

**Central West End SouthEast
Special Business District**

c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
Saint Louis, Missouri 63110-2100
O: 314.535.5311
cwesoutheastssbd.com

**BOARD OF COMMISSIONERS MONTHLY MEETING
TO BE HELD
August 17th, 2021 at 5:00 p.m.
Via Zoom**

Please Note: Due to Covid-19, the Board of Commissioners meeting will be held via Zoom at <https://zoom.us/j/89244951321> (Meeting ID: 892 4495 1321) or call by phone at 1-312-626-6799.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on August 17th, 2021 at 5:00 p.m., the Central West End Southeast Special Business District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Chair's Report & Announcement of the Order of Business
3. Public Comments & Questions (5-minute limit per speaker)
4. Approve Previous Meeting Minutes
5. Lighting Project
 - a. Comments from Neighbors
 - b. Comments from City
6. Public Safety
 - a. Neighborhood Security Initiative, Jim Whyte
 - b. The City's Finest, Rob Betts
7. Neighborhood Improvement
 - a. City of St. Louis, Ron Coleman
8. Project Reports
 - a. Financial Reports
 - b. 5-year Plan
 - i. Median Landscaping
 - ii. Trash & Litter Pickup
 - iii. Sidewalk Audit
 - iv. Other
9. Other Business

This meeting is open to the public; provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314) 535-5311.

**DATE POSTED: 8/13/2021
Time: 5:00 PM**

• Central West End Southeast Special Business District •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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Central West End Southeast Board of Commissioners Meeting
July 20th, 2020 at 5:00pm
Laclede and Vandeventer Parklet
At 3904 Laclede Ave. St. Louis, MO 63108

Board Members in Attendance: Yusef Scoggin, Marshall Michener, Rick Kissel, Doug Anderson, Jeff Miner

Board members not in Attendance: N/A

Others in attendance: Alayna Graham (Park Central Development), Ron Coleman (City of St. Louis), Jim Whyte (NSI), Frank Eppert (ABNA), Kimberly Smith-Drake (Washington University), Tony Trotter (ATBM)

1. **Call to order**
 - a. Y. Scoggin called the meeting to order at 5:07 pm.
2. **Chair's Report & Announcement of the Order of Business:** Y. Scoggin asked for introductions.
3. **Public Comments:** None.
4. **Approval of June Meeting Minutes**
 - a. D. Anderson motioned to approve the June 15th, 2021 meeting minutes with the corrections. Seconded by M. Michener. All in favor—Motion approved.
5. **Public Safety**
 - a. **NSI Update-** J. Whyte gave the NSI presentation.
 - i. Year-to-Date, the Southeast SBD has experienced no change in homicide, a 50% decrease in rape, a 77.7% decrease in robbery, and a 63.1% decrease in total person crime in comparison to 2020. Aggravated assault decreased from 7 incidents in 2020 to 3 incidents in 2021. The SBD had a 15.7% decrease in larceny, 58.3% decrease in vehicle theft, no change in arson, and a total 17.8% decrease in total property crime. Burglary incidents increased 28.5%. Overall crime for the SBD decreased 25.4%.
 - ii. J. Whyte introduced the Outreach program for homelessness. The NSI is asking for \$7,000 from the Patrol Budget to support this program.
 1. The Commissioners agreed to bring resources for homelessness to the next meeting to share with the NSI to support the program. They will review the proposal and vote on funding at the next meeting.
 - iii. J. Whyte shared a proposal for cameras at the New Market Hardware store.
 1. J. Miner motioned to approve the camera proposal for \$24,351. M. Michener seconded the motion. All in favor, motion approved.
 - b. **TCF Update-** R. Betts not available for update.
6. **Neighborhood Stabilization-** R. Coleman gave updates for the Board of Commissioners.

