



Tuesday, February 11, 2025

2025 FEBRUARY 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. OPEN TIME

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 Anne Milford via email amilford@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.

B. CALL TO ORDER/ ROLL CALL

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:

Topic: Great Rivers Greenway Board of Director's Meetings 2025

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82259873068>

Or One tap mobile :

+13092053325,,82259873068# US

+13126266799,,82259873068# US (Chicago)

Or Telephone:

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

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US

Webinar ID: 822 5987 3068

International numbers available: <https://us02web.zoom.us/j/82259873068>

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.

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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 - 2025 Annual Meeting

[View Minutes](#) for Jan 14, 2025 - 2025 Annual Meeting Great Rivers Greenway District

E. APPROVAL OF THE MINUTES January 2025 meeting

[View Minutes](#) for Jan 14, 2025 - 2025 JANUARY Board Meeting

2. PRESENTATION

A. 2025 New Projects - Mark Vogl

3. NEW BUSINESS

A. NONE

4. PETITIONS AND COMMUNICATIONS

A. NONE

5. REPORTS OF OFFICERS

A. NONE

6. REPORT OF THE CHIEF EXECUTIVE OFFICER: SUSAN TRAUTMAN

A. CHIEF EXECUTIVE OFFICER

File Attachments (available on <https://boarddocs.com/mo/grg/Board.nsf/> sign in required)

[2025 February CEO report Great Rivers Greenway.pdf \(516 KB\)](#)

[BOARD Calendar February 2025.pdf \(88 KB\)](#)

B. NOTICE OF CONTRACTS EXECUTED

File Attachments (available on <https://boarddocs.com/mo/grg/Board.nsf/> sign in required)

[GRG Executed Contracts Notice January 2025.pdf \(41 KB\)](#)

7. REPORT OF STANDING COMMITTEES

A. NONE

8. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS

A. NONE

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

A. That the Board adopt Resolution 2025.17 approving a contract not to exceed \$285,864 with DJM Ecological Services, Inc. in connection with conservation services and authorizing other actions as necessary to effectuate the same. -Josh Ward

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
735/736	Regional	Regional	Regional

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Josh Ward	DJM Ecological Services	Conservation Services

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
<p>DJM will act as general contractor, utilizing subcontractors to help with portions of the scope. Subcontractors will help to meet the 25% MBE and 5% WBE goals.</p> <p>Stormwater Pro-Tect STL, LLC (MBE - 25%)</p> <p>Blue Oak Environmental Group, Inc. (WBE - 5%)</p>	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:
Request for Bids	December 2025	First of three-year contract	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>TRC Outdoor LLC - \$507,350</p> <p>DJM Ecological Services, Inc. - \$245,864</p> <p>Native Landscape Solutions, Inc. - \$627,173</p> <p>A total of \$40,000 has been budgeted for as-needed services, and that amount is included in the total request below.</p>

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$285,864	\$285,864	735: Scope of work - \$122,860 736: Scope of work - \$123,004, As needed Services - \$40,000

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

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Conservation Stewardship	N/A

WHY AND/OR HOW:

The District relies on contractors to complete large-scale and/or specialized conservation services that are not addressed by other conservation programs (e.g., partner programs and volunteer efforts). The scope of work for this contract includes invasive plant species management, native seeding, and prescribed burning at nine (9) established conservation stewardship sites and six (6) new project sites.

Bids were requested for an initial contract term of one (1) year with two (2) one-year renewals. Three (3) firms submitted sealed bids for the scope of work, as well as hourly labor rates for as-needed services not included in the outlined conservation services scope (i.e., manual brush removal, brush removal with equipment, prescribed burning). As indicated in the funding sources above, an estimated total of \$40,000 has been added to the scope of work for as-needed conservation services.

District selection criteria is done on a "lowest and best" basis. Because the performance of these services in a timely and professional manner is critical to maintain the habitats along the greenways, it is important that the firm we select is both qualified and has the capacity to perform the outlined stewardship and as-needed services. DJM Ecological Services, Inc. has offered the lowest and best bid based on ability to perform the outlined conservation services scope.

