



Tuesday, October 8, 2024
2024 OCTOBER Board Meeting

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

1. OPENING OF MEETING

A. CALL TO ORDER/ ROLL CALL

B. OPEN TIME

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

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

Please click the link below to join the webinar:

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

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

Or One tap mobile:

+13017158592,,83018483784# US (Washington DC)

+13052241968,,83018483784# US

International numbers available: <https://us02web.zoom.us/j/kd5lhFpnTa>

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

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

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

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

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

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

C. APPROVAL OF AGENDA

D. APPROVAL OF THE MINUTES

TO APPROVE THE MINUTES AS MAY BE CORRECTED

[View Minutes](#) for Sep 10, 2024 - 2024 SEPTEMBER Board Meeting (link – sign in required <https://go.boarddocs.com/mo/grg/Board.nsf/Private?open&login>)

2. PETITIONS AND COMMUNICATIONS

NONE SUBMITTED

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

A. CHIEF EXECUTIVE OFFICER

[BOARD Calendar OCTOBER 2024.pdf \(144 KB\)](#)

(Hyperlink – with BoardDocs sign in

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D9LR2M6BE5DD/\\$file/BOARD%20Calendar%20OCTOBER%202024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D9LR2M6BE5DD/$file/BOARD%20Calendar%20OCTOBER%202024.pdf))

[2024 OCTOBER CEO report Great Rivers Greenway.pdf \(2.186 KB\)](#)

(Hyperlink –with BoardDocs sign in

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D9NPKK62DF2D/\\$file/2024%20OCTOBER%20CEO%20report%20Great%20Rivers%20Greenway.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D9NPKK62DF2D/$file/2024%20OCTOBER%20CEO%20report%20Great%20Rivers%20Greenway.pdf))

B. NOTICE OF CONTRACTS EXECUTED

[GRG Executed Contracts Notice September 2024.pdf \(44 KB\)](#)

(Hyperlink -with BoardDocs sign in

[https://go.boarddocs.com/mo/grg/Board.nsf/files/D9MRGG6DD2ED/\\$file/GRG Executed Contracts Notice September 2024.pdf](https://go.boarddocs.com/mo/grg/Board.nsf/files/D9MRGG6DD2ED/$file/GRG%20Executed%20Contracts%20Notice%20September%202024.pdf))

4. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS

A. That the Board adopt Resolution 2024.80 approving a contract with Collaborative Strategies, Inc. in an amount not to exceed \$150,000, subject to future appropriations, and a budget amendment in the amount of \$75,000 in connection with the recruiting and hiring of a Chief Executive Officer and authorizing other actions as necessary to effectuate the same. - Michelle Bock

WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|----------|---------|-----------------|
| 999 | n/a | n/a | All |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | | TYPE OF SERVICES/AGREEMENT |
|--|--|--|---|
| Michelle Bock | Collaborative Strategies, Inc. | | Organizational Consulting Services consulting relating to the recruitment and hiring of CEO |
| 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 | |

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

| PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER | PROCUREMENT MONTH/YEAR: | IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT? | # OF PROCUREMENT RESPONSES: |
|--|-------------------------|---|-----------------------------|
| RFQ | 12/23 | | 4 |

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|---|
| Collaborative Strategies, Inc. was selected based upon understanding of GRG's organization and assistance with succession planning. |

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|----------------------------------|-------------------|----------------------------------|--|
| CONTRACT FOR NATIONAL CEO SEARCH | \$150,000 | | \$75,000 2024 budget amendment; \$75,000 2025 budget |

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

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|-------------------|
| 2024/2025 | Recruiting | Hiring of new CEO |

WHY AND/OR HOW:

In early 2024, Collaborative Strategies, Inc. ("CSI") was engaged to assist with organizational design and succession planning including diagnostic interviews, best practices research and resulting recommendations regarding CEO role definition, the search process and communication plan. A detailed report was shared with the Personnel Committee in May and the Board of Directors (the "Board") in September in conjunction with the announcement of the current CEO's plan to retire in 2025.

The next phase of the process is for the Board to engage a consultant to work on its behalf to conduct a robust candidate search for a new CEO for Great Rivers Greenway. The consultant will guide the search, recruitment and hiring process and assist the search team and the board throughout the process. Given CSI's experience with and understanding of Great Rivers Greenway and the significant qualifications required of the CEO, staff is recommending that CSI serve as the lead consultant to coordinate the recruitment process and serve as liaison with the search team and the Board, and that CSI subcontract with a firm specializing in national recruitment of professionals in the non-profit, conservancy and other relevant areas , to expand candidate reach.

As discussed in September, it is anticipated that the process may take between sixteen (16) and thirty-two (32) weeks, so staff recommends that the Board authorize the CEO enter into a contract with CSI in an amount not to exceed \$150,000, subject to future appropriations, and a budget amendment of \$75,0000 to compensate both CSI and the sub-consultant, to be approved by the chair of the Personnel Committee.

RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|-------------|
| | |
| | |

A RESOLUTION APPROVING A CONTRACT WITH COLLABORATIVE STRATEGIES, INC. NOT TO EXCEED \$150,000, SUBJECT TO FUTURE APPROPRIATIONS, IN CONNECTION WITH THE RECRUITING AND HIRING OF A CHIEF EXECUTIVE OFFICER 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 District Bylaws require the Board of Directors to appoint a Chief Executive Officer;

WHEREAS, the 2024 Operating Budget was approved by the District pursuant to Resolution 2023.97;

WHEREAS, the 2024 GRG Operating Budget included line item 999;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Qualifications for Human Resources/Organizational Consulting (the “Project”);

WHEREAS, Collaborative Strategies, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract with Collaborative Strategies, Inc., (ii) authorize an amendment to the budget in order to compensate Collaborative Strategies, 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 October 8, 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 with Collaborative Strategies, Inc. in an amount not to exceed \$150,000, subject to future appropriations, for the Project.
2. The Board authorize a budget amendment of \$75,000 for costs incurred in 2024.
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 8th day of October, 2024.

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

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2024.81 approving a contract not to exceed \$45,300 with Project Data, LLC d/b/a InScope in connection with Project Controls and authorizing other actions as necessary to effectuate the same. -Todd Antoine

WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|---------------|---------|-----------------------------|
| 750 | All Greenways | N/A | Regional--All Jurisdictions |

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--------------------------------------|----------------------------|
| Todd Antoine | Project Data, LLC d/b/a InScope | Professional 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) |
|--|--|--|---|
| Yes | 25% DBE/5% WBE | Other | No company is a 50/50 partnership between 2 people |

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| Englert Consulting LLC | 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: |
|--|-------------------------|---|-----------------------------|
| Sole Source | N/A | N/A | N/A |

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|--|
| Source Sole procurement for unique software for Project Controls services required for the Build and Sustain teams |

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|---------------------------------|-------------------|----------------------------------|---|
| Professional Services Agreement | \$45,300 | \$10,000 | \$45,300 transferred from Project #007 Metrics to #750 Project Controls |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|----------------|
| 2024 | Planning | N/A |

WHY AND/OR HOW:

This action is to approve a professional services contract for \$45,300 with Project Data, LLC d/b/a InScope for software enhancements for GRG's Project Controls program. This will provide needed enhancements for Build and Sustain Project Managers and Finance staff on the new software that was deployed in mid-2024.

In January 2024, the GRG Board approved Resolution 2024.03 which was a contract with AMPM, LLC for \$129,560 for Project Controls Consulting Services. Included in that action, staff described that GRG would be transitioning from Sciforma ("Dora") to a new software called InScope. InScope is a d/b/a for Project Data, LLC which is a Missouri-based company owned by two (2) individuals providing a software product for public agencies and private consulting firms to track project scopes, budgets, and schedules. This is a new software that has been in development for the past two (2) years. Part of AMPM's 2024 scope included transitioning GRG's data from Sciforma to InScope, which was completed in June.

Over the past couple of months, GRG staff have been working in InScope and have identified some tasks that would improve efficiency of InScope as well as reduce risk. One (1) item is creating an "on premise" or "on-prem" version of InScope on GRG's servers. Currently, the platform is a cloud-based program. Staff would like to have GRG's data stored on GRG's servers in order to reduce the risk of security compromises and it would allow our

Finance staff the ability to create customized reporting that isn't currently offered by InScope. Additionally, there are several other needs and bug fixes that would help with the efficiency of GRG's usage of the InScope software. Staff has worked with InScope staff to develop a scope and fee of \$45,300 that would complete various software tasks through the end of the year. This is very similar to the process with Dora and the various upgrades and bug fixes with that software, but GRG staff would like to contract directly with InScope instead of running these tasks through AMPM. Because InScope is a proprietary software that is specialized for public agencies and private consultants for tracking project scopes, costs and schedules, a sole source memo was drafted by staff for purposes of explaining the need for technical assistance, GRG's need for this software, and the uniqueness of InScope's software that warranted sole source procurement as provided for under GRG's procurement policy. As we continue to use InScope, there may be a future Board Action in 2025 for additional staff needs for InScope.

RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|--|
| 2024.03 | Contract with AMPM, LLC for Project Controls Consulting Services |

**A RESOLUTION APPROVING A CONTRACT NOT TO
EXCEED \$45,300 WITH PROJECT DATA, LLC D/B/A
INSCOPE IN CONNECTION WITH PROJECT
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 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, All Greenways are shown as a regional greenway in the River Ring Regional Plan (the “Greenways”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by using Project Controls to manage greenway projects (the “Project”);

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

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 999 for the Project;

WHEREAS, after a good faith review of alternative companies pursuant to the District’s Procurement Policy, the District sole sourced Project Data, LLC for

and in furtherance of the Project, as they provide functions not available by others in the marketplace and critical for the District's day-to-day tasks;

WHEREAS, the District desires to (i) negotiate and enter into a contract with Project Data, LLC for the Project; 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 October 8, 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 with Project Data, LLC in an amount not to exceed \$45,300 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 8th day of October, 2024.

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

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

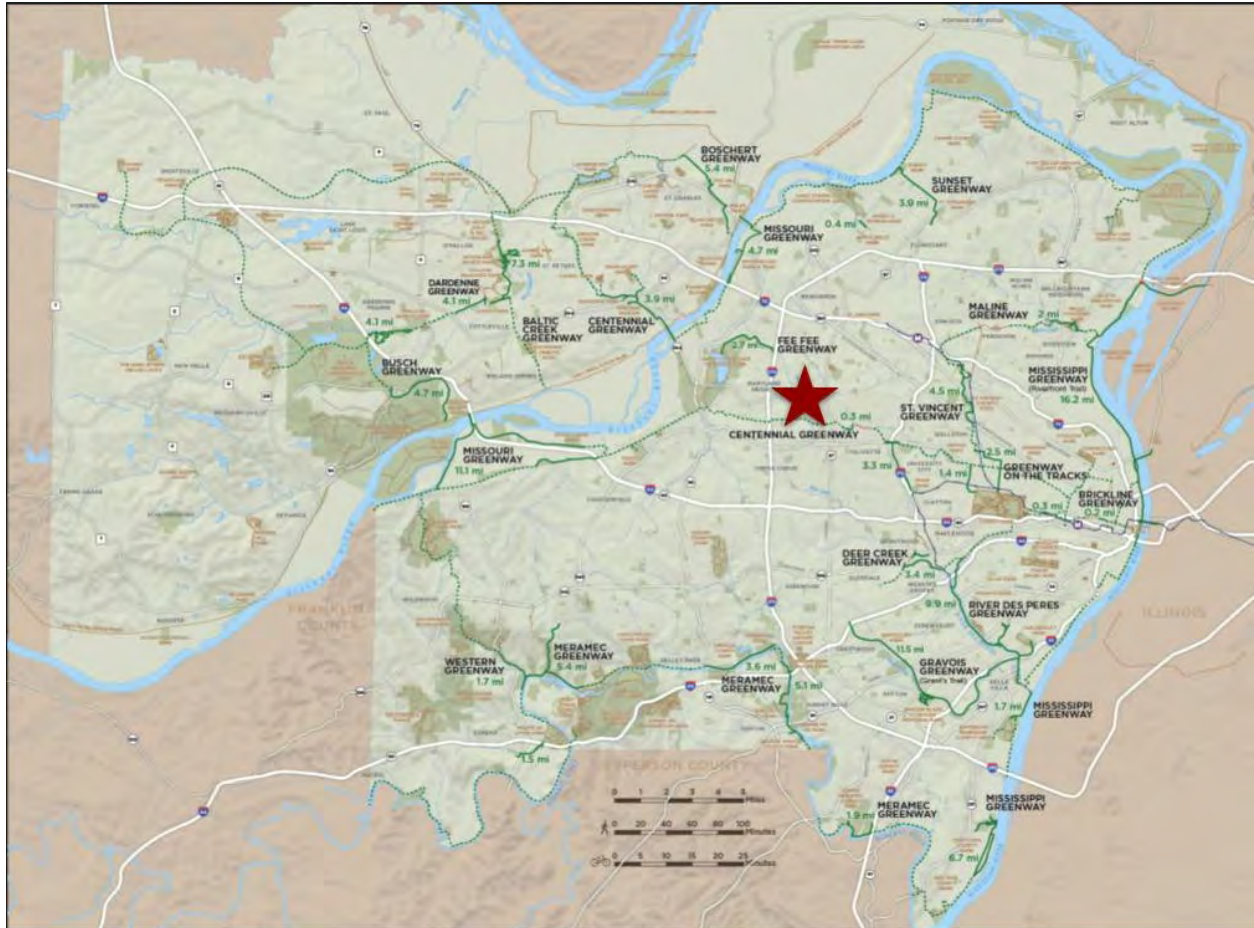
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.82 approving a Reimbursement Agreement of at least \$15,000 with Union Pacific Railroad Company in connection with Centennial Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez



WHERE:

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

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------------|--------------------------------------|----------------------------|
| Angelica Gutierrez | Union Pacific Railroad Company | Reimbursement 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) |
|--|--|--|---|
| N/A | N/A | N/A | N/A |

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

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

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

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------------------------------|-------------------|----------------------------------|----------------------------------|
| Approval of reimbursement Agreement | \$15,000 | \$370,000 | 2024 1/10th Build Capital Budget |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

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

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a Reimbursement Agreement with Union Pacific Railroad Company (UPRR) in connection with two (2) at-grade greenway crossings located in the City of Creve Coeur (City) as part of the Centennial Greenway. The greenway proposes to cross the railroad at two separate locations between the Warson Road and Bauer Boulevard alignment.

This future segment of the Centennial Greenway is an important connection to expand the greenway west from the recently completed segment in Warson Park in the City of Olivette. Ultimately, this project will connect to the existing greenway in Olivette and continue west to the Lindbergh Blvd (US Highway 67) and Schuetz Road intersection and the extension along Schuetz Road to Gandy Road to the west in Unincorporated St. Louis County. The project will connect multiple densely populated neighborhoods to the existing greenway and includes improved bicycle and pedestrian connectivity to numerous destinations.

Background Information:

GRG developed the Centennial Greenway Plan in 2006 featuring a connection between Forest Park and Creve Coeur Park. The planned Centennial Greenway alignment was incorporated into the 39 North Greenway Master Plan which runs through the northern portion of the 39 North District as the greenway travels from Warson Park in Olivette, across Warson Road and westward to US Highway 67. In November of 2022, the Board of Directors adopted the 39 North Greenway Master Plan, which was completed in 2019, and proposed a variety of bicycle and pedestrian facilities connecting major employment and retail areas within the 39 North District.

GRG and the City of Creve Coeur partnered to submit a Congestion Mitigation and Air Quality (CMAQ) Transportation Grant to East-West Gateway in February 2024 (Board Resolution 2024.08). GRG is providing

matching funds towards the construction of greenway with the City serving as the project applicant sponsor. The application was successful and GRG is working to advance the greenway design and initiate discussions with UPRR on the two greenway crossings shown in the map below. For this segment, GRG staff will coordinate with the City and St. Louis County to seek temporary construction easements in both agencies' rights-of-way.

