



Great Rivers Greenway

Tuesday, March 14, 2023
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

Per Bylaws Article IV. Section 8: Acceptance of participation via conference call or videoconference is acceptable by a majority of the members present. Action item to approve Board Member(s) participation via conference 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:

<https://us02web.zoom.us/j/89322843100>

Or One tap mobile :

US: +13092053325,,89322843100# or +13126266799,,89322843100#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 893 2284 3100

International numbers available: <https://us02web.zoom.us/j/89322843100>

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 Feb 14, 2023 - Board Meeting

2. PRESENTATION (S)

A. Brickline Update - Lonny Boring, T. Chris Peoples, Shaughnessy Daniels

B. Adopt-A-Greenway Program - Ben Grossman, Emma Klues, Jovany Otero, Tom Schweiss

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

A. CHIEF EXECUTIVE OFFICER

File Attachments

[CEO Report with Calendar MARCH Board packet 2023.pdf \(1,264 KB\)](#)

B. NOTICE OF CONTRACTS EXECUTED

4. REPORT OF STANDING COMMITTEES

A. Bylaws, Rules and Policy Committee/Rob Epstein - That the Board adopt Resolution 2023.19 approving amendments to the Bylaws and authorizing other actions as necessary to effectuate the same. - Michelle Bock

The Bylaws of the Board are intended to codify the framework and governance structure that guide its operations and, in turn, the interactions with Great Rivers Greenway (District) staff and the public. It is best practice to periodically review them and record modifications that improve efficiency or reflect changes in governance. The last update was in February 2021. Several of the recommended changes include:

- Modifications to meeting details including explicitly allowing attendance and voting via telephone or videoconference.
- Order of Agenda to conform to current practice
- Changes in two committee names (Public Relations to "Promote" and Conservation and Community to "Sustain")
- Removal of Intergovernmental Affairs and Legislation Committee
- Clarification of timing for Annual Report and Regional Plan
- Clarification of General Counsel duties to increase flexibility for the District, particularly with litigation

District staff are requesting the Board of Directors to review and approve these revisions made to the Bylaws in order to ensure the policies and procedures of the District are current.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.11	Amendment to Bylaws

RESOLUTION APPROVING AN AMENDMENT TO THE BYLAWS 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 Metropolitan Park and Recreation District d/b/a Great Rivers Greenway District ("the District") staff completed a review of the District's Bylaws to ensure policies and procedures of the District are current;

WHEREAS, pursuant to Resolution 2021.11, the District approved and adopted the existing District Bylaws as amended (the "Existing Bylaws");

WHEREAS, District staff have recommended revisions to the Bylaws (the "Revised Bylaws"), which if approved by the Board of Directors of the District (the "Board"), will replace the Existing Bylaws;

WHEREAS, the Revised Bylaws have been presented to the Bylaw, Rules and Policy Committee (the "Committee") on March 14, 2023 for their approval; and

WHEREAS the Bylaws, Rules and Policy Committee desires approves and refers the Revised Bylaws to the Board for approval and adoption;

WHEREAS, at a meeting of the Committee, convened at 11:30 am, on March 14, 2023, 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 METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:

1. The Board hereby approves the Revised Bylaws.
2. 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.

3. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 14th day of March, 2023
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:

File Attachments

REDLINE GRG - Revised Bylaws - 2023 (3.8.23).pdf (158 KB)

4891-7013-5884.5 GRG - Revised Bylaws - 2023clean.docx (42 KB)

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

A. That the Board adopt Resolution 2023.20 approving an amendment to an Operations and Maintenance Agreement with Missouri Department of Conservation in connection with the Busch Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732	Busch	August A. Busch Memorial Conservation Area	St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Missouri Department of Conservation	Operations and Maintenance

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 an amendment	n/a	n/a	n/a

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023	Operations and Maintenance	Ongoing maintenance

WHY AND/OR HOW:

<p>In 2014, the District and the Missouri Department of Conservation (MDC) entered into a construction, operation and maintenance agreement (O&M Agreement) for the Busch Greenway (Greenway) from Missouri Research Park to August A. Busch Memorial Conservation Area. The Greenway was built on property owned by MDC and Missouri Highways and Transportation Commission (Commission) of which MDC agreed to be responsible for all operations and maintenance. The District and MDC executed this O&M Agreement and the Greenway was subsequently constructed. The project required a license agreement among the three (3) parties which was delayed in signing due to property ownership conflicts, but has since been resolved and executed. During the time between the O&M Agreement signing and the recent license agreement, MDC has requested a modification to the O&M Agreement to place the responsibility of the infrastructure (trail surface, nodes and retaining walls) on the District, and the day-to-day operation and maintenance remain with MDC.</p> <p>District staff are requesting the board of directors to authorize the CEO to negotiate and enter into an amendment to the O&M Agreement with MDC to take over the responsibility of the trail surface repair and maintenance, trail nodes and retaining wall for the Greenway in St. Charles County.</p>
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RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.11	Approval of a license agreement with MoDOT, MDC and GRG for Busch Greenway
2012.62	Approval of a license agreement for Busch Greenway w/MoDOT and MDC
2012.63	Approval of an Operations and Maintenance agreement with MDC