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- a. R. Colman gave an update on the parklet. He spoke with the ADA Deputy Commissioner, who said that the turn-around area was fine for the parklet. The planters need to block the tripping hazards, so they just need to add reflectors to get approval.
 - b. There is no known new tenant for the Kaldi's space.
 - c. The buyer of the Places for People property has plans ready.
 - d. The City Foundry will be open August 11.
 - e. R. Coleman gave some approximate costs for sidewalks and ramps. A. Graham reported she would reach out to the Community Mobility Committee to get a sidewalk audit together if the Commissioners would commit to volunteering for the audit.
- 7. Project Reports:**
- a. **Trash and Litter Pickup:** T. Trotter was available for questions about his bid. The Commissioners decided to just do litter pickup (Not trash barrels) along Sarah, Boyle, Newstead, the East side of Taylor, and the South side of Lindell.
 - b. **Financial Reports:** A. Graham presented the financial reports.
 - i. There were no questions or comments on the financials.
 - c. **5-Year Planning**
 - i. Due to time, the Board of Commissioners decided to dedicate a majority of time at the next meeting to 5-year planning.
 - d. **Lighting Project:** F. Eppert was available for questions.
 - i. The project has been sent to BPS for preliminary review.
- 8. Other**
- a. **None.**
- 9. Meeting Adjourned:** The meeting was adjourned at 6:26 pm.

Lighting Information

Comments from City

Comments from Neighbors

Fiber Information

Alayna Graham

From: Frank Eppert <feppert@abnacorp.com>
Sent: Thursday, August 12, 2021 3:18 PM
To: Alayna Graham; colemanron@stlouis-mo.gov
Subject: FW: Lighting project update

Alayna and Ron: The e-mail below included some comments that should be considered, also.

Franklin P. Eppert, PE

Electrical Project Manager



4140 Lindell Blvd. | St. Louis, MO 63108 | (314) 454-0222, ext. 1148 |
9901 S. Western Avenue | Suite 001 | Chicago, IL 60643 | (773) 881-4788, ext. 1148 |
feppert@abnacorp.com | Visit <https://www.abnacorp.com>

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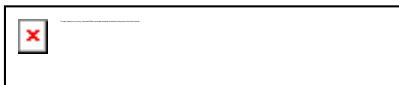


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From: Coleman, Ron <colemanron@stlouis-mo.gov>
Sent: Monday, August 2, 2021 3:49 PM
To: Bernie Edler <bernie_edler@yahoo.com>
Cc: Frank Eppert <feppert@abnacorp.com>; Brian Kroupa <briankroupa1@gmail.com>; Suzanne Gregoire <segregoire@aol.com>; JoAnne LaSala <joanne@joannelasala.com>; Alayna Graham <alayna@pcd-stl.org>
Subject: Re: Lighting project update

Thank you for the feedback Bernie. We will present this along with BPS's comments to the SBD at their next meeting. I believe the photometrics study showed that these light placements would provide the required consistent light coverage for both the sidewalk and street, however there may need to be modifications. The spacing was changed to avoid existing landscaping, as the area around each light pole will need to be excavated at least three feet in all directions if I'm not mistaken resulting in the tradeoffs you point out. If there are specific conflicts such as your irrigation system, please provide us exact addresses, along with the concern, and they will try to accommodate.

Ron



Ronald R. Coleman
Neighborhood Improvement Specialist
City of St. Louis
1520 Market Street, Room 4000, Saint Louis, MO 63103
314.657.1361
ColemanRon@stlouis-mo.gov

Act as if what you do makes a difference. It does. ~William James

On Fri, Jul 30, 2021 at 3:53 PM Bernie Edler <bernie_edler@yahoo.com> wrote:

Ron and Frank,

We haven't received much feedback from the neighborhood overall but I did want to pass on the concerns of one of our long time neighbors Brian Kroupa. I have copied him (and the other trustees) on this email for any discussion.

Brian's concerns with the current proposal are summarized below. If you could respond to his comments it would be appreciated.

Aesthetics of Block

The current plan has new light posts placed randomly throughout the block. The distance between posts varies from 55' all the way to 102'. The charm of our block will be impacted by the inconsistency of the lighting. Also, as the self-appointed holiday decorator, I would be sad to see the uniform colonnade of red bows interrupted.

Safety of Pedestrians

Consistency of lighting also impacts safety. The lighting plan should take into account all of the dark areas created by the larger spans. I fully support the effort to add more lights than we currently have, but think we should do it in the best way possible.

Installation/Impact on Property

For +/- 40 years, this neighborhood has worked with and landscaped around the existing light poles. (And for us specifically, we have irrigation lines running throughout the property.) Why can't the city use the existing sites for the new poles? This would provide easy access for the city workers and reduce the impact on our yards and gardens.

