have the network available to potential customers by the first of the year, some finish work remains relative to Ameren Missouri, with one (1) electrical connection still required to

the Allenton Road pole. Unfortunately, this pole is the most critical of the three (3) structures that have been installed by the City.

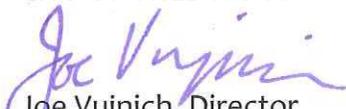
The Department has received from the City Attorney an opinion on the matter of the fiber optic option for the Wild Horse Creek Road Area, which was referenced in the Department's update letter dated November 23, 2015, and noted below as follows:

The ability of Wisper ISP to install fiber optic to extend service in this area, where poles like the types used by the City are regulated by the Federal Aviation Administration (FAA). If plausible, the cost of such installations on an average per mile basis. Answer - Wisper ISP can provide fiber-to-home and has a contractor that can make the connection to the internet service provider's (ISP) node and build the infrastructure to extend service west along Wild Horse Creek Road, from its intersection at State Route 109. This design would be in lieu of the cable option to serve these areas, and Wisper ISP would allow recoupment to the City for any participation in the installation of the fiber optic line.

This approach would have the City install the needed conduit for the fiber optic line in the public right-of-way and make that space available to any provider with interest in serving the surrounding area and its residents. The City would recoup the cost of this installation of conduit either through right-of-way management fees, payment from the user(s) of it, or possibly by an add-on to the customer's bill. The opinion of the City Attorney is such that an approach of this nature is viable, not in conflict with any new/existing State Statute, and, if Wisper ISP is committed to such, the City and it could proceed in further discussions and analysis of costs.

As this update notes, the companies, residents, and the City continue to work very hard to find as many connection solutions for unserved households in Wildwood as possible. If any of the Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. A brief summary of this information is planned for tonight's Work Session. Thank you for your continued support of this project and the overall effort to bring high-speed internet to the rural areas of this community.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Chris Bay, Malinda Heuring, and Nathan Stooke, Service Providers - Bays ET and Wisper ISP

From: Bailey, Bob L R[Bailey@ameren.com]
Subject: Eagles Rest Knoll
Date: January 8, 2016 at 7:03 AM
To: Joe Vujnich (JVujnich@cityofwildwood.com) JVujnich@cityofwildwood.com



Joe:

I understand you were asking Randy Graham about this internet tower job. I have not completed the design yet and as I mentioned when we met on site there will be charges for this one. I hope to complete the paperwork soon to get it in your hands. Also, yesterday I did stake where I plan to set our poles along Hwy 100 from Pond Rd to your new park. I need to revise my drawing to reflect the changes and apply for the MODOT permit. I need to get the revised costs to you for your approval.

Thanks

Bob

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WILDWOOD

January 11, 2016

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

Re: Bid Results for Phase 2 of the Community Park

Council Members:

On Tuesday, December 8, 2015, a bid opening was held at City Hall for the Phase 2 portion of the overall Community Park project. The City received a substantial amount of interest in this project and a total of five (5) bids were received for general contracting and related services. The plans and bid specifications contained a base proposal, an add alternate, and a unit price cost for rock removal, if necessary, for consideration and inclusion in the project. A summary of the general contractor submittals is as follows:

Bidder	Base Bid (\$)	Alternate 1 (\$)	Unit Cost (\$)	TOTAL (\$)
Byrne/Jones Construction	469,750.00	25,000.00	200.00/yard ³ ***	495,250.00
Gershenson Construction	378,535.00	27,000.00	150.00/yard ³	405,535.00
Krupp Construction	530,166.27	21,480.00	165.00/yard ³	551,646.27
Kuesel Excavating	516,600.00	28,800.00	170.00/yard ³	545,400.00
Pavement Solutions	499,185.00	53,008.00	56.00/yard ³	552,193.00

*** Gershenson Construction's bid indicated a number of \$7,500.00 per cubic yard for rock removal in the bid document, which, according to Michael Gershenson, was a math error, and meant to be 50 cubic yards times \$150.00 per cubic yard, which equates to the \$7,500.00 figure. The bid document's language allows those identified items to be considered collectively or individually. The City Attorney was consulted and advised the math error would not preclude the consideration of this bid, given the unit cost is not integral to the base bid itself.

The identified add alternate included the following item:

→ Add Alternate – Multiple Use Path (to parallel roadway along a majority of its length)

With the base bid item and the add alternate considered, the cost of the development of Phase Two of the community park project is identified in the total column provided at the end of the table, which is set forth below. It is important to note that seven hundred thousand dollars (\$700,000.00) has been budgeted for this project for 2016, of which an anticipated four hundred thousand dollars (\$400,000.00) of funding would be provided through the Municipal Parks Grant Commission of St. Louis County – Round 16 application process (no notification has been provided at this time).

In considering the results of this bidding process, the Department is recommending for the City Council's consideration the following bid and associated alternate:

Bidder	Base Bid (\$)	Alternate 1 – Multiple Use Path (\$)	Total (\$)
Gershenson Construction	378,535.00	27,000.00	405,535.00

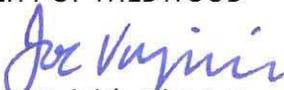
The Department would note the project also includes the relocation of a water line at the intersection of the current western terminus of Pond-Grover Loop Road and the proposed extended park roadway, which was installed in an easement that was opposed by the City Council many years ago. The cost of this relocation has been estimated at approximately one hundred ten thousand dollars (\$110,000.00) and would be completed by personnel of Missouri American Water Company. Additionally, the preparation of the Great Meadow Area, as the open and informal play area, is also planned, which would add an additional sixty-five thousand dollars (\$65,000.00) to the overall project cost. Therefore, the cost of all components of the project would be \$580,535.00. This amount is less than the cost that was anticipated, when the grant application was submitted to the Municipal Parks Grant Commission at the end of October 2015.

This matter is being presented at tonight's Work Session due to an issue regarding timing. The area that is planned for the extension of the park's internal roadway has been identified as habitat for the Brown Indiana Bat and any clearing in that area must be completed by March 31, 2016 or would be delayed to November 1, 2016. Given the meeting schedule for this January, with the Planning/Economic Development/Parks Committee not scheduled to convene until January 26, 2016, such would mean this matter could not be considered by City Council until February 9, 2016, with final passage on February 23, 2016. Accordingly, the needed time to complete the contract, hold a pre-construction meeting, then authorize the project to proceed, would leave very few days before the tree removal allowance by the federal government would end, thereby delaying this project until November 2, 2016, the start of the winter season. This timing is the reason the item is being presented to the City Council at this time, as a whole, in lieu of the Committee on park matters first.

The intent is to present this matter to the Planning/Economic Development/Parks Committee at its January 26, 2016 meeting and address any questions or changes then, before the final passage of a bill would be considered in February. The bill would be introduced, if authorized for preparation tonight, on January 25, 2016. The Department would never ignore the Committee process, but believes that, in this circumstance, the timelines make it appropriate, along with the favorable bid that has been received for the project as well.

If any of the City Council Members should have questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this agenda item at tonight's meeting. Thank you for the opportunity to provide this information for the City Council's consideration.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director

Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney

Rick Brown, P.E. and P.T.O.E., Director of Public Works
Tom Cissell, Oates Associates, Project Engineer
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

From: Michael Gershenson mgershenson@gershenson.com
Subject: Wildwood community park phase II
Date: December 8, 2015 at 11:45 AM
To: Joe Vujnich jvujnich@cityofwildwood.com, Tom Cissell Tom.Cissell@oatesassociates.com
Cc: Ed Gershenson eng@gershenson.com, Roxanne Wallace rwallace@gershenson.com



Mr Vujnich,

Gershenson would like to notify the City of Wildwood our intention for the rock excavation pricing in our bid proposal that we submitted today for the Pond Grover Loop Road connection road.

We submitted a price for \$7500 for 50 yd.³ of rock excavation. Our intention, was that our price for 1 cubic yard of rock excavation was to be \$150 and that our total price for 50 yd.³ of rock excavation equaled \$7,500. We realize that was the incorrect number to put in the unit price box and apologize for that error.

We just wanted to notify you of our true intentions for the rock excavation price in your consideration of our bid proposal and we understand if it results in our disqualification. However, we definitely hope the City of Wildwood will still be able to consider Gershenson Construction for this project in light of this error and look forward to possibly working with you again.

Thanks!

Mike Gershenson
Project manager
Gershenson Construction Company

ARTICLE 10

BID FORM PROPOSAL

BID TIME 10:00 am

BID DATE 2/8/15

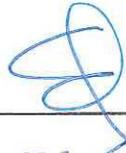
TO: THE CITY OF WILDWOOD

The bidder declares that he has had an opportunity to examine the site of the work and he has examined the contract documents therefore, and that he has prepared his proposal upon the basis thereof, Edward Gershenson, having carefully examined the site and having read and understood all the Contract Documents, adding Addenda 1 through 1, for the

WILDWOOD COMMUNITY PARK - PHASE 2 (POND GROVER LOOP ROAD EXTENSION)

and being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents or the following itemized bid.

(Signature)



Edward N. Gershenson
President

(Print Name)

(Company Name)

Gershenson Construction Co., Inc.
2 Truitt Dr.
Eureka, MO 63025

(Address)

(Telephone Number)

636.938.9595

(Fax Number)

636.938.9501

ITEMIZED BID FORM - GENERAL CONTRACT

BASE BID

CITY OF WILDWOOD, MISSOURI

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	EARTHWORK	L SUM	1	51,800.00	51,800.00
2	TREE / BRUSH CLEARING *	L SUM	1	9,900.00	9,900.00
3	SEEDING	L SUM	1	4,800.00	4,800.00
4	SOD	L SUM	1	13,000.00	13,000.00
5	INLET AND PIPE PROTECTION	L SUM	1	250.00	250.00
6	END SECTIONS, 15"; COST TO RESET PIPE	L SUM	1	2,300.00	2,300.00
7	PIPE CULVERTS, 18"	L SUM	1	950.00	950.00
8	END SECTIONS, 18"	L SUM	1	2,250.00	2,250.00
9	PIPE CULVERTS, 24"	L SUM	1	5,625.00	5,625.00
10	END SECTIONS, 24"	L SUM	1	1,850.00	1,850.00
11	PIPE CULVERTS, 30"; COST TO RESET PIPE	L SUM	1	1,500.00	1,500.00
12	END SECTIONS, 30"	L SUM	1	2,100.00	2,100.00
13	12" RCP STORM SEWER	L SUM	1	3,000.00	3,000.00
14	STRUCTURES	L SUM	1	8,800.00	8,800.00
15	PROCESSING LIME MODIFIED SOIL, 12"	L SUM	1	35,700.00	35,700.00
16	AGGREGATE BASE COURSE, 6"	L SUM	1	41,000.00	41,000.00
17	HMA PAVEMENT, 6"-THICK ROAD	L SUM	1	124,000.00	124,000.00
18	MILL & OVERLAY	L SUM	1	8,000.00	8,000.00
19	6' HMA WIDENING	L SUM	1	1,600.00	1,600.00
20	PARKING BLOCKS	L SUM	1	1,200.00	1,200.00
21	PVMT MARKING & SIGNAGE	L SUM	1	2,160.00	2,160.00
22	MSD - 5 ROCK BLANKET	L SUM	1	2,300.00	2,300.00
23	MSD - 7 WEATHERED LIMESTONE REVETMENT	L SUM	1	1,600.00	1,600.00
24	EROSION CONTROL	L SUM	1	10,500.00	10,500.00
25	GATE ADJUSTMENT	L SUM	1	2,300.00	2,300.00
26	REMOVE STOP SIGNS	L SUM	1	450.00	450.00
27	REMOVE STRUCTURE AND PIPE	L SUM	1	550.00	550.00
28	TREE PROTECTION LAYOUT	L SUM	1	550.00	550.00
29	MOBILIZATION	L SUM	1	24,500.00	24,500.00
30	GENERAL CONDITIONS AND MISCELLANEOUS CONSTRUCTION ITEMS	L SUM	1	14,000.00	14,000.00
TOTAL BASE BID					378,535.00

86

*Per Missouri American Water, the TREE/ BRUSH CLEARING of the water main easement will be the responsibility of the general contractor. The limits are shown on the removal and erosion control sheet.

By 
Edward N. Gershenson
 President
 Title

Gershenson Construction Co.
 Contractor

ITEMIZED BID FORM – GENERAL CONTRACT

ALTERNATE BID – MULTI-USE PATH

CITY OF WILDWOOD, MISSOURI

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
Alt 1	PROCESSING LIME MODIFIED SOIL, 12"	L SUM	1	4,000.00	4,000.00
Alt 2	AGGREGATE BASE COURSE, 6"	L SUM	1	8,600.00	8,600.00
Alt 3	HMA PAVEMENT, 3"-THICK TRAIL	L SUM	1	11,500.00	11,500.00
Alt 4	CONCRETE CURB RAMPS	L SUM	1	1,600.00	1,600.00
Alt 5	SHARE THE ROAD SIGN	L SUM	1	1,300.00	1,300.00
TOTAL ALTERNATE BID					27,000.00

By 
Edward N. Gershenson
 President
 Title

Gershenson Construction Co.
 Contractor

UNIT COST

CITY OF WILDWOOD, MISSOURI

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE
1	ROCK EXCAVATION	CU YD	50	7,500.00

Note:

A quantity for ROCK EXCAVATION is included in order to establish a unit cost for work which may be required to construct this section. The actual quantity shall be determined by the engineer in the field.

Determination of the low bidder will consider the BASE BID, ALTERNATE BID, and UNIT COST.

ROCK EXCAVATION shall be according to Saint Louis County Standard Specifications for Road and Bridge Construction Section 203.

By 
Edward N. Gershenson
 President
 Title

Gershenson Construction Co.
 Contractor

RETURN WITH BID

SUBCONTRACTOR UTILIZATION FORM

This report must accompany and be part of the sealed bid proposal.

