



Tuesday, May 14, 2024

2024 MAY Board Meeting

Great Rivers Greenway District Board of Directors Monthly Meeting
District Office 3745 Foundry Way, Suite 253, St. Louis, MO 63110
11:30am

1. OPENING OF MEETING

A. CALL TO ORDER/ ROLL CALL

B. OPEN TIME

Meeting minutes and agendas from previous meetings can be found on the website: www.greatriversgreenway.org.

You are welcome to join us! The public can access the meeting by a web-based video conferencing service. Sign-in is required.

Please click the link below to join the webinar:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83018483784>

Or One tap mobile:

+13017158592,,83018483784# US (Washington DC)

+13052241968,,83018483784# US

International numbers available: <https://us02web.zoom.us/j/83018483784>

Please note that the option to attend the meetings virtually is being provided as a convenience to the public and cannot be guaranteed. Virtual attendance may be unavailable for a variety of reasons, including, but not limited to, technical failures or limitations.

Persons wishing to speak to the Monthly Board of Directors meeting may do so:

- In person: Sign up prior to the meeting or submitting written questions in advance to Barbara Bernthal via email bbernthal@grgstl.org OR sign in upon arrival at the front desk.
- Virtual: Fill out the form on the website <https://greatriversgreenway.org/public-meeting-open-time-signup/> by 5pm the day before the meeting to participate digitally

Great Rivers Greenway reserves the right to implement a time limit or restrict content to agenda items if needed.

If you need any specific accessibility arrangements to be able to attend and/or fully participate, please contact Anne Milford at 314-932-4917 or amilford@grgstl.org.

COVID protocol: In our offices, wearing of masks and/or social distancing should be done in compliance with City of St. Louis, State of Missouri and/or Federal recommendations. Protocols are subject to change. Please see the Center for Disease Control for guidance <https://www.cdc.gov/coronavirus>

C. APPROVAL OF AGENDA

D. APPROVAL OF THE MINUTES

TO APPROVE THE MINUTES AS MAY BE CORRECTED

[View Minutes](#) for Apr 9, 2024 - 2024 APRIL Board Meeting

2. PRESENTATION

A. Website Update - Emma Klues and Dallas Adams

3. PETITIONS AND COMMUNICATIONS

A. St Charles County, Steve Ehlmann, Re-Appointment C. Gross

[C Gross re-appt 2024.pdf \(43 KB\)](#)

4. REPORT(S) OF THE CHIEF EXECUTIVE OFFICER: SUSAN TRAUTMAN

A. CHIEF EXECUTIVE OFFICER

[Top 10 Build Vendor Data - MC Edits.pdf \(42 KB\)](#)

[2024 MAY Calendar.pdf \(176 KB\)](#)

[2024 MAY CEO report Great Rivers Greenway_FINAL.pdf \(1,866 KB\)](#)

B. NOTICE OF CONTRACTS EXECUTED

[GRG Executed Contracts Notice April 2024.pdf \(43 KB\)](#)

5. REPORT OF STANDING COMMITTEES

A. Personnel Committee/ Bernie DuBray - Deferred Compensation Plan

6. APPROVAL OF CONTRACTS - GRG 1/10TH REVENUE STREAM

A. That the Board adopt Resolution 2024.45 approving an Operations and Maintenance Agreement with 2601 Market Hotel Investors, LLC in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732	Brickline	Market Street Compton to 22nd	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	2601 Market Hotel Investors, LLC	Operations and Maintenance Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
n/a	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
n/a	n/a	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of an Operations and Maintenance Agreement	n/a	n/a	n/a

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
n/a

WHEN:

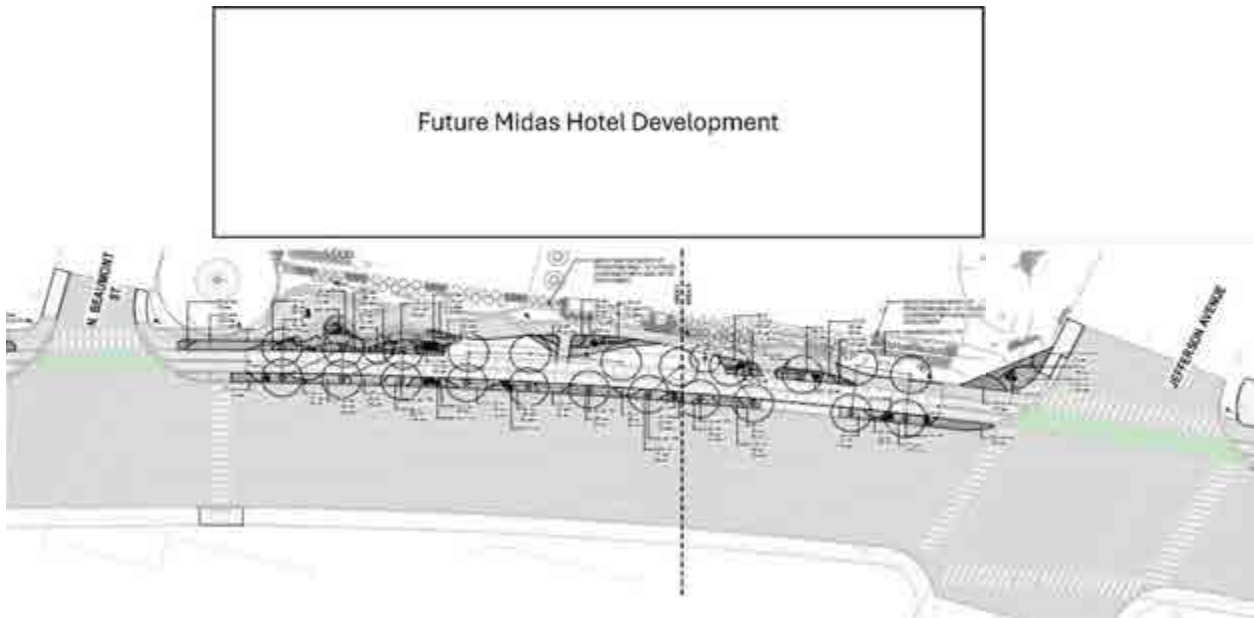
BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Operations and Maintenance	n/a

WHY AND/OR HOW:

The Brickline Greenway along Market Street between Compton Avenue and 22nd Street is nearing the end of design and will be moving into bidding and construction soon. A segment of this greenway between N. Beaumont Street and N. Jefferson Avenue will be the site of a new Midas Hospitality hotel, owned by 2601 Market Hotel Investors, LLC. The Brickline will be located on both City of St. Louis Right of Way and on the hotel parcel. The hotel developers are interested in supporting the Brickline by agreeing to perform some of the operations and maintenance of the greenway between Beaumont and Jefferson. The hotel has agreed to perform greenway trail cleaning, repair, landscape and greenway amenity maintenance, including seat walls within the segment. Great Rivers Greenway (GRG) and the hotel will cooperate on managing the irrigation and lighting, and GRG will manage and maintain wayfinding and interpretive signage. GRG will be responsible for capital replacement of the greenway infrastructure (e.g., seat walls, pathway, etc.). The City of St. Louis has some maintenance responsibilities outlined in a separate license agreement between the City of St. Louis and GRG, including providing water and electricity as well as continuing to own and manage all regulatory signage and

traffic/pedestrian lighting and controls. This license agreement also includes capital replacement of pavement and infrastructure.

GRG staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into an Operations and Maintenance Agreement with 2601 Market Hotel Investors, LLC for the Brickline Greenway between Beaumont Street and Jefferson Avenue in St. Louis, Missouri.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.88	License agreement with City of St. Louis for Brickline Greenway

RESOLUTION APPROVING AN OPERATIONS AND MAINTENANCE AGREEMENT WITH 2601 MARKET HOTEL INVESTORS, LLC IN CONNECTION WITH BRICKLINE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Brickline Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Brickline Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by entering into an operations and maintenance agreement for long term care of the Brickline Greenway (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item (732) for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into an operations and maintenance agreement with 2601 Market Hotel Investors, LLC; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into an operations and maintenance agreement with 2601 Market Hotel Investors, LLC for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.46 approving a contract amendment not to exceed \$70,000 with Integrity Web Consulting, Inc. in connection with GRG Website and authorizing other actions as necessary to effectuate the same. - Emma Klues

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Emma Klues, Dallas Adams	Integrity Web Consulting, Inc.	Contract amendment for website services

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	N/A	No	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	January 2021	3 years have lapsed, 1 year remains	1

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
This Request for Qualifications actually only had one response this time, our web firm since 2014.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract amendment	\$70,000	\$60,000	\$10,000 amendment from 709 to 711 (this budget)

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Redevelopment	Launch July 2024

WHY AND/OR HOW:

Great Rivers Greenway has been working with a local company, Integrity Web Consulting, Inc. (Integrity) since being procured in 2014 for all things website development and maintenance. Great Rivers Greenway staff does all of the day to day updates of the content, events, photos, etc., but contracts with Integrity cover launching new technology features or maintaining things on the backend. This company has been re-procured several times and contracted with on an annual basis, typically under the CEO's signing authority, for regular updates and maintenance and has performed well.

