



**Tuesday, April 8, 2025**

**2025 APRIL 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](mailto: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](http://www.greatriversgreenway.org).

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

Please click the link below to join the webinar:

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  
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+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.

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](mailto: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

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

## **C. APPROVAL OF AGENDA**

## **D. APPROVAL OF THE MINUTES**

[View Minutes](#) for Mar 11, 2025 - 2025 MARCH Board Meeting

## **2. PRESENTATION (S)**

### **A. Presentation of Board Portal - DILIGENT COMMUNITY**

## **3. REPORT OF THE CHIEF EXECUTIVE OFFICER**

### **A. CHIEF EXECUTIVE OFFICER**

[2025 April CEO report Great Rivers Greenway\\_FINAL REVIEWED.docx \(4,317 KB\)](#)

**B. NOTICE OF CONTRACTS EXECUTED**[GRG Executed Contracts Notice March 2025.pdf \(47 KB\)](#)**4. REPORT OF STANDING COMMITTEES****A. Referral of the Brickline Technology Plan to the Board of Directors. - Michael Steinlage****WHERE:**

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

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Michael Steinlage	Sasaki Associates, Inc.	n/a

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	25% MBE 5% WBE	n/a	n/a

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

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

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
n/a	Planning	Design and Implementation

## Background

Early in the process of developing the Brickline Greenway Framework Plan, Great Rivers Greenway ("GRG") acknowledged the critical role that innovative and strategic technological initiatives can play in achieving the Brickline's goals and advancing GRG's mission to effectively serve the St. Louis region. Therefore, GRG staff advertised a public Request for Qualifications ("RFQ") in January 2024 for Greenway Technology Master Planning Consulting Services and later received Board approval in April 2024, via Resolution 2024.39, to enter into a contract with Sasaki Associates, Inc. ("Sasaki") to develop a master plan for integrating technology into the Brickline Greenway. After internal engagement with GRG staff throughout all departments and extensive external community engagement with partners, residents, and stakeholders via surveys, roundtables, and meetings, Sasaki submitted the final deliverable for **Phase 1 of the Brickline Greenway Technology Plan** (the "Tech Plan") in February 2025.

Today, new technologies are increasingly becoming a regular feature of our public realm, particularly in the park and greenway industry. When deployed thoughtfully and with civic purpose, they can produce great social, economic, and environmental benefits. Conversely, when deployed poorly, they can exacerbate existing inequities, cause community concerns around surveillance, security, transparency, and accountability, and create undue burdens for maintenance and operations. The Tech Plan is fundamentally about aligning technology with the needs, values, and sense of purpose of both GRG and the communities it serves. From this alignment, the Tech Plan will create a strong foundation for purposeful, value-aligned, feasible, and actionable technology initiatives on the Brickline Greenway for the years to come. The document provides an actionable guide for GRG to undertake technology initiatives on the Brickline Greenway, subject to future Board consideration, and establishes a defined set of Technology Principles to inform future decisions and actions. Key Tech Plan contents include:

- The process by which GRG's operational needs, values, and aspirations, as well as community input, informed the Tech Plan's development
- A clearly articulated set of Technology Principles to guide implementation of technology initiatives on the Brickline Greenway
- Toolkits to implement potential technology use cases on the Brickline Greenway (e.g. public Wi-Fi, safety & lighting, digital smart kiosks)
- A guide for GRG to execute technology initiatives and seek strategic partnerships

- Suggestions for piloting technology initiatives (e.g. North Connector Wi-Fi, digital smart kiosks)

### **Details on this Action**

At the March 11, 2025 GRG Board Planning Committee (the "Committee") meeting, staff presented the Tech Plan in detail and provided an overview of its contents and intended outcomes. While most of the document was presented in its final form, staff made clear to the Committee that the Technology Principles (the "Principles"), as presented, were drafts to be vetted and refined by the members during the meeting. The Principles serve to guide digital practices in service to GRG's and the Brickline's mission, and ensure that technological advancements on the Brickline Greenway go beyond service improvement and operational efficiency to enable just and beneficial outcomes for all. This is also a key step in building trust and transparency with the community, which was a salient theme emerging repeatedly through community engagement work. While we cannot know all possible technologies now or in the future, clearly defining these principles and values provides a strong foundation for GRG to implement technologies on the Brickline with a guidepost for responsible and mission-aligned innovation.

After discussion, the Committee provided comments on the overall Tech Plan and the draft Principles. Staff worked to further revise the document based on the feedback received and presented the updates at the April 2025 Planning Committee meeting in pursuit of receiving a referral to the full Board of Directors for consideration and future approval. Staff intends to seek approval of a resolution adopting the Tech Plan at the May Board of Directors meeting.

### **Future Actions**

Through a fleet of Eco-counters, GRG already collects bicycle and pedestrian user counts throughout the region. However, the increased sophistication of technologies available for deployment on the Brickline Greenway expand the feasibility of data collection to include for example, environmental conditions and quality, occupancy durations (the amount of time greenway users stay at a greenway node or plaza), greenway usage, demographics, and others.

