



Tuesday, May 10, 2022

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

Recommended Action

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

Procedural

The meeting starts at 11:30am. 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/84995614506>

Or One tap mobile :

US: +13017158592,,84995614506# or +13126266799,,84995614506#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 849 9561 4506

International numbers available: <https://us02web.zoom.us/j/84995614506>

If you wish to speak during open time, please sign up on the sheet in the back of the room prior to 11:30am. If you will be attending the meeting online via Zoom or calling in, [please fill out this form by 5pm the day prior to the meeting](#) (website: greatriversgreenway.org/public-meeting-open-time-signup/). (By providing this information, we will be able to look for you on the Zoom or if you are calling in.)

If you need any special arrangements to be able to attend and/or fully participate, please contact at least 3 days prior to the meeting.

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 12, 2022 - Board Meeting

2. PRESENTATION (S)

A. Awareness & Sentiment Survey - Emma Klues

B. Engagement - Shaughnessy Daniels and Kaitlyn Service

C. 4th Quarter 2021 Financial Statements - Mike Carson

File Attachments

[Q4 2021 GRG Financials.pdf \(975 KB\)](#)

[4th Qtr 2021 Financial Statement Summary.pdf \(292 KB\)](#)

3. NEW BUSINESS

A. June Calendar Meetings Time Adjustments

We are requesting to change the meeting times as follows:

Budget and Finance Committee, June 14th, 2022 at 3pm

4. PETITIONS AND COMMUNICATIONS

NONE

5. REPORTS OF OFFICERS

A. TREASURER REPORT: Chuck Gross - That the Board approve the 4th Quarter 2021 Financial Statements pending audit and authorizing other actions as necessary to effectuate the same. Mike Carson

6. REPORT[s] OF THE CHIEF EXECUTIVE OFFICER: SUSAN TRAUTMAN

A. CHIEF EXECUTIVE OFFICER

File Attachments

[CEO report Great Rivers Greenway 2022 May.pdf \(4,871 KB\)](#)

B. NOTICE OF CONTRACTS EXECUTED

File Attachments

[GRG Executed Contracts Notice April 2022.pdf \(42 KB\)](#)

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

A. That the Board adopt Resolution 2022.26 approving a contract not to exceed \$45,833 with ABNA Engineering, Inc. in connection with Carondelet Connector and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

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

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman, Susan Jankowski	ABNA Engineering, Inc.	Engineering Design and CA 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	25%/5% MBE/WBE	Yes, DBE/MBE/WBE	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Geo Drill, Inc. - 15.71% - \$7,273	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:
Vendor's List	January/Feb. 2022	n/a	Interviewed four firms

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

Invited four firms to interview:

- ABNA Engineering, Inc.
- EFK Moen, LLC
- M3 Engineering Group, P.C.

- Reitz & Jens, Inc.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$45,833	\$85,000	n/a

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Preliminary Engineering	Final Design and Construction

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. At the time of site control and construction, the City of St. Louis was unwilling to take on the operations and maintenance of the segment that was outside of Carondelet Park, therefore Great Rivers Greenway ("GRG") owns and operates this segment south of the Loughborough Bridge to Germania.

The Carondelet Connector has three retaining walls, constructed from natural limestone boulders. After several years of operation, 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 they discovered the limestone boulders contained large amounts of shale, which becomes very brittle when exposed to the

elements. Since that original accident, the walls have continued to crumble and pieces of stone routinely fall from the walls onto the surface of the greenway. Two of the walls are within GRG's area of responsibility and one wall is in the park, which is managed by the City of St. Louis.

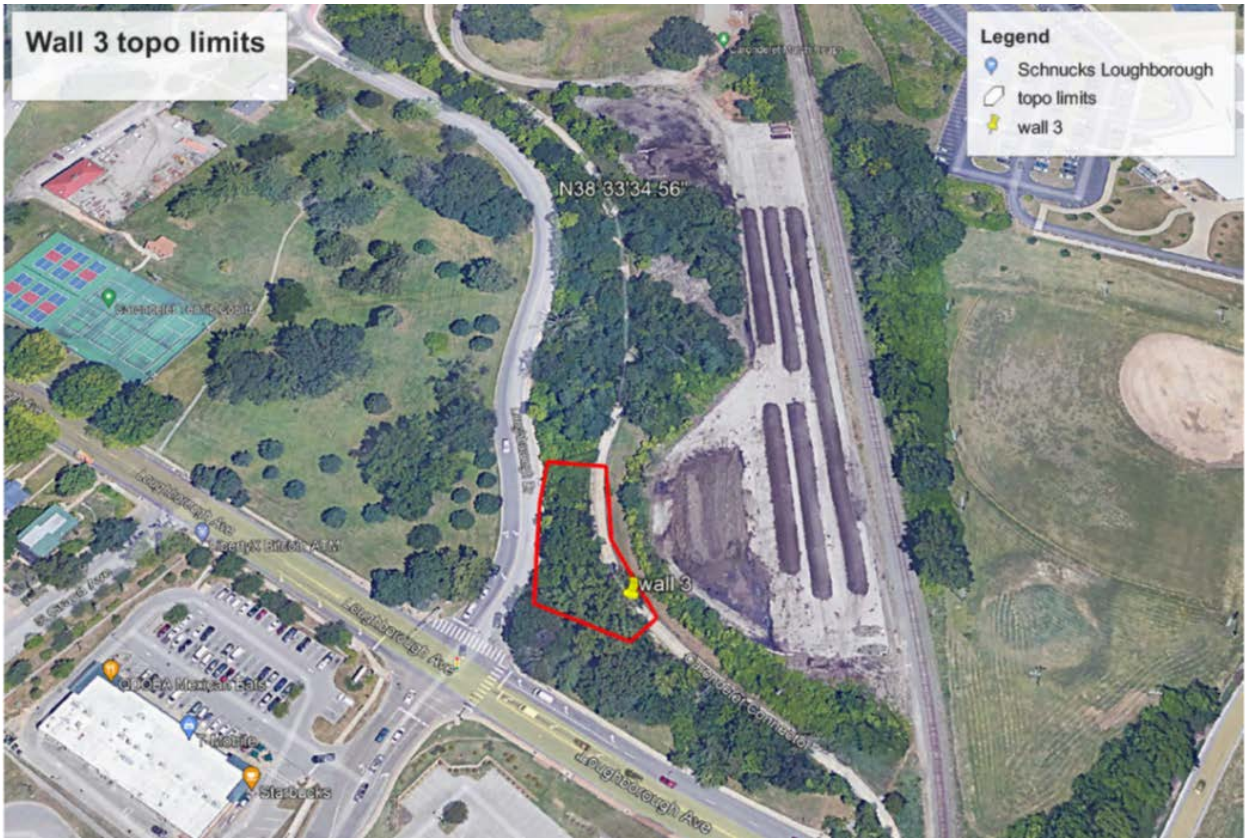
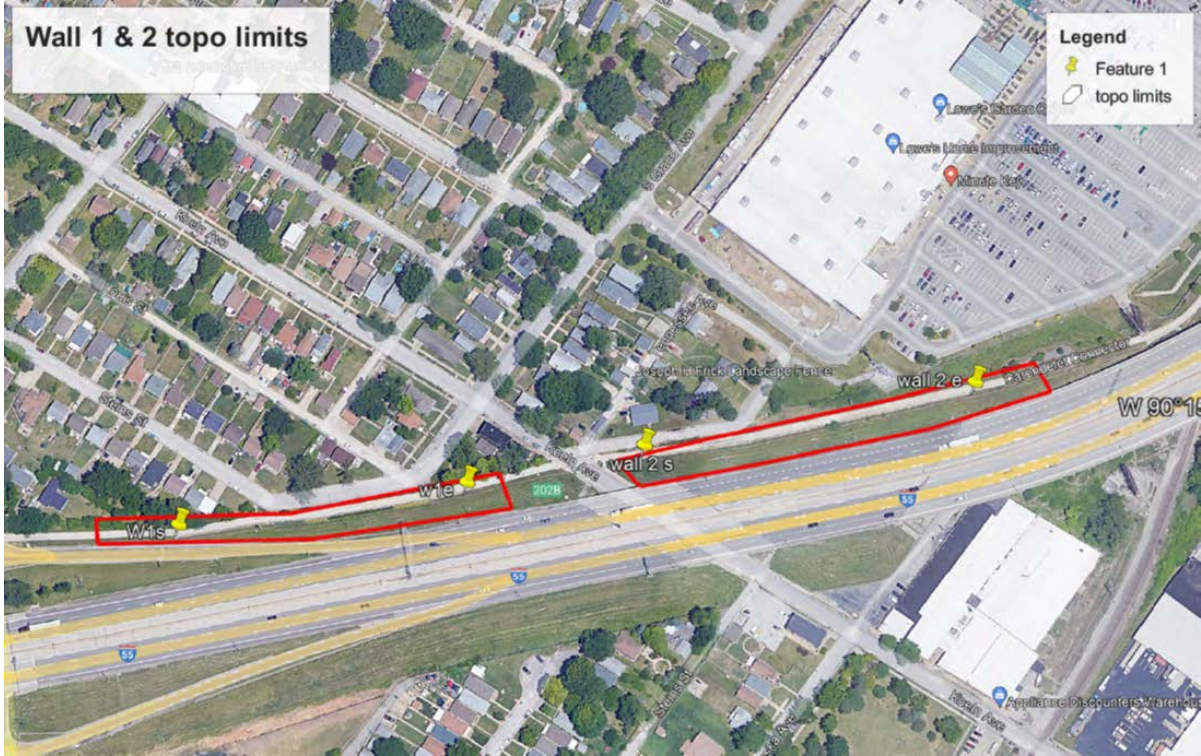
In 2021, GRG staff developed a plan to replace these walls with alternative materials. Coincidentally, MoDOT is about to enter into a project to replace the bridges along I-55 in St. Louis and require a portion of the Carondelet Connector to be used as an access route which would close the trail for up to a year. Following their construction, the trail surface will be replaced and this would be an opportune time to install a new wall at that location during the closure. The City will seek to provide funding for their portion of construction, but is unable to commit to that funding at this time. GRG staff feel it is in the best interest of the greenway to provide design for all three walls and budget for funding construction of all of them while continuing to work with the City to find funds for their wall.

GRG staff identified four engineering firms from the District approved vendor's list and interviewed them in late January. ABNA Engineering, Inc. ("ABNA") was found to be the most qualified firm to:

- develop and recommend alternative retaining wall designs (2022)
- conduct all geotechnical investigations and preliminary engineering (2022)
- develop final design and construction documents (2023)
- provide construction assurance (CA) services during construction (2023-2024)

The design will be completed in phases, at a pace that coincides with MoDOT's I-55 construction schedule. Preliminary engineering completed in this fiscal year will total \$45,833. GRG staff will return to the Board of Directors for an amendment to this contract for final design and CA services to begin in 2023 and ending in 2024 for \$54,022. The total anticipated contract with ABNA is \$99,855, but potentially slightly higher as geotechnical investigation could warrant using contingency depending on what is discovered underground.