Project Areas intersecting the UPRR tracks:

In order to review the proposed greenway alignment crossing the UPRR tracks, UPRR and GRG have coordinated a "Reimbursement Agreement for Preliminary Engineering Services" to allow UPRR staff to review GRG's preliminary design plans and provide information to the design team with instructions on what is required by UPRR to safely create the greenway crossings over the tracks. This is a UPRR process that GRG must follow to comply with the CMAQ funding regulations to obtain Railroad Clearance once the project reaches final design. GRG has entered into these agreements with UPRR numerous times whenever a proposed greenway is crossing or impacting UPRR right-of-way. UPRR staff estimates this work to cost \$15,000; however, the agreement stipulates that GRG will pay for all UPRR engineering review costs, thus GRG staff is bringing this to the GRG Board for approval for consideration. GRG staff will be very diligent to monitor the UPRR expenditures and keep the Board updated as necessary. Staff recommends approval of the reimbursement agreement with Union Pacific Railroad Company.



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|---|
| 2024.50 | Approval of a Contract Amendment not to exceed \$533,000, subject to future appropriation, with Reitz & Jens, Inc in connection with Centennial Greenway |
| 2024.08 | Approval of a Grant Application and Cost Share Agreement not to exceed \$640,000 with the City of Creve Coeur in connection with the Centennial Greenway |
| 2023.28 | Approval of Professional Services Contract not to exceed \$631,000, with Reitz & Jens in connection with the Centennial and 39 North Greenways |
| 2023.17 | Approval an Intergovernmental Cooperation and Reimbursement Agreement not to exceed \$150,000 with the City of Creve Coeur, City of Olivette, St. Louis Economic Development Partnership, Donald Danforth Plant Science Center and Bayer Crop Science LP in connection with Centennial Greenway |
| 2022.81 | Adoption of the 39 North Greenway Plan for the Centennial Greenway |
| 2018.121 | Approving an amendment to a cooperative Agreement with St. Louis County Economic Development Partnership in Connection with Centennial Greenway; 39 North |
| 2017.25 | Cooperation Agreement with St. Louis Economic Development Partnership \$400,000 to design a north-south connector from the Monsanto Campus to Baur Road to the planned east-west alignment of the proposed Centennial Greenway |
| 2006.37 | Approval of the Centennial Greenway Master Plan |

**A RESOLUTION APPROVING A REIMBURSEMENT
AGREEMENT OF AT LEAST \$15,000 WITH UNION
PACIFIC RAILROAD COMPANY IN CONNECTION
WITH CENTENNIAL
GREENWAY AND AUTHORIZING OTHER ACTIONS
AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

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

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

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

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 599F for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Reimbursement Agreement with Union Pacific Railroad Company; 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 October 8, 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 Union Pacific Railroad Company 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 8th day of October, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

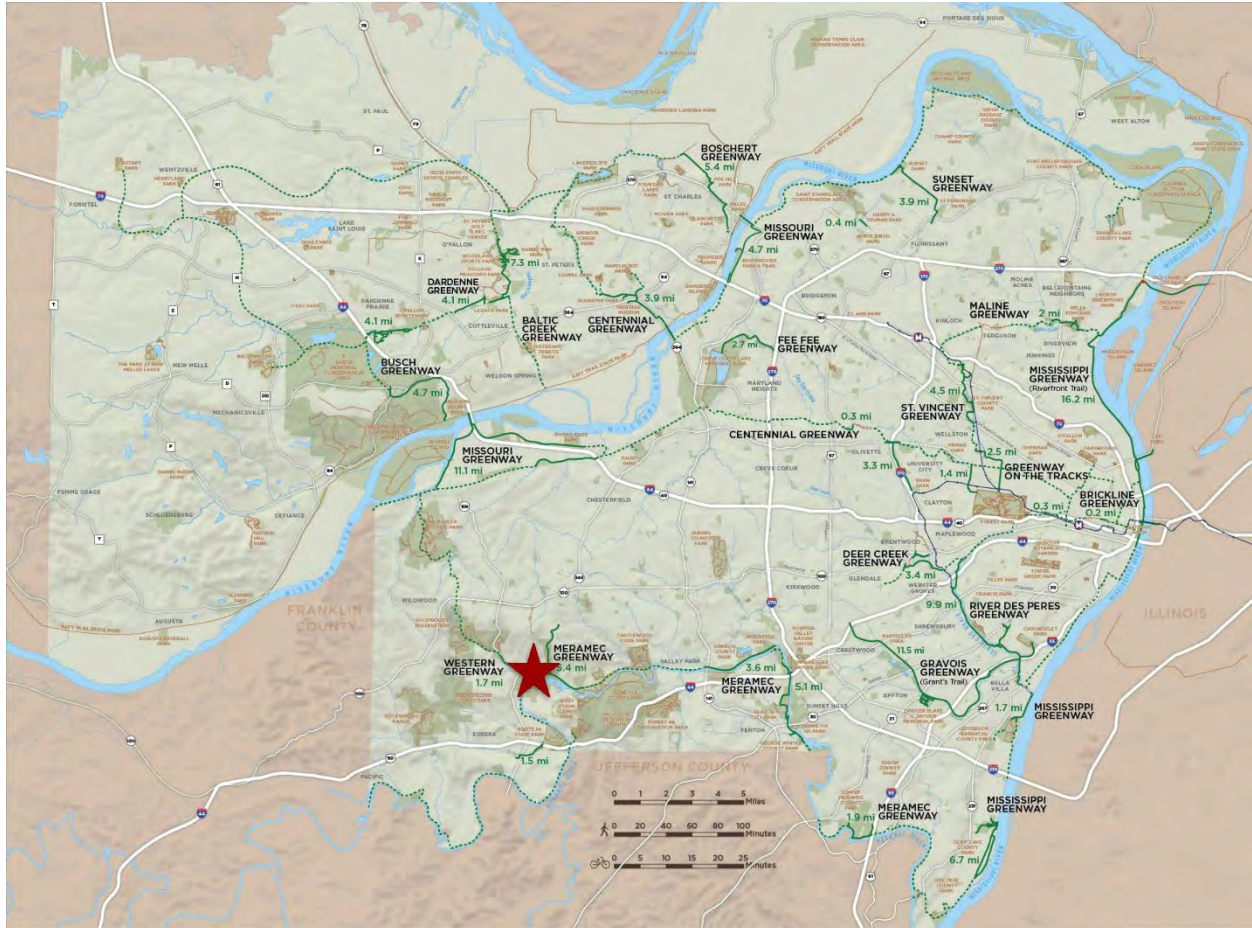
Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2024.83 approving a contract not to exceed \$170,000 with Reitz & Jens, Inc. in connection with Western Greenway: Hamilton Creek Streambank Stabilization and authorizing other actions as necessary to effectuate the same. - Tom Schweiss



| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|----------|---|------------------|
| 735A | Western | Hamilton Creek Streambank Stabilization | City of Wildwood |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|---|----------------------------|
| Tom Schweiss | Reitz & Jens, Inc. + DG2 Design, LLC+ Engineering Design Source, Inc. +TSI Geotechnical, Inc. | Professional Services |

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

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| Engineering Design Source, Inc. - MBE - 18% DG2 Design, LLC - WBE - 26% TSI Geotechnical, Inc. - MBE - 4% | 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: |
|--|-------------------------|---|-----------------------------|
| Vendors List | August 2024 | N/A | 3 |

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|--|
| Great Rivers Greenway (GRG) invited four (4) qualified firms to interview from the 2023-2026 Prequalified Vendors List: Geotechnology, Intuition and |

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

Logic, M3 Engineering Group, P.C., and Reitz & Jens, Inc.. Three (3) firms responded for interviews. The interviews were held on August 23rd, 2024. The selection committee evaluated the three (3) teams and Reitz and Jens, Inc. was recommended to be selected.

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------------|-------------------|----------------------------------|---------------------------|
| Contract Approval | \$170,000 | \$400,000 | N/A |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|---------------------------------|
| 2024 | Design | Construction Assurance Services |

WHY AND/OR HOW:

This action requests to authorize the CEO to approve an agreement with Reitz & Jens, Inc. ("R&J") for \$170,000 for design services for the Western Greenway in the City of Wildwood, Missouri ("Wildwood"). This proposed contract will include design services for streambank stabilization, all permitting with governing agencies, and utility coordination. R&J will prepare alternative solutions that include the cost and construction timeline of each option.

PROJECT INFORMATION

In 2023, Great Rivers Greenway ("GRG") acquired approximately twenty (20) acres of property along the Western Greenway in Wildwood. A portion of Hamilton Creek runs through this property with the greenway trail that GRG constructed a number of years ago. At the subject site, approximately 300 ft

of streambank on the north side of Hamilton Creek is currently experiencing erosive changes that threaten to impact the existing Western Greenway trail. GRG, in coordination with Wildwood, is seeking to stabilize the streambank to mitigate risk to existing greenway infrastructure and improve stream conditions along Hamilton Creek and the Western and Meramec Greenways. This project aims to identify erosion factors and site conditions contributing to the current stream conditions and address these issues utilizing nature-based and engineered solutions to improve habitat and safeguard against future streambank failure.

General bank stabilization is expected to only be necessary along a 300± foot portion of the reach, including transitions back to existing grades. Overbank stormwater control measures will be required to control over-the-top erosion from two (2) cross-trail culverts, which will include re-routing the pipes to outfall locations with enhanced stability. See map below.

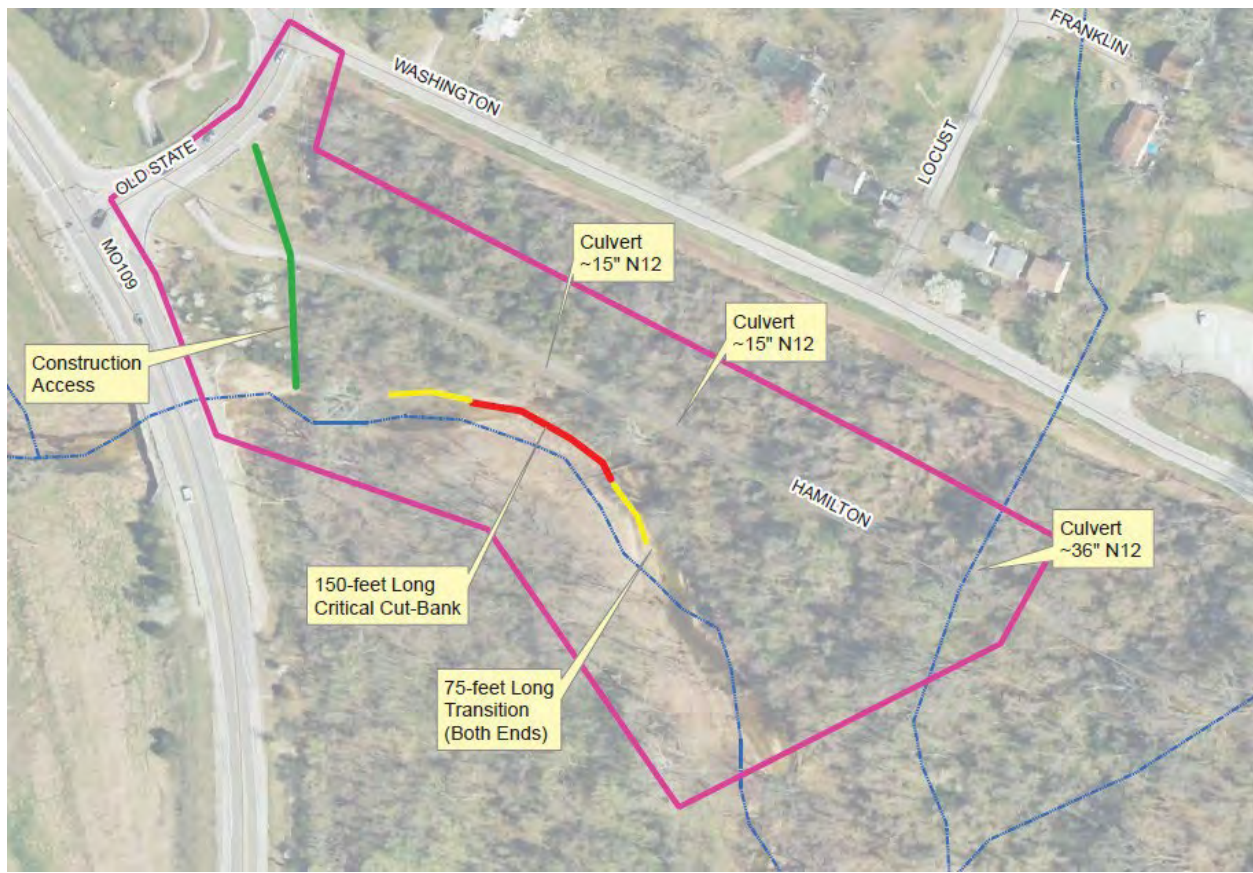
Earlier this summer, GRG staff working with Wildwood staff, issued an Invitation to Interview to four (4) firms on GRG's Prequalification List for Engineering Services. Three (3) of the firms responded and were interested; however, GRG and Wildwood Staff recommended the team lead by R&J.

The Design Team assembled to complete this project includes R&J as the prime consultant and project manager, who will lead all tasks except the following which have been assigned to subconsultants. This team is capable of completing all tasks from conceptual design through construction assurance.

- DG2 Design, LLC (WBE) - Landscape design, operations & maintenance specifications, engagement lead, and rendering development
- Engineering Design Source, Inc. (MBE) - survey and utility coordination
- TSI Geotechnical, Inc. (MBE) - geotechnical drilling

At this time, GRG staff anticipates final design to be completed in late summer 2025, with the goal of moving into construction in late fall/early winter 2025.

GRG staff recommends R&J for design services for streambank stabilization along the Western Greenway at Hamilton Creek.



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|-------------|
| | |
| | |

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$170,000 WITH REITZ & JENS, INC. IN CONNECTION WITH HAMILTON CREEK STREAMBANK STABILIZATION 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 Western Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Western Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by stabilizing the streambank along the Western 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 735 for the Project;

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

WHEREAS, Reitz & Jens, Inc. was interviewed and 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 Reitz & Jens, 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 October 8, 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 Reitz & Jens, Inc. in an amount not to exceed \$170,000 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 8th day of October, 2024.

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

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

D. That the Board adopt Resolution 2024.84 approving a contract amendment not to exceed \$175,578 with Oates Associates, Inc. in connection with St. Vincent Greenway and authorizing other actions as necessary to effectuate the same. -Tom Schweiss



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|-------------|---|------------------------------------|
| 187B | St. Vincent | Robert L. Powell Place to St. Charles Rock Road | City of Pagedale; St. Louis County |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--------------------------------------|----------------------------|
| Tom Schweiss | Oates Associates, Inc. | 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 | N/A |

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| Kivindyo Engineering Services, LLC, 23% MBE/DBE | No |

| PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER | PROCUREMENT MONTH/YEAR: | IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT? | # OF PROCUREMENT RESPONSES: |
|--|-------------------------|---|-----------------------------|
| Vendors List | February 2019 | | 4 |

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

In early 2019, GRG issued four (4) engineering firms invitations to interview. The procured services included planning phase services 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. to perform the required professional services for this project.

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|--------------------|-------------------|----------------------------------|---|
| Contract Amendment | \$175,578 | \$3,724,546 | (187B), Surface Transportation Program - Suballocated, American Rescue Plan Act |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Surface Transportation Program - Suballocated: \$2,750,000
American Rescue Plan Act - Community Revitalization Grant Program: \$2,500,000

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|-------------------------------|-------------------------------|
| 2024 | Site Control and Final Design | Bidding and Award of Contract |

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract amendment with Oates Associates, Inc. ("Oates") in an amount not to exceed \$178,578 in connection with construction assurance services for the St. Vincent Greenway: Robert L. Powell Pl. to St. Charles Rock Road segment.