1. Name of Bidder: Gershenson Construction Co., Inc.
2. Address Bidder: 2 Truitt Dr.
Eureka, MO 63025 636.938.9595
City State Zip Phone

3. The above-named bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names and Addresses of Subcontractor Which the Contractor Anticipates Utilizing	Nature of Participation	\$ Value of Subcontractor
<u>Tollonick Grading</u>	<u>Earthwork</u>	<u>\$ 38,000.00</u>
<u>D+S Fence</u>	<u>Fencing</u>	<u>\$ 5,000.00</u>
<u>Schaefer Meyer Seed+Soil</u>	<u>Landscaping</u>	<u>\$ 20,000.00</u>
<u>Budrovich Excavating</u>	<u>Lime Soil</u>	<u>\$ 30,000.00</u>
A. Total of Above		<u>\$ 93,000.00</u> EG
B. Total Bid Amount		<u>\$ 378,535.00</u>
Subcontractor Utilization as a % of Total Bid Amount: (A/B x 100)		<u>24.90</u>

The General Contractor shall perform 51% of the contract with his own company.

Edward N. Gerhenson
President

Name Authorized Officer of Bidder

Signature Office Bidder

Date 12/8/15

The City of Wildwood, Missouri reserves the right, before any award of the Contract is made, to require of any bidder to whom it may make an award of the Contract, a non-collusion affidavit in the form designated below:

NON-COLLUSION AFFIDAVIT

STATE OF Missouri

COUNTY OF St. Louis

Edward Gershenson being first duly sworn, deposes and says that he is Pres. *(sole owner, partner, president, secretary, etc.) of Gershenson Construction the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such bid is genuine and not collusive or sham; that said bidder had not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or any one else to put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with any one to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or any one interested in the proposed contract; that all statements contained in such bid are true; and, further, that said bidder had not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

SIGNED:

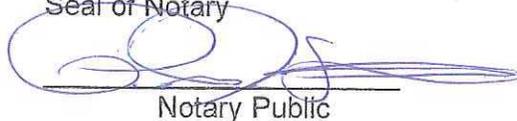
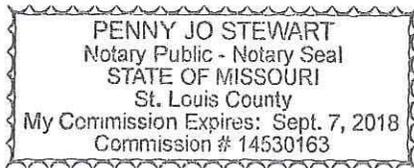


Edward N. Gershenson
President

(Title)

Subscribed and sworn to before me this 8th day of December, 2015.

Seal of Notary


Notary Public

INSTRUCTIONS FOR EXECUTING CONTRACT

The Contractor, in executing the Contract, shall follow the following requirements:

The Contractor and the City shall sign the Contract Documents in not less than triplicate.

If the Contractor is a corporation, the following certificate shall be executed:

I, _____, certify that I am the _____ secretary of the corporation named as Contractor herein above, that _____ who signed the foregoing Contract on behalf of the Contractor was then of said corporation; that said Contract was duly signed for and in behalf of said corporation by Authority of its governing body, and is within the scope of its corporate powers.

If the Contract is signed by the secretary of the corporation, the above certificate shall be executed by some other officer of the corporation under the corporate seal. In lieu of the foregoing certificate there may be attached to the contract copies of as much of the records of the corporation as will show the official character and authority of the officers signing, duly certified by the secretary or assistant secretary under the corporate seal to be true copies.

If the Contractor is a partnership, each partner shall sign the Contract. If the Contract is not signed by each partner, there shall be attached to the Contract a duly authenticated power of attorney evidencing the signer's (signers") authority to sign such a Contract for and in behalf of the partnership.

If the Contractor is an individual, the trade name (if the Contractor is operating under a trade name) shall be indicated in the Contract and the Contract shall be signed by such individual. If signed by one other than the Contractor there shall be attached to the Contract a duly authenticated power of attorney evidencing the signer's authority to execute such contract for and in behalf of the Contractor.

The full name and business address of the Contractor shall be inserted and the Contract shall be signed with his official signature. The name of the signing party or parties shall be typewritten or printed under all signatures to the Contract.

The Contract shall be deemed as having been awarded when formal notice of award shall have been duly served upon the intended awardee (i.e., the Bidder with whom the City contemplates entering into a Contract) by some officer or agent of the City duly authorized to give such notice.

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR THE DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, AND ACCOMPANYING BID SPECIFICATIONS, FOR THE EXTENSION OF THE PARK'S INTERNAL ROADWAY, TO THE WESTERN TERMINUS OF POND-GROVER LOOP ROAD, IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT - PHASE 1A, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL. (Wards - All)

WHEREAS, in 2006, the City Council appointed a Citizens Committee for Park Progress (CCPP) to review and define the future of park and recreation efforts in the City of Wildwood; and

WHEREAS, this process involved a lengthy public engagement effort that included a professionally designed and administered random survey of three thousand (3,000) Wildwood households; and

WHEREAS, the output of this effort was statistically significant data that led the Committee to develop an Action Plan for Parks and Recreation that contains four (4) goals this group believed were essential for the City Council to implement over the next five (5) to ten (10) year period of time; and

WHEREAS, one (1) of the recommendations in this Action Plan for Parks and Recreation was for the City to purchase property that could accommodate a community park, in a central location of it and near Town Center; and

WHEREAS, in 2009, the City of Wildwood purchased a sixty-six (66) acre parcel of ground located near the intersection of State Routes 109 and 100 for the purposes of a future community park site; and

WHEREAS, in 2010, the City hired Oates Associates to manage a public engagement effort and complete a conceptual design of the site that was in keeping with the needs of the community and input of residents and future users of this planned facility; and

WHEREAS, the City's consultant, along with assistance from a citizen advisory panel, undertook this effort for approximately one (1) year, which resulted in the development of a Concept Plan that was ultimately adopted by both the Planning and Zoning Commission and City Council; and

WHEREAS, the City Council, as part of the City's Capital Improvements Budget, set aside three hundred thousand dollars (\$300,000.00) for the design and engineering plans/specifications for Phase One of the community park (based upon this Concept Plan), which initiated a Request for Qualifications (RFQ) for this project, and Oates Associates was selected to complete these plans and specifications due to its background and expertise in this regard; and

WHEREAS, thereafter, two (2) bid efforts were held on the community park project, resulting in the selection of Gershenson Construction for the general contracting work in association with Phase One of it; and

WHEREAS, with the Phase One project work scheduled for completion in early summer 2015, the Department of Planning and Parks noted an opportunity to complete the access roadway between State Route 100 on the south end and Pond-Grove Loop Road on the east end, sooner

than later, given other factors that appear to favor such, which include the completion of the western extension of Pond-Grover Loop Road to the park's eastern boundary, the stockpiling of fill on the site for the roadway bed's construction, and the availability of funding in the 2015 Capital Improvements Program budget for this project; and

WHEREAS, the Planning/Economic Development/Parks Committee discussed this proposal and agreed that Oates Associates had the best level of experience with this property and proposed design and offered a needed service for a reasonable cost - \$43,800.00; and

WHEREAS, this action, on the part of the Planning/Economic Development/Parks Committee, was taken on February 24, 2015, while authorizing its presentation to City Council for its consideration and action.

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

Section One. The Mayor of the City of Wildwood, Missouri is hereby authorized to execute on behalf of the City of Wildwood, Missouri a contract with Oates Associates for the development of engineered drawings/plans, and associated bid specifications, in conjunction with the community park project- Phase 1A, such being consistent with the Scope of Work and other information that has been provided by the consultant and presented to the City and included herein.

Section Two. The total expenses and liability of the City may incur under this contract shall not exceed maximum sum of forty-three thousand eight hundred dollars (\$43,800.00), as set forth in Attachment B of the accompanying contract.

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

This Bill was passed and approved this ____ day of _____, 2015, 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

The Honorable Timothy Woerther, Mayor

ATTEST:

City Clerk

Lynne Greene Beldner
Deputy City Administrator/City Clerk

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Department of Planning and Parks

DATE: March 24, 2015

THIS AGREEMENT, made and effective this 24th day of March 2015 by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and Oates Associates, Inc., hereinafter referred to as "Consultant", with a business address of: 720 Olive Boulevard, Suite 1660, St. Louis, Missouri 63101.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:

To develop acceptable engineered drawings/plans, along with associated bid specifications, for the eventual construction of the extension of the park access roadway, from the Bonhomme Creek Bridge to the western terminus of the Pond-Grover Loop Road, to be known as Phase 1A of the community park project, as detailed and set forth in Attachment B of this Agreement.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

A sum not to exceed Forty-Three Thousand Eight Hundred Dollars (\$43,800.00);

Or

As set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before March 24, 2015 (Tuesday) shall be completed on or before July 24, 2015 (Friday), and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

Consultant

By _____

Title _____

City of Wildwood

By _____

Title _____

ATTEST:

DATE: _____

- ATTACHMENT A – Consultant/Services Agreement General Conditions
- ATTACHMENT B – Consultant Proposal
- ATTACHMENT C – Progress Payment Schedule (Optional)
- ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
**CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS**

- 1. Independent Consultant.** The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.
- 2. Assignment; Subcontracts.** This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.
- 3. Proposals for the Work.** If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.
- 4. Changes to Work and/or Compensation.** No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.
- 5. Indemnification.** To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.
- 6. Insurance.** Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as

may be reasonably satisfactory to the City. The City and such additional persons and entities as may be deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly. The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination.** The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. **Compliance with Laws.** The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. **Nondisclosure.** The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. **Representations.** Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. **Amendments.** This Agreement may be amended only by written agreement signed by the parties.

19. **Governing Law.** The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. **Severability.** If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. **Notice.** Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. **Good Faith.** The parties shall act in good faith in the performance of their obligations hereunder.

23. **Prevailing Party.** If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

24. **Non-Waiver.** The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. **Authorization to Enter into Agreement.** Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.



ATTACHMENT B

ILLINOIS	MISSOURI
Eastport Business Center 1	Laclede Gas Building
100 Lanter Court, Suite 1	720 Olive, Suite 1660
Collinsville, IL 62234	St. Louis, MO 63101
tel 618.345.2200	tel 314.588.8381
fax 618.345.7233	fax 314.588.9605

www.oatesassociates.com

January 26, 2015

Joe Vujnich
City of Wildwood
Director of Planning and Parks
183 Plaza Drive
Wildwood, MO 63040

Re: Phase 2 - Community Park
Park Access Road/ Pond Grove Loop Road Extension

Dear Mr. Vujnich:

We propose to render construction services in connection with Phase 2 of the Community Park, which involves extending the Park Access Road to Pond Grove Loop Road (hereinafter called the "Project").

Our Basic Services will consist of providing a topographic survey, preliminary design, construction documents, part-time construction administration, and permit applications, all as set forth in the attached "Exhibit A: Scope of Work and Estimated Schedule". Oates Associates will manage and perform all the work in this proposal, including coordination with the contractors and the City.

You agree to pay us for our Basic Services and any authorized Additional Services at the hourly rates set forth on Exhibit B. Billings for Basic Services are estimated at \$43,800.

If Additional Services are requested to address an unforeseen condition or to address a City initiated design change, we will provide the service for an additional fee and bill for the time on an hourly basis using the rates shown in Exhibit B. We will not provide any Additional Services that increases the contract amount without prior approval from the City.

If this proposal and Scope of Work satisfactorily sets forth your understanding of our agreement, we'll incorporate it into the City's "Consultant/ Services Agreement" using this letter as an attachment. This proposal will be open for acceptance until February 27, 2015, unless changed by us in writing.

Sincerely,
OATES ASSOCIATES, INC.

Tom Cissell
Tom Cissell, PE, LEED AP
Project Manager

Accepted this _____ day of _____, 2015.

By: _____

Title: _____

EXHIBIT A

Scope of Work and Estimated Schedule

Task 1: Field Survey - 1,800' long road (about 2-weeks starting in February).

- Task 1.1: Call in utility locates and review the utility marks in the field
- Task 1.2: Set horizontal and vertical control points
- Task 1.3: Tie in existing topography/ utilities
- Task 1.4: Process survey data in the office
- Task 1.5: Field review the survey drawing and edit accordingly

Task 2: Construction Documents (about 6-weeks starting in mid-February and ending near the end of March)

- Task 2.1: Kick-off/ coordination meeting with client to confirm goals and expectations
- Task 2.2: Set roadway alignments – horizontal and vertical
- Task 2.3: Perform storm water drainage computations including:
 - Design two cross-road pipe culverts
 - Design roadside ditches
 - Perform water quality computations and design a bioretention feature
- Task 2.4: Prepare permit applications for a MDNR Land Disturbance Permit
- Task 2.5: Perform a pavement design to determine the roadway pavement structure
- Task 2.6: Develop construction documents including:
 - An existing conditions and demo plan
 - Roadway plan and profile sheets.
 - Cross sections
 - Details
 - Storm Water Pollution Prevention Plan
- Task 2.7: Develop construction cost estimates
- Task 2.8: Submit the pre-final plans to the City for review and approval.

Task 3: Construction Administration (about 4-weeks starting in March)

- Task 3.1: Coordinate with and respond to contractor questions related to the roadway work.
- Task 3.2: Perform two site visits/ week to review progress, document construction operations, help ensure the project is being built according to the plans, and coordinate construction.