At this time, staff are requesting that the Board of Directors grant the CEO authority to negotiate and enter into a contract with ABNA for preliminary engineering and design for \$45,833. Staff will return to the Board in late 2022 or early 2023 for an amendment to include the final phase of design and CA services.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION

RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$45,833 WITH ABNA ENGINEERING, INC. IN CONNECTION WITH CARONDELET 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 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 designing retaining wall replacements along the Carondelet Connector (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 2022 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 1/10 Capital Budget included line item (732E) 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, ABNA Engineering, 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 ABNA Engineering, 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 May 10, 2022, 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 ABNA Engineering, Inc. in an amount not to exceed \$45,833 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 10th day of May, 2022.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

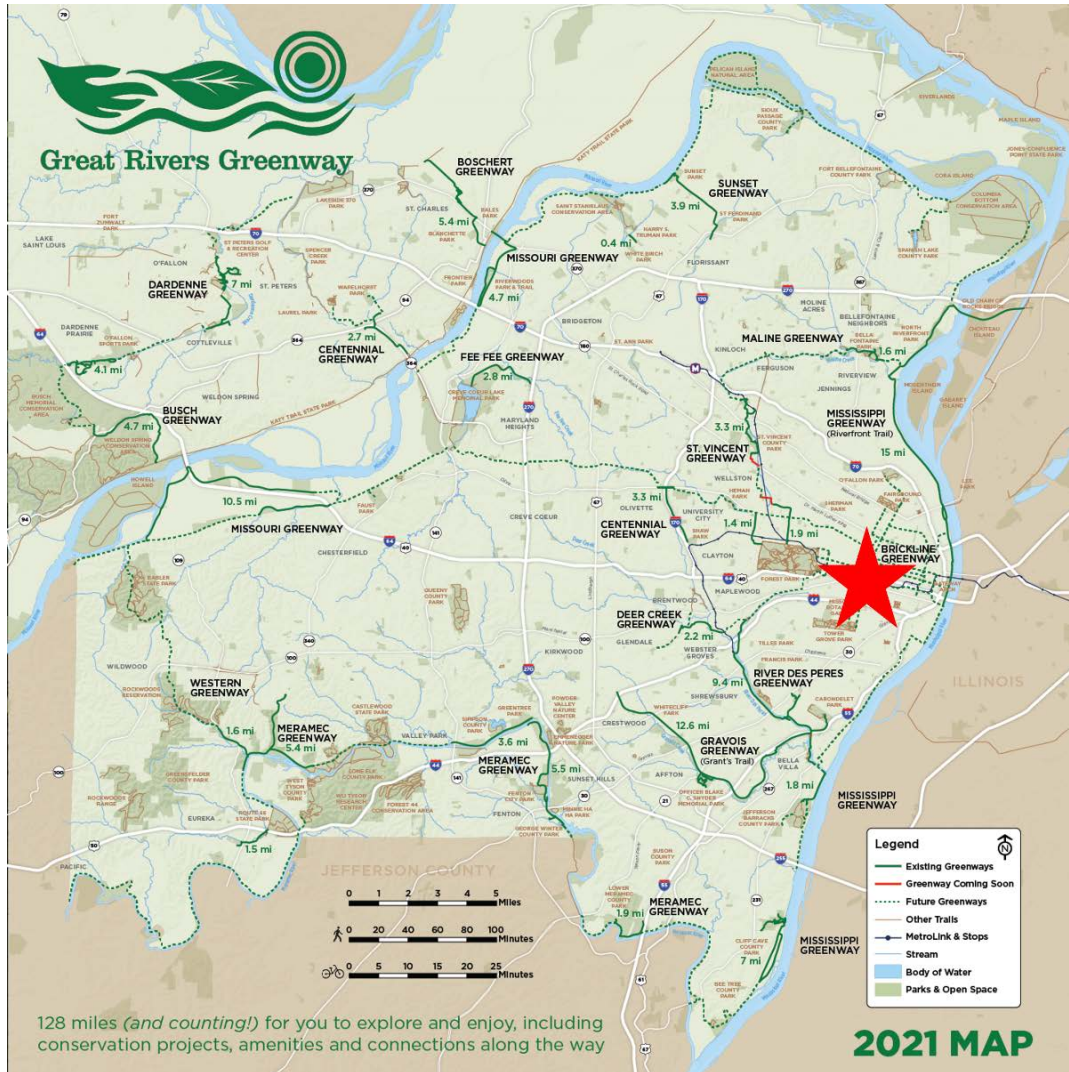
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2022.27 approving an Operations and Maintenance Agreement with Cortex, Cortex Station Greenway, LLC and Bi-State Development Agency of the Missouri-Illinois Metropolitan District 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	Boyle to Sarah - Cortex MetroLink Station	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Cortex, Cortex Station Greenway, LLC, The Bi-State Development Agency of the Missouri-Illinois Metropolitan District	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)
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?
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	In effect for 10 years, automatically renews for 10 year periods until a party declines.	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 a Operations and Maintenance Agreement	FY 2022 approximately \$10,000, annual increases plus capital repairs	\$20,000	n/a

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022 - 2033 with annual appropriations necessary by District Board of Directors	Operations and Maintenance	February 2032 for first 10-year renewal

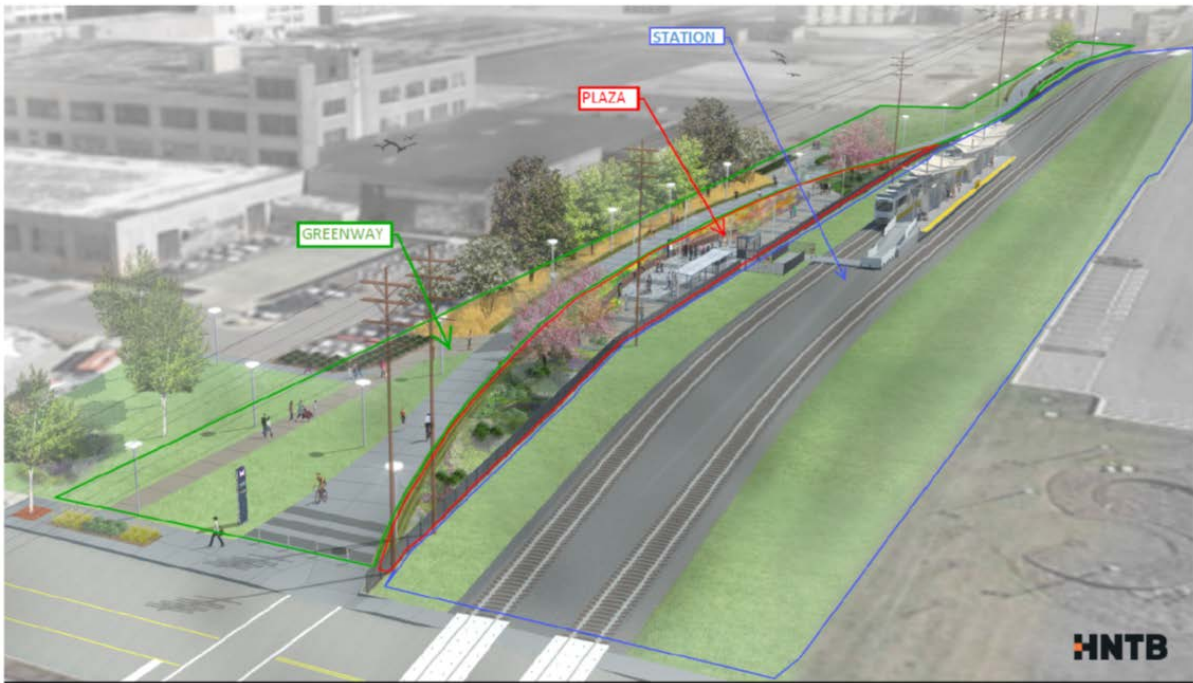
WHY AND/OR HOW:

In 2015, the District and its funding partners, including Bi-State Development, BJC, Washington University, Cortex and the City of St. Louis, entered into an agreement to utilize federal funding, in the form of a TIGER Grant, for the development of the Cortex Metrolink station and the Brickline Greenway from Sarah Avenue to Boyle. The partnership was awarded the full request of \$10,300,000 and recently completed this project close-out in late 2021. The details of operations and maintenance were not included in the original agreement and have been discussed over the last several years.

The final arrangement is for the District to pay for half of the maintenance along the Brickline Greenway and Cortex will cover the other half. At this time, that maintenance cost is approximately \$10,000 annually for the District and is anticipated to increase over time and to include capital repair and replacement as needed. Cortex will handle the administrative function of operations and manage a maintenance contract for regular services. No portion of the Metrolink station or plaza is included in the District's responsibilities. Both agencies will collaboratively develop a budget for regular maintenance as well as any capital repairs anticipated in the upcoming fiscal year, which will be included in the annual capital budget approved by the District's Board of Directors each December.

District staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into an operations and maintenance agreement with Cortex, Cortex Station Greenway, LLC and Bi-State Development Agency for the ongoing maintenance of the Brickline Greenway between Sarah and Boyle in the Cortex District of St. Louis.

Greenway (outlined in green), Plaza (outlined in red) and Station (outlined in blue) Areas



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2015.57	MOU with Bi-State and TIGER Grant funding partners for development of Brickline (Chouteau) Greenway and Metrolink stations

RESOLUTION APPROVING AN OPERATIONS AND MAINTENANCE AGREEMENT WITH CORTEX, CORTEX STATION GREENWAY, LLC AND BI-STATE DEVELOPMENT AGENCY OF THE MISSOURI-ILLINOIS METROPOLITAN DISTRICT 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 (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 2022 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 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 Cortex, Cortex Station Greenway, LLC and Bi-State Development Agency of the Missouri-Illinois Metropolitan District; 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 10, 2022, 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 Cortex, Cortex Station Greenway, LLC and Bi-State Development Agency of the Missouri-Illinois Metropolitan District 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 10th day of May, 2022.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2022.28 approving a contract amendment not to exceed \$129,167 with HR Green, Inc. in connection with Dardenne Greenway and authorizing other actions as necessary to effectuate the same. - Grace Wright



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
231A	Dardenne	Mexico Road to I-70	St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Grace Wright	HR Green, Inc.	Planning Contract Amendment

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	Amended contract is 32% WBE, DG2 sub-consultant; original contract is 56% DBE (43%WBE, 13% MBE)	No	HR Green Ownership: 10% minority, 23% women

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
DG2 Design, LLC/DG2RE, 25%, WBE/DBE Certified	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:

--	--	--	--

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

Great Rivers Greenway ("GRG") sent RFIs to HR Green, Inc. ("HR Green"), Intuition & Logic, SWT Design, Inc., and Planning Design Studio LLC ("PDS"). HR Green, Intuition & Logic, and PDS were interviewed. City of St. Peters staff and GRG staff attended the interviews and both recommended the team lead by HR Green.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$129,167	\$240,348	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

None currently for this stage of the project.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Alignment Study / Planning Report	Design & Engineering

WHY AND/OR HOW:

The GRG Board approved Resolution 2021.56 for conceptual planning services with HR Green for this segment of the Dardenne Greenway in the City of St. Peters. The segment for this contract begins at the existing greenway trail as it travels under Mexico Road and continues to Dardenne Park (a City of St. Peters facility). The project also includes conceptual alignments from Dardenne Park through the City of St. Peters Golf Course to Interstate 70 (See Map below). The City of St. Peters is an active and engaged partner with GRG.

Due to budget constraints, the scope and fee with HR Green was divided into two parts and this Board Action is to approve the second half of the work initiated by the previous Board Action. The HR Green Team includes DG2 Design, LLC (WBE) for landscape architecture and David Mason and Associates, Inc. (MBE) for surveying and engineering services.