In adherence to the foundation laid out in the Tech Plan Phase 1 document, Phase 2 seeks to identify value and mission aligned data collection needs to support the long term sustainability and operational excellence of the Brickline Greenway in terms of funding,

operations, maintenance, and user experience. Staff anticipates returning to the Board in May 2025 with a Phase 2 scope of work with Sasaki for consideration. The future Phase 3 of the Tech Plan comprises installation and implementation, subject to future Board approvals and would be contained within individual greenway design contracts or as independent contracts working in tandem with design teams.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.39	Planning services with Sasaki Associates, Inc. for the Brickline Greenway Technology Plan

[Brickline Tech Plan - Phase 1 - Executive Summary.pdf \(9,568 KB\)](#)

[Brickline Tech Plan - Phase 1 - Final Deliverable \(March 2025 Revisions\).pdf \(21,675 KB\)](#)

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

**A. That the Board adopt Resolution 2025.33 approving a contract not to exceed \$109,065, subject to future appropriation, with Intuition & Logic Engineering, Inc. in connection with Western Greenway and authorizing other actions as necessary to effectuate the same. -Brian Stith**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
239	Western Greenway	Wildhorse Creek Road through Babler State Park to Rieger Road	St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Brian Stith	Intuition & Logic Engineering, Inc.	Professional Services Contract

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
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:
Invitation to Interview from Prequalified Vendors List	January 2025 - March 2025	n/a	8 from the Invitation to Interview



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

8 Design Firms interviewed for a total of 10 projects. Based on unique qualifications and experience in the project area and local municipal partners, Intuition & Logic Engineering, Inc. was unanimously recommended for the project.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	\$109,065	\$100,000 (IN 2025)	n/a

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

n/a

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025-2026	Planning	Design

**WHY AND/OR HOW:**

This action is to approve a contract with Intuition & Logic Engineering, Inc. to provide planning and design services for Western Greenway: Babler State Park - Wildhorse Creek Road to Rieger Road.

**Background**

The Western Greenway provides a vital north-south connection between the Meramec Greenway (following the Meramec River) and the Missouri River Greenway, which are all part of The River Ring, an interconnected system of greenways, parks, and trails in the St. Louis region. The Western Greenway is unique to the River Ring in that it will traverse extremely rugged terrain not found anywhere else in St. Louis County. Early attempts to develop property in the area proved difficult due to the formidable task of trying to build roads in the area. For this reason, many large tracts of land in the area were given over to the Department of Conservation, Department of Natural Resources, and the St. Louis County Parks Department. These tracts of land, such as Babler State Park and Rockwoods Reservation, are vital in providing open space and independent trail corridors for the development of the Western Greenway. In the 1960's, St. Louis County developed the concept of connecting these various public parcels via a trail system but ; however, the concept lacked funding and political will, and the idea sat dormant until the 1990's.

Starting in 2004, GRG worked with St. Louis County Parks, the Missouri Department of Conservation, Missouri State Parks and the City of Wildwood (the "City") to collaborate on the Western Greenway. The City developed the Western Greenway Plan in 2002, which the GRG Board adopted and began to work with the various public agencies on implementation. In particular, GRG has worked with the City of Wildwood to construct several segments of the Western Greenway, from the Al Foster Trail along the Meramec River to Rockwoods Reservation. The City has also constructed other greenway segments within the Western Greenway that would ultimately form the backbone of the Western Greenway.

### **Board Action**

In 2011, the GRG Board approved 2011.46 authorizing a contract with Intuition and Logic, Inc. ("I&L") for the conceptual design and engineering for a 2.65 mile segment of the Western Greenway within Dr. Edmund A. Babler Memorial State Park in Wildwood (see map below). Comprised of over 2,440 acres, it is the "flagship park" for the Missouri State Park System in the St. Louis Region. The proposed trail segment connects to existing trails and Wild Horse Creek Road on the northwest boundary of the park to Rieger Road on the southeast boundary of the park. The trail will feature two small bridges, three plazas and two boardwalks with connections to existing parking lots, picnic areas, day use areas, a playground and camping areas.

Through GRG Board actions in 2011, 2012 and 2013, the trail pPlans for the segment from Wildhorse Creek Road to the Woodbine Trail Head reached 95% design. I&L led the planning and design efforts for that project. Due to other priorities and obligations within the GRG region, funding for project construction was not allocated at the time. Great

Rivers Greenway and Missouri State Parks is very interested in proceeding with the completion of design and advance towards construction in the upcoming budget years.

This project was included as part of ten (10) new projects in 2025 and staff developed an Invitation to Interview and interviewed eight (8) firms and selected I&L for this project. With their extensive experience working on the 95% design plans and staff with knowledge of the project, the firm is the most qualified to continue with the project towards construction.

I&L will be expected to review previous design work, confirm viability of the plans and , make recommendations for route alternatives and completing e the design through the park to the connection with Rieger Road. Coordination with Missouri State Parks and other public agencies and partners will be a critical part of the work. I&L will lead planning and design services in cooperation with the community engagement consultant team which will be contracted with GRG via a separate contract. The scope and fee for this I&L contact is \$109,065 with \$100,000 in 2025 budgeted funds and the remainder in the 2026 Capital Budget (subject to Board Approval of the 2026 Capital Budget). All costs within 2025 will stay within the 2025 budget available. Staff is anticipating 2026 funds will be used towards design refinement of the existing plans with a goal of 2027-2028 construction.

I&L's proposed scope of work is expected to take approximately nine (9) months to complete and includes the following phases:

1. Project Start-Up and Discovery
2. Site Analysis
3. Evaluate Alternative Alignments
4. Refine Preferred Alignment
5. Provide Final Planning Report

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2011.46	Contract with Intuition and Logic for \$144,775 for Phase I Engineering Services
2012.46	Contract Amendment with Intuition and Logic for \$178,700 for Engineering and Design Services
2013.102	Contract with Intuition and Logic for \$60,655 for Engineering and Design Services

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$109,065, Subject to future appropriation, with Intuition & Logic ENGINEERING, Inc. IN CONNECTION WITH Western 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 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 designing and building the Western Greenway (the “Project”);

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

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 239 for the Project;

WHEREAS, the 2026 GRG 1/10 Capital Budget will include a line item 239 for the Project, subject to approval of the Board of Directors of the District (the "Board");

**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 eight (8) responses;

**WHEREAS**, Intuition & Logic Engineering, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);

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

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 8, 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 Intuition & Logic Engineering, Inc. in an amount not to exceed \$109,065, subject to future appropriation, for the Project.