Regards,
Bernie

On Monday, July 19, 2021, 10:27:48 AM CDT, Coleman, Ron <colemanron@stlouis-mo.gov> wrote:

Bernie,

ABNA Engineering has marked the best locations for the new light poles on 4400 Laclede by marking a white stripe on the curb. They adjusted spacing to account for existing hardscape and shrubbery etc., as the area around the new poles will need to be excavated. Not all new lights will be where the existing lights are.

The preliminary design is with the City's Board of Public Service for comment. Now would be a great time to provide input if anyone has concerns about the proposed locations on the new light poles. While everyone's wishes may not be able to be accommodated, and not everyone could possibly be happy, the locations have been chosen to provide consistent and effective coverage for the sidewalk and street for the safety and comfort of all the residents.

I have copied Frank with ABNA on this email. Please forward to Frank and me any questions, comments or concerns brought to your attention by the end of July.

Thank you,
Ron



Ronald R.Coleman
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Alayna Graham

From: Frank Eppert <feppert@abnacorp.com>
Sent: Thursday, August 12, 2021 2:17 PM
To: Alayna Graham
Cc: Jeanne Olubogun
Subject: FW: Fw: Lighting Project Update
Attachments: elevation_1.jpg; ADBsitePlanAlley4459.jpg; fiberVaultAlley4459.jpg; titleBlock.jpg; fiberVaultAlley4459-2.jpg; fiberVault4459CloseUp.jpg

Alayna: I have received the e-mails below which need to be addressed by your Board. I also have completed the photometrics for discussion before I submit to BPS.

Can you advise who I should contact to meet and discuss?

Franklin P. Eppert, PE

Electrical Project Manager



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From: Davis van Bakergem <davis4459@gmail.com>
Sent: Tuesday, August 10, 2021 4:18 PM
To: Frank Eppert <feppert@abnacorp.com>
Cc: Coleman, Ron <colemanron@stlouis-mo.gov>; Bernie Edler <bernie_edler@yahoo.com>
Subject: Re: Fw: Lighting Project Update

Ron & Frank,

AT&T contracted with ADB Company to bore 540 feet under the alley behind 4459 and install a fiber splice vault. The project was supposed to continue into The Executive House at 4466 West Pine, but I think the pandemic has postponed it. The alley vault was installed in February of 2020. See attached drawings.

Extending AT&T fiber to the 4400 block of Laclede would require a 213 foot bore from the alley to the street. I would consider granting an easement across my property at 4459 to enable the link.

Moreover the design and specifications for the street rated handhole would probably need to be changed if fiber were to be accommodated. This opportunity seems like we should pursue it until some insurmountable barrier is identified (physical, financial or legal). So far, it appears to be feasible and economical.

Dave

On Tue, Aug 10, 2021 at 3:29 PM Frank Eppert <feppert@abnacorp.com> wrote:

Ron: The electrical contractor will directional bore from pole to pole. The connections are made in the pole handhole. AT&T and Charter run on Ameren poles in the alley at my house in the CWE and the service drop is overhead to the house. Fiber not yet available for me.

Franklin P. Eppert, PE

Electrical Project Manager



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From: Davis van Bakergem <davis4459@gmail.com>

Sent: Tuesday, August 10, 2021 12:36 PM

To: Coleman, Ron <colemanron@stlouis-mo.gov>

Cc: Bernie Edler <bernie_edler@yahoo.com>; Frank Eppert <feppert@abnacorp.com>

Subject: Re: Fw: Lighting Project Update

Ron,

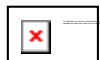
Thanks for your response.

I wasn't suggesting that the fiber along the 4400 block of Laclede would be an extension of the ITSA fiber system. I have had several discussions with Next Level, LLC, a California company that specializes in customer owned fiber (<https://www.nextlevel.net/>). And see attached paper on customer owned fiber. The nearby location of two major broadband providers might make a customer owned fiber service feasible. See edited map file. Both Verison and AT&T are already on the block. Moreover, the AT&T vault is positioned to serve The Executive House condominiums at 4466 West Pine Boulevard (160 units). There's no need to connect to the ITSA fiber along Forest Park Avenue.

The opportunity to develop a fiber service for the neighborhood should be investigated.

I assume that the City will contract with a local company to install the new light system. If you sent me the list of potential bidders, I could develop a proposal for the installation of fiber while they are working on the block.

