



Tuesday, September 9, 2025

2025 September Board Meeting

Great Rivers Greenway District Board of Directors Monthly Meeting

District Office 3745 Foundry Way, Suite 253, St. Louis, MO 63110

11:30am

1. OPENING OF MEETING

A. CALL TO ORDER/ ROLL CALL

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

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

Please click the link below to join the webinar:

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

Please click the link below to join the webinar:

https://events.zoom.us/j/AhFo1jc4LU62Q5xdEwVeoU_H7LR-VZ2j653_hXg0KLNvp9Vw2mtf~A0vX_WAVZzj5Wods-aLcLYa9T-pGwSmv9-nabHxwU8aInSW7B7-ehv5JQulqg

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 OR sign in upon arrival at the front desk.
- Virtual: Fill out the form on the website <https://greatriversgreenway.org/about/board-of-directors/board-meeting-open-time-signup/> by 5pm the day before the meeting to participate digitally

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

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

B. APPROVAL OF AGENDA

C. OPEN TIME

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

- In person: Sign up prior to the meeting or submitting written questions in advance to Anne Milford via email amilford@grgstl.org OR sign in upon arrival at the front desk.
- Virtual: Fill out the form on the website <https://greatriversgreenway.org/about/board-of-directors/board-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.

D. APPROVAL OF THE MINUTES

[View Minutes](#) for Aug 12, 2025 - 2025 August Board Meeting

2. PRESENTATION (S)

A. Q2 2025 Financial Statement Presentation - Mike Carson

[Q2 2025 GRG Financials Draft.pdf \(892 KB\)](#)

[2nd Qtr 2025 GRG Financial Statement Summary.pdf \(370 KB\)](#)

B. National Park Service - Annual Supplemental Operations and Maintenance Agreement- David Murray, Superintendent, Gateway Arch National Park

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

A. That the Board adopt Resolution 2025.110 approving the appropriation, in accordance with the supplemental operations and maintenance agreements, of an amount not to exceed \$2,654,588.34 to the National Park Service for net operations and maintenance increase on the Gateway Arch National Park in connection with the Mississippi Greenway and authorizing other actions as necessary to effectuate the same. - Ben Grossman

WHERE:

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

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	National Park Service	Supplemental O&M Agreement

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:
Cooperative Agreement	n/a	2013/2033	n/a

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Funding for the FY2026 NPS Net Increased Operations and Maintenance Budget	\$2,654,588.34	\$2,654,588.34	n/a

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
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2025-2026	Operations and Maintenance	2025 GRG Budget Review and approval 12/2025
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WHY AND/OR HOW:

Annual Appropriation for the National Park Service Gateway Arch National Park (NPS) as required by the Supplemental Operations and Maintenance Agreement outlines a process for funding of supplemental operation and maintenance agreements (O&Ms), including the following:

- The amount of District sales tax support for net increased O&M costs is based on and limited to available annual CAR 3/16th sales tax receipts
- The District is not financially bound until such time the Board approves a funding request for net increased O&M costs
- The District and the Gateway Arch Park Foundation (GAPF) have forty-five (45) days to review, provide feedback, and obtain District and GAPF Board approvals of the annual budget for the net increased O&M costs in accordance with the policies of the District and GAPF
- Funding of net increased O&M costs may be supplemented with funds from other revenue sources
- Re-evaluation and adjustments of the net increased O&M costs will occur as part of the annual net increased O&M budget process

The Supplemental O&M Agreement did not obligate specific annual amounts for net increased O&M from the District, but instead established the processes, reporting, and approvals needed for the transfer of funding from GRG to the NPS. In addition, the District and NPS recognized that funding of net increased O&M costs may be supplemented with funds from other sources (GAPF, other partners or earned revenue, for example).

District Staff, GAPF and NPS Staff meet regularly to plan and discuss operations. These ongoing discussions allowed all parties to be prepared for submittal of the attached net increased operations and maintenance budget/request for the museum facility. The budget provided by NPS includes written explanations of each item. The NPS 2026 fiscal year begins October 1, 2025.

This budget request is for the full 2026 NPS supplemental budget request of \$888,275.64 for landscape and \$1,766,312.70 for the visitor center/ranger station facility

for a total amount of \$2,654,588.34. NPS has \$636,699.39 of unspent funds from fiscal year 2025 they have deducted from their fiscal year 2026 request and is reflected in the figures above. NPS had requested funding for projects that GRG would manage in their fiscal year 2025 request of those projects are still underway by GRG staff. These projects will be included in GRG's annual budget request to the Board of Directors in December 2025. Please see attached spreadsheets and supporting documentation for further detail. NPS has requested the supplemental budget funds be allocated in four (4) quarterly payments. These allotments are in the report and below:

October 1, 2025 - \$854,588.34

January 1, 2026 - \$600,000

April 1, 2026 - \$600,000

July 1, 2026 - \$600,000

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2014.27	Approving a supplemental Operations and Maintenance Agreement with NPS for Gateway Arch National Park
2013.62	Approving an agreement with NPS for Gateway Arch projects

A RESOLUTION APPROVING THE APPROPRIATION, IN ACCORDANCE WITH THE SUPPLEMENTAL OPERATIONS AND MAINTENANCE AGREEMENTS, OF AN AMOUNT NOT TO EXCEED \$2,654,588.34 TO THE NATIONAL PARK SERVICE FOR NET OPERATIONS AND MAINTENANCE INCREASE ON THE GATEWAY ARCH NATIONAL PARK IN CONNECTION WITH THE MISSISSIPPI GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, pursuant to Resolution 2013.62, the District approved an agreement with the National Park Service which provides the process for the construction funding, operations

and maintenance funding and component part replacement costs of the Arch Grounds Projects (the "Funding Agreement");

WHEREAS, the Funding Agreement required the execution of a Supplemental Operation and Maintenance Agreement (the "Supplemental O&M Agreement") to address funding of Net Increased Operation and Maintenance ("O&M") Costs prior to construction bid solicitation;

WHEREAS, pursuant to Resolution 2014.27, the District approved the Supplemental O&M Agreement;

WHEREAS, the Supplemental O&M Agreement included the processes, reporting, and approvals needed for the transfer of funding from the District to the National Park Service;