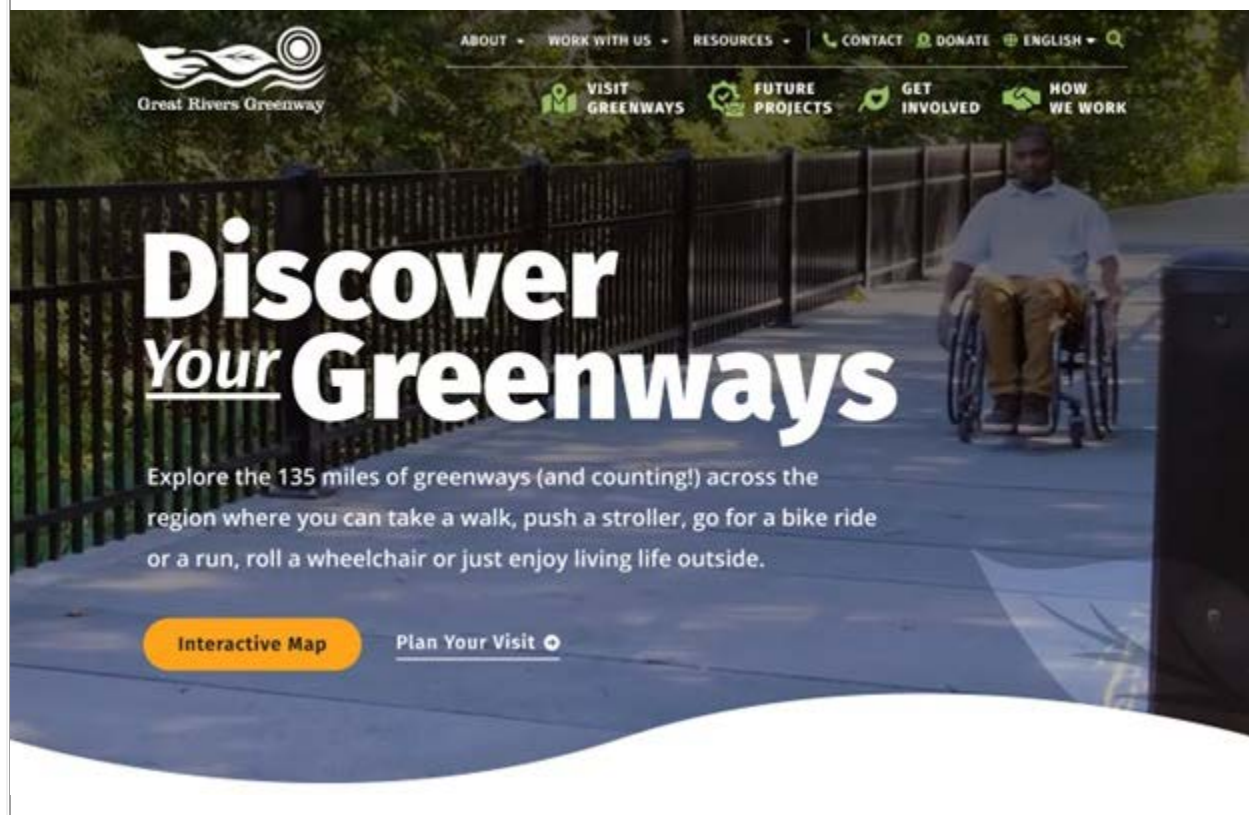
As you know, throughout 2023, staff were working with Integrity on a website overhaul of the GRG site. The strategy, content gathering and wireframes (outlines of pages) were all completed under budget for last year, put slightly on hold due to staff capacity with our 8 ribbon cuttings in 2023. It was important to us to devote the time and energy to get this right. We started 2024 off with a modest contract at \$40,000, wanting to monitor this large project closely and ensure it was on track, while also doing routine maintenance on the site. We have the money in our budget, but after some staff transition at Integrity, we wanted to have complete confidence in the site progression before extending the contract to the full amount we had available.

Now that we are confident in the designs (previews below) and have a roadmap to the finish line, we are confident in using the full budget allocated for 2024, \$70,000, to complete the following:

1. - Develop the new site as designed
2. - Integration of accessibility features and a guide for upkeep moving forward.
3. - Robust user testing process (see below)
4. - Launch and transition from old site, testing
5. - Ongoing maintenance throughout the year, as always.

The testing process will include standard testing across all browsers, mobile devices, etc, but also any accessibility devices or needs to make sure the website is usable by as many people as possible. We will also be doing focus groups to test a variety of people of various ages and abilities and backgrounds to test basic comprehension, navigation and usability. A parallel effort is upgrading the interactive map to be easier to use, similar to the AllTrails.com experience.

This website launch will happen by 4th of July, and the contract will be completed by the end of 2024, including any ongoing maintenance or adjustments.



Greenways **Connect** the Region

Great Rivers Greenway is your regional public agency. We were created by a vote of the people and are honored to work with hundreds of partners to deliver on the community's vision for a vibrant region connected with greenway trails. There are 20+ greenway projects going throughout St. Louis City, St. Louis County and St. Charles County at any given time, all in various stages of planning, design and construction. See if something is coming to your community and get involved – your local expertise and feedback is critical to the process:



Upcoming Events

Whether it's a community event, a trash clean-up or an open house, hope to see you there!

[View All Events](#) [◉](#)

February 11th
9:00 am - 3:00 pm CST

Eagle Days 2023-Audobon Center at Riverlands

[Learn More](#) [◉](#)

February 11th
9:00 am - 3:00 pm CST

Eagle Days 2023-Audobon Center at Riverlands

[Learn More](#) [◉](#)

February 11th
9:00 am - 3:00 pm CST

Eagle Days 2023-Audobon Center at Riverlands

[Learn More](#) [◉](#)



Get Involved

Are you looking for a chance to get a great workout picking up trash or give back to the greenways through our Great Rivers Greenway Foundation or try something new, like birdwatching?



Volunteer



Give Back



Free Programs

135

Miles of Greenways Built So Far

95¢

on Every Dollar Returned to Taxpayers via Greenways, Conservation Projects and Programs

2.88

Million Trips Taken on the Greenways Last Year

How We Work

Great Rivers Greenway collaborates with hundreds of partners, listening to thousands of community voices to bring the greenways to life. Learn more about how we tackle this bold regional vision:



Collaborative Model



Community Engagement



Conservation



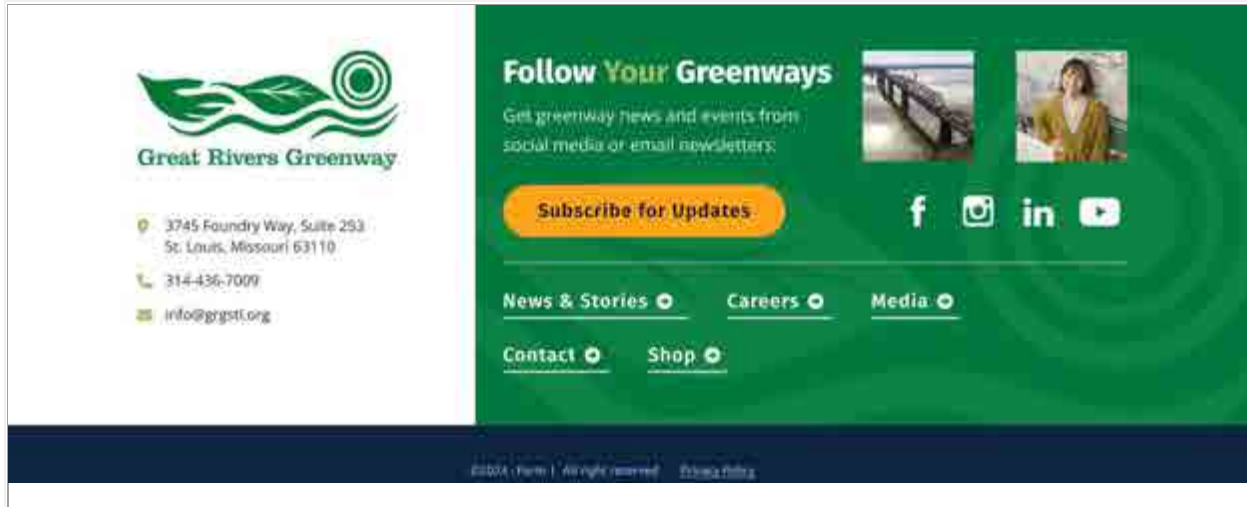
Diversity, Equity, & Inclusion



Storytelling



Work With Us



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.49	That the Board adopt Resolution 2023.49 approving a contract amendment not to exceed \$60,000 with Integrity Web Consulting, Inc. and authorizing other actions as necessary to effectuate the same. -Dallas Adams and Emma Klues
2019.05	APPROVING A CONTRACT NOT TO EXCEED \$30,000 WITH INTEGRITY WEB CONSULTING, INC. IN CONNECTION WITH DIGITAL STRATEGY AND SUPPORT SERVICES AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.
2018.32	APPROVING A CONTRACT NOT TO EXCEED \$40,000 WITH INTEGRITY WEB CONSULTING, INC. IN CONNECTION WITH DIGITAL STRATEGY AND SUPPORT SERVICES AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.
2014.115	APPROVING PROFESSIONAL SERVICES CONTRACT WITH INTEGRITY FOR \$100,000 FOR DIGITAL SERVICES

**A RESOLUTION APPROVING A CONTRACT AMENDMENT
NOT TO EXCEED \$70,000 WITH INTEGRITY WEB
CONSULTING, INC. IN CONNECTION WITH GRG
WEBSITE AND AUTHORIZING OTHER ACTIONS AS
NECESSARY TO EFFECTUATE THE SAME.**

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by creating a new website for Great Rivers Greenway (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98(Capital Budget);

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 711 for the Project;

WHEREAS, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Integrity Web Consulting, Inc. for website/digital services in furtherance of the Project, and the District subsequently entered into a contract with Integrity Web Consulting, Inc.;

WHEREAS, the District desires to enter into a contract amendment with Integrity Web Consulting, Inc. in order to amend the amount of compensation to ensure full delivery of services through the entire year under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Integrity Web Consulting, Inc.; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Integrity Web Consulting, Inc. in an amount not to exceed \$70,000.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 9th day of April, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2024.47 approving an Intergovernmental Agreement with the Missouri Department of Natural Resources in connection with the Chain of Rocks Park on the Mississippi Greenway and authorizing other actions as necessary to effectuate the same. - Grace Wright, P.E.



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
108A	Mississippi Greenway	Chain of Rocks Park	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Grace Wright, P.E.	Missouri Department of Natural Resources	Intergovernmental

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
N/A	N/A	N/A	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
N/A	N/A

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
N/A	N/A	N/A	N/A

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
N/A

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Intergovernmental Agreement	\$0	\$0	N/A

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Build	Construction Close-out

WHY AND/OR HOW:

In 2020, the Great Rivers Greenway Board authorized staff to submit a grant application through the Land and Water Conservation Fund through the Outdoor Recreation Legacy Program (ORLP) managed by Missouri State Parks.