**RESOLUTION APPROVING AN AMENDMENT TO
AN OPERATIONS AND MAINTENANCE
AGREEMENT WITH MISSOURI DEPARTMENT OF
CONSERVATION IN CONNECTION WITH THE
BUSCH 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, the Busch Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Busch Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by amending an operations and maintenance agreement (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 2023 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2022.89;

WHEREAS, the 2023 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 amendment to an operations and maintenance agreement with Missouri Department of Conservation; 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 March 14, 2023, 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 amendment to an operations and maintenance agreement with Missouri Department of Conservation 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 March, 2023.
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 2023.21 approving a construction management contract not to exceed \$66,250 with Kozeny-Wagner, Inc. in connection with Mississippi Greenway trestle repairs and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732A	Mississippi	Trestle	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Kozeny-Wagner, Inc.	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)
No	25%/5% DBE/WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
No subcontractors used in this project, all work to be self-performed.	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:
RFQ	January 2023	n/a	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Three (3) firms submitted qualifications for this project: Kozeny-Wagner, Inc. (KWI), Navigate Building Solutions, LLC (Navigate) and Interface Construction Co. (Interface) KWI and Navigate were invited for interviews, and Interface was not found to be qualified. KWI was found to be the most qualified for this project.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$66,250	\$66,250	

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023	Design and preconstruction	finalization of bid documents

WHY AND/OR HOW:

The District owns and maintains the Ironhorse Trestle from I-70 to the McKinley Bridge. The structure was inspected by a structural engineering firm, TWM, Inc., in 2022 and they provided recommendations for high and medium priority repairs. The District entered into a contract with TWM, Inc. for design of the construction repair documents. Construction bidding is scheduled for spring 2023 with construction being complete by end of summer 2023.

District staff solicited a request for qualifications for preconstruction and construction management services for several projects, including this one. Three (3) firms submitted for this Trestle project: Kozeny-Wagner, Inc. (KWI), Navigate Building Solutions, LLC (Navigate) and Interface Construction Corporation. District staff held interviews with KWI and Navigate; KWI was found to be the most qualified firm for this project.

District staff are requesting the District's Board of Directors approve a contract with KWI for preconstruction and construction management services for repairs to the Trestle.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.99	Contract amendment with TWM, Inc. for Trestle Repairs
2022.53	Contract amendment with TWM, Inc. for Trestle Inspection
2021.90	Contract with TWM, Inc. for Trestle Inspection

**A RESOLUTION APPROVING A CONTRACT NOT
TO EXCEED \$66,250 WITH KOZENY-WAGNER,
INC. IN CONNECTION WITH MISSISSIPPI
GREENWAY TRESTLE REPAIRS
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 performing preconstruction and construction management services (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 2023 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2022.89;

WHEREAS, the 2023 GRG 1/10 Capital Budget included line item (732A) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received three responses;

WHEREAS, Kozeny-Wagner, Inc. 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 Kozeny-Wagner, Inc.; 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 March 14, 2023, 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 Kozeny-Wagner, Inc. in an amount not to exceed \$66,250 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 March, 2023.
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:

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

A. That the Board adopt Resolution 2023.22 approving a Contract Amendment not to exceed \$100,000 with Vector Communications Corporation in connection with Brickline Engagement Services and authorizing other actions as necessary to effectuate the same. -
Shaughnessy Daniels



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
309	Brickline	Engagement	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Shaughnessy Daniels	Vector Communications Corporation	Civic Engagement

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	MBE, WBE	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:
Community Engagement Vendor List	September 2020		15

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

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Amendment	\$100,000	\$100,000	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023	Planning/Design	

WHY AND/OR HOW:

This contract amendment requests the funding for professional services to continue to support engagement efforts related to the planning and design for the Brickline Greenway through December 2023. Engagement has been ongoing for the Brickline Greenway project since 2018 to ensure community members are informed, involved and active in project planning efforts. Engagement services, including direct, neighborhood-level and regional engagement, have been and are currently supported by Vector Communications Corporation (Vector) and led by Great Rivers Greenway staff (Staff). Staff has been very impressed with Vector's performance and the professionalism and passion they bring to engagement efforts for the Brickline Greenway.

With this contract, Vector will continue to coordinate with planning and design consultant teams, other vendors, and partners at the direction of Staff to provide professional engagement services. These professional engagement services will include support for engagement efforts through research, neighborhood outreach and canvassing, event logistics and management, scheduling, facilitation and documentation of meetings, preparing, gathering, analyzing and reporting on data collection for quantitative and qualitative inputs, maintaining a civic architecture for the project area and supporting efforts to keep the region at large engaged and informed about Brickline Greenway project activities and efforts. This contract will include continued general administration and coordination of stakeholder group interactions with a Design Oversight Committee and multiple Working/Advisory Groups, elected officials, community and business leaders, neighborhood groups business and property owners, and residents. Vector will work with design consultants for the various active project segments, and will continue to support Brickline Greenway engagement efforts for each of those segments to invite public input on planning and design of the Brickline Greenway, and to ensure any design of greenway segments and/or signature projects that are moving forward are informed by community input.