Project Background

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

In early 2019, GRG issued invitations to interview to four (4) engineering firms from GRG's Prequalified Vendor List. 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. Following Board approval, GRG entered into a contract with Oates in June 2019. The final recommended alignment closes the remaining 1.7-mile gap between existing segments of greenway, and the project is now nearing final design and the start of construction. Additionally, this project has been awarded federal funds from two (2) additional sources of funding:

- - \$2,750,000 in Surface Transportation Program-Suballocated funds obligated for expenditure in FY 2025. Funds apply to Phase 3 only.
- - \$2,500,000 in American Rescue Plan Act funds through the Community Revitalization Grant Program for expenditure through September 2026. Funds apply to all three (3) phases.

This project is divided into three (3) distinct phases that merge two (2) of them into partner construction projects with St. Louis County Department of Transportation (the "County") and the Missouri Department of Transportation ("MoDOT"), respectively. The strategy optimizes cost efficiencies by taking advantage of the larger construction contracts managed by the partner agencies, as well as minimizes disturbances to the surrounding neighboring communities by avoiding successive construction efforts spanning multiple

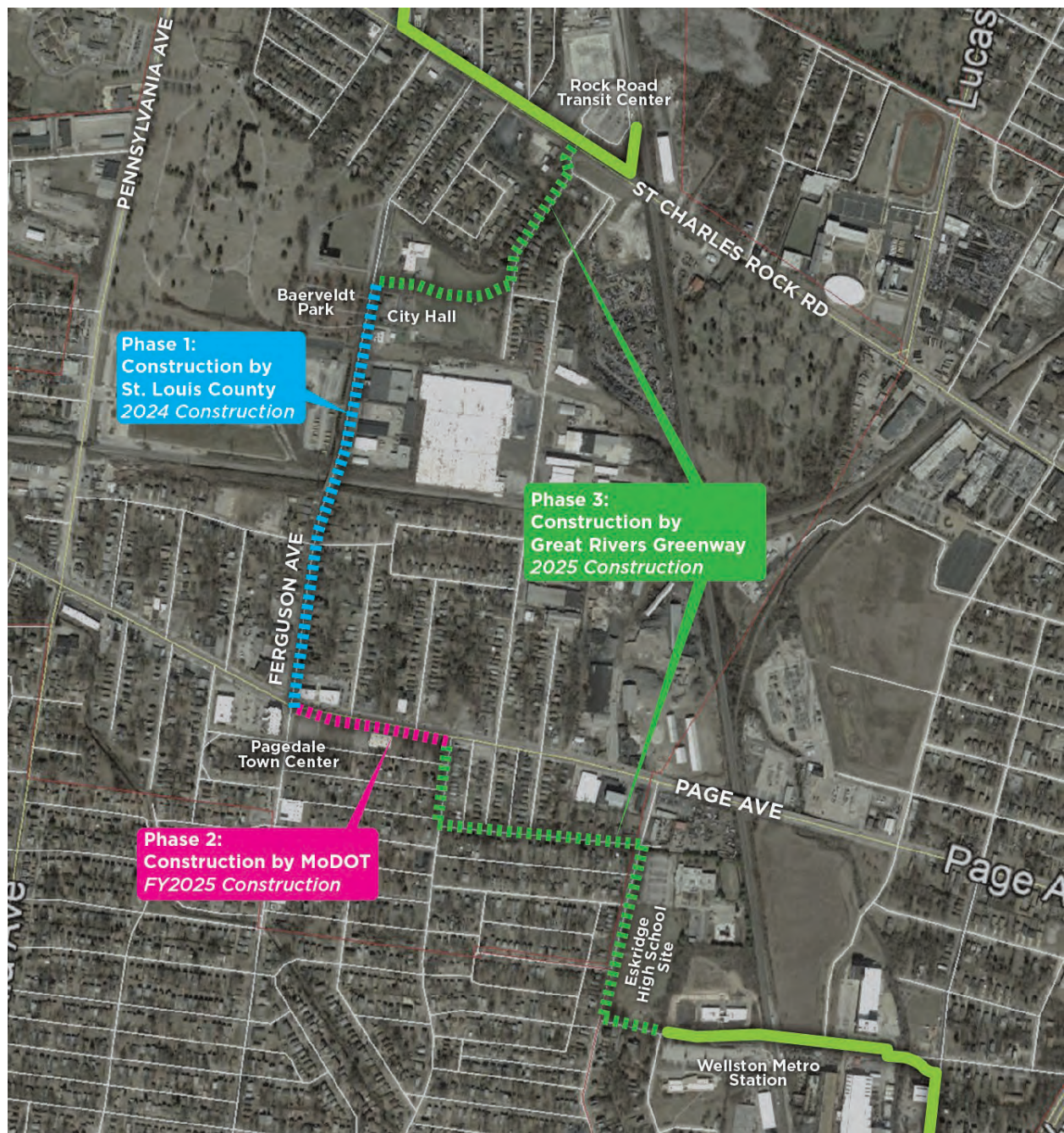
years in the same locations. The partnerships, which are named and described as Phases 1 - 3 (seen in the attached map graphic) are as follows:

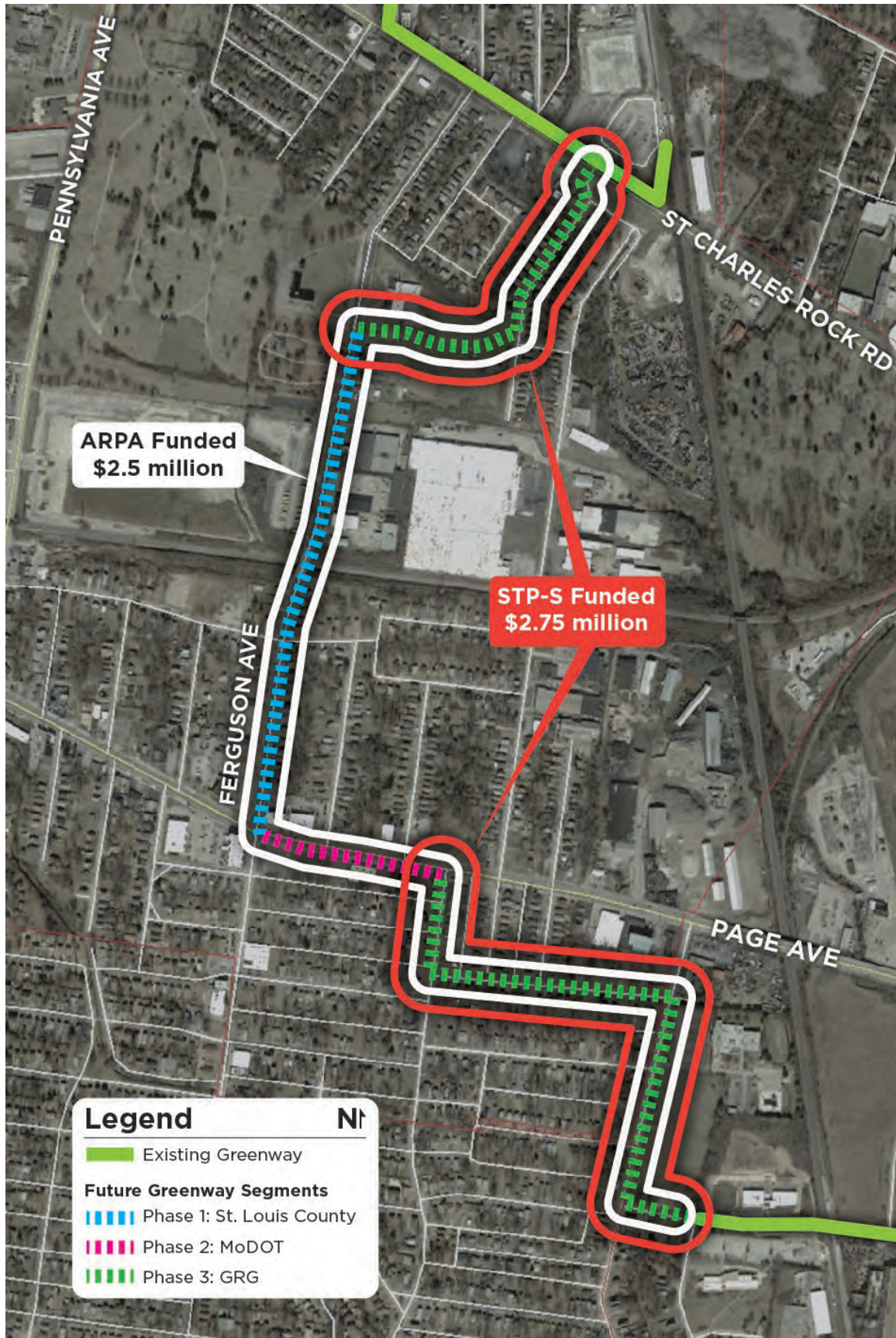
- **Phase 1 (County construction):** In the spring of 2025, St. Louis County will reconstruct Ferguson Avenue between Page Avenue and St. Charles Rock Road. Improvements include roadway resurfacing, sidewalk ADA upgrades, new curb and gutter, and drainage infrastructure. Along the eastern side of the road between Pagedale's City Hall and Page Avenue (approximately 0.5 miles long), the greenway overlaps with the County's roadway project and falls partially within County ROW. Therefore, greenway plans have been developed in coordination with the County's roadway design plans for a combined letting to be built as one singular effort. The County will advertise the combined bid packages in late 2024, and will manage construction with oversight by GRG's Construction Manager. Utility relocations along Phase 1 are underway, and greenway construction will begin in March 2025. The current cost estimate for Phase 1 construction is approximately \$1,200,000.
- **Phase 2 (MoDOT construction):** In FY2025 - 2026, MoDOT will reconstruct Page Avenue (Route D) between I-270 and St. Louis City Limits. The project includes roadway resurfacing, ADA upgrades to sidewalk facilities, new curb and gutter, drainage improvements, and signal upgrades. Notably, the project will carry out a road diet between Ferguson Avenue and City 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 is developing comprehensive construction documents that include the greenway scope for bidding and construction as part of their overall project. The greenway improvements along Page Avenue include Great Streets Initiative amenities matching those previously installed around Pagedale Town Center by the City of Pagedale. Oates has provided design files to MoDOT for integration into their plan set and GRG's Construction Manager will provide oversight during construction. Construction is anticipated to begin in August 2025. The current Cost Estimate for Phase 2 construction is approximately \$300,000.

- **Phase 3 (GRG construction):** In March 2023, the City of Pagedale approved and entered into a Construction, Operations, and Maintenance Agreement with GRG, thereby approving the overall alignment, authorizing its construction within City limits, and authorizing use of City right-of-way. All sections of remaining greenway outside of Phases 1 and 2 areas will be developed as a separate construction document package to be bid by GRG, with construction managed by GRG and its Construction Manager. Construction of Phase 3 is anticipated to start following MoDOT approval of Final Plans in Spring 2025, pending acquisition of multiple easements and achieving Site Control, and will finish by Summer 2026. The current cost estimate for Phase 3 construction is approximately \$4,000,000.

In preparation of imminent construction phase activities at the end of 2024 and beginning of 2025, Oates has submitted a scope and fee proposal in an amount not to exceed \$175,578. The contract amendment includes a typical construction assurance scopes of work from GRG's template for professional services for Phase 3, where GRG will lead construction. For Phases 1 and 2, where partners lead construction efforts, Oates will provide advisory and support services to the County and MoDOT to ensure high quality greenway construction. This project's partnership structure and multiple federal funding sources introduces a great degree of complexity, and therefore, a greater possibility of encountering unforeseen circumstances. In response, the scope proposal also carries funding for additional services in the amount of \$15,160 to mitigate unforeseen risk. The additional services include survey, additional field visits with partner contractors, and design support to resolve unforeseen conditions. The additional services will not be activated unless specifically authorized by GRG's Project Manager. Finally, the \$175,578 fee includes sub-consultant services for utility coordination and engineering with Kivindyo Engineering Services, LLC, a local MBE firm.

This contract amendment uses available 2024 Board approved budget funds. The remaining contract balance will include funding from future Board approved budget for FY 2025. Staff recommends approval of this contract amendment.





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 |
| 2023.38 | Contract amendment with Oates Associates, Inc. for design phase professional services |

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$175,578 WITH OATES ASSOCIATES, INC. IN CONNECTION WITH ST. VINCENT GREENWAY: ROBERT L. POWELL PLACE TO ST. CHARLES ROCK ROAD AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Resolution 2023.38, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Oates Associates, Inc. for design phase professional services in furtherance of the Project, and the District subsequently entered into a contract with Oates Associates, Inc.;

WHEREAS, the District desires to enter into a contract amendment with Oates Associates, Inc. in order to amend the scope of work and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Oates Associates, 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 October 8, 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 Oates Associates, Inc. in an amount not to exceed \$175,578.
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 8th day of October, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

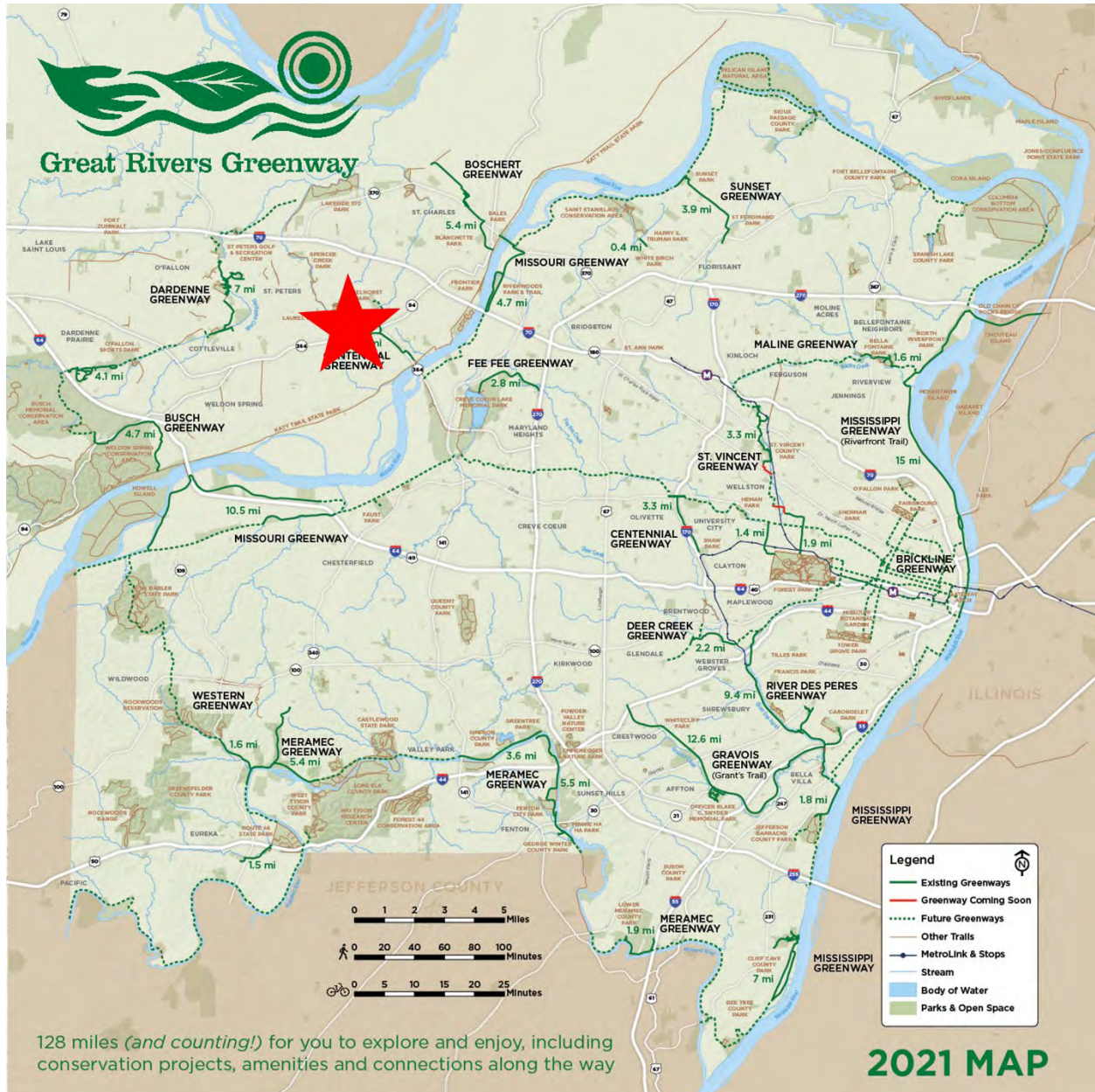
Nay:

Abstain:

Absent:

Not Present:

E. That the Board adopt Resolution 2024.85 approving a contract amendment not to exceed \$250,000 with EFK Moen, LLC in connection with Centennial Greenway and authorizing other actions as necessary to effectuate the same. -Mark Vogl



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|------------|---|---|
| 605B | Centennial | Spencer Creek: McClay Road to Mexico Road | St. Charles County / City of St. Peters |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|-----------|--------------------------------------|---|
| Mark Vogl | EFK Moen, LLC | Professional Services (Design) 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 | DBE / WBE | n/a |

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| SmithGroup, Inc. - 38% SCI Engineering, Inc. - 6% | No |

| PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER | PROCUREMENT MONTH/YEAR: | IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT? | # OF PROCUREMENT RESPONSES: |
|--|-------------------------|---|-----------------------------|
| Invitation to Interview | August 2023 | | Three |

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

Interviewed three (3) design teams in August 2023. EFK Moen, LLC was selected for this effort with the understanding that they would collaborate on scope of work proposal with a separately procured engagement firm.

