

**TWIN OAKS BOARD OF ALDERMEN
NOTICE OF WORK SESSION
TWIN OAKS CITY HALL
WEDNESDAY, APRIL 28, 2021, 6:15 P.M.
TWIN OAKS, MO 63021**

To balance both the need for continuity of government and protection of the health and safety of our residents, business persons and employees, this meeting of the Board of Aldermen will be open to public attendance in person, providing that those who attend wear face coverings and maintain social distancing.

In addition, the meeting will also be livestreamed on Facebook so that the public may watch and listen to the meeting virtually. The livestream of the meeting will be accessible by tablet/laptop/PC or mobile device at www.facebook.com/twinoaksmo.

The Board apologizes for any inconvenience these requirements may pose but it is extremely important all measures in compliance with the orders issued by public health authorities be taken to protect employees, residents, and elected officials during these extraordinary times.

TENTATIVE AGENDA

1. Crescent Road Sidewalk Project
2. Adjournment

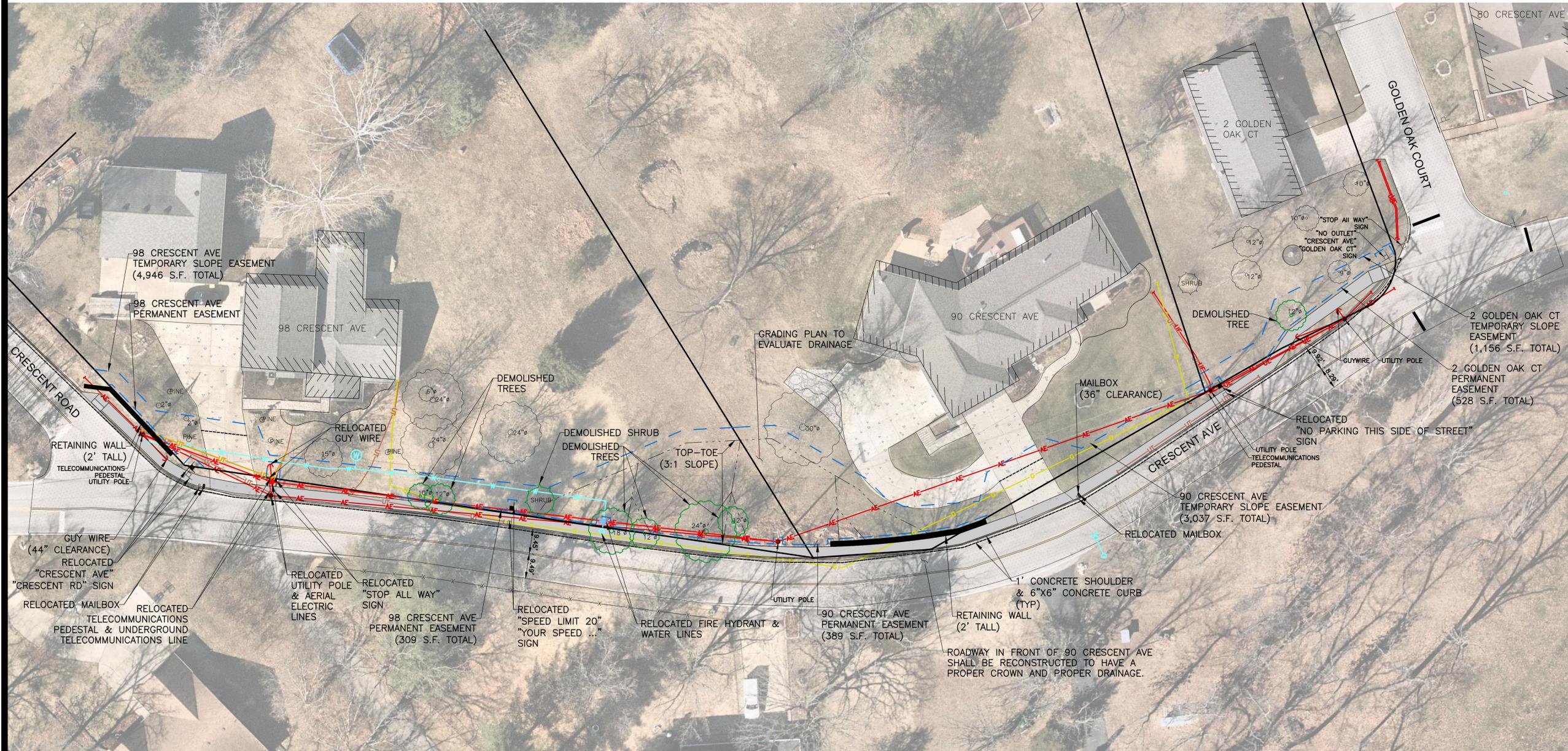
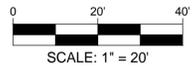
Frank Johnson
City Clerk