Dave



Virus-free. www.avast.com

On Tue, Aug 10, 2021 at 11:07 AM Coleman, Ron <colemanron@stlouis-mo.gov> wrote:

Dave,

See response from our ITSA. I'm not sure how much laying fiber would cost you if your block wanted to fund, but it would need to be connected to the Forest Park Av. fiber. What do you think about contacting any telecommunication companies that may want to piggyback onto this work?

Ron

"In looking at the map, this segment really doesn't gain us any additional functionality (us being ITSA). We have east/west runs of fiber both north and south of that location. Here is a map (orange being the proposed route).



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On Thu, Jul 29, 2021 at 4:40 PM Davis van Bakergem <davis4459@gmail.com> wrote:

Ron,

Thanks for your follow up.

I don't think the fiber needs to be bent into the light poles. See Darrell Gentry's (<https://www.nextlevel.net>) suggestion for future proof tactics.

FROM NEXT LEVEL -

"... What is the schedule for the City's project for your block? I agree it's a golden opportunity to install some fiber...or simply some spare duct.

If you can find any support for the idea from the City, we can provide a plan for installing duct or fiber that could be leveraged later. Or perhaps the specification for the duct getting installed could be updated to require pulling a spare duct alongside the first during the directional boring. Or perhaps the SKU for the pulled duct could simply be updated to be something like 2" diameter 8-way "FuturePath" microduct (or a smaller diameter cousin such as 4-way 12.7/10 microduct).

If you want to explore fleshing out a solution, I'd suggest hunting down specific construction details for the lighting project and determining whether there is an advocate within the City who would support the minor additional expense of installing future proofed duct.

There is definitely a possibility for lightpost-based radios but this is not Next Level's cup of tea. We have no design for implementing or operating such a network nor plans to develop one. Instead, we are wed to the performance and TCO benefits of deploying FTTP. ..."

I believe that more exploration of the fiber options needs some attention. If the plan for West Pine required an unacceptable bending radius, I believe we could install a system that doesn't have that limitation. Our neighborhood has access to expertise through me and Darrell Gentry that could enable a viable option for future fiber service. We shouldn't abandon fiber, yet.

Dave van Bakergem

4459

On Thu, Jul 29, 2021 at 1:47 PM Frank Eppert <feppert@abnacorp.com> wrote:

Ron: The street department only provided a circuiting plan for the neighborhood. If the set of original plans is available, I can scan them at the office and provide a pdf file.

We looked at adding fiber for the pedestrian lights we installed on West Pine and determined it is not possible to run fiber into the poles due to bending radius limitations. Jim Whyte was involved in the decisions regarding adding fiber.

We will need more information from City Lighting regarding the sub-station and what needs to be rebuilt for the project. We can schedule a meeting after BPS completes their review of the preliminary plans.

From: Coleman, Ron <colemanron@stlouis-mo.gov>
Sent: Thursday, July 29, 2021 1:19 PM
To: Frank Eppert <feppert@abnacorp.com>
Cc: Bernie Edler <bernie_edler@yahoo.com>; Davis van Bakergem <davis4459@gmail.com>
Subject: Re: Fw: Lighting Project Update

Frank,

Is this information something that would be helpful or did you obtain everything you need from the Street Dept.?
Ron



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On Thu, Jul 29, 2021 at 1:02 PM Davis van Bakergem <davis4459@gmail.com> wrote:

Bernie and Ron,

Recently, Ralph Wafer, former 4400 block resident, and I were talking about the street light project and he mentioned that he had a set of As-Built drawings of the 4400 block's mid 1970's street improvement project. The drawing set includes the lighting plan for the block. It occurred to me that the ABNA and the SBD might find this historical information useful for the current planning.

Who should I lend it to? I think the LPNA should keep it in their archives.

Dave

On Sat, Jul 24, 2021 at 7:37 AM Davis van Bakergem <davis4459@gmail.com> wrote:

Bernie and Ron,

About five years ago I discussed the possibility of collaborating with a private company to provide 1 gigabit broadband connectivity to the 4400 block of Laclede Avenue. Drawings were produced and estimates made. The company NextLevel, Inc. is based in Silicon Valley and its CEO is a former St. Louisian. His west coast operations grew dramatically and he didn't have time for the Saint Louis project, but his ultimate scheme was to provide 10 gigabit broadband to the CWE. I cannot share the drawings because I signed an NDA.