The grant was officially awarded in August 2022 and the Financial Assistance Agreement for \$990,000 was executed the following month. The project went out for bid in December 2022 and construction began in February 2023. Substantial completion was achieved in April 2024.

As a condition of the ORLP grant, a deed restriction must be granted in order to maintain the park a public space in perpetuity according to statutory requirements.

The agreement language has been drafted by Husch Blackwell and has been reviewed and approved by the Missouri Department of Natural Resources.

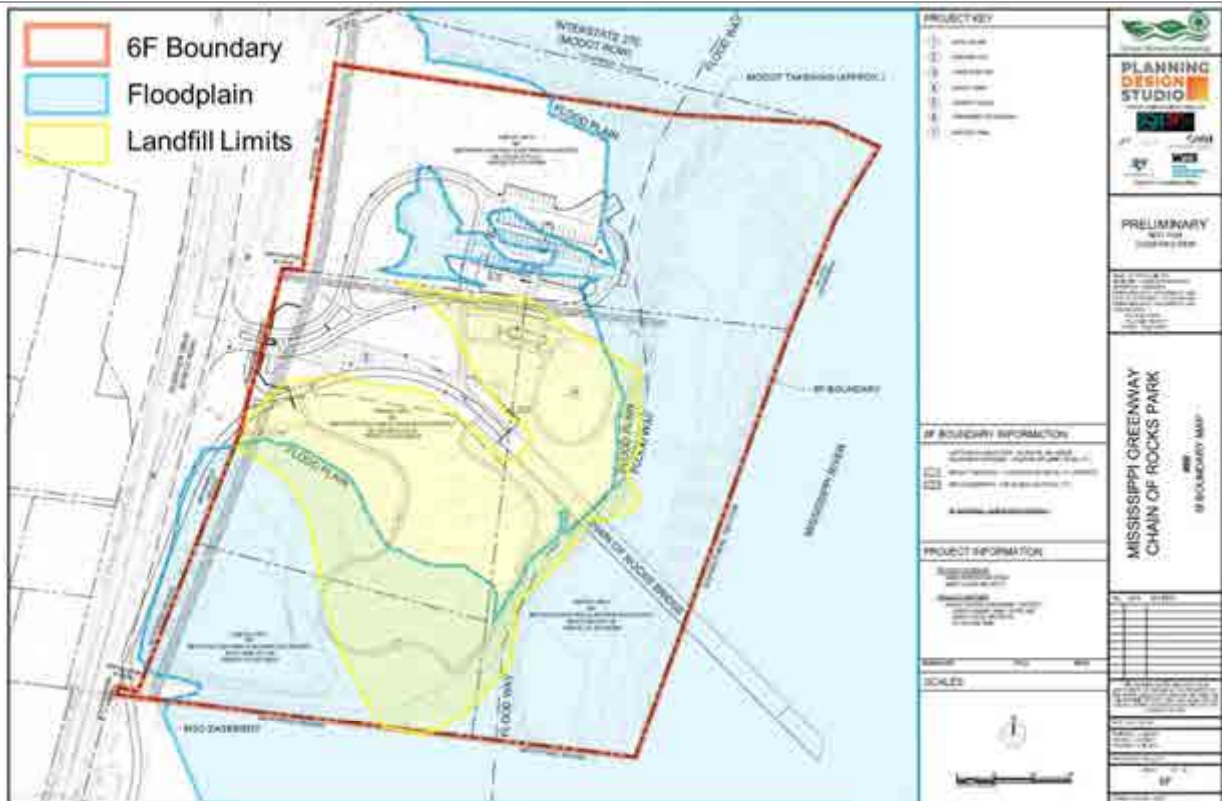
DECLARATION OF DEED RESTRICTION

THIS DECLARATION made this ____day of _____, 2024, Metropolitan Park and Recreation District d/b/a the Great Rivers Greenway District, a Missouri political subdivision, 3745 Foundry Way, Suite 253, St. Louis, MO 63110 (hereinafter referred to as "Owner"). Owner hereby declares, for the benefit of the Missouri Department of Natural Resources ("Department"), P.O. Box 176, Jefferson City, MO 65102, that

the following real property is and shall be held transferred, sold, and conveyed subject to the below conditions and restrictions in accordance with the covenants made for the award of grant funds in Project 29-01754 administered by the Department:

[insert legal description of 6(f) boundary, must begin on page 1 of document]

In accordance with 2 CFR 200.316, the Property has been improved with grant funds made available by the United States Department of Interior, National Park Service, Land and Water Conservation Fund (“LWCF”), the Property shall be limited in use to recreational and general public use, and shall be maintained and operated consistent with 43 CFR Part 17 (civil rights laws), in perpetuity unless a conversion is approved consistent with 54 U.S.C. 200305(f)(3). This Declaration shall be binding upon Owner and Owner’s heirs, successors, assigns and other transferees in interest (hereinafter “Transferees”), and shall run with the land. Each instrument hereafter conveying any interest in the Property or any portion of the Property, shall contain a notice of this Declaration. Owner, on its behalf and on behalf of all Transferees, grants to the Department’s representatives the right of access at reasonable times in a reasonable manner for the purpose of inspection to determine compliance with these limitations.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.58	MODOT Trail License Agreement
2021.80	Planning Design Studio, LLC Contract Amendment, 100% and CA Services
2020.41	Approval of Land & Water Conservation Fund (ORLP) Round 5 Grant Funding
2019.27	Planning Design Studio, LLC Contract Amendment - Begin design of Chain of Rocks Park
2019.23	Planning Design Studio, LLC Contract Amendment
2017.104	Planning Design Studio, LLC Contract Amendment

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES IN CONNECTION WITH CHAIN OF ROCKS PARK ON THE MISSISSIPPI GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by executing an agreement with Missouri Department of Transportation for deed restriction (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98 (Capital Budget);

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 108A for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into an Intergovernmental Agreement with Missouri Department

of Natural Resources; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into an Intergovernmental Agreement with Missouri Department of Natural Resources for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

D. That the Board adopt Resolution 2024.48 approving a Program Agreement to accept an amount of at least \$1,500,000 from the Missouri Department of Transportation in connection with Dardenne Greenway and authorizing other actions as necessary to effectuate the same. - Grace Wright, PE



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
231A	Dardenne	Mexico Road to Dardenne Park	St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Grace Wright, PE	Missouri Department of Transportation	Program Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	N/A	N/A	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
N/A	N/A

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
N/A	N/A	N/A	N/A

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
N/A

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Program Agreement	N/A	N/A	N/A

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2026	Final Design	Pre-Bid

WHY AND/OR HOW:

This action requests to authorize the CEO to enter into a Program Agreement with the Missouri Department of Transportation (MoDOT) to accept \$1,500,000 in Transportation Alternatives Program (TAP) federal funds for the construction of the Dardenne Greenway: Mexico Road to Dardenne Park in the City of St. Peters. The Phase 1 segment is shown on the map below that extends the existing Dardenne Greenway to Dardenne Park. Future phases of this project include the extension to Water’s Edge Banquet Facility and Salt Lick Road.

Great Rivers Greenway (GRG) submitted a TAP application for the development of the Dardenne Greenway pursuant to Resolution 2023.50. The application was ultimately successful and the project was recommended for funding by East-West Gateway Council of Governments Board of Directors. Now, GRG staff seeks approval to enter into a Program Agreement with MoDOT, the administrator of the federal funds. The Program Agreement will secure these federal funds for use in the construction of the Dardenne Greenway segment, providing \$1,500,000 of the total estimated \$3,300,000 construction cost. The federal funds are obligated for MoDOT’s Fiscal Year 2026. The local matching funds will need to be allocated in GRG’s future budgets to ensure GRG meets its local matching requirements under the TAP Grant.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2006.19	Approval of Contract with SWT Design for Dardenne Greenway Plan
2008.67	Adoption of Dardenne Greenway Plan
2012.06	Approval of Intergovernmental Agreement for an I-70 Corridor Study
2012.45	Approval of Contract with SWT Design for Dardenne Greenway Alignment Study
2013.103	Approval of Contract with SWT Design for Dardenne Greenway Schematic Design
2013.17	Approval of Intergovernmental Agreement for a St. Charles County Greenway Master Plan
2019.15	Approval of Contract with Planning Design Studio for St. Charles County Greenway Master Plan
2021.02	Approval of St. Charles County Greenway Master Plan

RESOLUTION #	DESCRIPTION
2021.56	Approval of Contract with HR Green for Dardenne Greenway: Mexico Road to I-70 Alignment Study
2022.28	Approval of Contract Amendment with HR Green for Dardenne Greenway: Mexico Road to I-70 Alignment Study
2022.101	Approval of Contract Amendment with HR Green for Dardenne Greenway: Mexico Road to Salt Lick Road Preliminary Design
2023.50	Approval of a Transportation Alternatives Program (TAP) Grant Application to the East-West Gateway Council of Governments for \$1.5M
2024.28	Approval of Contract Amendment with HR Green for Dardenne Greenway Extension: Mexico Road to Salt Lick Road Final Design

RESOLUTION APPROVING A PROGRAM AGREEMENT TO ACCEPT AN AMOUNT OF AT LEAST \$1,500,000 FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH DARDENNE GREENWAY: MEXICO ROAD TO DARDENNE PARK AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Dardenne Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Dardenne Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing and constructing the Dardenne Greenway Extension (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 231A for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Program Agreement with the Missouri Department of

Transportation; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Program Agreement with the Missouri Department of Transportation to accept an amount of at least \$1,500,000 for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

E. That the Board adopt Resolution 2024.49 approving a Construction Contract not to exceed \$1,128,445 with Pavement Solutions, LLC in connection with River des Peres Retaining Wall Replacement and authorizing other actions as necessary to effectuate the same. - Susan Jankowski

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732E	River des Peres	Carondelet Connector	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Susan Jankowski	Pavement Solutions, LLC	Construction Contract

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
NO	25%/5%	NO	NO

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
X-L Contracting, \$282,792: 25.21% MBE T.G.B., INC. \$60,004: 5.36% WBE	NA

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Bid	February 9, 2024	NA	Seven

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

L. Keeley Construction: \$1,254,208
 Millstone Weber, LLC: \$1,418,618
 Terracon: \$0
 Gershenson Construction Co., Inc.: \$1,559,799
 R.V. Wagner, Inc.: \$1,260,005
 Pavement Solutions, LLC: \$1,128,445

We completed a post bid interview with Pavement Solutions LLC, ABNA Engineering, Inc., and Kozeny-Wagner, Inc. This meeting went well, no concerns were raised about the contractor's ability to complete the scope of work per the plans and specifications.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$1,128,445	\$1,450,000	NA

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

NA

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Build	Close Out

WHY AND/OR HOW:

Carondelet Connector is a spur of the River des Peres Greenway, connecting Carondelet Park to the River des Peres Greenway and runs alongside I-55 in South St. Louis. Great Rivers Greenway owns and operates this segment, south of Loughborough bridge to Germania.