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

**ADOPTED** this 8th day of April, 2025.

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

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**B. That the Board adopt Resolution 2025.34 approving a Cooperation Agreement Amendment not to exceed \$441,615 with St. Louis County 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	St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Tom Schweiss	St. Louis County	Cooperation Agreement 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	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 Cooperation Agreement Amendment	\$441,615	\$557,275	187B

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
<ul style="list-style-type: none"> <li>Surface Transportation Program - Suballocated: \$2,750,000</li> </ul>



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

- American Rescue Plan Act: \$2,500,000

**WHEN:**

<b>BUDGET YEAR</b>	<b>CURRENT PHASE OF PROJECT</b>	<b>NEXT MILESTONE</b>
2025	Bidding and Award	Construction

**WHY AND/OR HOW:**

This action requests to authorize the CEO to negotiate and enter into a Cooperation Agreement Amendment with St. Louis County (the "County") for \$441,615 in connection with construction of the Phase 1 segment of St. Vincent Greenway: Robert L. Powell Place to St. Charles Rock Road.

In August 2024, the GRG Board approved Resolution 2024.52 which authorized staff to enter into a Cooperation Agreement with St. Louis County, who will be managing both the reconstruction of Ferguson Avenue and the construction of the Phase 1 segment of St. Vincent Greenway. That Board action was for \$1,173,733 which included contingency for GRG portion of the greenway construction. Last month, the County facilitated a combined public bidding process for both of these projects and received two (2) bids. Bid results are seen below. The County is has analyzed these bids and intends to award the contract to the low bidder, Pavement Solutions, LLC.

GRG staff have conferred with our engineering consultant team and our construction manager and have come to the conclusion that the submitted bids are in an appropriate range based on our most recent 100% cost estimate for GRG's portion of the improvements (\$1,411,941.62) with contingency. We are now seeking Board authorization to amend the previous Cooperation Agreement to include the low bid overrun amount of \$401,468. Additionally, a 10% contingency of \$40,148 is included in this request. These additional contingency funds will only be used with written authorization from GRG staff for any GRG related construction needs.

**Bid Results for St. Vincent Greenway (187B): Phase 1**

Pavement Solutions, LLC: \$1,575,200.20

Raineri Construction, LLC: \$1,706,248.85

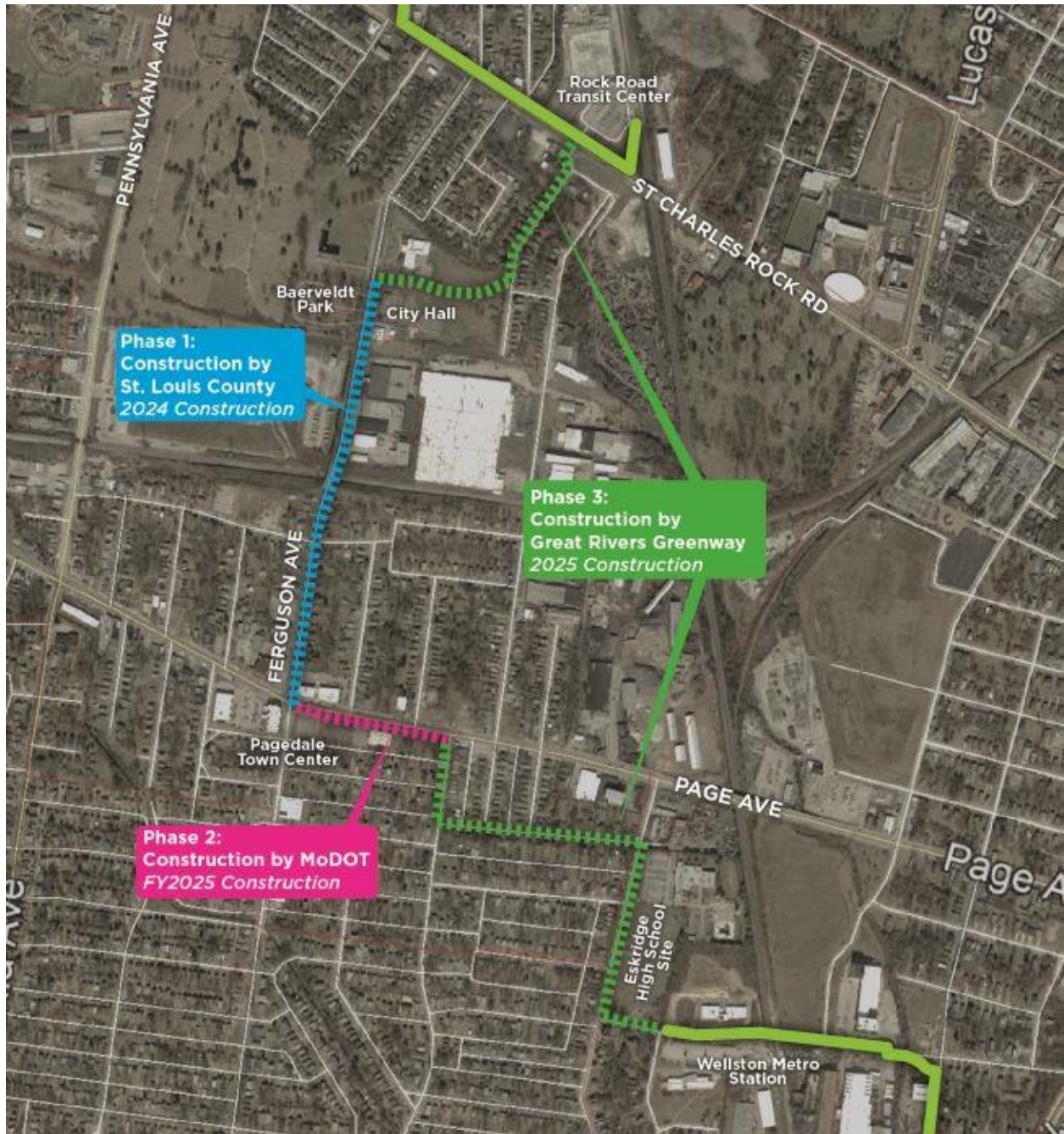
August 2024 Total Board Approval: \$1,173,733

Bid Overrun Amount: \$401,468

Additional 10% Contingency: \$40,148

**Total Amendment Request: \$441,615**

These additional funds are eligible for the \$2.5 million reimbursement from the American Rescue Plan Act funds GRG is receiving from St. Louis County.



