



## Great Rivers Greenway

Tuesday, April 9, 2024 11:30am

Corrected Packet

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

### 1. OPENING OF MEETING

#### A. CALL TO ORDER/ ROLL CALL

#### B. OPEN TIME

Meeting minutes and agendas from previous meetings can be found on the website: [www.greatriversgreenway.org](http://www.greatriversgreenway.org).

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

Please click the link below to join the webinar:

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

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

Or One tap mobile:

+13017158592,,83018483784# US (Washington DC)

+13052241968,,83018483784# US

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

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

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

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

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

If you need any specific accessibility arrangements to be able to attend and/or fully participate, please contact Anne Milford at 314-932-4917 or [amilford@grgstl.org](mailto:amilford@grgstl.org).  
**COVID protocol:** In our offices, wearing of masks and/or social distancing should be done in compliance with City of St. Louis, State of Missouri and/or Federal recommendations. Protocols are subject to change. Please see the Center for Disease Control for guidance <https://www.cdc.gov/coronavirus>

### C. APPROVAL OF AGENDA

### E. APPROVAL OF THE MINUTES February Board of Directors Meeting

## 2. PRESENTATION

## 3. PETITIONS AND COMMUNICATIONS

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

### A. CHIEF EXECUTIVE OFFICER

#### File Attachments

[2024 APR CEO report Great Rivers Greenway.pdf \(2,021 KB\)](#)

[BOARD Calendar Apr 2024.pdf \(146 KB\)](#)

### B. NOTICE OF CONTRACTS EXECUTED

#### File Attachments

[GRG Executed Contracts Notice March 2024.pdf \(46 KB\)](#)

## 5. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS

A. That the Board adopt Resolution 2024.35 approving a budget amendment not to exceed \$48,000 and a contract amendment not to exceed \$48,000 with Development Resource Partners, LLC for Real Estate and Relocation Services and authorizing other actions as necessary to effectuate the same. - Todd Antoine

### WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
000	All Greenways	N/A	District wide

### WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Todd Antoine	Development Resource Partners, LLC	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	25% MBE/5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Lochmueller Group Inc. \$48,000 Non DBE	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ	September 2022	1 year passed, 2 years left including this contract amendment	2

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
RFQ for Real Estate Acquisition and Relocation Services for 2023 through December 2025

#### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$48,000	\$0	\$48,000 from Revenue Fund 000

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

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	N/A	Approval of 2025 Contract Amendment

### WHY AND/OR HOW:

This action is to authorize a budget amendment of \$48,000 in the 2024 Capital Budget for #000 (Land Acquisition) and authorize the CEO to negotiate and execute a contract amendment of \$48,000 with Development Resource Partners, LLC ("Development Resource Partners") for Real Estate Acquisitions and Relocation Services.

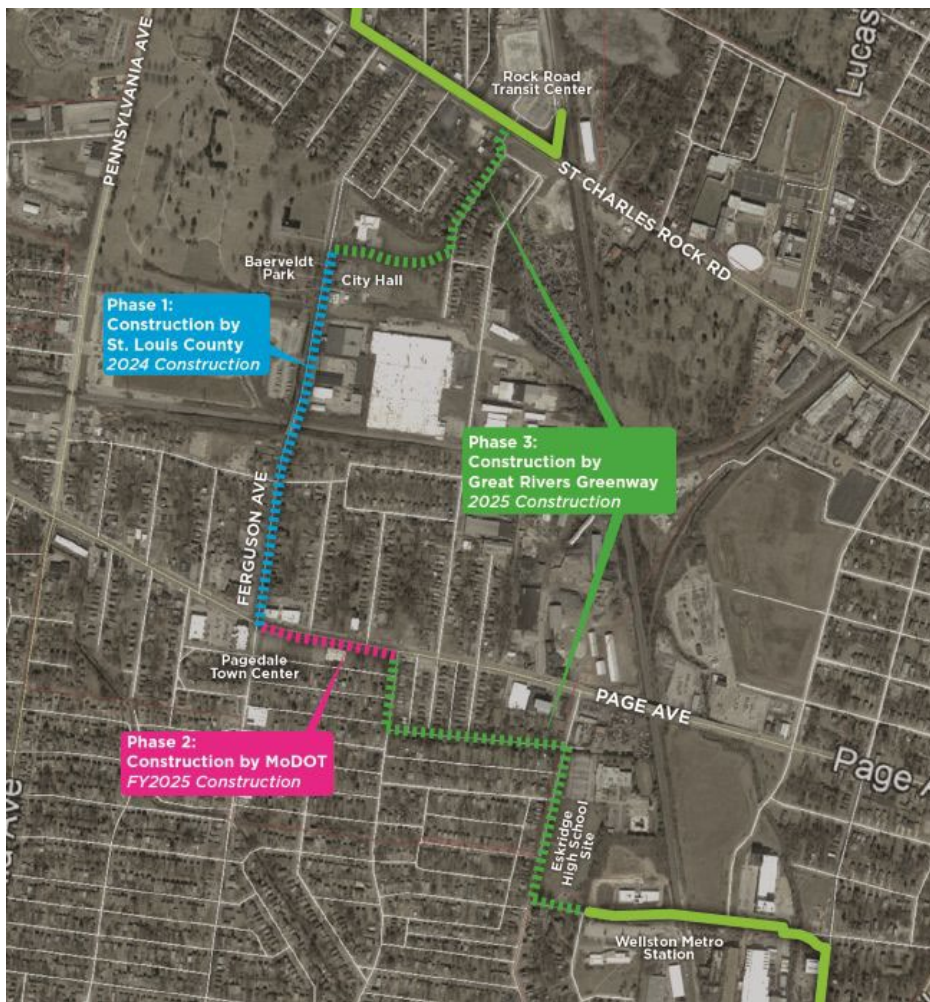
In June 2023, the Board authorized Resolution 2023.44c which featured the purchase of thirty-eight (38) temporary and permanent easements in the City of Pagedale as part of the St. Vincent Greenway: Robert L. Powell to St. Charles Rock Road (project #187B). This project has three (3) phases of work, with the most critical located within the Phase I project area along Ferguson Avenue, where twenty-five (25) of the thirty-eight (38) easement parcels are located (see map below). This section of greenway along Ferguson Avenue is a partnership with St. Louis County Transportation Department, which is reconstructing Ferguson Avenue and has agreed to construct the greenway as part of the overall roadway project as long as the necessary easements were secured by early 2024.

GRG staff discussed with the GRG Board and recommended Development Resource Partners sub-contract the acquisition of the twenty-five (25) Phase I easements due to the expedited timeline required in order for St. Louis County to include the greenway segment within their roadway construction project. Lochmueller Group, Inc. ("Lochmueller") was recommended to assist given their experience working with St. Louis County and other roadway agencies in land acquisitions and due to having the staff capacity to take on this expedited work. Lochmeuller estimated that the fee for this would be approximately \$50,000 due to the large quantity of easements and the dedicated time needed to focus on communicating and negotiating with property owners including several who live throughout the St. Louis region.

Since June 2023 through January 2024, Lochmueller succeeded in getting (24) twenty-four of the (25) twenty-five easements, and therefore St. Louis County is incorporating the greenway into the roadway construction project. One parcel remains, which is owned by a friendly owner who is working with GRG staff to finalize the easement. Lochmueller has submitted its invoice for this work, which totaled \$48,000. GRG staff is pleased that Lochmueller succeeded in getting the (24) twenty-four easements as it will save GRG funds in the long terms due to the construction savings by partnering with St. Louis County.

This Board Action authorizes a budget amendment of an additional \$48,000 of general revenue into GRG's 2024 1/10th Capital Budget and authorizes a contract amendment with Development Resource Partners, for \$48,000. GRG is asking for this action now as there are many other land acquisition projects underway

throughout the District with Development Resource Partners. If no action is taken, their \$75,000 annual contract will be completely expended by May or June after the \$48,000 Lochmueller fee is paid. Staff is not seeking any additional funds beyond the \$48,000 but will monitor the overall contract and evaluate if any future contract amendment would be needed. It is currently not anticipated that a second contract amendment is necessary, but several of the Brickline Greenway projects are along roadways that have multiple owners and require extensive coordination and communication that may result in expending Development Resource Partner's consultant fees to acquire the temporary and permanent easements.



### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.90	Approval of a contract amendment not to exceed \$75,000 with Development Resource Partners, LLC in connection with Real Estate Acquisition and Relocation Services



RESOLUTION #	DESCRIPTION
2022.82	Approval of a contract not to exceed \$75,000 with Development Resource Partners, LLC, in connection with Real Estate Acquisition and Relocation Services

**A RESOLUTION APPROVING A BUDGET AMENDMENT OF \$48,000 AND APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$48,000 WITH DEVELOPMENT RESOURCE PARTNERS, LLC IN CONNECTION WITH REAL ESTATE ACQUISITION AND RELOCATION SERVICES 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 all Greenways are shown as a regional greenway in the River Ring Regional Plan (the “Greenways”);

**WHEREAS**, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by contracting for real estate acquisition and relocation services throughout the Greenways (the “Project”);

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

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

**WHEREAS**, the 2024 GRG 1/10 Capital Budget included line item #000 for the Project;

**WHEREAS**, a budget amendment of \$48,000 is required for the 2024 GRG 1/10 Capital Budget for line item #000 for the Project;

**WHEREAS**, pursuant to Resolution 2024.02, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Development Resource Partners, LLC for land acquisition and relocation services in furtherance of the Project, and the District subsequently entered into a contract with Development Resource Partners, LLC;

**WHEREAS**, the District desires to enter into a contract amendment with Development Resource Partners, LLC in order to amend the compensation under the existing contract;