WHEREAS, a second Supplemental Operations and Maintenance Agreement was executed on August 19, 2014 (the "Second Supplemental O&M Agreement, and together with the Supplemental O&M Agreement, the "Supplemental O&M Agreements"), which contained substantially the same obligations and approval processes between the National Park Service ("NPS"), the District, and Gateway Arch Park Foundation (the "Foundation");

WHEREAS, the Supplemental O&M Agreements establish the processes, reporting, and approvals needed for the transfer of funding from the District and/or the Foundation to the NPS and until such approvals the District and/or the Foundation are not obligated to specific funding amounts;

WHEREAS, the NPS has made a request for the net increased operations and maintenance of the Arch facilities (the "Net Increased O&M Costs") and has provided a budget with supporting documentation pursuant to the procedures and requirements set forth in the Supplemental O&M Agreements;

WHEREAS, the National Park Service is requesting \$888,275.64 for the landscape project O&M costs and \$1,766,312.70 for the Arch and ranger station O&M costs, for a total amount of \$2,654,588.34;

WHEREAS, the Foundation has made or will make any necessary approvals related to the Net Increased O&M Costs as may be required by the Supplemental O&M Agreements;

WHEREAS, the District desires to authorize the Chief Executive Officer to (i) appropriate funds necessary to fund the Net Increased O&M Costs; (ii) deposit such funds into the

dedicated accounts set forth under the Supplemental O&M Agreements; 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 pm, on September 9, 2025, at the District Offices at 3745 Foundry Way, Suite 253, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board hereby approves the Net Increased O&M Costs submitted by the National Park Service.
2. The Board hereby approves the appropriation of such funds necessary to cover the costs set forth in the Net Increased O&M Costs submitted by the National Park Service, in an amount not to exceed \$2,654,588.34, and authorizes the Chief Executive Officer to deposit such funds in the dedicated Park account on a quarterly basis in accordance with the Supplemental O&M Agreements.
3. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, amendments, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 9th day of September, 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:

[FY26 GRG-Ranger Station O&M Request Final2 8.15.25.pdf \(1,015 KB\)](#)

[FY26 GRG-Ranger Station O&M Request Final2 8.15.25.pdf \(1,015 KB\)](#)

B. That the Board adopt Resolution 2025.111 approving a contract amendment not to exceed \$56,250 with Introba, Inc. in connection with CAR NPS Access Control System/Security Upgrades and authorizing other actions as necessary to effectuate the same. -Will Rein

WHERE:

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

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
William Rein	Introba, Inc.	Construction Administration

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

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ	October/November 2024	N/A	1

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

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

The firm that submitted a response, Introba, Inc., was interviewed. They demonstrated that they are well qualified with their in-house security group which also has ample capacity to perform the work. Introba, Inc. has completed the initial scope of work and this is an amendment to add services from bidding through project closeout.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract amendment	\$56,250	\$468,482	2025 CAR 3/16th Budget

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Bidding	Construction

WHY AND/OR HOW:

Introba, Inc., was selected to provide construction documents for this project which kicked off design in May of 2025. Introba, Inc. completed the initial phase of work and this amendment is to provide additional services to include bidding and negotiation support and construction administrative services that will proceed through construction closeout. This project will be complete by the end of 2025.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2025.20	Approval of a professional services contract with Introba, Inc.
2024.108	Approval of CAR 3/16th Budget

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED \$56,250 WITH INTROBA, INCE. IN CONNECTION WITH NPS BUILDING ACCESS CONTROL SYSTEM/SECURITY UPGRADES AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Resolution 2025.20, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Introba, Inc. for designing access control system and security upgrades in furtherance of the Project, and the District subsequently entered into a contract with Introba, Inc.;

WHEREAS, the District desires to enter into a contract amendment with Introba, Inc. in order to amend the services provided 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 Introba, Inc.; and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on September 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 negotiate and enter into a contract amendment with Introba, Inc. in an amount not to exceed \$56,250.
2. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid

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

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

ADOPTED this 9th day of September, 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:

4. PETITIONS AND COMMUNICATIONS

A. NONE

5. REPORTS OF OFFICERS

A. TREASURER REPORT: Lisa Suggs - Approval and acceptance of 2025 2nd Quarter Financials, subject to audit, and authorizing other actions to effectuate the same. - Mike Carson

6. REPORT OF THE CHIEF EXECUTIVE OFFICER

A. CHIEF EXECUTIVE OFFICER

[2025 September CEO report Great Rivers Greenway_FINAL.pdf \(2,654 KB\)](#)

B. NOTICE OF CONTRACTS EXECUTED

[GRG Executed Contracts Notice August 2025.pdf \(45 KB\)](#)

7. REPORT OF STANDING COMMITTEES

A. NONE

8. NEW BUSINESS

A. That the Board adopt Resolution 2025.112 re-adopting a code of ethics policy as required by the Missouri Ethics Commission and authorizing other actions as necessary to effectuate the same. - MICHELLE BOCK

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TY
MICHELLE BOCK	N/A	D

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS
Re-ADOPT POLICY	N/A	N/A	

WHY AND/OR HOW:

The Missouri Ethics Commission is given statutory authority to investigate complaints made against elected officials. The Commission requires that political subdivisions such as Great Rivers Greenway review and adopt their ethics policies.

The proposed Code of Ethics Policy is attached for your review and re-adoption.

A RESOLUTION RE-ADOPTING A CODE OF ETHICS POLICY AS REQUIRED BY THE MISSOURI ETHICS COMMISSION AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

WHEREAS, the Missouri Ethics Commission (the “Commission”) requires that all political subdivisions of the State of Missouri review and re-adopt their respective code of ethics policies before September 15, 2025;

WHEREAS, the Commission further requires that all political subdivisions of the State of Missouri file certified copies of their respective code of ethics policies within ten (10) days of re-adoption of the same;

WHEREAS, pursuant to Resolution 2011.57, the Board of Directors of the District (the “Board”) adopted the District's Code of Ethics Policy;

WHEREAS, pursuant to Resolution 2023.46, the Board last re-adopted the District’s Code of Ethics Policy;

WHEREAS, the District’s Code of Ethics Policy has been reviewed by District staff and has been presented to the Board at its September 9, 2025 meeting;

WHEREAS, the District desires to (i) re-adopt the District's Code of Ethics Policy and (ii) authorize the Chief Executive Officer to take any actions necessary or appropriate to effectuate the same, including filing a certified copy of the re-adopted Code of Ethics Policy with the Commission; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on September 9, 2025 at the District Offices at 3745 Foundry Way, Ste 253, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE metropolitan park and recreation district d/b/a the Great rivers greenway district AS FOLLOWS:

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

Adopted this 9th day of September, 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: ____

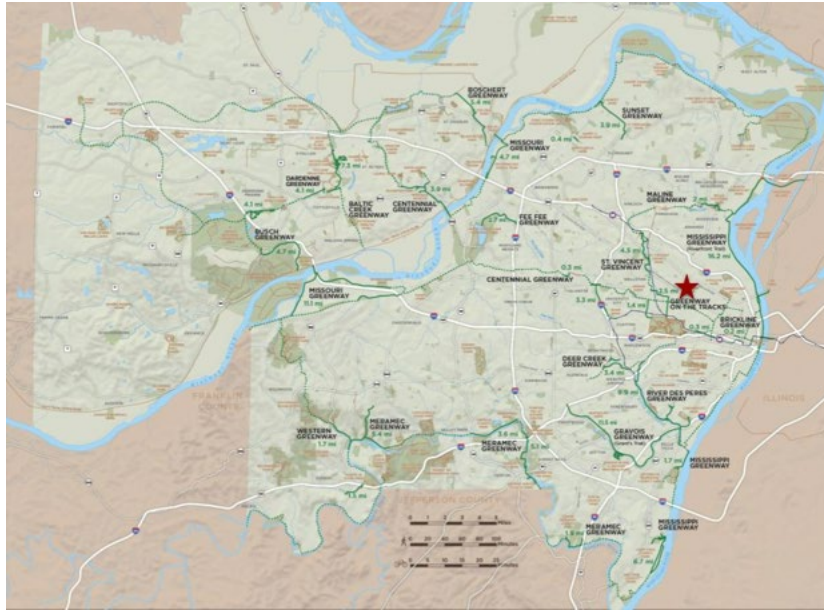
[Code of Ethics Policy \[Husch Comments 6.23.22\].pdf \(169 KB\)](#)

9. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS

A. NONE

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

A. That the Board adopt Resolution 2025.113 approving a construction contract not to exceed \$1,905,267, subject to future appropriation, with Raineri Construction, LLC in connection with Hodiament Greenway and authorizing other actions as necessary to effectuate the same. - Kuleya Bruce



WHERE:

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

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Kuleya Bruce	Raineri Construction, LLC	Construction Contract

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

Yes	25% MBE/ 5% WBE	WBE	
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PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
ATK Safety Supplies (WBE) 1.28% Site Systems (WBE) 13.58% Phillips Concrete (MBE) 4.64% Cherokee Hauling (MBE) 1.73% Raineri Construction, LLC (WBE) 32.57% Total MBE 6.37% WBE 47.43%	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:
Public Bid	July/August 2025	N/A	5

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)		
Bids		
Business	Bid Alternate Total	Bid Total

RV Wagner, Inc	53,219.00\$	1,994,169.84\$
Pavement Solutions LLC	31,679.96\$	2,030,394.60\$
Raineri Construction	31,104.00\$	1,732,060.89\$
Gershenson Construction Co., Inc.	193,000.00\$	1,934,766.52\$
Vision Civil Construction, LLC	33,400.00\$	2,314,897.75\$

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Construction Contract	\$1,905,267	\$486,102 (2025), \$1,419,165 (needed in 2026)	2026 GRG 3/16th Capital Budget

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Cornerstone Community Development Corporation is providing \$170,000 towards construction costs.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025-2026	Construction	Project Completion

WHY AND/OR HOW:

This action requests to authorize the CEO to negotiate and enter into a contract with Raineri Construction, LLC in an amount not to exceed \$1,905,267 for the construction of the Hodiamont Greenway: Gwen Giles Park Trailhead in the City of St. Louis (City). The total requested amount also includes a 10% contingency.

In August 2024, the GRG Board approved Resolution 2024.72, which is a cooperation and funding agreement with the Cornerstone Community Development Corporation which received \$277,500 in grant funding using ARPA funds from the St. Louis Development Corporation for the design and construction of the Hodiamont Greenway: Gwen Giles Park and Trailhead improvements. \$170,000 of the \$277,500 will be used for the construction of these contracted improvements.

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

Five (5) bids were received by the solicitation deadline of August 12th, 2025. Details on the bids are noted above, and GRG staff and our construction management team were pleased with the bids submitted during this highly busy time for construction contractors. All five (5) bids received were within close range to our construction estimate provided by our Construction Management firm, Navigate Building Solutions. Bid selection was informed by the Base bid plus the accepted alternate. Alternative 1 is an option for lighting and auxiliary power incorporated into the Pavilion structure.

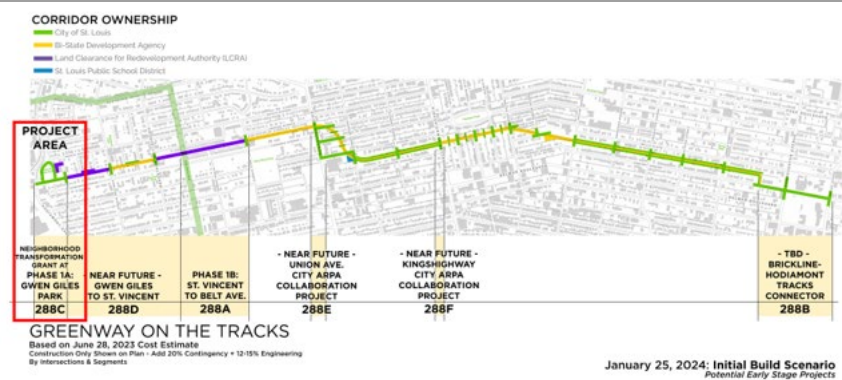
After a comprehensive review by Navigate Building Solutions and GRG staff, Raineri Construction, LLC was determined to be the lowest and best bidder. Raineri Construction, LLC has completed many projects with GRG over the years and was the City of St. Louis construction contractor on the recently completed Brickline Greenway segment at Energizer Park Stadium in 2023.

Staff from Navigate Building Solutions and DTLs reviewed Raineri Construction, LLC bid tabulations and submitted materials to ensure compliance with bid requirements. Bid day results and subcontractor details, including participation of minority and women-owned businesses, were analyzed after submission of materials which features 6.37%

Minority-Owned Business Enterprises (MBE) and 47.43% Woman-Owned Business Enterprises (WBE).