POSTED: April 26, 2021, 3 p.m.

Please note: Any person requiring physical or verbal accommodations should contact the city office 12 hours prior to meeting at 636-225-7873. Copies of public records for this agenda are available for public inspection before and at the time of the meeting.

CONCEPTUAL PLAN D

(THIS IS NOT A BOUNDARY SURVEY)



NOTES:

- Deteriorated asphaltic roadway shoulder and curb removal
- New concrete roadway shoulder of approximately 1' (shoulder protects roadway from traffic damage)
- New 6" tall and 6" wide concrete curb
- Relocated Utility Pole, Guy Wire, and Telecommunications Pedestal at 98 Crescent Ave
- 4' wide sidewalk
- 3:1 slope in portions of 90 Crescent Ave & 98 Crescent Ave
- 2' tall retaining wall at 90 Crescent Ave
- 2' tall retaining wall at 98 Crescent Ave
- City to provide a new tree to each owner for every tree demolished

CONCEPTUAL PLAN D LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	— AE —	— AE —
UNDERGROUND ELECTRIC	— UE —	— UE —
UNDERGROUND TELEPHONE	— UT —	— UT —
GAS LINE	— G —	— G —
WATERLINE	— W —	— W —
FENCE	— X — X — X —	— X — X — X —
WATER VALVE	•	•
FIRE HYDRANT	•	•
CONCRETE JOINTS	—	—
SIDEWALK	—	—

UTILITY POLE LEGEND			
DESCRIPTION	PROPOSED	TO BE RELOCATED	TO REMAIN
UTILITY POLE	•	•	•

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING

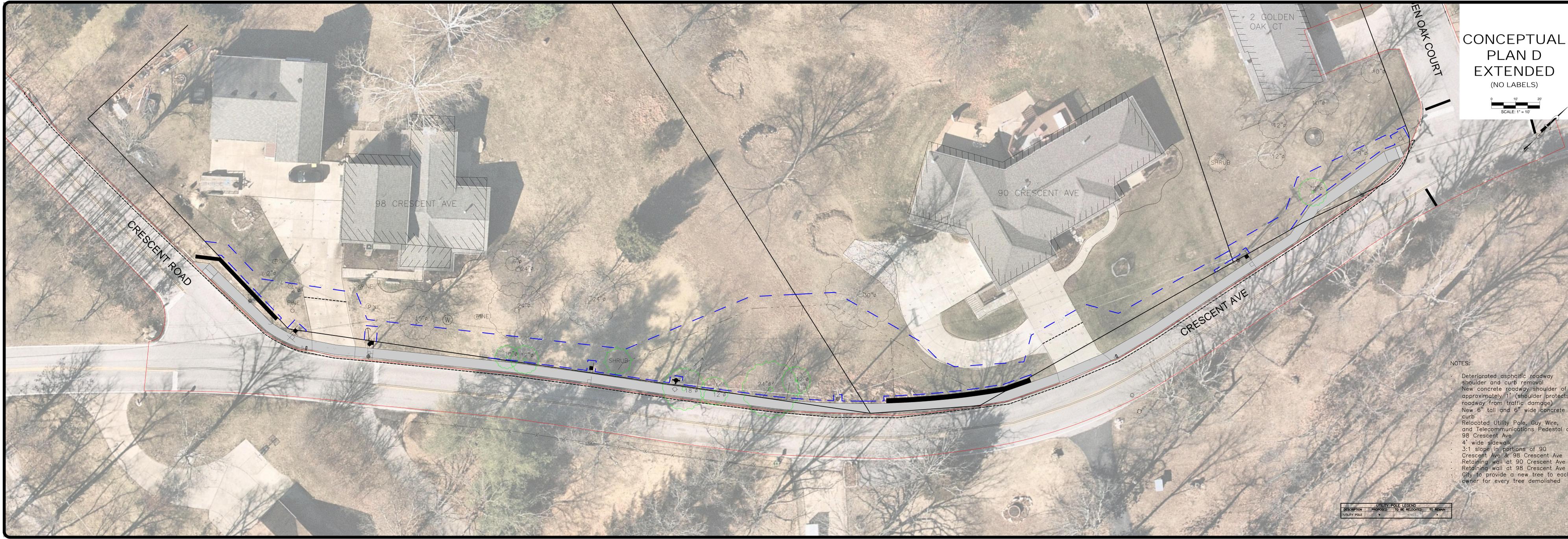
**FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION**