Then in 2019, AT&T installed a fiber splice vault in the alley behind my house. AT&T's plan was to provide fiber to The Executive House roof for an antenna project proposed by Sprint (I think). I believe the AT&T project is on hold because of the pandemic, but the AT&T vault and the City's street light project means that fiber to the 4400 block of Laclede is available with a 214 foot connection from the alley to the street lights.

Some discussion of this opportunity should happen soon.

Dave

On Fri, Jul 23, 2021 at 1:25 PM Coleman, Ron <colemanron@stlouis-mo.gov> wrote:

Bernie, Please see the attached drawing.

Dave, I will forward your suggestion to ABNA and the SBD.

Ron



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On Fri, Jul 23, 2021 at 7:25 AM Davis van Bakergem <davis4459@gmail.com> wrote:

Bernie,

If possible the new lighting project should include the installation of dark fiber, or at least, an empty conduit for future fiber. A "dig once" policy has been adopted by many cities. It would be unfortunate to miss an opportunity to install infrastructure that would increase the value of our property by 6% or more.

Dave van Bakergem

4459

On Thu, Jul 22, 2021 at 2:01 PM 'Bernie Edler' via Laclede Place Neighborhood Association <lacledeplace@googlegroups.com> wrote:

Neighbors,

Please see the email below from Ron Coleman regarding progress on the updated lighting on the block. I have not yet had a chance to walk and take a look at the proposed light placements, but if anyone has a major issue with a location, please let me know and we will gather any comments to go back to Ron and ABNA by the end of the month.

Thanks,

Bernie

Bernie,

ABNA Engineering has marked the best locations for the new light poles on 4400 Laclede by marking a white stripe on the curb. They adjusted spacing to account for existing hardscape and shrubbery etc., as the area around the new poles will need to be excavated. Not all new lights will be where the existing lights are.

The preliminary design is with the City's Board of Public Service for comment. Now would be a great time to provide input if anyone has concerns about the proposed locations on the new light poles. While everyone's wishes may not be able to be accommodated, and not everyone could possibly be happy, the locations have been chosen to provide consistent and effective coverage for the sidewalk and street for the safety and comfort of all the residents.

I have copied Frank with ABNA on this email. Please forward to Frank and me any questions, comments or concerns brought to your attention by the end of July.

Thank you,

Ron



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AT&T Fiber Photos



FID# 21354417

**CTS ENG - TERRY DONAUBAUER
314-488-7276**

PROJECT # A01Q4Z1		DATE SVC REQ'D 12/23/2019	
DA 3605	GEO LOC CD4002	CLLI STLSMO05	
PRIMARY ENGR.: DEFILIPPO, JEFFREY			
ENGR. ID: JD9364		PERMIT REQ'D.	N
PHONE #: 6369491358		PRINT 1 OF	



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Braun, Mary Anne ▾

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Summary	Main	DataGroup	Workflow	Address	Fees	Payment	Notes	Rel Docs
Type/Subtype: BPS-P - ROW-IMPRV Number: BPS21-000074								Status: PENDING

Main

Case Description: BPS Permits

Status Code: ACTIVE

Subtype Desc: Right Of Way Improvement Application

Location: S NEWSTEAD AVE & LACLEDE AVE

Tag: S NEWSTEAD AVE & LACLEDE AVE

Initiated By: CINWEB 6/29/2021

Facility Id:

Level Id:

X, Y: 890119, 1021551



BPS-P Award Or Denial Letter ▾



Add Comment

Sort ▲

no comments

Data Group



Grand Sum:

APPLICANT :	Project Owner (Permittee)	Group Sum	Sum Flag
	Business Name/Entity (if applicable) CWE-SE Special Business District		
	First Name	Alayna	
	Last Name	Graham	
	Address	4512 Manchester Avenue, Suite 100	
	City	St. Louis	
	State	MO	
	Zip Code	63110	
	Phone Number	314-535-5311	
	Email Address	Alayna@pcd-stl.org	



WORKINFO : **Project Owner's Representative** **Group Sum** **Sum Flag**

Business/Agency (if applicable) Park Central Development Corp

First Name Alayna

Last Name Graham

Phone Number 314-535-5311

E-Mail Address Alayna@pccd-stl.org

BPS-PRJINF : **Project Information** **Group Sum** **Sum Flag**

Estimated Construction Start Date 9/1/2021

Estimate Duration of Project (Days) 60.00

If in a park, please provide the name of the park.