**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.52	Cooperation agreement with St. Louis County for Construction of Phase 1 segment of St. Vincent Greenway (187B)

RESOLUTION #	DESCRIPTION
2024.84	Contract with Oates Associates, Inc. for construction administration services
2020.49	Contract amendment with Oates Associates, Inc. for design phase professional services
2019.88	Contract amendment with Oates Associates, Inc. for planning phase professional services
2019.48	Contract amendment with Oates Associates, Inc. for planning phase professional services

**A RESOLUTION APPROVING A Cooperation agreement AMENDMENT NOT TO EXCEED \$441,615 WITH St. Louis County IN CONNECTION WITH St. Vincent 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 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 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 187B for the Project;

**WHEREAS**, pursuant to Resolution 2024.52, the District authorized the Chief Executive Officer to negotiate and enter into a contract with St. Louis County for construction of the Phase 1 segment of St. Vincent Greenway (187B) in furtherance of the Project, and the District subsequently entered into a contract with St. Louis County;

**WHEREAS**, the District desires to enter into a contract amendment with St. Louis County in order to amend the 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 St. Louis County; and (ii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 8th, 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 St. Louis County in an amount not to exceed \$441,615.
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 April, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT**

**D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**C. That the Board adopt Resolution 2025.35 approving a Contract not to exceed \$280,000, subject to future appropriation, with Planning Design Studio LLC in connection with Sunset Greenway and authorizing other actions as necessary to effectuate the same. - Mark Vogl**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
135B	Sunset Greenway	Coldwater Park to Maline Greenway	St. Louis County

**WHO:**

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

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	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Intuition & Logic Engineering, Inc.	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:
Invitation to Interview from Prequalified Vendors List	January 2025-March 2025	n/a	8 from the Invitation to Interview

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
8 design firms interviewed for a total of 10 projects. Based on unique qualifications and experience in the project area and local municipal partners, Planning Design Studio, LLC was unanimously recommended for this project.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$280,000	\$360,000	n/a

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



**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025 & 2026	Planning	Design

**WHY AND/OR HOW:**

This action is to approve a contract with Planning Design Studio LLC (PDS) to provide planning and design services for Sunset Greenway: Coldwater Park to Maline Greenway.

**Background**

This Sunset Greenway project was first identified in the 2022 Regional Plan and confirmed by the 2024 North County Listening Tour. The 2022 Regional Plan Update, and its planning process, identified a need for targeted engagement in communities where greenway awareness, use, and access may be low. It also called for planning new greenway projects as determined by engagement. Two (2) regionwide online surveys conducted in 2021 noted that people who know Great Rivers Greenway (GRG) tend to be recurring greenway users and those who are located near existing greenways. Results of this survey identified a clear gap in responses from North St. Louis County stakeholders, which contain approximately five (5) miles of active greenway to date within a 76 square mile area. Engagement for the 2022 Regional Plan Update also revealed a need for additional outreach to increase participation from North St. Louis County residents and stakeholders; however, after additional efforts were made to increase participation, North St. Louis County remained underrepresented as noted in a 2021 Regional Plan Update survey responses report. All of this catalyzed the North County Listening Tour, which furthered our understanding of the need for more greenway opportunities in North St. Louis County. Through engaging and listening, the project team learned that the area communities prioritize accessible, safe walking and biking options and connections to parks and recreation, natural destinations, and retail.

**Details on this Action**

This Sunset Greenway project would provide more greenway routes in North County by extending the existing greenway from Coldwater Commons Park in Florissant

approximately 6 miles south to the proposed intersection of St. Vincent Greenway and Maline Greenway near Ramona Lake Park (see map below). The initial stage of the project will consider the alignment between Coldwater Park and Frostwood Park in Berkeley.

The Sunset Greenway extension to St. Vincent and Maline Greenways will be designed and developed in multiple phases. An existing Ameren utility corridor may be an option for the greenway. However, the planning and design consultant will be tasked with conducting an alignment study to determine the most viable route for greenway implementation and recommending a strategy for phased development.

PDS, with support from Intuition & Logic Engineering, Inc. (I&L) will lead planning and design services in conjunction with the community engagement consultant team. Their proposed scope of work is expected to take approximately 12 months to complete and includes the following phases:

1. Project Start-Up and Discovery
2. Site Analysis
3. Evaluate Corridor Alternative Alignments
4. Refine Preferred Alignment
5. Document Final Plan

The ultimate outcome of this effort is to define the Sunset Greenway corridor and plan for the expanded greenway network in North St. Louis County.

Earlier this year, eight (8) design firms from GRG's Prequalified Vendor List were invited to interview for ten different greenway projects. Staff selected PDS based on their prior work in North St. Louis County municipalities, strong relationships with current municipal partner staff and past successful alignment study and greenway design projects for GRG. This contract will include funds from the 2025 and 2026 Capital Budgets (subject to Board authorization of the 2026 Capital Budget) and costs for 2025 will stay within the existing budget allowance for this year.