**CITY OF TWIN OAKS
TWIN OAKS
ST. LOUIS COUNTY
MISSOURI, 63088**

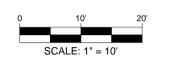
DRAWN
C.M.B.
CHECKED
T.S.C.
DATE
4/2/2021
SCALE
1"=20'
JOB No.
3497-13A
SHEET NAME
CONCEPTUAL PLAN D

CP-D

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CONCEPTUAL PLAN D EXTENDED (NO LABELS)

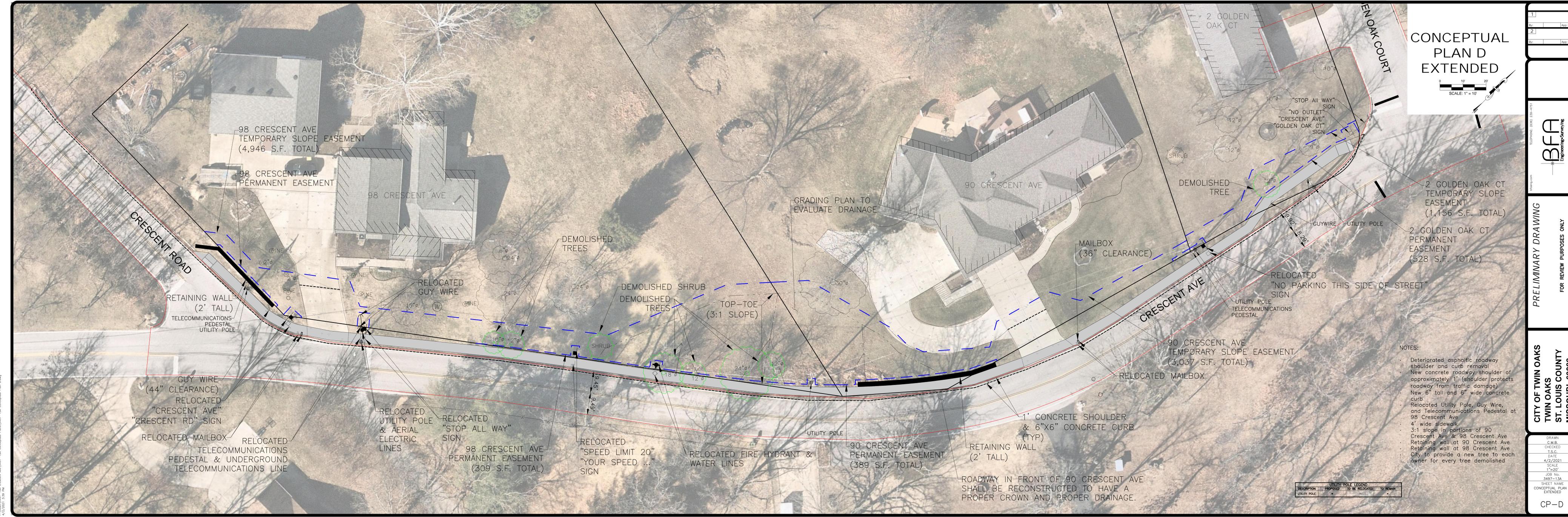
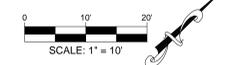