**WHEREAS**, the District desires to (i) amend the 2024 1/10 Capital Budget by \$48,000 for line item #000; (ii) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Development Resource Partners, 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board authorizes a budget amendment of \$48,000 into the 2024 1/10th Capital Budget for line item #000 for the Project;
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Development Resource Partners, LLC in an amount not to exceed \$48,000.
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 9th day of April, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT  
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

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

A. That the Board adopt Resolution 2024.36 approving an amendment to the GRG 1/10 Capital Budget and approving a contract not to exceed \$352,385 with Kozeny-Wagner, Inc. in connection with Meramec Greenway Signage Betterment Project and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez



**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
725E	Meramec	Unger Park to George Winter Park	City of Fenton, St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	Kozeny-Wagner, Inc.	Construction



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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Tramar Contracting, Inc.- 7.5% - WBE D&S Fencing Co., Inc.- 47% - WBE R.V. Wagner, Inc. - 7.5% - Non DBE Bazan Painting, LLC - 8% - Non DBE	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	January/February 2024	N/A	2

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)			
<b>Business Name</b>	<b>Bid Total</b>	<b>MBE</b>	<b>WBE</b>
Kozeny-Wagner, Inc.	\$312,385	0%	54.4%
Kendall LLC	\$518,096	10%	4.9%

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$312,385 - Contract amount \$40,000 - Contingency \$352,385 - Total	2024 - \$240,000	Reduction of \$47,385 from project #725M Regional: Electric Vehicle Charging Stations added to project #725E (this action item) Add \$65,000 GRG Foundation funding approved on 2/2024 by GRG Foundation Board

#### OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

GRG Foundation is providing \$65,000 towards the construction cost of the project

#### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Bidding Phase	Construction

#### WHY AND/OR HOW:

This action requests an amendment to the GRG 1/10 Capital Budget to add \$65,000 to project #725E (this action item) from the funds provided from GRG Foundation. A change to the budget will also be made that does not require an amendment, which is to reduce \$47,385 from project #725 Regional: Electric Vehicle Charging Stations and add this amount to project #725E, making the total funds available for this action item equal to \$352,385. This action also requests to authorize the CEO to enter into a contract with Kozeny-Wagner, Inc. not to exceed \$352,385, which includes a contingency, for construction of the Meramec Greenway: Signage Betterment from George Winter Park to Unger Park project in St. Louis County.

This project will update the existing greenway wayfinding and interpretive signage to make navigation clear and safe to greenway users traveling between the two St. Louis County Parks which is approximately 4.5 miles of greenway. With the new I-44 Meramec River Bicycle and Pedestrian Bridge now open, the signage will reflect the new river crossing and tie to the new signage on the bridge. As part of the wayfinding plans, a large Great Rivers Greenway (GRG) branded wayfinding sign (informally called the "GRG Sticks") is included in the plans. The sign is part of the GRG Environmental Graphics and used to identify GRG trailheads or plazas along the greenways to draw attention as it is approximately 12-19 feet tall.

Also included in this project is construction of a vertical separation (barrier) under I-44 that will enhance greenway user safety between the trail and Yarnell

Road. The bridge columns will be enhanced with GRG environmental graphics which has been approved by MoDOT. The GRG Foundation provided \$65,000 towards a portion of the construction costs with GRG providing the remainder. Project designer Engineering Design Source, Inc. (EDSI) completed the construction documents in December 2023, and MoDOT and GRG staff worked to obtain a Mural Agreement that was approved by the GRG Board of Directors in October of 2023. GRG entered into a contract with EDSI in November 2023 to oversee the constructability review and preconstruction scope, as well as the Construction Management services.

GRG solicited bids for this project on January 19, 2024. A total of two (2) sealed bids were received and opened publicly on February 29, 2024. All bids exceeded the project budget including the lowest bid submitted by Kozeny-Wagner, Inc. (KWI). The bid results are as follows:

Business Name	Bid Total	MBE	WBE
Kozeny-Wagner, Inc.	\$312,385	0%	54.4%
Kendall LLC	\$518,096	10%	4.9%

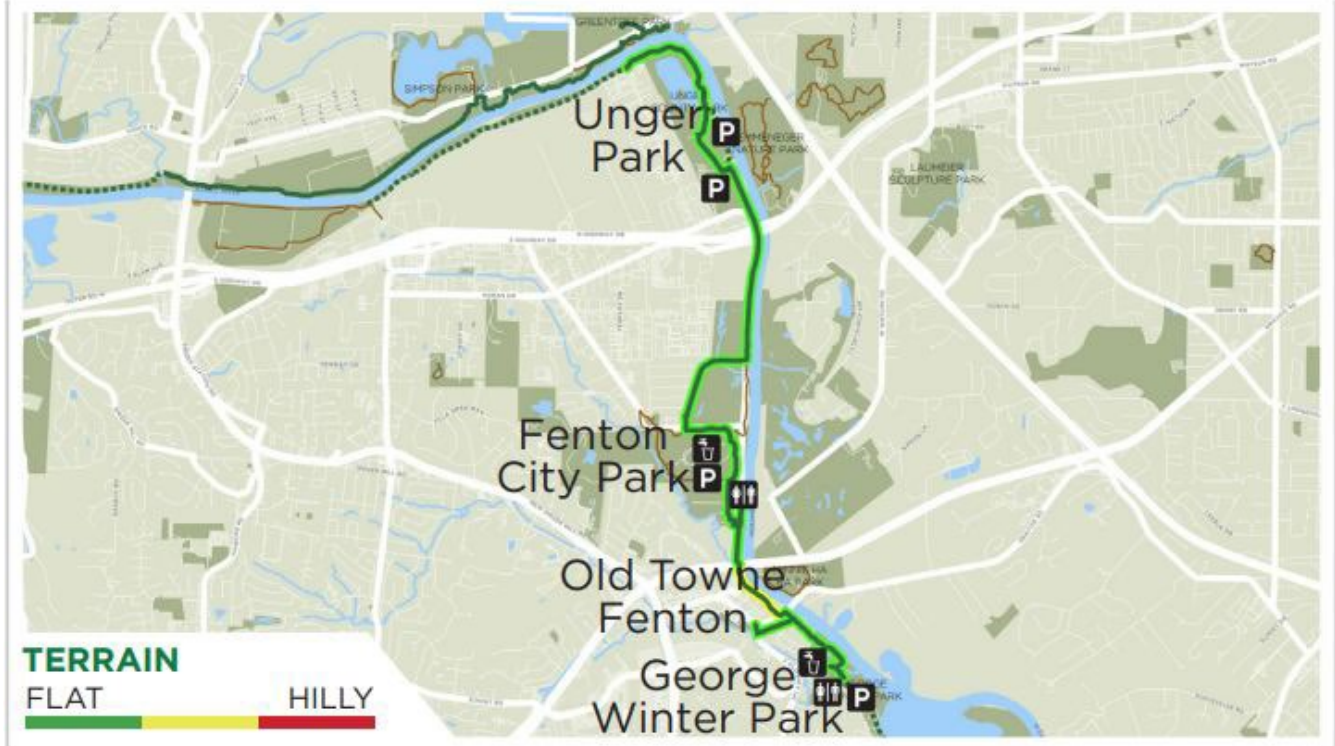
Staff from GRG and EDSI reviewed the bid tabulations and submitted materials to ensure compliance with bid requirements. Bid day results and subcontractor details, including participation of minority and women-owned businesses, were analyzed. The lowest bid, submitted by KWI exceeded the project's diversity inclusion goals of 5% WBE with a proposed participation of 54.4%. KWI did not achieve the MBE goal of 25%, with a 0% participation. In light of the higher than anticipated bids, staff determined it would not be beneficial to rebid the project and instead explore options to reduce the costs.

During the review, GRG and EDSI identified that the "GRG Sticks" was bid at \$64,771 which is significantly higher than the estimates. After evaluating the cost/benefit of this item, it was recommended to eliminate the item from the construction contract. GRG staff recommends awarding the contract to KWI and eliminate the "GRG Sticks" item after contract award via change order. This will ultimately reduce the project to \$247,613.34 once the GRG sticks are eliminated via the change order. However the Board must approve the entire bid of \$312,385 plus the contingency which totals \$352,385.

Participating WBE subcontractors on the KWI bid include Tramar Contracting, Inc. and D&S Fencing Co., Inc. KWI has worked with GRG staff on many projects and is satisfied with their work.

The 2024 Capital Budget for the (725E) project includes a total of \$240,000 from the GRG 1/10 Capital Budget which includes contingency for unforeseen conditions. GRG staff is requesting to add \$65,000 of funding from the GRG Foundation to the 2024 Capital Budget reflecting their contribution to this project approved by the GRG Foundation in February 2024. Additionally, as part of the new capital budgeting process, staff will reduce the estimate for project (725M) Regional: Electric Vehicle Charging Stations, by \$47,385 and increase the 2024 estimate for project (725E) to **\$352,385** thus providing the total funds needed for this Board Action. The table below outlines the revised budget totals:

Kozeny-Wagner, Inc. Bid	2024 Budget (including contingency)	GRG Foundation	Project 725M	Total contract amount	
\$ 312,385	\$ 240,000	\$ 65,000	\$ 47,385	\$ 352,385	



### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.90	Approval of a contract with Engineering Design Source, Inc. not to exceed \$47,528 for construction management services in connection with Meramec Greenway
2023.78	Approval of MoDOT - GRG Mural Agreement for painting of Columns under I-44 Bridge at Yarnell Rd
2023.16	Approval of Contract Amendment not to exceed \$10,000 with Engineering Design Source, Inc. in connection with the Meramec Greenway
2022.52	Approval of a contract not to exceed \$49,215 with Engineering Design Source, Inc. in connection with Meramec Greenway

**A RESOLUTION APPROVING AN AMENDMENT TO THE GRG 1/10 CAPITAL BUDGET AND APPROVING A CONTRACT NOT TO EXCEED \$352,385 WITH KOZENY-**