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|--------------------|-------------------|----------------------------------|---------------------------|
| Contract Amendment | \$250,000 | \$275,000 | n/a |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

n/a

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|----------------|
| 2024 | Design | Construction |

WHY AND/OR HOW:

This action is to approve a contract with EFK Moen, LLC (EFK Moen) to conduct design services for Centennial Greenway improvements in the City of St. Peters.

Background

The grand vision for Centennial Greenway is for a 27-mile connection between St. Charles County, St. Louis County and the City of St. Louis with major destinations at 370 Lakeside Park, Katy Trail State Park, Creve Coeur Park and Forest Park.

In early 2021, Great Rivers Greenway's (GRG) Board of Directors adopted the St. Charles County Greenway Master Plan. During the master planning and engagement process, community members identified nine (9) project areas as the highest priorities for greenway development in the county. Among these, extending Centennial Greenway from the bridges over Highways

364/94 ranked as the top priority greenway project in the county. Approximately 1.8 miles of new trail opened in May 2023, following McClay Road, Hackmann Road and S. Old Highway 94 with a connection to Schaefer Park. GRG and the City of St. Peters envision the next addition to Centennial Greenway to be a 3.6-mile enhancement of the existing Spencer Creek Trail from McClay Road to Mexico Road and an eventual connection farther north to 370 Lakeside Park.

GRG, in partnership with the City of St. Peters, wishes to improve the existing trail following Spencer Creek between McClay Road and Mexico Road to GRG's design standards and rebrand the trail as an extension of Centennial Greenway. Some portions of the trail are relatively new and only need minimal enhancements to meet GRG's greenway standards, while other portions are older and will require substantial improvements such as trail resurfacing, replacement of existing bridges and stream bank protection to protect the greenway investment.

Details on this Action

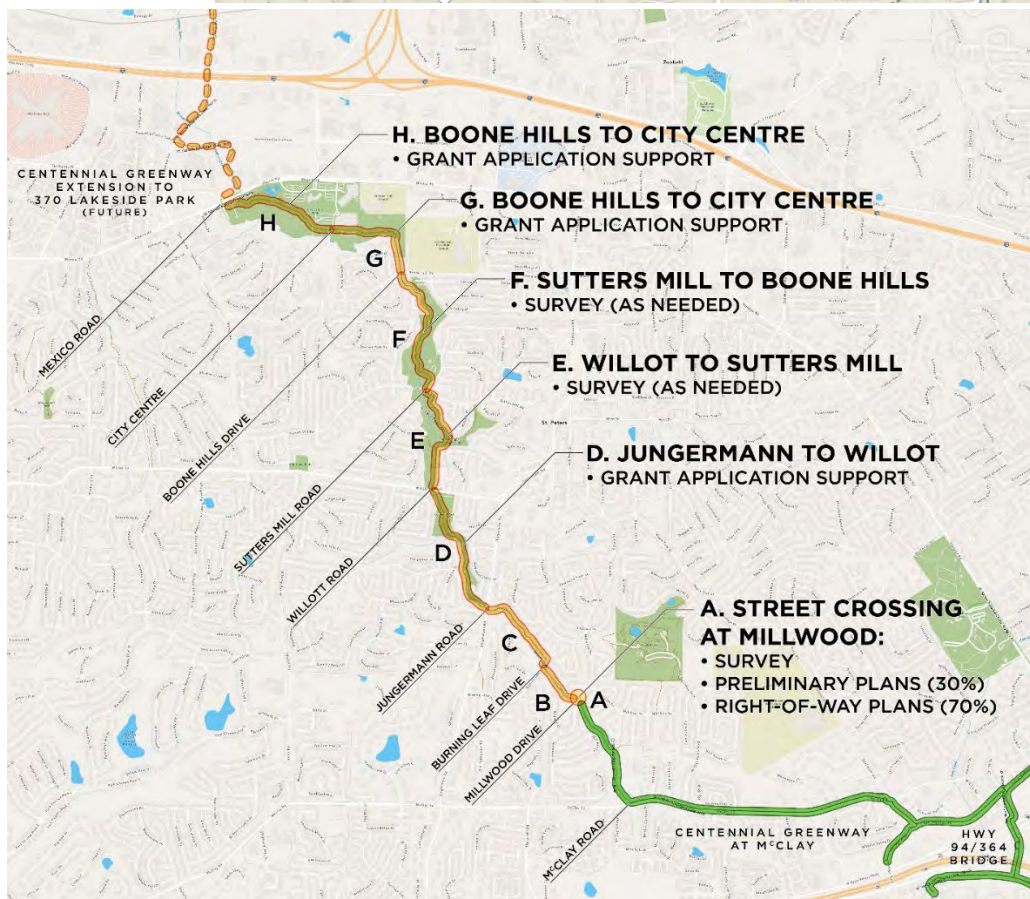
EFK Moen was selected as the prime design consultant for the project in the summer of 2023. GRG contracted separately with Creative Entourage, LLC (Creative) for community engagement services for the project. Since that time, EFK Moen and Creative collaborated on the initial stage of the project, which included engagement and a thorough conditions analysis to a.) determine what physical upgrades are needed for the project and b.) make recommendations for how to phase these improvements over a multi-year plan.

The proposal being considered under this resolution, would amend EFK Moen's contract to provide additional design and surveying services for various sections of this portion of Centennial Greenway. The proposed scope of work includes the following tasks:

- Survey and prepare preliminary (30% design) and right-of-way (70% design) plans for the Millwood Street crossing
- Survey portions of the greenway segment between Boone Hills Drive and Willot Road
- Provide grant application support for several additional segments, to be determined in collaboration with the City of St. Peters

Future stages of the project will be implemented in phases in cooperation with the City of St. Peters. Upon completion of upgrading existing trail and

bridge infrastructure the full 3.6-mile corridor will be branded as Centennial Greenway with GRG signage, landscaping and user amenities.



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|---|
| 2021.02 | Approval of the St. Charles County Greenway Master Plan |
| 2023.68 | Approval of a Contract with Creative Entourage, LLC for Centennial Greenway |
| 2023.69 | Approval of a Contract with EFK Moen, LLC for Centennial Greenway |

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$250,000 WITH EFK MOEN, LLC IN CONNECTION WITH CENTENNIAL GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by Designing and Building the Centennial Greenway (the “Project”);

WHEREAS, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County,

and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

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

WHEREAS, the 2024 GRG 1/10 Capital Budget included line item 605B for the Project;

WHEREAS, pursuant to Resolution 2023.69, the District authorized the Chief Executive Officer to negotiate and enter into a contract with EFK Moen, LLC for Design Services in furtherance of the Project, and the District subsequently entered into a contract with EFK Moen, LLC;

WHEREAS, the District desires to enter into a contract amendment with EFK Moen, LLC in order to amend the period of service, scope of work and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with EFK Moen, 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 October 8, 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 EFK Moen, LLC in an amount not to exceed \$250,000.
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 8th day of October, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

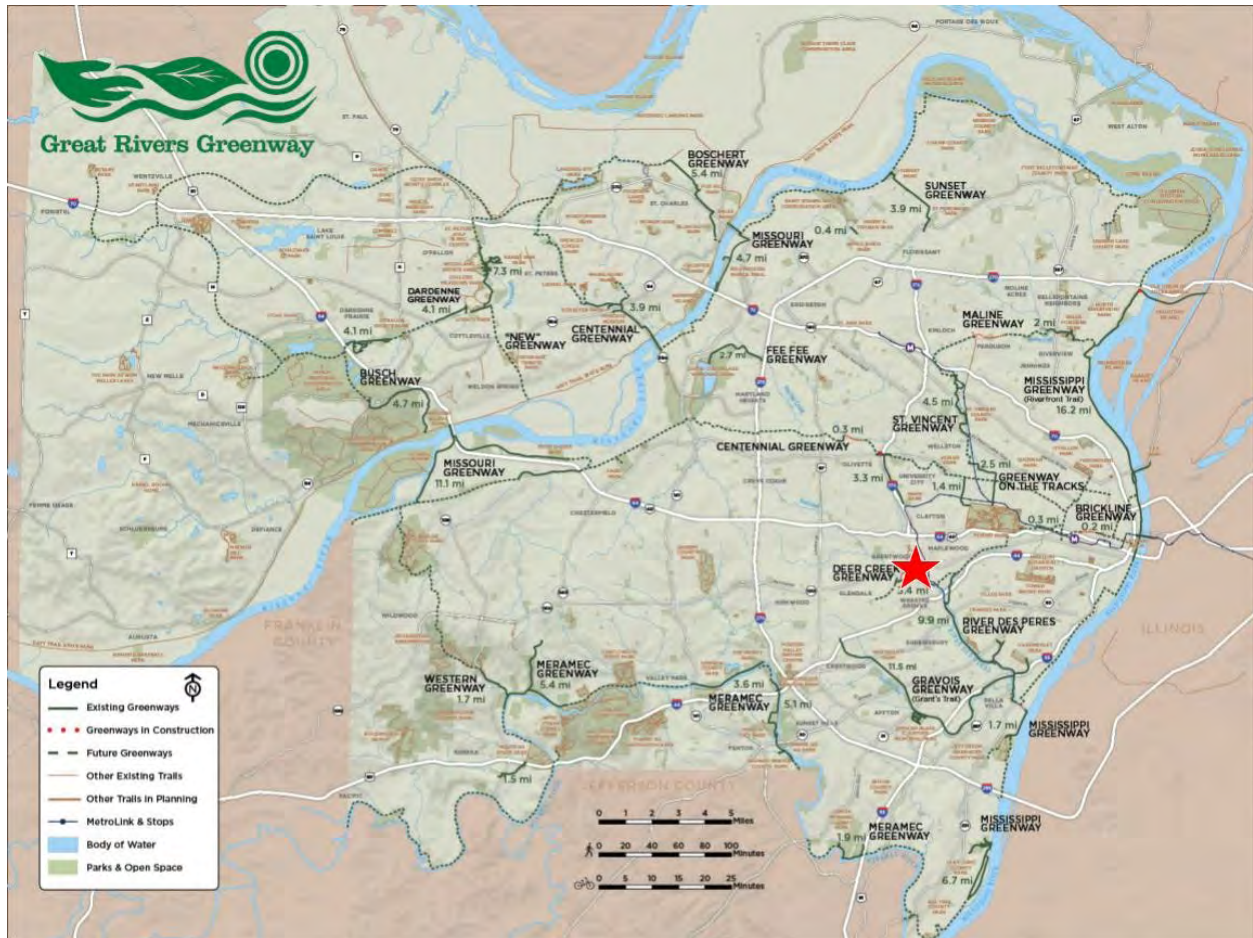
Nay:

Abstain:

Absent:

Not Present:

F. That the Board adopt Resolution 2024.86 approving a Construction, Operation and Maintenance Agreement with City of Webster Groves in connection with Deer Creek Greenway and Oxford Bend Park and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|------------|------------------|------------------|
| 732 | Deer Creek | Oxford Bend Park | St. Louis County |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--------------------------------------|--|
| Ben Grossman | City of Webster Groves | Construction, Operations and Maintenance Agreement |

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

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

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

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|--|
| Cooperative agreement with municipality, no procurement. |

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------------------------------|-------------------|----------------------------------|---------------------------|
| Approval of a cooperative 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 |
|-------------|--------------------------|---|
| 2025 | Design | Bidding and approval of a construction contract |

WHY AND/OR HOW:

Great Rivers Greenway has been in design of the Deer Creek Greenway to connect Deer Creek Park in Maplewood to Francis Slay Park in the City of St. Louis for quite some time. This project has progressed to a point where it is entering the final design phase and partners have been discussing the construction, operations and maintenance agreements. The portion of the greenway in Webster Groves and Maplewood also includes the development of the new Oxford Bend Park at the corner of Big Bend Blvd. and Oxford Blvd. A small portion of the park and greenway lies in Maplewood, but all parties are working to adjust the cities' boundaries to place the entirety of this part of the project in Webster Groves city limits. Webster Groves has also agreed to take on ownership and maintenance of this part of the greenway. GRG staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into a construction, operations and maintenance agreement with Webster Groves for the Deer Creek Greenway and Oxford Bend Park.

RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|-------------|
| | |
| | |

**RESOLUTION APPROVING A CONSTRUCTION,
OPERATION AND MAINTENANCE AGREEMENT
WITH WEBSTER GROVES IN CONNECTION WITH
DEER CREEK GREENWAY AND OXFORD BEND
PARK AND AUTHORIZING OTHER ACTIONS AS
NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by constructing the Deer Creek Greenway and Oxford Bend Park (the “Project”);

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

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

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

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a construction, operations and maintenance

agreement with the City of Webster Groves; 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 October 8, 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 construction, operations and maintenance agreement with the City of Webster Groves 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 8 day of October, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

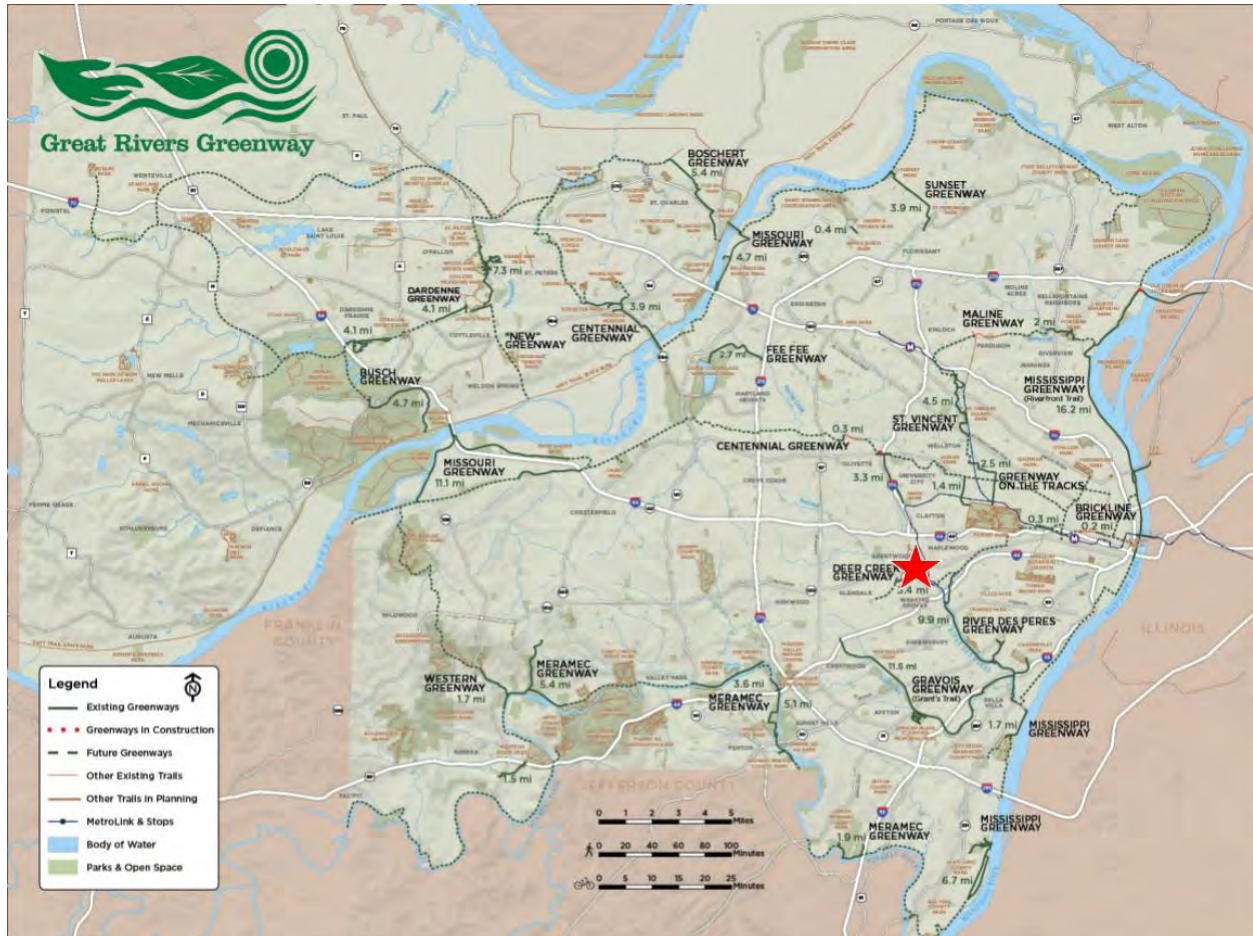
Nay:

Abstain:

Absent:

Not Present:

G. That the Board adopt Resolution 2024.87 approving a Construction, Operations and Maintenance Agreement with City of Maplewood in connection with Deer Creek Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|------------|---|------------------|
| 732 | Deer Creek | Big Ben and Oxford to Francis Slay Park | St. Louis County |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--------------------------------------|--|
| Ben Grossman | City of Maplewood | Construction, Operations and Maintenance Agreement |

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

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

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

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|--|
| Cooperative agreement with City of Maplewood, no procurement. |

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------------------------------|-------------------|----------------------------------|---------------------------|
| Approval of a cooperative 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 |
|-------------|--------------------------|-------------------------------------|
| 2025 | Design | Approval of a construction contract |

WHY AND/OR HOW:

Great Rivers Greenway has been in design of the Deer Creek Greenway to connect Deer Creek Park in Maplewood to Francis Slay Park in the City of St. Louis since 2020. The Design phase is scheduled to be complete by the end of 2024 with construction beginning in 2025. At this time the partners are ready to enter into construction, operations and maintenance agreements. The City of Maplewood and Great Rivers Greenway had previously discussed the project and terms of the operations and maintenance at the onset of applying for the Congestion Mitigation Air Quality (CMAQ) grant funding. The City of Maplewood is undertaking the construction of the greenway along Greenwood Blvd. which will become the Deer Creek Greenway upon completion. Maplewood has agreed to take ownership of the greenway improvements as well as operations and maintenance. GRG staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into a construction, operations and maintenance agreement for the Deer Creek Greenway in the City of Maplewood.

RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|---|
| 2024.09 | Approving acceptance of the Congestion Mitigation Air Quality (CMAQ) program agreement for at least \$1,592,948 with the Missouri Highways and Transportation Commission in connection with Deer Creek Greenway |
| | |

**RESOLUTION APPROVING A CONSTRUCTION,
OPERATIONS AND MAINTENANCE AGREEMENT
WITH THE CITY OF MAPLEWOOD IN CONNECTION
WITH DEER CREEK 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 Deer Creek Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Deer Creek Greenway Greenway”);

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

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

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

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

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a construction, operation and maintenance

agreement with the City of Maplewood; 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 October 8, 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 construction, operation and maintenance agreement with the City of Maplewood 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 8 day of October, 2024.
**METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

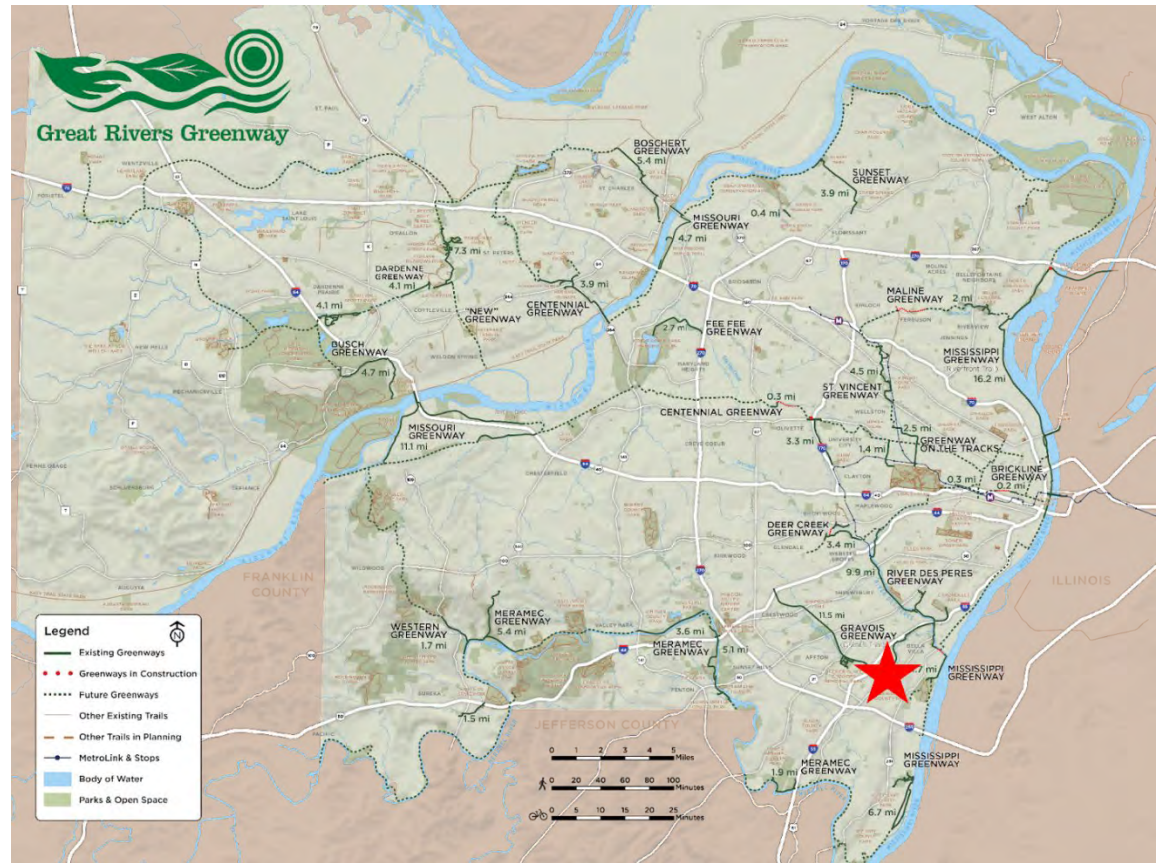
Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2024.88 approving a three-party agreement with R.V. Wagner, Inc. and BSI Constructors, Inc. in connection with pier repairs on the Gravois Greenway and authorizing other actions as necessary to effectuate the same. -Ben Grossman



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|----------|---|------------------|
| 118A | Gravois | Phase 3 - Orlando's to River des Peres Greenway | St. Louis County |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--|----------------------------|
| Ben Grossman | R.V. Wagner, Inc. and BSI Constructors, Inc. | Remediation 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: |
|--|-------------------------|---|-----------------------------|
| Original contractors who were procured as part of the original build project | 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 a remediation agreement | \$0 | \$0 | n/a |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

R.V. Wagner and BSI to provide all resources to remediate the current spalling concrete piers.

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|----------------------------|---|
| 2024 | Operations and Maintenance | Acceptance of repairs and ongoing maintenance |

WHY AND/OR HOW:

Great Rivers Greenway manages a routine bridge inspection program. During one of the routine inspections in October 2023, our volunteer inspection team identified concrete spalling of the wetland piers on the Gravois Greenway. Staff asked a structural engineering firm to conduct an inspection of the issues and they confirmed the spalling and discovered what appeared to be discrepancies between the original design and the construction, namely rebar not being appropriately placed in the piers during construction. Great Rivers Greenway engaged a firm to conduct a scan of the piers and that scan confirmed that rebar was in fact missing from the top several inches on some of the piers. The structural engineering firm made some recommendations for repairs including carbon fiber wrapping the tops of the piers to reinforce them and prevent further spalling. Great Rivers Greenway staff then consulted with the original design and construction team and determined the best course of action for ensuring the long-term stability of the structure was to wrap the tops of each pier to reinforce their stability. Great Rivers Greenway had several additional

conversations with the construction contractor, R.V. Wagner, Inc. (R.V. Wagner) and the construction management firm, BSI Constructors, Inc. (BSI) about the situation. Both R.V. Wager and BSI agreed to take responsibility for the repairs to the piers with no cost to Great Rivers Greenway. The board action item today is requesting that the Board of Directors authorize the CEO to negotiate and enter into a three-party agreement outlining the responsibilities of all parties to make repairs to the piers.

RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|---|
| 2019.42 | Contract with RV Wagner for Phase 3 of Gravois Greenway |
| 2016.07 | Contract with BSI for CM services for Grant's Trail Extension |

A RESOLUTION APPROVING A THREE-PARTY AGREEMENT WITH R.V. WAGNER, INC. AND BSI CONSTRUCTORS, INC. IN CONNECTION WITH PIER REPAIRS ON THE GRAVOIS 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, 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 Gravois Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Gravois Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by completing repairs to the Gravois Greenway wetland piers (the “Project”);

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a remediation agreement with R.V. Wagner, Inc. and BSI Constructors, Inc. for the Project; 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 October 8, 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 remediation agreement with R.V. Wagner, Inc. and BSI Constructors, Inc. 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 8 day of October, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

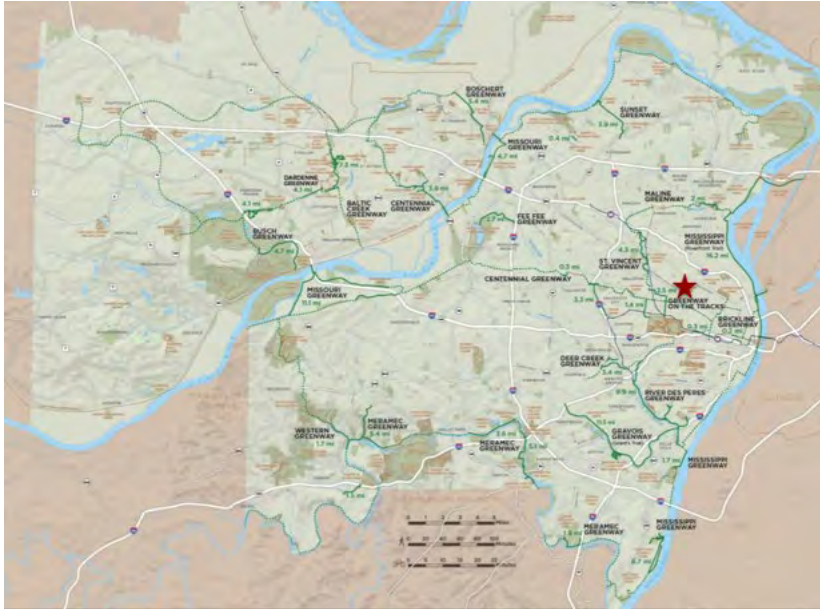
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2024.89 approving a contract not to exceed \$204,606, subject to future appropriation, with Navigate Building Solutions, LLC in connection with the Hodiamont Greenway and authorizing other actions as necessary to effectuate the same. - Kuleya Bruce & Grace Wright



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|-----------|----------------------|-------------------|
| 288C | Hodiamont | Gwen Giles Trailhead | City of St. Louis |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|-----------------------------|--------------------------------------|----------------------------|
| Kuleya Bruce & Grace Wright | Navigate Building Solutions, LLC | Construction Management |

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

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| EDSI (MBE) 2.5% for Surveying; TSI (M/WBE) 10% for Field Testing | 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 | August 2024 | NA | 2 |

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|--|
| <p>In August of 2024, Great Rivers Greenway (GRG) staff advertised a Request for Proposals (RFP) for pre-construction and construction management services for the Hodiamont Greenway including Hodiamont Greenway: Gwen Giles Park Trailhead and Hodiamont Greenway: St. Vincent to Belt, and segments to come online in the future.</p> <p>The RFP was published in the St. Louis Post-Dispatch newspaper, St. Louis American newspaper, and the GRG website, and was announced via an email</p> |

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

to GRG's jobs and bids electronic database. Two (2) responses were received expressing interest in the Hodiamont Greenway Gwen Giles Park Trailhead and Hodiamont Greenway (288) sub-projects. A selection committee composed of GRG staff evaluated the proposals and conducted interviews with Navigate Building Solutions, LLC (Navigate) and Transystems in September of 2024. The selection committee unanimously recommended Navigate as the most qualified firm based on project approach, capacity, experience, and past performance as the best firm to fulfill the scope and conditions associated with the Hodiamont Greenway trailhead (288C) and Hodiamont 288 sub-projects.

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|----------------------|-------------------|---|---------------------------|
| Approval of Contract | \$204,606 | \$300,000 in 2024 3/16th Capital Budget and \$1,400,000 in future years | NA |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Neighborhood Transformation Grant awarded to Cornerstone Community Development Corporation (\$277,500)

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|--|
| 2024 | 70% Intermediate Design | 100% Plans, Specifications and Estimates |

WHY AND/OR HOW:

This Board Action is to approve a contract for \$204,606, subject to future appropriation, with Navigate Building Solutions, LLC (Navigate) for pre-construction and construction management services for the Hodiamont Greenway trailhead at Gwen Giles Park.

The Hodiamont Greenway is a project GRG has been working on for several years, and this segment is the first one to move into final design. This project is planned to convert the former Hodiamont "Suburban Tracks" streetcar line into a 3.4-mile greenway from the Grand Center Arts District on the east to Gwen Giles Park on the west, linking seven (7) city neighborhoods including Covenant Blu Grand Center, Vandeventer, Lewis Place, Fountain Park, Academy-Sherman Park, Visitation Park, and West End. GRG anticipates utilizing City street rights-of-way along Enright Avenue, from Pamoja Academy to Spring Avenue where the Hodiamont will intersect with the proposed Brickline Greenway. (See map below).

This section of the Greenway is also the recipient of a \$277,500 grant using ARPA funds for the activation and development Gwen Giles Park improvements through a partnership with the Cornerstone Corporation, the City of St. Louis, and GRG. Cornerstone Corporation served as the grant applicant to the City of St. Louis to manage activation in the park and development of the Hodiamont Greenway and a trailhead for park and greenway users.

GRG, with the support of the Bi-State Development Agency and the City of St. Louis, has completed the corridor design through 30% Schematic design from Gwen Giles Park to Vandeventer as a result of the formerly conducted feasibility study, opinion surveys, community engagement, and a comprehensive land survey.