The proposed greenway project from Mexico Road to I-70 will be conducted in multiple stages:

- **Stage 1: Alignment Study (Resolution 2021.56) & Report Completion (this Board Action)**
- **Stage 2: Greenway Design (future contracts)**
- **Future Stages: Construction Phasing (future contracts)**

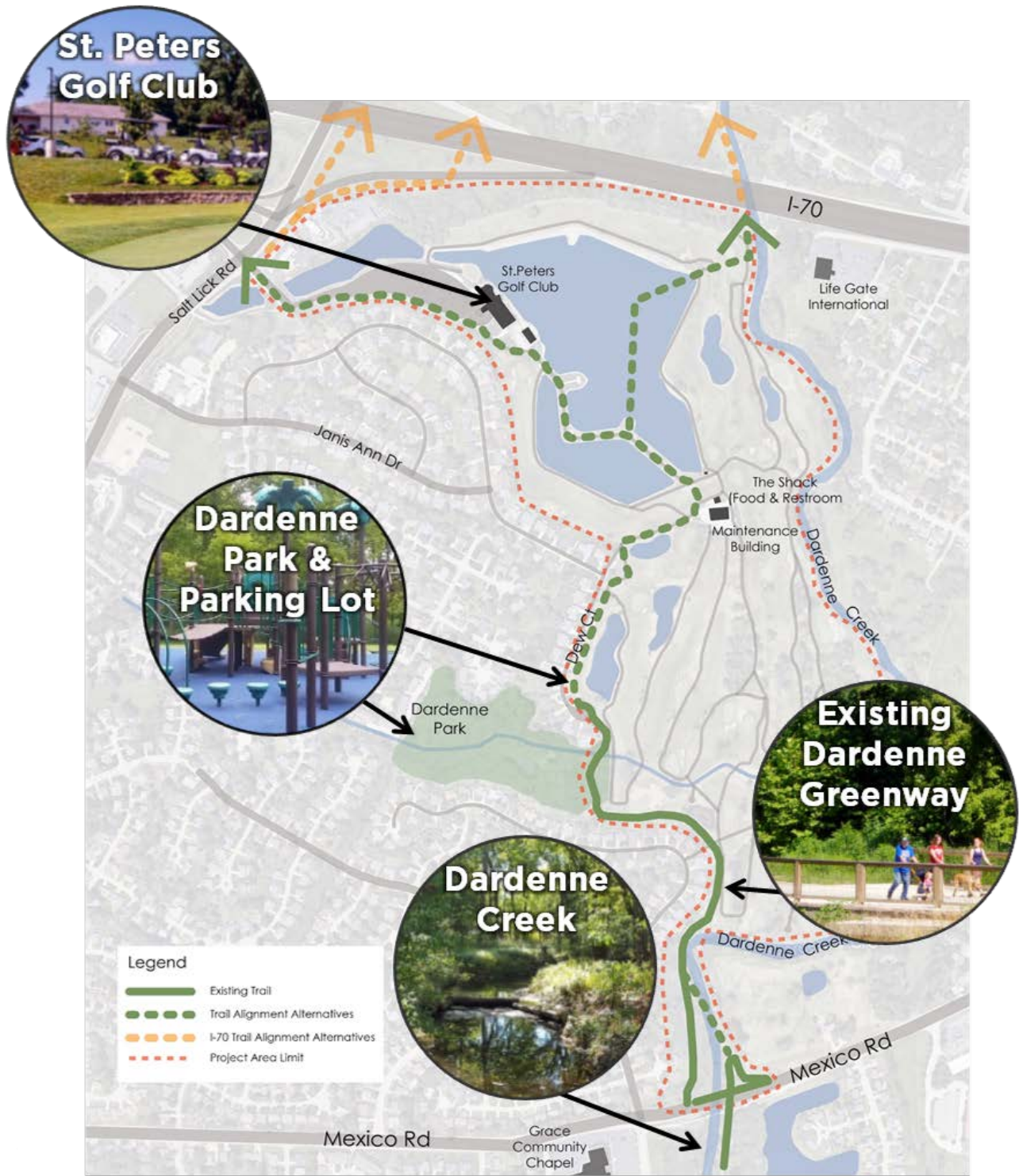
The contract and scope of work, under consideration by this Board Action are for the completion of the Planning Study Report. The design team has revisited the 2012 alignment options, identified conditions that have impacted the greenway alignment, and will confirm a preferred alignment between Mexico Road to the Golf Course. The report will include alternatives for the I-70 crossing, documenting the challenges and opportunities to work with MoDOT in the future. This contract amendment will also include coordination and participation of the team for public engagement activities and an implementation phasing plan for sequentially developing detailed designs and construction.

This Resolution will ensure the completion of the planning study including the following tasks for \$129,167:

Planning Stage Report Tasks

- Refinement/Conceptual Level Design
 - Alignment Design (up to 2 alignments)
 - Typical Sections
 - Cross Sections (not for plan production)
 - Stream Alignment/Stabilization Requirements
 - Floodplain Mitigation Review
 - Refinement of Utility Needs
 - Refinement of Structural Needs
 - Refinement of ROW, Easement Needs
 - Refinement of Permitting, Environmental Needs
 - Conceptual Opinion of Probable Construction Costs
 - Preferred Greenway Trail Alternative
 - Matrix Evaluation based on Project Goal Setting
 - Coordination and participation on Public Engagement Activities
 - Planning Report and Backpack
 - Draft and Final Report with Implementation Strategy

GRG staff recommends approval of the contract amendment with HR Green for a not-to-exceed amount of \$129,167.



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
2018.17	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	Adoption of St. Charles County Greenway Master Plan
2021.56	Approval of Contract with HR Green for Dardenne Greenway: Mexico Road to I-70 Alignment Study

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$129,167 WITH HR GREEN, INC. IN CONNECTION WITH DARDENNE 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 Dardenne Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Dardenne Greenway”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by designing and constructing the Dardenne Greenway extension north of Mexico 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 2022 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 1/10 Capital Budget included line item 231A for the Project;

WHEREAS, pursuant to Resolution 2021.56, the District authorized the Chief Executive Officer to negotiate and enter into a contract with HR Green, Inc. for alternative alignment planning services in furtherance of the Project;

WHEREAS, the District desires to enter into a contract amendment with HR Green, Inc. in order to amend the scope of services and compensation in order to complete the Planning Study report under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with HR Green, 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 10, 2022, 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 HR Green, Inc. in an amount not to exceed \$129,167.
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 10 day of May, 2022.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye: _____

Nay: _____

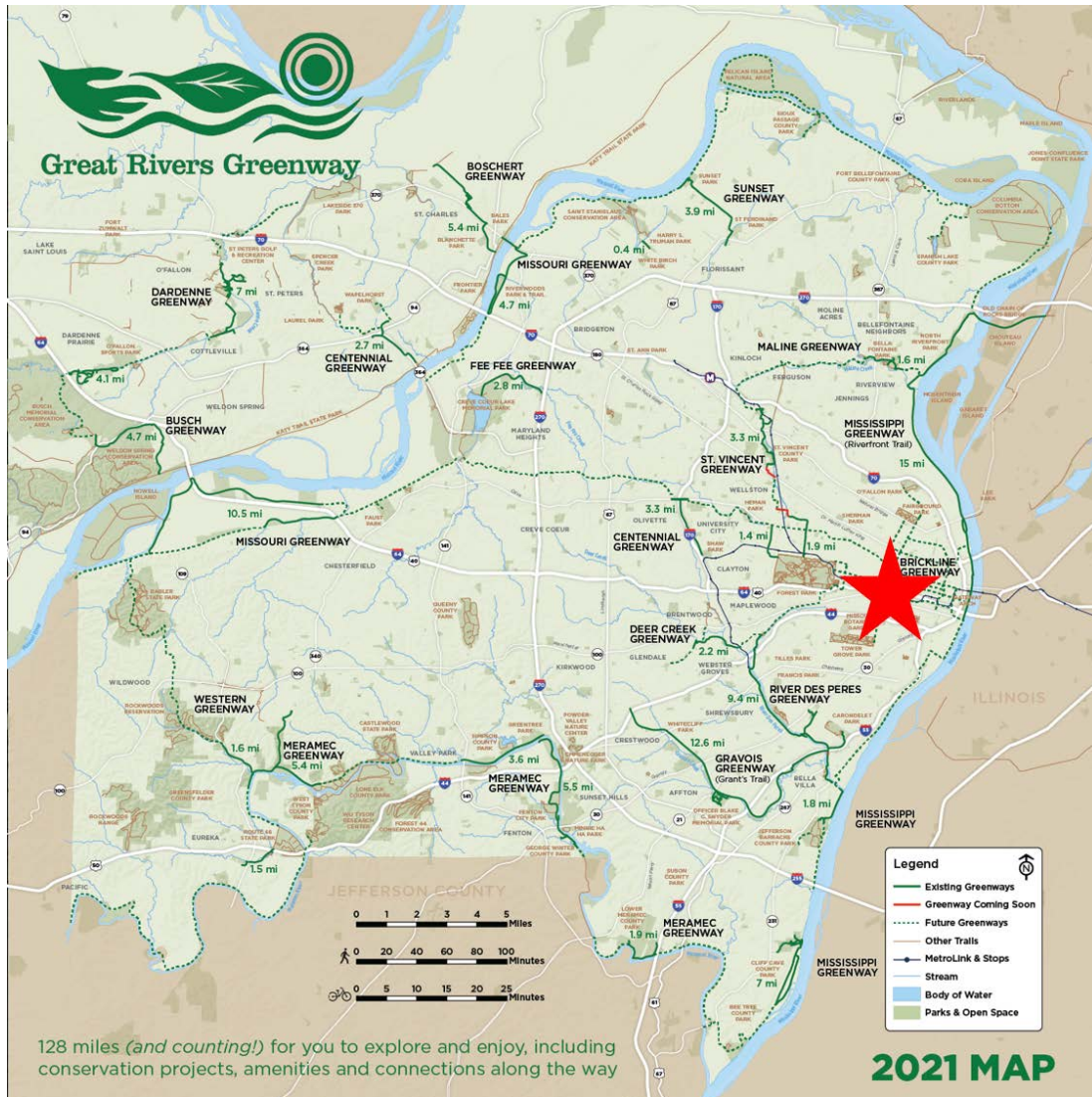
Abstain: _____

Absent: _____

Not Present: _____

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

A. That the Board adopt Resolution 2022.29 approving a Contract Amendment not to exceed \$75,000 with The Lamar Johnson Collaborative, LLC in connection with Brickline Greenway: Design Guidelines and authorizing other actions as necessary to effectuate the same. - Mark Vogl



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308A	Brickline	All - Entire Greenway	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	The Lamar Johnson Collaborative, LLC	Contract Amendment

FIRST CONTRACT WITH THIS ENTITY?	MBE/WBE?	SUB CONTRACTOR MBE/WBE %	DESCRIBE PROCUREMENT
No	No	no subconsultants	Brickline (Chouteau) greenway prequalified vendor list

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Amendment	\$75,000	\$1,099,806	Great Rivers Greenway Foundation

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Design	Construction

WHY AND/OR HOW:

Since approving the Chouteau (Brickline) Greenway Framework Plan in December 2019, progress has continued on feasibility studies, planning and design for numerous segments. During these various processes, the design team led by The Lamar Johnson Collaborative (LJC) has conducted numerous work sessions with the project's Design Oversight Committee (DOC), Universal Design Group (UDG), and other groups of stakeholders and community members.

Feedback provided from these groups has been instrumental in formulating the initial design concepts for the early Brickline Greenway projects. While some places

along Brickline Greenway will be designed unique to their context--inspired by their neighborhood, history, local institutions, or cultural significance--other spaces along the greenway will feature common design elements to establish a consistent, unifying "Brickline brand" that will be easy to identify. See images below for an example of how the centerline of the trail could feature a white or brick centerline.

With multiple greenway segments progressing toward design and implementation, the time has come to update the draft design guidelines that were prepared during the Brickline Greenway Framework Plan stage. This updated document will be a time-saving guide for future consultant teams to incorporate standard elements such as paving, site amenities, materials, plant types, colors and environmental graphics into their design deliverables.