- NOTES:
- Deteriorated asphaltic roadway shoulder and curb removal
 - New concrete roadway shoulder of approximately 11' (shoulder protects roadway from traffic damage)
 - New 6" tall and 6" wide concrete curb
 - Relocated Utility Pole, Guy Wire, and Telecommunications Pedestal at 98 Crescent Ave
 - 4' wide sidewalk
 - 3:1 slope in portions of 90 Crescent Ave & 98 Crescent Ave
 - Retaining wall at 90 Crescent Ave
 - City to provide a new tree to each owner for every tree demolished

DESCRIPTION	UTILITY POLE LEGEND		
	PROPOSED	TO BE RELOCATED	TO REMAIN
UTILITY POLE	●	○	●

<p>1</p> <p>2</p> <p>By: _____ App: _____</p> <p>3</p> <p>4</p> <p>By: _____ App: _____</p>	<p>BFA Engineering & Surveying</p> <p>TELEPHONE: (636) 298-4151 103 ELM STREET WASHINGTON, MISSOURI 63090</p>
<p>PRELIMINARY DRAWING</p> <p>FOR REVIEW PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION</p>	
<p>CITY OF TWIN OAKS TWIN OAKS ST. LOUIS COUNTY MISSOURI, 63088</p>	
<p>DRAWN: _____ C.M.B. CHECKED: _____ I.S.C. DATE: 4/2/2021 SCALE: 1"=20' JOB NO: 3497-13A SHEET NAME: CONCEPTUAL PLAN D EXTENDED (NO LABELS) CP-D</p>	

CONCEPTUAL PLAN D EXTENDED



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ROADWAY IN FRONT OF 90 CRESCENT AVE SHALL BE RECONSTRUCTED TO HAVE A PROPER CROWN AND PROPER DRAINAGE.

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<p>1</p> <p>By: _____ App: _____</p> <p>2</p> <p>By: _____ App: _____</p>	<p>BFA Engineering & Surveying</p> <p>TELEPHONE: (850) 238-4151 103 ELL STREET MIAMI, FLORIDA 33130</p>												
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<p>CP-D</p>													

Memo to: Board of Aldermen
From: Frank Johnson, City Clerk
Subject: Crescent Avenue Sidewalk Project
Date: April 27, 2021

During recent meetings discussing the sidewalk project, the Board has discussed having the project start this summer. While the initial timeline did project a summer start date as possible, the rounds of revisions and public involvement have significantly put the City behind that original schedule.

Below is an updated schedule for the Crescent Avenue Sidewalk Project from BFA. This assumes that the board requests no additional revisions at the April 28th work session. BFA also noted that in the last year, most of their clients have significantly increased their work load, and therefore scheduling projects is becoming critical. In some cases, the duration listed below anticipates that work on a particular item might not begin for several weeks due to scheduling.

The project could possibly be finished sooner, with the biggest factors being how quickly the City is able to complete the right-of-way acquisition and how quickly BFA is able to get the work scheduled.

1. BFA to gather field data and prepare a topographic survey of the project area.
Grading plan, topographic survey, site plan and cost estimate delivered Jan. 8, 2021.
 - a. These plans were discussed at a Jan. 15 work session. BFA was directed to prepare revised plans.
2. BFA to prepare Concept Plan for City Approval. City to provide feedback and comments.
Currently at this stage.
 - a. Three variations of the plan (concepts A, B and C) were delivered on Feb. 12 and discussed by the board at a Feb. 17 work session. The board directed BFA to prepare versions of Concept Plan A and Concept Plan C that could be presented to residents.
 - b. Versions of Concept Plan A and Concept Plan C without labels were delivered on Feb. 23.
 - c. Meetings held with homeowners on March 1 and March 2. The Board discussed the feedback from these meetings on March 3 and directed BFA to make several revisions to the concept plan.
 - d. Concept Plan D was delivered on April 2. The Board reviewed the plan during a work session on April 7.
 - e. Open House on the Concept Plan was held on April 19.
3. BFA to prepare Preliminary Design and Layout: Duration 6 to 12 weeks
Estimated Delivery Date: June 9 to July 21
 - a. Start utility coordination
 - b. Prepare Preliminary Design for City review and comment
 - c. Prepare an updated cost estimate

4. City Easement/Right-of-way Acquisition: Duration 8 to 16 weeks
Estimated Delivery Date: Sept. 15 to Nov. 10
 - a. City to determine the type of documents needed for acquisition.
 - b. Depending on the type of document needed this may or may not need BFA's services.
 - c. City to determine the estimated duration of their review. BFA recommends 4 to 6 weeks.