With respect to this contract, Vector was selected from the current Community Engagement Vendor List established in 2020 due to their extensive experience with engagement services for other GRG projects in the St. Louis region and their history with engagement for the Brickline Greenway. Vector has conducted various community engagement tasks for the Brickline Greenway under its contract approved under Resolution 2022.12, Resolution 2020.109, Resolution 2020.73, Resolution 2019.43 and other prior engagement contracts related to this project.

Staff supports this action which seeks Board authorization for the CEO to negotiate and enter into an amended contract for Vector to continue its community engagement services through the end of 2023.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.12	Approval of a Contract not to exceed 150,000 with Vector Communications Corporation in connection with the Brickline Greenway
2020.109	Approval of a Contract not to exceed 115,500 with Vector Communications Corporation in connection with the Brickline Greenway
2020.94	Approval of 2021 Capital Budget
2020.73	Approval of a Contract Amendment not to exceed \$55,000 with Vector Communications Corporation in connection with the Brickline Greenway
2019.43	Approval of a contract not to exceed \$150,000 with Vector Communications Corporation in connection with Chouteau Greenway
2018.89	Approval of a contract not to exceed \$70,000 with Vector Communication in connection with Chouteau Greenway
2018.76	Approval of Reimbursement Agreement with Great Rivers Greenway Foundation in connection with Chouteau Greenway
2018.05	Approving a contract not to exceed \$70,500 with Vector Communications Corporation in connection with Chouteau Greenway Community Engagement Services

**A RESOLUTION APPROVING A CONTRACT
AMENDMENT NOT TO
EXCEED \$100,000 WITH VECTOR
COMMUNICATIONS CORPORATION 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 improve the River Ring in furtherance of the River Ring Regional Plan by professional civic engagement services (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 2023 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2022.89 (Capital Budget);

WHEREAS, the 2023 GRG 3/16 Capital Budget included line item 309 for the Project;

WHEREAS, pursuant to Resolution 2022.12, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Vector Communications Corporation for professional engagement services in furtherance of the Project, and the District subsequently entered into a contract with contracting party;

WHEREAS, the District desires to enter into a contract amendment with Vector Communications Corporation in order to amend the scope of work 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 Vector Communications 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 March 14, 2023, 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 Vector Communications Corporation in an amount not to exceed \$100,000.
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 14th day of March, 2023.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

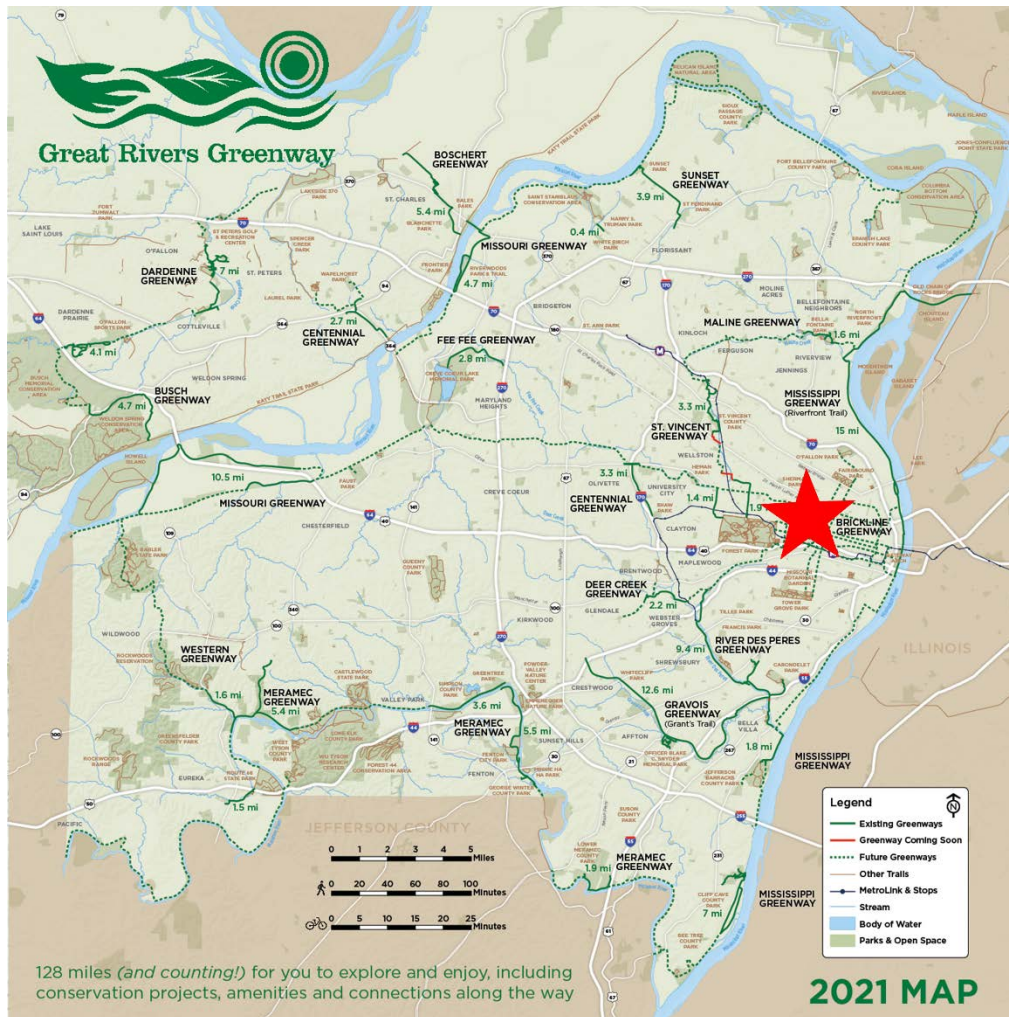
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2023.23 approving an amendment to the GRG 3/16 capital budget and a contract not to exceed \$1,772,000, subject to future appropriation, with SmithGroup, Inc. in connection with Brickline Greenway: North Connector and authorizing other actions as necessary to effectuate the same. Lonny Boring