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**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2020.17	Contract with Vector Communications for Community Engagement Services for the Regional Plan
2022.25	Resolution to Adopt Great Rivers Greenway's 2022 Regional Plan
2023.83	Approval of Prequalified Professional Services for Planning, Landscape Architecture, Architecture, Engineering and Surveying
2023.89	Contract with Vector Communications for Community Engagement for the North County Listening Tour
2024.118	Approval of Amended Prequalified Professional Services for Planning, Landscape Architecture, Architecture, Engineering and Surveying

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$280,000, subject to future appropriation, WITH planning design studio llc IN CONNECTION WITH sunset 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 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 Sunset Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Sunset 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 Sunset Greenway (the “Project”);

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

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 135B for the Project;

**WHEREAS**, the 2026 GRG 1/10 Capital Budget will include a line item for the Project, subject to the approval of the Board of Directors of the District;

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued an Invitation to Interview for or in furtherance of the Project and interviewed eight (8) professional service firms;

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

**WHEREAS**, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with Planning Design Studio LLC; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 9, 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 Planning Design Studio, LLC in an amount not to exceed \$280,000 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 April, 2025.

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

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**D. That the Board adopt Resolution 2025.36 approving a Contract not to exceed \$85,000, subject to future appropriation, with Key Strategic Group in connection with Sunset Greenway and authorizing other actions as necessary to effectuate the same. - Gabby Danback**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
135B	Sunset Greenway	Coldwater Park to Maline Greenway	St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Gabby Danback	Key Strategic Group	Professional Services (Engagement)

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

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

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Invitation to Interview from Prequalified Vendor's List	Vendor List in September 2023 Invitation to Interview in January 2025	N/A	14 for the Vendor List 4 for the Invitation to Interview

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

Shockey Consulting, LLC, AHC Consulting, LLC, Key Strategic Group, and Creative Entourage, LLC, were identified from the existing Vendor List and interviewed. Staff unanimously selected Key Strategic Group based on their prior work on the Technology Action Plan and their skills in engaging hard-to-reach groups, adaptive community engagement processes, and familiarity with the communities surrounding the project area

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$85,000	\$360,004	N/A

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

N/A

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025-2026	Planning	Design

**WHY AND/OR HOW:**

This action is to approve a contract with Key Strategic Group (KSG) to provide engagement services for Sunset Greenway: Coldwater Park to Maline Greenway.

**Background**

This Sunset Greenway project was first identified in the 2022 Regional Plan and confirmed by the 2024 North County Listening Tour. The 2022 Regional Plan Update and its planning process identified a need for targeted engagement in communities where greenway awareness, use, and access may be low. It also called for planning new greenway projects as determined by engagement. The North County Listening Tour furthered our understanding of the need for more greenway opportunities in North St. Louis County. Through engaging and listening, the project team learned that the communities in the area prioritize accessible, safe walking and biking options and connections to parks and recreation, natural destinations, and retail. Sunset Park and Sunset Greenway were listed number 1 of the top 15 destinations for connections in North County. A final report of the



North County Listening Tour provided Greenway Area Recommendations and proposed greenway study areas, including new connections to Sunset Park and Sunset Greenway.

### **Details on this Action**

Key Strategic Group will provide public engagement services in conjunction with the planning and design consultant work to be completed by Planning Design Studio under a separate contract. This will include the formation of a community advisory committee, multiple opportunities for open houses, interactive activities, and a community survey. Engagement for this project will seek to build awareness, to form relationships, to identify community interests, priorities, and needs, and to build organizational trust. The municipalities included in this effort are the cities of Hazelwood, Kinloch, Florissant, and Berkeley. Engagement will involve elected officials, municipal staff members from each community, residents, business owners, and other stakeholders. The ultimate outcome of this engagement is to define the Sunset Greenway project and expand the greenway network in North St. Louis County.

Earlier this year, four (4) engagement firms replied to our Invitation to Interview after being selected from our existing Prequalified Vendor List. All four (4) of the firms were invited to interview for the project with GRG staff. Staff selected Key Strategic Group based on their prior work on the Technology Action Plan and their skills in engaging hard-to-reach groups, adaptive community engagement processes, and familiarity with the communities surrounding the project area.

The scope and fee for this contract is \$85,000 with a majority of the tasks will be in 2025 using the available 2025 Capital Budget funds. A small portion of the contract will continue in 2026 and staff will include that budget in the 2026 Capital Budget, subject to Board approval. Staff is recommending approval of the contract with Key Strategic Group.

### **RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2020.17	Community Engagement services with Vector Communications for the Regional Plan.
2022.25	Resolution to adopt the Regional Plan.
2023.89	Community Engagement Services with Vector Communications for the North County Listening Tour.

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$85,000, SUBJECT TO FUTURE APPROPRIATION, WITH Key Strategic Group IN CONNECTION WITH Sunset 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 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 Sunset Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Sunset Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by planning for and engaging around the Sunset Greenway (the “Project”);

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

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 135B for the Project;

**WHEREAS**, the 2026 GRG 1/10 Capital Budget will include a line item for the Project, subject to approval by the Board of Directors of the District (the "Board");

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued an Invitation to Interview from our existing Prequalified Vendor list for or in furtherance of the Project and received four (4) responses;

**WHEREAS**, Key Strategic Group 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 Key Strategic Group; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board, convened at 11:30 am, on April 8, 2025 at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present 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 Key Strategic Group in an amount not to exceed \$85,000 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 April, 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:

[KSG GRG Presentation February 2025.pdf \(2,257 KB\)](#)

[KSG Proposal for GRG.pdf \(3,694 KB\)](#)

[GRG NorthCounty ListeningTour 112524.pdf \(14,887 KB\)](#)

**E. That the Board adopt Resolution 2025.37 approving a Contract Amendment not to exceed \$314,600, subject to future appropriation, with WSP USA Inc. in connection with Centennial Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
599B	Centennial	Olive Blvd to Dielman Rd	City of Olivette - St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	WSP USA INC. (WSP) + ABNA + DTLS, INC. (DTLS) + Kivindyo Engineering Services, LLC (KES) + Sabur Surveying, Inc. (Sabur)	Amendment to Professional Service Agreement