6. BFA to prepare Final Design and Prepare Bid Documents: 6 to 8 weeks
Estimated Delivery Date: Dec. 22 to Jan. 5, 2022
 - a. Prepare a final set of plans

7. Bidding Period: Duration 4 to 6 weeks
Estimated End of Bidding Period: Feb. 2 to Feb. 16

8. Construction begins 2 to 4 weeks later
Construction Start Date: March 2 to March 16

8. Construction: Duration 60 to 90 Days
Construction End Date: May or June 2022

103 Elm Street
Washington, MO 63090



636.239.4751
www.bfaeng.com

Crescent Ave Sidewalk - Phase I

Concept Plan D

BFA Project No. 3497-13A

Updated 4/2/2021

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Traffic Control	1	LS	\$10,000.00	\$ 10,000.00
Temporary Erosion Control	1	LS	\$ 3,000.00	\$ 3,000.00
Demolition				
Tree Removal 10"-24" diameter	7	EACH	\$ 500.00	\$ 3,500.00
Shrub Removal	1	EACH	\$ 80.00	\$ 80.00
Pavement Driveway	87	SY	\$ 15.00	\$ 1,305.00
Pavement Roadway	65	SY	\$ 15.00	\$ 975.00
To Be Relocated				
Mailbox	2	EACH	\$ 200.00	\$ 400.00
Signs	4	EACH	\$ 150.00	\$ 600.00
Guy Wire Adjusted Due to Grading	3	EACH	\$ 1,500.00	\$ 4,500.00
Utility Pole to be Adjusted Due to Grading	3	EACH	\$ 1,500.00	\$ 4,500.00
Utility Pole & Guy Wire	1	EACH	\$ 8,500.00	\$ 8,500.00
Fire Hydrant	1	EACH	\$ 3,000.00	\$ 3,000.00
Telecommunications Pedestal Adjusted	1	EACH	\$ 1,500.00	\$ 1,500.00
Telecommunications Pedestal	1	EACH	\$ 2,175.00	\$ 2,175.00
Sitework				
4' Concrete Sidewalk (4" thick)	275	SY	\$ 58.00	\$ 15,950.00
Concrete Curb	660	LF	\$ 23.00	\$ 15,180.00
Seeding/Sodding	475	SY	\$ 3.00	\$ 1,425.00
Earthwork, Import Fill	40	CY	\$ 15.00	\$ 600.00
Earthwork, Cut & Fill Rotation	175	CY	\$ 5.00	\$ 875.00
Truncated Dome	2	EACH	\$ 200.00	\$ 400.00
Driveway Sawcut	37	LF	\$ 10.00	\$ 370.00
Rebuild Concrete Driveway	60	SY	\$ 43.00	\$ 2,580.00
2' Tall Retaining Wall	110	LF	\$ 105.00	\$ 11,550.00
Roadway				
Striping	660	LF	\$ 1.00	\$ 660.00
Sawcut	660	LF	\$ 10.00	\$ 6,600.00
Concrete Roadway	660	LF	\$ 5.00	\$ 3,300.00
SUBTOTAL				\$ 106,525.00
Contingency due to preliminary	10%			\$ 10,652.50
CONSTRUCTION TOTAL				\$ 117,177.50



Crescent Avenue Sidewalk Project

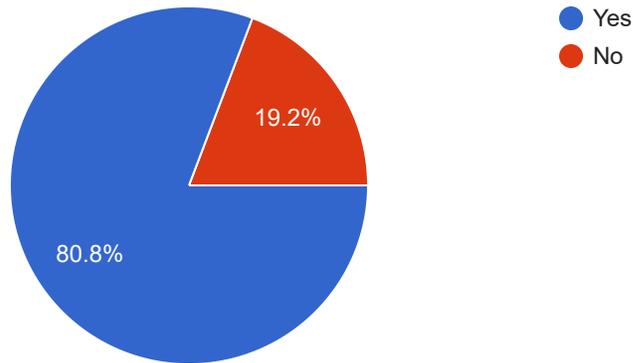
54 responses

[Publish analytics](#)