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308S & 308W	Brickline	North Connector: Spring Ave between Page Blvd and Washington Ave (308S) and Spring Ave between Washington Ave and Lindell Blvd (308W)	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Lonny Boring & Kuleya Bruce	SmithGroup, Inc.	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% MBE & 5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Civil: David Mason & Associates, Inc. (MBE) Traffic: Lochmueller Group, Inc. Landscape: DTLS, Inc. (WBE) Architecture: Grice Group Architects (MBE) Geotech: Geotechnology, LLC. The value of the Phase 2 and 3 contract for MBEs total \$430,000 (24.2%) & WBE totals \$138,000 (7.8%)	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:
RFQ	05/2022	N/A	8

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Submissions included teams lead by: Horner & Shifrin, Inc., Kimley-Horn and Associates, Inc., Land Collective LLC, Object Territories, PORT Architecture

and Urbanism LLC, Ross Barney Architects, Inc., SmithGroup, Inc. and W Architecture and Landscape Architecture, LLC. Virtual interviews were conducted with Horner & Shifrin, Inc., Land Collective LLC, PORT Architecture and Urbanism LLC, and SmithGroup, Inc. In-person interviews were conducted with Horner & Shifrin, Inc. and SmithGroup, Inc. The Selection Committee composed of staff from GRG and the City of St. Louis recommended award to the SmithGroup, Inc. team.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$1,772,000	\$875,000 (\$500,000 -- 308S & \$375,000 -- 308W). Amend the 2023 GRG 3/16th Capital Budget to consolidate available funding into (308S).	\$897,000 in the 2024 GRG 3/16th Capital Budget will also be utilized pending future board approval.

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023	Design	Final Design

WHY AND/OR HOW:

This action is to approve a new contract with the SmithGroup, Inc. (SmithGroup) team for design of Phase 2 and 3 of the North Spring Avenue segments of the Brickline Greenway in the Northern Corridor. Staff desires to amend the GRG 3/16 Capital Budget to combine the design funds into one budget line item to improve contracting and invoicing efficiencies.

Background

Great Rivers Greenway (GRG)'s Board of Directors approved the Chouteau (Brickline) Greenway Framework Plan in December 2019. This project is designed to connect Forest Park, Gateway Arch National Park, Fairground Park, and Tower Grove Park with more than 10 miles of urban greenways through many neighborhoods in the heart of St. Louis. In 2020, the Board approved changing the name of the project to Brickline Greenway. Following extensive engagement and research, extending Brickline Greenway from Fairground Park to the campus of Saint Louis University emerged as a high priority. Pursuant to Resolution 2021.53, the GRG Board of Directors approved an application to the U.S. Department of Transportation (USDOT) for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant (formerly TIGER and BUILD Grants). The application sought \$24.7 million in federal funding for construction of the project which was estimated at \$32 million.

In November 2021, GRG received notice of a partial RAISE Grant award totaling \$15 million and the project was segmented into phases to accommodate the partial award. The resulting Phase 1 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 roadway rights of way that removes vehicular traffic lanes to create a greenway with separated bicycle and pedestrian facilities. Engagement with the surrounding community remains of upmost importance, and the final design of the greenway features will evolve as community outreach continues. 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.

Details on this Action

Following notification of a partial RAISE Grant award and pursuant to Resolutions 2022.11 and 2022.55, the GRG Board of Directors approved two applications to the East-West Gateway Council of Governments for the Surface Transportation Program-Suballocated (STP-S) and Transportation Alternative Program (TAP) for the portion of the Brickline Greenway along Spring Ave between Page Blvd and Lindell Blvd. (see map below). Both applications were successful and the two phases were awarded a total of \$6 million in federal funding for construction. In addition, the two phases were also awarded a total of \$2.5 million in Community Project Funding through former Senator Blunt's office.