Detailed Description of Work
 Comment: New pedestrian street lights on both sides of Laclede Avenue between Boyle and Taylor

I agree to attach the required check list.^Y

BPS-FEES : **Fields for Fee Calculations** **Group Sum** **Sum Flag**

Identify Increment of Measure

Fee Increment
 Qty: Rate: 1.0000 Value:

Dedication Required?

Encroachment Required?

Workflow

All Yes No All Yes No All

<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Description	Result	Target End	Completed	M	- +
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Application Review	RESUBMIT <input checked="" type="checkbox"/>	6/29/21 10A	7/9/21 11A	1	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Application Review	APPROVED <input checked="" type="checkbox"/>	6/29/21 11A	7/13/21 9A	1	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Assign Proper Sub-Type	COMPLETED <input checked="" type="checkbox"/>	7/13/21 9A	7/13/21 9A	2	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Maintenance Agreement Requir...	NO <input checked="" type="checkbox"/>	7/13/21 9A	7/13/21 9A	3	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Design Review See Comments	APPROVED <input checked="" type="checkbox"/>	7/13/21 9A	7/13/21 9A	3	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Department Reviews	CLOSETASK <input checked="" type="checkbox"/>	8/3/21 9A	7/13/21 3P	3	+
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Water - Permit Review See Comments	APPROVD-TC <input checked="" type="checkbox"/>	8/3/21 9A	7/22/21 4P	3	+

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets - Director Approval	ARPDTC ✓	8/3/21 9A	8/9/21 9A	3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street Maintenance Review <i>see comments</i>	APPROVED ✓	8/3/21 9A	7/15/21 11A	3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets - Review by Plan Ex...	NA ✓	8/3/21 9A	7/26/21 5P	3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets - Review by Traffic	ARPDTC ✓	8/3/21 9A	7/22/21 8A	3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Dept Reviews Finished		8/9/21 9A		4	

Size: Found: 12 Displaying 1 to 12

▼ Address
No Entries Found

▼ Fees
No Entries Found

▼ Payment
No Entries Found

▼ Notes
No Entries Found

Attachments

ASNI-IES RP-8-18. Chapter 16 Lighting Recommend ations.pdf Attached by braunma	2.91 MB	<input type="checkbox"/>	2021-07-09 11:27:45
21-6030 Laclede Lighting.pdf Attached by braunma	1.93 MB	<input type="checkbox"/>	2021-07-09 11:28:16
Laclede Avenue Pedestrian Lighting Design Approach.do cx Attached by braunma	72.72 KB	<input type="checkbox"/>	2021-07-09 11:28:50
BPS21- 000074 Combined.p df Attached by H2USER	15.22 MB	<input type="checkbox"/>	2021-07-22 16:10:04





Comments

Add Comment

Sort ▲

▼ **mcleesem**

2021-07-13 09:29:38

@nassim Review the Laclede pedestrian light courtesy plans for BPS-DD.

▼ **nassim**

Design Review Comments

edited

2021-07-27 15:59:48

- Please provide a luminary study (1 candle per sqft) based on spacing, elevation, fixtures and poles.
- Sheets V-2 and E-2: I am assuming the 2 existing poles along N Newstead Ave. on sheet V-2 are going to be removed. Sheet E-2 shows that two new poles will be installed at these same locations. Please specify on sheet V-2 that these existing poles will be removed.

▼ **braunma**

2021-08-10 08:44:43

@nassim @mcleesem All departments have responded approved or approved w/conditions; however, I don't think the plans have been signed, have they? Is this ready for the Board next week or not? Please advise. Thanks. mab

Close



Comments

Water Comments

Add Comment

Sort ▲

▼ H2OUSER

2021-07-22 16:10:05

The Water Division has a 6" main with appurtenances in Laclede Ave. and a 20" main with appurtenances in N. Newstead Ave. in the area of the proposed work and as shown on the accompanying drawing. A minimum clearance and lateral separation of two (2) feet is necessary when crossing or nearing Water Division facilities. New light poles should be no closer than four (4) feet from a fire hydrant.

Close



Comments

Street Maint Comment

Add Comment

Sort ▲

▼ flakek

2021-07-15 11:43:58

My approval is contingent on the the Director's approval. Construction permits will need to be obtained from the Street Department prior to starting work.