First, please review the plans for the project available below

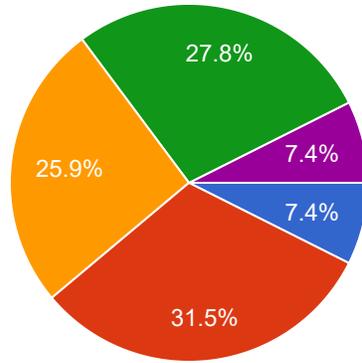
Are you a resident of Twin Oaks?

52 responses



How often do you walk along Crescent Avenue?

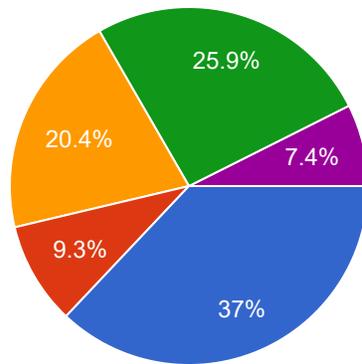
54 responses



- Daily
- Frequently (several times a week or more)
- Occasionally (several times a month)
- Rarely (several times every few months)
- Never

How often do you drive along Crescent Avenue?

54 responses

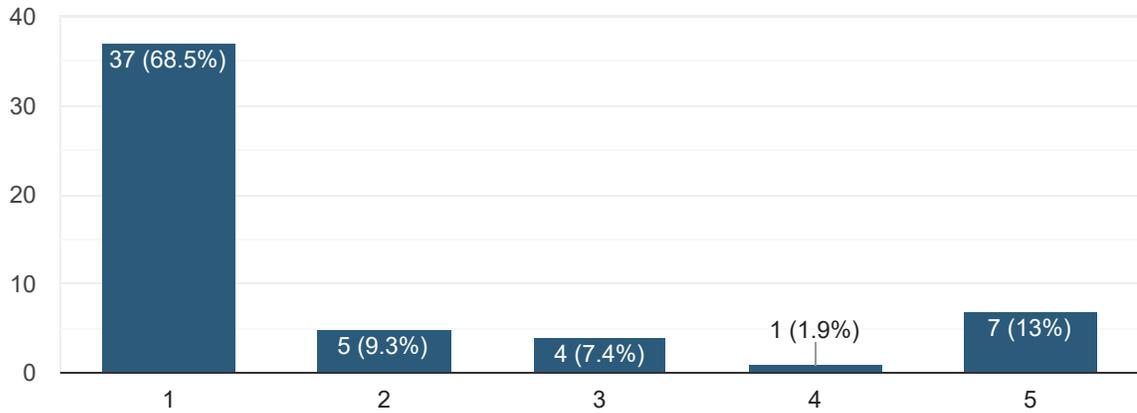


- Daily
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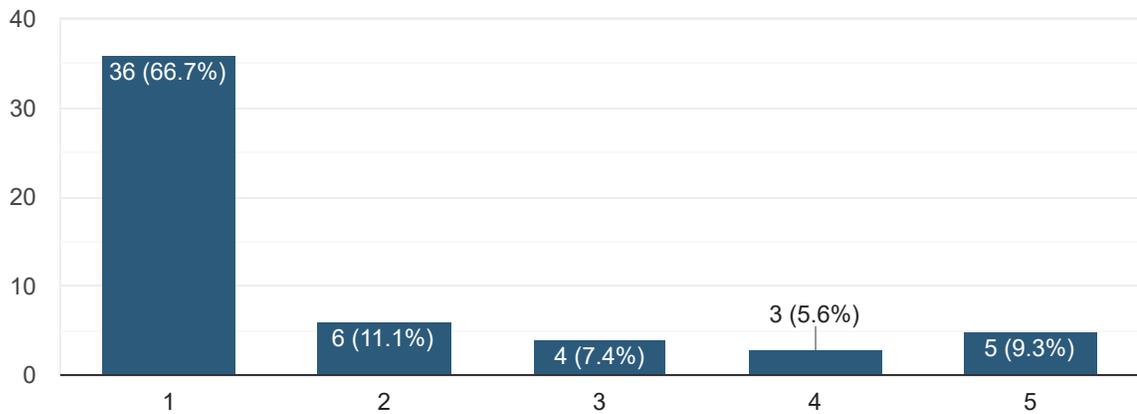
How would you rate your level of support for this specific project?