The federal grants are only for project construction costs in fiscal year 2026, and the Spring Avenue: Phases 2 and 3 will need to be bid separately; however, due to their adjacency and relatively short distance, GRG staff

recommend combining the design efforts for the two phases. Therefore, we propose to amend the 2023 GRG 3/16ths Capital Budget to move budgeted funds from (308W "Spring Ave: Phase 3") into (308S "Spring Ave: Phase 2"). All design efforts for the two projects will be serviced through the (308S) budget. This will provide efficiencies for both the consultant team and GRG to streamline design invoices and project accounting for these two segments.

As a reminder, in early 2022, GRG staff released a Request for Qualifications (RFQ) for design, engineering, permitting, construction assurance and federal aid administration. The RFQ sought professional services across multiple areas of the Brickline Greenway network including the Spring Avenue phases in this action.

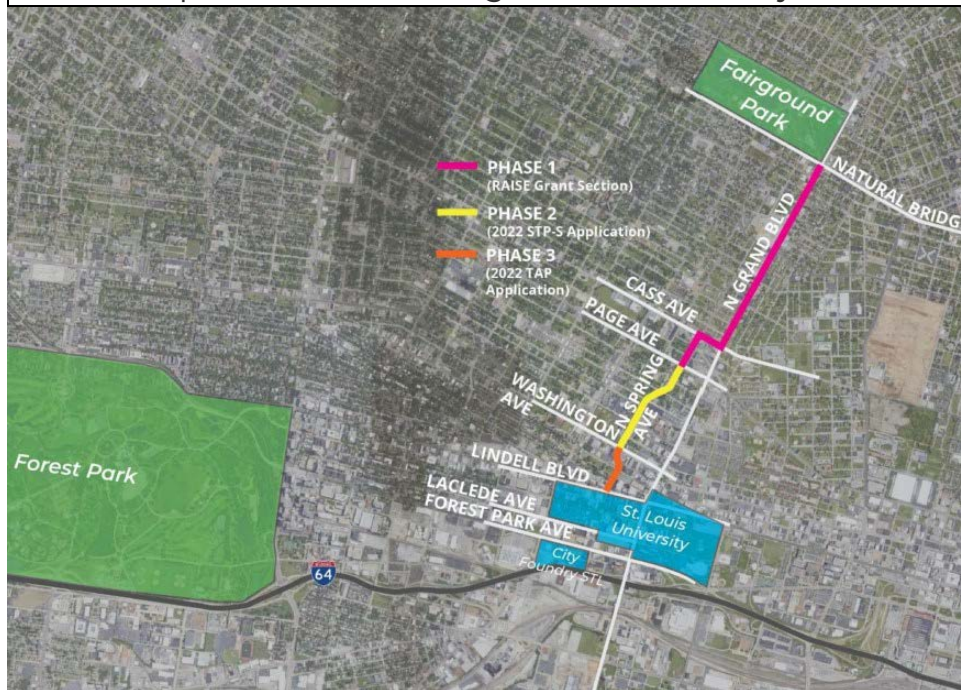
Eight (8) teams responded to the RFQ (see procurement results detail above). A selection committee composed of staff from GRG and the City of St. Louis evaluated the proposals and selected the SmithGroup team. In May 2022, the GRG Board authorized its first contract with the SmithGroup team for the design of Phase I along Grand Blvd: Fairground Park to Page Blvd (the RAISE Grant project).

For today's action under consideration, the SmithGroup team includes the St. Louis firms of David Mason & Associates, Inc. (MBE), DTLIS, Inc. (WBE), Grice Group Architects (MBE), Lochmueller Group, Inc., and Geotechnology, LLC. The SmithGroup team has developed a Spring Avenue Phase 2 and 3 scope and fee for project design and engineering services through preliminary (60%) plan submission to the Missouri Department of Transportation (MoDOT). The not to exceed fee is established at \$1,772,000. The value of MBE contracts in the Phase 2 and 3 scope totals \$430,000 or 24.2% and the WBE contracts totals \$138,000 or 7.8%. The SmithGroup team services include:

- Community Engagement and coordination with GRG and the Vector Communications Corporation team.
- Project planning, data collection and preliminary design and engineering.
- Coordination with the Brickline Greenway National Environmental Policy Act consultant Lochmueller Group.
- Administration of the federal grants per Local Public Agency and MoDOT policy.
- Cost estimation and refinement.

This represents a first phase of design and engineering services for the Brickline Greenway: Spring Avenue Phases 2 and 3. Final design, bidding and construction assurance services will be contracted through future contract amendments.