GRG staff is including a 10% construction contingency. GRG staff seek approval for the Raineri Construction, LLC contract amount, plus a 10% contingency for a total not to exceed the amount of \$1,905,267, subject to future appropriation. The available 2025 Capital Budget includes \$486,102 and costs will be kept within budget for the remainder of the year. The balance of construction will take place in 2026 and will be included in the 2026 GRG 3/16th Capital Budget (288C) pending Board approval.

Construction is estimated to begin in October 2025 and continue through the Fall of 2026.



RELEVANT RESOLUTIONS:

RESOLUTION #

DESCRIPTION

2024.21	Approval of Professional Services Contract Amendment with DTLS, Inc. for 100% Design Services
2022.56	Approval of Professional Services Contract Amendment with DTLS, Inc. for 60% Design Services
2021.110	Approval of a Contract Amendment with DTLS, Inc. for 15% Design Services
2020.29	Approval of a Contract with DTLS, Inc. for Concept Design Services
2019.50	Approval of Contract with EDSI, Inc. for Surveying Services
2018.86	Approval of Memorandum of Understanding with Bi-State Development Agency for the Hodiamont Corridor

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,905,267, subject to future appropriation, WITH Raineri Construction, LLC IN CONNECTION WITH Hodiamont Greenway AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by constructing the Hodiamont Greenway: Gwen Giles Trailhead (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 288C 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 and Section 67.1769 of the District Act, the District issued and advertised GRG Bid # 2025-016-288C Hodiamont Greenway: Gwen Giles Park Trailhead for or in furtherance of the Project and received five (5) responses;

WHEREAS, Raineri Construction, LLC was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Raineri Construction, 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 September 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 Bid.

2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Raineri Construction, LLC in an amount not to exceed \$1,905,267 for the Project, subject to future appropriation.
3. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 9th day of September, 2025.

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

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2025.114 approving a construction contract not to exceed \$358,637, subject to future appropriation, with McGrath and Associates, 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)
602A	Centennial Greenway	Creve Coeur Park to Katy Trail Signage Betterment	St. Louis County & St. Charles County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
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Brian Stith	McGrath and Associates, Inc.	Construction

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
No	25% MBE/5% WBE	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:
Public Bid	July 2025	N/A	5

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)					
Contractor:	McGrath & Associates, Inc.	Kendall, LLC	Kozeny-Wagner, Inc.	Swans Construction	The Harlan Company
Base Bid:	\$ 275,837.00	\$ 370,105.48	\$ 422,689.75	DID NOT USE ADDENDUM 1 BID FORM WITH ALL ITEMS AND AMENDED QUANTITIES	DID NOT USE ADDENDUM 1 BID FORM WITH ALL ITEMS AND AMENDED QUANTITIES
Add Alternate 1 Bid:	\$ 32,800.00	\$ 35,520.00	\$ 49,854.98		
Total (Base Bid + Add Alternate 1):	\$ 308,637.00	\$ 405,625.48	\$ 472,544.73		

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$358,637	\$250,000	2026 GRG 3/16 Capital Budget

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Construction	Completion

WHY AND/OR HOW:

This action requests to authorize the CEO to enter into a construction contract with McGrath and Associates, Inc. not to exceed \$358,637 in connection with

construction services for the Centennial Greenway: Creve Coeur Park to Katy Trail Signage Betterment in St. Louis and St. Charles Counties.

PROJECT INFORMATION

This project will update approximately forty-five (45) wayfinding and interpretive signs to create a better user greenway experience, with clear navigation, traveling between the St. Louis County's Creve Coeur Park, the KATY Trail, and the Fee Fee and Centennial Greenways (see map below). Approximately 9.5 miles of trail would be reviewed as part of this project (the yellow highlighted trails on the map). This project was originally planned for the 2020 Capital Budget but was placed on hold till 2022 due to the Covid-19 pandemic and reduced revenue projections. This project will greatly assist park and greenway users on the various trails within Creve Coeur Park and visitors along the KATY Trail accessing the GRG greenway system. The project goals are:

- Upgrade signage and brand graphics to ensure an excellent experience where users can navigate easily between the Centennial and Fee Fee Greenways, KATY Trail, and the amenities at Creve Coeur Park. Improve the wayfinding system using signage to denote the various trails within Creve Coeur Park which is very confusing to non-regular park and trail users.
- Identify art and environmental graphics opportunities working with GRG and St. Louis County Park staff.
- Improve the wayfinding system, maps, locations or other signs, remove sign clutter and enhance user experience.

The design team composed of Horner and Shifrin and Reichmann Consulting, LLC completed the project plans, specifications, and estimates in early 2025. Project was released for public bid on June 5, 2025, and notices were published in the St. Louis Post Dispatch and the St. Louis American. The bid opportunity was also posted on the GRG website, Bid Express and via the local plan room Cross Rhodes Reprographics. A Pre-Bid meeting was held on June 24, 2025, and one addendum was posted on July 1, 2025. The project included the unit price base bid and one (1) alternate bid item to provide and install two kiosks. Bids were due on July 17, 2025, at 3:30pm CDT and at that time they were opened and publicly read aloud.

Five (5) bids were received for the project, and the tabulation of results is shown above. The bids from Swans Construction LLC and The Harlan Company were rejected for irregularities in their bids for not using the updated bid form provided in Addendum 1. The construction management team led by Horner & Shifrin, Inc., reviewed the bid

tabulations and submitted materials to ensure compliance with bid requirements and recommended award of the contract to McGrath and Associates, Inc. GRG staff recommends to include the one (1) alternate. And given the complexity of the various sign types, various agencies and potential unforeseen conditions, GRG staff recommends a 16.2% construction contingency for a total not to exceed contract amount of \$358,637.

Construction costs are budgeted to span through 2025 and 2026. Contract expenditures within 2025 are projected to remain within the available 2025 budget. The 2026 GRG 3/16 Capital Budget will include the funds for the remaining construction efforts subject to Board approval. Therefore, GRG desires to authorize the contract with McGrath and Associates, Inc. and utilize funding from both fiscal years 2025 and 2026.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2023.95	Approval of a Contract for Construction Management Services for the Centennial Greenway: Signage Betterment from Marine Ave to Katy Trail via Page Avenue with Horner & Shifrin, Inc.
2023.61	Approval of a Contract Amendment for Design Services for the Centennial Greenway: Signage Betterment from Marine Ave to Katy Trail via Page Avenue with Horner & Shifrin, Inc.
2022.57	Approval of Contract for Design Services for the Centennial Greenway: Signage Betterment from Marine Ave to Katy Trail via Page Avenue with Horner & Shifrin, Inc.