Pursuant to Resolution 2024.21, the DTLs, Inc. (DTLS) team has progressed the design from 30% Schematic Design to 70% Intermediate Design for the segment within Gwen Giles Park. DTLS, along with consultants WSP Inc., M3 Engineering Group, P.C., Hines, Kivindyo Engineering Services, Inc., and Engineering Design Source, Inc. have worked with neighborhood residents, staff from Cornerstone Corporation and City of St. Louis Parks Department to reach 70% design. 100% Plans, Specifications and Estimates will be reached in early 2025.

In August 2024, GRG staff released a Request for Proposals for pre-construction and construction management services for the Hodiamont Greenway Trailhead at Gwen Giles Park (288C) and Hodiamont Greenway subprojects. Two (2) responses were received that expressed interest in the

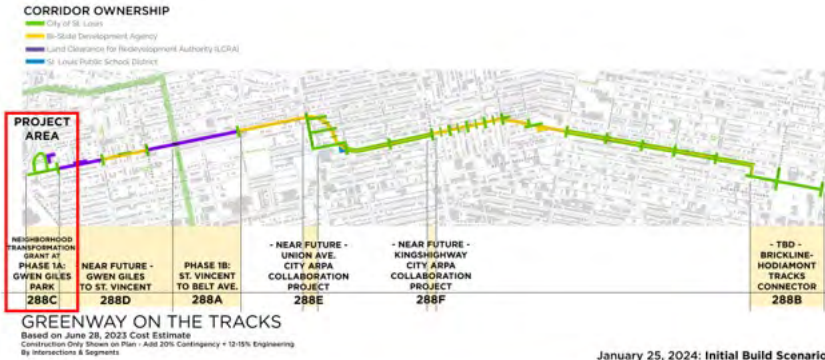
services for the project. A selection committee composed of GRG staff evaluated the proposals and interviewed both teams in September. The selection committee unanimously recommended Navigate.

This contract with Navigate includes 4 and 1/2 months of pre-construction services for the project and ten (10) months for construction management services. The not to exceed fee is \$204,606 which includes the following services:

- Pre-construction services, including plan review and bidding services
- Cost estimation services
- Part-time on-site construction supervision for ten (10) months
- On-site workforce tracking and reporting
- Support and management of reporting for the Neighborhood Transformation Grant from Cornerstone Corporation
- Material testing and inspection services

The Navigate team includes EDSI (MBE) for Surveying Services at 2.5% and TSI (M/WBE) for Field Testing at 10%.

The 2024 budget for the (288C) project included \$204,606. Contract expenditures within 2024 are projected to remain within the available budget. Future GRG 3/16 Capital Budgets will include the funds for the remaining efforts subject to Board approval.



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|--|
| 2024.21 | Approval of Contract Amendment with DTLS, Inc. |
| 2022.56 | Approval of Contract Amendment with DTLS, Inc. |
| 2021.110 | Approval of Contract Amendment with DTLS, Inc. |
| 2020.29 | Approval of Contract with DTLS, Inc. |

RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$204,606, SUBJECT TO FUTURE APPROPRIATION, WITH NAVIGATE BUILDING SOLUTIONS, LLC IN CONNECTION WITH HODIAMONT 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 Hodiamont is shown as a regional greenway in the River Ring Regional Plan (the “Hodiamont Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by constructing the Gwen Giles Trailhead for the Hodiamont Greenway (the “Project”);

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

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

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item 288C for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a contract with Navigate Building Solutions, 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 October 8th, 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 with Navigate Building Solutions, LLC in an amount not to exceed \$204,606 for the Project, subject to future appropriation.
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 8th day of October, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

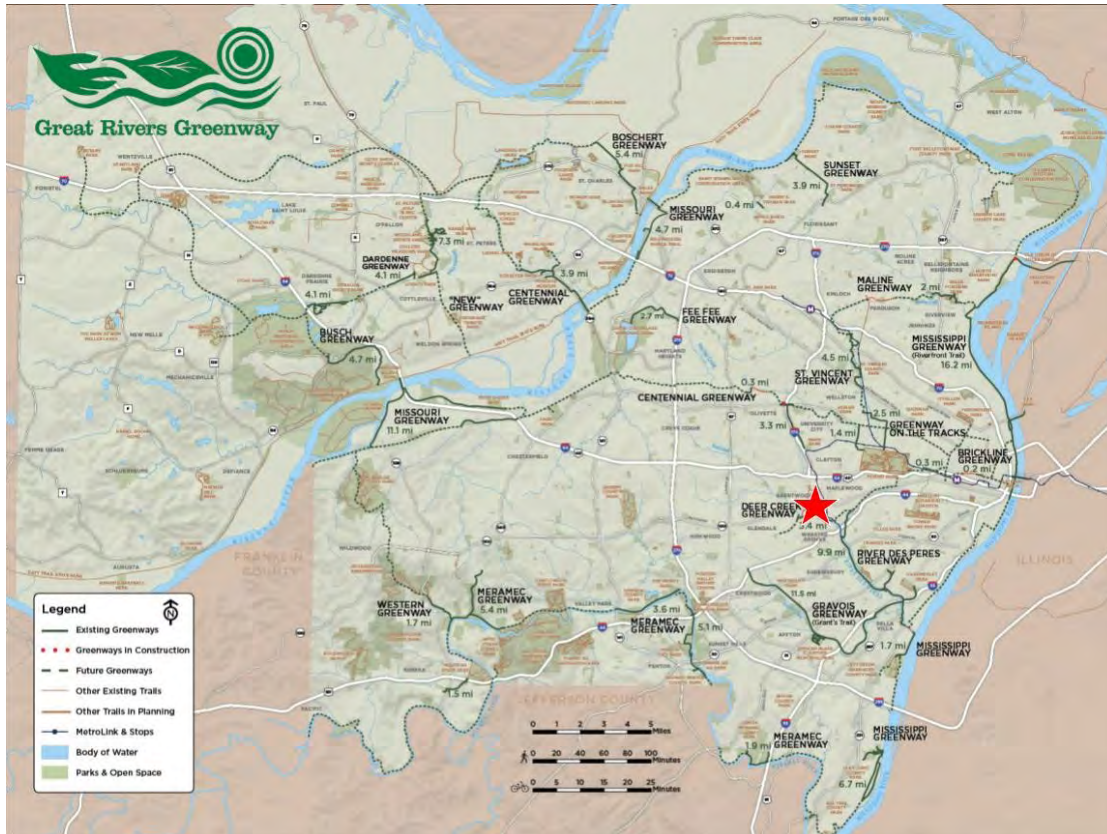
Nay:

Abstain:

Absent:

Not Present:

C. That the Board adopt Resolution 2024.90 approving a contract not to exceed \$784,000, subject to future appropriation, with TranSystems in connection with Deer Creek Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|------------|---|---|
| 196 - 196A | Deer Creek | Big Bend Blvd- Oxford Ave to River des Peres Greenway | City of St. Louis & St. Louis County - Maplewood & Webster Groves |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------------|--------------------------------------|--|
| Angelica Gutierrez | TranSystems | Pre-Construction & Construction Management 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 | TranSystems has 1,974 employees: 25.3% Minority 30% Women. |

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|--|---|
| EFK Moen - 5% - Surveying, engineering review - WBE TSi - 25% - Material testing, field staff inspections - MBE/WBE | Yes - Construction only |

| 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 Proposals | April/2024 | N/A | 4 |

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|---|
| In March 2024, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management |

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

services across multiple greenway projects including Deer Creek Greenway (196) and Deer Creek Greenway and open space (196A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and the MoDOT website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services for the advertised Deer Creek Greenway projects (196 and 196A). A selection committee composed of GRG, Cities of Webster Groves and Maplewood staff evaluated the proposals. Four (4) firms which applied for the Deer Creek Greenway projects were interviewed in August. The selection committee recommended TranSystems as the best qualified and capable firm to perform the services outlined in the RFQ for two (2) of the Deer Creek Greenway projects (196 and 196A).

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------------|-------------------|---|--|
| Contract approval | \$784,000 | \$50,000 is currently available under the 2024 GRG 3/16th Capital Budget and the remaining contract amount is subject to 2025 - 2027 GRG 3/16th Capital Budget future board approval. | 2024 - 2027 GRG 3/16th Capital Budget pending future board approval. |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Congestion Mitigation and Air Quality - CMAQ Transportation Grant, Cities of St. Louis, Webster Groves and St. Louis County.

| Project segment | Cost Estimate | GRG | Outside Funding | | | |
|--------------------------------------|---------------|--------------|-------------------|------------------------|------------------|-------------|
| | | | City of St. Louis | City of Webster Groves | St. Louis County | CMAQ |
| 196 (A+C) Oxford, Sussex, Canterbury | \$3,444,837 | \$ 1,708,229 | \$113,000 | | \$30,000 | \$1,592,948 |
| 196 (B) Greenwood Greenway ONLY | \$1,943,763 | \$ 536,711 | | | | \$1,407,052 |
| 196A - Oxford Bend Park | \$752,200 | \$ 677,200 | | \$75,000.00 | | |
| TOTAL | \$6,140,800 | \$ 2,922,140 | \$113,000 | \$75,000.00 | \$30,000 | \$3,000,000 |

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|--|
| 2024-25 | Design | 100% Final Design + Site Control Clearance |

WHY AND/OR HOW:

This action is to request approval of a contract with TranSystems for pre-construction and construction management services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Blvd and Oxford Blvd, to the River des Peres Greenway. Funding for the services includes budgeted funds in the current 2024 GRG 3/16 Capital Budget and future Capital Budgets subject to Board approval.

In March 2024, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Deer Creek Greenway (196) and Deer Creek Greenway and open space (196A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and the MoDOT website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services for the advertised Deer Creek

Greenway projects (196 and 196A). A selection committee composed of GRG, Cities of Webster Groves and Maplewood staff evaluated the proposals. Four (4) firms which applied for the Deer Creek Greenway projects were interviewed in August. The selection committee recommended TranSystems as the best qualified and capable firm to perform the services outlined in the RFQ for two (2) of the Deer Creek Greenway projects (196 and 196A).

The TranSystems team includes the St. Louis firms of EFK Moen, Inc. (WBE) and TSi, Inc. (M/WBE) with 5% and 25% participation respectively of the contract awarded to M/WBE firms.

This contract includes 18 months of construction management services for the following segments:

- 196A – Oxford Bend Park (Former McDonalds site currently owned by GRG & funded by GRG, City of Webster Groves)
- 196 (segments A & C) – Deer Creek Greenway along Oxford, Sussex, and Canterbury (Funded by GRG, City of St. Louis, St. Louis County, and CMAQ)
- 196 (segment B) – Deer Creek Greenway along Greenwood Avenue (Funded by GRG and CMAQ)

The proposed Construction Management services are distributed as follows:

| Project segment | Construction Cost Estimate | CM Fee |
|--------------------------------------|----------------------------|------------|
| 196 (A+C) Oxford, Sussex, Canterbury | \$ 3,444,837 | \$ 293,867 |
| 196 (B) – Greenwood Greenway ONLY | \$ 1,943,763 | \$ 300,667 |
| 196A - Oxford Bend Park | \$ 752,200 | \$ 189,292 |
| TOTAL | \$ 6,140,800 | \$ 783,826 |

Additionally, the City of Maplewood was awarded Surface Transportation Program (STP-S) funds to reconstruct Greenwood Blvd. The City will enter into a contract with a different construction administration firm to support them on the road reconstruction scope of the project.

The not to exceed fee is established at \$784,000 for the contract as was estimated within the STP-S/CMAQ applications. TranSystems has developed a scope and fee proposal not to exceed \$783,000 for the greenway projects (196 & 196A). TranSystems will provide construction management services for the following items:

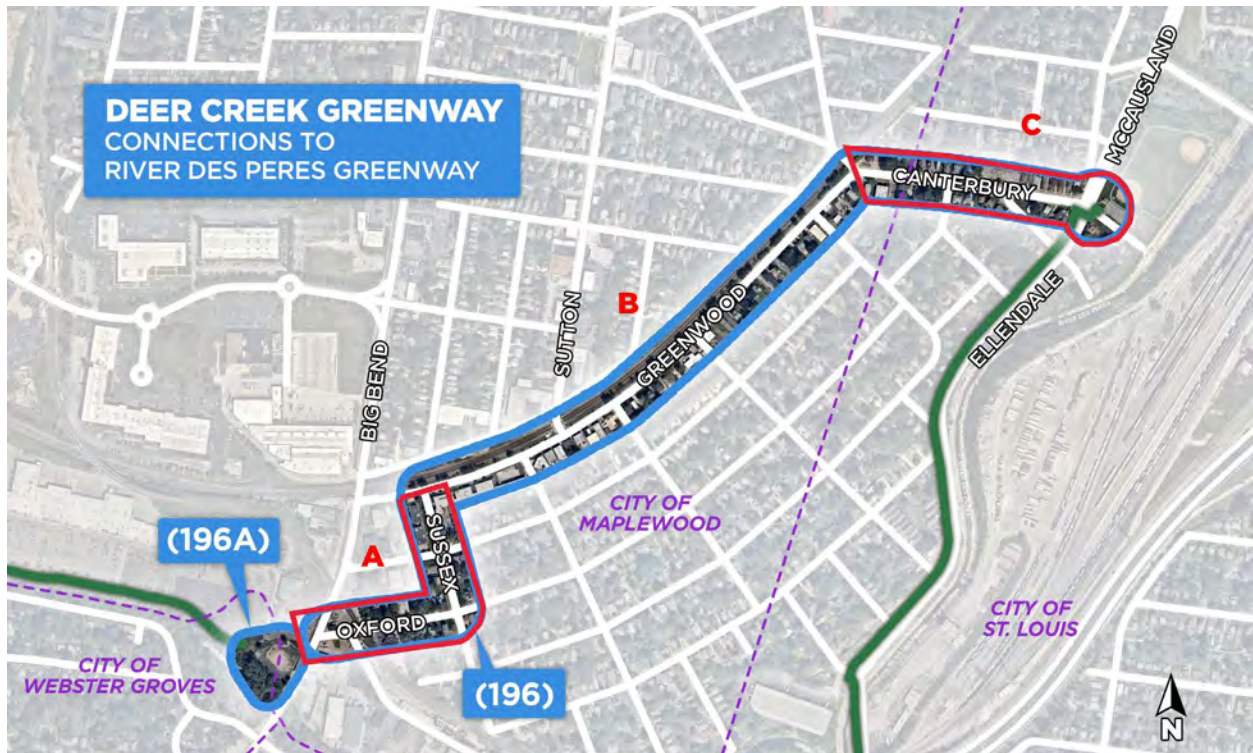
- Pre-construction Services - Plan, specifications, cost estimate, schedule, and constructability review, facilitate permits and bidding assistance.
- Construction phase - Preconstruction meeting, construction inspections, reporting, schedule, budget, scope, risk management, Local Public Agency - LPA compliance with federal funding requirements, surveying, materials testing, DEI firm monitoring, change order coordination and utility coordination.

TranSystems brings extensive knowledge in projects with multiple funding sources and understands the City's expectations for the coordination between GRG, City staff, adjacent property owners, and the various utilities and greenway improvements for the greenway construction.

GRG staff appreciates the City's desire for seamless construction coordination and TranSystems demonstrated to be a knowledgeable collaborator and successful construction manager.