The greenways and areas of conservation projects and stewardship in the proposed 2025 contract include the following:

- Mississippi Greenway: Old Chain of Rocks Park - \$9,005
- Dardenne Greenway: Bluebird Meadow - \$23,885
- Gravois Greenway: Hoffmeister Properties - \$23,312
- Western Greenway: Brown Property - \$15,699
- Meramec Greenway: Rock Alva Property - \$13,626

- Meramec Greenway: Unger County Park - \$12,740
- St. Vincent Greenway: St. Vincent County Park - \$18,713
- Deer Creek Greenway: Deer Creek Park - \$3,699
- Parking Lot Prairie: \$2,325
- Meramec Greenway: Rock Hollow - \$34,195
- Meramec Greenway: Valley Park and Simpson Park - \$14,686
- Busch Greenway: August Busch/Weldon Spring Conservation Areas - \$23,641
- Dardenne Greenway: Woodland Sports Park - \$26,582
- Gravois Greenway: Big Bend Blvd to Pardee Rd - \$22,451
- Mississippi Greenway: North Riverfront Park - \$1,305

Staff request that the Board authorize the CEO to negotiate and enter into a contract with DJM Ecological Services, Inc. for 2025 conservation services in an amount not to exceed \$285,864.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
N/A	N/A

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$285,864 WITH DJM Ecological services, inc. IN CONNECTION WITH conservation services AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

WHEREAS, 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 greenways are shown as a regional greenways 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 performing conservation and stewardship services (the “Project”);

WHEREAS, the 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107(Capital Budget);

WHEREAS, the 2025 GRG 1/10 Capital Budget included line item 735/736 for the Project;

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

WHEREAS, DJM Ecological Services, 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 DJM Ecological Services, 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 February 11, 2025, at the District Offices at 3745 Foundry Way, St. Louis,

Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with DJM Ecological Services, Inc. in an amount not to exceed \$285,864 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 11th day of February, 2025.

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

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

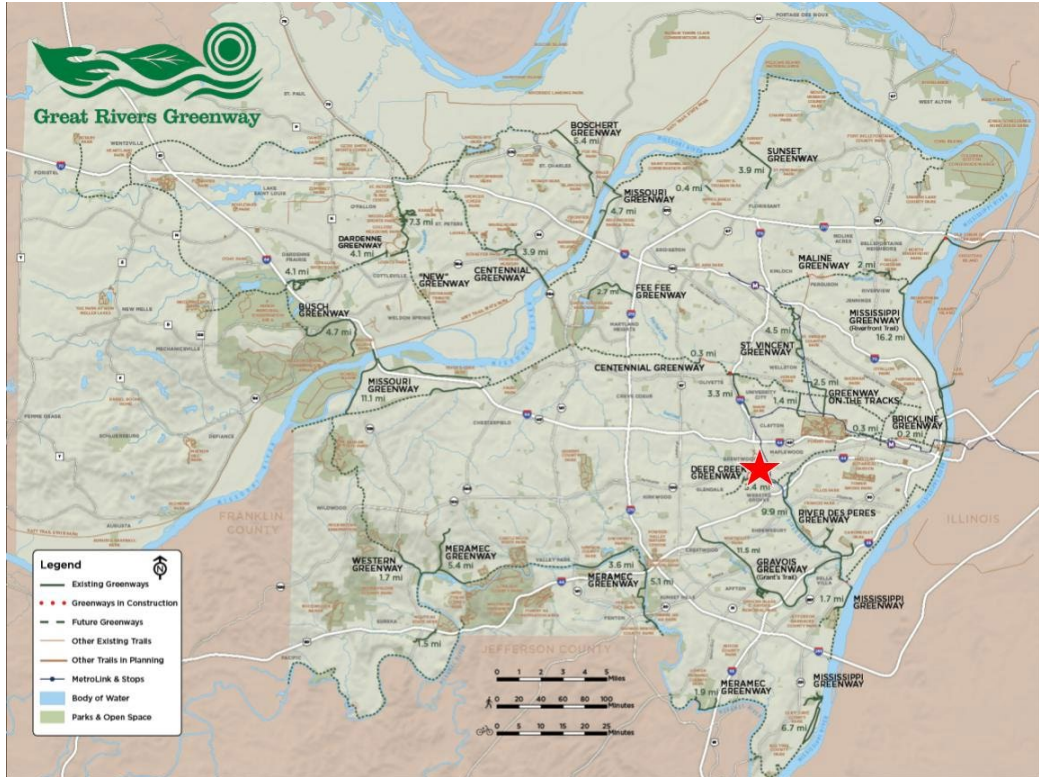
Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2025.18 approving a Contract Amendment not to exceed \$304,000, subject to future appropriation, with M3 Engineering Group, P.C. 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 Greenway	Deer Creek Shopping Center to River des Peres Greenway	City of Maplewood, Webster Groves - St. Louis County and City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	M3 Engineering Group, P.C. + Oates Associates, Inc. + DTLs Landscape Architecture	Construction Administration 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 and 5% WBE	M3 Engineering Group, P.C. is WBE/MBE certified. Subconsultant DTLS Landscape Architecture is WBE certified.	