**WAGNER, INC. IN CONNECTION WITH MERAMEC  
GREENWAY SIGNAGE BETTERMENT  
PROJECT 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 Meramec Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Meramec Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by construction of the Meramec Greenway: Signage Betterment from George Winter Park to Unger Park project in St. Louis County (the “Project”);

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

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

**WHEREAS**, the 2024 GRG 1/10 Capital Budget included line item #725E for the Project;

**WHEREAS**, the GRG Foundation is providing \$65,000 towards the Project which requires a Budget Amendment of the GRG 1/10 Capital Budget;

**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 two (2) responses;

**WHEREAS**, Kozeny-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 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

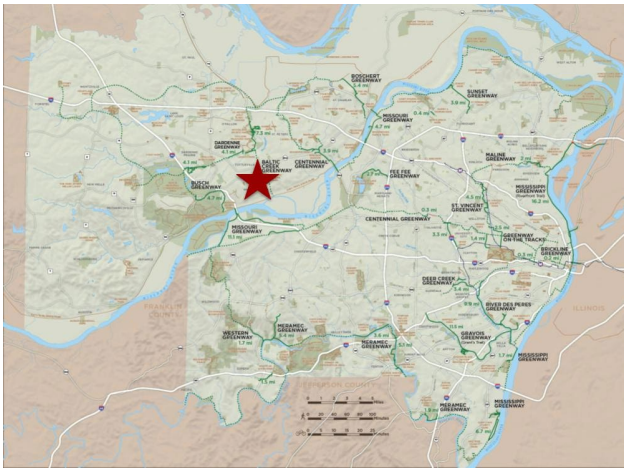
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes amending the 2024 1/10 Capital Budget by including \$65,000 from the GRG Foundation for the Project.
2. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Kozeny-Wagner, Inc. in an amount not to exceed \$352,385 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 9th day of April, 2024.  
METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE  
GREAT RIVERS GREENWAY DISTRICT**

**B. That the Board adopt Resolution 2024.37 approving a Contract not to exceed \$160,000 with Planning Design Studio, LLC in connection with Baltic Creek Greenway and authorizing other actions as necessary to effectuate the same. - Mark Vogl**





**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
364A	Baltic Creek	Dardenne Greenway to Highway 364	St. Charles County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	Planning Design Studio, LLC	Professional Services Contract

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Thouvenot Wade & Moerchen, Inc. - 18% Quigg Engineering (MBE) - 10%	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
T2 Traffic & Transportation (WBE) - 8%	

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	May 2022		Four teams invited to interview

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Planning Design Studio, LLC, DG2 Design, LLC, Horner & Shifrin, Inc. teams interviewed; Planning Design Studio was unanimously selected.

#### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$160,000	\$175,000	n/a

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

#### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Planning	Conceptual Design

#### WHY AND/OR HOW:

This action is to approve a contract with Planning Design Studio, LLC (PDS) to prepare a conceptual plan for the northern segment of Baltic Creek Greenway, from Dardenne Creek to Highway 364 in St. Charles County.

### **Background**

In January 2024, Great Rivers Greenway (GRG)'s Board of Directors approved Resolution 2024.13 formally adopting the Baltic Creek Greenway Master Plan. The Master Plan recommended a phased approach to implementing the greenway, beginning with the northern third of the planned corridor. This 1.4-mile greenway segment generally follows Baltic Creek from its confluence with Dardenne Creek (near the St. Charles County Community College) to Highway 364 where it is planned to connect to St. Charles County's existing shared use path.

### **Details on this Action**

PDS's team includes the following subconsultants:

- Thouvenot Wade & Moerchen, Inc. – Provide Surveying, Assist with Data Collection, Utility Coordination, Cost Estimating, Alignment Review, Opportunities and Constraints
- T2 Traffic & Transportation – Assist with Data Collection, Transportation Planning, Cost Estimating, Alignment Review, Opportunities and Constraints
- Quigg Engineering Inc. – Assist with Data Collection (Environmental & hydrological), Cost Estimating, Alignment Review, Opportunities and Constraints

Under a separate contract, Shockey Consulting, LLC will continue to support the PDS design team with Community Engagement, particularly with stakeholders along the corridor, including property owners, commercial tenants and municipal partners.

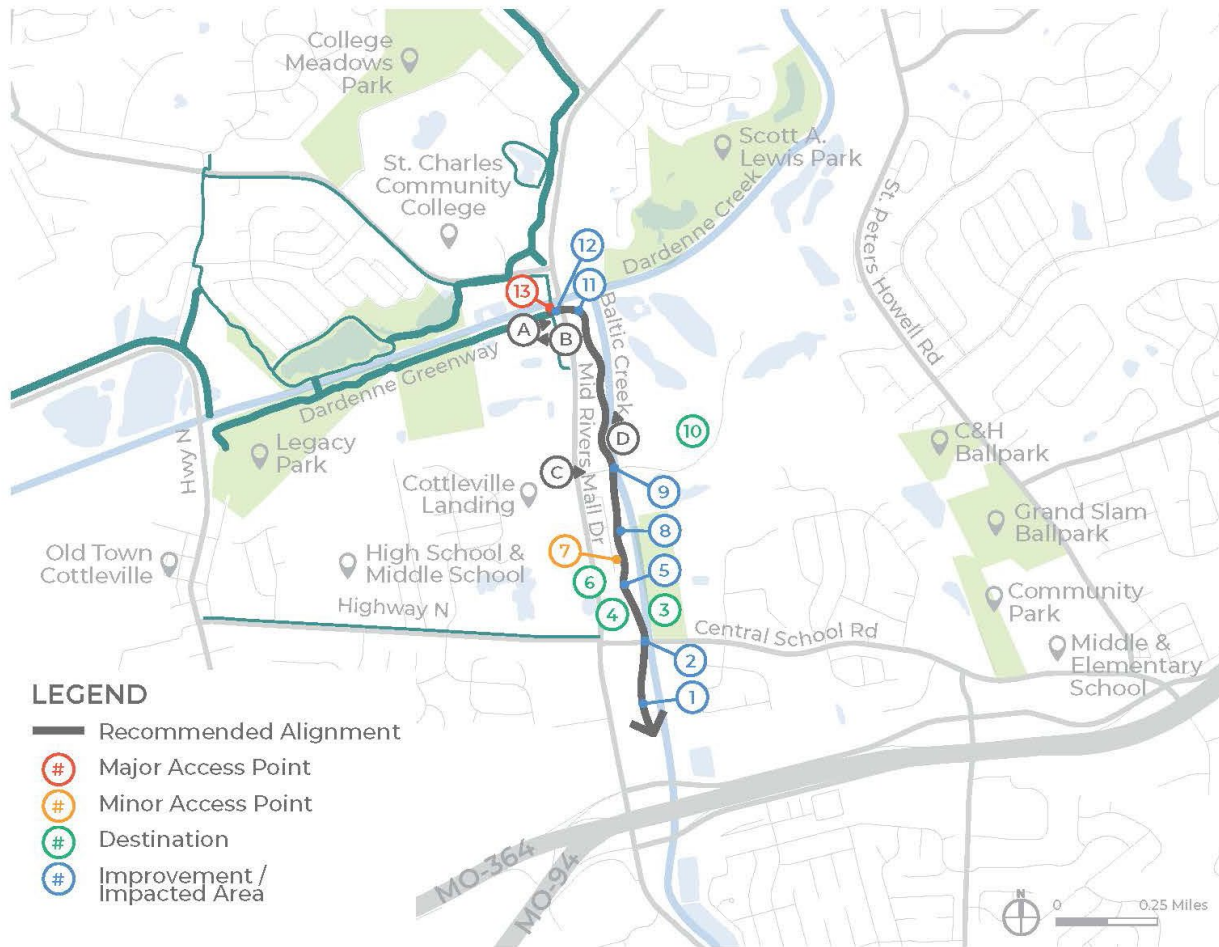
The conceptual design process will follow three (3) tasks:

- Task 1: Discovery - including data collection, evaluation of existing conditions, mapping, coordination with stakeholders and preparation of detailed base maps identifying physical conditions that will impact the location and feasibility of constructing the greenway, access points and associated amenities.
- Task 2: Feasibility of Alternatives - including determination of opportunities and constraints, identification of alternatives, evaluation of alternative alignment pros and cons, design of roadway crossings, understanding of greenway impacts and preliminary cost estimate of alternatives.
- Task 3: Documentation - including recommended greenway alignment, refined cost estimate, identification of real estate needs and summary report and presentation.

The 2024 budget for the (364A) project includes \$175,000 from the GRG 1/10 capital budget. PDS's schedule anticipates completion of the conceptual

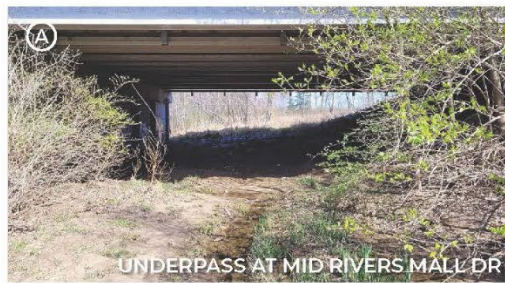
design by spring of 2025. Future stages of the project will include detailed design, engineering and construction.

## RECOMMENDATION NORTH AREA





# RECOMMENDATION NORTH AREA



## RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.02	Adoption of the St. Charles County Greenway Master Plan
2022.46	Approval of a Contract with Planning Design Studio for the Baltic Creek Greenway Master Plan
2024.12	Adoption of the Baltic Creek Greenway Master Plan

A RESOLUTION APPROVING A CONTRACT APPROVING A CONTRACT NOT TO EXCEED \$160,000 WITH PLANNING DESIGN STUDIO, LLC IN CONNECTION WITH BALTIC CREEK GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

WHEREAS, the Baltic Creek Greenway is shown as a regional greenway in the River Ring Regional Plan (the "Baltic Creek Greenway");

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing the Baltic Creek Greenway (the "Project");

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

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 364A for the Project;

WHEREAS, pursuant to the District's Procurement Policy, the District issued an Invitation to Interview for or in furtherance of the Project and interviewed three (3) design consulting teams;

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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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



1. The Board authorizes the Chief Executive Officer to 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 \$160,000 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 9th day of April, 2024.