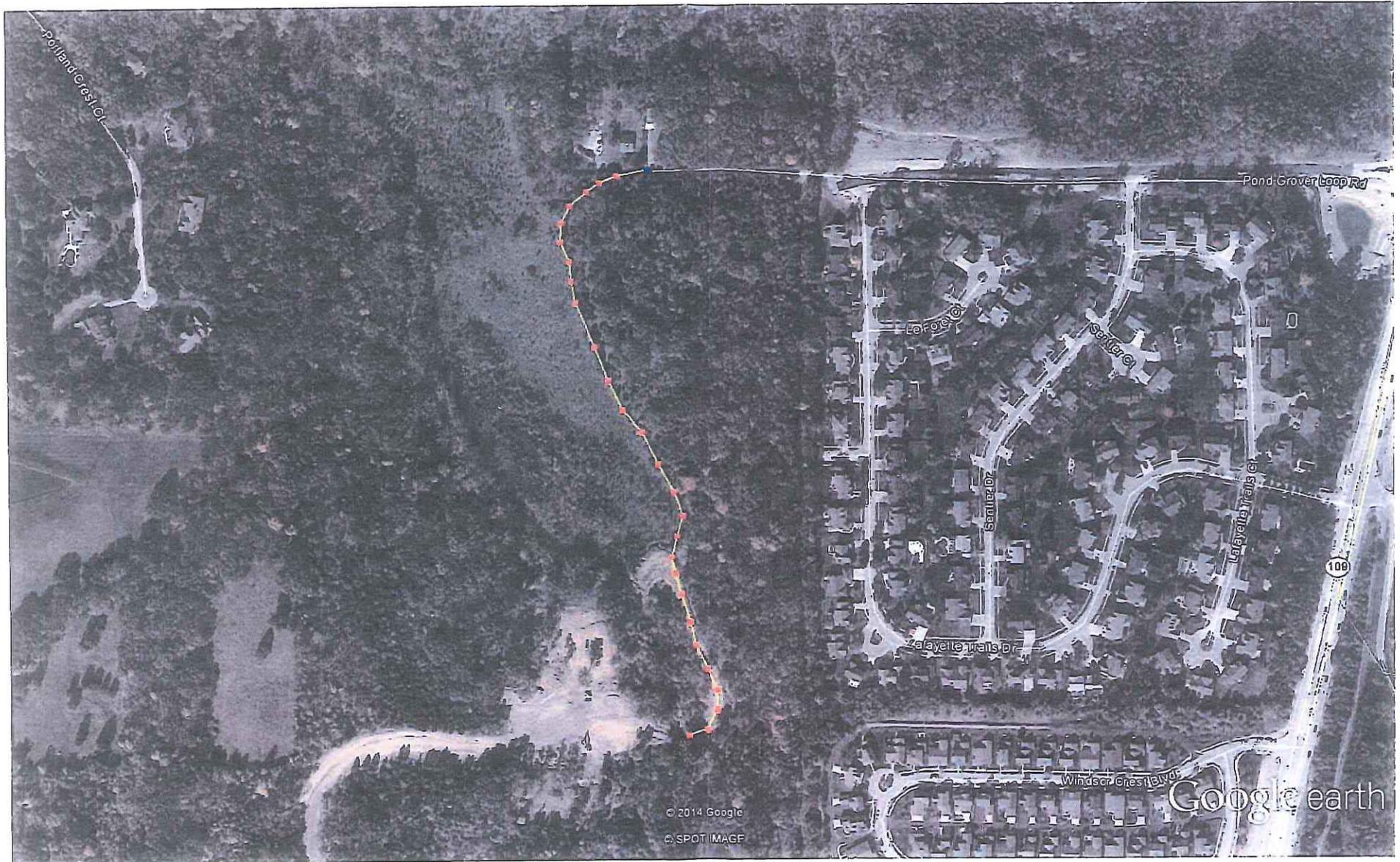
We propose to perform the following activities as part of the site visits:

- Perform quality assurance material testing on concrete, rock, and asphalt.
- Review the site for construction activity erosion and conduct storm water erosion control inspections.
- Document construction activities in daily field reports.
- If required, we will document design changes in the plans and specifications. At the end of the project, we will submit as-built drawings and specifications to the City.

EXHIBIT B
HOURLY RATE SCHEDULE

Principal Engineer	200.00
Senior Professional II	170.00
Senior Professional I	150.00
Professional IV	140.00
Professional III	130.00
Professional II	115.00
Professional I	100.00
Junior Professional	85.00
Technician III	115.00
Technician II	95.00
Technician I	75.00
Technician Intern	50.00

The above hourly rates are effective as of July 1, 2014 and are subject to adjustment annually.



Google earth

miles
km

500
800



Attachment C
(Optional)
Consultant/Services Agreement
Progress Payment Schedule

Consultant: **Oates Associates, Inc.** Date: **March 24, 2015**
Project: **Design and Engineered Drawings/Plans, along with Bid Specifications, for Phase 1A of the Community Park Property**
Basic Compensation: **\$43,800.00**

<u>Phase of Work (Describe)</u>	<u>% of Total</u>	<u>Progress Payment</u>
Task One – Field Survey	33	\$14,454.00
Task Two – Construction Documents	33	\$14,454.00
Task Three – Construction Administration	34	\$14,892.00

Total Basic Compensation: \$43,800.00

Attachment D

Consultant Liability Insurance Requirements

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

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

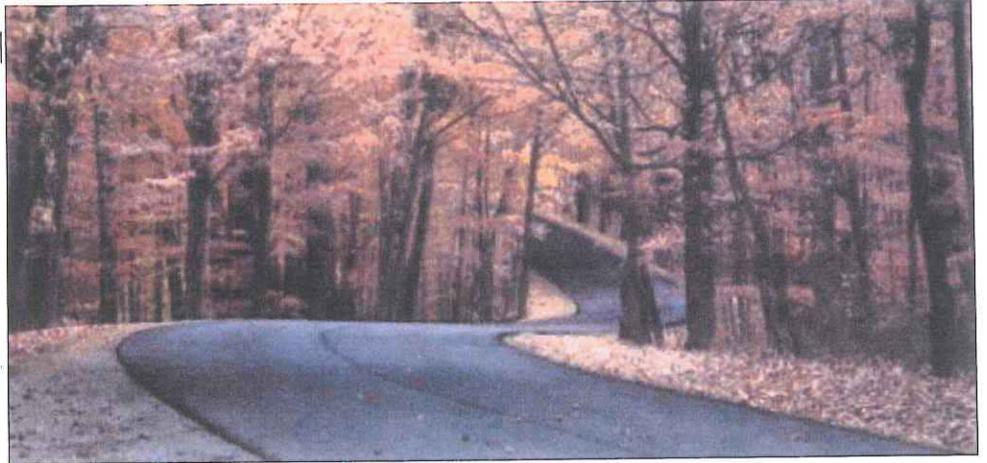
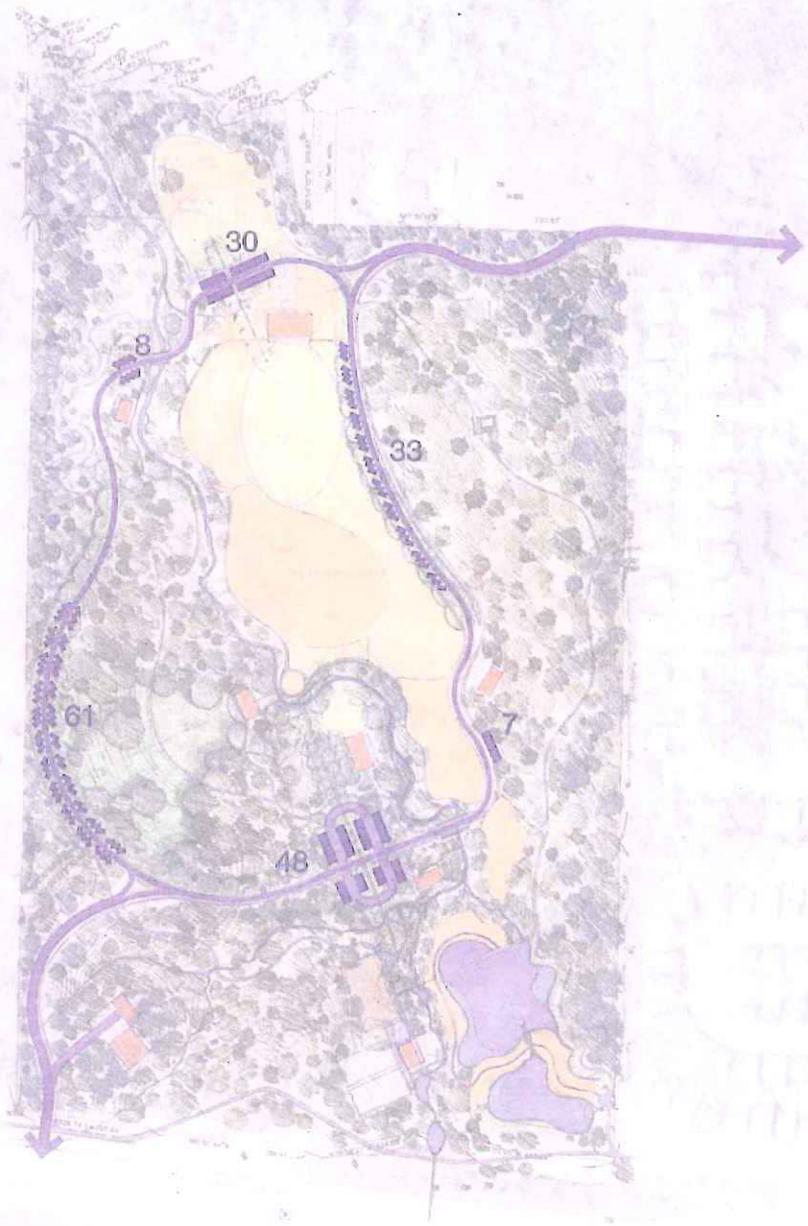
The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

- (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*
- (d) Professional Liability
 - Including Death: \$500,000 each person*
 - \$3,000,000 each occurrence*
 - Property Damage: \$3,000,000 each occurrence*
 - \$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant 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 established by RSMo. 537.610 et seq.

11/11





WILDWOOD

September 22, 2015

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

Re: **Community Park – Guard Rail Project at Entry From State Route 100 and Phase IA Plans for Connector Road and Trail**

Council Members:

The community park, as was noted in the last update to City Council on September 14, 2015, is now open and a number of additional considerations have been identified, with its partial use underway. These considerations relate to a guardrail project at the entry from State Route 100 and Phase IA plans for the connector road and trail. To this end, the Department sought the Committee's direction on these identified items at this aforementioned meeting. A summary of each of these items is provided below, which includes background materials and the action the Planning/Economic Development/Parks Committee took in their regard. A summary of these items is as follows:

Guard Rail Project at Entry From State Route 100 – With the opening of the park and the completion of the access roadway and paralleling trail, the Committee members have been made aware by the Department of Planning and Parks of the proximity of these two (2) improvements to each other at the State Route 100/State Route 109 access point and concerns about safety. Along a distance from the entry into the park, a thin strip of grass separates the roadway and trail, which offers no protections to users of the pedestrian facility from vehicles entering the park site. This situation is somewhat reminiscent of the Wildwood Greenway Corridor sections along State Route 100 for many years.

Accordingly, the Committee was asked to support the installation of a guardrail along a section of this roadway and trail. To assist in this discussion, a bid was requested from D&S Fencing for this work. Although the bid was for the installation of a four hundred fifty (450) foot section of wood backed guardrail at this location to provide the protection users should have when on the trail, the Committee (and the Department) believed a lesser amount could be considered, approximately three hundred (300) feet. By reducing the length of the guardrail section, the original bid of \$32,000.00 for the four hundred fifty (450) foot strip, which equates to approximately sixty dollars (\$60.00) a linear foot, can be lessened. Therefore, at a reduced length of three hundred (300) feet,

the cost would be eighteen thousand dollars (\$18,000.00), with the potential of another five thousand dollars (\$5,000.00) added to it to accommodate a soft dig of the holes for the posts, given a nearby water line (if determined necessary). The project would then have a maximum cost of twenty-three thousand dollars (\$23,000.00), if the soft dig were necessary due to the proximity of the water line.

The Committee would note the wood-backed guardrail is very attractive and safe and will complement other similar improvements in the park, i.e. the bridge crossing Bonhomme Creek. However, the amount is significant, but the Committee agreed to allocate money from another line item in the Capital Improvement Program for 2015 for this project to meet this cost. The City has currently funded Kohn Park Repairs to an amount of one hundred twenty-five thousand dollars (\$125,000.00), which will not be used this year. Given this situation, the Committee believes it is appropriate to transfer this cost for the guardrail segment from this project line item. This action will leave approximately ninety-seven thousand dollars (\$97,000.00) in that project line item for future use (the Committee is already supporting the re-allocation of five thousand dollars (\$5,000.00) from this same account for landscaping at Bluff View Park).

Accordingly, the Committee is recommending the project be supported by the City Council and the necessary funding be transferred from Account Number 40-480-34 Kohn Park Repairs to Account Number 40-480-25 Community Park – Phase I Construction to be used for the above-described guard rail project. The accounting for this transfer of these funds will occur at the end of this fiscal year, when year-end budget adjustments are presented to the City Council. The vote on this matter by the Committee was 7 to 0, with the members noting again the improved safety offered by this project to trail users in the park.

Phase IA Plans for Connector Road and Trail – During the spring of 2015, the Committee presented its recommendation to City Council on a proposal to complete the park's internal roadway from the bridge, at Bonhomme Creek, to the newly-constructed western extension of the Pond-Grover Loop Road. This project was prioritized by City Council, given its benefits and safety considerations. With the action of the City Council on the required contract with Oates Associates, the City began the design/engineering of this roadway, which is now nearing completion.

With the construction plans nearing completion, the Department of Planning and Parks presented them to Committee for its input and comments at its September 22, 2015 meeting. Highlights of the design and engineering of this roadway were identified at that time and are as follows:

1. The roadway will be approximately 3,200 feet in total length.
2. The roadway will be twenty (20) to twenty-seven (27) feet in width and have two (2), six (6) foot wide drainage swales on either side of it.
3. The drainage swale on the eastern side of the roadway will provide separation for the proposed ten (10) foot wide, multiple-use trail that will connect to the existing facility in Phase One of the park and the new Pond-Grover Loop Road.
4. The roadway will provide a limited number of parking spaces (12), at the Great Meadow Area of the park.

5. The roadway will have a section of grade at ten (10) percent between Stations 24 and 27.
6. The connection of this roadway at Pond-Grover Loop Road will be affected by a water line of the Missouri American Water Company.

The engineer has also provided a cost estimate for this project, which is \$636,000.00, which includes the cost of a waterline relocation. The actual cost of the roadway and trail, minus the waterline relocation and contingencies, is just less than five hundred thousand dollars (\$500,000.00). It is the intent of the Committee to further address this project, as part of the upcoming discussion on its Capital Improvements Program for 2016, while also authorizing the Department of Planning and Parks to submit a grant application to the St. Louis County Park Grant Commission for this project¹, if such is supported by City Council.

The development of this roadway is necessary to provide an alternative to the current access point onto State Route 100, which has high volumes and speeds of traffic. Additionally, the trail connection will allow more surrounding residents to access the area, without the benefit of a vehicle, and support the expenditure of funds for the western extension of the Pond-Grover Loop Road that was recently completed. Therefore, the Committee voted 7 to 0 to support the proposed design and engineering plans for this internal park roadway, with a trail component. Again, the Committee would note its desire to complete this roadway connection, which will make access to the park much safer and convenient for many of its users.

If any of the City Council Members have questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on all of these items at tonight's meeting. Thank you for your consideration of this information and requested support of the same.

Respectively submitted,
CITY OF WILDWOOD

Jim Baugus, Chair*
Planning/Economic Development/Parks Committee

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Senior Planner I
Liz Weiss, Senior Planner II
Gary Crews, Superintendent of Parks and Recreation

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

¹ The grant application will also include a perimeter trail system and work in the Great Meadow Area.