The Carondelet Connector has three (3) retaining walls, constructed from natural limestone boulders. After several years of operations, a vehicle left the roadway from I-55 and damaged the wall. During repair, the contractor experienced difficulty moving the boulders without them crumbling. GRG asked an engineering firm to investigate the issue and it was discovered that the boulders contained a large amount of shale, which becomes brittle when exposed to the elements. Since the original accident, the walls have continued to degrade.

GRG Staff procured ABNA Engineering, Inc. ("ABNA") to design the new walls and provide construction documents. We have procured Kozeny-Wagner, Inc. as the Construction Management firm and the next phase of this project is procuring a construction contractor for the replacements. We are currently seeking approval for a construction contract with Pavement Solutions, LLC. Their vast experience with concrete construction, retaining walls and coordinating projects with ABNA, Kozeny-Wagner, Inc., the City of St. Louis and Missouri Department of Transportation made them the best choice for this project and they submitted the lowest bid.

At this time, staff are requesting that the Board of Directors grant the CEO authority to negotiate and enter into a contract with Pavement Solutions, LLC for Construction of 732E, Replacement of the Carondelet Connector Retaining Walls.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.26	ABNA Engineering, Engineering and Design of Carondelet Connector Walls
2023.79	Kozeny Wagner, Inc. Construction Management firm

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,128,445 WITH PAVEMENT SOLUTIONS, LLC IN CONNECTION WITH CARONDELET CONNECTOR RETAINING WALL REPLACEMENT AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the River des Peres is shown as a regional greenway in the River Ring Regional Plan (the “River des Peres Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by replacing the retaining walls (the “Project”);

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.97 (Operating Budget);

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 732E for the Project;

WHEREAS, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised Bids for or in furtherance of the Project and received seven (7) responses;

WHEREAS, Pavement Solutions, LLC, was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid (ii) negotiate and enter into a contract with Pavement Solutions, LLC; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Pavement Solutions, LLC in an amount not to exceed \$1,128,445 for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14 day of May, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

F. That the Board adopt Resolution 2024.50 approving a Contract Amendment not to exceed \$533,000, subject to future appropriation, with Reitz & Jens, Inc in connection with Centennial Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
599F	Centennial	Warson Road to Baur Blvd	City of Creve Coeur - St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	Reitz & Jens, Inc. (R&J) + DG2 Design, LLC (DG2) + Lochmueller Group, Inc.	Professional Services / Contract Amendment

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
	(LG) + Engineering Design Source, Inc. (EDSI)	

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25% MBE - 5% WBE	DG2 is WBE certified; EDSI is MBE Certified	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
DG2 - 17% - WBE EDSI - 20% MBE LG - 21% - N/A	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Invitation to Interview from Vendor's Prequalification List	March 2023	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

Great Rivers Greenway (GRG) invited 3 firms to interview : Reitz & Jens, Inc. (R&J), Thouvenot, Wade & Moerchen, Inc. (TWM) and Crawford, Murphy & Tilly, Inc. (CMT). The 3 firms assembled teams and were interviewed by staff from GRG and City of Creve Coeur. The selection committee evaluated the teams and the R&J team was recommended to be selected. The team is composed of R&J + DG2 + LG +EDSI

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$103,400 in 2024 \$205,000 in 2025 (pending future Board approval) <u>\$224,600 in 2026</u> (pending future Board approval) \$533,000 TOTAL	\$370,000 in 2024	Subject to appropriation of 2025 and 2026 budgets

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

This project applied for construction funding with the Congestion Mitigation and Air Quality Transportation funding in February 2024. Final award will be announced in August 2024. Federal grant amount is 80% or \$2,560,000 of the total construction cost of \$3,200,000

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Preliminary Design	Intermediate and Final Design

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract amendment with Reitz & Jens, Inc. (R&J) for \$533,000, for design services for the Centennial Greenway from Warson Park to Baur Blvd in the 39 North District in the City of Creve Coeur, subject to future appropriation of the 2025 and 2026 Capital Budgets.

Project Background:

GRG developed the Centennial Greenway Plan in 2006 featuring a connection between Forest Park and Creve Coeur Park. In 2019, GRG staff worked with the 39 North Greenway Master Plan consultant team to verify the 2006 alignment through the 39 North District. The planned Centennial Greenway alignment was incorporated into the 39 North Greenway Master Plan which runs through the northern portion of the 39 North District as the greenway travels from Warson Park in the City of Olivette, across Warson Road and westward to Lindbergh Blvd (segments 6, 7 and 8 in the map below). GRG is funding 100% of the design costs for these segments as it is part of the main Centennial Greenway alignment.

Concurrently, GRG staff worked with multiple partners at the 39 North District and the City of Creve Coeur to fund the Preliminary design of the 39N Greenway Connector (segments 1 to 5 in the map below). This Board Action does not include any design work for this segment but discussions are underway with the partners to advance the design beyond the preliminary phase.

For the Centennial Greenway segment, the Design team worked to complete Preliminary Design in order for the City of Creve Coeur to submit a Congestion Mitigation and Air Quality (CMAQ) Transportation Grant to East-West Gateway in February 2024 (Board Resolution 2024.08). GRG is providing matching funds towards the application and the City will hear soon whether the project was selected. The Grant Application included segment 6 in the map below. Segments 7 and 8 will have a separate scope and fee that will be brought to the Board in the future depending on the decision with crossing over Lindbergh Blvd at Baur/Schuetz Road.

Project Scope of Work and Design Fee:

The R&J Team consists of DG2 for Landscape Architecture, LG for Transportation Engineering and EDSI for surveying. The Design Services scope of work for segment 6 only includes the following milestones:

- Intermediate Design
- Final Design
- Right of Way phase
- Bidding Phase

The proposed fee by year is as follows:

Subproject / Year	2024	2025	2026	Total
Centennial Greenway	\$103,400	\$ 205,000	\$224,600	\$ 533,000

The 2024 Capital Budget for project #599F includes \$370,000 in the GRG 1/10th Budget. The additional funds needed for the 2025 and 2026 Capital Budget will be included in the next budget cycle, subject to Board approval of the annual capital budget.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.08	Approval of a Grant Application and Cost Share Agreement not to exceed \$640,000 with the City of Creve Coeur in connection with the Centennial Greenway

RESOLUTION #	DESCRIPTION
2023.28	Approval of Professional Services Contract not to exceed \$631,000, with Reitz & Jens in connection with the Centennial and 39 North Greenways
2023.17	Approval an Intergovernmental Cooperation and Reimbursement Agreement not to exceed \$150,000 with the City of Creve Coeur, City of Olivette, St. Louis Economic Development Partnership, Donald Danforth Plant Science Center and Bayer Crop Science LP in connection with Centennial Greenway
2022.81	Adoption of the 39 North Greenway Plan for the Centennial Greenway
2018.121	Approving an amendment to a cooperative Agreement with St. Louis County Economic Development Partnership in Connection with Centennial Greenway; 39 North
2017.25	Cooperation Agreement with St. Louis Economic Development Partnership \$400,000 to design a north-south connector from the Monsanto Campus to Baur Road to the planned east-west alignment of the proposed Centennial Greenway
2006.37	Approval of the Centennial Greenway Master Plan

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$533,000, SUBJECT TO FUTURE APPROPRIATION, WITH REITZ & JENS INC IN CONNECTION WITH CENTENNIAL GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Centennial Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Centennial Greenway”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by designing the Centennial Greenway in the 39N District in the City of Creve Coeur (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item “599F Centennial: Warson Road to Lindbergh Blvd” for the Project;

WHEREAS, the 2025 and 2026 GRG 1/10 Capital Budget will include line item 599F for the Project, subject to approval by the Board of Directors of the District;

WHEREAS, pursuant to Resolution 2023.28, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Reitz & Jens Inc. for Preliminary Design in furtherance of the Project, and the District subsequently entered into a contract with Reitz & Jens Inc.;

WHEREAS, the District desires to enter into a contract amendment with Reitz & Jens Inc. in order to amend the scope, period of service and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Reitz & Jens Inc.; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Reitz & Jens Inc. in an amount not to exceed \$533,000, subject to future appropriation, for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

G. That the Board adopt Resolution 2024.51 approving a Contract Amendment not to exceed \$341,411, subject to future appropriation, with WSP USA INC. in connection with Centennial Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
599B	Centennial	Olive Blvd to Dielman Road	City of Olivette - St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	WSP USA INC.(WSP) + DTLS, INC. (DTLS) + Kivindyo Engineering	Professional Services

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
	Services, LLC (KES) + Sabur Surveying, Inc. (Sabur)	

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25% DBE - 5% WBE	DTLS is WBE certified; KES and Sabur are MBE Certified	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
WSP = 63%; DTLS (WBE) = 27%; Kivindyo (MBE) = 6%; Sabur (MBE) = 5%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Contract amendment	May 2019	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

In 2019, GRG Staff reviewed qualifications from three firms on the GRG Board Approved Vendor list to complete the procurement process towards the design

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

phase of development. Qualifications were reviewed from three firms on the Vendor List: the Lawrence Group, Reitz & Jens, Inc. and WSP USA Inc. GRG staff recommended WSP USA Inc. to be the best qualified firm to provide professional design services for the project. They have unique experience as a provider of services to Union Pacific Railroad and other expertise related to hydrology issues along the River Des Peres. GRG Staff recommended WSP USA Inc. to complete the full design of this project. Subconsultants with WSP include DTLS, Sabur, and KES.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$206,763 in 2024 \$134,648 in 2025 (subject to future appropriation)	\$254,373 in 2024	Subject to appropriation of 2025 budget

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Preliminary Design	Final Design

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract amendment with WSP USA INC (WSP) not to exceed \$341,411, subject to future appropriation in connection with design phase services for the Centennial Greenway: Olive Blvd to Dielman Road segment.