The 2023 budget for the (308S and 308W) projects includes \$875,000 in GRG 3/16th Capital Budget. A budget amendment is proposed to move funds budgeted in (308W) into (308S) so that the projects achieve efficiency through a combined design effort. Contract expenditures within 2023 are project to remain within the available budget. The 2024 GRG 3/16th Capital Budget will include the funds for the remaining design efforts subject to Board approval. Therefore, GRG desires to authorize the contract with SmithGroup and utilize funding from both fiscal years 2023 and 2024.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.55	Authorization to apply for the Transportation Alternative Program (TAP) Grant.
2022.11	Authorization to apply for the Surface Transportation Program - Suballocated (STP-S) Grant.
2021.53	Authorization to apply for the RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant.

A RESOLUTION APPROVING AN AMENDMENT TO THE GRG 3/16 CAPITAL BUDGET AND A CONTRACT NOT TO EXCEED \$1,772,000, SUBJECT

TO FUTURE
APPROPRIATION, WITH SMITHGROUP, INC. IN
CONNECTION WITH BRICKLINE GREENWAY:
NORTH CONNECTOR 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 planning, designing and constructing the Brickline Greenway: North Connector Phases 2 and 3 (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 2023 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2022.89;

WHEREAS, the 2023 GRG 3/16 Capital Budget included line items (308S and 308W) for the Project;

WHEREAS, pursuant to the District's Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received eight (8) responses;

WHEREAS, SmithGroup, Inc. was interviewed and 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 SmithGroup, Inc.; 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 March 14, 2023, 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 2023 GRG 3/16 Capital Budget is hereby amended by transferring \$375,000 from line item (308W) to line item (308S).
2. 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 SmithGroup in an amount not to exceed \$1,772,000, 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 March, 2023.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

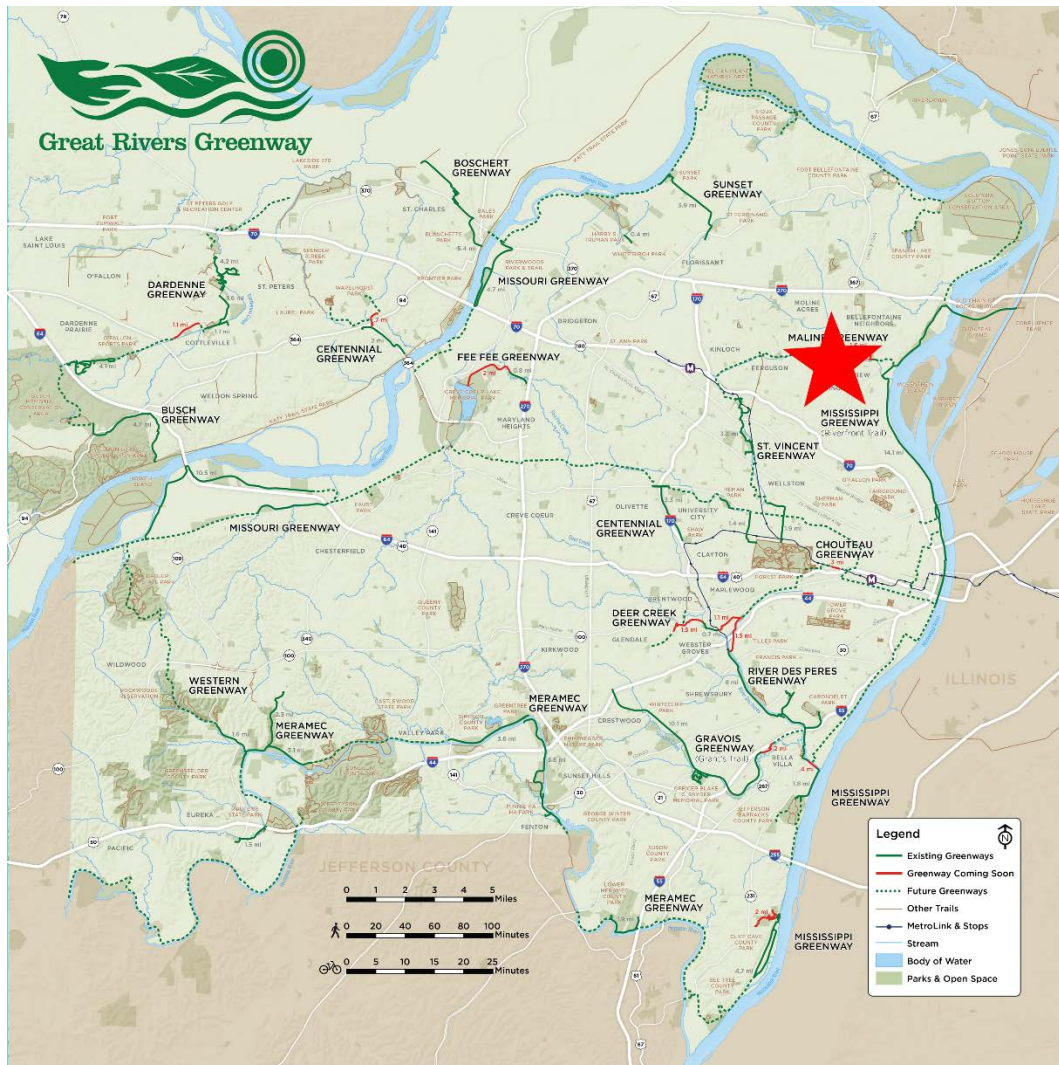
Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2023.24 approving a contract not to exceed \$799,700 with Navigate Building Solutions, Inc. 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	Navigate Building Solutions	New 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% MBE / 5% WBE	No	NA