A RESOLUTION APPROVING A Construction CONTRACT NOT TO EXCEED \$358,637, Subject to Future Appropriation, WITH Mcgrath and Associates, 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, 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 Centennial Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Centennial Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by building the Centennial Greenway: Creve Coeur Park to Katy Trail Signage Betterment (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 602A 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 and Section 67.1769 of the District Act, the District issued and advertised Request for bids for or in furtherance of the Project and received five (5) responses;

WHEREAS, McGrath and Associates, Inc. was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the "Bid");

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with McGrath and Associates, Inc.; 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 September 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 Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with McGrath and Associates, Inc. in an amount not to exceed \$358,637, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.

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

ADOPTED this 9th day of September, 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:

C. That the Board adopt Resolution 2025.115 approving a Construction Contract not to exceed \$1,296,900, subject to future appropriation, with Vision Civil Construction, LLC in connection with Deer Creek Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
196A	Deer Creek	Oxford Bend Park	Webster Groves - St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	Vision Civil Construction, LLC	Construction Contract

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
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Wesco Hauling - 2.3% WBE + Site Systems - 2.7%WBE = 5% Total WBE Givens Contracting - 25.2% - MBE	No
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PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Bid	July 2025	N/A	4

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)			
Bidder	Vision Civil Construction	Raineri Construction	R.V. Wagner
Bid Bond	Yes	Yes	Yes
Base Bid	\$1,012,252.50	\$1,242,955.34	\$1,272,830.60
Alternate 1 – (Solar Light – Path & Footing)	\$84,200.00	\$83,978.40	\$92,000.00
Alternate 2 (Ornamental Metal Fencing)	\$20,423.25	\$22,649.00	\$39,150.00

Alternate 4 (Drinking Fountain)	\$14,850.00	\$16,500.00	\$26,400.00
Alternate 5 (Water Service – Drinking Fountain)	\$46,903.60	\$8,250.00	\$19,672.50
Base + Alternatives	\$1,178,629.35	\$1,374,332.74	\$1,450,053.10

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract award	Base bid + Alt #1,2, 4 and 5 = \$1,179,000 Contingency 10% = \$117,900 Total = \$1,296,900	2025 Budget - \$708,396	2026 GRG 3/16th Build Capital Budget

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

City of Webster Groves will provide \$150,000 towards the construction of the project.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Bidding	Construction

WHY AND/OR HOW:

This Board Action requests to authorize the CEO to enter into a Construction Contract with Vision Civil Construction, LLC ("Vision") in connection with Deer Creek Greenway: Oxford Bend Park in the City of Webster Groves.

This project will enhance the parcel acquired by GRG in 2019 at the south-west corner of the Big Bend Blvd and Oxford Road intersection. This parcel will be transformed to a beautiful park that will include the connection from the existing Deer Creek Greenway termini in the City of Maplewood and connect to the future segment to the River des Peres Greenway in the City of St. Louis. This is a missing gap on the system that will connect over 30 miles of greenway through the Deer Creek, River des Peres and Gravois Greenways. In addition to the greenway connection, this park will include a nature playground, an expanded path with skateable features, a pavilion and patio with tables and chairs, bike fix it station, bike parking area, an enhance woodland edge by the Deer Creek, and additional amenities such as screening mounds and fencing.

The design team composed by M3 Engineering, Oates and Associates and DTLs Landscape Architects, completed the project plans, specifications, and estimates in early 2025. The project was released for public bid on July 10th, and notices were published in the St. Louis Post Dispatch and the St. Louis American. The bid opportunity was also posted on the GRG website, Bid Express and via the local plan room, Cross Rhodes Reprographics. A Pre-Bid meeting was held on July 24th, and no addendums were issued for the project. The project included the unit price base bid and six (6) alternate bid items including solar powered lighting, water connection for a water fountain, and additional pavers, fencing and tree pruning. Bids were due on August 7, 2025 at 3:30pm CDT and at that time they were opened and publicly read aloud.

Four (4) bids were received for the project. The construction management team, led by GFT, reviewed the bids and determined that one bid (submitted by Byrnes & Jones) was irregular and was therefore rejected. GFT determined that, of the remaining three (3) bids, Vision was the lowest and recommended that the contract be awarded to Vision. The City of Webster Groves and GRG staff discussed the alternate bid items, and it was agreed to award Alternates 1, 2, 4 and 5. Excluding Alternate 3 - Tree Pruning, which the City has committed to do in-house, and Alternate 6 - Unit Paving, which was added to measure the cost of adding pavers versus regular concrete on the patio area. Therefore, GRG staff seeks Board approval of the bid amount including four (4) alternates plus a 10% contingency, for a total not to exceed contract amount of \$1,296,900. The City of Webster Groves will provide \$150,000 towards the construction of the project.

GRG requested references and spoke to the following, all of whom indicated they were pleased with performance and would hire Vision for future work: City of Wentzville, St. Charles County Highway Department, Rockwood School District, and City of Lake St. Louis. As such, GRG is comfortable recommending Vision to complete the work for this project.

Construction costs are budgeted to span through 2025 and 2026. Contract expenditures within 2025 are projected to remain within the available budget. The 2026 GRG 3/16 Capital Budget will include the funds for the remaining efforts subject to Board approval. Therefore, GRG desires to authorize the contract with Vision and utilize funding from both fiscal years 2025 and 2026.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2025.107	Approval of a Utility Relocation Agreement not to exceed \$110,000 with Union Electric Company d/b/a Ameren Missouri in connection with Deer Creek Greenway
2025.18	Approval of a contract amendment with M3 Engineering Group, P.C.. for pre-construction and construction administration services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Boulevard and Oxford Boulevard, to the River des Peres Greenway.
2025.10	Approving a Cost Share Agreement not to exceed \$594,000, subject to future appropriation, with the City of Maplewood in connection with Deer Creek Greenway
2024.90	Approval of a contract with TranSystems for pre-construction and construction management services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Blvd and Oxford Blvd, to the River des Peres Greenway.
2024.79c	Approving temporary construction easements not to exceed an aggregate amount of \$9,103.75 to purchase easements located at