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

C. That the Board adopt Resolution 2024.38 approving a contract not to exceed \$360,000 with Ameren Missouri in connection with St. Vincent Greenway: Robert L. Powell Place to St. Charles Rock Road and authorizing other actions as necessary to effectuate the same. - Michael Steinlage



### WHERE:

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

### WHO:

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

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

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

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

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

#### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of contract	\$360,000	\$2,939,723	187B

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Surface Transportation Program - Suballocated federal funds (\$2,750,000) American Rescue Plan Act federal funds (\$2,500,000)

#### WHEN:

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

#### WHY AND/OR HOW:

This Board Action is to authorize an agreement with Ameren Missouri for utility relocations related to the St. Vincent Greenway segment between Robert L. Powell Place and St. Charles Rock Road in Pagedale, MO.

Between Page Avenue and St. Charles Rock Rd, the 2014 St. Vincent Greenway Trail Alignment Study identified a north-south alignment connecting existing portions of St. Vincent Greenway and closing the approximately 2-mile gap between the segments. In early 2019, GRG issued four (4) engineering firms invitations to interview for a scope of work that would identify an alignment between Robert L. Powell Place and St. Charles Rock Road. The procured services included planning phase services with the option to extend through design and

construction. A selection committee consisting of GRG staff interviewed the four (4) firms, and based on the results of the interviews, the selection committee recommended Oates Associates, Inc. ("Oates"). In June 2019, the Board approved a contract and contract amendment with Oates to execute a planning phase scope of work. The final recommended alignment moved into the design phase for development of technical construction documents in May 2020 following Board approval of a subsequent contract amendment for a comprehensive design phase scope of work. The final alignment was presented to the City of Pagedale's Board of Aldermen, and in March 2023, the City entered into a Construction, Operations, and Maintenance Agreement with Great Rivers Greenway, thereby approving the alignment and authorizing its construction within City limits and use of City-owned public right-of-way.

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

- Phase 1 (County construction): In the summer of 2024, St. Louis County will reconstruct Ferguson Avenue between Page Avenue and St. Charles Rock Road. Along the eastern side of the road between Pagedale's City Hall and Ferguson Avenue (approximately 0.5 miles long), the proposed St. Vincent Greenway overlaps with the County's roadway project and falls partially within County Right of Way. Therefore, greenway plans have been developed in coordination with the County's project design plans for a future combined public bid to be built as one singular effort. ***In order to fit the greenway improvements primarily within public right-of-way, Ameren-owned utility poles must be relocated in coordination with trail construction. This Board action is in connection with relocation of the Phase 1 utility poles.*** Construction of Phase 1 is anticipated to take place in spring and summer of 2024, and the current 100% Final Design cost estimate for Phase 1 construction is \$1,060,000.
- Phase 2 (MoDOT construction): In FY2025, MoDOT will reconstruct Page Avenue (Route D) between I-270 and the St. Louis City Limits. Notably, the project will carry out a lane reduction between Ferguson Avenue and City of St. Louis limits, thereby reducing travel lanes and creating space for safer, wider pedestrian facilities through Pagedale Town Center and the City of

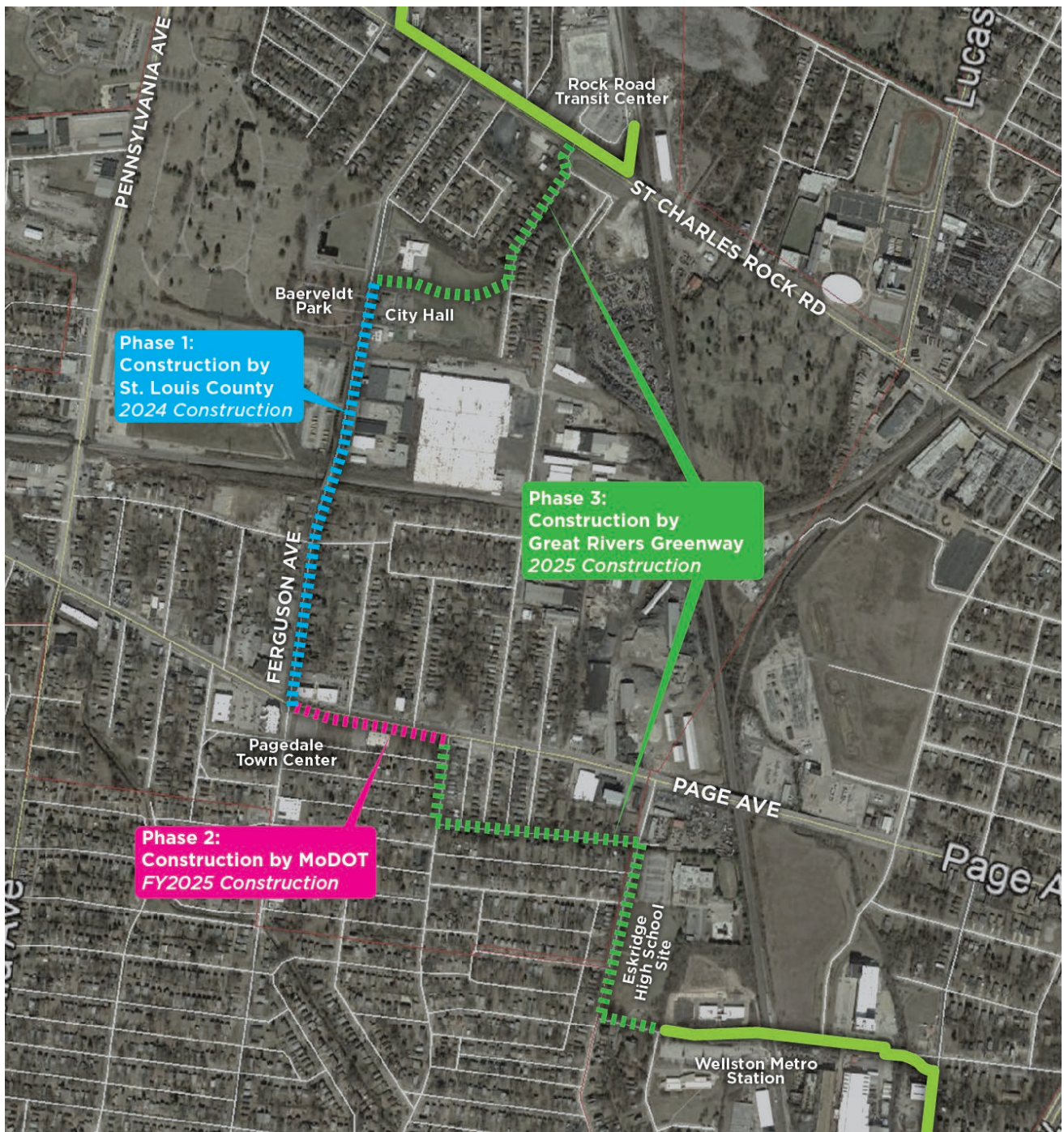
Wellston. Along the southern side of Page Avenue Between Ferguson Avenue and Kingsland Avenue (approximately 0.2 miles long), the proposed St. Vincent Greenway is located primarily within MoDOT ROW. Using GRG's design plans, MoDOT will develop comprehensive construction documents that include the greenway scope for public bidding and construction as part of their overall roadway project. The current cost estimate for Phase 2 construction is \$300,000 excluding contingency.

- Phase 3 (GRG construction): All sections of the remaining greenway outside of Phases 1 and 2 areas will be developed as a separate construction document package to be publicly bid by GRG, with construction managed by GRG and its Construction Manager. Construction of Phase 3 is anticipated to start at the end of 2024 and run through 2025, pending acquisition of multiple easements authorized at the June 2023 Board meeting. The current 70% Intermediate Cost Estimate for Phase 3 construction is \$3,500,000 excluding contingency.

The project team has been coordinating with multiple utility companies to identify and resolve service line conflicts within all three (3) project phases. This Board action is in connection with the Phase 1 area only. Ameren Missouri ("Ameren") owns, operates and maintains overhead electrical power lines within the public right-of-way on Ferguson Avenue. The proposed trail connection conflicts with twenty-one (21) Ameren utility poles (seen in the yellow highlighted area in the attached image). Due to the highly constrained right-of-way conditions within this corridor, relocation of the poles is necessary in order to construct the trail. Additionally, the relocation of Ameren's utilities provides for the preservation of existing residential street parking in front of the homes along the east side of Ferguson Avenue. Ameren staff have prepared a relocation cost estimate of \$360,000 in connection with the Phase 1 project area. Approval of this Resolution by the GRG Board will authorize the CEO to negotiate and enter into a relocation agreement not to exceed \$360,000 with Ameren. Upon execution of the relocation agreement and payment of the relocation costs, Ameren will self-perform the utility relocations in coordination with the overall construction effort.

Future utility relocation agreements are expected for the Phase 3 project area. Staff will return to the Board for approval of these future agreements as necessary.