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
<ul style="list-style-type: none">Public Consulting Group - \$37,000 (4.6%) - MBE/DBETSi Geotechnical, Inc. - \$60,000 (7.5%) - MBE/WBE/DBEEngineering Design Source, Inc. - \$10,000 (1.3%) - MBE/DBE	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:
RFQ + Interview	January - February 2023	NA	4

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

A publicly advertised Request for Qualifications was posted in January 2023. Four submissions were received in response to the RFQ:

- Kozeny-Wagner, Inc.
- Navigate Building Solutions, Inc.
- Kwame Building Group, Inc.
- Interface Construction Corporation

Interface Construction Corporation was determined to be unqualified and the remaining three firms were interviewed by a selection committee consisting of GRG staff. Navigate Building Solutions, Inc. was determined to be the most qualified for this project.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$799,700	\$677,226 in 2023 budget; 2024 budget subject to future Board appropriation	An additional \$122,474 may be sought at a later date pending future Board approval. 295

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Surface Transportation Program - Sub-allocated (STP-S)

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023 + 2024	Site Control + Design	Site Control + 100% Final Design

WHY AND/OR HOW:

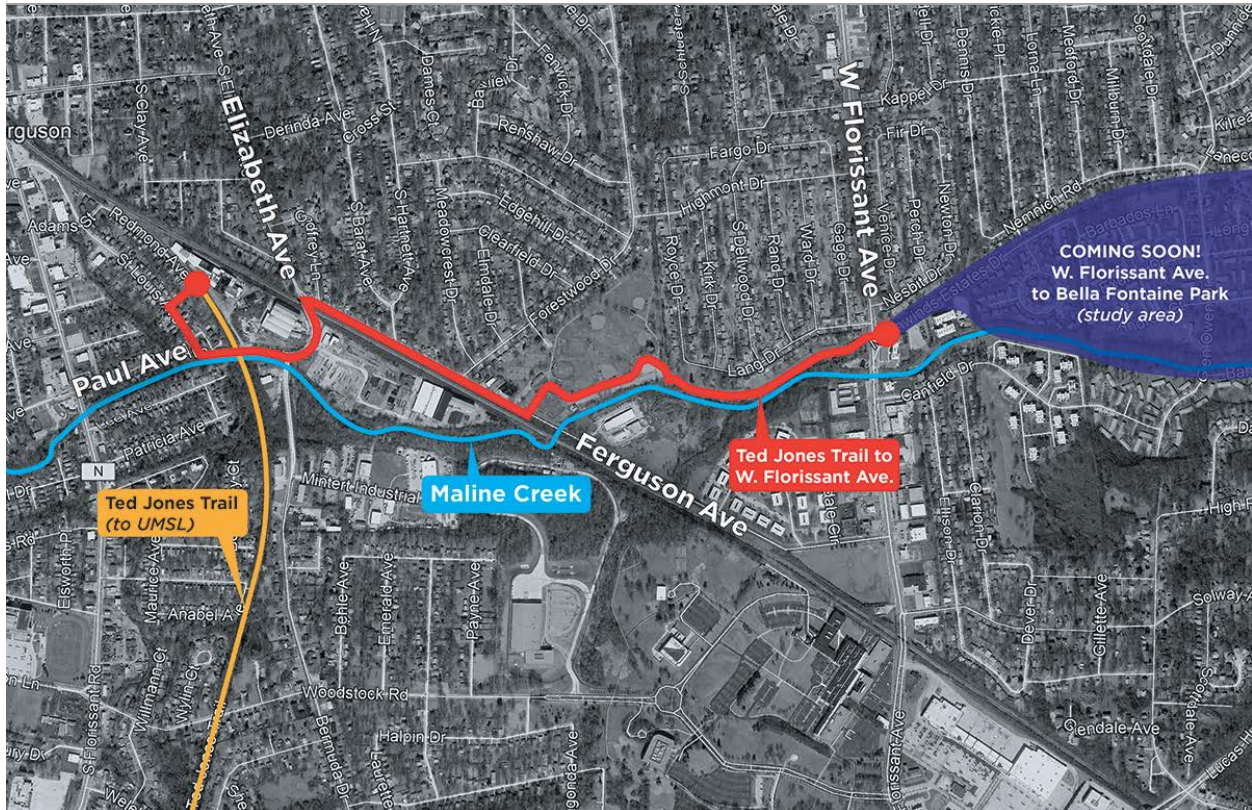
This action requests to authorize the CEO to negotiate and enter into a contract with Navigate Building Solutions, Inc. not to exceed \$799,700 in connection with pre-construction and construction management services for the Maline Greenway: Ted Jones Trail to West Florissant Avenue segment.

