Great Rivers Greenway

Tuesday, March 10, 2026

March 10th Board of Directors Meeting

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

1. OPENING OF MEETING

A. OPEN TIME

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 2026

Please click the link below to join the webinar:
https://events.zoom.us/ej/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/public-meeting-open-time-signup/ by 5pm the day before the meeting to participate digitally

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

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

B. CALL TO ORDER/ ROLL CALL

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

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

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

C. APPROVAL OF AGENDA

TO APPROVE THE AGENDA

D. APPROVAL OF THE MINUTES

TO APPROVE THE MINUTES AS MAY BE CORRECTED

View Minutes for Feb 10, 2026 - Feb 10 Board of Directors Meeting

2. PRESENTATION (S)

A. Presentation on Great Rivers Greenway Health Metrics by Larry Franks, PhD from Urban Design 4 Health (UD4H) - MARA PERRY

UD4H summary of phase 1 for March Board meeting.pdf (407 KB)

3. NEW BUSINESS

A. None.

4. PETITIONS AND COMMUNICATIONS

A. Letter from City of Chesterfield adopting the City of Chesterfield Bikeable Walkable Plan from Resolution 513 - Todd Antoine

2026-02-04 City of Chesterfield Bikeable Walkable Plan Adoption - GRG Letter.pdf (231 KB)

5. REPORTS OF OFFICERS

A. None.

6. REPORT OF THE CHIEF EXECUTIVE OFFICER

A. CHIEF EXECUTIVE OFFICER

MARCH 2026 CEO REPORT FINAL.pdf (2,616 KB)

B. NOTICE OF CONTRACTS EXECUTED

CEO Executed $10-50k Contract Report Feb 2026.pdf (4,089 KB)

7. REPORT OF STANDING COMMITTEES

A. None.

8. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS

A. That the Board adopt Resolution 2026.016 approving an amendment not to exceed $130,000 to the 2026 Operating Budget to allow for the hiring of a Construction Manager and authorizing other actions as necessary to effectuate the same. -Mark Perkins

WHY AND/OR HOW:

Pursuant to ongoing discussions with the Board, we are in the process of hiring a Construction Program Manager. This role will serve as the manager of the Construction Program and begin to transition some of our projects to an internal CM model. We have identified the need to add an additional staff member in 2026 to manage these projects and begin building out an internal team. As discussed in the February presentation to the Board, we are requesting that the Board approve a budget amendment of $130,000 (covering salary and benefits) to add a Construction Manager position in 2026. The 2-member team will enable us to pilot the internal CM Program and measure effectiveness and impact to assist in future decision making around the appropriate size of a team.

A RESOLUTION AUTHORIZING THE HIRING OF A CONSTRUCTION MANAGER, APPROVING AN AMENDMENT INCREASING PERSONNEL EXPENDITURE IN THE 2026 BUDGET BY $130,000 IN CONNECTION WITH HIRING SAID CONSTRUCTION MANAGER, ALLOCATING FUNDS FOR SUCH EXPENDITURE, 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, 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 2026 Great Rivers Greenway and CityArchRiver Sources & Uses, Revenues, Operating, Legal and Personnel Budgets (collectively, "2026 Budget") was approved by the District pursuant to Resolution 2025.135;

WHEREAS, the District desires to (i) amend the 2026 Budget to increase personnel expenditure thereunder by $130,000, (ii) amend the 2026 Budget to allocate the funds for such increased expenditure; (iii) authorize the Chief Executive Officer to hire a construction manager (the "Construction Manager"), and (iv) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on March 10, 2026, 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 hereby finds that the hiring of a Construction Manager is appropriate to carry on the work of the District and authorizes the Chief Executive Officer to hire a qualified individual to serve as the Construction Manager.
2. In order to fund the Construction Manager position authorized hereinabove, the Board hereby amends the 2026 Budget to increase the 2026 Personnel Expenses Budget (expenditure line items 72300 Salaries through 74130 Technical Training, excluding 72400 Temporary Staffing) by an aggregate amount not to exceed $130,000, with the allocation of such aggregate amount among the individual expenditure categories within said 2026 Personnel Expenses Budget to be determined by the Chief Executive Officer or his designee, in his or her reasonable discretion, based on the actual compensation and benefits package established for the Construction Manager position.
3. The Board hereby further amends the 2026 Budget to increase the drawdown of GRG 1/10th 2026 available cash by $130,000 to provide a source of funds for the increased 2026 Personnel Expenses Budget expenditure authorized hereinabove and directs the Chief Executive Officer or his designee to make such corresponding accounting entries and adjustments as are necessary to reflect the foregoing budget amendments in the District's financial records and accounts.