Close



CWE Southeast SBD
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072-1 · Bill.com Clearing	5,015.63
40900 · Cash	
10150 · Reliance Bank checking #2...	18,402.86
10155 · Reliance MMkt #8362	532,754.02
10160 · GSB - CWESE 8810	250,332.23
Total 40900 · Cash	<u>801,489.11</u>
Total Checking/Savings	<u>806,504.74</u>
Total Current Assets	<u>806,504.74</u>
TOTAL ASSETS	<u><u>806,504.74</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	339,955.56
Net Income	216,549.17
Total Equity	<u>806,504.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>806,504.74</u></u>

CWE Southeast SBD Profit & Loss Budget Performance July 2021

	<u>Jul 21</u>	<u>Jan - Jul 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41000 · Tax Revenue	0.00	588,624.88	560,000.00	560,000.00
42800 · Interest Income	56.57	527.92		
Total Income	<u>56.57</u>	<u>589,152.80</u>	<u>560,000.00</u>	<u>560,000.00</u>
Gross Profit	56.57	589,152.80	560,000.00	560,000.00
Expense				
Miscellaneous Expense	200,000.00	200,000.00		
61000 · Administration				
61050 · Annual Award	0.00	0.00	50.00	50.00
61100 · Administration (PCDC)	4,935.00	14,805.00	14,805.00	19,740.00
61200 · Bank Charge	0.00	11.30	23.35	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	1,300.00
61400 · Legal Fees	1,118.50	1,118.50	1,166.70	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	58.35	100.00
61800 · Web Site	143.40	212.56	0.00	100.00
Total 61000 · Administration	<u>6,196.90</u>	<u>16,147.36</u>	<u>16,103.40</u>	<u>23,330.00</u>
68000 · Public Safety				
68100 · Parklet	0.00	19,550.00		
68200 · CWE Neighborhood Safety Ini.	14,600.00	43,800.00	32,782.50	43,710.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	8,796.88	68,405.67	81,666.70	140,000.00
68600 · Security Camera	8,030.00	16,060.00	9,368.35	16,060.00
68700 · Security Signs	0.00	0.00	816.70	1,400.00
68800 · Program/Project TBD	0.00	0.00	49,583.35	85,000.00
68900 · Lighting				
68905 · Maintenance	0.00	0.00	8,750.00	15,000.00
68900 · Lighting - Other	0.00	8,640.60	234,000.00	234,000.00
Total 68900 · Lighting	<u>0.00</u>	<u>8,640.60</u>	<u>242,750.00</u>	<u>249,000.00</u>
Total 68000 · Public Safety	<u>31,426.88</u>	<u>156,456.27</u>	<u>416,967.60</u>	<u>536,170.00</u>
Total Expense	<u>237,623.78</u>	<u>372,603.63</u>	<u>433,071.00</u>	<u>559,500.00</u>
Net Income	<u><u>-237,567.21</u></u>	<u><u>216,549.17</u></u>	<u><u>126,929.00</u></u>	<u><u>500.00</u></u>

CWE Southeast SBD Transaction List by Vendor July 2021

Type	Date	Num	Memo	Amount
CWE Neighborhood Security Initiative..				
Bill Pmt -Check	07/02/2021	Bill.com	Inv 3263	-14,600.00
Bill Pmt -Check	07/21/2021	Bill.com	Inv 3259	-8,030.00
Great Southern Bank				
Bill	07/19/2021	7/19/2021	Transfer cash from Simmons Bank account to Grea	-200,000.00
Lewis Rice LLC..				
Bill	07/19/2021	1378786	Inv 1378786	-182.50
Bill Pmt -Check	07/28/2021	Bill.com	Inv 1362917	-936.00
Park Central Development Corporation				
Bill	07/06/2021	79238091	Reimburse for HostGator Website Services Annual	-143.40
Bill	07/15/2021	2021-07-15	Recurring Bill PCD contract with CWE SE SBD for :	-4,935.00
The City's Finest LLC				
Bill Pmt -Check	07/07/2021	Bill.com	Inv 3178	-5,406.25
Bill Pmt -Check	07/28/2021	Bill.com	Inv 3216	-3,390.63
Bills Paid in July				-237,623.78

Landscaping RFP

Pretty City Gardens and Landscapes

SFP Landscaping



Pretty City Gardens and Landscapes LLC

4930 Delor St Saint Louis, MO 63109

(314)-282-1084

Work Estimate for: CWE Southeast Special Business District – c/o Alayna Graham – Design, Install & Maintenance RFP