PROJECT LENGTH	1880 feet
	0.36 miles

ESTIMATE OF PROBABLE CONSTRUCTION COST
COMMUNITY PARK ROAD
CREEK CROSSING TO POND GROVER LOOP
STA 14+77 TO STA 26+50 27' WIDE; STA 26+50 TO STA 32+56 20' WIDE WITH 1' WIDE SHOULDERS

ITEM	QUANTITY	UNIT COST	UNIT	TOTAL	ASSUMPTIONS
BASE BID: ROADWAY					
EARTHWORK	7,470	\$10	CU YD	\$74,700	Pulled from x-sect end area calcs and backed-checked from CAD
TREE / BRUSH CLEARING	2.7	\$10,000	ACRE	\$27,000	Pulled from CAD. Omitted roadway from sta 14+77 - sta 20+00
SEEDING	1.4	\$5,000	ACRE	\$7,000	Pulled from CAD areas. Includes erosion blanket areas.
SOD	0.5	\$10,000	ACRE	\$5,000	Pulled from CAD areas
INLET AND PIPE PROTECTION	10.0	\$100	EACH	\$1,000	4 culverts plus 3 structures minus one downstream
END SECTIONS, 15", COST TO RESET PIPE	1	\$2,500	LS	\$2,500	Two end sections at 1 culvert
PIPE CULVERTS, 18"	35	\$50	LF	\$1,750	1 culvert @ 35 LF
END SECTIONS, 18"	2	\$1,000	EACH	\$2,000	Two end sections at existing culvert
PIPE CULVERTS, 24"	85	\$60	LF	\$5,100	1 culvert @ 85 LF
END SECTIONS, 24"	2	\$1,000	EACH	\$2,000	Two end sections at 1 culvert
PIPE CULVERTS, 30", COST TO RESET PIPE	1	\$1,500	L SUM	\$1,500	Addition of 6 LF to existing pipe culvert
END SECTIONS, 30"	2	\$1,000	EACH	\$2,000	Two end sections at existing culvert
12" RCP STORM SEWER	62	\$50	LF	\$3,100	Adding pipe for swale at terminl of project.
STRUCTURES	4	\$3,000	EACH	\$12,000	Swale drainage @ wnsor crest subdivision
PROCESSING LIME MODIFIED SOIL, 12"	5,800	\$7	SY	\$39,200	1173 LF 27' & 606 LF 20'-wide roadway section with 1'-wide shoulders includes parkin
AGGREGATE BASE COURSE, 6"	5,800	\$10	SY	\$58,000	1173 LF 27' & 606 LF 20'-wide roadway section with 1'-wide shoulders includes parkin
HMA PAVEMENT, 6"-THICK ROAD	1,740	\$90	TON	\$156,600	6"-thick asphalt includes parking pods
MILL & OVERLAY	160	\$30	SY	\$5,400	Beginning of project. Area pulled from CAD
6' HMA WIDENING	90	\$50	SY	\$4,500	Beginning of project. Area pulled from CAD
PARKING BLOCKS	12	\$200	EACH	\$2,400	12 parking blocks total
PVMT MARKING & SIGNAGE	1	\$1,500	L SUM	\$1,500	Assume 3 signs
MSD - 5 ROCK BLANKET	56	\$75	SY	\$4,200	Pulled from Cad areas
MSD - 7 WEATHERED LIMESTONE REVETMENT	20	\$100	SY	\$2,000	Pulled from Cad. 7 pads @ 25 sq ft each
EROSION CONTROL	1	\$15,000	L SUM	\$15,000	0.5 acres of erosion blanket and 2150 LF silt fence
GATE ADJUSTMENT	1	\$2,000	L SUM	\$2,000	At beginning of project.
REMOVE STOP SIGNS	1	\$200	L SUM	\$200	At end of project
REMOVE STRUCTURE AND PIPE	1	\$500	L SUM	\$500	At end of project
TREE PROTECTION LAYOUT	1	\$10,000	L SUM	\$10,000	
MOBILIZATION			L SUM	\$22,850	5% of the contract value
			SUBTOTAL	\$469,000	
ALT BID G-1: ROADWAY WITH TRAIL					
PROCESSING CEMENT MODIFIED SOIL, 12"	750	\$6	SY	\$4,500	606 LF 10'-wide section with 0.5'-wide shoulders
AGGREGATE BASE COURSE, 6"	750	\$10	SY	\$7,500	606 LF 10'-wide section with 0.5'-wide shoulders
HMA PAVEMENT, 3"-THICK TRAIL	120	\$90	TON	\$10,800	3"-thick asphalt
CONCRETE CURB RAMP WITH DETECTABLE	1	\$2,000	L SUM	\$2,000	
SHARE THE ROAD SIGN	1	\$1,000	EACH	\$1,000	2 signs, one bicycle and one shared the road
			SUBTOTAL	\$25,800	
CONSTRUCTION COST (2015)				\$495,000	Rounded
Construction Contingency				\$25,000	About 5% of construction for miscellaneous items.
TOTAL CONSTRUCTION COST				\$520,000	
Construction Testing				\$26,000	Construction Documentation (5%)
PROJECT COST				\$546,000	
UTILITIES					
WATER LINE RELOCATION	1		L SUM	\$90,000	24" main. Approximately 125' long
TOTAL PROJECT COST				\$636,000	

P.A.P. SITE	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
POD GROVER LOOP ROAD		ST. LOUIS	19	1

WILDWOOD COMMUNITY PARK - PHASE 2 (POND GROVER LOOP ROAD EXTENSION) WILDWOOD, MO ST. LOUIS COUNTY

LEGEND

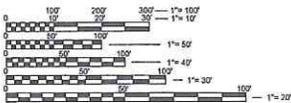
EX NEW	EX NEW	EX NEW	EX NEW
□ SIGN (TRAFFIC)	□ ELECTRIC BOX	□ MAILBOX	□ GLEANOUT
□ SIGN (ADVERTISEMENT)	□ TELEPHONE/POWER POLE	□ GLEANOUT	□ AREA INLET
□ LIGHT POLE	□ ANCHOR POLE	□ GUY WIRE	□ CATCH BASIN
□ FIRE HYDRANT	□ GAS VALVE	□ WATER VALVE	□ ELECTRIC METER
□ GAS METER	□ TELEPHONE BOX	□ ELECTRIC BOX	□ MAILBOX
□ SIGN (TRAFFIC)	□ SIGN (ADVERTISEMENT)	□ TELEPHONE/POWER POLE	□ LIGHT POLE
□ ANCHOR POLE	□ GUY WIRE	□ FIRE HYDRANT	□ GAS VALVE
□ WATER VALVE	□ ELECTRIC METER	□ GAS METER	□ TELEPHONE BOX
□ ELECTRIC BOX	□ MAILBOX	□ GLEANOUT	□ AREA INLET
□ CATCH BASIN	□ CURB INLET	□ MANHOLE	□ TRAFFIC SIGNAL BOX
□ TRAFFIC SIGNAL	□ HANDHOLE	□ CONTROL POINT	□ BENCHMARK

LINE TYPES

EX	NEW
— W —	— W —
— G —	— G —
— T —	— T —
— OE —	— OE —
— E —	— E —
— FO —	— FO —
— S —	— S —
— FM —	— FM —
— X —	— X —
— T —	— T —
— L —	— L —

SCALE IN FEET

PLAN	1" = 20'
PROFILE HORIZ	1" = 20'
PROFILE VERT	1" = 5'
CROSS SECTION HORIZ	1" = 10'
CROSS SECTION VERT	1" = 5'

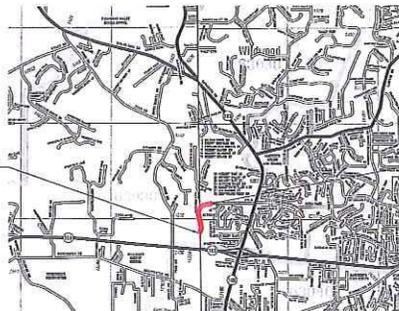


FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

MISSOURI ONE CALL SYSTEM
1-800-344-7483 (DIG-RITE)
OR 911

INDEX OF SHEETS

SHEET NO.	ITEM
1	COVER SHEET
2	GENERAL NOTES, ABBREVIATIONS & COMMITMENTS
3	TYPICAL SECTIONS
4	REMOVAL AND EROSION CONTROL SHEET
5-8	PLAN & PROFILE SHEETS
9-12	CONSTRUCTION DETAILS
13-19	CROSS SECTIONS



LOCATION MAP

SCALE 1" = 2,000'

LENGTH OF PROJECT = 1,880 FEET (0.336 MILES)

AGENCY RESPONSIBLE FOR LETTING

APPROVED _____
City of Wildwood, Director of Planning and Parks Date _____

The City of **WILDWOOD** MISSOURI
PLANNING TOMORROW TODAY

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MO 63402
Phone: 636.324.0400
Email: pe@cityofwildwood.com



THOMAS LEE CISELL
MO P.E. NO. 2000216635
EXPIRES 12/31/2016

DATE: _____

COLLINSVILLE 100 Lamber Court, Suite 1 Collinsville, IL 62234 Tel: 618.248.2200
BELLEVILLE 205 E. Main Street Belleville, IL 62220 Tel: 618.416.2500
ST. LOUIS 720 Olive, Suite 700 St. Louis, MO 63101 Tel: 314.581.9311

MISSOURI DESIGN FIRM LICENSE NO: 061169

EXPIRES: 04/03/2017

GENERAL NOTES

UTILITIES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO. MISSOURI LAW REQUIRES A MINIMUM 48-HOUR NOTICE TO ALL UTILITY COMPANIES BEFORE DIGGING. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE ONE-CALL SYSTEM IN MISSOURI AT 1-800-344-7483 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-JULIE MEMBERS MUST BE NOTIFIED INDIVIDUALLY. ALL ROADSIDE OBJECTS (UTILITY POLES, FIRE HYDRANTS, SIGNS, ETC.) SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 1.5 FEET CLEARANCE, MEASURED FROM THE FACE OF CURB TO THE NEAR EDGE OF THE OBJECT.
- ANY FACILITIES OR APPURTENANCES WHICH ARE THE PROPERTY OF ANY PUBLIC UTILITY LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR ADJUSTED BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE OWNERS OF ANY SUCH FACILITY IN THEIR REMOVAL AND REARRANGEMENT OPERATIONS IN ORDER THAT THESE OPERATIONS AND THE CONSTRUCTION OF THIS PROJECT MAY PROGRESS IN A REASONABLE MANNER. ALL ROADSIDE OBJECTS (UTILITY POLES, FIRE HYDRANTS, SIGNS, ETC.) SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 1.5 FEET CLEARANCE, MEASURED FROM THE FACE OF CURB TO THE NEAR EDGE OF THE OBJECT.
- THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRE ADJUSTMENT, RELOCATION OR REMOVAL. ALL ASE MEMBERS OF MISSOURI ONE CALL, UNLESS NOTED OTHERWISE.

METROPOLITAN ST. LOUIS SEWER DISTRICT 220 MARKET STREET ST. LOUIS, MO. 63103 314-746-4200	MISSOURI-AMERICAN WATER COMPANY 777 CRAIG ROAD ST. LOUIS, MO. 63141 314-566-3368
LALEDE GAS COMPANY 640 GRANHAM ROAD ST. LOUIS, MO. 63134 314-522-2297	CHARTER COMMUNICATIONS #15 CHARTER COMMODS HANOVER, MO. 63017 636-220-2174
AT&T 432 NORTH THIRD STREET ST. CHARLES, MO. 63301 636-416-1313	AMEREN 1231 DORSEY ROAD MARION, MO. 63053 P.O. BOX 69149, KC 641 314-344-9504

THIS UTILITY INFORMATION REPRESENTS THE BEST INFORMATION AVAILABLE TO THE LOCAL AGENCY AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAY OR INCONVENIENCE CAUSED BY SAME.

GENERAL CONSTRUCTION

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.
- IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION PLANS AND THE RIGHT OF WAY PLANS, THE RIGHT OF WAY PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING RIGHT OF WAY AND EASEMENTS. THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING CONSTRUCTION ITEMS.
- THE CONTRACTOR SHALL STAGE ALL WORK IN SUCH A WAY AS TO MAINTAIN THROUGH AND ACCESS TO ALL ADJUTING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONFINED ALL OPERATIONS TO THE CONSTRUCTION LIMITS LINE SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH OR SOO AS SHOWN ON PLANS ALL EARTH SURFACES DISTURBED BY CONSTRUCTION. FERTILIZER, SEEDING AND MULCH OR SOO WITHIN THE CONSTRUCTION LIMITS WILL BE PAID FOR AS PROVIDED IN THE CONTRACT. FERTILIZER, SEEDING AND MULCH OUTSIDE THESE LIMITS WILL NOT BE MEASURED FOR PAYMENT.
- WHERE TREE REMOVAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CUT THE TREE OFF AT THE GROUND LINE AND GRIND THE STUMP AS DIRECTED BY THE ENGINEER. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE.
- ALL EXISTING ROADWAY FEATURES INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB, SIDEWALK, DRIVEWAY PAVEMENT, DIVERGERS, HEADWALLS, RIPRAP, FENCING, RETAINING WALLS, WHICH INTERFERE WITH THE PROGRESS CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR UNLESS NOTED OTHERWISE ON THE PLANS. ALL FEATURES WHICH ARE TO BE REMOVED AND FOR WHICH THERE IS NO SPECIFIC CALLOUT, WILL NOT BE MEASURED SEPARATELY FOR PAYMENT AND THE COST OF THIS REMOVAL WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE VARIOUS REMOVAL ITEMS INCLUDED IN THE CONTRACT.

- ALL TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED AND ERRECTED AT TEMPORARY LOCATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AS SOON AS CONSTRUCTION OPERATIONS WILL ALLOW, ALL SIGNS SHALL BE PERMANENTLY RELOCATED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.
- ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY THE GENERAL CONTRACTOR AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. THE COST TO REMOVE AND REPLACE UNSUITABLE MATERIAL WILL BE CONSIDERED AN UNFORESEEN CONDITION AND WILL BE PAID FOR AS AN AGREED PRICE OR ON A TIME AND MATERIAL BASIS.
- FULL DEPTH SAW CUTTING ON ALL EDGES FOR REMOVAL ITEMS SHALL BE INCLUDED IN THE COST FOR REMOVAL OF IMPROVEMENTS.
- PROVIDE THE NECESSARY SIGNS AND BARRICADES WHILE WORKING THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING PLACING BARRICADES AT THE PROJECT ENTRANCE TO PREVENT PUBLIC ENTRY. ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR OTHER OBSTRUCTIONS OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES.