This segment of the Centennial Greenway (599B) is located in the City of Olivette between the segment along Olive Blvd from I-170 (recently completed project - 599D), to the segment along Indian Meadows Park (currently under construction - 599A). Further to the west, the segment within Warson Park was completed in 2023 (599C).

Project Background:

Great Rivers Greenway (GRG) completed the preliminary design of the Centennial Greenway segment 599B per the Alignment study completed in 2019. After completing the final design of multiple segments 599A, 599C & 599D, the only segment left to design and build is between Dielman Rd. to Olive Blvd. - 599B.

This planned alignment traverses through three properties (see map below):

1. CVS at the northeast corner of Olive Blvd and North Price Road,
2. Union Pacific Railroad spur right of way, and
3. 1290 Dielman Road

Proposed Scope of Services and Design Fees:

GRG continues coordinating with Union Pacific Railroad (UPRR) to acquire the right of way between CVS and 1290 Dielman Road. While the acquisition process is in progress, GRG desires to investigate the design of the greenway through the 1290 Dielman Road property to identify easement needs on that parcel. If the UPRR right of way is acquired by GRG, the greenway alignment will be located within that right of way and then turn west along the south side of the 1290 Dielman Road property and then north along the west side of the property near the Dielman Road right of way to connect to the 599A segment. If the railroad right of way is not acquired, then the 599B alignment will traverse through the Dielman Industrial Park and connect to the existing trail constructed by the City of Olivette on the east side of Dielman Road.

WSP has been the selected consultant to provide professional services since 2019 for this project alignment, and this scope of services represents an amendment to the original procurement that included the entire Centennial Greenway in Olivette. GRG has been satisfied with WSP professional services throughout the past years delivering final designs to the other Centennial Greenway segments and assisting GRG with the UPRR abandonment process. The purpose of this scope is to advance the design along the south side of the 1290 Dielman Road property to Intermediate (70%) Design and advance the design within the CVS property and the west side of the 1290 Dielman Road property to 100% Final Design and Bidding documents.

The professional services breakdown per year is shown below:

Scope of Services	Professional Services Fees					Year	Total per year
	WSP	DTLS	KES	Sabur	Total amount		
Preliminary Design	\$ 71,866	\$ 39,232			\$ 111,098	2024	\$ 206,763
Intermediate Design	\$ 57,503	\$ 21,162		\$ 17,000	\$ 95,665		
Pre-Final Design	\$ 49,387	\$ 18,720	\$ 20,000		\$ 88,107	2025	\$ 134,648
Final Design	\$ 12,867	\$ 8,882			\$ 21,749		
Bidding	\$ 4,337	\$ 2,724			\$ 7,061		
Site control	\$ 17,731				\$ 17,731		
	\$ 213,691	\$ 90,720	\$ 20,000	\$ 17,000	\$ 341,411		\$ 341,411
% of Contract	63%	27%	6%	5%			
	Non-DBE	WBE	MBE	MBE			

The 2024 budget for project #599B includes \$254,373 in GRG 1/10 Budget funding. The 2024 GRG 1/10 Capital Budget includes the funds for the design efforts within the proposed scope and the 2025 additional funds will be included in the next budget cycle, both subject to Board approval of the annual capital budget.

If GRG is successful in acquiring the UPRR parcel as well as negotiating an easement with the owner of the 1290 Dielman Road parcel, another contract amendment with WSP will be needed in order to bring those two segments to 100% Final Design and Bidding documents. GRG staff anticipates combining the three segments into one construction project in order to achieve efficiencies with bidding and construction.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.14	Approval of Construction Assurance Agreement not to exceed \$170,304 with WSP USA INC. in connection with Centennial Greenway
2022.87	Approval of Trail License Agreement with Missouri Highways and Transportation Commission in connection with the Centennial Greenway at Olive Blvd and I-170
2022.41	Approval of Mural Agreement with Missouri Highways and Transportation Commission in connection with the Centennial Greenway at Olive Blvd and I-170
2021.55	Contract with Navigate Building Solutions, LLC for Construction Management Services for the Centennial Greenway: Indian Meadows Park to Dielman Rd and Olive/ I-170
2020.83	Cooperation Agreement with the City of Olivette on the Centennial Greenway
2020.60	Contract with WSP USA Inc. for Abandonment process of the Union Pacific railroad parcel on Centennial Greenway in Olivette MO
2020.59	Contract with WSP USA Inc. for Intermediate and Final Design on Centennial Greenway in Olivette MO
2019.41	Contract with WSP USA Inc. for Preliminary Design on Centennial Greenway in Olivette MO
2018.82	Contract with WSP USA Inc. for Alignment Study on Centennial Greenway: Warson Park to Olive and I-170
2018.109	Approval of 2019 Capital Budget which includes line item 599A Centennial Greenway: Warson Park to Olive

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$341,411, SUBJECT TO FUTURE APPROPRIATION, WITH WSP USA INC. IN CONNECTION WITH CENTENNIAL GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Centennial Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Centennial Greenway”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by Designing the Centennial Greenway from Olive to Dielman Road in the City of Olivette (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 599B - Centennial: Dielman Rd to Olive Blvd for the Project;

WHEREAS, the 2025 GRG 1/10 Capital Budget will include line item 599B for the Project, subject to approval by the Board of Directors of the District;

WHEREAS, pursuant to Resolution 2019.41, the District authorized the Chief Executive Officer to negotiate and enter into a contract with WSP USA INC for Preliminary Design of the Centennial Greenway in Olivette MO in furtherance of the Project, and the District subsequently entered into a contract with WSP USA INC;

WHEREAS, the District desires to enter into a contract amendment with WSP USA INC in order to amend the scope and time of services and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with WSP USA INC; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with WSP USA INC in an amount not to exceed \$341,411, subject to future appropriations, for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

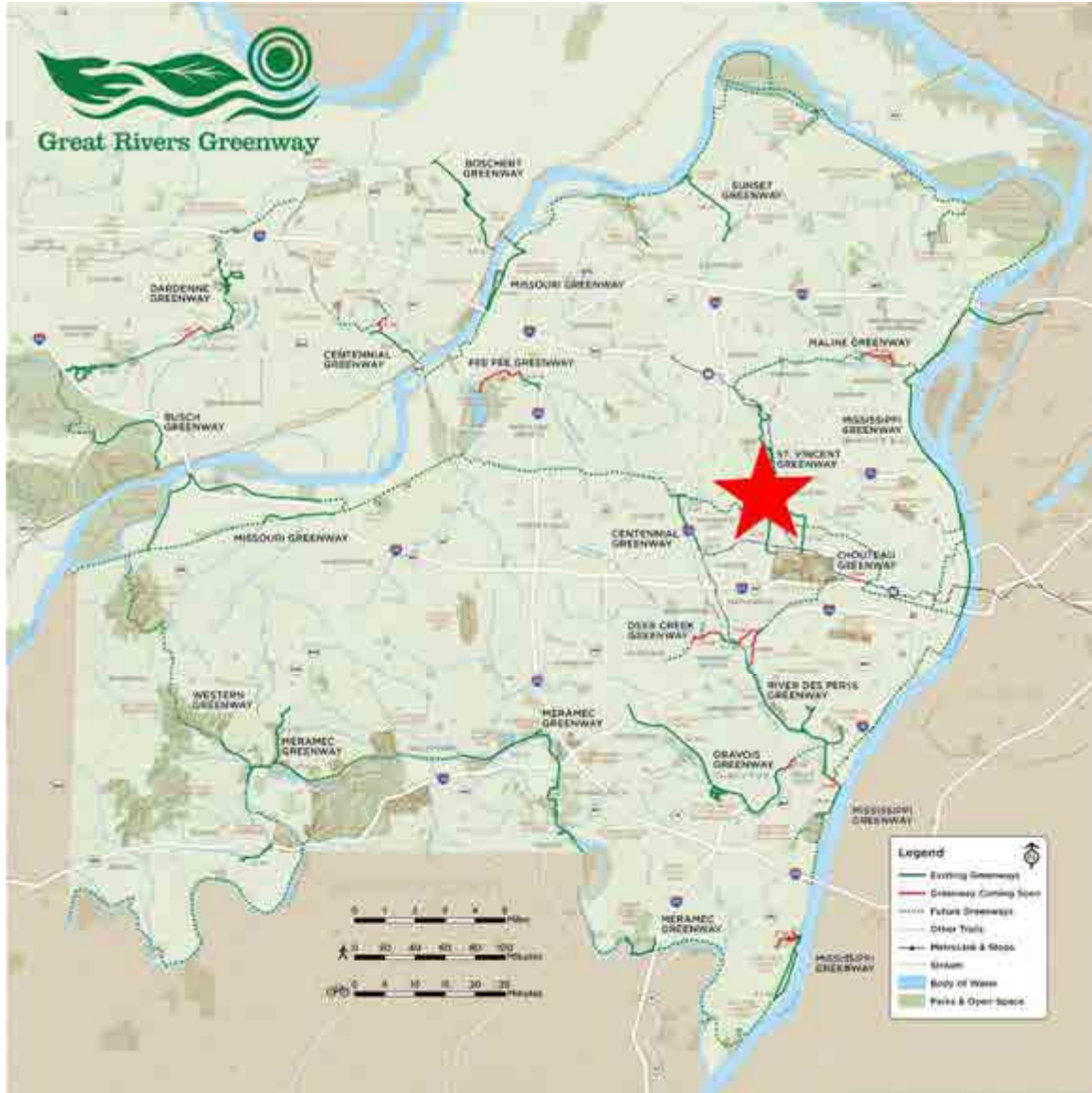
Nay:

Abstain:

Absent:

Not Present:

H. That the Board adopt Resolution 2024.52 approving a Cooperation Agreement not to exceed \$1,173,733 with St. Louis County in connection with St. Vincent Greenway: Robert L. Powell Place to St. Charles Rock Road and authorizing other actions as necessary to effectuate the same. - Michael Steinlage



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
187B	St. Vincent	Robert L. Powell Place to St. Charles Rock Road	St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Michael Steinlage	St. Louis County	Cooperation Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	n/a	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
n/a	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
n/a	n/a	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Cooperation Agreement	\$1,173,733	\$2,939,223	187B

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
<ul style="list-style-type: none"> • Surface Transportation Program - Suballocated: \$2,750,000 • American Rescue Plan Act: \$2,500,000

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Final Design	Bidding and Award

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a Cooperation Agreement with St. Louis County (the "County") in connection with the construction of the Phase 1 segment of St. Vincent Greenway: Robert L. Powell Place to St. Charles Rock Road.