The 2024 budget for the (196) project included \$50,000. Because construction will not commence until summer of 2025 at the earliest, contract expenditures within 2024 are projected to remain within the available budget. Future GRG 3/16 Capital Budgets will include the funds for the remaining efforts subject to Board approval.

| Timeline | CM Fee | 2024 | 2025 | 2026 |
|----------|------------|-----------|------------|------------|
| TOTAL | \$ 783,826 | \$ 50,000 | \$ 440,295 | \$ 293,531 |



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|--|
| 2024.79C | Approving temporary construction easements not to exceed an aggregate amount of \$9,103.75 to purchase easements located at 3600, 3604 S. Big Bend Blvd, 3714 Big Bend Industrial, 3730, 3728, 3724, 3718, 3710, 3704, 3639 Oxford Blvd and 7411 Sussex Avenue |
| 2024.09 | Approving acceptance of the Congestion Mitigation Air Quality (CMAQ) program agreement for at least \$1,592,948 with the Missouri Highways and Transportation Commission in connection with Deer Creek Greenway |
| 2023.72 | Approving a Reimbursement Agreement of at least \$30,000 with St. Louis County in Connection with the Deer Creek Greenway |
| 2023.71 | Approving a Reimbursement Agreement of at least \$113,000 with the City of St. Louis in Connection with the Deer Creek Greenway |

| RESOLUTION # | DESCRIPTION |
|--------------|--|
| 2022.106 | Approving a Contract Amendment not to exceed \$558,692 with M3 Engineering in Connection with the Deer Creek Greenway |
| 2022.42 | Approving a Contract not to exceed \$170,937 with M3 Engineering in Connection with the Deer Creek Greenway |
| 2022.09 | Approval to apply to the East West Gateway Council of Governments for the Congestion Mitigation and Air Quality grant program in Connection with the Deer Creek Greenway |
| 2020.42 | Contract with Burns and McDonnell for Deer Creek to River des Peres 30% Design |
| 2018.70 | Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design - Intersection Safety Study |
| 2016.80 | Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design |
| 2016.16 | Grant Application CMAQ for the Deer Creek Greenway: Deer Creek Center to Francis Slay Park |
| 2015.15 | Grant Application STP-S for the Deer Creek Greenway |
| 2014.45 | Contract with Burns and McDonnell for Deer Creek to River des Peres |
| 2013.106 | Contract with Burns and McDonnell for Deer Creek to River des Peres - Alignment Study |
| 2012.84 | Contract with Burns & McDonnell for preliminary design of Deer Creek Center Trail to River des Peres on Deer Creek Greenway |
| 2008.55 | Contract with Burns & McDonnell for Deer Creek Corridor Study |

**A RESOLUTION APPROVING A CONTRACT NOT TO
EXCEED \$784,000 WITH TRANSYSTEMS IN
CONNECTION WITH DEER CREEK
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, 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 Deer Creek Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Deer Creek Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by extending the Deer Creek Greenway (the “Project”);

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

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item Deer Creek: Big Bend & Oxford to River des Peres for the Project;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Proposals for or in furtherance of the Project and received 4 responses;

WHEREAS, TranSystems was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 8th, 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 TranSystems in an amount not to exceed \$784,000 for the Project, subject to future appropriation.
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 8th day of October, 2024.

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

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

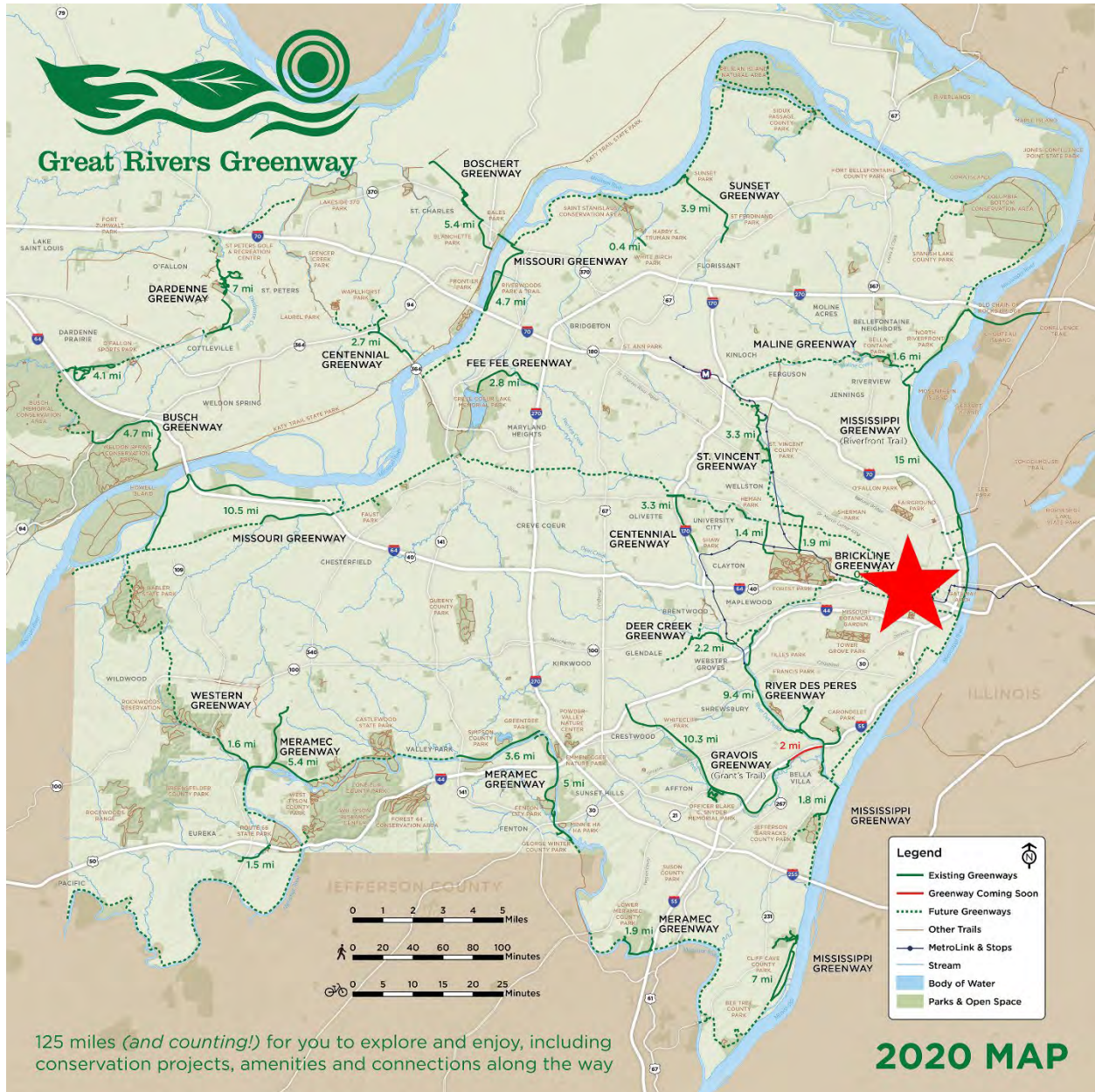
Nay:

Abstain:

Absent:

Not Present:

D. That the Board adopt Resolution 2024.91 approving a Contract not to exceed \$1,083,500, subject to future appropriations, with The SmithGroup, Inc. in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. -Mark Vogl



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|-----------|---|-------------------|
| 308Z | Brickline | Gateway Mall: 20th Street to Gateway Arch | City of St. Louis |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|-----------|--------------------------------------|---|
| Mark Vogl | SmithGroup, Inc. | Professional Services (Design) 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? |
|--|---|
| Total DBE Contract Breakdown: MBE: \$75,000 (7.3%) WBE: \$173,700 (16.8%) DTLS Landscape Architects - WBE Lochmueller Group David Mason & Associates - DBE/MBE Arcturis - WBE Mackey Mitchell Architects PGAV Planners, LLC | No |

| PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER | PROCUREMENT MONTH/YEAR: | IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT? | # OF PROCUREMENT RESPONSES: |
|--|-------------------------|---|-----------------------------|
| Invitation to Interview from Prequalified Vendors List | August 2024 | n/a | 5 |

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

First round of interviews occurred on May 31, 2024 among 5 teams; 4 teams re-interviewed with an expanded selection committee on August 22, 2024 with the recommendation of SmithGroup, Inc.

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|-------------|-------------------|----------------------------------|--|
| Contract | \$1,083,500 | \$152,348 | 2024-25 budget is from private sources through the GRG Foundation. |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Private sources from GRG Foundation fund the effort.

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--------------------------|----------------|
| 2024-2025 | Planning | Design |

WHY AND/OR HOW:

This action authorizes Great Rivers Greenway (GRG) to enter into a Contract with SmithGroup, Inc. (SmithGroup) to provide planning services for the

Brickline Greenway segment along the Gateway Mall in Downtown St. Louis, from 20th Street to Gateway Arch National Park.

Background

In 2019, GRG's Board of Directors adopted the Brickline Greenway Framework Plan which identified numerous alignments that will eventually connect Forest Park, Gateway Arch National Park, Fairground Park and Tower Grove Park in the City of St. Louis. Progress toward implementing each of these greenway segments is proceeding at separate paces, reflecting available funding, partnerships and capacity. The latest segment that Great Rivers Greenway is undertaking is along the Gateway Mall, between 20th and 4th Streets in Downtown St. Louis.

It is generally anticipated that this section of Brickline Greenway will be located on the north side of Market street, generally following the alignment and design character of the existing Brickline Greenway at CityPark Stadium between 20th and 22nd Streets. Design guidelines have been created specifically for the Brickline Greenway and design consultants for this effort will follow these standards to ensure consistency with other Brickline segments. However, there may be conditions along the Gateway Mall where the existing landscape may not readily facilitate the standard Brickline Greenway design. Adjacent landscape areas within the Gateway Mall may be incorporated into the overall greenway project and will be studied in collaboration with various stakeholder groups.

Details on this Action

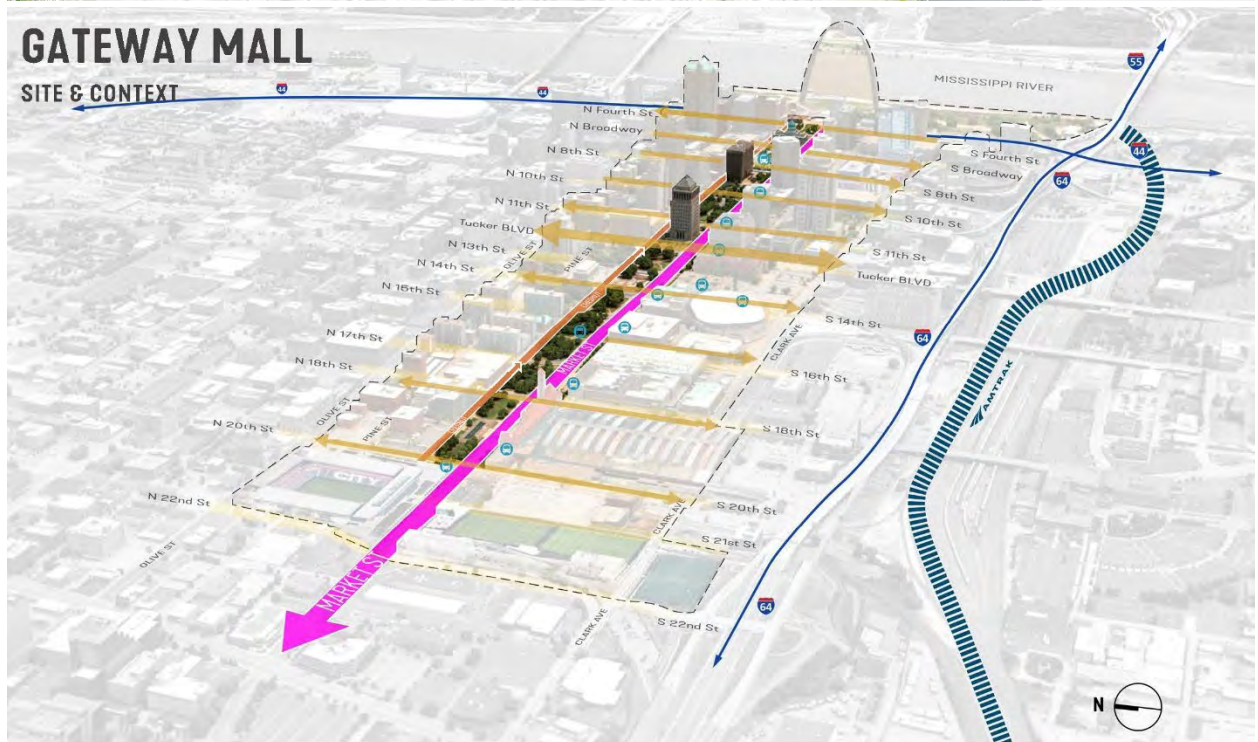
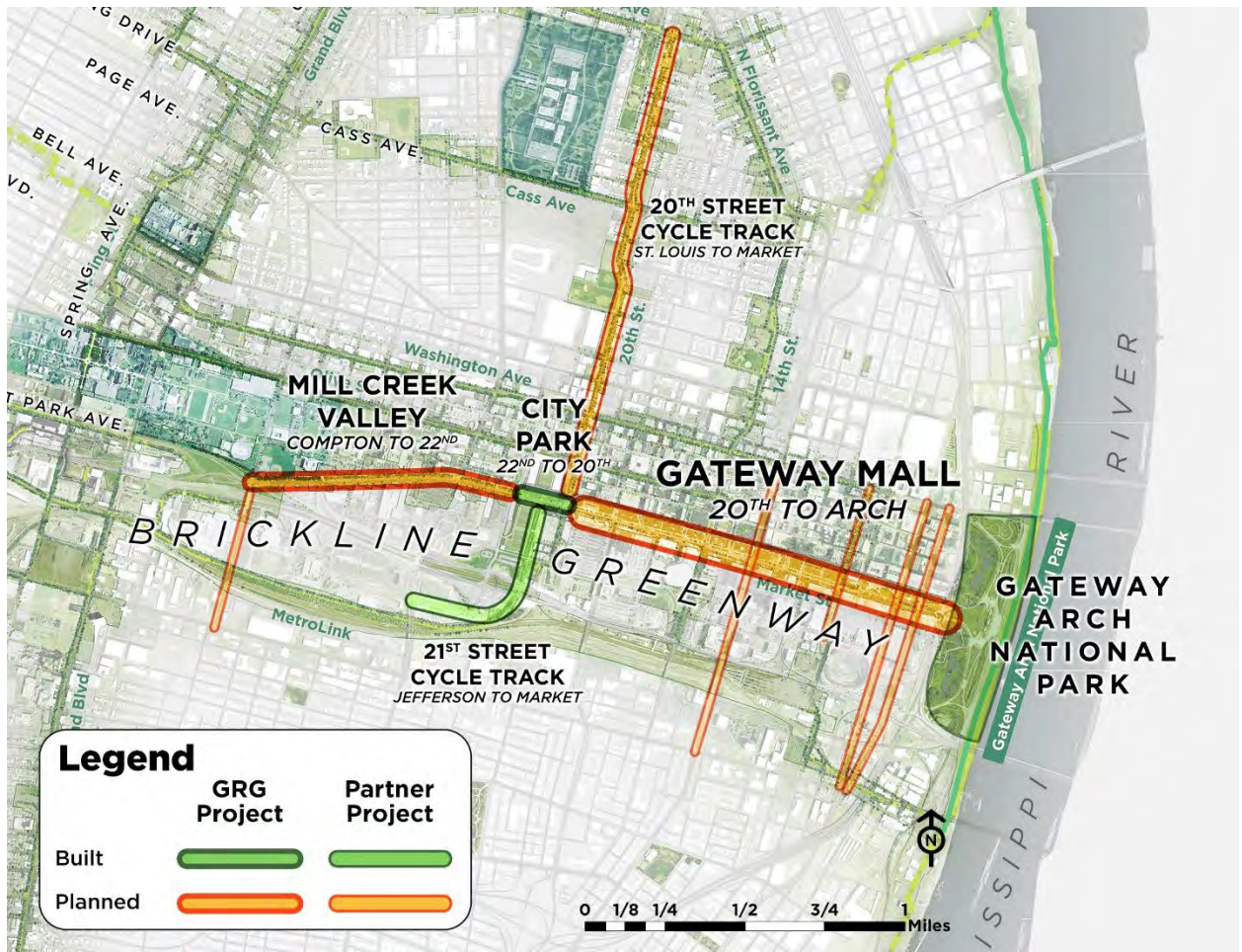
GRG staff conducted two (2) rounds of interviews for this Brickline Greenway project with five (5) design teams led by HOK, PGAV Planners, LLC (PGAV), RDG, SmithGroup and SWT. The preliminary round occurred in May 2024, with GRG staff, and a second round in August, with GRG staff and a selection committee of project stakeholders representing the City of St. Louis, Gateway Arch Park Foundation, Gateway Arch National Park, St. Louis Development Corporation, Greater St. Louis Inc., Gateway Foundation, St. Louis Cardinals, and St. Louis CITY SC. While the selection committee felt that the SmithGroup team was the most experienced and qualified to lead this high-profile project, the committee ultimately recommended SmithGroup to include PGAV on their team due to their extensive portfolio of work in