### RELEVANT RESOLUTIONS:

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

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$360,000 WITH AMEREN MISSOURI IN CONNECTION WITH ST. VINCENT GREENWAY: ROBERT L. POWELL PLACE TO ST. CHARLES ROCK ROAD AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

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

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

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

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

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

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

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a utility relocation agreement with Ameren Missouri in an amount not to exceed \$360,000 for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected

with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

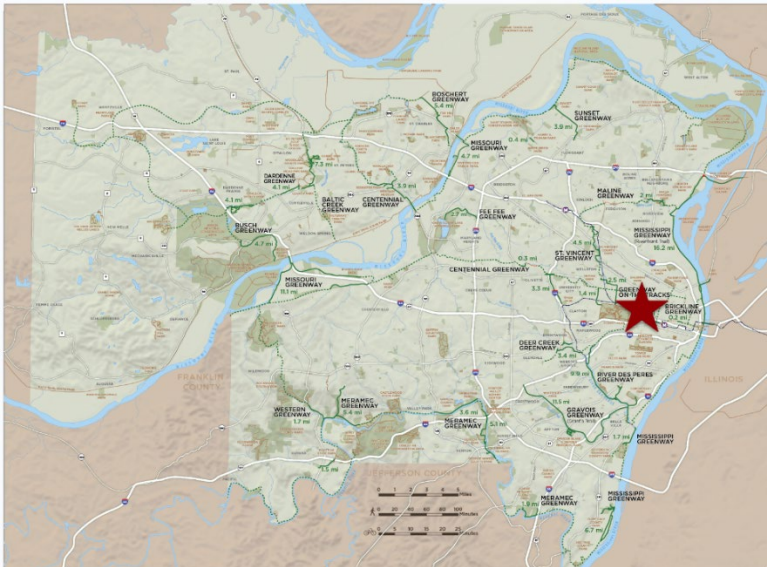
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 9th day of April, 2024.

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

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

A. That the Board adopt Resolution 2024.39 approving a professional services contract not to exceed \$270,000 with Sasaki Associates, Inc. in connection with Consulting Services related to Greenway Technology Master Planning and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples



**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308A	Brickline	Overall	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	Sasaki Associates, 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)
Yes	No	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
CTY, Inc. d/b/a Numina - 5%, Key Strategies Group - 7%, Helpful Places - 11%, Lamar Johnson Collaborative (LJC) - 8%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ issued specifically for this scope of work	03/2024	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Submissions included: ACS Consultancy Services, WHY Architects and Sasaki Associates, Inc. Upon initial review of the submittals, it was determined that only two (2) of the respondents properly addressed the scope of work defined in the Request of Qualifications (RFQ). A Review Committee which was composed of GRG and St. Louis Development Corporation (SLDC) staff, as a key stakeholder, completed virtual interviews of WHY Architects and Sasaki Associates, Inc. The committee's recommendation was to short-list WHY Architects and award the contract to Sasaki Associates, Inc.

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$270,000	\$727,000	308A

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

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Planning - Phase #1	Planning - Phase #2 & Implementation

### WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and execute a contract with Sasaki Associates, Inc. in an amount not to exceed **\$270,000** for Greenway Technology Master Planning Consulting Services related to both Hodiamont and Brickline Greenway projects in the City of St. Louis, MO (City).

#### Background

When examining projects similar to the Brickline Greenway like The High Line (New York City), The Underline (Miami) and Joe Lewis Greenway (Detroit), Great Rivers Greenway (GRG) acknowledges the pivotal role that innovative and strategic technological initiatives can play in furthering our mission and effectively serving the community. As such, GRG plans to have its Director of Equity + Economic Impact (DEEI) work with the City of St. Louis, St. Louis Development Corporation (SLDC), and community and neighborhood stakeholders to generate policies and initiatives to help move neighborhood planning, economic development and other quality of life efforts forward by leveraging technology to align with the region's efforts to promote internet access and bridge the digital divide.

#### Details on this Action

In January 2024, staff issued a Request for Qualifications (RFQ) for Greenway Technology Master Planning Consulting Services to support GRG in development of a comprehensive and attainable Technology Master Plan for GRG's Brickline and Hodiamont Greenway Program(s). This technology master planning project is intended to engage and collaborate with residents, the city agencies, key stakeholders and community groups to (1) ensure project integration around



other planning and technology initiatives; (2) conduct a thorough needs assessment for GRG's technology capacity; (3) propose community-centered initiatives and technology solutions like public Wi-Fi, smart lighting, safety systems and environmental monitoring; and (4) assist and guide GRG, the design consultants and other stakeholders through the initial plan implementation.

This Greenway Technology Master Plan will be GRG's first attempt to create a strategic plan that will create a roadmap to guide staff, contractors and consultants working on future projects. It will include a high-level implementation plan with practical steps for achieving the goals and initiatives. The scope of work in the RFQ provides six (6) specific tasks. The details of the tasks are as follows:

**Task #1 - Project Overview & Management:**

Create and manage a comprehensive plan to develop an attainable technology master plan from initiation to completion.

**Task #2 - Needs Assessment:**

Conduct a thorough needs assessment of GRG's technology capacity to determine its organizational weaknesses or challenges.

**Task #3 - Community Engagement:**

Develop and implement strategies for engaging the community in the technology planning process, ensuring that the proposed solutions reflect the needs and preferences of the residents.

**Task #4 - Stakeholder Collaboration:**

Develop and implement a collaborative process with relevant stakeholders, including city agencies, utility and service providers, community organizations, and other partners involved in the Brickline Greenway project, to gather input and ensure seamless integration with broader planning initiatives.

**Task #5 - Technology Initiatives:**

Propose innovative and sustainable technology solutions aligned with the goals of the Brickline Greenway project. This may include (but not limited to) public Wi-Fi, smart technologies such as smart lighting, sensor-equipped amenities (i.e., waste management), environmental monitoring and safety systems.

**Task #6 - Project Implementation Support:**

Develop and implement a collaborative process with GRG, their design consultant(s), the City of St. Louis and key stakeholders to assist in the implementation of elements of the plan along the Brickline Greenway, providing guidance during the construction phase.

We received three (3) submittals from:

- ACS Consultancy Services



- WHY Architects
- Sasaki Associates, Inc.

Staff intends to establish a pre-qualified list that includes WHY Architects and Sasaki Associates, Inc. For our immediate needs, staff recommends entering into a contract with Sasaki Associates, Inc. and their subconsultants Numina, Key Strategies Group, Helpful Places and Lamar Johnson Collaborative, Inc. to cover the first phase of technology master planning which will include the following activities: community & key stakeholder engagement, project management, internal & external needs assessment and key technology initiatives. This will be the initial effort to define the technology program's overall objectives. Additional phases will include additional community engagement, strategic planning and initial implementation needs.

This contract will be funded from a project 308A Brickline Greenway: Overall - Program Management which contains budget funds designated for comprehensive Brickline Greenway activities, specifically those related to the advancement of initiatives and programming that will service the overall Brickline Greenway network, adjacent neighborhoods, residents and key stakeholders. Staff recommends approval of this Board Action.

### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2019.95	Approval of the Chouteau (Brickline) Greenway Framework Plan
2020.26	Approval of changing the name of Chouteau Greenway to Brickline Greenway
2022.40	Approval of a cooperation agreement with the St. Louis Development Corporation to fund Equity and Economic Impact Director

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$270,000 WITH SASAKI ASSOCIATES, INC. IN CONNECTION WITH GREENWAY TECHNOLOGY MASTER PLANNING CONSULTING SERVICES 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 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98 (“Capital Budget”);

**WHEREAS**, the 2024 GRG 3/16 Capital Budget included line item 308A Brickline Greenway: Overall - Program Management 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 three (3) responses;

**WHEREAS**, Sasaki Associates, 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 Sasaki Associates, 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

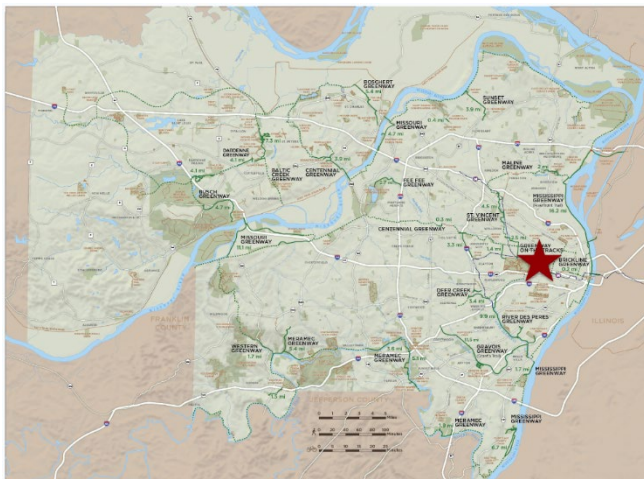
1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Sasaki Associates, Inc. in an amount not to exceed **\$270,000** for the Project.
3. The Board authorizes the Chief Executive 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 9th day of April, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE  
 GREAT RIVERS GREENWAY DISTRICT**

**B. That the Board adopt Resolution 2024.40 approving an application to the City of St. Louis - Community Development Administration (CDA) for Neighborhood Transformation Grants in connection with the Hodiamont and Brickline Greenways and authorizing other actions as necessary to effectuate the same. - T. Christopher Peoples**



**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
288 & 308A	Hodiamont & Brickline	Overall	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
T. Christopher Peoples	City of St. Louis - Community Development Administration (CDA)	Grant Application and Corporate Resolution

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	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:
N/A	N/A	N/A	N/A

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

### WHAT:

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

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

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Planning	Implementation

### WHY AND/OR HOW:

This action requests to authorize the submittal of a Neighborhood Transformation Grants application and the CEO to execute a corporate resolution agreement required by the City of St. Louis - Community Development Administration (CDA) related to both Hodiamont and Brickline Greenway projects in the City of St. Louis, MO (City).

#### Background

The Great Rivers Greenway's (GRG) Board of Directors (Board) approved the Chouteau 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 ten (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.