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 95% Pre-Final Plans, Specifications, and Estimates and is working toward the 100% Final Design milestone. Including a 10% contingency, the construction cost is estimated at \$8.8 million. This project has been awarded \$2,000,000 in federal STP-S funds and is completing the Missouri Department of Transportation's ("MoDOT") federal funding review process prior to construction activities. Following completion of land acquisition and Right of Way (ROW) clearance, the final plans will be developed by HDR and submitted to MoDOT for authority to advertise for bids in the summer of 2023.

In preparation for 100% Final Plans development, staff seeks pre-construction and construction management services for assistance with final plans, bidding, contract award, and construction of the project. Therefore, a Request for Qualifications ("RFQ") was publicly advertised in January 2023. Four (4) submissions were received in response to the RFQ and three (3) of the firms were found to be qualified. A selection committee consisting of GRG staff interviewed the three (3) qualified firms and based on the results of the submittals and interviews, the selection committee recommended Navigate Building Solutions, Inc. ("Navigate") for the services.

Navigate has developed a fee proposal for a not-to-exceed amount of \$799,700. Services will include pre-construction and construction management services detailed in GRG's template for construction

management. Additionally, the scope proposal includes sub-consultant services for materials testing (performed by TSi Geotechnical, Inc.), field support (performed by Engineering Design Source, Inc.) and diversity tracking (performed by Public Consulting Group). This contract will include GRG Board approved 2023 budget funds of \$677,226, with the balance of \$122,474 to be sought in the 2024 Capital Budget, pending board approval of the 2024 Capital Budget.



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
2023.07	Contract amendment with HDR, Inc. for Design Services

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$799,700, SUBJECT TO FUTURE APPROPRIATION, WITH NAVIGATE BUILDING SOLUTIONS, INC. 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, 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, 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 2023 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2022.89;

WHEREAS, the 2023 GRG 3/16 Capital Budget included line item (295) for the Project;

WHEREAS, pursuant to the District's Procurement Policy, the District issued and advertised Request for Qualifications for or in furtherance of the Project and received four responses;

WHEREAS, Navigate Building Solutions, Inc. 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, Inc.; 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 March 14, 2023, 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, Inc. in an amount not to exceed \$799,700, 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 March, 2023.

**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 - CAR 3/16TH REVENUE STREAM

A. That the Board adopt Resolution 2023.25 approving a construction management contract not to exceed \$80,720 with Navigate Building Solutions, LLC in connection with Mississippi Greenway access controls and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
799A	Mississippi	Leonor K. Sullivan	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	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)
No	25%/5% DBE/WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
No subcontractors at this time. An allowance exists for surveying and material testing and a DBE/WBE firm will be used if needed.	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:
RFP	January 2023	n/a	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Interviewed two firms of three submitted, Kozeny-Wagner, Inc. and Navigate. Third firm did not meet qualifications.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a construction manager contract	\$80,720	\$81,312	n/a

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2023	Design and pre-construction	finalization of construction documents for public bidding

WHY AND/OR HOW:

The District and its City Arch River partners remain committed to the operations and maintenance of the Mississippi Greenway along Leonor K. Sullivan Boulevard (LKS) including security and user experience enhancement. Since opening the new riverfront in 2016, there have been issues with nefarious activity at night creating public safety concerns. In 2022, partners agreed there was a need for more effective access control features to restrict the usage of the roadway and greenway during evening hours. These access controls are intended to be installed at Chouteau Avenue, Poplar Street and Carr Street on LKS. The District agreed to fund design and construction of the access control features and the City has agreed to own and operate them.

District staff solicited a request for qualifications for preconstruction and construction management services for several projects including this one. Three (3) firms submitted for this LKS project: Kozeny-Wagner, Inc. (KWI), Navigate Building Solutions, LLC (Navigate) and Interface Construction Corporation. District staff held interviews with KWI and Navigate; Navigate was found to be the most qualified firm for this project.

District staff are requesting the Board of Directors authorize the CEO to negotiate and enter into a contract for preconstruction and construction

management services for access control structures in the Mississippi Greenway: Leonor K. Sullivan Boulevard.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.18	Cooperation Agreement with City of St. Louis for O&M of Access control structures
2022.111	Contract amendment with PDS for LKS Gate final design
2022.37	Contract with PDS for LKS Gate Preliminary design
2018.26	First Addendum to Cooperation Agreement for LKS
2012.65	Cooperation Agreement with St. Louis, City Arch River Foundation & Port Authority for LKS

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$80,720 WITH NAVIGATE BUILDING SOLUTIONS, LLC IN CONNECTION WITH MISSISSIPPI GREENWAY ACCESS CONTROLS 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 providing preconstruction and construction management services (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 2023 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2022.90;

WHEREAS, the 2023 CAR 3/16 Capital Budget included line item (799A) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received three (3) responses;

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”);

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 with Navigate Building Solutions, LLC in an amount not to exceed \$80,720 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 March, 2023.
**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