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
ABNA - MBE - 1% DTLS - WBE - 30% Kivindio - MBE - 12% Sabur - 3%	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:
Contract amendment	May 2019	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>In 2019, GRG Staff reviewed qualifications from three firms on the GRG Board Approved Vendor list to complete the procurement process towards the design phase of development. Qualifications were reviewed from three firms on the Vendor List: the Lawrence Group, Reitz &amp; Jens, Inc. and WSP USA Inc. GRG staff recommended WSP USA Inc. to be the best qualified firm to provide professional design services for the project. They have unique experience as a provider of services to Union Pacific Railroad and other expertise related to hydrology issues along the River Des Peres. GRG Staff</p>

recommended WSP USA Inc. to complete the full design of this project. Subconsultants with WSP include DTLS, Sabur, and KES.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract Amendment	\$251,680 in 2025 \$62,920 in 2026 (subject to future appropriation)	\$254,373 in 2025	Subject to future appropriation of 2026 budget

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

N/A

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025-2026	Preliminary Design	Final Design

**WHY AND/OR HOW:**

This action requests to authorize the CEO to negotiate and enter into a contract amendment with WSP USA INC. (WSP) not to exceed \$314,600, subject to future

appropriation, in connection with design phase services for the Centennial Greenway: Olive Blvd to Dielman Road segment.

This segment of the Centennial Greenway (599B) is located in the City of Olivette between the segment along Olive Blvd from I-170 that was recently completed in 2023, to the segment along Indian Meadows Park completed in 2024. This segment is the missing "gap" between the other Centennial Greenway segments in Olivette that are completed.

**Project Background:**

Great Rivers Greenway (GRG) completed the preliminary design of the Centennial Greenway segment 599B per the Alignment study completed in 2019. After completing the final design of three (3) other segments, the only segment left to design and build is between Dielman Rd. to Olive Blvd. (599B).

This planned alignment traverses through and adjacent to the following properties (see map below):

1. CVS at the northeast corner of Olive Blvd and North Price Road
2. Former Union Pacific Railroad, GRG owned as of November 2024
3. 1290 Dielman Road (private property)
4. 9383 Dielman Industrial Drive - HDIS (private property)

**Proposed Scope of Services and Design Fees:**

WSP has been the selected consultant to provide professional services since 2019 for this project alignment, and this scope of services represents an amendment to the original contract that included the entire Centennial Greenway in Olivette. GRG has been satisfied with WSP professional services throughout the past several years delivering final designs to the other Centennial Greenway segments and assisting GRG with the UPRR abandonment process which was completed last fall. The purpose of this scope is to advance the design along the south side of the 1290 Dielman Road property to 100% Final Design and Bidding documents. The goal is to match schedules with the previous design contract amendment approved by the GRG Board in May of 2024, which included segments along Dielman Road and within the previously negotiated CVS trail easement (the yellow highlighted routes on the map). GRG would ideally combine the design segments into one construction bid for construction efficiency and having one construction contractor for the entire section.



GRG continues coordinating with the owners of 1290 Dielman Road and 9383 Dielman Industrial Drive properties to investigate the design of the greenway to identify easement needs on those private parcels. Since GRG was successful in acquiring the Union Pacific Railroad parcel, the greenway alignment can be located within that parcel and then turn west along the south side of the 1290 Dielman Road property and then north along the west side of the property near the Dielman Road right of way to connect to Indian Meadows Park and the completed trail.

Additionally, as part of the contractual obligation for purchasing the abandoned railroad from UPRR, GRG is required to remove the existing railroad track and associated components and construct an earthen bumper north of the bridge at River des Peres. The contract with UPRR states that GRG must complete this work by November 2025. The scope of services with WSP includes the following:

- Design Services: Earthen Bumper and trackage removal, Intermediate and Final design of segment between Dielman Rd and Olive Blvd;
- Construction Assurance Services for the Earthen Bumper and trackage removal only; and
- Bidding Assistance for the Earthen Bumper and trackage removal only.

The professional services breakdown per year is shown below. GRG staff is including a 10% design contingency for potential additional services for working on the two private property parcels in case additional requests from the owners are needed as part of agreeing to the easements.

	Amount
WSP FEE	\$285,923
10% Design Continency	\$28,592.30
<b>TOTAL</b>	<b>\$314,600</b>

This is the distribution over two (2) years:

	2025	2026 (subject to future appropriation)	Total

WSP fee	\$251,680	\$62,920	\$314,600
<p>The 2025 budget for project #599B includes \$414,292 in GRG 1/10 Budget funding. The 2025 GRG 1/10 Capital Budget includes the funds for the design efforts within the proposed scope, and the 2026 additional funds will be included in the next budget cycle, subject to Board approval of the annual capital budget.</p>			

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.51	Approval of Contract Amendment not to exceed \$341,411, with WSP USA INC. in connection with Centennial Greenway
2023.14	Approval of Construction Assurance Agreement not to exceed \$170,304 with WSP USA INC. in connection with Centennial Greenway
2022.87	Approval of Trail License Agreement with Missouri Highways and Transportation Commission in connection with the Centennial Greenway at Olive Blvd and I-170
2022.41	Approval of Mural Agreement with Missouri Highways and Transportation Commission in connection with the Centennial Greenway at Olive Blvd and I-170
2021.55	Contract with Navigate Building Solutions, LLC for Construction Management Services for the Centennial Greenway: Indian Meadows Park to Dielman Rd and Olive/ I-170
2020.83	Cooperation Agreement with the City of Olivette on the Centennial Greenway

2020.60	Contract with WSP USA Inc. for Abandonment process of the Union Pacific railroad parcel on Centennial Greenway in Olivette MO
2020.59	Contract with WSP USA Inc. for Intermediate and Final Design on Centennial Greenway in Olivette MO
2019.41	Contract with WSP USA Inc. for Preliminary Design on Centennial Greenway in Olivette MO
2018.82	Contract with WSP USA Inc. for Alignment Study on Centennial Greenway: Warson Park to Olive and I-170
2018.109	Approval of 2019 Capital Budget which includes line item 599A Centennial Greenway: Warson Park to Olive