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?				
<table border="1"> <tr> <td>196</td> <td>196A</td> </tr> <tr> <td>M3 = 46% - (W/MBE) DTLS = 11% (WBE) Oates Associates, Inc. = 43%</td> <td>M3 = 46% - (W/M DTLS = 54% (WBI</td> </tr> </table>	196	196A	M3 = 46% - (W/MBE) DTLS = 11% (WBE) Oates Associates, Inc. = 43%	M3 = 46% - (W/M DTLS = 54% (WBI	No
196	196A				
M3 = 46% - (W/MBE) DTLS = 11% (WBE) Oates Associates, Inc. = 43%	M3 = 46% - (W/M DTLS = 54% (WBI				

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Vendor's list	May 2022	2022, 2023 and 2024 have passed - Future	3

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:
		services for 2025 - 2026	

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

This is a contract amendment to a contract that was awarded to M3 Engineering Group, P.C. following the Invitation to Interview/Vendor's List procurement process in May 2022.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Amendment approval	2025 - \$189,000 2026 - \$115,000 Total - \$304,000	2025 - \$657,869 (196) + \$172,240 (196A) - Capital Budget 2026 - \$115,000 - Subject to Board Approval of 2026 Capital Budget	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Congestion and Mitigation Air Quality - CMAQ Federal Transportation Grant for \$3,000,000 - Construction Phase
 City of St. Louis - \$113,000

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

Webster Groves - \$75,000
 St. Louis County - \$30,000

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Final Design	Bidding and Construction

WHY AND/OR HOW:

This action is to request approval of a contract amendment with M3 Engineering Group, P.C.. for pre-construction and construction administration services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Boulevard and Oxford Boulevard, to the River des Peres Greenway. Funding for the services includes budgeted funds in the current 2025 GRG 3/16 Capital Budget and future Capital Budgets subject to Board approval.

Project Background and Partnerships:

In June 2022, the Board of Directors approved a contract with M3 EngineeringGroup, P.C. to provide professional services including greenway intermediate design (project #196) and the planning of the 3635 South Big Bend Boulevard parcel (project #196A), which are shown on the map below. Project #196A is the former McDonald's site Great Rivers Greenway (GRG) purchased in 2019. The goal for the former McDonald's site is to work with the City of Webster Groves to design a small trailhead for greenway users. The City of Webster Groves has committed to contribute \$150,000 towards the construction of the green open space/small trailhead. In December of 2022, a contract amendment was approved to add the final design to both projects.

GRG was awarded \$3,000,000 in transportation funds from the Congestion Mitigation and Air Quality program (CMAQ) in August of 2022 from East West Gateway. However, due to the combination of scopes of work along Greenwood Blvd, the CMAQ grant was redistributed to have the City of Maplewood be the partial recipient of the grant in the

amount of \$1,407,052, and GRG to receive the remainder \$1,592,948, for a total of \$3,000,000. This grant is for project #196. The City of St. Louis and St. Louis County will contribute funding for the traffic signal and road modifications proposed as part of this project, totaling approximately \$140,000. While the City of Maplewood will construct the greenway project along Greenwood Boulevard, GRG is responsible for Construction Administration services for this segment.

Project Timeline (196 & 196A):

Construction: 2025-2026

Proposed Scope of Services:

As both projects are two distinct efforts, the scope for the M3 Engineering team is separated as such but are included as one board action.

- Pre-Construction phase
- Utility Relocation assistance
- Construction observation & site visits
- Quality Control, change order review, respond to requests for information, test results review, preparation of field revision exhibits
- Construction close out assistance, record drawings and GIS coordination for asset inventory.

Project Financials:

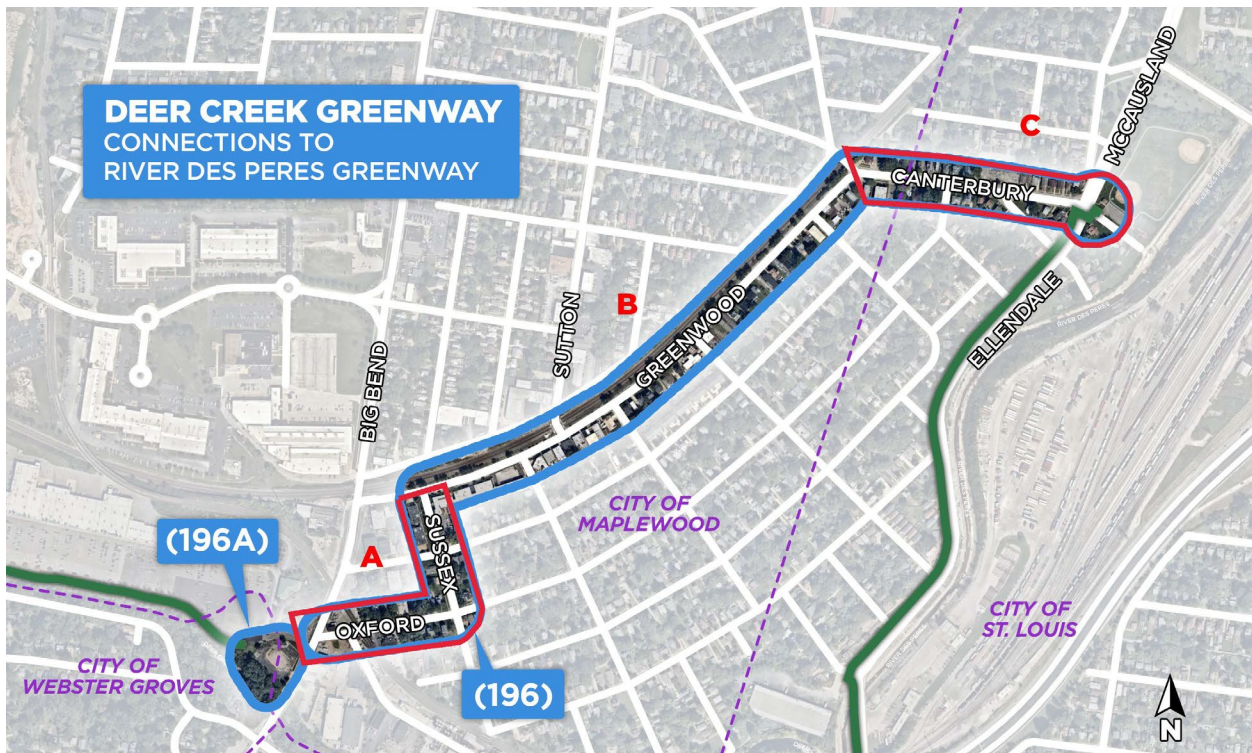
The proposed fee is split by year and by project as follows:

Subproject code / Year	2025	2026	Total
#196 - (City of St. Louis, St. Louis County & GRG)	\$ 139,000	\$ 93,000	\$ 232,000
#196A - (GRG and City of Webster Groves)	\$ 50,000	\$ 22,000	\$ 72,000
Totals	\$ 189,000	\$ 115,000	\$ 304,000

The 2025 budget for projects #196 & #196A include \$830,109 in the GRG 3/16th Capital Budget. Current contract expenditures within 2025 will remain within the available budget. The 2025 GRG 3/16th Capital Budget includes the funds for the construction administration efforts associated with this Board action. The 2026 funds will be included

in the 2026 Capital Budget, subject to Board approval of the 2026 Capital Budget later this year.

The design team proposes to have M3 Engineering Group, P.C. (W/MBE) complete 52% of the overall work, DTLs Landscape Architecture (WBE) complete 17% of the overall work and Oates Associates, Inc. complete 31% of the overall work, approximately. GRG staff have been pleased with the team's work over the past several months on these projects and support the contract amendment with M3 Engineering Group, P.C..



RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2025.10	Approving a Cost Share Agreement not to exceed \$594,000, subject to future appropriation, with the City of Maplewood in connection with Deer Creek Greenway
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

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
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
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
2023.106	Contract with Burns and McDonnell for Deer Creek to River des Peres - Alignment Study

RESOLUTION #	DESCRIPTION
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 AMENDMENT NOT TO EXCEED \$304,000, Subject to future appropriation, WITH M3 ENGINEERING GROUP, P.C. 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”);

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by developing the Deer Creek Greenway in the cities of Maplewood, Webster Groves and St. Louis (the “Project”);

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

the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

WHEREAS, the 2025 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.107;

WHEREAS, the 2025 GRG 3/16 Capital Budget included line item 196 and 196A for the Project;

WHEREAS, the 2026 GRG 3/16 Capital Budget will include line items 196 and 196A for the Project, subject to approval by the Board of Directors of the District (the "Board");

WHEREAS, pursuant to Resolution 2022.42, the District authorized the Chief Executive Officer to negotiate and enter into a contract with M3 Engineering Group, P.C. for professional services in furtherance of the Project, and the District subsequently entered into a contract with M3 Engineering Group, P.C.;

WHEREAS, the District desires to enter into a contract amendment with M3 Engineering Group, P.C. in order to amend the scope of work, compensation and period of service under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with M3 Engineering Group, P.C.; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board, convened at 11:30 am, on February 11, 2025, 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 M3 Engineering Group, P.C. in an amount not to exceed \$304,000, subject to future appropriation, for the Project.
2. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

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

ADOPTED this 11th day of February, 2025.