	3600, 3604 S. Big Bend Blvd, 3714 Big Bend Industrial, 3730, 3728, 3724, 3718, 3710, 3704, 3639 Oxford Blvd and 7411 Sussex Avenue
2024.09	Approving acceptance of the Congestion Mitigation Air Quality (CMAQ) program agreement for at least \$1,592,948 with the Missouri Highways and Transportation Commission in connection with Deer Creek Greenway
2023.72	Approving a Reimbursement Agreement of at least \$30,000 with St. Louis County in Connection with the Deer Creek Greenway
2023.71	Approving a Reimbursement Agreement of at least \$113,000 with the City of St. Louis in Connection with the Deer Creek Greenway
2022.106	Approving a Contract Amendment not to exceed \$558,692 with M3 Engineering in Connection with the Deer Creek Greenway
2022.42	Approving a Contract not to exceed \$170,937 with M3 Engineering in Connection with the Deer Creek Greenway
2022.09	Approval to apply to the East West Gateway Council of Governments for the Congestion Mitigation and Air Quality grant program in Connection with the Deer Creek Greenway
2020.42	Contract with Burns and McDonnell for Deer Creek to River des Peres 30% Design
2018.70	Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design - Intersection Safety Study
2016.80	Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design
2016.16	Grant Application CMAQ for the Deer Creek Greenway: Deer Creek Center to Francis Slay Park
2015.15	Grant Application STP-S for the Deer Creek Greenway
2014.45	Contract with Burns and McDonnell for Deer Creek to River des Peres

2023.106	Contract with Burns and McDonnell for Deer Creek to River des Peres - Alignment Study
2012.84	Contract with Burns & McDonnell for preliminary design of Deer Creek Center Trail to River des Peres on Deer Creek Greenway
2008.55	Contract with Burns & McDonnell for Deer Creek Corridor Study

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,296,900, SUBJECT TO FUTURE APPROPRIATION, WITH VISION CIVIL CONSTRUCTION, LLC IN CONNECTION WITH DEER CREEK GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by building the Oxford Bend Park in Webster Groves MO (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 599B: Deer Creek: Oxford Bend Park 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 and Section 67.1769 of the District Act, the District issued and advertised Request for bids for or in furtherance of the Project and received four (4) responses;

WHEREAS, Vision Civil Construction, LLC was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Vision Civil Construction, 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 September 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 Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Vision Civil Construction, LLC in an amount not to exceed \$1,296,900, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

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

ADOPTED this 9th day of September, 2025.

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

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

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

A. That the Board adopt Resolution 2025.116 approving a Construction Management contract not to exceed \$235,000, subject to future appropriation, with Navigate Building Solutions, LLC, 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	Dielman Rd to Olive Blvd	City of Olivette - St. Louis County

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	Navigate Building Solutions, LLC	Pre-Construction and Construction Management

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
TSI Geotechnical, Inc. (M/WBE 8%) & Engineering Design Source, Inc. (MBE 2%)	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	July 2025	N/A	6

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Centennial Greenway (599B). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and was announced via an email to GRG's jobs and bids electronic database. Six (6) responses were received that expressed interest in the services for the advertised Centennial Greenway project. A selection committee composed of GRG and City of Olivette staff evaluated the proposals. Three (3) firms were interviewed in August: Navigate Building Solutions, BSI and Shannon & Wilson.</p>

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
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Contract approval	\$235,000	\$433,038	2025- 2028 GRG 1/10th Capital Budget, pending future board approval.
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OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

2025- 2028 GRG 1/10th Capital Budget

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Design	Bidding

WHY AND/OR HOW:

This Board Action is to approve a contract for \$235,000, subject to future appropriation, with Navigate Building Solutions, LLC, for pre-construction and construction management services for the Centennial Greenway segment from Olive Blvd to Dielman Road in the City of Olivette.

Extending the Centennial Greenway from the existing 1.3-mile segment between Warson Road and Dielman Road to the west, and from Olive Blvd and I-170 to Shaw Park to the east, has been a priority since this is the last segment creating a gap in the alignment identified in 2018. Connecting these two segments will provide improved connectivity for greenway users to adjacent businesses and residential areas, as well as creating a continuous greenway of more than 4.5 miles from Shaw Park in the City of Clayton to Warson Road, with eventual expansion westward towards Creve Coeur Memorial Park.

Pursuant to Resolution 2020.59, The WSP USA INC. team (WSP) initiated data collection and concept design for this project within the City of Olivette. WSP's efforts were critical in developing multiple other segments of the Centennial Greenway from Warson Road through the new Five Oaks on Warson/Warson Park, connecting now to Indian Meadows

Park to Dielman Road. Additionally, the Olive Blvd and I-170 intersection was completed with safety improvements and a wall mural under the highway bridge with GRG branding.

Since the early planning and design phase, the Union Pacific railroad corridor (labeled as 599B in the map below) was identified as the best location for the greenway. In November of 2024, GRG was successful in acquiring the railroad corridor which is currently under design. This summer, WSP has completed 70% design of the segment between Dielman Road and Olive Blvd and continues to advance the design pending the acquisition of additional easements necessary to connect the segment along the railroad corridor to Dielman Road. As the project is now 70% designed, it is time to bring a construction management firm to the team to help with final preparation of the design plans and pre-construction services and preparing for a public bid in 2026.

In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Centennial Greenway (599B). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and was announced via an email to GRG's jobs and bids electronic database. Six (6) responses were received that expressed interest in the services advertised for the Centennial Greenway project. A selection committee composed of GRG and City of Olivette staff evaluated the proposals.

Three (3) firms which applied for the Centennial Greenway projects were interviewed in August: Navigate Building Solutions, BSI and Shannon & Wilson. The selection committee recommended Navigate Building Solutions, LLC (Navigate) as the best qualified and capable firm to perform the services outlined in the RFQ for this project. The Navigate team includes the St. Louis firm Engineering Design Source, Inc. (EDSI) (MBE) and TSI Geotechnical, Inc. (M/WBE) which will perform survey and material testing respectively. Navigate was previously selected by the City of Olivette to serve as its construction manager for the construction of the Community Center and multiple parks and greenway improvements within the City. Navigate brings extensive knowledge due to their work within Warson Park and Indian Meadows Park and Navigate understands the City's expectations for the coordination between GRG, City staff, adjacent property owners, and the various utilities and other agencies for the greenway construction. GRG staff appreciates the City's desire for seamless construction coordination. Navigate has proven to be an excellent team player and a very successful construction manager in past GRG greenway construction projects.