Background

Between Page Avenue and St. Charles Rock Road, the 2014 St. Vincent Greenway Trail Alignment Study identified a north-south alignment along Kingsland Avenue. However, current public Right-of-Way conditions and challenges along Kingsland Avenue, as well as numerous opportunities to connect with community assets along Ferguson Avenue, suggested Ferguson Avenue as the preferable corridor. Therefore, GRG staff met with St. Louis County Department of Transportation staff and the Mayor of the City of Pagedale to discuss the feasibility of constructing a greenway alignment along the alternative Ferguson Avenue corridor. Both partners granted approval to re-evaluate Ferguson Avenue, providing for GRG staff to procure a

comprehensive planning phase scope of work with the end goal of identifying a feasible and constructable final alignment.

In early 2019, GRG issued invitations to interview to four (4) engineering firms from GRG's Prequalified Vendor List to provide planning, design, and construction phase professional services. Following Board Approvals, GRG contracted with Oates Associates, Inc. ("Oates") to execute a planning through design phase scopes of work for the full segment linking the former Eskridge High School site at Robert L. Powell Place to Pagedale Town Center and St. Charles Rock Road. The final recommended 1.7-mile alignment links the recently constructed segments of St. Vincent Greenway and closes the remaining gap between existing trails.

As the design phase progressed, the project team identified two (2) potential partnerships with St. Louis County and the Missouri Department of Transportation ("MoDOT"). This partnership strategy would effectively divide the construction of the greenway project into three (3) distinct sections and merge two (2) of them into the partners' respective future construction projects. The strategy optimizes cost efficiencies by taking advantage of the larger roadway construction contracts managed by the partner agencies, as well as minimizes disturbances to the surrounding neighboring communities by avoiding successive construction efforts spanning multiple years in the same locations. Following Board approval in July 2023, GRG entered into a Supplemental Program Agreement with MoDOT under Resolution 2022.64, which memorialized the multi-phase organization. Phases 1 - 3 (seen in the attached map graphic) are described below:

- **Phase 1 (County construction): This Board action concerns the Phase 1 project area only.** In the second half of 2024, St. Louis County will reconstruct Ferguson Avenue between Page Avenue and St. Charles Rock Road. Improvements include roadway resurfacing, sidewalk ADA upgrades, new curb and gutter, and drainage infrastructure. Along the eastern side of the road between Pagedale's City Hall and Ferguson Avenue (approximately 0.5 miles long), the proposed St. Vincent Greenway overlaps with the County's roadway project and falls partially within County Right-of-Way. Therefore, greenway plans have been developed in coordination with the County's roadway design plans to be merged into one set for a future combined public bid, built as one singular effort managed by the County. The County will advertise the combined bid packages and will manage construction in coordination with GRG's Construction Manager. This Board action authorizes a cooperation agreement between GRG and the County to allow for an upfront payment of \$1,067,030 to be issued by GRG in advance of construction. The payment equals the 100% Final Design Phase 1 construction estimate. Additionally, a 10% contingency is included in the Board approval request, but these additional funds will not be paid without future written approval by GRG staff. In the event of an underrun following construction

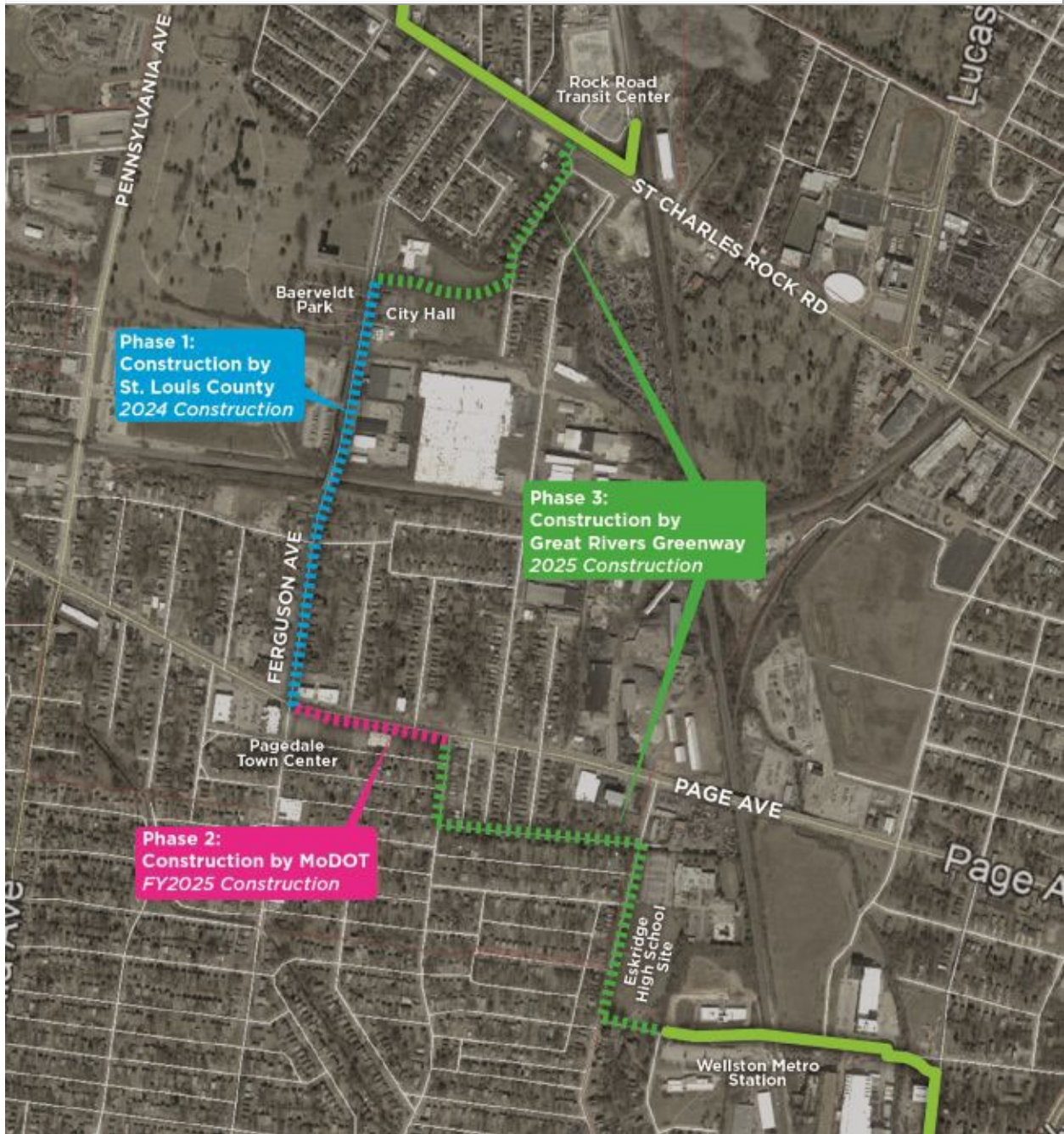
completion, unused funds will be returned to GRG. If bids exceed the project budget, GRG and the County will work to utilize Board approved contingency funds or modify the scope of work.

- Greenway Construction Cost (2024 Payment to County): *\$1,067,030*
 - Additional 10% Contingency: *\$106,703*
 - **TOTAL BOARD APPROVAL: \$1,173,733**
-
- **Phase 2 (MoDOT construction):** In FY 2025, MoDOT will reconstruct Page Avenue (Route D) between I-270 and the St. Louis City Limits. The project includes roadway resurfacing, ADA upgrades to sidewalk facilities, new curb and gutter, drainage improvements, and signal upgrades. Notably, the project will carry out a lane reduction between Ferguson Avenue and City of St. Louis limits, thereby reducing travel lanes and creating space for safer, wider pedestrian facilities through Pagedale Town Center and the City of Wellston. Along the southern side of Page Avenue Between Ferguson Avenue and Kingsland Avenue (approximately 0.2 miles long), the proposed St. Vincent Greenway is located primarily within MoDOT Right-of-Way. Using GRG's preliminary design plans, MoDOT is developing comprehensive construction documents that include the greenway scope for public bidding and construction as part of their overall roadway project. The greenway improvements along Page Avenue include Great Streets Initiative amenities matching those previously installed around Pagedale Town Center by the City of Pagedale. Oates has provided design files to MoDOT for integration into their plan set and GRG's Construction Manager will provide oversight during construction. Construction is anticipated to take place in 2025. The current 70% Intermediate Cost Estimate for Phase 2 construction is \$300,000 excluding contingency.
 - **Phase 3 (GRG construction):** In March 2023, the City of Pagedale approved and entered into a Construction, Operations, and Maintenance Agreement with GRG, thereby approving the overall alignment, authorizing its construction within City limits, and authorizing use of City right-of-way. All sections of the remaining greenway outside of Phases 1 and 2 areas will be developed as a separate construction document package to be publicly bid by GRG, with construction managed by GRG and its Construction Manager. Construction of Phase 3 is anticipated to start at the end of 2024 and run through 2025, pending acquisition of multiple easements authorized at the June 2023 Board meeting. The current 70% Intermediate Cost Estimate for Phase 3 construction is \$3,500,000 excluding contingency.