METROPOLITAN PARK AND RECREATION DISTRICT

D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2025.19 approving a Financial Assistance Agreement in an amount equal to approximately \$20,000,000 with the Missouri Department of Natural Resources in connection with the Brickline Greenway and authorizing other actions as necessary to effectuate the same. - Todd Antoine



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
Various Brickline projects	Brickline	Various	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Todd Antoine	Missouri Department of Natural Resources	Financial Assistance Agreement

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

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

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
N/A	N/A	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 Agreement	\$20,000,000	N/A	N/A

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

\$20,000,000 in State Funding for various Brickline projects

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Various	Submission of \$20,000,000 in reimbursements

WHY AND/OR HOW:

This memo has two (2) actions related to receiving the State funds: First, this action will designate the CEO or their designated representative(s) to submit reimbursements and other information to MoDNR which requires the Board to approve an updated "Resolution of Governing Body of Applicant" form which the Board previously authorized in 2023. Second, this action will authorize the CEO to execute a Financial Assistance Agreement with the Missouri Department of Natural Resources (MoDNR) for State funds in an amount equal to approximately \$20,000,000 for the development of the Brickline Greenway.

In 2023, the Missouri General Assembly through House Bills 6, 19 and 20 of the 2023 Legislative Session included funding for the development of the Brickline Greenway in the FY 2024 Budget. The budget was signed into law, and \$15,000,000 of the budget was to be administered by MoDNR. The program is a reimbursable program, similar to the various federal transportation grants GRG receives for projects. In 2024, the Missouri General Assembly, through House Bill 2020 of the 2024 Legislative Session, included an additional \$10,000,000 for the development of the Brickline Greenway. Governor Parson vetoed and reduced the funds to \$5,000,000. This brings the total amount of State funding to \$20,000,000. There is no local match required for the State funds, but unless the General Assembly approves an extension, all funds must be submitted for reimbursement by June 30, 2025. GRG staff have been working on the original \$15,000,000 but only recently was informed by MoDNR staff that the additional \$5,000,000 approved in the last Legislative Session will need to be spent by the June deadline.

The GRG Board approved Resolution 2023.94 which authorized staff to submit an application to MoDNR for the program which included a "Resolution of Governing Body of Applicant (Authorized Representative) Form which listed CEO Susan Trautman. With Susan's upcoming retirement, the form will need to be revised and MoDNR staff recommended to have the form list the CEO title (with no name) along with their designated representative(s). The designated representatives will be the COO (Michelle Bock), and the Director of Finance and Administration (Mike Carson). This will allow the current and the new CEO, as well as the COO and the Director of Finance and Administration, to be authorized representatives to submit reimbursements or other information to MoDNR. A revised "Resolution of Governing Body of Applicant" Form will need to be submitted as part of this action.

The second part of this action will authorize the CEO and/or their authorized representatives to execute the Financial Assistance Agreement with MODNR for the \$20,000,000. The Agreement is a standard MoDNR agreement which outlines the requirements and responsibilities GRG must meet in order to receive the funds. GRG staff has been working on the original \$15,000,000 and has identified \$15,600,000 from nine (9) Brickline Greenway projects which includes an additional \$600,000 to provide some flexibility. Currently \$8,000,000 of the \$15,000,000 in costs have already been paid by GRG and staff are coordinating to ensure the remaining balance of \$7,000,000 is expended through June 2025.

For the additional \$5,000,000 provided in the last Legislative Session, staff will work with our State Lobbyist to assist in seeking an extension for those funds beyond the June 2025

deadline. Staff have identified projects that would be eligible for the reimbursements if the extension is granted by the State Legislature.

If any budget adjustments are needed including the \$5,000,000 beyond the June 2025 deadline, MoDNR will need an amendment to the Financial Assistance Agreement which will be brought back before the GRG Board for consideration.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.94	Authorizing the filing of a request with the Missouri Department of Natural Resources, Financial Assistance Center's State Infrastructure Grant Program

RESOLUTION APPROVING A Financial Assistance Agreement IN AN AMOUNT EQUAL TO APPROXIMATELY \$20,000,000 WITH the Missouri Department of natural Resources IN CONNECTION WITH the Brickline Greenway AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

WHEREAS, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and

proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by securing State funds in an amount equal to approximately \$20,000,000 and provided by the Missouri Department of Natural Resources (the “Project”);

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

WHEREAS, the 2025 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.107;

WHEREAS, the 2025 GRG 3/16 Capital Budget included various Brickline Greenway budgets for the Project;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) submit materials including a revised Resolution of Governing Body of Applicant form; (ii) negotiate and enter into a Financial Assistance Agreement with the Missouri Department of Natural Resources; 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 February 11, 2025, 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 authorized the Chief Executive Officer to submit a revised Resolution of Governing Body of Applicant form with the Missouri Department of Natural Resources for the Project.