PAVING

- THE CONTRACTOR SHALL NOTE THE LOCATION OF ALL MAN-HOLE AND VALVE COVER FRAMES AND LIDS LOCATED WITHIN RESURFACING LIMITS. APPROPRIATE CARE SHALL BE TAKEN TO PROTECT THESE ITEMS DURING MILLING OPERATIONS.

DRAINAGE

- CULVERT INVERTS SHOWN ON THE PLANS HAVE BEEN CALCULATED TO THE END OF THE FLARED END. THE STORM SEWER SLOPES SHOWN ON THE PLANS ARE THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE.
- ALL DRAINAGE STRUCTURES CONSTRUCTED, ADJUSTED OR RECONSTRUCTED UNDER THE CONTRACT, SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY AND AT THE TIME OF FINAL INSPECTION. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT FOR THE VARIOUS DRAINAGE STRUCTURE ITEMS INCLUDED.

PAVEMENT MARKING

- THE PAVEMENT MARKING LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE. PROPOSED CHEVRONS AND SOLID CENTERLINE STRIPING SHALL BE ADJUSTED AS DIRECTED BY THE ENGINEER, IF NECESSARY, TO MATCH FIELD CONDITIONS.

APPROXIMATE SYMBOLS & ABBREVIATIONS

- THE FOLLOWING SYMBOLS AND ABBREVIATIONS ARE USED THROUGHOUT THE PLANS:

AD	ALGEBRAIC DIFFERENCE IN GRADE
SVCE	BEGINNING OF VERTICAL CURVE ELEVATION
EVCS	BEGINNING OF VERTICAL CURVE STATION
BO	BY OTHERS (USED IN CONJUNCTION WITH TRA & TBR)
CONSTR	CONSTRUCTION
CP	CONTROL POINT
ESMT	EASEMENT
ELEV	ELEVATION
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
FES	FLARED END SECTION
K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
ME	MATCH EXISTING
NP	NOW OR FORMERLY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TUP	TEMPORARY USE PERMIT
TBA	TO BE ADJUSTED
TBL	TO BE RELOCATED
TYP	TYPICAL
W	WIDTH

COMMITMENTS

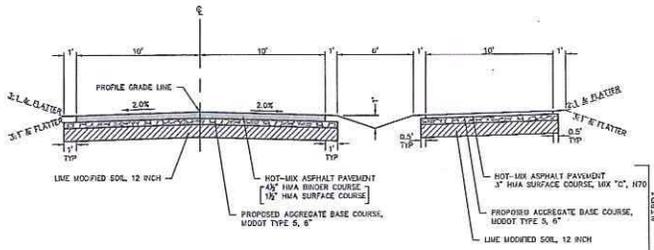
NONE AT THIS TIME

FILE NAME: 201502_021421270

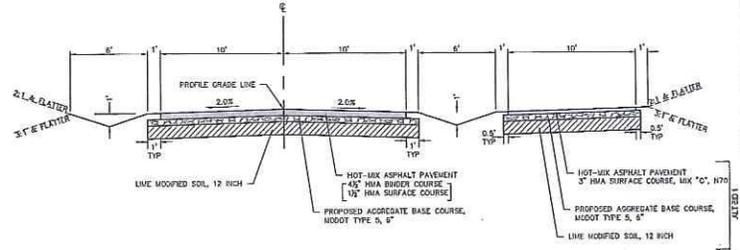
DATES ASSOCIATES Engineering & Architecture www.datesassociates.com	LICENSE NAME: TYLER HUFFMAN	DESIGNED:	REVISION:
	PLOT SCALE: 1" = 1'	CHECKED:	REVISION:
MISSOURI DESIGN PROFESSIONAL REG. NO. 021162	PLOT DATE: 2015-09-10	DATE: 2015-09-03	REVISION:

The City of
MISSOURI
PLANNING FOR GROWING TODAY

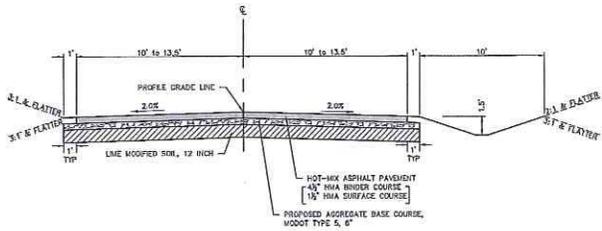
WILDWOOD COMMUNITY PARK - PHASE 2		A SITE	SHEKYN	COUNTY	TOTAL SHEETS	SHEET NO.
GENERAL NOTES, ABBREVIATIONS, & COMMITMENTS				ST. LOUIS	18	2
SCALE:	SHEET NO. 1 OF 1 SHEETS	STA.	TO STA.			



PROPOSED POND GROVER LOOP ROAD
 STA. 28+50 TO STA. 30+50
 NO SCALE



PROPOSED POND GROVER LOOP ROAD
 STA. 30+50 TO STA. 32+56
 NO SCALE



PROPOSED POND GROVER LOOP ROAD
 STA. 14+77 TO STA. 26+50
 NO SCALE

CURVE TABLE

POND GROVER LOOP ROAD					
CURVE #	P.I. STA.	A	P	R	P.C. STA. P.S. STA.
FIGURE 1	12+48.61	111+232.0	144.67	49°	143.29 147+72.0 151+232.0
FIGURE 2	21+28.44	111+232.0	218.60	102°	519.58 118+72.0 21+28.44
FIGURE 3	21+28.44	111+232.0	218.60	78°	422.88 118+72.0 21+28.44
FIGURE 4	31+14.27	111+232.0	141.07	49°	226.12 121+232.0 21+28.44

FILE NAME: TYPICAL.DWG

DATES ASSOCIATES Engineering + Architecture www.datesassociates.com MISSOURI DESIGN FIRM LICENSE NO. 001158	USER NAME = TYLER HUFFMAN	DESIGNED =	REVISED =
	PLOT SCALE = 1"=1'	CHECKED =	REVISED =
	FLOT DATE = 2016-08-10	DATE =	REVISED =



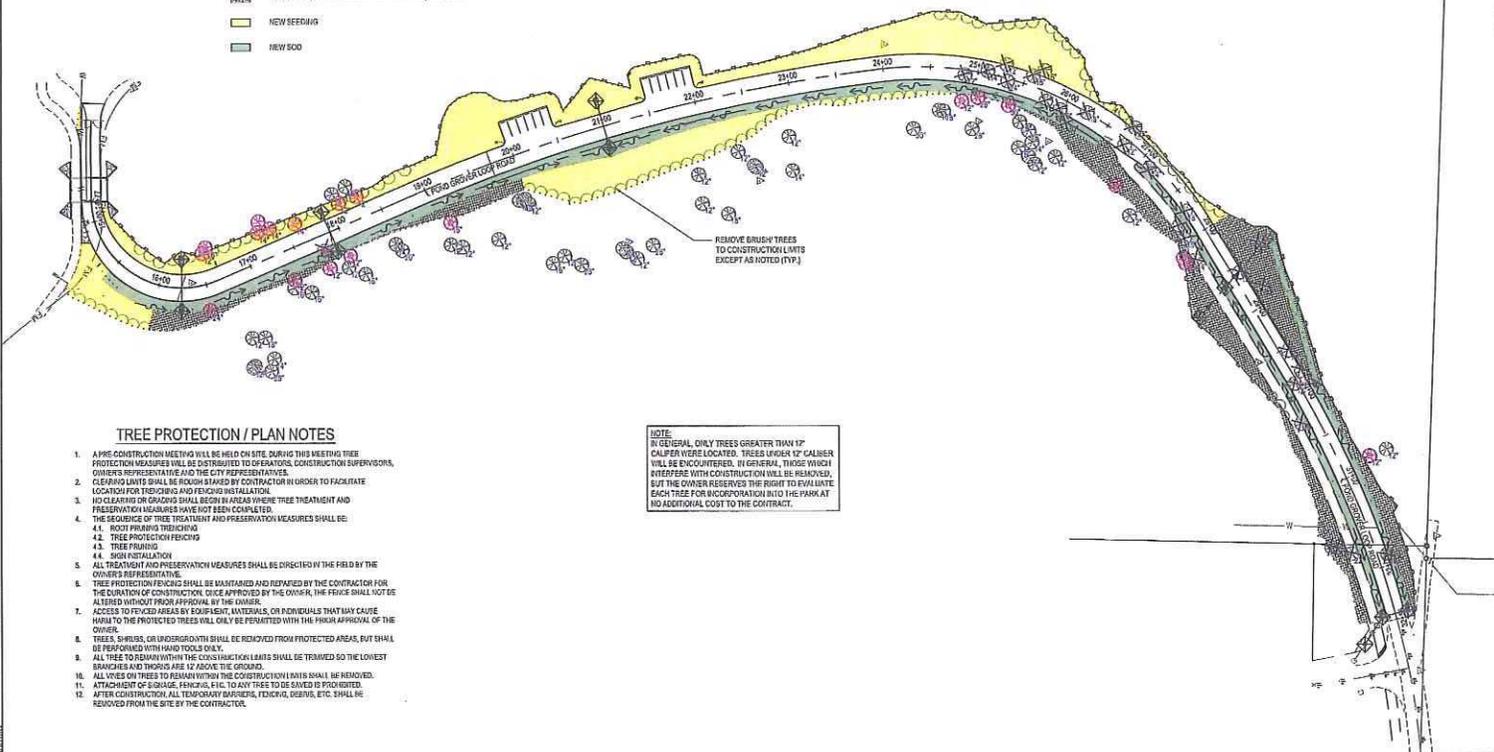
WILDWOOD COMMUNITY PARK - PHASE 2
 TYPICAL SECTIONS

SCALE: SHEET NO. 1 OF 1 SHEETS STA. TO STA.

P.A. DATE	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
			19	5

REMOVAL AND EROSION CONTROL LEGEND

- EXISTING TREE, TO BE PROTECTED
- EXISTING TREE, TO BE REMOVED
- PROPOSED TREE / BRUSH LIVE
- NEW PERIMETER EROSION BARRIER, SEE DETAIL XX ON CXX
- NEW PIPE PROTECTION, SEE DETAIL XX ON CXX
- NEW EROSION CONTROL BLANKET WITH SEEDS, SEE DETAIL XX ON CXX
- NEW SEEDING
- NEW SOD



TREE PROTECTION / PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE, DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVES AND THE CITY REPRESENTATIVES.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR TREES AND FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
 - 4.1. ROOT PRUNING TREES
 - 4.2. TREE PROTECTION FENCING
 - 4.3. TREE BRACING
 - 4.4. SIGN INSTALLATION
5. ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED BY THE FIELD BY THE OWNER'S REPRESENTATIVE.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. ONCE APPROVED BY THE OWNER, THE FENCE SHALL NOT BE ALTERED WITHOUT APPROVAL BY THE OWNER.
7. ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO THE PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE OWNER.
8. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS, BUT SHALL BE REPOSESSED WITH HAND TOOLS ONLY.
9. ALL TREES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE TRIMMED SO THE LOWEST BRANCHES AND TWIGS ARE 12' ABOVE THE GROUND.
10. ALL VINES ON TREES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED.
11. ATTACHMENT OF SADDLE, HANGERS, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
12. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, SIGNAGE, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

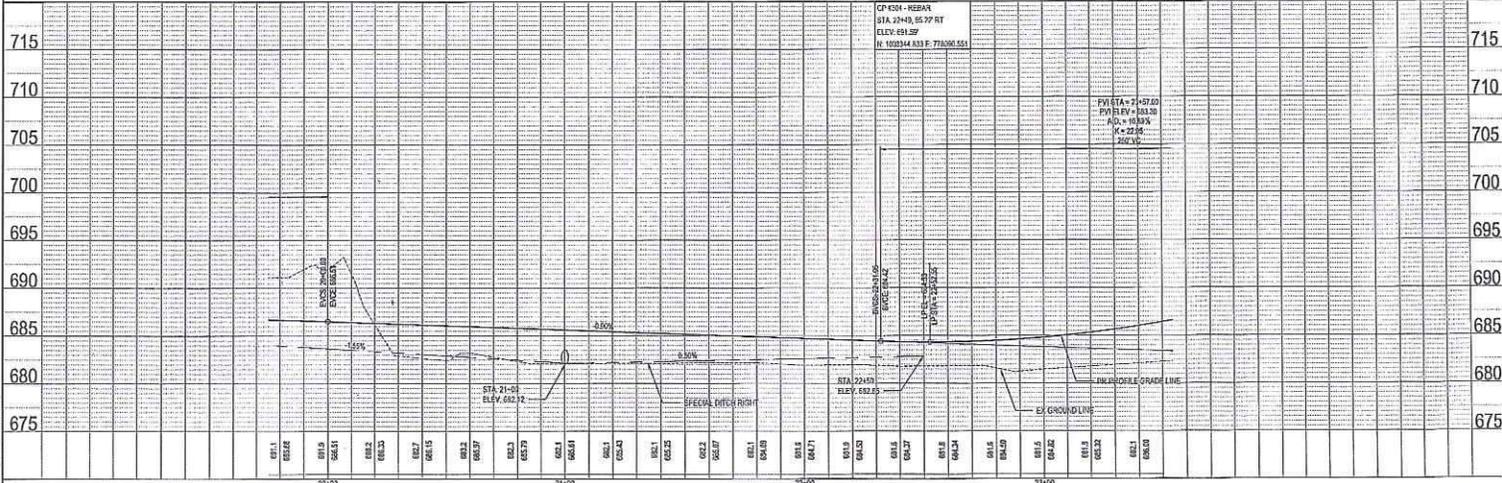
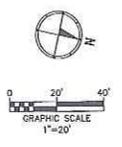
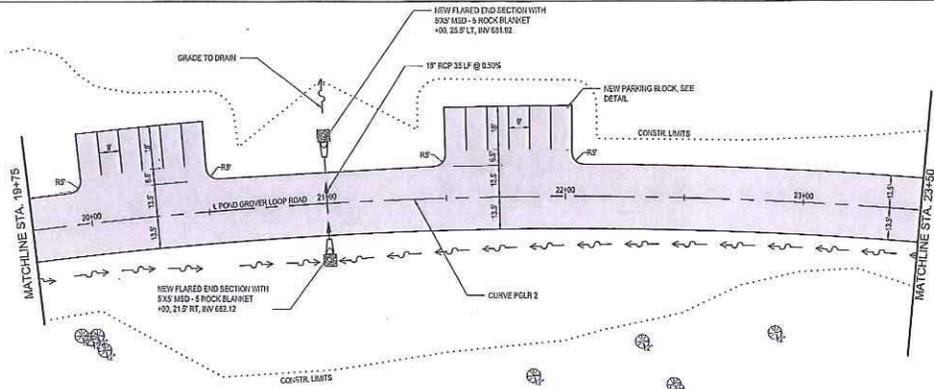
NOTE:
 IN GENERAL, ONLY TREES GREATER THAN 12" CALIBER WERE LOCATED. TREES UNDER 12" CALIBER WILL BE ENCOUNTERED. IN GENERAL, THOSE WHICH INTERFERE WITH CONSTRUCTION WILL BE REMOVED, BUT THE OWNER RESERVES THE RIGHT TO EVALUATE EACH TREE FOR INCORPORATION INTO THE PARK AT NO ADDITIONAL COST TO THE CONTRACT.