This contract amendment under consideration will revise the Brickline Design Guidelines to incorporate standards recommended by the UDG and currently included in designs for Brickline at the MLS stadium (Market Street from 20th to 22nd) and Brickline at the Metro Corridor (Cortex to Grand). LJC's proposed Brickline Greenway Landscape Guidelines scope of work includes documentation of guiding principles and standards for site paving, planting, site furnishings, lighting, public art, signage, and wayfinding. Specific tasks under this proposal include the following:

- Compile and distill previously produced data from various past and present work efforts including the Brickline Greenway Framework Plan (and supporting documents), Brickline Greenway Signage and Wayfinding, Brickline Greenway North (Fairground Park to Grand), Brickline Greenway 20th to 22nd, and the Brickline Greenway Metro Corridor.
- Refine data to develop guiding principles/standards for site paving, planting, soils, site furnishings, lighting, public art, signage, and wayfinding.
- Utilize GRG's existing design guidelines/standards and well as the GRG Level of Care Guidelines as a model for documentation.
- Coordinate with Public Art consultant on strategies and potential locations.
- Coordinate with Brickline Greenway North Grand Segment designers.
- Engage in dialog with GRG, additional designers, the Design Oversight Committee as well as any other technical advisory groups to develop guidelines that will be implementable.

The project duration is expected to take approximately 14 weeks and should be complete by early September. At this time, the updated design guidelines would be available for all Brickline Greenway consultants to incorporate into future plan sets.

The LJC contract that is being amended by this action was authorized by the Board under Resolution 2020.40. This contract amendment will be funded from project

#308A which contains budget funds designated for comprehensive Brickline Greenway activities. Staff recommends approval of this Board Action.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2017.59	Approval of a design development agreement with the Chouteau Greenway Design Competition Partners (Saint Louis University, FoPa Partners, LLC, Green Street Development Group LLC, Olive West Properties, LLC, Forest Park Forever, Inc., Washington University Medical Center, and The Washington University)
2018.76	Approval of a Reimbursement Agreement with Great Rivers Greenway Foundation
2019.21	Approval of a contract with Stoss, Inc. for the Chouteau Greenway Framework Plan
2019.47	Approval of the Chouteau Greenway Vendors List
2019.95	Approval of the Chouteau Greenway Framework Plan
2020.26	Approval of changing the name of Chouteau Greenway to Brickline Greenway
2020.40	Approval of design contract with Lamar Johnson Collaborative, LLC

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$75,000 WITH THE LAMAR JOHNSON COLLABORATIVE, 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 improve the River Ring in furtherance of the River Ring Regional Plan by preparing Design Guidelines for the Brickline Greenway (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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item 308A for the Project;

WHEREAS, pursuant to Resolution 2020.40, the District authorized the Chief Executive Officer to negotiate and enter into a contract with The Lamar Johnson Collaborative, LLC for greenway design in furtherance of the Project, and the District subsequently entered into a contract with The Lamar Johnson Collaborative, LLC;

WHEREAS, the District desires to enter into a contract amendment with The Lamar Johnson Collaborative, LLC in order to amend the scope of work, 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 The Lamar Johnson Collaborative, 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 10, 2022, 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 The Lamar Johnson Collaborative, LLC in an amount not to exceed \$75,000.
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 10th day of May, 2022.

METROPOLITAN PARK AND RECREATION DISTRICT

D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Neal Perryman, President

ATTEST:

Phyllis Young, Secretary

Vote:

Aye: _____

Nay: _____

Abstain: _____

Absent: _____

Not Present: _____

B. That the Board adopt Resolution 2022.30 approving a contract not to exceed \$2,643,000 with SmithGroup in connection with Brickline Greenway: Grand Ave. - Fairground Park to Page Blvd. and authorizing other actions as necessary to effectuate the same. - Lonny Boring



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308I	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 & Chris Peoples	SmithGroup	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)
Yes	25% MBE & 5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
<p>Civil: David Mason & Associates, Inc. (MBE)</p> <p>Traffic: Lochmueller Group, Inc.</p> <p>Landscape: DTLS, Inc. (WBE)</p> <p>Architecture: Grice Group Architects (MBE)</p> <p>Geotech: Geotechnology, Inc.</p> <p>The value of the Phase 1 contract for MBEs total \$757,040 (28.6%) & WBE totals \$251,934 (9.5%)</p>	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 issued specifically for this project	05/2022	N/A	8

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

Submissions included teams lead by: Horner & Shifrin, Kimley-Horn, Land Collective, Object Territories, PORT, Ross Barney Architects, SmithGroup and W Architecture. Virtual interviews were conducted with Horner & Shifrin, Land Collective, PORT, and SmithGroup. In-person interviews were conducted with Horner & Shifrin and SmithGroup. The Selection Committee composed of staff from GRG and the City of St. Louis recommended award to the SmithGroup team.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$2,643,000	\$1,203,556	2023 GRG 3/16th Capital Budget

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Design	Final Design

WHY AND/OR HOW:

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. The Framework Plan presented a bold vision for the greenway as a high-level planning tool to coordinate, guide, and inform the preparation of more detailed greenway designs. Implementation of

greenway project segments is to proceed at different paces, depending upon available partnerships, community engagement outcomes, previous design and planning efforts and ongoing development projects being conducted by other parties.

Following extensive engagement and research, extending Brickline Greenway from Fairground Park to the City Foundry STL development 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 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 utmost 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.

Following notification of a partial RAISE Grant award and pursuant to Resolution 2022.11, the GRG Board of Directors approved an application to the East-West Gateway Council of Governments for the Surface Transportation Program-Suballocated (STP-S) for the portion of the Brickline Greenway between Page Blvd and Washington Ave. Additional funding is also being sought through the Subcommittee on Transportation-Local Transportation Priorities Program for unfunded sections of the alignment (see map below).

Per GRG procurement policy, 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 including this project alignment. Prior to the release of the RFQ, there was a run-up starting in mid-December that included "Save the Date" email blasts and ad placement on various media outlets including St. Louis American newspaper, Construction Forum STL and LinkedIn. The RFQ was posted on the GRG website on January 6, notifications were published in the St. Louis American and St. Louis Post-Dispatch Newspapers, more than 1,000 email notifications were sent and two virtual mixers were held on January 10 and 12. The goals of these events were to provide information about the overall Brickline Greenway project, define the

scope of work and requirements for the RAISE Grant segment, highlight GRG's priorities and core values related to this project, and allow minority and disadvantage firms an opportunity to engage with other firms with the objective of helping to obtain or exceed our M/WBE participation goals. The events were well attended with 208 total registrants, representing 150 various firms.

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. The project's citizen-led Working Group and Citizen Advisory Committee also participated in submittal review and they described their assessment of the strengths and weaknesses of the submittals. Four (4) teams were identified for interviews. Virtual interviews were conducted with the four (4) teams on February 9 and 11, 2022. The Selection Committee then requested an in-person interview with two (2) teams. The in-person interviews with each of the remaining two teams was held on March 8, 2022. As a result of the second interview, the SmithGroup team was recommended by the Selection Committee. Finally, Susan Trautman, Chris Peoples, Shaughnessy Daniels and Lonny Boring traveled to the SmithGroup office in Detroit, Michigan on April 5-6, 2022. GRG staff met SmithGroup staff members, City of Detroit staff and community representatives during tours of the Joe Louis Greenway and other pedestrian and bicycle facilities throughout the City of Detroit. Scope and fee negotiations with the SmithGroup team began on April 7, 2022.

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, Inc. The SmithGroup team has developed a Phase 1 scope and fee for project design and engineering services through preliminary (60%) plan submission to USDOT. The not to exceed fee is established at \$2,643,000. The value of MBE contracts in the Phase 1 scope totals \$757,040 or 28.6% and the WBE contracts in the Phase 1 scope totals \$251,934 or 9.5%. The SmithGroup team services include:

- Community Engagement and coordination with GRG and the Vector Communications 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 RAISE Grant per Local Public Agency and USDOT policy.
- Cost estimation and refinement.

This represents a first phase of design and engineering services for the Brickline Greenway: Grand Ave. - Fairground Park to Page Blvd. (308I). Final design, bidding and construction assurance services will be contracted through a future contract amendment. The RFQ procurement also allows for future contract scopes and fees for additional segments of the Brickline Greenway to be negotiated with SmithGroup.

The 2022 budget for the (308I) project includes \$1,203,556 in GRG 3/16 Budget funding. Contract expenditures within 2022 are project to remain within the available budget. The 2023 GRG 3/16 Capital Budget will include the funds for the remaining efforts within the Phase 1 contract and also additional funds to authorize the contract amendment for Phase 2 final design subject to Board approval. Therefore, GRG desires to authorize the contract with SmithGroup and utilize funding from both fiscal years 2022 and 2023.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.11	Approval of a STP-S Grant Application with East-West Gateway Council of Governments
2022.05	Approval of a contract amendment with David Mason & Associates, Inc. for Brickline Greenway surveying
2021.53	Approval of Grant Application for RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant

2021.40	Approval of a contract with Lochmueller Group, Inc. for National Environmental Policy Act services
2021.31	Approval of a contract amendment with David Mason & Associates, Inc. for Brickline Greenway concept planning & grant preparation
2020.106	Approval of a contract with David Mason & Associates, Inc. for Brickline Greenway discovery & analysis
2020.26	Approval of changing the name of Chouteau Greenway to Brickline Greenway
2019.95	Approval of the Chouteau Greenway Framework Plan

RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$2,643,000 WITH SMITHGROUP IN CONNECTION WITH BRICKLINE GREENWAY: GRAND AVE. - FAIRGROUND PARK TO PAGE BLVD. 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: Grand Ave. - Fairground Park to 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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item (308I) for the Project;

WHEREAS, the 2023 GRG 3/16 Capital Budget, subject to future appropriations, will include Project funding;

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 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; (iii) fund the Project from 2022 and 2023 GRG 3/16 Capital Budgets, and (iv) 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 10, 2022, 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 SmithGroup in an amount not to exceed \$2,643,000 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 10th day of May, 2022.