3. The Board authorizes the Chief Executive Officer or his designees to take such further action 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 10th day of March, 2026.
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:

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

A. That the Board adopt Resolution 2026.017 approving a contract not to exceed $64,000 with Project Insight in connection with Project Controls Software and authorizing other actions as necessary to effectuate the same. Todd Antoine

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
750	All Greenways	All	All jurisdictions

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Todd Antoine	Project Insight, Inc.	Professional Services

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED	
Yes	N/A	

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ	12/25	N/A	2

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
The RFQ for Project Controls Software was issued in October, and due on December 11, 2025. Two (2) firms responded and were qualified respondents. On January 8, 2026 GRG

staff from various departments attended interviews with each firm. From mid January to mid February, the firms provided a "Sandbox" environment for staff to review data that GRG provided to explore the software's functionality, user interface and overall compatibility with GRG's needs. GRG staff determined that Project Insight, Inc. was best qualified and capable of performing the desired services based on evaluation against the factors specified in the RFQ.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract	$64,000	$182,720	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2026	Planning	Annual License and Integration fees (2027)

WHY AND/OR HOW:

This action is to approve a new contract for an amount not to exceed $64,000 with Project Insight, Inc. for project controls software for the Build and Sustain teams in managing Capital Budget projects.

In October of 2025, GRG issued a Request for Qualifications (RFQ) for Project Controls Software to assist the Build and Sustain teams in their management of GRG's Capital Budget Projects. The Project Controls System (PCS) encompasses the administration, personnel, processes, procedures, documents, tools, standards and activities that are undertaken to manage capital budget projects within GRG. A technology software platform is a critical component of the PCS and the current software does not meet GRG's growing needs.

Two (2) firms responded to the RFQ and both were qualified in providing software that meets the criteria noted in the RFQ. On January 8, 2026 interviews were conducted with both firms with staff from Build, Sustain, Promote and Administration in attendance. This was an opportunity for staff to learn about the software, its functionalities and how it would best meet GRG's needs. After the interviews, a "Sandbox" environment was

created using data provided by GRG in order for staff to learn more about the software's user interface, test out reporting functions and dashboard capabilities and ask additional questions.

Project Insight, Inc. was the clear choice by staff due to its agile functionality for creating reporting tools, the ease of use and integration with GRG's Contract Management System (CMx), Abilia, and Geographic Information Systems (GIS) software. The company prides itself on a software solution that strengthens visibility, accountability and collaboration across the full lifecycle of capital projects. Based in California, the company was created over 20 years ago and serves public agencies, nonprofits, utilities, infrastructure programs and complex multi department environments.

Project Insight combines a configurable cloud environment, a well structured implementation method, and an experienced team that works with public agencies daily. The platform is fully configurable, which allows GRG to refine or expand requirements without the need for custom development. This will help to ensure long-term sustainability as GRG's needs change over time.

Over the past month, a team of GRG staff met with Project Insight staff so that they could clearly understand our needs and desires for the software. Additionally, GRG has made Project Insight aware of the importance of having this software communicate with GRG's existing financial systems and our desire to have new software installed and functioning by early to mid summer.

Project Insight provided a scope and fee for $64,000. This fee is broken into two parts as follows:

Licenses (25)	$9,000
Integrations	$5,000
Sub Total	**$14,000**

Onboarding, Implementation, Training and Report Building $15,000

Customizations	$35,000
Sub Total	**$50,000**
Total	**$64,000**

The $50,000 will be a one-time expense to get the software customized as well as building reports and staff training. The annual costs will be the $14,000 figure which will change if new staff positions are created, new software integrations are desired, etc. but this number is in line with other similar software programs based on 25 licenses.

If approved by the Board, the Project Insight team will begin immediately with the goal of having the new software installed and functioning by July.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
N/A	

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED $64,000 WITH PROJECT INSIGHT, INC. IN CONNECTION WITH PROJECT CONTROLS SOFTWARE 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 All Greenways are shown as a regional greenway in the River Ring Regional Plan (the "Greenways");

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

WHEREAS, the 2026 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2025.136;

WHEREAS, the 2026 GRG 1/10 Capital Budget included line item #750 for the Project;

WHEREAS, pursuant to the District's Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received two (2) responses;

WHEREAS, Project Insight, Inc. ("Vendor") was found to be best qualified and capable of performing the Project based on evaluation against the factors specified in the RFQ, and the District and Vendor subsequently negotiated a proposed scope of services for the Project ("Proposed Project Services") in conformance with the District's policies and the requirements of the District Act;

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposed Project Services; (ii) negotiate and enter into a contract with Vendor to perform the Proposed Project Services 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 March 10, 2026, 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 Proposed Project Services.