2. The Board authorizes the Chief Executive Officer to negotiate and enter into a Financial Assistance Agreement with the Missouri Department of Natural Resources in an amount equal to approximately \$20,000,000 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 11th day of February, 2025.

METROPOLITAN PARK AND RECREATION DISTRICT

D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

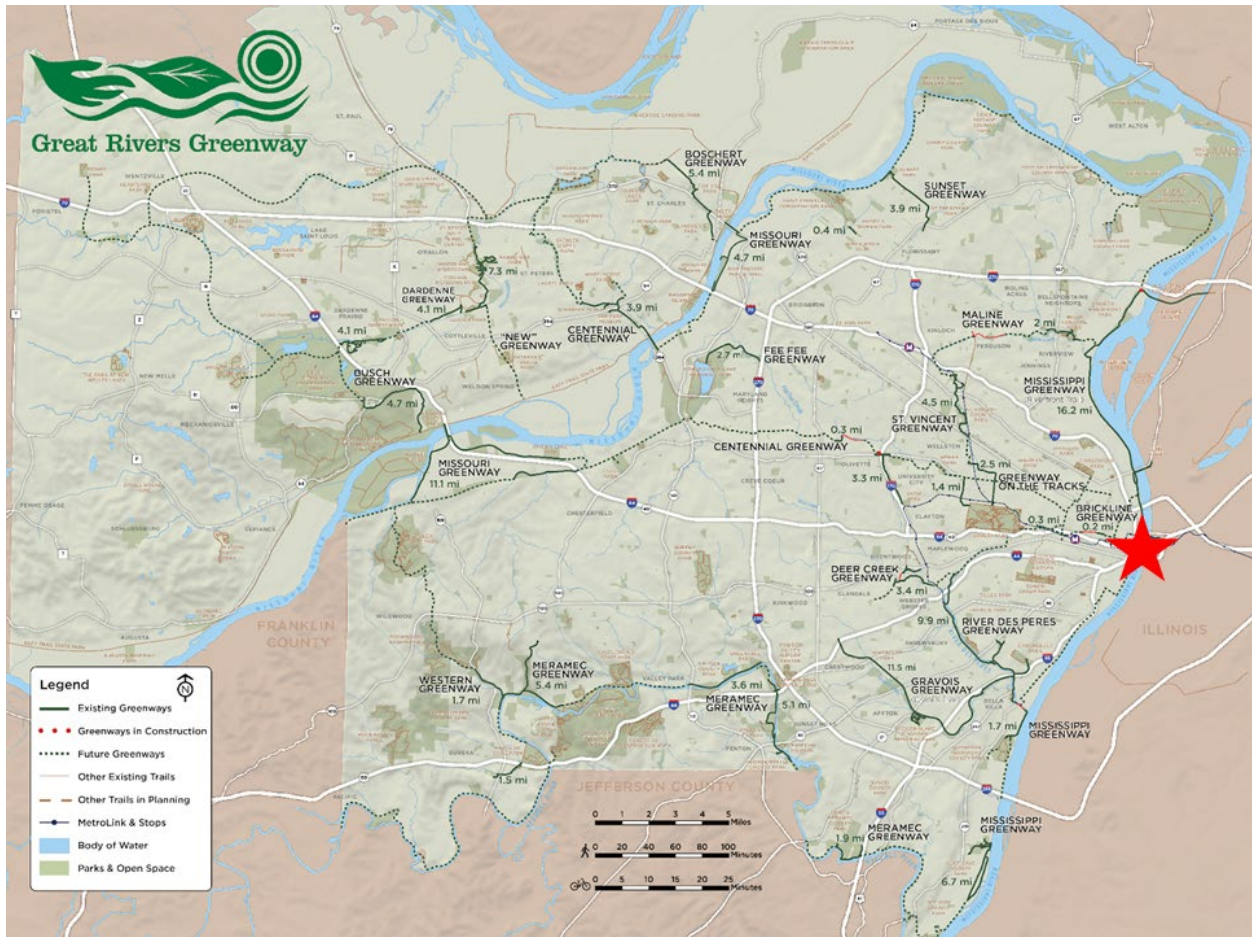
Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2025.20 approving a contract not to exceed \$168,750 with Introba, Inc. in connection with CAR NPS Access Control System/Security Upgrades and authorizing other actions as necessary to effectuate the same. -Will Rein



WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
897E	Mississippi	Gateway Arch National Park	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Will Rein	Introba, Inc.	Engineering and 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%/5% DBE/WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
No subcontractors	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	October/November 2024	N/A	1

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

An RFQ was advertised for this project. One (1) firm submitted qualifications and two (2) other firms indicated they would have submitted but declined because if they were selected would subsequently be excluded from bidding on the construction.