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

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

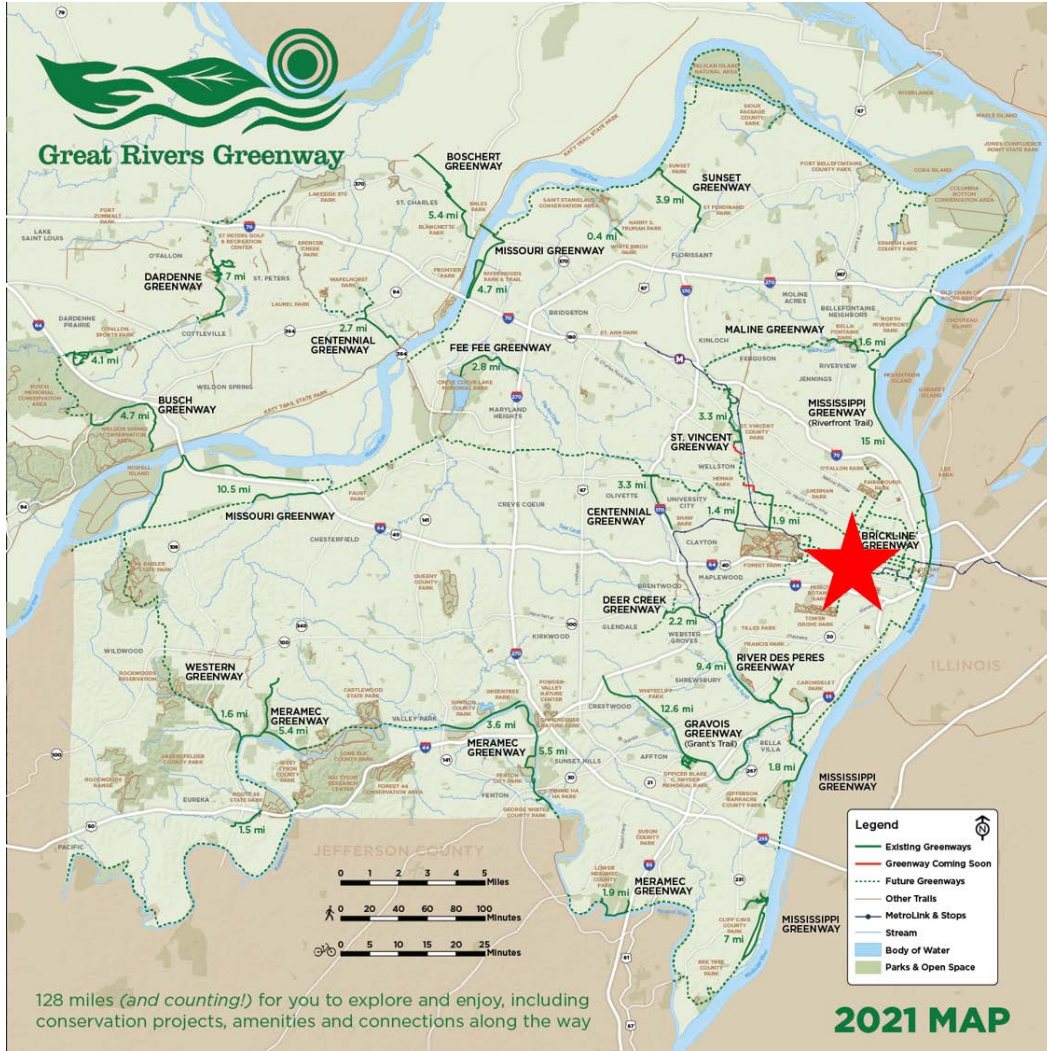
Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2022.31 approving an amendment to the GRG 3/16 Capital Budget and a contract amendment not to exceed \$1,700,000 with The Lamar Johnson Collaborative, LLC in connection with Brickline: Mill Creek Valley (Compton Avenue to 22nd Street) and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308C	Brickline	Mill Creek Valley (Compton Avenue to 22nd Street)	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	The Lamar Johnson Collaborative, LLC	Professional Design 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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
David Mason and Associates (11% - MBE)	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:
Prequalification via Brickline (Chouteau) Greenway Vendor's List	04/2020	N/A	Multiple, Undefined

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

The Lamar Johnson Collaborative, LLC (LJC) was selected as one of a number of design consultants prequalified for the Brickline (Chouteau) Greenway Vendor's List. Their RFQ submittal reflected experience working on high level public infrastructure projects including but not limited to parks, greenways and other public spaces. It should also be noted that LJC joined on as a critical consultant, working with Stoss Landscape Urbanism team (Stoss) to assist in the completion of the Chouteau Greenway Framework Plan in December 2019 and transition into design during Spring 2020. The original contract approved by Resolution 2020.40 was a continuation of the work completed as a part of the Stoss contract with LJC leading the design efforts.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Amendment	\$1,700,000	\$220,000 (GRG Foundation Funds)	\$1,480,000 in GRG Foundation funds to be amended into the GRG 3/16th Budget for Project 308C

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Conceptual Design	Final Design/Engineering

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate a contract amendment with The Lamar Johnson Collaborative, LLC (LJC) in an amount not to exceed \$1,700,000 for the project management and design lead of a Brickline Greenway segment know as Mill Creek Valley (Compton Avenue to 22nd Street) in City of St. Louis, MO (City).

This segment of the Brickline Greenway will be along Market Street extending westward from the new Major League Soccer stadium at 22nd Street to Compton Avenue. The +/- 0.9 mile segment will be constructed within the City's public right-of-way and will become a critical east/west connector for major businesses and

institutions like Wells Fargo, Harris Stowe State University and Saint Louis University to name a few (see map below).

In 2021, the Board authorized Resolution 2021.88 for \$140,000 which advanced the conceptual design for the greenway and vetting of concepts with City officials and other stakeholders. Critical to the work was the engineering team reviewed the existing Access Justification Report (AJR) which is a report completed for the new Jefferson Avenue/I-64 interchange by the Missouri Department of Transportation and the Federal Highway Administration. Because Market Street was studied within the AJR, the engineering team needed to review and report on how the greenway would or would not effect the AJR and roadway traffic and roadway capacity. Fortunately, the City has determined that the greenway does not effect the AJR for Market Street and the roadway traffic.

For this Board action, LJC will be the project management and design leader overseeing a team of subconsultants (including David Mason Associates, Inc., the Lochmueller Group, Inc. and artist Damon Davis) providing services such as engineering, traffic, art consulting, site design, and architecture.

The proposed scope of work includes the following:

- Coordination with Vector Communications and the GRG team on public engagement, stakeholder engagement and various Brickline Committees and Working Groups
- Topographic/Boundary Surveying & Geotechnical
- Concept Design through Preliminary Design of the Greenway, Linear Park/Plaza, & Street Design
- Traffic Signal & Lighting Design, Utility coordination
- Construction Documentation of the Greenway, Linear Park/Plaza, & Street Design
- Coordination with GRG's Construction Management Team for the Brickline Greenway
- Bidding
- Construction Administration

Currently, LJC has a M/WBE participation of 11%, but GRG staff has requested for the M/WBE goal to increase as the project design advances and staff will be tracking progress as LJC adds more firms to the project team.

The design team anticipates it will take approximately thirty-five (35) months to complete the proposed Site investigation, Concept thru Preliminary Design, Construction Documentation and Construction Administration. This effort will include the design for up to thirteen (13) sculpture installations and a new Mill Creek Valley plaza development at Harris Stowe State University working with local artist, Damon Davis.

This project has a challenge grant currently underway managed by the GRG Foundation and the Brickline Greenway Core Leadership Group with the Enterprise Holdings Foundation and the Taylor Crawford Foundation providing matching funds towards the design and construction of this greenway segment. This \$1,700,000 contract will be funded through the initial donation provided to the GRG Foundation for the Mill Creek Valley project.

Finally, this Board action requires a budget amendment of the GRG 3/16th Budget by \$1,480,000 to combine with the existing 2022 budget of \$220,000. Upon approval by the Board with this action, the new budget for project 308C will become \$1,700,000.

District staff recommends the budget amendment and the authorization to amend the LJC contract by \$1,700,000, which includes base professional service fees and allowance for reimbursable expenses.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2020.40	Approval of Contract - 308A Brickline Greenway: Overall Master Plan
2021.88	Approval of Contract - 308C Brickline Greenway: Mills Creek Valley

RESOLUTION APPROVING AN AMENDMENT TO THE GRG 3/16 CAPITAL BUDGET AND A CONTRACT AMENDMENT NOT TO EXCEED \$1,700,000 WITH THE LAMAR JOHNSON COLLABORATIVE, LLC IN CONNECTION WITH THE BRICKLINE GREENWAY: MILL CREEK VALLEY (COMPTON AVENUE AND 22ND STREET) 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, 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: Mill Creek Valley (Compton Avenue to 22nd Street) (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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item (308C) for the Project;

WHEREAS, pursuant to Resolution 2020.40, the District authorized the Chief Executive Officer to negotiate and enter into a contract with The Lamar Johnson Collaborative, LLC for design and engineering services across multiple greenway projects including the Brickline Greenway: Mill Creek Valley Section (308C), 20th Street Connector (308D) and MLS Stadium Market & 20th Street (308G) in furtherance of the Project, and the District subsequently entered into a contract with The Lamar Johnson Collaborative, LLC;

WHEREAS, the District desires to enter into a contract amendment with The Lamar Johnson Collaborative, LLC in order to amend in order to amend the 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 The Lamar Johnson Collaborative, 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 10, 2022, 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 2022 GRG 3/16 Capital Budget is hereby amended by transferring \$1,480,000 from the GRG Foundation to line item 308C.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with The Lamar Johnson Collaborative, LLC in an amount not to exceed \$1,700,000.
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 10th DAY OF MAY, 2022.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Neal Perryman, President

ATTEST:

Phyllis Young, Secretary

Vote:

Aye: _____

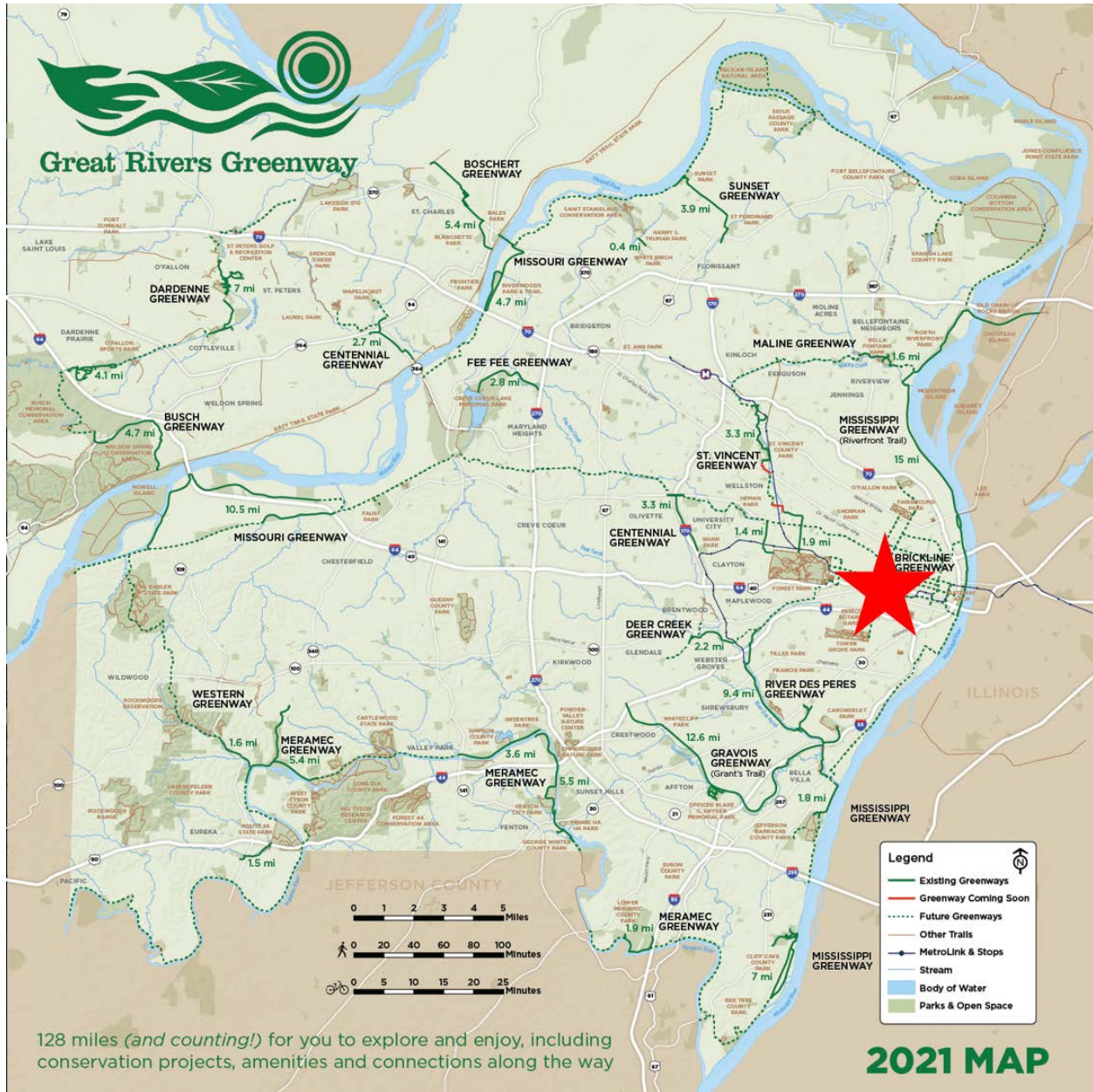
Nay: _____

Abstain: _____

Absent: _____

Not Present: _____

D. That the Board adopt Resolution 2022.32 approving a contract not to exceed \$1,338,000 with R.V. Wagner, Inc. in connection with Brickline Greenway: MLS Stadium Market & 20th Street and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
-----------------	----------	---------	-----------------

308G	Brickline	MLS Stadium Market & 20th	St. Louis City
------	-----------	---------------------------	----------------

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	R.V. Wagner, 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 / 10% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Stormwater Pro STL (33.1% MBE) D & S Fencing Co., Inc. (11.6% WBE) TraMar Contracting, Inc. (0.7% WBE)	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:
Bid - Verified Low-Bidder	04/2022	N/A	4 Bidders

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)					
Submitted Bids					
Business	MBE %	WB Bid E %	Bid Alternate Total	Bid Total	Signed by
Kozeny-Wagner, Inc.	39.0	5.0	471,260.00	\$ 1,216,785.00	Christopher Kozeny
RV Wagner, Inc	33.1	11.6	490,056.00	\$ 1,216,400.00	Richard Wagner
Raineri Construction	25.5	5.5	142,025.00	\$ 1,605,973.30	Ashley Raineri
Interface Construction Corp.	25.0	15.0	208,000.00	\$ 1,537,400.00	Carl Turek

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$1,338,000	\$1,420,215	

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Bid & Award	Construction

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract with RV Wagner, Inc. in an amount not to exceed \$1,338,000, including a 10% contingency, for construction of the Brickline Greenway: MLS Stadium Market & 20th Street (308G) in the City of St. Louis, MO (City).