This contract with Navigate includes 9 months of pre-construction services for project. Also included are construction management services for 12 months for the construction phase of the project. The not to exceed fee is established at \$235,000 for the contract. The value of M/WBE contracts in the scope totals 10%.

The Navigate team services include:

- Pre-construction services including plan review and bidding services
- Cost estimation services
- Full-time on-site construction supervision for 12 months
- Business enterprise tracking for women and minority owned companies
- Material testing and inspection services

The 2025 budget for the (599B) project included \$433,038 and contract expenditures within 2025 are projected to remain within the available budget. Future GRG 1/10 Capital Budgets will include the funds for the remaining efforts subject to Board approval.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2025.37	Approval of a Contract Amendment not to exceed \$314,600, with WSP USA Inc. in connection with Centennial Greenway
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 construction management CONTRACT NOT TO EXCEED \$235,000, Subject to Future appropriation, WITH NAVIGATE BUILDING SOLUTIONS, llc, IN CONNECTION WITH CENTENNIAL GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by building the Centennial Greenway in the City of Olivette MO (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 599B Centennial: Dielman Road to Olive Blvd for the Project;

WHEREAS, the 2026, 2027 and 2028 GRG 1/10 Capital Budgets will include a line item for the Project, subject to approval by the Board of Directors of the District;

WHEREAS, pursuant to the District’s Procurement Policy, the District issued and advertised Request for Qualifications for or in furtherance of the Project and received six (6) responses;

WHEREAS, Navigate Building Solutions, 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 Navigate Building Solutions, 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 September 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 Navigate Building Solutions, LLC, in an amount not to exceed \$235,000, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

ADOPTED this 9th day of September, 2025.

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

Bernie DuBray, President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2025.117 approving a Construction Management contract not to exceed \$978,200, subject to future appropriation, with Kozeny-Wagner, Inc. in connection with Meramec Greenway and authorizing other actions as necessary to effectuate the same. - Gil Thomas

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)

247A	Meramec Greenway	Unger Park Realignment	St. Louis County
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WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Brian Stith	Kozeny-Wagner, Inc.	Pre Construction and Construction Management Services

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
ABNA Engineering, Inc. (W/MBE) 2.6%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	August 2025	n/a	5

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
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In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Meramec Greenway (247A). The RFQ was published in the St. Louis Post-Dispatch, St. Louis American, the GRG Website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services advertised for the Meramec Greenway project. A selection committee composed of staff from GRG, St. Louis County and DG2 Design, LLC evaluated the proposals. Three (3) firms were interviewed on August 14, 2025: Shannon & Wilson, Gonzalez Companies, and Kozeny-Wagner. The interviews considered all criteria outlined in our solicitation. Shannon & Wilson and Kozeny-Wagner made presentations using power point. Gonzalez Companies did not have a presentation. All firms stated they would meet our minority and women business enterprise goals. The selection committee recommended Kozeny-Wagner based on their relevant experience, community engagement and familiarity with the project area.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Approval	\$978,200	\$875,000	2026-2027 GRG 1/10 Capital Budget pending future board approval.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Design	90% Design

WHY AND/OR HOW:

<p>This board action is to approve a contract for \$978,200, subject to future appropriation, with Kozeny-Wagner, Inc. for pre-construction and construction management services for the Meramec Greenway segment in Unger County Park in St. Louis County.</p> <p>This project includes the Meramec Greenway segment in Unger County Park that has experienced extensive flooding damage. This project develops a trail alignment that relocates the existing trail to avoid repeated flood damage. DG2 Design LLC completed a planning study that the GRG Board authorized under Resolution 2022.51 approving a contract not to exceed \$206,140 (Original Contract) which shifts the trail alignment within Unger County Park and identifies recommended improvements and new greenway trail that will benefit greenway and park users connecting to the I-44 Meramec River Bike and Pedestrian Bridge and the greenway south to the City of Fenton.</p> <p>In September 2023, the Board authorized Resolution 2023.70 approving a contract amendment not to exceed \$938,000 with DG2 Design, LLC to complete 100% design of the project. In addition, the project consultant team completed a technical feasibility</p>
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report for a bicycle/pedestrian bridge across the Meramec River from Unger Park to the existing Meramec Greenway in Greentree Park located north of the river in the City of Kirkwood. The previous planning study identified two locations within Unger Park for additional technical feasibility in order to determine the viability of a bicycle/pedestrian bridge. The technical report determined that a bridge across the Meramec is feasible to meet the "no rise" requirement along the Meramec River. A separate project (247B Meramec Greenway: Bridge from Unger Park to Greentree Park) was approved by the Board for the 2025 Capital Budget to continue this investigation and analysis.

In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Meramec Greenway (247A). The RFQ was published in the St. Louis Post-Dispatch, St. Louis American, the GRG Website, and was announced via an email to GRG's jobs and bids electronic database. Five (5) responses were received that expressed interest in the services advertised for the Meramec Greenway project. A selection committee composed of staff from GRG, St. Louis County and DG2 Design, LLC evaluated the proposals.

Three (3) firms which applied for the Meramec Greenway project were interviewed in August: Shannon & Wilson, Gonzalez Companies, and Kozeny-Wagner. After the interviews, the interview team discussed all strengths and weaknesses of the three firms and recommended Kozeny-Wagner, Inc. due to their significant experience relevant to the project and their attention to detail related to community engagement and worksite communication with the public. In addition, Kozeny-Wagner, Inc. has experience working with the project partners and working in particular with both Burlington Northern Santa Fe and Burlington Junction Railways which have an abandoned rail spur at Cassens Drive and GRG and St. Louis County are working to provide a new trail connection for adjacent businesses to access the greenway and park.

The contract with Kozeny-Wagner, Inc. includes 8 months of pre-construction services for the project. Also included are construction management services for 14 months of the construction project. The not to exceed fee is established at \$978,200.

The Kozeny-Wagner team includes ABNA Engineering, Inc. (M/WBE) which will be handling the Material Testing and inspection services. The complete services includes the following:

- Pre-construction services including plan review and bidding services
- Cost estimation services

- Full-time on-site construction supervision for 14 months
- Business enterprise tracking for women and minority owned companies
- Material testing and inspection services (ABNA Engineering, Inc.)