**A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$314,600, subject to future appropriation, With wsp usa inc. 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 constructing the Centennial Greenway in the City of Olivette (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 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item Centennial: Dielman Rd to Olive Blvd (599B) for the Project;

WHEREAS, the 2026 GRG 1/10 Capital Budget will include line item Centennial: Dielman Rd to Olive Blvd (599B), subject to future appropriation by the Board of Directors of the District (the "Board");

**WHEREAS**, pursuant to Resolution 2024.51, the District authorized the Chief Executive Officer to negotiate and enter into a contract with WSP USA INC. for design services of the Centennial Greenway segment Dielman Rd to Olive Blvd in furtherance of the Project, and the District subsequently entered into a contract with WSP USA INC.;

**WHEREAS**, the District desires to enter into a contract amendment with WSP USA INC. in order to amend the period of service, scope 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 WSP USA INC; 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 April 8, 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 WSP USA INC. in an amount not to exceed \$314,600, 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 April, 2025.

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

---

Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

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

**A. That the Board adopt Resolution 2025.38 approving a Contract not to exceed \$54,000 with Pitzman’s Surveying Group, Inc. d/b/a Pitzman's Company of Surveyors and Engineers in connection with River des Peres Greenway and authorizing other actions as necessary to effectuate the same. - Mark Vogl**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
392B	River des Peres Greenway	Manchester Road, McCausland to Macklind	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	Pitzman's Surveying Group, Inc. d/b/a Pitzman's Company of Surveyors and Engineers	Professional Services (Surveying)

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

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

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

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
5 firms interviewed: EDSI, ABNA, Pitzman's, CDI and TREKK

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$54,000	\$59,605	n/a

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

n/a
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**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Planning	Design

**WHY AND/OR HOW:**

This action is to approve a contract with Pitzman's Surveying Group, Inc. d/b/a Pitzman's Company of Surveyors and Engineers (Pitzman's) to provide survey and mapping services for River des Peres Greenway: Manchester Road, McCausland to Macklind.

**Background**

River des Peres Greenway is the greenway corridor following the River des Peres that will connect Forest Park with the Mississippi Greenway near Jefferson Barracks County Park. To-date, there are almost nine (9) miles of constructed trails within the greenway, but two notable gaps remain. In the southern section, Great Rivers Greenway (GRG) is working with St. Louis County on a project to extend the greenway between Broadway and River City Casino where it will connect to Mississippi Greenway. In the northern section, the gap is much larger with no greenway facilities between Francis Slay Park (Slay Park) and Forest Park in the City of St. Louis (City). This section faces numerous challenges



regarding ownership patterns, existing infrastructure barriers (particularly active railroads) and available easements and/or rights-of-way (ROW). The River des Peres channel north of Slay Park is much narrower than the southern sections of the river and existing infrastructure and railroads greatly constrict accessibility for a trail and other routes have been discussed over the years.

While it is a high priority for GRG and the City to complete this regional connection, no progress has been made in recent years. It is likely that completion of this segment will need to be phased, generally from Slay Park to Manchester (south), then along Manchester from McCausland Avenue to Macklind Avenue (middle), and finally along Macklind from Manchester to Forest Park (north). When complete, River des Peres Greenway will feature over 12.5 trail miles.

The Missouri Department of Transportation (MoDOT) is currently making plans to resurface Highway 100 (Manchester Road and Chouteau Avenue) from the City limits (on the west) to Wharf Street/Lenore K. Sullivan Boulevard (on the east). This presents a partnership opportunity to plan for an eventual greenway connection which would make up the middle section of the alignment. Unfortunately, GRG and City staff are concerned about the feasibility to implement this section due to the width of the existing Manchester Road ROW, proximity of existing railroad lines on the south side of the street and numerous business access points and other conflicts on the north side of the street.

### **Details on this Action**

The purpose of this survey is to determine the location of the public ROW of Manchester Road, approximately 1.9 miles, from McCausland Avenue to Macklind Avenue and assess how it relates to the existing curbs and sidewalks. This information is critical for planning, maintenance, and potential future greenway development along this stretch of roadway. The survey will involve the following tasks:

- **R.O.W. Survey:** Conduct a comprehensive survey of the section of Manchester Road from McCausland Avenue to Macklind Avenue to accurately identify the public ROW line in relation to the current infrastructure (curb, sidewalks, and adjacent features) at each block.
- **Cross Sections:** Prepare one cross section for each city block (17 total) indicating ROW limits in relation to curbs, pavement, sidewalks, building lines and projected building lines.

- **Improvements:** Utilize professional surveying equipment to gather precise measurements of the ROW boundary, curbs, sidewalks, and any other relevant features along the project area.
- **Analysis & Aerial Mapping:** Analyze the survey data and produce a detailed aerial map or plan that shows the exact location of the ROW line in relation to the curbs and sidewalks. Any discrepancies, such as areas where the infrastructure may extend beyond or fall short of the ROW, will be noted.
- **Final Deliverables:** A digital and/or printed survey report with clear, labeled maps showing the ROW line relative to curbs and sidewalks.

Project timeline: Pitzman's anticipates that the survey and analysis will take approximately 30-40 business days. Upon completion GRG staff intends to be able to determine the feasibility of this corridor to accommodate future greenway improvements and may seek to include additional funds in future budgets to complete this long-desired greenway connection.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2023.83	Approval of Prequalified Professional Services for Planning, Landscape Architecture, Architecture, Engineering and Surveying
2024.118	Approval of Amended Prequalified Professional Services for Planning, Landscape Architecture, Architecture, Engineering and Surveying

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$54,000 WITH Pitzman's SURVEYING GROUP, INC. IN CONNECTION WITH river des peres 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 River des Peres Greenway is shown as a regional greenway in the River Ring Regional Plan (the “River des Peres Greenway”);

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

**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 392B 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 interviewed five (5) professional service firms;

**WHEREAS**, Pitzman’s Surveying Group, Inc. d/b/a Pitzman's Company of Surveyors and Engineers 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 Pitzman’s Surveying Group, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 8, 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 Pitzman’s Surveying Group, Inc. in an amount not to exceed \$54,000 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 April, 2025.