FILE NAME: 15241000_010001.dwg

	DATES ASSOCIATES Engineering + Architecture www.datesassociates.com	DESIGNED BY: TYLER HUFFMAN DRAWN BY: --- CHECKED BY: --- DATE: 2018/08/31	REVISED BY: --- REVISED BY: --- REVISED BY: ---	The City of WILDWOOD MISSOURI P L A N N I N G - I N F R A S T R U C T U R E	WILDWOOD COMMUNITY PARK - PHASE 2 REMOVAL AND EROSION CONTROL SHEET	I.A. SHEET: --- SECTION: --- COUNTY: ST. LOUIS SHEET NO. 1 OF 1 SHEETS	TOTAL SHEETS: 1 SHEET NO. 1 OF 1 SHEETS STA. TO STA. --- TO STA. --- PROJECT: ---
	SCALE: ---						

PLAN SHEET LEGEND

- NEW IMA ROADWAY
- CONSTRUCTION LIMITS



STATION	ELEVATION	DESCRIPTION
20+00	685.00	EXISTING GROUNDLINE
20+10	685.00	PROPOSED GRADE
20+20	685.00	PROPOSED GRADE
20+30	685.00	PROPOSED GRADE
20+40	685.00	PROPOSED GRADE
20+50	685.00	PROPOSED GRADE
20+60	685.00	PROPOSED GRADE
20+70	685.00	PROPOSED GRADE
20+80	685.00	PROPOSED GRADE
20+90	685.00	PROPOSED GRADE
21+00	685.00	PROPOSED GRADE
21+10	685.00	PROPOSED GRADE
21+20	685.00	PROPOSED GRADE
21+30	685.00	PROPOSED GRADE
21+40	685.00	PROPOSED GRADE
21+50	685.00	PROPOSED GRADE
21+60	685.00	PROPOSED GRADE
21+70	685.00	PROPOSED GRADE
21+80	685.00	PROPOSED GRADE
21+90	685.00	PROPOSED GRADE
22+00	685.00	PROPOSED GRADE
22+10	685.00	PROPOSED GRADE
22+20	685.00	PROPOSED GRADE
22+30	685.00	PROPOSED GRADE
22+40	685.00	PROPOSED GRADE
22+50	685.00	PROPOSED GRADE
22+60	685.00	PROPOSED GRADE
22+70	685.00	PROPOSED GRADE
22+80	685.00	PROPOSED GRADE
22+90	685.00	PROPOSED GRADE
23+00	685.00	PROPOSED GRADE
23+10	685.00	PROPOSED GRADE
23+20	685.00	PROPOSED GRADE
23+30	685.00	PROPOSED GRADE
23+40	685.00	PROPOSED GRADE
23+50	685.00	PROPOSED GRADE

DATES ASSOCIATES
 Signing & Architecture
 www.datesassociates.com
 MISSOURI DESIGN FIRM LICENSE NO. 00118

LIBER NAME * TYLER HOFFMAN
 DESIGNED *
 DRAWN *
 CHECKER *
 DATE * 2009-02-28

REVISIONS
 REVISION *
 REVISION *
 REVISION *

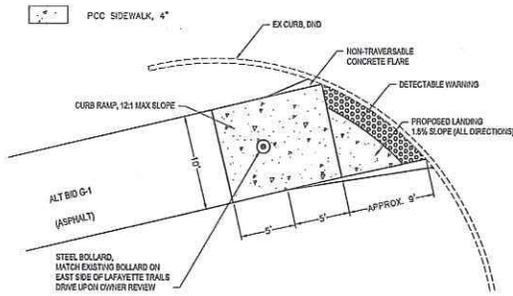
the City of WILDWOOD MISSOURI
 PLANNING & DEVELOPMENT DEPARTMENT

WILDWOOD COMMUNITY PARK - PHASE 2
 PLAN & PROFILE SHEETS
 SCALE: SHEET NO. 2 OF 4 SHEETS STA. 19+15 TO STA. 19+30

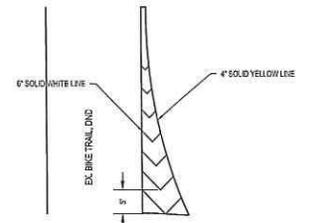
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PROFILE	DATE	BY
SECTION	DATE	BY

PROFILES	DATE	BY
SECTIONS	DATE	BY
CONSTRUCTION	DATE	BY

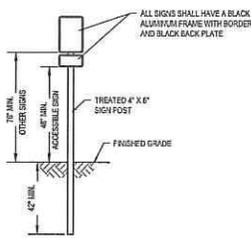
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CURB RAMP DETAIL (ALT BID G-1)
(NOT TO SCALE)



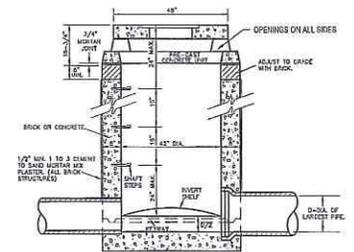
WHITE CHEVRON MARKINGS DETAIL
(NOT TO SCALE)



SIGN DETAIL
(NOT TO SCALE)



PARKING BLOCK DETAIL
(NOT TO SCALE)



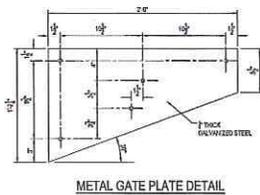
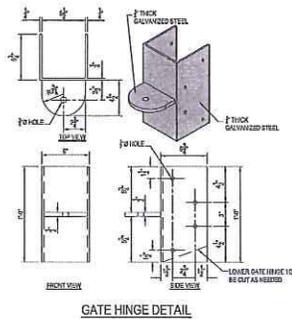
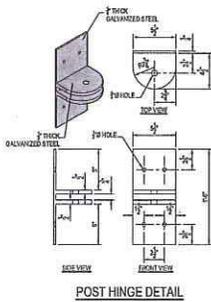
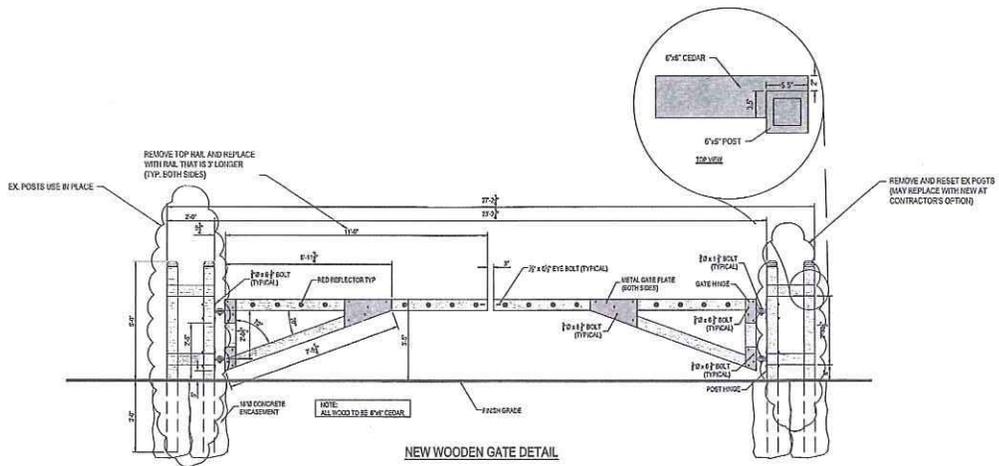
AREA INLET DETAIL
(NOT TO SCALE)

FILE NAME - 20150501.DWG

DATES ASSOCIATES Engineering + Architecture www.datesassociates.com MISSOURI DESIGN FEEL LICENSE NO. 08198	USER NAME	TYLER HUFFMAN	DESIGNED	-	REVISED	-
	PLOT SCALE	1" = 1'	DRAWN	-	REVISED	-
	PLOT DATE	2015-05-19	CHECKED	-	REVISED	-
			DATE	2015-05-19	REVISED	-

The City of **WILDWOOD** MISSOURI
 PLANNING DEPARTMENT

WILDWOOD COMMUNITY PARK - PHASE 2		PLAN	SECTION	COUNTY	TOTAL SHEETS
CONSTRUCTION DETAILS				ST. LOUIS	19
SCALE:	SHEET NO. 1 OF 4 SHEETS	STA.	TO STA.		



FILE NAME - 22461002_DETALING.DWG

OATES ASSOCIATES
 ENGINEERS & ARCHITECTS
 1000 S. WASHINGTON ST.
 ST. LOUIS, MO 63102
 MISSOURI LICENSE NO. 001164

USER NAME	TYLER HUFFMAN	DESIGNED		REVISED	
DRAWN		CHECKED		REVISED	
PLOT SCALE	1" = 1'	DATE	2018-09-20	REVISED	
PLOT DATE	2018-09-10				

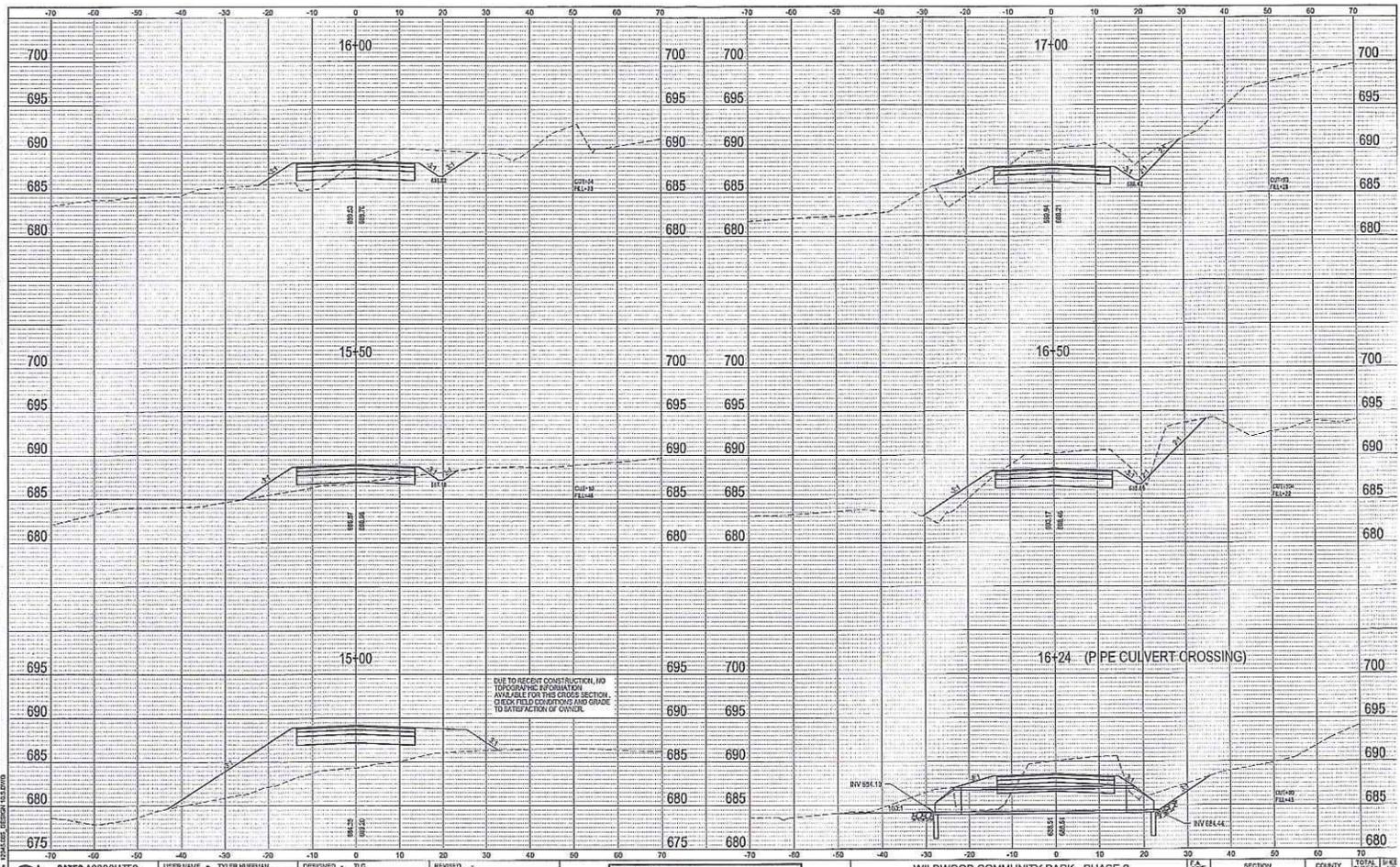
The City of **WILDWOOD**, MISSOURI
 PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
 CONSTRUCTION DETAILS
 SCALE: SHEET NO. 2 OF 4 SHEETS STA. TO STA.