The firm that submitted a response, Introba, Inc., was interviewed. They demonstrated that they are well qualified with their in-house security group which also has ample capacity to perform the work.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a Contract	\$168,750	\$637,232	2025 CAR 3/16th Budget

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Design	Completion of construction documents for public bidding in late 2025.

WHY AND/OR HOW:

Over the past several years, Gateway Arch National Park has experienced significant upgrades to its facilities. In mid-2024, NPS staff learned that support for the existing physical security controls system will end in 2026. Software upgrades and support will no longer be provided by the manufacturer. As a result, Gateway Arch National Park Law Enforcement Division/Physical Security Branch requires a complete system replacement, to include software & panel hardware of the legacy system with a compliant Personal Identity Verification (PIV) Access Control system. These two (2) Federal mandates relate to the required level and means of exchanging personal data between an individual's keycard and the door access controllers.

In 2024, NPS approached GRG with a request to include design and construction of these upgrades in their 2025 request for supplemental funding and projects to be managed by GRG. Staff and NPS advertised an RFQ for professional design and engineering services for design and development of construction documents for the four (4) enclosed facilities within Gateway Arch National Park.

Introba, Inc. (formerly Ross & Baruzzini, Inc.), submitted qualifications and were interviewed by GRG and NPS staff. Introba, Inc. has a dedicated security group that is experienced in this type of work, including the Federal mandate, and is familiar with the specific project and needs of the Park.

GRG and NPS staff are recommending that the Board authorize the CEO to move forward with negotiations and enter into a contract not to exceed \$168,750 with Introba, Inc. for the design of building access controls and security upgrades at Gateway Arch National Park.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.108	Approval of 2025 CAR 3/16th Budget

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$168,750 WITH Introba, Inc. IN CONNECTION WITH NPS Buiding Access Control System/Security Upgrades AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing access control system and security upgrades (the “Project”);

WHEREAS, the 2025 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.108;

WHEREAS, the 2025 CAR 3/16 Capital Budget included line item 897E for the Project;

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

WHEREAS, Introba, 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 Introba, 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 February 11, 2025, 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 Introba, Inc. in an amount not to exceed \$168,750 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 11th day of February, 2025.

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

Bernie DuBray , President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

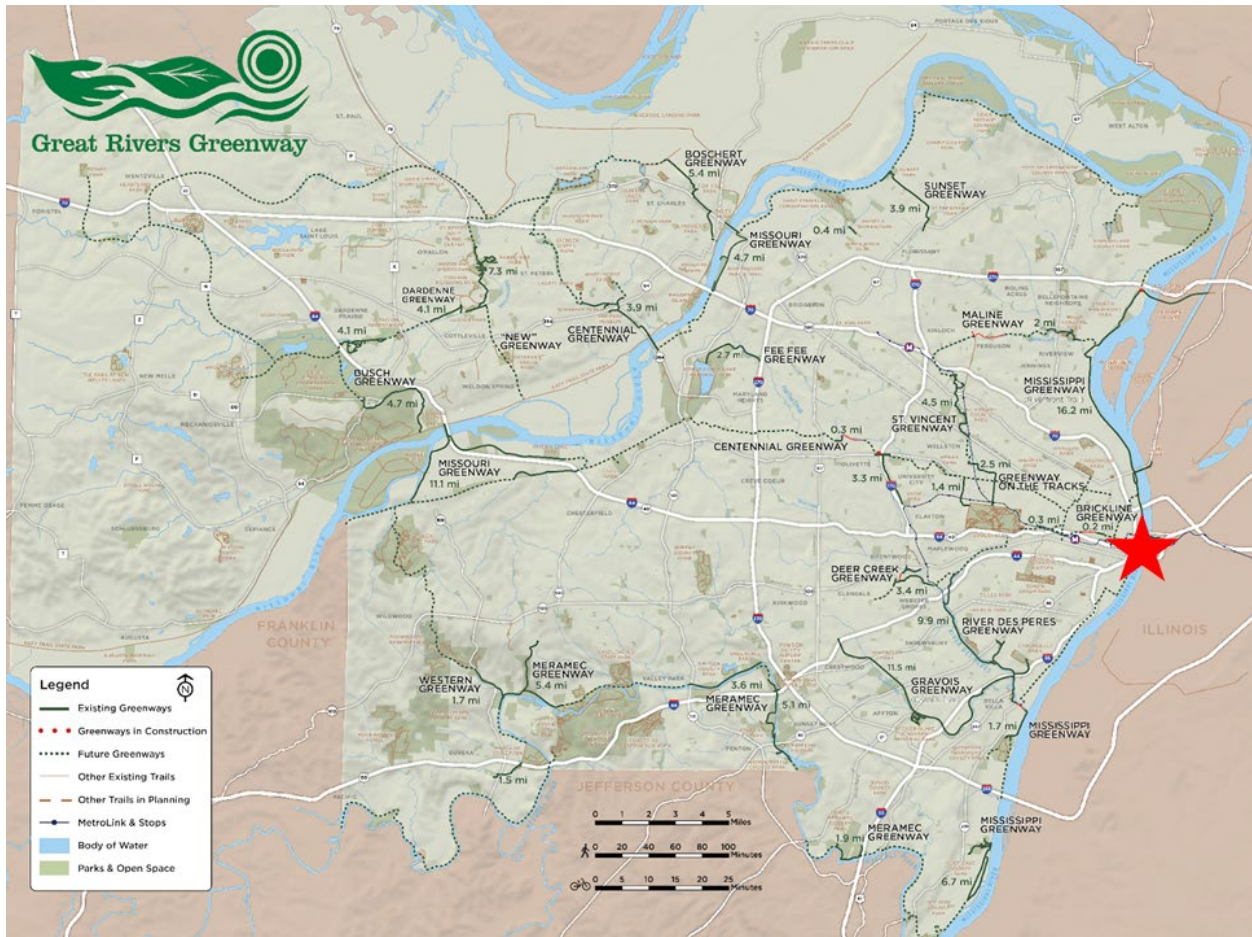
Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2025.21 approving a contract amendment not to exceed \$34,767 with Navigate Building Solutions, LLC in connection with Mississippi Greenway Access Controls and authorizing other actions as necessary to effectuate the same. -Will Rein