54 responses



How would you rate your level of support for making Twin Oaks a more "walkable" community through the construction of sidewalks and other pedestrian infrastructure?

54 responses



What questions, concerns or comments do you have regarding this project?

When will the rest of Crescent Ave be completed? There still seems to be a large section that needs to be completed before it will be totally safe for pedestrians to walk on Crescent Ave.

The sidewalk needs to go beyond golden oaks-are there plans for this? It's so dangerous for those walking or riding bikes etc. it's tight already with everyday traffic.

When can it get started?

Sidewalks on all our streets would be a great improvement. Anyone who walks on our street is always looking over their shoulder.

I'd like to see plans going forward that makes this a city wide project.

Would love to see more sidewalks in our community.

The city does not have a full long term plan citywide sidewalks, this plan should be part of an overall plan. a full plan should be vetted out first before any work is started. This will greatly impact and disrupt my property. The project will disrupt my ability to work as I work from home. This project will not eliminate any safety concerns as it only covers 1 block. The city has not provided any data points regarding safety on this street, like the number of accidents, number of pedestrian involved accidents. The city failed to properly survey pedestrians to gain data points of where is person walking to: Store, Fritz. or park to determine if 1 block of sidewalk is sufficient. This entire project is being forced on the residents because of a feeling (no data point) that it is unsafe. I feel that it is irresponsible to make decisions based on feelings and not facts backed up by data, surveys etc.

As a property owner I feel I have no voice or chose as to what the city is going to do to my property

I feel this project is very poorly thought out. The sidewalk will not benefit any Twin Oaks residents. The cost to continue the project further down Crescent Ave. will be astronomical considering the grade of the land. there was talk of hopefully getting Valley Park to get involved or have Mr. Young donate property, that will not ever happen. Especially the way the city treated him while he was filling his property. There are no plans or funding for phase two. Honestly my feeling is that this is a personal agenda being carried out. We have seen it before when Mary Young got her driveway replaced..

Exciting to see a more walkable infrastructure for a very community oriented neighborhood.

Walk there all the time a side walk is very much needed

I would love to see more sidewalks in our community, especially on Boly Lane and Autumn Leaf Drive to Twin Oaks Park!

Project services only two homes in Twin Oaks. Not worth the investment.

Pedestrian safety needs to be a high priority.

How much intrusion into homeowners property? Avoid that as much as possible.

I am against taking any portion of a persons property, for public use without their permission. This is being presented as a safety issue. I do not feel all option have been explored with regards to safety alternatives to an extremely expensive concrete project. The full scope of this endeavor to create a "walkable" community is outrageously expensive. I am not sure why the last question on this survey is being asked.

A better and COMPLETE PLAN is needed BEFORE anything is started. Crescent Ave is not a safe street to walk on. But before my front yard, and fully mature Willow Oak Tree have to be sacrificed for this, and all the costly utility moves are incurred, it makes no sense to put a sidewalk on the proposed side of Crescent rather than on the Valley Park side which is currently an open field. And don't tell me that that property owner will not 'go along with it'.

Anyone who feels that Crescent Ave. is not safe for walking or jogging should avoid using it for that. And I do hope you will fix the communication problem caused when not all Twin Oaks residents receive information like this survey. I am also interested in reading the minutes that someone surely took from the open house on Mon., Apr. 19, 2021.

I just wish this would go all the way to the 141 overpass.

None specific to this project, but would also like to have the city look into sidewalks along old 141.

Crescent Ave needs a sidewalk from the park all the way to the valley park border

What questions, concerns or comments do you have regarding this project?

I have walked and wish there was a sidewalk as traffic goes through very fast

The layout is No Good. Cuts too deeply into residents yards and it won't get approved.