P.A. SITE	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	13

SURVEY CONTROL POINTS
 STATIONING
 ELEVATION
 DISTANCE
 BEARING
 CURVE DATA
 ADJUSTMENTS

SURVEY CONTROL POINTS
 STATIONING
 ELEVATION
 DISTANCE
 BEARING
 CURVE DATA
 ADJUSTMENTS



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 REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT

DESIGNED - TJC	REVISION -
DRAWN - TCH	REVISED -
CHECKED - TJC	REVISED -
DATE - 2016-03-08	REVISED -

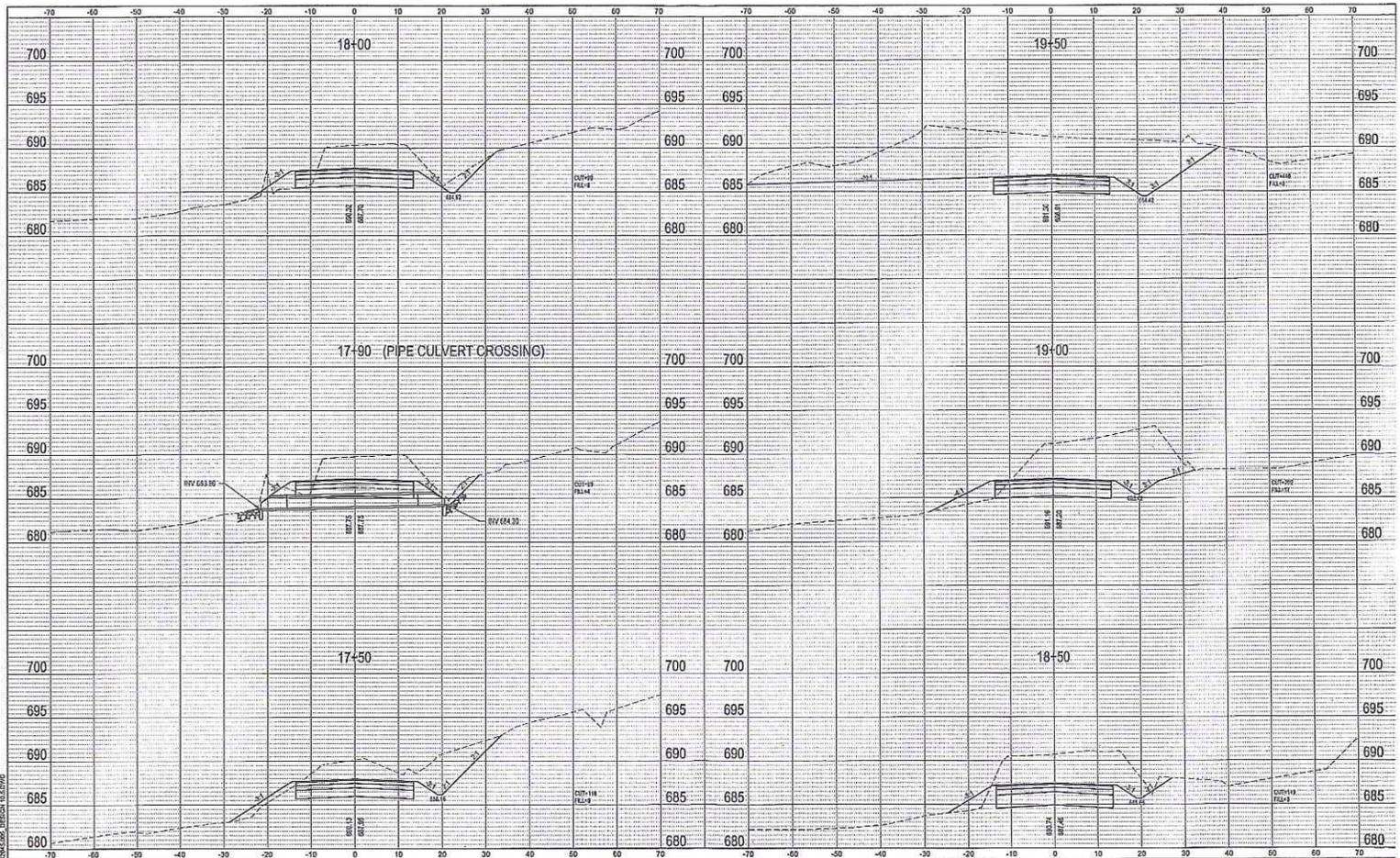


WILDWOOD COMMUNITY PARK - PHASE 2
 CROSS SECTIONS
 SCALE: SHEET NO. 1 OF 1 SHEETS STA. 1477 TO STA. 17+00

P.A. SITE	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	18	11

SURVEYED BY: []
 DRAWN BY: []
 CHECKED BY: []
 DATE: []

SURVEYED BY: []
 DRAWN BY: []
 CHECKED BY: []
 DATE: []



DATES ASSOCIATES
 Engineering & Architecture
 11100 S. MISSOURI AVE.
 ST. LOUIS, MISSOURI 63103

USER NAME = TYLER HUFFMAN	DESIGNED = TLC	REVISION =
PLLOT SCALE = 8" = 1'	CHECKED = TLO	REVISION =
PLLOT DATE =	DATE = 05/15/2018	REVISION =

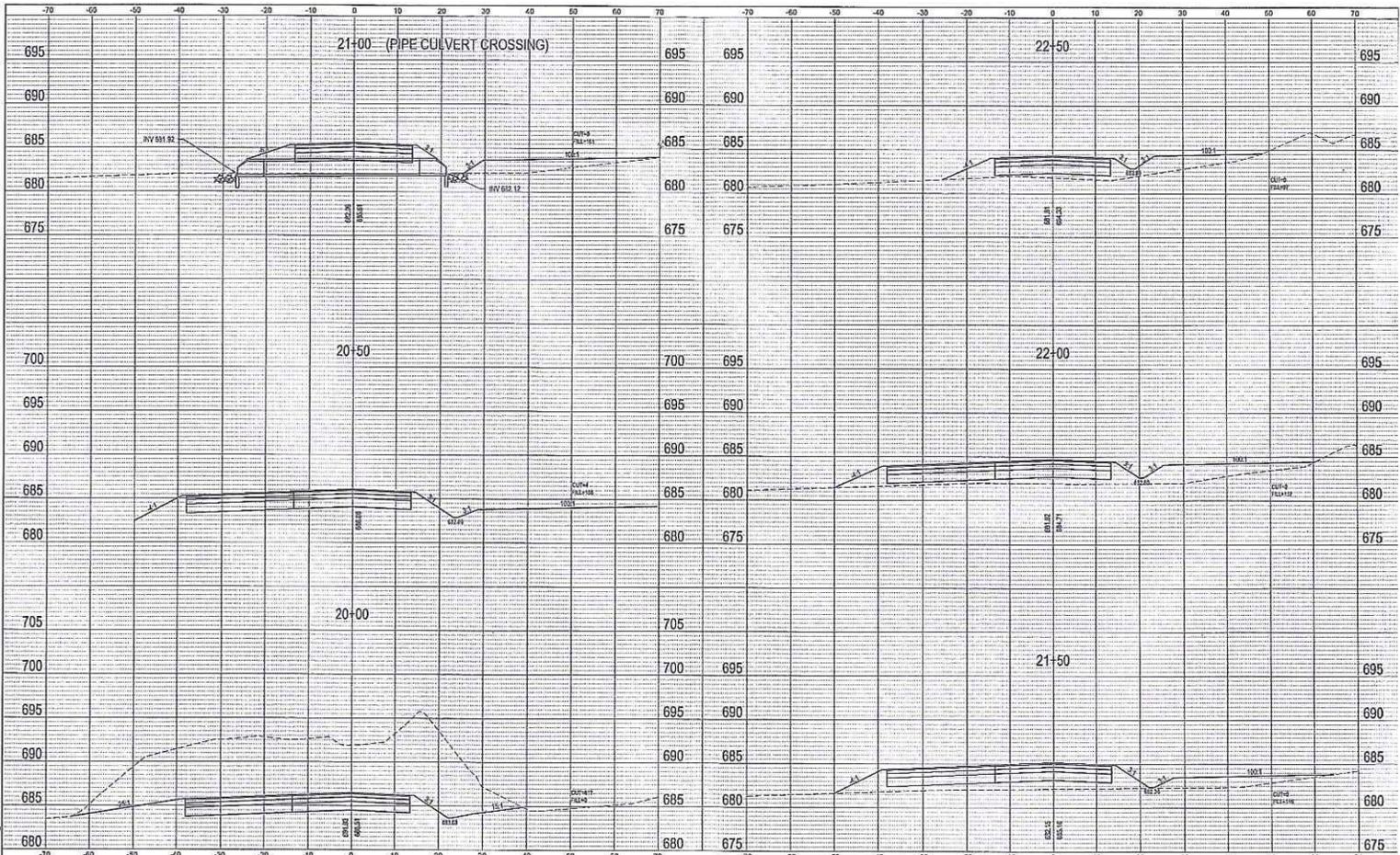


WILDWOOD COMMUNITY PARK - PHASE 2
 CROSS SECTIONS
 SCALE: SHEET NO. 1 OF 7 SHEETS STA. 17+50 TO STA. 19+50

SECTION	COUNTY	TOTAL SHEETS	DATE
	ST. LOUIS	7	05/15/2018

SURVEYED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]

SURVEYED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]



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 MISSOURI REG. PROFESSIONAL ENGINEER NO. 01164

USER NAME	TYLER HOFFMAN	DESIGNED	TLC	REVISION	-
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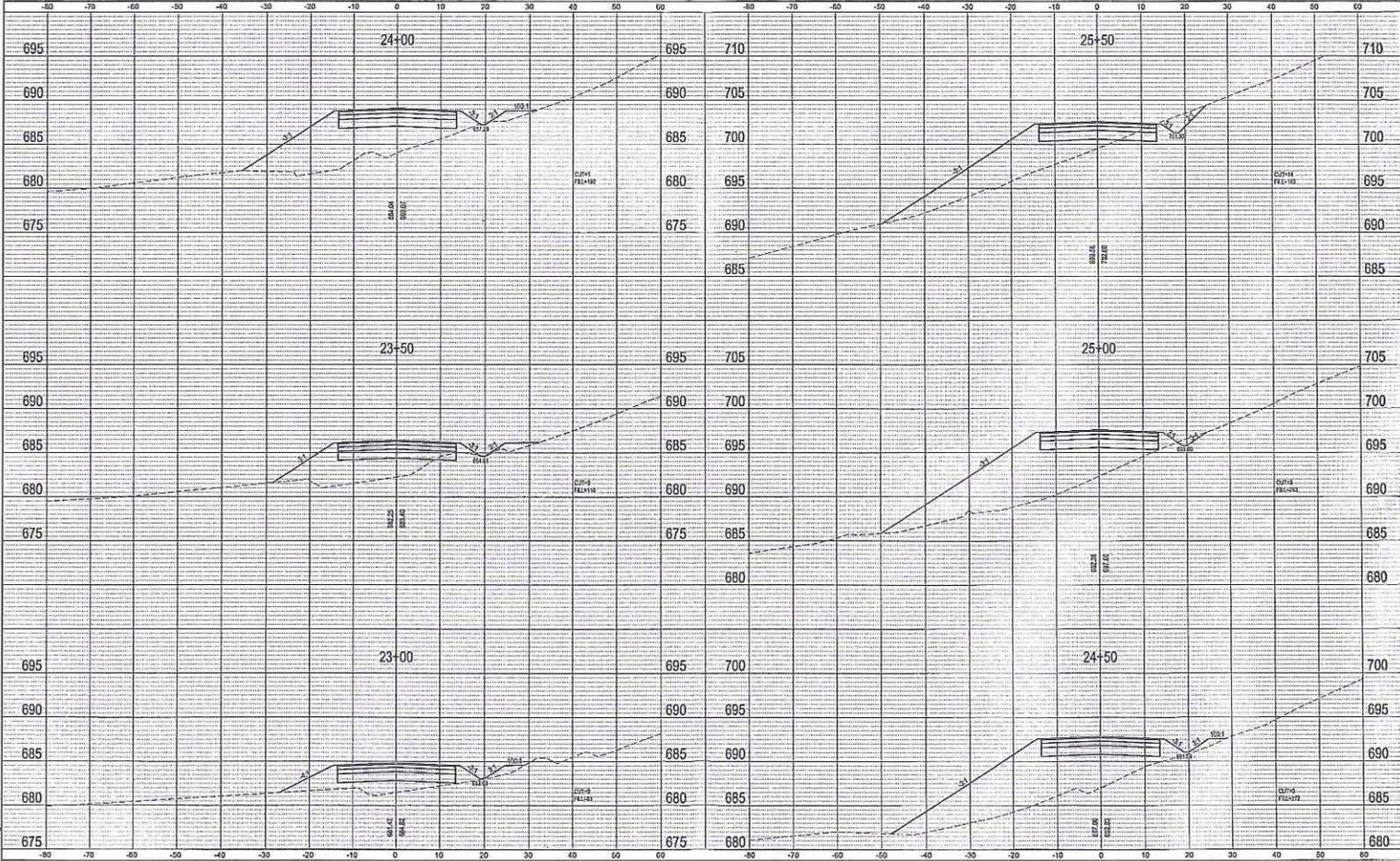


WILDWOOD COMMUNITY PARK - PHASE 2
 CROSS SECTIONS
 SCALE: SHEET NO. 3 OF 7 SHEETS STA. 20+00 TO STA. 21+00

SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	ST. LOUIS	19	11

SURVEYED BY: T. HUFFMAN
 DATE: 10/14/08
 PROJECT: WILDWOOD COMMUNITY PARK - PHASE 2

SURVEYED BY: T. HUFFMAN
 DATE: 10/14/08
 PROJECT: WILDWOOD COMMUNITY PARK - PHASE 2



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 MISSOURI DESIGN FIRM LICENSE NO. 00166