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

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**B. That the Board adopt Resolution 2025.39 approving a Contract not to exceed \$174,000, subject to future appropriation, with Arbolope Studio LLC in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. - Mark Vogl**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308W	Brickline	Grand Center: Spring & Washington to Compton & Market	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Mark Vogl	Arbolope Studio LLC	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	WBE	n/a

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Horner & Shifrin, Inc.	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:
Invitation to Interview	Jan - April 2025	n/a	8 from the Invitation to Interview

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

8 design firms interviewed for a total of 10 projects. Based on Arbolope's qualifications and experience in the similar projects, they were unanimously recommended for this project.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Approval	\$174,000	\$200,000	n/a

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

Great Rivers Greenway Foundation

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025-26	Planning	Design

**WHY AND/OR HOW:**

This action is to approve a contract with Arbolope Studio LLC (Arbolope) to provide planning and design services for Brickline Greenway: Grand Center, Spring & Washington to Compton & Market (Brickline Grand Center Connection).

**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 feasibility of one particular segment, from the intersection of Compton Avenue and Market Street to the Grand MetroLink Station, is currently in question. Upcoming reconstruction of the I-64 interchange at Compton currently has an unknown timeline, funding stream and design. This uncertainty means that planning for the Brickline Greenway connection in this location is outside of GRG's control and may not be able to be implemented for years after other segments of Brickline Greenway are completed. In order for GRG to ensure that there is a viable east-west greenway connection from the Gateway Arch to Forest Park, we are seeking an alternative alignment that could be built prior to the work at I-64 and Compton commencing.

**Details on this Action**

The proposed Brickline Grand Center Connection may provide an alternative route to complete the east-west connection from the Arch to Forest Park (see map below). This 1.1-mile segment would connect the Mill Creek Valley portion of Brickline Greenway currently under construction along Market Street at Compton Avenue to the north-south Brickline alignment following Spring Street, between Saint Louis University and Fairground Park. Additionally, this alignment would connect the Brickline Greenway to numerous cultural institutions and other popular destinations within Grand Center such as the Contemporary Art Museum, Pulitzer Arts Foundation, Sheldon Concert Hall, Fox Theater,



Angad Arts Hotel, Powell Hall, Third Baptist Church, Strauss Park, Kranzberg Arts Foundation and a variety of galleries, performance venues, shops and restaurants. These destinations will significantly add to the quality of users experience and serving a much larger population of potential greenway users.

GRG staff issued an Invitation to Interview for ten (10) new projects in 2025 and interviewed eight (8) firms for the projects. Arbolope was selected as the most qualified to perform the work and is very familiar with the project area.

Arbolope proposes to evaluate the site, engage in a robust stakeholder engagement process and develop a planning document that recommends a formal concept for how the corridor could be developed into a vibrant and safe greenway. Arbolope is teamed with Horner & Shifrin for engineering and surveying for the project and will utilize Vector Communications (Vector) as the community engagement consultant. The project goal is to explore strategies and concepts to improve multi-modal transportation circulation, encourage ecological resilience and urban greening, and enhance potential opportunities for placemaking and activation by stakeholder partners to support a connected and vibrant community and neighborhood.

The proposed scope of work envisions a five-stage process that will extend into early 2026. More specifically, Arbolope anticipates the following tasks for this stage of greenway planning:

- - **Discovery:** Review of relevant documents, site analysis and development of program assessment to understand contextual, circulation, ecological and other opportunities and constraints
- - **Initial Community Engagement:** Begin discussions with a range of community stakeholders, community members, businesses and property owners to identify opportunities and partnerships for greenway development
- - **Concept Design:** Prepare alternative greenway designs and conduct an evaluation to determine the most ideal user experience and feasible options
- - **Feedback Community Engagement:** Facilitate discussions with local stakeholders (identified under the Initial Community Engagement stage) to solicit feedback on the greenway alternatives
- - **Masterplan Refinement:** Incorporate all feedback and evaluations into a recommended greenway plan depicting all proposed greenway features such as site access, arrival experience, parking, bicycle and pedestrian circulation, access to transit, traffic calming and other infrastructure and open space

recommendations including activity zones, program areas, structures, amenities, utilities, green infrastructure and strategies for safety, accessibility, lighting and wayfinding

While this segment is not intended to replace the planned segment between the Grand MetroLink Station and Compton, it will provide a near-term solution to the uncertainty of timing and funding of the I-64 interchange project. Staff will continue to coordinate with MoDOT and the City of St. Louis.

Additional funding under Brickline Greenway line item 308W is necessary for Vector Communications to conduct community engagement in support of this contract. Therefore, budget for this contract will also be subject to future appropriation. Staff will keep costs for both Arbolope and Vector within the 2025 Budget.

**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)

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$174,000, SUBJECT TO FUTURE APPROPRIATION, WITH ARBOLOPE STUDIO LLC IN CONNECTION WITH BRICKLINE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

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

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

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

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

**WHEREAS**, 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 Brickline Greenway (the “Project”);

**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 308W for the Project;

**WHEREAS**, the 2026 GRG 3/16 Capital Budget will include a line item for the Project, subject to the approval of the Board of Directors of the District

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued an Invitation to Interview for or in furtherance of the Project and interviewed eight (8) professional service firms;

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

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

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on April 8, 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 Arbolope Studio LLC in an amount not to exceed \$174,000, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or her designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 8th day of April, 2025.

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

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

## **7. 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.](#)

## **8. ADJOURNMENT**

**A. RECONVENE INTO OPEN SESSION**

**B. ADJOURN**