WHERE:

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

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
William Rein	Navigate Building Solutions, LLC.	Construction management services 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%/5% MBE/WBE	No	N/A

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
TSi Geotechnical, Inc. - 11% for Materials Testing (if needed). M/W/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:
RFP	January 2023	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
This is a contract amendment.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of contract amendment for construction manager	\$34,767	\$299,684	2024 799A Rollover Funds

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2024	Construction	Project Completion

WHY AND/OR HOW:

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

Construction began in June of 2024, and was originally scheduled to achieve substantial completion by November 5, 2024. While construction was ongoing, District Staff worked

with City Partners to coordinate handover of the new equipment so they can operate it within their systems. During this handover, a number of concerns were raised by the St. Louis Metropolitan Police Department ("Police Department"). While the design of this project was submitted to the Board of Public Service and all departments signed off on it, the Police Department requested changes as a condition of them taking on the operation and control of the access gates. Additional coordination has also taken place regarding the federation of the new security cameras into the Police Department's network.

The general contractor, HOF Construction, Inc., did not fully coordinate scopes of work for their electrical and security controls sub-contractors. This led to the delayed procurement of critical equipment to operate the first gate (Poplar) in an interim condition which further led to the delayed construction start at Chouteau Ave. Discussion of liquidated damages is ongoing.

This extra coordination effort on both accounts has extended the project timeline. Navigate Building Solutions, LLC has expended all hours and fee associated with their original contract and have requested this amendment to their contract to extend through the updated project closeout period. District Staff are requesting the Board of Directors authorize the CEO to negotiate and enter into a contract amendment for construction management services for this project.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.25	Contract with Navigate Building Solutions for CM Services
2023.18	Cooperation Agreement with City of St. Louis for O&M of Access control structures
2022.111	Contract amendment with PDS for LKS Gate final design
2022.37	Contract with PDS for LKS Gate Preliminary design

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$34,767 WITH Navigate building solutions, LLC IN CONNECTION WITH MISSISSIPPI GREENWAY ACCESS CONTROLS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

WHEREAS, the District desires to improve the River Ring in furtherance of the River Ring Regional Plan by providing construction management services (the “Project”);

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

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

WHEREAS, the 2024 CAR 3/16 Capital Budget included line item 799 for the Project;

WHEREAS, pursuant to Resolution 2023.25, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Navigate Building Solutions, LLC for preconstruction and construction management services in furtherance of the Project, and the District subsequently entered into a contract with Navigate Building Solutions, LLC.

WHEREAS, the District desires to enter into a contract amendment with Navigate Building Solutions, LLC in order to amend the period of service and compensation under the existing contract;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with 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 February 11, 2025, 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 Navigate Building Solutions, LLC in an amount not to exceed \$34,767.
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 11th day of February, 2025.

METROPOLITAN PARK AND RECREATION DISTRICT

D/B/A THE GREAT RIVERS GREENWAY DISTRICT

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

12. UNFINISHED BUSINESS

A. NONE

13. CLOSED SESSION

A. ENTER INTO CLOSED SESSION

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

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

14. ADJOURNMENT

A. RECONVENE INTO OPEN SESSION

B. ADJOURN