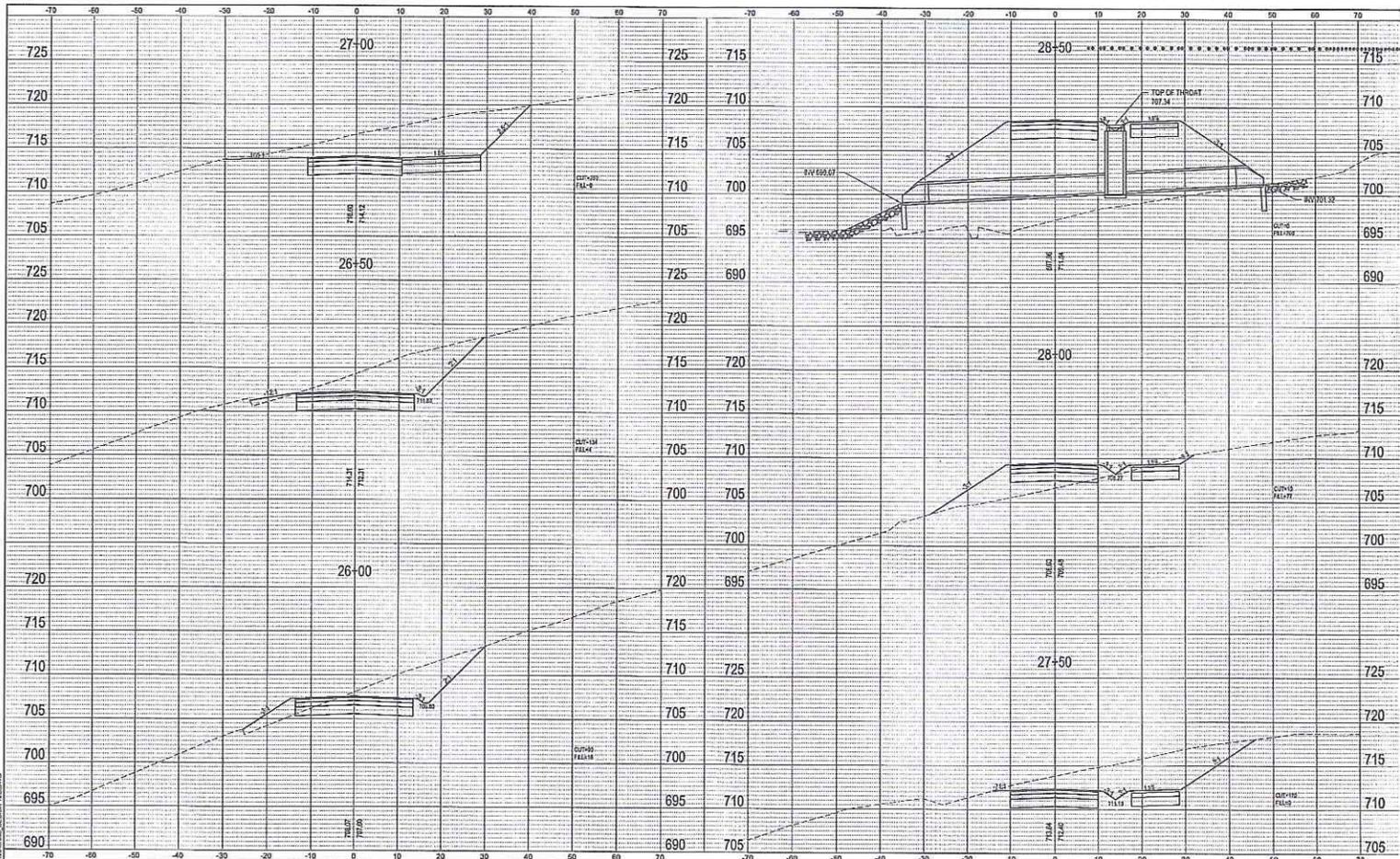
USER NAME	TYLER HUFFMAN	DESIGNED	TLD	REVISED	-
DRAWN	TCH	CHECKED	TLD	REVISED	-
PLT DATE	-	DATE	10/14/08	REVISED	-

The City of **WILDWOOD** MISSOURI
 PLANNING TO GROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
 CROSS SECTIONS
 SCALE: SHEET NO. 4 OF 7 SHEETS STA. 23+00 TO STA. 24+50

SECTION	COUNTY	TOTAL SHEETS	NO.
	ST. LOUIS	10	4

SURVEY CONTROL POINTS
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 MISSOURI PROFESSIONAL ENGINEER LICENSE NO. 33114

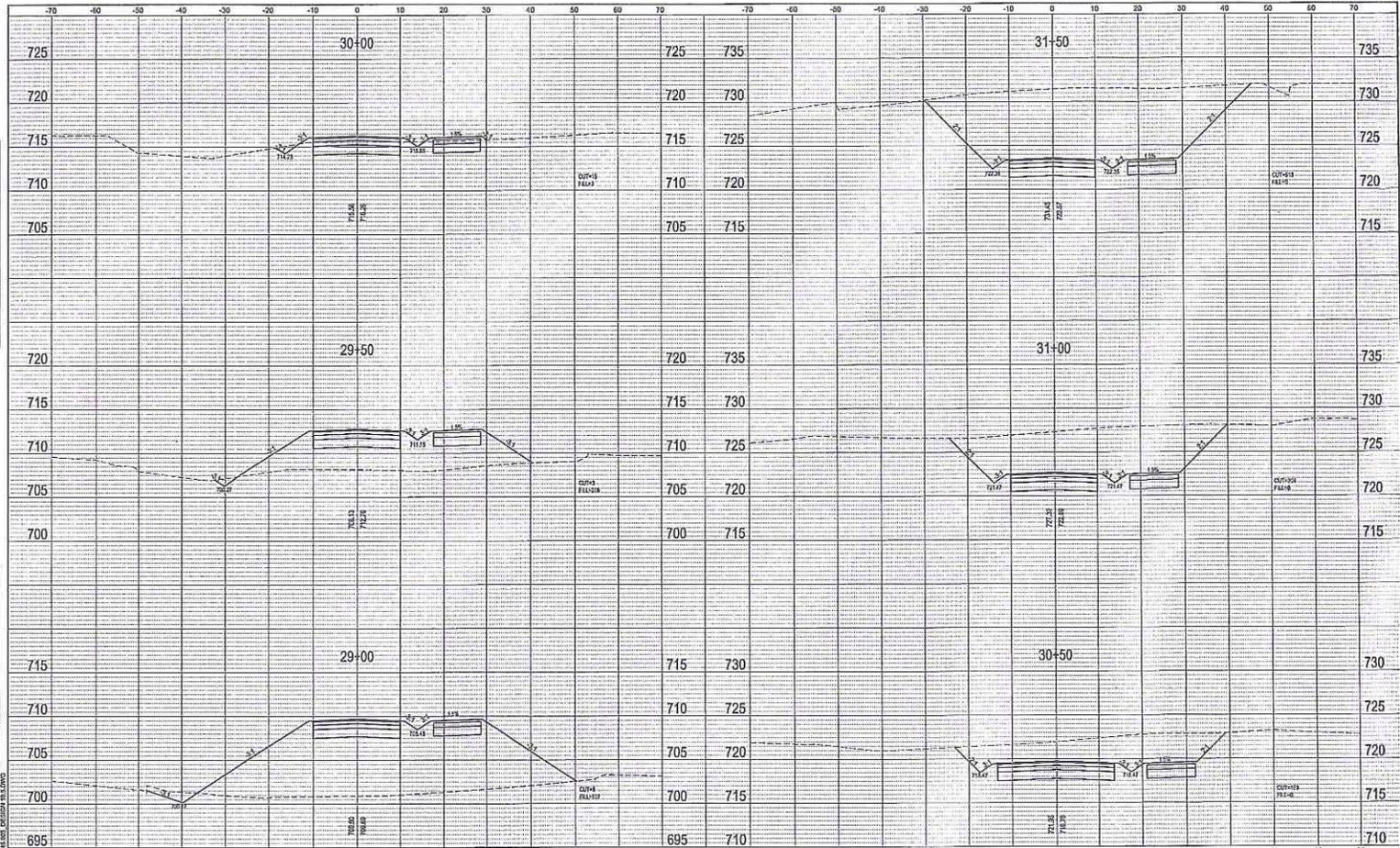
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|--------------------------|----------------|-----------|
| USERNAME = TYLER HURTMAN | DESIGNED = TLC | REVISED = |
| DRAWN = TCH | CHECKED = TLC | REVISED = |
| DATE = 2015-07-08 | | |



| | | | | | |
|--|-------------------------|------------|---------------|--------------|------|
| WILDWOOD COMMUNITY PARK - PHASE 2 | | SECTION | COUNTY | TOTAL SHEETS | DATE |
| CROSS SECTIONS | | | | | |
| SCALE: | SHEET NO. 3 OF 7 SHEETS | STA. 21+00 | TO STA. 28+00 | | |

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 CHECKED BY: []
 DATE: []

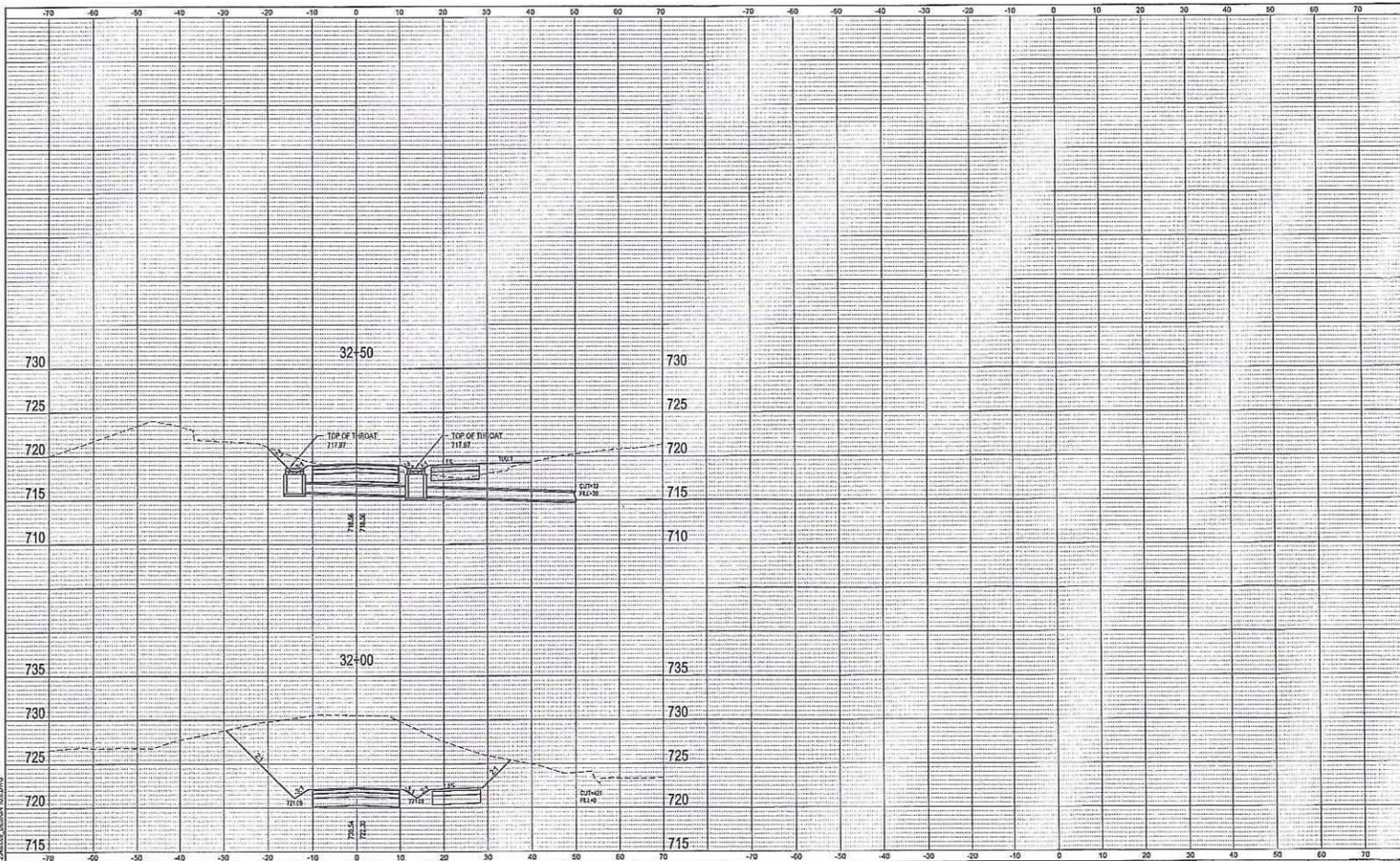
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|--|-------------------------|---------------|------------|--|--|--------|--------------------------|-------------------|------------------|--------------------------|
| DATES ASSOCIATES
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MISSOURI DESIGN FIRM LICENSE NO. 48164 | USER NAME: TWLEKJHFFHAM | DESIGNED: TLC | REVISED: - | The City of
MISSOURI
PLANNING TO GROW TODAY | WILDWOOD COMMUNITY PARK - PHASE 2
CROSS SECTIONS | | SECTION: | COUNTY: ST. LOUIS | TOTAL SHEETS: 11 | SHEET NO. 4 OF 11 SHEETS |
| | PLOT SCALE: 8" = 1' | CHECKED: TUG | REVISED: - | | DATE: 2016-07-08 | SCALE: | STA. 31+00 TO STA. 31+50 | 000021 | 11 | 11 |

DESIGNED BY: TYLER HOFFMAN
 DRAWN BY: TCH
 CHECKED BY: ILL
 DATE: 2/15/08

DESIGNED BY: TYLER HOFFMAN
 DRAWN BY: TCH
 CHECKED BY: ILL
 DATE: 2/15/08



OATES ASSOCIATES
 Engineering & Architecture
 www.oatesassociates.com
 1000 BIRCH STREET, SUITE 100, ST. LOUIS, MO 63102

| | | | | | |
|-------------|---------------|-------------|---------|------------|---|
| DESIGNED BY | TYLER HOFFMAN | DESIGNED BY | TLD | REVISED BY | - |
| DRAWN BY | TCH | DRAWN BY | TCH | REVISED BY | - |
| CHECKED BY | ILL | CHECKED BY | ILL | REVISED BY | - |
| DATE | 2/15/08 | DATE | 2/15/08 | REVISED BY | - |

The City of
 CLAIRBORO, MISSOURI
 PLANNING & DEVELOPMENT DEPARTMENT

| | | | | | |
|--|------------------------|------------|---------------|--------------|-----------|
| WILDWOOD COMMUNITY PARK - PHASE 2 | | SECTION | COUNTY | TOTAL SHEETS | SHEET NO. |
| CROSS SECTIONS | | ST. LOUIS | ST. LOUIS | 18 | 11 |
| SCALE: | SHEET NO. TOP 1 SHEETS | STA. 29+00 | TO STA. 32+00 | [BLANK] | |