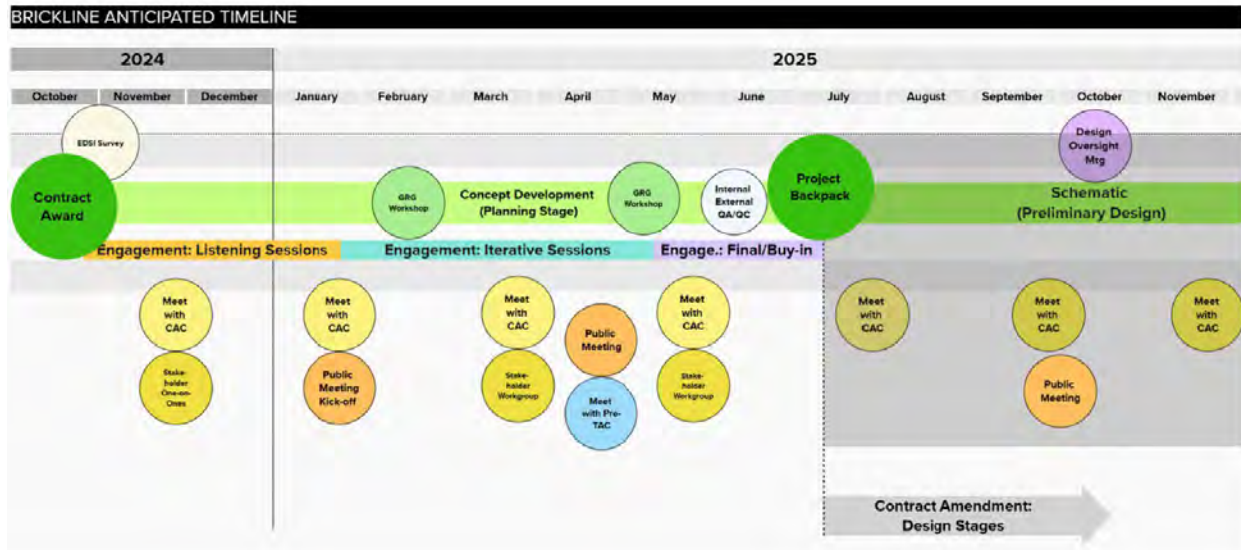
Downtown St. Louis and established relationships with the Downtown business and institutional community. PGAV agreed to join the SmithGroup team as a sub-consultant.

SmithGroup has submitted a proposal for planning services for the first stage of work that includes the following tasks:

- Planning Kick-Off and Engagement Support
- Data Collection, Base Map Preparation and GIS Site Analysis
- Photographic and Video Inventory
- Traffic and Parking Analyses
- Tourism and Visitor Analysis
- Civic Engagement and Goal Setting
- Greenway Corridor Alternatives Development
- Refinement of Preferred Alternative, Conceptual Design
- Assistance Preparing Grant Application
- Preparation of Project Deliverables Including:
 - Drawings, Diagrams and Maps
 - 3-Dimensional Renderings
 - 3-Dimensional Animation Videos
 - Physical Scale Model of Representative Block
 - Summary Report
 - Fundraising and Marketing Materials

The total fee for professional services for this stage of the project is valued at \$1,023,500, plus approximately \$60,000 for reimbursable expenses, for a total contract value of \$1,083,500. GRG staff look forward to this critical segment of the Brickline getting underway. Ideally, the project would commence in October and continue for approximately nine (9) months, with completion of this phase in late summer 2025.





RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|---|
| 2019.95 | Approval of the Chouteau Greenway Framework Plan |
| 2020.26 | Approval of Renaming Chouteau Greenway to "Brickline" Greenway |
| 2023.83 | Approval of Prequalified Professional Services Consultants (Prequalified Vendors List) |
| 2024.29 | Approval of Surveying Services Contract with Engineering Design Source, Inc. for Brickline Greenway |

**A RESOLUTION APPROVING A CONTRACT NOT TO
EXCEED \$1,083,500, SUBJECT TO FUTURE
APPROPRIATION, WITH SMITHGROUP, INC. IN
CONNECTION WITH BRICKLINE
GREENWAY AND AUTHORIZING OTHER ACTIONS
AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

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

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

WHEREAS, the 2024 GRG 3/16 Capital Budget included line item 308Z 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 five (5) consultant teams;

WHEREAS, The SmithGroup, 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 The SmithGroup, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 8, 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 The SmithGroup, Inc. in an amount not to exceed \$1,083,500 for the Project, subject to future appropriation.
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 8th day of October, 2024.

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

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

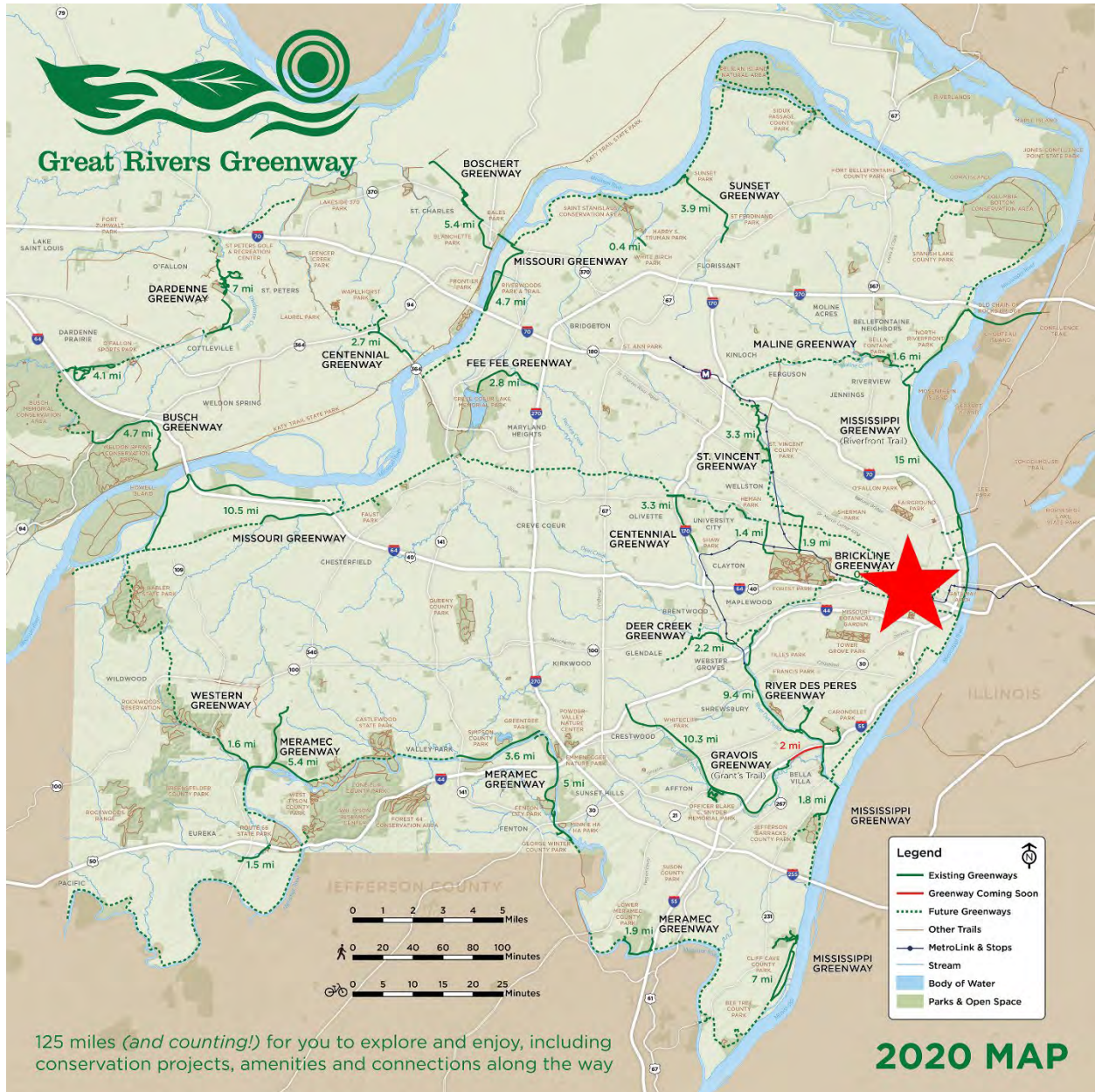
Nay:

Abstain:

Absent:

Not Present:

E. That the Board adopt Resolution 2024.92 approving a contract not to exceed \$1,522,130, subject to future appropriation, with Kozeny Wagner, Inc. in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. - Lonny Boring



WHERE:

| SUBPROJECT CODE | GREENWAY | SEGMENT | JURISDICTION(S) |
|-----------------|-----------|---|-------------------|
| 308B | Brickline | Cortex MetroLink Station to Grand MetroLink Station | City of St. Louis |

WHO:

| STAFF | CONTRACTOR(S), VENDOR(S), PARTNER(S) | TYPE OF SERVICES/AGREEMENT |
|--------------|--------------------------------------|--|
| Lonny Boring | Kozeny Wagner, Inc. | Pre-Construction & Construction Management |

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

| PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS | DOES THIS PROJECT HAVE WORKFORCE GOALS? |
|---|---|
| ABNA, MBE 10% | No |

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

| PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC) |
|---|
| In March 2024, Great Rivers Greenway (GRG) staff released a Request for Proposals (RFP) for pre-construction and construction management services |

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

across multiple greenway projects including four (4) separate projects in the Brickline Greenway: Cortex MetroLink Station to Grand MetroLink Station (308B), North Connector Greenway: Grand Blvd - Fairground Park to Page Blvd (308I), North Connector Streetscape: Grand Blvd - Fairground Park to Cass Ave (308IE) and North Connector: Spring Ave - Page Blvd to Lindell Blvd (308S).

The RFP was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and the MoDOT website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services for the advertised Brickline Greenway Cortex MetroLink Station to Grand MetroLink Station (308B). A selection committee composed of GRG and Bi-State Development Agency staff evaluated the proposals. All five (5) firms which applied for the Brickline Greenway Cortex MetroLink Station to Grand MetroLink Station (308B) were interviewed in August. The selection committee unanimously recommended Kozeny Wagner, Inc. as the best qualified and capable firm to perform the services outlined in the RFP for the Brickline Greenway Cortex MetroLink Station to Grand MetroLink Station (308B).

WHAT:

| ACTION TYPE | AMOUNT OF REQUEST | CURRENT BUDGETED FUNDS AVAILABLE | AMENDMENTS AND/OR SOURCES |
|----------------------|-------------------|---|---------------------------|
| Approval of Contract | \$1,522,130 | \$1,248,371 in 2024 3/16th Capital Budget | NA |

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

NA

WHEN:

| BUDGET YEAR | CURRENT PHASE OF PROJECT | NEXT MILESTONE |
|-------------|--|---|
| 2024 | 100% Plans, Specifications and Estimates | Construction Commences and Project Completion |

WHY AND/OR HOW:

This Board Action is to approve a contract for \$1,522,130, subject to future appropriation, with Kozeny Wagner, Inc. for pre-construction and construction management services for the Brickline Greenway segment from the Cortex MetroLink Station to the Grand MetroLink Station.

Extending the Brickline Greenway from the existing quarter-mile segment between Boyle and Sarah Avenues at the Cortex MetroLink Station east to the Grand MetroLink Station has been a priority since the approval of the Brickline Framework Plan (see map below). Connecting the two MetroLink stations provides improved connectivity for transit users, pedestrians and bicyclists to adjacent businesses, college campuses and residential areas. Pursuant to Resolution 2020.40, The Lamar Johnson Collaborative (LJC) initiated data collection and concept/schematic design for this project segment along with other Brickline segments. LJC's efforts were critical in developing a 2021 application for Federal Transportation Funding from the Congestion Mitigation and Air Quality (CMAQ) program which the GRG Board authorized under Resolution 2021.08. \$4 million in CMAQ funding was secured. The construction cost estimate submitted for the CMAQ application was \$11 million. This segment uses property owned by Bi-State Development Agency for the MetroLink corridor which Bi-State has granted access to GRG for use of the greenway.

In March 2024, Great Rivers Greenway (GRG) staff released a Request for Proposals for pre-construction and construction management services across multiple greenway projects including the Brickline Greenway: Cortex MetroLink Station to Grand MetroLink Station (308B). Five responses were received that expressed interest in the services for the project. A selection committee composed of both GRG and Bi-State Development Agency staff evaluated the proposals and interviewed all five teams in August. The selection committee unanimously recommended the Kozeny Wagner, Inc. team with more than 15 years and \$20 million in construction and construction management experience within the MetroLink right of way. The Kozeny Wagner, Inc. team includes the St. Louis firm of ABNA (MBE) which will perform material testing and inspection.

This contract with Kozeny Wagner, Inc. includes 6-months of pre-construction services for project. Also included are construction management services for 18-months for the project. The not to exceed fee is established at \$1,522,130 for the contract. The value of MBE contracts in the scope totals 10%.

The Kozeny Wagner, Inc. team services include:

- Pre-construction services including plan review and bidding services
- Cost estimation services
- Full-time on-site construction supervision for 18-months
- Business enterprise tracking for women and minority owned companies
- Material testing and inspection services (ABNA)
- Administration of the CMAQ Grant per MoDOT's Local Public Agency policy

The 2024 budget for the (308B) project included \$1,248,371. Contract expenditures within 2024 are projected to remain within the available budget. Future GRG 3/16 Capital Budgets will include the funds for the remaining efforts subject to Board approval.



RELEVANT RESOLUTIONS:

| RESOLUTION # | DESCRIPTION |
|--------------|--|
| 2021.08 | Approving an application for the Congestion Mitigation and Air Quality Federal Aid Program |
| 2020.62 | Approving a License Agreement with Bi-State Development Agency |
| 2020.40 | Approving a contract with the Lamar Johnson Collaborative |

**RESOLUTION APPROVING A CONTRACT NOT TO
EXCEED \$1,522,130, SUBJECT TO FUTURE
APPROPRIATION, WITH KOZENY WAGNER, INC. IN
CONNECTION WITH BRICKLINE
GREENWAY AND AUTHORIZING OTHER ACTIONS
AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by extending the Brickline greenway to the Grand MetroLink Station (the “Project”);

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

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

WHEREAS, the 2025, 2026 and 2027 GRG 3/16 Capital Budgets will include line item 308B for the Project;

WHEREAS, pursuant to the District's Procurement Policy, the District issued and advertised a Request for Proposals for or in furtherance of the Project and received five (5) responses for the Project;

WHEREAS, Kozeny Wagner, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the "Proposal");

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

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on October 8th, 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 Kozeny Wagner, Inc. in an amount not to exceed \$1,522,130.00 for the Project, subject to future appropriation.
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.

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

ADOPTED this 8th day of October, 2024.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Monica M. Huddleston, President

ATTEST:

Glenn Powers, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

7. ADJOURNMENT

A. CLOSED SESSION Notice

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

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

B. ADJOURN