2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Project Insight, Inc. in an amount not to exceed $64,000 for the performance of the Proposed Project Services.

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 10th day of March, 2026.
METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

_____

Bernie DuBray, President

ATTEST:

_____

Carol Klein, Secretary

<u>Vote:</u>

Aye:

Nay:

Abstain:

Absent:

Not Present:

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

A. None

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

A. That the Board adopt Resolution 2026.018 approving a Design and Engineering Contract not to exceed $505,692, subject to future appropriation, with Introba Inc. in connection with NPS Retractable Bollard Replacement and authorizing other actions as necessary to effectuate the same. -Will Rein

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
900A	Mississippi	Gateway Arch National Park	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Will Rein	Introba, Inc.	Design Contract

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)		PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED
No	TYLin - 9%, N/A Frontenac Engineering - 22%, N/A SWT Design - 7%, N/A	

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ	October 2025	N/A	3

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
An RFQ was published in September 2025 and submissions were received from Introba, GBA, and Shive-Hattery. The National Park Service and GRG reviewed the submissions and elected to interview Introba and GBA in December of 2025. Introba was selected based on the extensive experience of the team, their qualifications in designing and implementing projects on other sensitive Federal sites, and their familiarity with the park.

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	**$505,692**	**$1,620,977**	**CAR 3/16th - NPS Renewal Fund**

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
This funding source is the dedicated NPS Renewal Fund that was established during CAR to fund capital replacements.

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2026	**Design**	**Bidding**

WHY AND/OR HOW:

As an "icon" park in the National Park System, The Gateway Arch and it's visitors are protected against vehicle borne attacks by a complete barrier of bollards. A number of

vehicle access points are provided to allow for operations and maintenance teams and deliveries to move onto the grounds by way of retractable bollards that lower into the ground. This project will design and replace six (6) electrically operated retractable bollard replacement systems orginally installed in 2016. They have proven to be difficult to maintain due to water infiltration into electrical components and the lack of snow/ice melting capabilities. Because they are in constant need of repair by facility maintenance technicians, operations and maintenance teams need to travel through other entrances at greater distances causing ineffecienicies and the facility maintenace technicians spend an inordinate amount of time on these systems. A seventh location near the North Gateway currently has bollards that do no retract per the orginal design. This prevents law enforcment personell from easily responding to emergencys, and maintenance personell must take a detour along Leonor K. Sullivan Blvd to access this portion of the park.

Additional scope provided by Introba includes repairing, replacing, or installing new dewatering systems with alarms and to add features to aid with operation in winter conditions (snow and ice). The intent is to utilize the existing vaults and electrical power (208/120v). Integration of the controllers into the Parks existing access control and monitoring system is required.

Introba, Inc, has successfully completed multiple projects in Gateway Arch National Park. They most recently designed the radio tower which recently completed construction. The second project is the design of building access controls which is in construction now. The National Park Service (NPS) team works well with Introba, and Introba is well suited to work with NPS and GRG on the multiple layers of review and approval.

This contract will cover design services and a future request will be made for Bidding and Construction Administration services. The request for GRG to manage this project was made in the National Park Service's annual request in October, 2025 for the 2026 fiscal year.

A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED $505,692, SUBJECT TO FUTURE APPROPRIATION, WITH INTROBA, INC IN CONNECTION WITH NPS RETRACTABLE BOLLARD REPLACEMENT AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

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

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

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

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

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

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

WHEREAS, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing replacements for retractable bollards on the Mississippi Greenway (the "Project");

WHEREAS, the 2026 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2025.137;

WHEREAS, the 2026 CAR 3/16 Capital Budget included line item 900A for the Project;

WHEREAS, the 2027 CAR 3/16 Capital Budget will include a line item for the Project;

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

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

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

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on March 10, 2026, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.

2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Introba Inc. in an amount not to exceed $505,692 for the Project, subject to future appropriation.