This action is for the segment of the Brickline Greenway along Market Street adjacent to the new Major League Soccer stadium, which is nearing completion. This action is for the portion of the greenway labeled "Brickline Greenway Work" highlighted in the blue box in the map below. This segment of the Brickline has been closely coordinated with the City of St. Louis and St. Louis City SC (TKFC) with their stadium design and construction teams. This segment of the Brickline Greenway will be constructed between 22nd Street and 20th Street within the City's public right-of-way and on TKFC property, and as approved by Great Rivers Greenway (GRG) Board Resolutions 2021.31 and 2021.79, respectively.

Following completion of 100% Final Design construction documents by The Lamar Johnson Collaborative, LLC (LJC), the project was advertised locally via the St. Louis American and the St. Louis Post Dispatch. Additionally it was posted to the GRG website with notifications to GRG's bid notification email distribution list and Bid Express on March 24, 2022. As part of diversity inclusion outreach the Construction Manager, Kwame Building Group (Kwame), conducted extensive outreach with Minority-owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) construction companies in advance of and during the bidding period. A virtual informational meeting was hosted by GRG staff with the assistance of BSI Constructors, Inc. (BSI) and Kwame, along with making the plans available at Cross Rhodes Reprographics Plan Room.

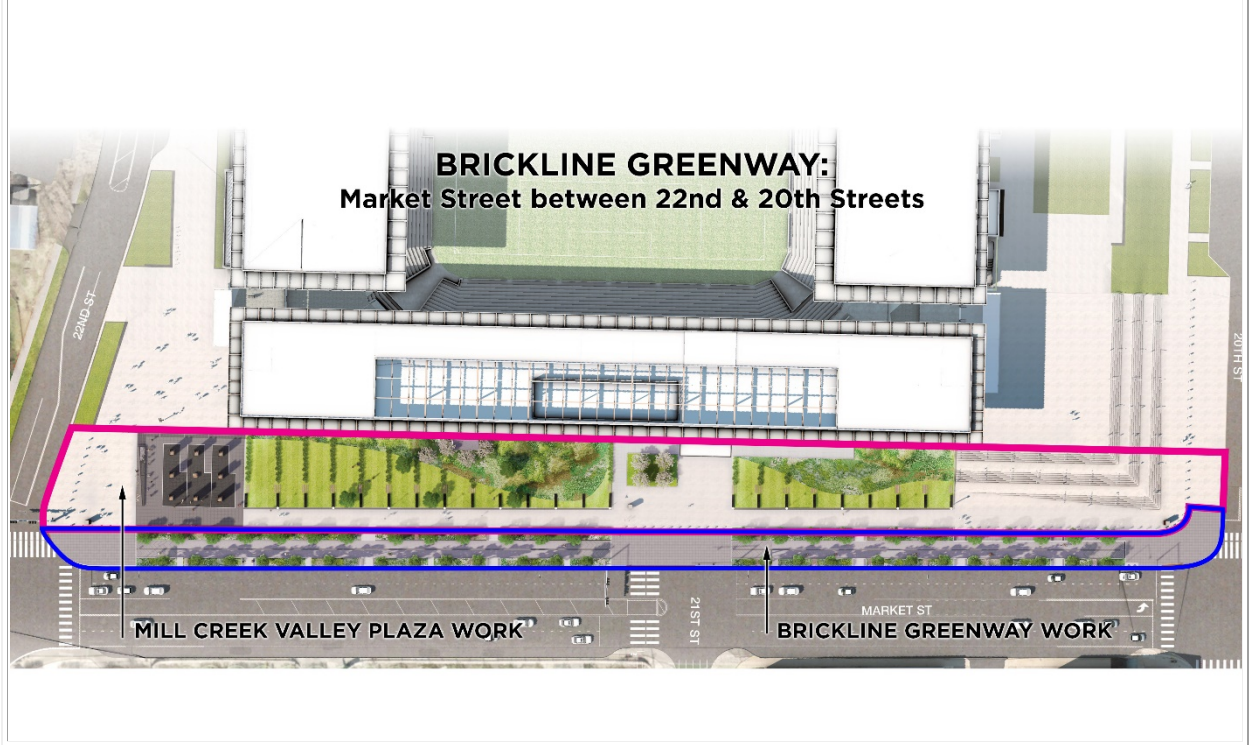
Four (4) bids were received by the solicitation deadline of April 21, 2022 at 2:00pm. Details on the four (4) bids are noted above and staff and our construction management team were pleased with the four (4) bids submitted during this highly busy time for construction contractors.

Staff from BSI and LJC reviewed the bid tabulations and submitted materials to ensure compliance with bid requirements. Bid day results and subcontractor details, including participation of minority and women-owned businesses, were

analyzed. The low bid, submitted by RV Wagner, Inc., exceeded the project's diversity inclusion goals of 25% MBE and 5% WBE by submitting 33.1% MBE and 11.6% WBE. Participating M/WBE subcontractors on the RV Wagner, Inc. team include: D&S Fencing Co., Inc., Stormwater Pro and TraMar Contracting, Inc. Staff from both BSI and GRG recommend award to R.V. Wagner, Inc.

The bid alternative (metal railings around landscape planters) was not accepted for the project due to the higher than estimated metal fabrication costs.

GRG staff seek approval for the R.V. Wagner, Inc. contract amount, plus a 10% contingency, for a total not to exceed amount of \$1,338,000.00. The available 2022 Capital Budget includes \$1,420,215.00 within the GRG 3/16th revenue stream for the project (308G).



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2020.40	Approval of Contract - 308A Brickline Greenway: Overall Master Plan
2021.88	Approval of Contract - 308C Brickline Greenway: Mills Creek Valley

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,338,000 WITH R.V. WAGNER, INC. IN CONNECTION WITH THE BRICKLINE GREENWAY: MLS STADIUM MARKET & 20TH STREET 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: MLS Stadium Market & 20th Street (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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item (308G) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised a Request for Bids for or in furtherance of the Project and received four (4) responses;

WHEREAS, R.V. Wagner, Inc. 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 R.V. 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 May 10, 2022, at the District Offices at 3745 Foundry Way, Suite 253, 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.
1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with R.V. Wagner, Inc. in an amount not to exceed \$1,338,000 for the Project.
1. 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.
1. 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.
1. 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.
1. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED THIS 10th DAY OF MAY, 2022.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Neal Perryman, President

ATTEST:

Phyllis Young, Secretary

Vote:

Aye: _____

Nay: _____

Abstain: _____

Absent: _____

Not Present: _____

E. That the Board adopt Resolution 2022.33 approving a contract not to exceed \$108,625 with Kozeny-Wagner, Inc. in connection with the Mississippi Greenway: North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
402B	Mississippi	Central Riverfront - Laclede's Landing	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	Kozeny-Wagner, Inc.	Construction Management 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

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:
RFP	03/2022	N/A	1

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

Kozeny-Wagner, Inc. (KWI) was selected after being the only contractor and/or consultant to submit a publicly advertised Request for Proposals for Construction Management Services specifically for the demolition and decommission of the North Riverfront Garage structure. A selection committee consisting of Great Rivers Greenway staff and leadership interviewed KWI for the required services. Based on the result of the interview, the selection committee recommends KWI for the services.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$108,625	\$770,000	

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Demolition Plans and Bidding	Issue Public Bid for Demolition

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract with Kozeny-Wagner, Inc. (KWI) in an amount not to exceed \$108,625 for Pre-Construction and Construction Management Services related to the demolition of the North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) in the City of St. Louis, MO (City).

In November 2021, through a partnership between Great Rivers Greenway (GRG), Advantes Group and Land Clearance for Redevelopment Authority (LCRA), GRG was able to acquire the shuttered old North River Front Parking Garage structure located at 701-713 North Leonor K. Sullivan Boulevard (Wharf Street), St. Louis, MO 63102, as approved by GRG Board Resolutions 2021.72C.

The garage is a 4-story, +/-30,000 sq. ft., pre-cast concrete structure which is located within the City Wharf Line, on the eastern side of Laclede Landing and within the FEMA Regulatory Floodway for the Mississippi River. The structure is immediately adjacent to a very active railway trestle which is owned and operated by within Terminal Railroad Association of St. Louis (TRRA).

In March 2022, GRG issued a Request for Proposals (RFP) for Pre-Construction & Construction Management Services related to the demolition and decommissioning of all infrastructure, equipment, asphalt and concrete present on the property. This also includes overseeing the decommissioning of all subsurface utilities present on the subject site, as required by the City.

Despite extensive efforts to distribute the RFP widely through a variety of construction networks, and staff receiving a lot of inquires from construction contractors and construction management firms, only one (1) submission was received. In an effort to understand why firms did not submit, GRG staff contacted three (3) RFP plan holders that expressed strong interest in the project. The three (3) firms include BSI Constructors, Inc., Alberici Constructors, Inc. and Kwame Building Group, Inc. The plan holders stated that due to staffing capacity issues or the size of the project they decided to forgo submitting on the RFP. Additionally, the staff was told that would not help GRG to re-issue the RFP to get increased responses due to high construction services demands around the region. Therefore, a selection committee consisting of GRG staff and leadership interviewed KWI for the required services. Based on the result of the interview, the selection committee recommends KWI for the services. KWI is the Construction Manager for the adjacent Katherine Ward Burg Garden and has successfully completed construction management services for GRG with a similar scope of work, including the demolition of the Archground Parking Structure as part of the CityArchRiver project.

KWI has developed a scope and fee proposal for a not-to-exceed amount of \$98,750. The scope of work includes pre-construction and construction management services detailed in GRG's template for construction management and additional sub-consultant services for materials testing which will be completed by ABNA Engineering, Inc. a certified MBE (+/- 15%) in a separate Board Action.

GRG staff reviewed KWI hourly rates and found them to be consistent with other projects they are undertaking for GRG. Given the complex nature of the work involved with coordinating the demolition of the parking garage, staff recommends the contract of \$98,750 with a 10% contingency for a total of \$108,625 be approved.



RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$108,625 WITH KOZENY-WAGNER, INC. IN CONNECTION WITH THE MISSISSIPPI GREENWAY: NORTH RIVERFRONT GARAGE (701 NORTH LEONOR K. SULLIVAN BOULEVARD) 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 planning, designing and constructing the Mississippi Greenway: North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) (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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item (402B) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Proposals for or in furtherance of the Project and received one (1) response;

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 May 10, 2022, 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 \$108,625 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 10th day of May, 2022.