During the development of the Chouteau Greenway Framework Plan, there were extensive conversations with community stakeholders, residents, St. Louis City and neighborhood officials, and non-profit leaders on both the positive and negative impacts related to the advancement of the Brickline Greenway. Learning from other cities' experiences and shared knowledge with peer organizations, and the importance of advancing equitable economic development, GRG staff has been intentional with the community and our partners on the importance of partnership between greenway development and adjacent private or public development and improvements. These "non-greenway" investments are vitally important to the long-term success of the greenway and require GRG staff to think beyond the traditional



park and recreation model of greenway development and coordination. The Brickline Greenway offers the potential to focus re-investment in neighborhoods that have seen little to no private investment for decades.

The **Director of Equity and Economic Impact's** role is to bridge the knowledge of **GRG projects and initiatives with other private, non-profit or public projects** that are complementary and supportive for the adjacent neighborhoods and city overall. Coordination and building relationships are key and this position will work with a team of city, community and neighborhood stakeholders to generate policies and practices that support SLDC's Equitable Economic Development Plan and other City of St. Louis community and neighborhood planning and economic development efforts.

#### Details on this Action

In February 2024, the City of St. Louis' Department of the Community Development Administration (CDA) issued the funding notice for the Neighborhood Transformation Grants which are seeking project proposals from Non-profit organizations, Community Development Corporations (CDCs), home builders, construction contractors, and neighborhood associations and are encouraged to submit a wide range of proposals like gardens and parks on vacant land, construction projects, hiring staff, back office support, minor to medium home renovations, home repairs, and more. The 2024 Neighborhood Transformation Grants funding cycle has \$21,668,557 available for community-driven projects and programs. The Director of Equity and Economic Impact (DEEI) has identified two (2) funding opportunities that could help advance work on programs and initiatives that will promote economic development and ensure neighborhood connectivity through the proposed Brickline & Hodiamont Greenway service areas.

#### **Neighborhood Capacity Building Grant Program:**

The DEEI is currently working on a Community-Based Development Organization (CBDO) with the Covenant Blu-Grand Center, Jeff-Vander-Lou (JVL), and St. Louis Place neighborhoods. The Neighborhood Capacity Building Grant Program presents an excellent opportunity to enhance neighborhood capacity, encouraging grassroots involvement and collaboration. The CBDO would use the funds awarded to administer neighborhood-level programming within these communities. These programs identified by the residents and key stakeholders include beautification and activation of vacant lots, vacant building stabilization, small business infrastructure and minor home repair grants.

#### **Neighborhood Plan Implementation:**

Over the last nine (9) months, the DEEI has been working with the Conevant Blu-Grand Center Neighborhood Association to increase their capacity and identify short-term priorities from the strategic, community-led **North Central Plan** (Vandeventer and Covenant Blu-Grand Center) adopted by the City of St. Louis in 2021, so that they could achieve working collaboratively with GRG. This includes creating the aforementioned Community-Based Development

Organization. Additionally, we have identified neighborhood association staffing, community engagement to establish a Residents' Council and neighborhood beautification programming as short-term priorities that can be funded through the Neighborhood Plan Implementation NOFA.

We have the support to pursue funding for these programmatic efforts from the other key principals of the North Central Plan, Deaconess Foundation and Vandeventer Neighborhood Association.

These funding opportunities leverage our proactive engagement and collaboration with residents, neighborhood associations and various community-based organizations -specifically those related to the advancement of Equity and Economic Impact initiatives within the service area of Brickline and Hodiamont Greenways. If successful, a grant agreement and other details regarding the next steps with CDA will need to be considered by the GRG Board later in 2024. Staff recommends approval of this Board Action.

### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2019.95	Approval of the Chouteau (Brickline) Greenway Framework Plan
2020.26	Approval of changing the name of Chouteau Greenway to Brickline Greenway
2022.40	Approval of a cooperation agreement with the St. Louis Development Corporation to fund Equity and Economic Impact Director
2023.34	Approval of grant agreement with PGA Reach Gateway and Boys & Girls Clubs of Greater St. Louis

**RESOLUTION APPROVING A GRANT APPLICATION TO THE CITY OF ST. LOUIS - COMMUNITY DEVELOPMENT ADMINISTRATION (CDA) FOR NEIGHBORHOOD TRANSPORTATION GRANTS IN CONNECTION WITH THE HODIAMONT AND BRICKLINE GREENWAYS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

**WHEREAS**, the District intends to further the River Ring Regional Plan by extending and improving the Hodiamont and Brickline Greenways through the assistance of federal funding by the City of St. Louis - Community Development Administration (CDA) (the “Project”);

**WHEREAS**, the 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98 (“Capital Budget”);

**WHEREAS**, the 2024 GRG 3/16 Capital Budget included line item 288 Hodiamont Greenway: Hodiamont Corridor for the Project;

**WHEREAS**, the 2024 GRG 3/16 Capital Budget included line item 308A Brickline Greenway: Overall - Program Management for the Project;

**WHEREAS**, the District desires to (i) negotiate and approve a grant application with City of St. Louis - Community Development Administration (CDA); and (ii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on March 13, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board authorizes the Chief Executive Officer to negotiate and approve a grant application with City of St. Louis - Community Development Administration (CDA) 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 9th day of April, 2024.

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

C. That the Board adopt Resolution 2024.41 approving a Contract Amendment not to exceed \$1,450,000 with BSI Constructors, Inc. in connection with Brickline Greenway: Mill Creek Valley: Compton Ave to 22nd and authorizing other actions as necessary to effectuate the same. - Kuleya Bruce



### WHERE:

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

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Kuleya Bruce	BSI Constructors, Inc.	Construction Management

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
N/A	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Proposal	February 2021		7

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>In February 2021, Great Rivers Greenway (GRG) staff released a Request for Proposals (RFP) for pre-construction and construction management services across multiple greenway projects including three (3) separate projects in the Brickline Greenway: Mill Creek Valley Section (308C), 20th Street Connector (308D) and MLS Stadium Market &amp; 20th Street (308G). The RFP was published in the St. Louis Post-Dispatch, St. Louis American newspapers, and the GRG website, and announced via an email to our jobs and bids electronic database. Seven (7) responses were received that expressed interest in the services for the advertised Brickline Greenway projects. A selection committee composed of staff from GRG and the City of St. Louis evaluated the proposals. Three (3) firms were identified for interviews which were conducted on April 6, 2021. The selection committee</p>



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

recommended BSI Constructors, Inc. as the best qualified and capable firm to perform the services outlined in the RFP for the Brickline Greenway projects.

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Amendment	\$1,450,000	\$6,290,000	N/A

## OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

GRG Foundation Funds included for this Project in the 2024 3/16th Capital Budget & State of Missouri \$15 Million Allocation

### WHEN:

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

### WHY AND/OR HOW:

This action is to approve a contract amendment for construction management services with BSI Constructors, Inc (BSI) for \$1,450,000 for the segment of the Brickline Greenway: Mill Creek Valley on Market Street between 22nd Street and Compton Avenue in the City of St. Louis.

In July of 2023, the Great Rivers Greenway (GRG) Board of Directors approved resolution 2023.55 which approved a contract with BSI for pre-construction management services for the project. This board action extends that contract through construction and closeout.

This project continues the greenway from the recently completed segment at CityPark on Market Street from 20th to 22nd Street, westward along Market Street to Compton Avenue (see map below). The current phase of this project has completed 95% design and is to reach 100% design very soon. This project is 100% privately funded for the design work and had a Challenge Grant for private funds for construction of the Greenway with a current construction cost estimate of \$14 million. The 2024 GRG 3/16th Capital Budget has \$6.8 million in Foundation funds

in the project budget with additional Foundation funds to cover construction and related services in 2025 and 2026. The entire project has the available funding to complete the construction between the private Foundation funds and using a portion of the \$15 million in State allocated funding.

BSI's proposal for construction management services is in line with staff estimates. BSI has included a \$40,000 contingency to their fee that could only be used if authorized by GRG staff. This is due to the complexity of the project and meeting critical schedule milestones with the future construction contractor. This has been used successfully on previous GRG projects where BSI has been the construction manager and resulted in minimizing schedule interruptions. Any remaining unused contingency funds will be released back to GRG upon completion of the project.

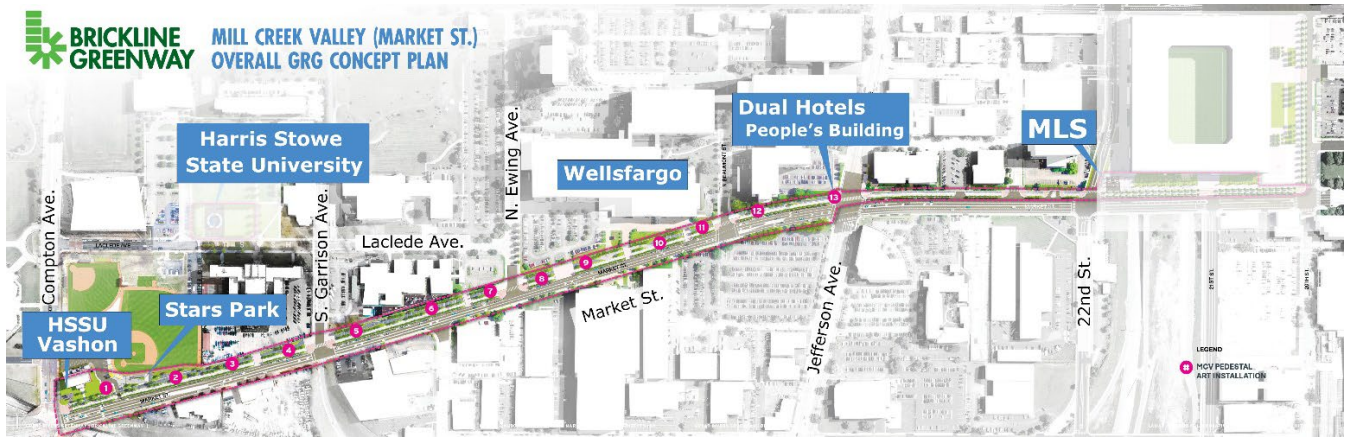
In February 2021, staff issued a Request for Proposals (RFP) for Pre-Construction and Construction Management services for numerous GRG-led projects. Included on the project list were three (3) Brickline segments, including the segment under this Board Action. BSI was selected as the most qualified firm to lead the Pre-Construction and Construction Management services for the Brickline Greenway segments outlined in the RFP. BSI recently completed the Construction Management services for the Brickline Greenway segment at CityPark and GRG staff are very satisfied with their performance and expertise working in complex roadway/greenway construction projects.