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 10th day of March, 2026.
METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT

_____

Bernie DuBray, President

ATTEST:

_____

Carol Klein, Secretary

<u>Vote:</u>

Aye:

Nay:

Abstain:

Absent:

Not Present:

B. That the Board adopt Resolution 2026.019 approving a contract amendment not to exceed $42,087 with Navigate Building Solutions, LLC in connection with Kiener Plaza Improvements and authorizing other actions as necessary to effectuate the same. -Will Rein

WHERE:

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
883A	Mississippi	Kiener Plaza	City of St. Louis

WHO:

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
William Rein	Navigate Building Solutions, LLC	Amendment to Construction Management Services Agreement

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)		PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED
No		TSI, 24%, N/A

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
RFQ	July 2024	N/A	2

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

WHAT:

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of contract amendment	$42,087	$57,000	CAR 3/16th

WHEN:

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE

2026	Construction	Substantial Completion

WHY AND/OR HOW:

Since 2010, Great Rivers Greenway ("GRG") has dedicated staff time and funding to a public/private partnership consisting of the National Park Service ("NPS"), the Gateway Arch Park Foundation ("GAPF," formerly known as the CityArchRiver Foundation), the City of St. Louis, Missouri Department of Transportation, and Bi-State Development Agency to redevelop the Gateway Arch National Park and the surrounding lands under a plan known as "Framing a Modern Masterpiece: The City + The Arch + The River 2015" ("Project"). GRG issued sales tax appropriation bonds for the Project. Allocation of available bond funds and Project components were identified as part of a revised Comprehensive Capital Improvements Program Agreement ("CCIPA") budget which was approved by GRG's Board of Directors in December 2017.

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

GAPF procured SWT Design, Inc. for landscape and engineering services for desired enhancements to Kiener Plaza. These enhancements include replacement of the chat in the shade garden and bike parking area and renovation of the courthouse lawn. SWT Design, Inc. was charged with development of schematic designs, geotechnical services, design development, development of construction documents as well as bidding and construction related services.

Construction documents were completed in early 2025, but due to the constraints on the construction schedule by the partner's desire to hold Winterfest in 2025 as planned, bidding was delayed to August 2025. With the U.S. Figure Skating Championships being held at Enterprise Center January 4-11, 2026, GAPF was asked and agreed to an extended run of the ice rink through the end of this competition. This timing allowed for an extended pre-construction phase where submittal process could play out, and long-lead items could be procured. For this reason construction commenced in mid-February 2026 and will be completed by October 2026.

Navigate Building Solutions, LLC was retained to provide construction management services broken into two (2) phases, Pre-Construction Services and Construction Services

with the contract being held by GRG. The extension of the pre-construction phase by several months has resulted in an additional forty (40) labor hours expended by Navigate. The schedule extension for construction also includes two addtional months of services provided by Navigate. The two months of extended constuction phase services are currently scheduled to be the final completion phase which may result in not all hours being billed.

Lastly, the orginal contract included $5,000 for materials testing. During final design, these funds were used to test the continuity of the electrical distribution system of the park to ensure the planned improvements could be installed as designed. The additional $10,000 in this contract amendment is for materials testing of concrete and soil amendments to ensure the quality matches that of the orginal improvements installed a decade ago.

RELEVANT RESOLUTIONS:

RESOLUTION #	DESCRIPTION
2024.75	**Approval of a contract with Navigate Building Solutions, LLC for Construction Management Services.**

A RESOLUTION APPROVING A CONTRACT AMENDMENT NOT TO EXCEED $42,087 WITH NAVIGATE BUILDING SOLUTIONS, LLC IN CONNECTION WITH KIENER PLAZA IMPROVEMENTS 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 the installation of improvements in Kiener Plaza (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 2026 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2025.137;

WHEREAS, the 2026 CAR 3/16 Capital Budget included line item 883A for the Project;

WHEREAS, pursuant to Resolution 2024.75, the District authorized the Chief Executive Officer to negotiate and enter into a contract with Navigate Building Solutions, LLC for construction management services for improvements to Kiener Plaza in furtherance of the Project, and the District subsequently entered into a contract with Navigate Building Solutions, LLC;

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

WHEREAS, the District desires to (i) authorize the Chief Executive Officer to negotiate and enter into a contract amendment with Navigate Building Solutions, LLC and (ii) take any actions necessary or appropriate to effectuate the same; and

WHEREAS, at a meeting of the Board of Directors of the District (the "Board"), convened at 11:30 am, on March 10, 2026, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

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

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract amendment with Navigate Building Solutions, LLC in an amount not to exceed $42,087.

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 10th day of March, 2026.
METROPOLITAN PARK AND RECREATION DISTRICT
D/B/A THE GREAT RIVERS GREENWAY DISTRICT

_____

Bernie DuBray, President

ATTEST:

_____

Carol Klein, Secretary

<u>Vote:</u>

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).

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14. ADJOURNMENT

A. RECONVENE INTO OPEN SESSION

B. ADJOURN