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

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

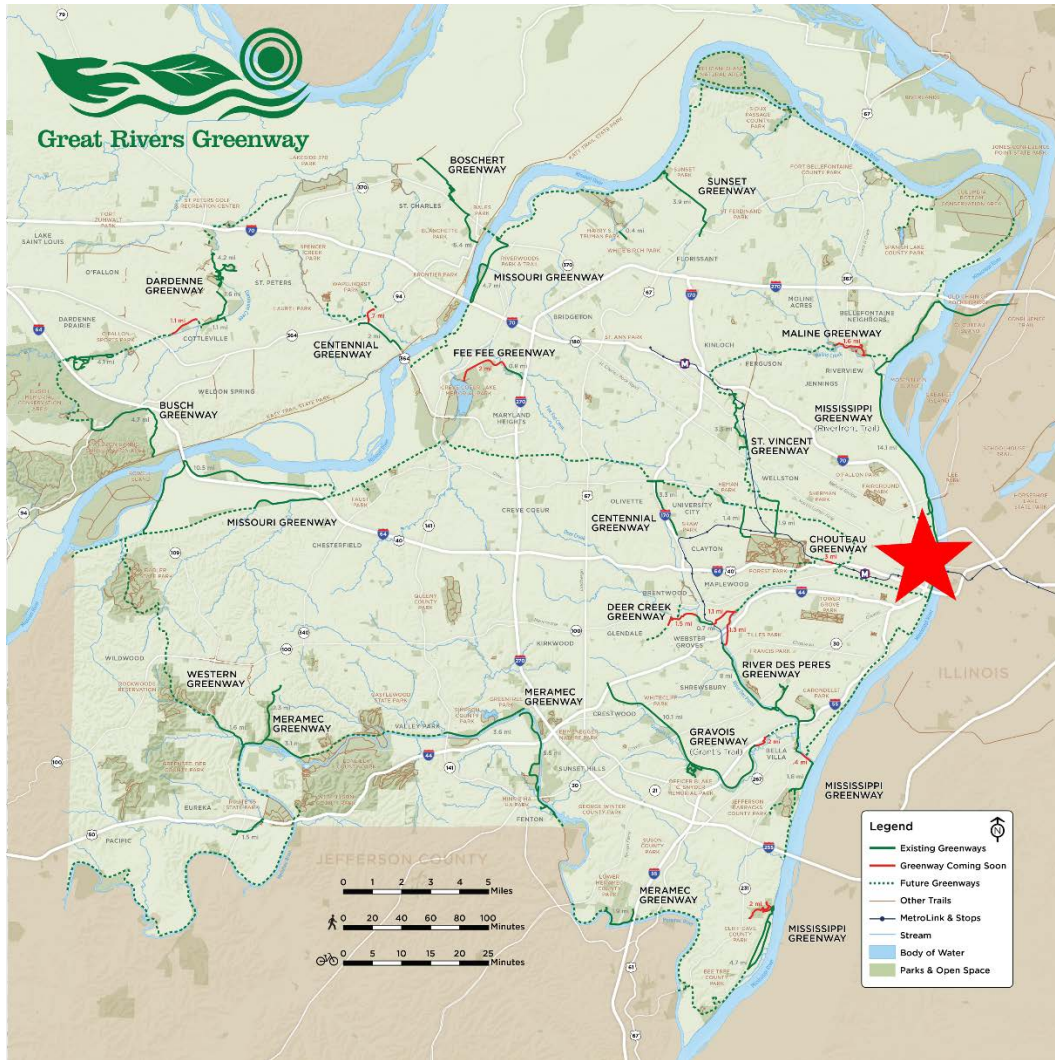
Nay:

Abstain:

Absent:

Not Present:

F. That the Board adopt Resolution 2022.34 approving a contract not to exceed \$48,000 with ABNA Engineering, Inc. in connection with the Mississippi Greenway: North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
402B	Mississippi	Central Riverfront-Laclede's Landing	St. Louis City

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	ABNA Engineering, Inc.	Engineering 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	MBE	100% MBE owned

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:
Prequalified Vendor's List	04/2022	N/A	N/A

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>Great Rivers Greenway staff reviewed three (3) design professional firms from the GRG Pre-qualified Vendors List. Along with input from the selected Construction Management firm, Kozeny-Wagner, Inc., ABNA Engineering, Inc. (ABNA) was identified and selected as a qualified and capable consultant to complete the design services related to this project.</p>

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$48,000	\$770,000	

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022	Demolition Plans and Bidding	Public bidding of Demolition

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract with ABNA Engineering, Inc. (ABNA) in an amount not to exceed \$48,000 for Professional Design Services related to the demolition of the North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) in the City of St. Louis, MO (City).

In April 2022, GRG staff reviewed three (3) design professional firms from the Pre-qualified Vendors List. The goal was to identify a firm that had experience working within the City, knowledge of the City Demolition requirements, Metropolitan St. Louis Sewer District requirements and Federal Emergency Management Agency Floodplain standards. Running concurrently with GRG staff's efforts to identify a design consultant, a Request for Proposals was publicly advertised for Construction Management Services in connection with this project. The selection committee recommended Kozeny-Wagner, Inc. (KWI) for the Construction Management (CM) services as noted in the previous Board Action. Having an engineering firm that understands the complexities of the various permits required and the structural considerations needed for the demolition is critical.

Working with input from KWI as to the scope of work required to complete the demolition and decommissioning of the parking garage, GRG staff identified ABNA as a qualified and capable consultant to complete the design services related to this project. That scope of work will include:

- 1) Topographic Survey

2) Structural Analysis for Demolition of the Parking Garage

- Review of existing documents
- Analysis of existing wall to remain
- Develop of shoring systems
- Preparation of Demolition Plans
- Railroad requirements

3) Site / Grading plans

- Site and grading plans with barrier protection systems
- SWPPP plan
- MSD permitting plans
- Specifications for demolition bidding documents

4) Utility plans

- Coordination and plans for city utilities

5) QA/QC

- Quality assurance / Quality control

6) Coordination Meetings

ABNA has developed a scope and fee proposal for a not-to-exceed amount of \$40,000. The scope of work includes all of the services identified by the selected Construction Management consultant and GRG staff. A twenty-percent (20%) (\$8,000) contingency has been included to cover any unforeseen design and/or site condition issues. Note, ABNA is a certified MBE and will be completing 100% of the work in-house. In addition, ABNA will be providing materials testing services for the CM scope of work at +/- 15% of that contracted amount.

GRG Staff seek approval for the ABNA contract amount plus a 20% contingency for a total not to exceed amount of \$48,000. The available 2022 Capital Budget includes \$770,000 within the 3/16th Budget for this project (402B).



RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$48,000 WITH ABNA ENGINEERING, INC. IN CONNECTION WITH THE MISSISSIPPI GREENWAY: NORTH RIVERFRONT GARAGE (701 NORTH LEONOR K. SULLIVAN BOULEVARD) 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 planning, designing and constructing the Mississippi Greenway: North Riverfront Garage (701 North Leonor K. Sullivan Boulevard) (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 2022 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.98;

WHEREAS, the 2022 GRG 3/16 Capital Budget included line item (402B) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District reviewed three engineering firms from its Pre-Qualification Vendors List;

WHEREAS, ABNA Engineering, 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 ABNA Engineering, 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 May 10, 2022, 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 ABNA Engineering, Inc. in an amount not to exceed \$48,000 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 10th day of May, 2022.

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

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

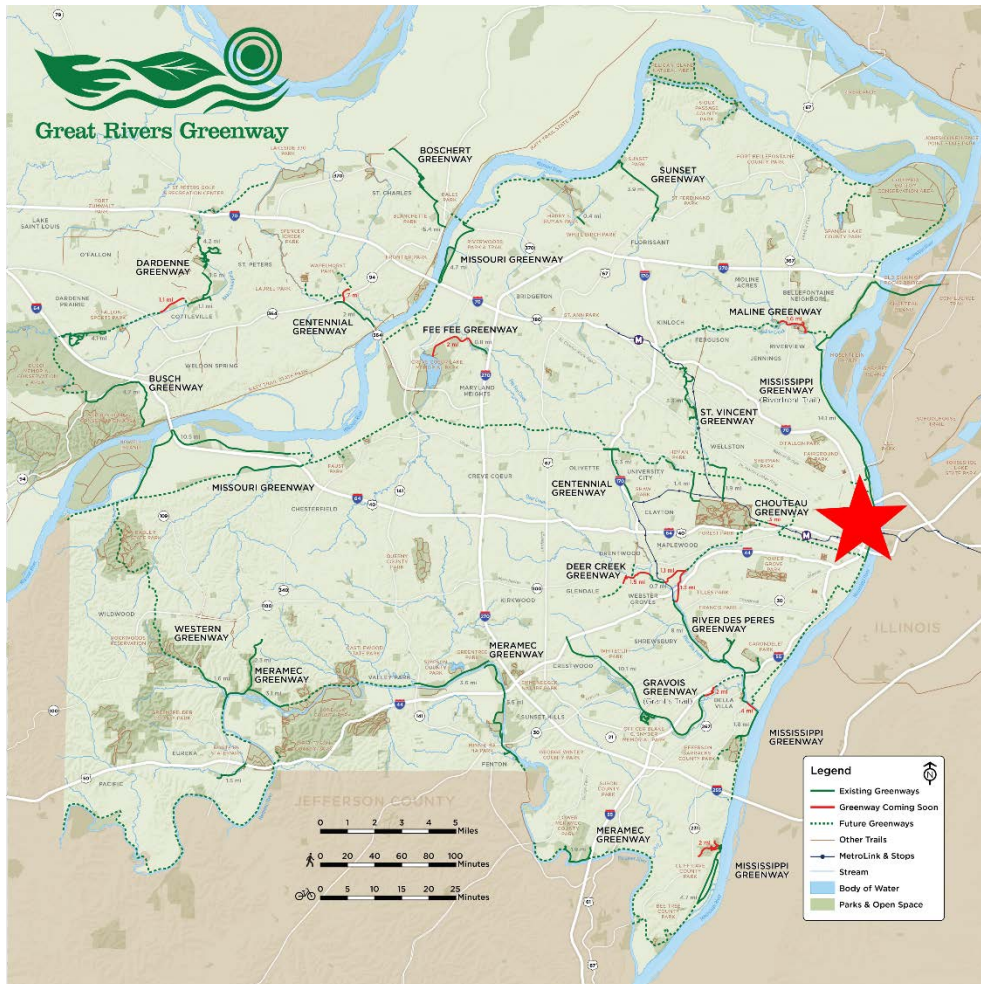
Vote:

Aye:

Nay:
Abstain:
Absent:
Not Present:

9. APPROVAL OF CONTRACTS - CAR 3/16TH REVENUE STREAM

A. That the Board adopt Resolution 2022.35 approving an amendment to a license agreement with Gateway Arch Park Foundation and Missouri Highways and Transportation Commission in connection with the Mississippi Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
881	Mississippi	CityArchRiver Improvements	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Gateway Arch Park Foundation, MoDOT	Amendment to License 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
Amendment of 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
2022	Operations and Maintenance	n/a