In 2021, staff developed two separate applications for federal funds: \$2,750,000 in Surface Transportation Program-Suballocated ("STP-S") funds and \$2,000,000 in American Rescue Plan Act ("ARPA") funds. Both applications were ultimately

successful and set the project on track to receive \$5,250,000 in outside federal funds.

Staff now seeks Board approval of a Cooperation Agreement with St. Louis County in connection with the Phase 1 project area. A future agreement with MoDOT for the Phase 2 area will be brought to the Board for approval in 2025. Phase 3 is anticipated to be bid by GRG at the end of 2024 or beginning of 2025 following MoDOT's approval process.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2019.48	Contract with Oates Associates, Inc. for planning phase professional services
2019.88	Contract amendment with Oates Associates, Inc. for planning phase professional services
2020.49	Contract amendment with Oates Associates, Inc. for design phase professional services

RESOLUTION APPROVING A COOPERATION AGREEMENT NOT TO EXCEED \$1,173,733 WITH ST. LOUIS COUNTY IN CONNECTION WITH ST. VINCENT GREENWAY: ROBERT L. POWELL PLACE TO ST. CHARLES ROCK ROAD AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the St. Vincent Greenway is shown as a regional greenway in the River Ring Regional Plan (the “St. Vincent Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by connecting the former Eskridge High School site to St. Charles Rock Road (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

WHEREAS, the 2024 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item (187B) for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Cooperation Agreement with St. Louis County; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Cooperation Agreement with St. Louis County in an amount not to exceed \$1,173,733 for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

7. APPROVAL OF CONTRACTS - GRG 3/16TH REVENUE STREAM

A. That the Board adopt Resolution 2024.53 approving a utility relocation agreement not to exceed \$339,577 with Missouri American Water Corporation in connection with Maline Greenway: Ted Jones Trail to West Florissant Avenue and authorizing other actions as necessary to effectuate the same. - Michael Steinlage



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
295	Maline	Ted Jones Trail to West Florissant Avenue	St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Michael Steinlage	Missouri American Water Corporation	Utility Relocation Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	n/a	n/a	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
n/a	n/a

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Other - Utility Relocation Agreement	April 2024	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$339,577	\$7,815,278	295

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Surface Transportation Program - Sub allocated federal funds (\$2,503,944)

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Site Control Clearance	Bidding and Award

WHY AND/OR HOW:

This Board Action is to authorize an agreement with Missouri American Water Corporation ("MAWC") for utility relocations related to the Maline Greenway segment between Ted Jones Trail and West Florissant Avenue in Ferguson, MO.

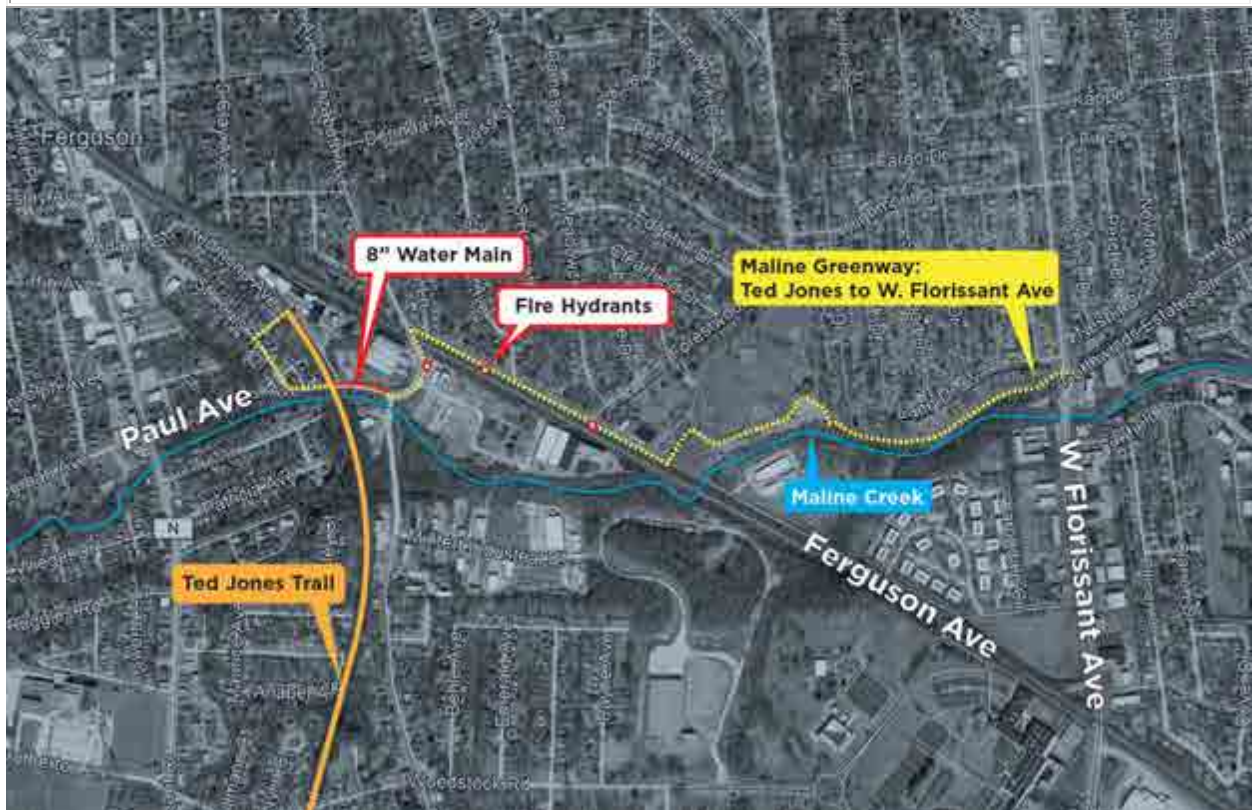
In 2018, Great Rivers Greenway ("GRG") staff selected HDR, Inc. ("HDR") in connection with planning and design phase the services for the 1.6-mile segment of greenway. HDR has submitted 100% Final Plans, Specifications, and Estimates, with the final estimated construction cost at \$8.7 million. This project has been awarded approximately \$2,503,944 in federal STP-S funds and is in the final review stages with the Missouri Department of Transportation's ("MoDOT") Local Public Agency staff prior to bid advertisement. As a condition of obligating funds, utility clearance is a mandatory requirement.

The project team has been coordinating with multiple utility companies since early preliminary design to identify and resolve utility conflicts along the entire corridor. Where possible, actions have been taken to modify greenway design plans in order to avoid a need for relocations as much as possible. This Board action is in connection with the relocation of buried and superficial water utilities along Paul Avenue and Ferguson Avenue. Beneath the Paul Avenue roadway, MAWC owns, operates and maintains an underground water main and a fire hydrant that are in conflict with trail improvements. On Ferguson Avenue, two (2) fire hydrants must be relocated to make room for the new pre-cast concrete boardwalk structure. The

relocations will require two (2) separate mobilizations in coordination with greenway construction - one (1) in advance for work on Paul Avenue and one (1) during construction in coordination with the boardwalk installation on Ferguson Avenue.

MAWC staff have prepared a proposed relocation cost of \$308,707 in connection with the above conflicts. Additionally, staff is requesting Board approval of an additional 10% contingency in the amount of \$30,870. The 2024 Capital Budget includes \$400,000 for relocation of water utility infrastructure and accommodates this request. Approval of this Resolution by the GRG Board will authorize the CEO to negotiate and enter into a utility relocation agreement not to exceed \$308,707 with MAWC. The additional 10% contingency funds will only be used after GRG authorizes expenditure in the event of unforeseen circumstances. Upon execution of the relocation agreement and payment of the relocation costs, MAWC will bid and construct the utility relocations.

This is the final utility relocation to clear prior to construction. Gas and electrical infrastructure relocations have been completed by the respective utility companies at no cost to the project or GRG.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2018.21	Contract with HDR, Inc. for Planning Services
2018.100	Approval of the Maline Greenway: Forestwood Park to West Florissant Avenue Feasibility Study and Concept Plan
2019.120	Contract with HDR, Inc. for Design Services
2019.58	Contract amendment with HDR, Inc. for Design Services

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$339,577 WITH MISSOURI AMERICAN WATER CORPORATION IN CONNECTION WITH MALINE GREENWAY: TED JONES TRAIL TO WEST FLORISSANT AVENUE AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the Maline Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Maline Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by connecting the Ted Jones Trail to West Florissant Avenue (the “Project”);

WHEREAS, the 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item (295) for the Project;

WHEREAS, the District desires to (i) negotiate and enter into a utility relocation agreement with Missouri American Water Corporation; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on May 14, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a utility relocation agreement with Missouri American Water Corporation in an amount not to exceed \$339,577 for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