The 2025 budget for the (247A) project included \$875,000 for Pre-Construction and Construction Management Services. Contract expenditures within 2025 are projected to remain within the available 2025 budget. Future GRG 1/10 Capital Budgets in 2026 and 2027 will include funds for the remaining efforts subject to Board approval.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2022.51	Approve an amendment to the GRG 1/10th Capital Budget and a contract not to exceed \$206,140 with DG2 Design, LLC in connection with the Meramec Greenway
2023.70	Approve an amendment to the GRG 1/10th Capital Budget and a contract not to exceed \$938,000 with DG2 Design, LLC in connection with the Meramec Greenway

A RESOLUTION APPROVING A Construction management CONTRACT NOT TO EXCEED \$978,200, subject to Future Appropriation, WITH Kozeny-Wagner, Inc. IN

CONNECTION WITH Meramec 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 Meramec Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Meramec Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by building the Unger Park Realignment (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 247A 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 and advertised Request for Qualifications for or in furtherance of the Project and received five responses;

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

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

WHEREAS, at a meeting of the Board, convened at 11:30 am, on September 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 Kozeny-Wagner, Inc. in an amount not to exceed \$978,200, subject to future appropriation for the Project.
3. The Board authorizes the Chief Executive Officer or 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.

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

ADOPTED this 9th day of September, 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:

C. That the Board adopt Resolution 2025.118 approving a construction contract not to exceed \$1,052,700, subject to future appropriation, with Pace Construction Company LLC in connection with Gravois Greenway Bridges Repair and Replacement and authorizing other actions as necessary to effectuate the same. -Will Rein

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
732C	Gravois	Snyder Park to Union Road	St. Louis County, City of Green Park

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Will Rein	Pace Construction Company LLC	Construction

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

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
25.9% MBE/5.7% WBE:	No

ATK Safety Supply, WBE, .69%	
Freedom Fence, WBE, 2.57%	
Midwest Construction Services, WBE, .6%	
Silver Eagle, WBE, 1.79%	
Brewster Companies, MBE, 17.11%	
D&K Welding, MBE, 7.74%	
Cherokee Hauling, MBE, .52%	
Kendall's Hauling, MBE, .52%	

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Bid	August, 2025	NA	6

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Pace Construction Company LLC - \$957,000.00
Vision Civil Construction, LLC - \$1,026,353.00
Plattin Creek Excavating - \$1,080,000.00
Kozeny-Wagner, Inc. - \$1,129,333.50
Concrete Strategies - \$1,130,314.20
Gershenson Construction Co., Inc. - \$1,224,000.00

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a Contract	\$957,000 (Bid) + \$95,700 (10% Contingency) = \$1,052,700	\$743,836	2025 GRG 1/10th, 2026 GRG 1/10th

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025 & 2026	Contracting	Mobilization and Construction

WHY AND/OR HOW:

At its November 12, 2024 Board of Directors meeting, the District Board approved a Cooperation Agreement with St. Louis County wherein the District agrees to take on the cost of construction (including construction management) for improvements to three (3) heavily utilized County bridges on Gravois Greenway. By way of background, the County had previously agreed to pay for construction while the District paid for design, but budget constraints caused the County to indefinitely postpone the projects.

The most critical component of the project is the replacement of the existing wooden bridge which continues to deteriorate and approach the need for closure. While all three (3) of these structures could be completed separately, given economies of scale and the

need for greenway closures and detours, staff are recommending all three (3) structures be repaired or replaced at the same time. Total construction for all three (3) is estimated to be ninety (90) days, which will require a detour around the structures through Officer Blake Snyder County Park for that entire time. St. Louis County Parks staff would support the project through design review and coordination with other STLCL departments to obtain necessary permits and authorization.

Throughout 2025 the project plans were finalized and submitted for permit. Once permits were granted by St. Louis County, City of Green Park, and MSD, this project was advertised for public bid. The construction estimate prepared by TWM, Inc, was \$836,725.42 including contingency. The project had six (6) responsive bidders that were tightly bunched, indicating competitive bids. Pace Construction was low bid at \$957,000. An analysis of the estimate versus the bids was completed by TWM Inc., ABNA (construction manager) and GRG. TWM indicated that six-months ago their estimates were within 1% of actual bids, but within the past two weeks they've had several projects where bids came in very high like this one. This could indicate a shift in the market that has not yet been accounted for in their estimating tools.

Pace's bid was validated and they have previous experience with bridge replacements on Gravois Greenway where they performed well. The closure of the greenway and construction is scheduled to begin on December 1, 2025 and Pace indicated that the 90-day closure limit was achievable.

It is staff's recommendation that the board approve this construction contract with Pace in an amount not to exceed \$1,052,700 which includes 10% for GRG-held contingency.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2021.14	Cooperation Agreement with St. Louis County in Connection with Gravois Greenway Pedestrian Bridge Replacements
2021.15	Approval of a Contract not to exceed \$416,297 with Thouvenot Wade & Moerchen, Inc for design services.

2022.85	Approval of a Contract Amendment not to exceed \$74,212 with Thouvenot Wade & Moerchen for additional design services
2024.98	Approval of A Cooperation Agreement with St. Louis County
2024.107	Approval of 2025 GRG 1/10 Capital Budget
2024.120	Approval of a Contract with ABNA, INC. for construction management services

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$1,052,700, subject to future appropriation, WITH PACE CONSTRUCTION COMPANY LLC. IN CONNECTION WITH GRAVOIS GREENWAY BRIDGE REPLACEMENTS AND REPAIR 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 Gravois Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Gravois Greenway”);

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by replacing two (2) bridges and repairing one (1) bridge (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 732C for the Project;

WHEREAS, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised a Request for Bids for or in furtherance of the Project and received six (6) responses;

WHEREAS, Pace Construction Company, LLC was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Pace Construction Company 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 September 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 Bid
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Pace Construction Company LLC in an amount not to exceed \$1,052,700 for the Project.
3. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.

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

ADOPTED this 9th day of September, 2025.

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

Bernie DuBray , President

ATTEST:

Carol Klein, Secretary

Vote:

Aye:

Nay:

Abstain:

Absent:

Not Present:

12. UNFINISHED BUSINESS

A. NONE

13. CLOSED SESSION

A. ENTER INTO CLOSED SESSION

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

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

14. ADJOURNMENT

A. RECONVENE INTO OPEN SESSION

B. ADJOURN