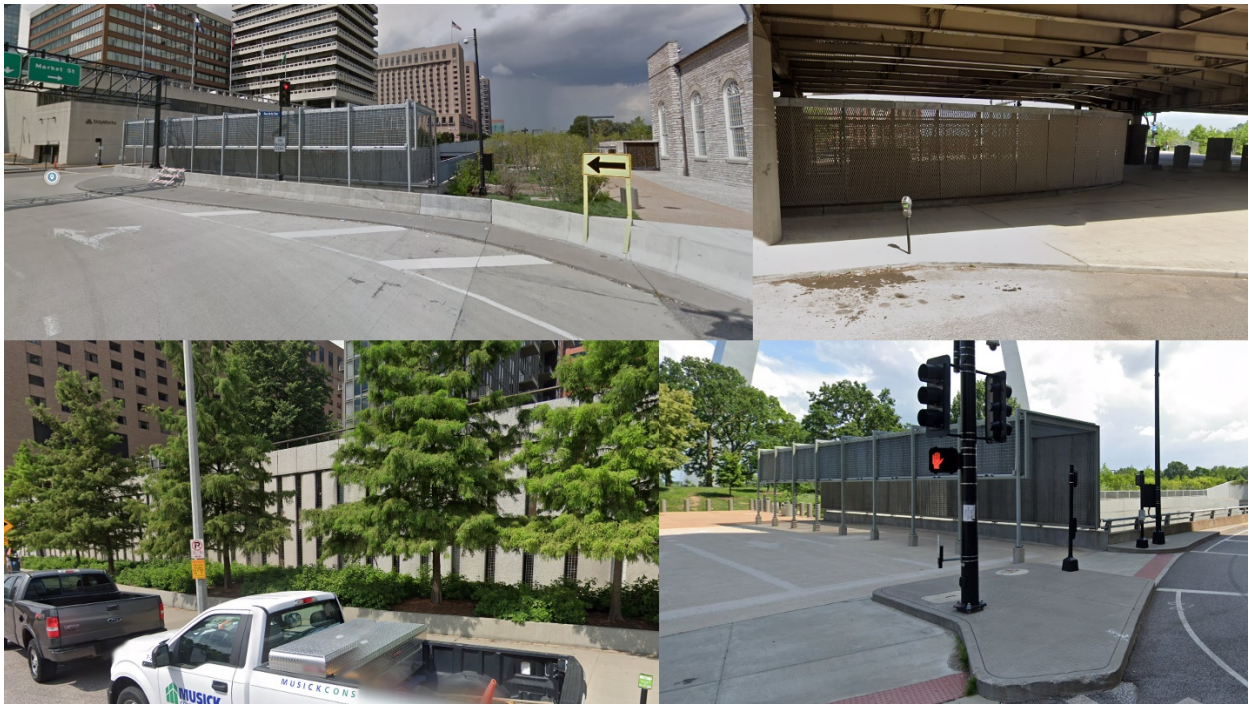
WHY AND/OR HOW:

Gateway Arch Park Foundation (GAPF, formerly CityArchRiver 2015 Foundation) and Missouri Highways and Transportation Commission entered into a license agreement for the Gateway Arch improvements over I-44/70, pedestrian canopies at Pine and Walnut, planting beds along Washington and Memorial and screen walls under the interstate. This agreement was signed in 2013 and authorized the

construction of those improvements and outlined an inspection schedule and report submittal process to be done on an annual basis by a structural engineer. The District has been handling this since the completion of the project per the terms of the agreement on behalf of GAPF.

District staff have requested MoDOT formally assign those responsibilities to the District as part of the ongoing operations and maintenance and to extend the duration between inspections from one (1) year to ten (10) years. MoDOT performs these types of inspections on similar infrastructure they own on this inspection cycle of ten years; the inspection interval for the CAR features would be consistent with their own standards. The current cost for an inspection is approximately \$20,000 annually. This amendment will result in a cost savings of approximately \$180,000 during a ten-year period. The next inspection and report would be due to MoDOT in December of 2031.

Staff are requesting the Board to authorize the CEO to negotiate and enter into an amendment to the current license agreement which would modify the inspection interval and transfer the responsibilities from GAPF to the District.



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION

**RESOLUTION APPROVING AN AMENDMENT TO A
LICENSE AGREEMENT WITH GATEWAY ARCH PARK
FOUNDATION AND MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION IN CONNECTION
WITH 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 taking responsibility for long-term maintenance and inspections of the CityArchRiver Improvements in the Interstate right of way (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 2022 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.99;

WHEREAS, the 2022 CAR 3/16 Capital Budget included line item (881) for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into an amendment to a license agreement with Gateway Arch Park Foundation and Missouri Highway and Transportation Commission; 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 10, 2022, 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 a license agreement with Gateway Arch Park Foundation and Missouri Highway and Transportation Commission 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 10th day of May, 2022.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

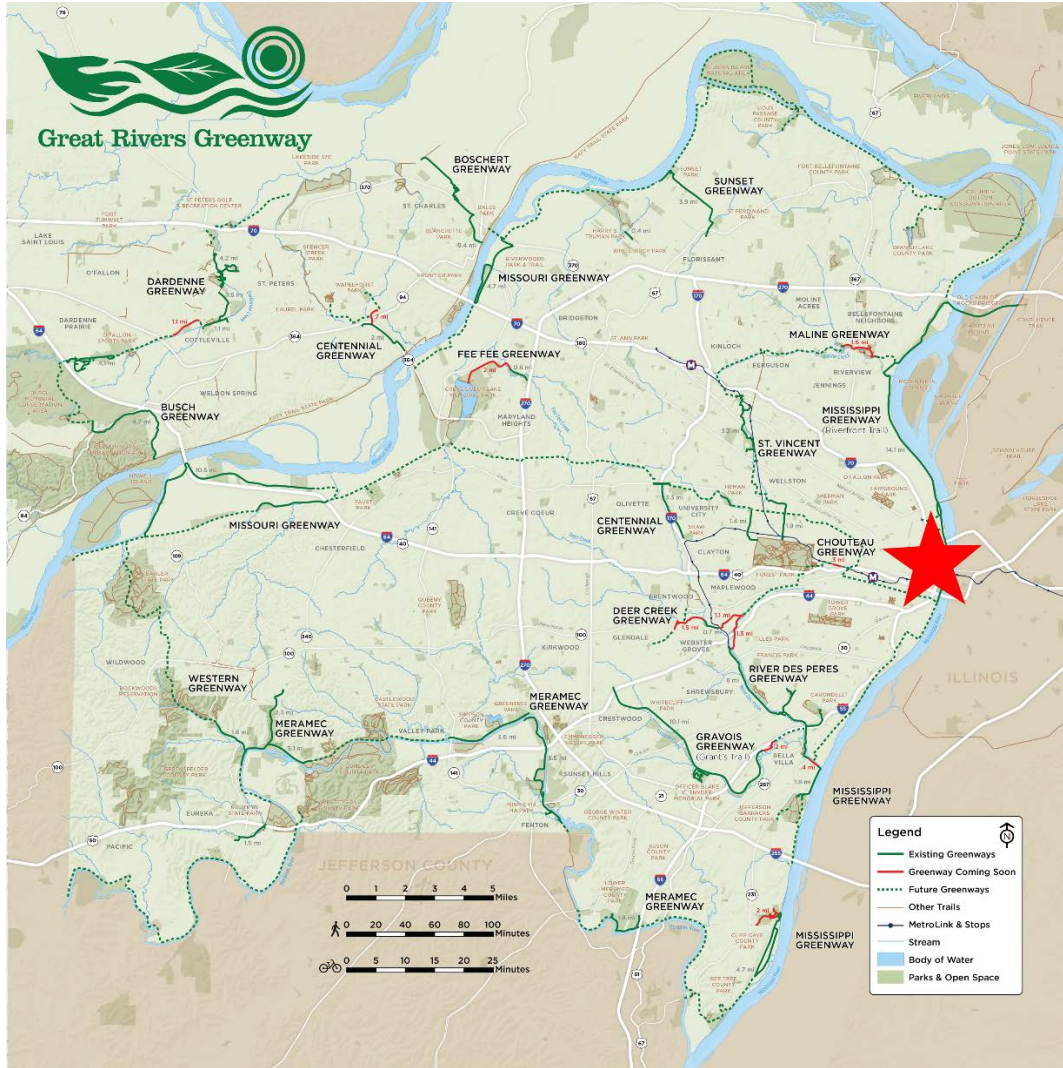
Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2022.37 approving a contract not to exceed \$63,388 with Planning Design Studio LLC in connection with Mississippi Greenway 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, Sarah Olmstead	Planning Design Studio LLC (PDS), multiple City of St. Louis and Laclede Landing partners in consultation during design	Design and development of construction documents.

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?
Faith Group, L.L.C. - WBE, \$26,780, 42% David Mason & Associates, Inc. - MBE, \$6,500, 10%	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:
Vendor's List	3/2022	n/a	Three

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

Interviewed three firms from the District Vendor’s List:

Planning Design Studio LLC (PDS)

ABNA Engineering, Inc.

Oates Associates, Inc.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$63,388	\$120,000	n/a

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2022 & 2023	Design and development of construction documents	Advertisement for bid

WHY AND/OR HOW:

District staff are one of the partner agencies who have responsibility to operate and maintain the Mississippi Greenway: Leonor K. Sullivan Blvd (LKS). This is in partnership with City of St. Louis and Gateway Arch Park Foundation. Since it's

reopening following construction improvements, the District staff and the City have struggled with controlling crime and unlawful activity along this central riverfront corridor. We have implemented a number of control devices and access restrictions, each one building upon success of the previous and learning from any shortcomings. A temporary set of vehicle barricades were placed on the north and south ends of LKS to restrict all traffic except for maintenance and vendors. These temporary barricades are on loan from Fair St. Louis and have been effective, however, they are difficult to operate and a reliable source of power where the units are deployed has been a challenge.

Collectively, the partners who operate, utilize and secure the riverfront have agreed a more reliable and permanent gate system is needed to replace the temporary barricades there now. An initial level of research has been completed by staff and partner agencies to come up with a more permanent solution to the security issues along this corridor. A consultant is needed in order to determine the best location, type of gates, impacts to traffic and develop construction documents.

The committee developed to address these gates provided input on the scope of work, procuring a design team and assisted in interviewing firms. Three firms were selected from the District's vendor's list: Planning Design Studio (PDS), ABNA Engineering, Inc. and Oates & Associates, Inc. Firms were interviewed at District offices and PDS was found to be the most qualified firm, along with their subconsultants the Faith Group, L.L.C. (Faith Group) and David Mason & Associates, Inc., to undertake this project. The engineering services of the Faith Group are very specialized; they have extensive experience in engineering solutions for security and access control. Both PDS and Faith Group have designed similar solutions for the Old Chain of Rocks Bridge Park.

The anticipated project schedule will spend the remainder of 2022 surveying, developing two design options and completing final bid documents. This will take us through Tasks 1-3 in their scope. Bidding services and construction assurance are Tasks 4 & 5 and will be included in a future amendment. Bidding will take place in late 2022 or early 2023 with anticipated completion of construction in spring 2023. District staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into a contract with PDS for \$63,388 for design of gates along the Mississippi Greenway: Leonor K. Sullivan.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2018.26	First Addendum to Cooperation Agreement for LKS

2012.65

Cooperation Agreement with St. Louis, City Arch River
Foundation & Port Authority for LKS

RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$63,388 WITH PLANNING DESIGN STUDIO, LLC IN CONNECTION WITH 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 designing security gates in the Mississippi Greenway (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 2022 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2021.99;

WHEREAS, the 2022 CAR 3/16 Capital Budget included line item (799A) for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued an Invitation to Interview to three firms from the District’s Approved Vendors List for or in furtherance of the Project;

WHEREAS, Planning Design Studio, 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 Planning Design Studio, 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 10, 2022, 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 Planning Design Studio, LLC in an amount not to exceed \$63,388 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 10th day of May, 2022.

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

NEAL PERRYMAN, President

ATTEST:

PHYLLIS YOUNG, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

10. ADJOURNMENT

A. NOTICE TO MOVE 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](#).

B. ADJOURN

TO ADJOURN THE MEETING