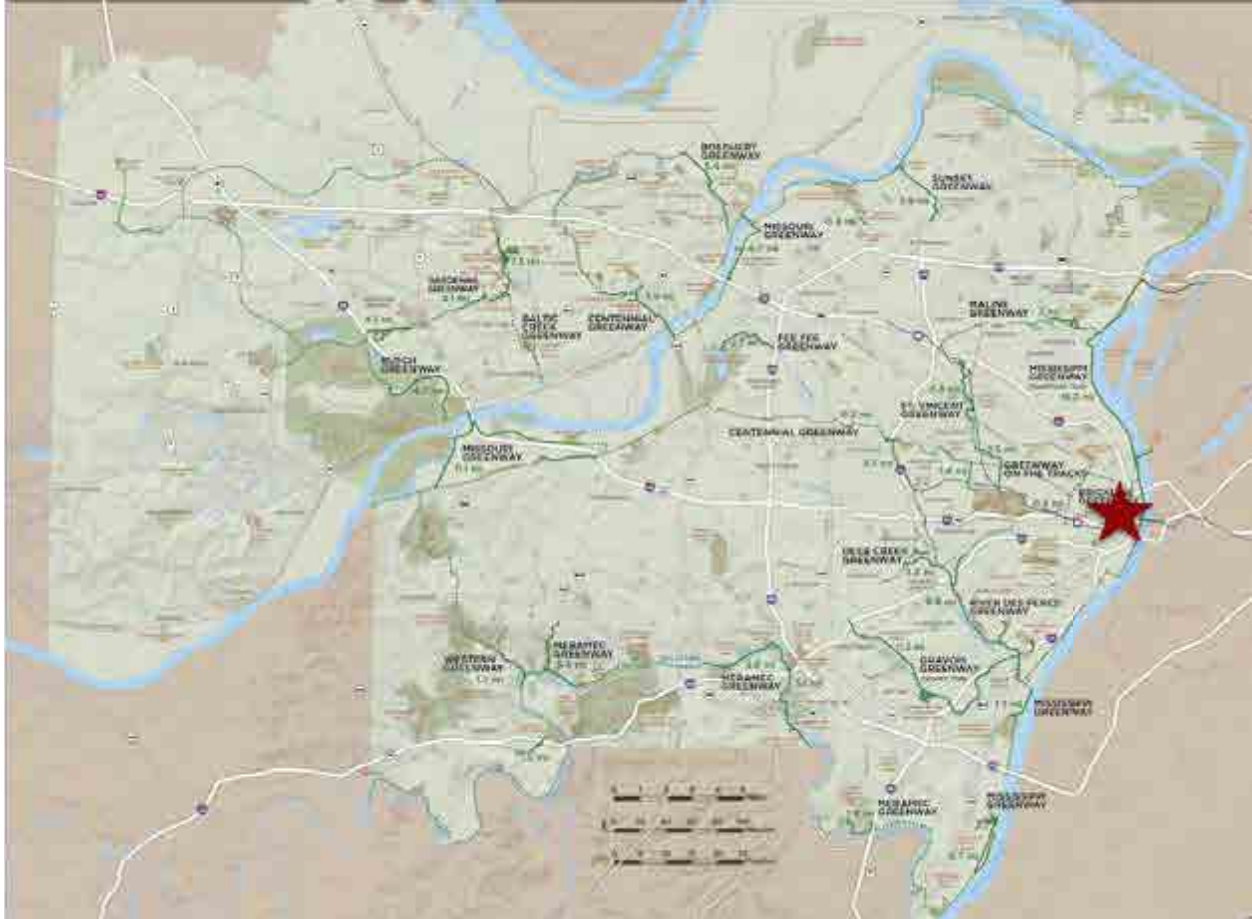
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.54 approving a contract not to exceed \$1,985,000, subject to future appropriation, with Navigate Building Solutions, LLC in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. -Lonny Boring



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
3081	Brickline	Grand Ave - Fairground Park to Page Blvd.	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Lonny Boring	Navigate Building Solutions, LLC	Construction Management

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
Yes	N/A	N/A	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
<ul style="list-style-type: none"> • MBE - Project Controls Group, Inc.: \$100,000 (5%) • MBE - EDSI, Inc. : \$100,000 (5%) • M/WBE - TSi, Inc.: \$250,000 (12.6%) 	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications and Interviews	April 2024	N/A	5

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
In March 2024, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including four (4) separate projects in the Brickline Greenway: Cortex MetroLink Station to Grand MetroLink Station (308B), North Connector Greenway: Grand Blvd - Fairground Park to Page Blvd (308I), North

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)

Connector Streetscape: Grand Blvd - Fairground Park to Cass Ave (308IE) and North Connector: Spring Ave - Page Blvd to Lindell Blvd (308S).

The RFQ was published in the St. Louis Post-Dispatch and St. Louis American newspapers, the GRG website, and announced via an email to GRG’s jobs and bids electronic database. Five (5) responses were received that expressed interest in the services for the advertised Brickline Greenway North Connector projects (308I and 308IE). A selection committee composed of staff from GRG evaluated the proposals. All five (5) firms which applied for the Brickline Greenway North Connector projects (308I and 308IE) were interviewed in March and April. The selection committee unanimously recommended Navigate Building Solutions, LLC as the best qualified and capable firm to perform the services outlined in the RFQ for two (2) of the Brickline Greenway North Connector projects (308I and 308IE).

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$1,985,000	\$2,413,120 subject to 2025 - 2028 GRG 3/16th Capital Budget pending future board approval.	2024 - 2028 GRG 3/16th Capital Budget pending future board approval.

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	95% Design, Approaching Final 100%	Bidding & Construction

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
	Design & Bidding	

WHY AND/OR HOW:

This action is to approve an initial contract with Navigate Building Solutions, LLC for pre-construction and construction management services of the Brickline Greenway North Connector segment from Fairground Park to Page Blvd (shown in magenta on the map below). Funding for the services includes budgeted funds in the current 2024 GRG 3/16 Capital Budget and future Capital Budgets subject to Board approval. Project construction is estimated to commence within or around spring 2025 and conclude between September 2026 and February 2027.

In November 2021, and pursuant to Resolution 2021.53, GRG received notice of a partial Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant award totaling \$15 million. The RAISE Grant project begins at the southeast corner of Fairground Park at the intersection of Grand Blvd. and Natural Bridge Ave. and travels south to the intersection of Spring Ave. at Page Blvd. The project includes a greenway within existing rights of way that removes vehicular traffic lanes to create a greenway with multi-use trails and pedestrian facilities. Final project design and permitting must be completed and approved on or before September 30, 2024. All grant funds must be expended on or before September 30, 2029.

In August 2023 and pursuant to Resolution 2023.03, the City of St. Louis and GRG received notice of additional Surface Transportation Program - Suballocated (STP-S) and the Congestion Mitigation and Air Quality (CMAQ) grant funding totaling over \$10.6 million for sidewalk and streetscape improvements opposite the greenway on the east side of Grand Blvd. enabling a complete street reconstruction. The STP-S and CMAQ programs are integral to the effort, but funding requires the greenway (RAISE) and non-greenway (STP-S/CMAQ) projects to be separate and independent. The projects would have separate design and permitting requirements and be bid and built under separate contracts. Standalone plans, specifications and estimates are needed. Design and permitting for the STP-S and CMAQ funds must be completed and approved on or before September 30, 2025.

The Navigate Building Solutions, LLC team was procured following an open request for qualifications detailed above. The Navigate Building Solutions, LLC team includes the St. Louis firms of Project Controls Group, Inc. (MBE), EDSI, Inc. (MBE), and TSi, Inc. (M/WBE).

This contract with Navigate Building Solutions, LLC includes pre-construction services for both the greenway (RAISE) and separate non-greenway (STP-S/CMAQ)

projects. Also included are construction management services for 12-months for the greenway (RAISE) project. The not to exceed fee is established at \$1,985,000 for the contract. The value of M/WBE contracts in the North Connector scope totals 22.6%. The Navigate Building Solutions, LLC team services include:

- Pre-construction services including plan review and bidding services
- Cost estimation coordination with Kwame/SM Wilson (GRG's Brickline Program Construction Management Team)
- Full-time on-site construction supervision for 12-months
- Business enterprise and workforce tracking for women and minority participation (Project Controls Group, Inc.)
- Material testing services (TSi, Inc.)
- Establishment of survey benchmarks and survey control (EDSI, Inc.)
- Administration of the RAISE Grant per USDOT policy

This represents the initial phase of construction management services for the greenway (RAISE) and separate non-greenway (STP-S/CMAQ) projects. The non-greenway (STP-S/CMAQ) project was awarded \$1,179,000 in federal funding for construction management services, and a contract amendment with Navigate Building Solutions, LLC for these services is anticipated in early 2025.

The 2024 budget for the (308I) project included \$2,413,120. Contract expenditures within 2024 are projected to remain within the available budget. Future GRG 3/16 Capital Budgets will include the funds for the remaining efforts subject to Board approval.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.03	Approval of a STP-S and CMAQ Grant Applications with East-West Gateway Council of Governments
2021.53	Approval of Grant Application for RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,985,000, SUBJECT TO FUTURE APPROPRIATION, WITH NAVIGATE BUILDING SOLUTIONS, LLC IN CONNECTION WITH BRICKLINE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

WHEREAS, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

WHEREAS, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

WHEREAS, the Brickline Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Brickline Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by constructing the Brickline Greenway on Grand Blvd. between Fairground Park and Page Blvd. (the “Project”);

WHEREAS, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98;

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item 308I for the Project;

WHEREAS, the 2025, 2026, 2027 and 2028 GRG 3/16th Capital Budget will include line item 308I for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised Pre-Construction and Construction Management Services Request for

Qualifications for or in furtherance of the Project and received five (5) responses for the Project;

WHEREAS, Navigate Building Solutions, LLC was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the "Proposal");

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with Navigate Building Solutions, LLC; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on May 14th, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Navigate Building Solutions, LLC in an amount not to exceed \$1,985,000, subject to future appropriation for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of May, 2024.

METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

8. CLOSED SESSION

A. ENTER INTO CLOSED SESSION

The Board of the Metropolitan Park and Recreation District, d/b/a Great Rivers Greenway, may go into closed session at this meeting if such action is approved by a majority vote of the Board members who constitute a quorum, to discuss legal, confidential or privileged matters under RSMo. §610.021(1); leasing, purchase or sale of real estate under §610.021(2); personnel actions under §610.021(3); specifications for competitive bidding under §610.021(11); sealed bids under §610.021(12); personnel records under §610.021(13); or records under §610.021(14) which are otherwise protected from disclosure by law; or confidential or privileged communications with the District's auditor, including auditor work products under §610.021(17).

TO LEARN MORE ABOUT RSMo. 610, [click here](#).

9. ADJOURNMENT

A. RECONVENE INTO OPEN SESSION

B. ADJOURN