BSI has developed a scope and fee not to exceed \$1,450,000 for construction services for the project and includes the following services:

- Site management & Coordination
- Quality Control, Performance Compliance & Testing
- Street, Sidewalk, and Meter Permitting
- Coordination of schedules and construction sequencing
- Complete and maintain construction documentation
- Develop and produce records, reports, and forecasts
- Monitor and approve budgets, costs, change requests, and applications for payment
- Coordinate and assist in maintaining a safe, compliant, and efficient project site

The services of the BSI staff to assist the design team and GRG as the project advances will be critical in providing administrative, management, and related services to coordinate scheduled activities during the anticipated 16-month construction period. Staff recommends approval of the contract amendment with BSI.







## **RELEVANT RESOLUTIONS:**

<b>RESOLUTION #</b>	<b>DESCRIPTION</b>
2023.55	Approval of a contract with BSI Contractors, Inc.
2022.31	Approval of a contract with The Lamar Johnson Collaborative, LLC for 100% Design
2020.84	Approval of a contract with Kwame Building Group, Inc. for Comprehensive Construction Program Services for All Brickline Projects
2020.40	Approval of a contract with the Lamar Johnson Collaborative, LLC

**A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$1,450,000 WITH BSI CONTRACTORS, INC. IN CONNECTION WITH BRICKLINE GREENWAY: MILL CREEK VALLEY COMPTON AVE TO 22ND 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 constructing 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 2024 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.98 ("Capital Budget");

**WHEREAS**, the 2024 GRG 3/16 Capital Budget included line item (308C) for the Project;

**WHEREAS**, pursuant to Resolution 2023.55, the District authorized the Chief Executive Officer to negotiate and enter into a contract with BSI Contractors, Inc. for Construction Management services in furtherance of the Project, and the District subsequently entered into a contract with BSI Contractors, Inc.;

**WHEREAS**, the District desires to enter into a contract amendment with BSI Contractors, Inc. in order to amend the scope, period of service, and compensation" under the existing contract;

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

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

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

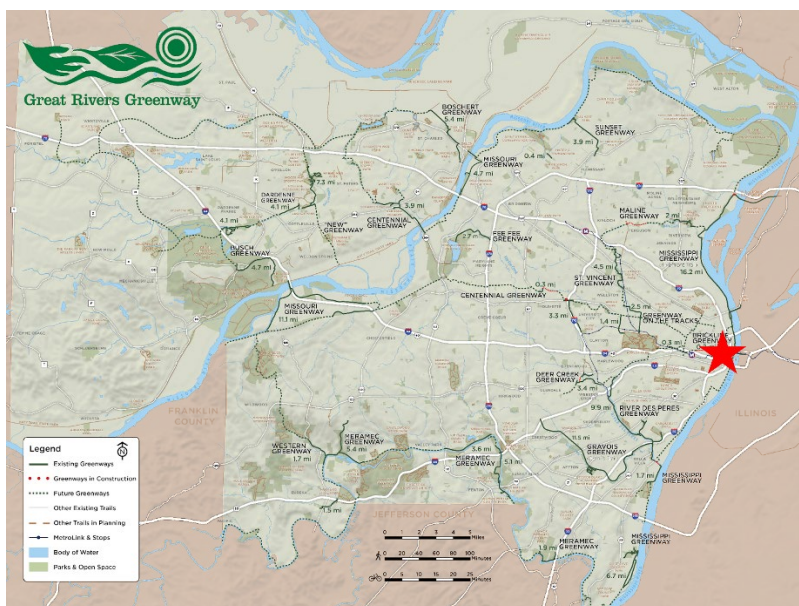
1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with BSI Contractors, Inc. in an amount not to exceed \$1,450,000.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.



ADOPTED this 9th day of April, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT  
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

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

**A. That the Board adopt Resolution 2024.42 approving a contract not to exceed \$1,632,700 with Hof Construction, Inc. in connection with Mississippi Greenway Access Controls and authorizing other actions as necessary to effectuate the same. -Ben Grossman**



**WHERE:**

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

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Hof Construction, Inc.	Construction Contract

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
<u>FIRM - % TOTAL CONTRACT - STATUS</u> Earthworks - 1.5% - n/a Star Contracting, LLC - 5.2.% - WBE Anderson & Sons Contracting, LLC - 28.8% - MBE Collins & Hermann, Inc. - 0.3% - n/a Engraphix Architectural Signage, Inc. - 0.2% - n/a	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Bid	March 2024	n/a	4

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Hof Construction, Inc. \$1,655,304.00 Kozeny-Wagner, Inc. \$2,023,781.50 Raineri Construction \$2,025,790.76 Pavement Solutions \$2,744,585.00

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$1,632,700	\$1,806,903	n/a

### OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Construction	Completion and hand-off to City of St. Louis

### WHY AND/OR HOW:

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

District staff completed the design of the access controls in late 2023, obtained the necessary site controls and permits and advertised the project for public bidding on February 14th. The District received four (4) bids and those were publicly opened on March 14th. The base bid plus the bid alternates\* are listed here:

Hof Construction, Inc. \$1,655,304.00

Kozeny-Wagner, Inc. \$2,023,781.50

\*Raineri Construction \$2,025,790.76 (\*did not include bid for second add-alternate)

Pavement Solutions \$2,744,585.00

The District's consultant team made up of the designers and construction managers, evaluated the bids, contractor qualifications and sub-contractor participation. After careful consideration, Hof Construction, Inc. was determined to be the lowest and best bid received. It is the District staff's recommendation that the Board of Directors authorize the CEO to negotiate and enter into a construction

contact with Hof Construction, Inc. for \$1,632,700 for the construction of access controls in the Mississippi Greenway along the St. Louis Riverfront.

### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.18	Cooperation Agreement with City of St. Louis for O&M of Access control structures

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,632,700 WITH HOF CONSTRUCTION, INC. IN CONNECTION WITH MISSISSIPPI GREENWAY ACCESS CONTROLS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

**WHEREAS**, 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 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 constructing vehicle security barriers onto the Mississippi Greenway (the “Project”);

**WHEREAS**, the 2024 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.99;

**WHEREAS**, the 2024 CAR 3/16 Capital Budget included line item (799A) 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**, Hof Construction, 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 Hof Construction, 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

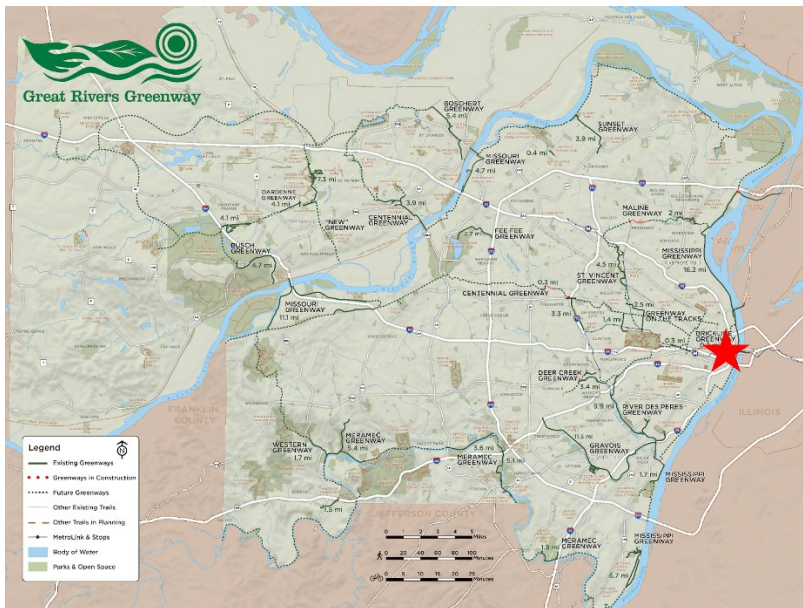
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Hof Construction, Inc. in an amount not to exceed \$1,632,700 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 9th Day of April, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE  
GREAT RIVERS GREENWAY DISTRICT**



B. That the Board adopt Resolution 2024.43 approving a Budget Amendment and Reimbursement Agreement not to exceed \$420,000 with Gateway Arch Park Foundation in connection with Kiener Plaza and Leonor K. Sullivan Blvd. in the Mississippi Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman



### WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
881	Mississippi	Kiener Plaza and Leonor K. Sullivan Blvd.	City of St. Louis

### WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Gateway Arch Park Foundation	Reimbursement Agreement for 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	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	March 2024	N/A	N/A

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

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a reimbursement agreement	\$420,000	\$0	Dedicated CAR 3/16 cash balance

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Private gifts to Gateway Arch Park Foundation for their project management services.

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Design	Construction

### WHY AND/OR HOW:

Since 2010, the Great Rivers Greenway District (“GRG”) has dedicated staff time and funding to a public/private partnership consisting of the National Park Service (“NPS”), the Gateway Arch Park Foundation (“GAPF,” formerly known as the CityArchRiver Foundation), the City of St. Louis, Missouri Department of Transportation, and Bi-State Development Agency to redevelop the Gateway Arch National Park and the surrounding lands under a plan known as “Framing a Modern Masterpiece: The City + The Arch + The River 2015” (“Project”).

GRG issued sales tax appropriation bonds for the Project. Allocation of available bond funds and Project components were identified as part of a revised Comprehensive Capital Improvements Program Agreement (“CCIPA”) budget which was approved by GRG’s Board of Directors in December 2017.

One of the ten (10) signature components of the CityArchRiver project was the complete redevelopment of Kiener Plaza. Since the opening of Kiener Plaza in 2017, it has reestablished itself as an important event and gathering spot in the heart of Downtown St. Louis. GRG staff sought use of the bond funds in 2018 to cooperate with GAPF for the construction of a visitor support building to support security and maintenance operations.

Another of the signature components of the CityArchRiver project was the redevelopment and raising of Leonor K. Sullivan Boulevard and construction of the Mississippi Greenway between Chouteau Ave. and Biddle Street. This project, since opening, has seen some success but continues to pose challenges for security and activation. The partners on the project feel additional evaluation of the site’s potential for activation and infrastructure improvements are necessary for success in addressing the challenges and lack of use. A convening of partners to consider the site’s potential through the development of a visioning plan will be the first step in reactivating the greenway and St. Louis’s riverfront.

GRG and GAPF would like to once again partner on two (2) projects to make further enhancements to Kiener Plaza and Leonor K. Sullivan. GAPF has procured SWT Design, Inc. for landscape and engineering services for desired enhancements to Kiener Plaza. These enhancements include replacement of the chat in the shade garden and bike parking area and renovation of the courthouse lawn. SWT Design, Inc. is charged with development of schematic designs, geotechnical services,

design development, development of construction documents as well as bidding and construction related services.

GAPF has also procured the services of Michael Van Valkenburgh and Associates, the original design team, to revision the St. Louis riverfront. The revisioning shall include a series of workshops with stakeholders and the development of a document for an expanded riverfront vision plan.

GAPF will contract with the consultants for the desired services and GRG will reimburse a not to exceed fee of \$420,000 to GAPF. These projects were not included in the 2024 budget approved in December 2023, however the funds do exist in the dedicated CAR 3/16 cash balance. In addition to approval of a reimbursement agreement between GAPF and GRG, staff are requesting that the board also approve a budget amendment to authorize the use of those dedicated funds for this project in an amount not to exceed \$420,000. Any further design services or construction related efforts will be a separate Board action and will be brought forth at a later date.

### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2019.17	First amendment to the reimbursement agreement with GAPF for Kiener Plaza Phase 2 Improvements
2018.83	Approval of a reimbursement agreement with GAPF for Kiener Plaza Phase 2 improvements
2015.88	Approval of a Cooperation Agreement with CityArchRiver Foundation and the City of St. Louis for the redevelopment of Kiener Plaza
2017.101	Approval of the 2018 Comprehensive Capital Improvements Program Agreement budget

**RESOLUTION APPROVING A BUDGET AMENDMENT AND REIMBURSEMENT AGREEMENT NOT TO EXCEED \$420,000 WITH GATEWAY ARCH PARK FOUNDATION IN CONNECTION WITH KIENER PLAZA AND LEONOR K. SULLIVAN BLVD. IN THE MISSISSIPPI GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by partnering for the design of improvements to Kiener Plaza and Leonor K. Sullivan Blvd 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 2024 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2023.99;

**WHEREAS**, the 2024 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 a Reimbursement Agreement with Gateway Arch Park Foundation; and (ii) the 2024 CAR 3/16th Capital Budget is hereby amended to include \$420,000 for line item 881; 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

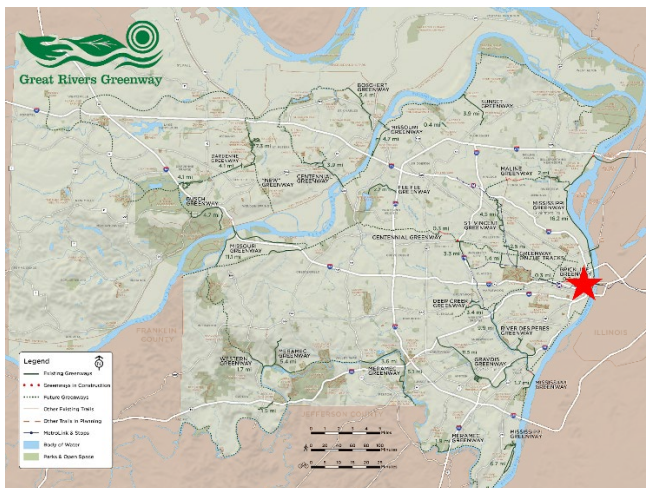
1. The Board authorizes the Chief Executive Officer to negotiate and enter into a reimbursement agreement with Gateway Arch National Park in an amount not to exceed \$420,000 for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.



4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 9th day of April, 2024.  
**METROPOLITAN PARK AND RECREATION DISTRICT  
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

**C. That the Board adopt Resolution 2024.44 ratifying the Board President's approval and use of emergency procurement procedures, and approving a budget amendment and contract not to exceed \$75,000 with Kozeny-Wagner, Inc. in connection with barrier wall repairs and authorizing other actions as necessary to effectuate the same. - Ben Grossman**



**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
881	Mississippi	Gateway Arch National Park	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	Kozeny-Wagner, Inc.	Construction/repair 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	n/a	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
D&S Fencing Co., Inc. - \$37,469 - 56%	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:
Emergency procurement	March 2024	n/a	n/a

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Due to the nature of the current condition, GRG staff are recommending usage of the GRG's emergency procurement policy to select a contractor to perform this work as soon as possible. Per the Procurement Policy, the Board President.

### WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a Contact	\$75,000	\$0	Dedicated CAR 3/16 cash balance

### OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

### WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Operations and Maintenance	Standard operations and maintenance to resume following repairs.

### WHY AND/OR HOW:

On March 17, 2024 in downtown St. Louis City, a semi-tractor trailer exiting the Northbound ramp of I-44 to Washington Ave lost control and struck approximately 200 feet of fence/barrier wall on the North Memorial Walkway of the Gateway Arch National Park and damaged two (2) light poles in addition to the fencing. The semi also struck another vehicle that was stopped at the intersection however the driver of that vehicle left the scene before National Park Service (NPS) rangers could interview them or give them a victim's right package. St. Louis City Police Department conducted an investigation and are currently completing a report as well.

The pedestrian walkway adjacent to the off-ramp was temporarily closed while NPS staff could secure the site and remove the two (2) light poles. GRG staff and contractors were able to install temporary bracing to keep the wall from continuing to fall and to protect the other light poles that had not be damaged but were supporting the weight of the fencing. GRG staff contacted Kozeny-Wagner, Inc. who have performed repairs to this portion of the Arch Grounds and are familiar with the fencing. They in turn reached out to D&S Fencing Co, Inc., the subcontractor that performed the original fence installation for support. Those two (2) firms were able to meet onsite and develop a scope of work and estimate for the repairs.

The fencing at this location is designed and in place to protect pedestrians on the Arch Grounds and to keep vehicles in the drive lanes in the case of an accident. The fencing served it's purpose, but is in need of repair to continue to provide that level of safety. The fencing itself sustained little damage, but the mounts to the concrete wall were sheared off and will need to be repaired and

replaced. In order to return this safety feature to it's designed condition, it is the recommendation of GRG staff to request that the Board of Directors ratify the Board President's approval of the emergency procurement and authorize the CEO to negotiate and enter into a contract with Kozeny-Wagner, Inc. for the repairs utilizing GRG's emergency procurement policy. This policy authorizes the CEO to utilize a no-bidding procurement when public safety is a concern. Funding for these repairs is not included in the 2024 approved budget, but funds are available in the dedicated CAR 3/16 tax revenue. This board action item would also amend the 2024 approved budget by \$75,000 to authorize the expenditure of funds necessary for the repairs to the barrier fencing.



#### RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.35	MODOT - GRG - GAPF Agreement for CAR improvements

A RESOLUTION RATIFYING THE BOARD PRESIDENT'S APPROVAL AND USE OF EMERGENCY PROCUREMENT PROCEDURES AND APPROVING A BUDGET AMENDMENT AND CONTRACT NOT TO EXCEED \$75,000 WITH KOZENY-WAGNER, INC. IN CONNECTION WITH BARRIER WALL REPAIRS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the "District") is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of that was approved by the District pursuant to Resolution 2023.99;

**WHEREAS**, pursuant to the District's Procurement Policy, the District utilized emergency procurement procedures to respond to public safety concerns related to concrete wall, fencing, and lighting damage on Arch grounds (the "Project");

**WHEREAS**, Kozeny-Wagner, Inc. estimated costs for full repair of the Project at \$75,000 (the "Proposal") and is recommended for completion and full repair of the Project based on past experience with Arch ground repairs and fencing;

**WHEREAS**, the 2024 CAR 3/16 Capital Budget included line item (881) for the Project;

**WHEREAS**, the District desires to (i) ratify the Board President's approval and use of emergency procurement procedures (ii) authorize the Chief Executive Officer to approve and accept the Proposal and enter into a contract with Kozeny-Wagner, Inc. for completion of the Project; (iii) amend the 2024 CAR 3/16th Capital Budget to include \$75,000 for line item 881; 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 April 9, 2024, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board ratifies the Board President's use of emergency procurement procedures.
2. The Board authorizes the Chief Executive Officer to approve and accept the Proposal..
3. The Board authorizes a budget amendment of \$75,000 into the 2024 3/16 Capital Budget for line item #881 for the Project;
4. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Kozeny-Wagner, Inc. in an amount not to exceed \$75,000 for the Project.
5. 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.
6. 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.
7. 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.

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

ADOPTED this 9th day of April, 2024.

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

## 9. CLOSED SESSION

### A. ENTER INTO CLOSED SESSION

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

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

## 10. ADJOURNMENT

### A. RECONVENE INTO OPEN SESSION

### B. ADJOURN