Company History

Pretty City Gardens and Landscapes was founded in 2014 to have a direct impact on the city we live in. We have a strong desire to improve the green spaces we personally see every day. In the evolution of our company, we have come to have a niche focus on native plants, as we believe in building ecosystems out of our urban landscape while at the same time beautifying that landscape. Over the years we have become one of the foremost landscapers involved in the MSD Small Grants Program, whose purpose is to mitigate stormwater runoff through native plant garden installation (we have helped over 75 clients in the past four years implement their grant awards). We have maintained the South Grand CID raingarden plantings from Utah to Arsenal along Grand Blvd. for the past three years, and we have assisted several commercial clients in beautifying their properties, from restaurants to high school campuses. Our commitment to and expertise in augmenting the beauty of public spaces is an ongoing and persistent endeavor.

Cody Hayo is the owner of Pretty City and will be the steward of the entire project, from design to installation to maintenance & employee management.

Phone: 314-282-1084

Email: cody@prettycitystl.com

Personnel Selection Process

We source our talent from various sources with various backgrounds, from those trained in the horticulture program at STLCC-Meramec to those whose field experience is the equivalent of solid horticultural training. For those who may not meet our rigorous standards of horticultural proficiency, ample training under the tutelage of the owner (Cody Hayo) or other field crew members whose experience is advanced is provided. When we hire, an interview process with questions about the applicant's horticultural knowledge, their integrity, and their commitment to high customer service standards is leveraged. In addition, we adjust our hourly wage each year to comply with the St Louis City Living Wage Ordinance, so as to both draw the strongest talent and ensure our employees have the fairest wage.



Cost Proposal (for approx. 1740 sq ft of garden space)

Design & Installation Phase (Year 1)

The cost of the design and installation phases will include full CAD drawings of the medians to be planted, removal of all weeds and/or existing vegetation to prep the garden beds, the plants themselves & their installation (the vast bulk of which will be native plants that best align with both the Cortex campus & the Wash U/BJC planters), and mulch to insure plant overall plant health, as well as associated permits and fees.

- **TOTAL PROPOSED COSTS FOR THE DESIGN PHASE: \$825**
- **TOTAL PROPOSED COSTS FOR THE INSTALLATION PHASE: \$12128**

Maintenance Phase (Years 1, 2, and 3)

The cost of the maintenance phase of this project will include annual mulching of the 5 planters in spring, tri-weekly weeding/litter removal from the planters, essential plant health tactics, and plant replacements if plants should need it, as well any permits and fees.

- Spring mulching cost: \$1655 x 3 years = \$4965
- Spring – Winter Tri-weekly Maintenance cost (12 visits/year from mid-April through late November @ 8 hours/visit): \$552/visit x 12 visits/year x 3 years = \$19872
- **Total Yearly Cost of the Maintenance phase: \$8279**
- **TOTAL THREE YEAR COST OF THE MAINTENANCE PHASE: \$24837**

TOTAL THREE YEAR COST PROPOSAL – ALL PHASES: \$37790

Invoicing

Invoices will be sent within one week of the finished designs, plant installation, and each maintenance visit. Payment will be due no longer than 30 days from receipt.

Value-Added Features

Cody Hayo has served as LNAGSL President (Landscape and Nursery Association of Greater St Louis, the premier horticulture umbrella group in the region) for four years over two different terms (he is the current sitting president). In addition, Cody and the team at Pretty City have worked with the South Grand Eco Crew and surrounding community to enable those who live in the South Grand area to take more ownership of and pride in its public spaces. Lastly, being a company that is headquartered in South St. Louis, most of our work takes place in the neighborhoods that are within 5 miles, the Central West End being one of them. Our hearts and our work are in the city.



References :

1. Rachel Witt; Executive Director South Grand CID - rachel@southgrand.org (317) 772-5750
2. Angie Weber; Community Resource Specialist Missouri Department of Conservation/Shaw Nature Reserve/South Grand EcoCrew - ecolandscapingstl@gmail.com (314) 583-0971
3. Linda Weiner; Beautification Chair Lafayette Square Restoration Committee - linderweiner@gmail.com (314) 588-8924
4. Michael Wohlstadter; Landscape Chairperson Southampton Neighborhood Association* - landscape@southamptonstl.org (314) 740-0644

*Note: We have not performed any paid work for the Southampton Neighborhood Association, however we have been engaged with the landscaped areas in the neighborhood since 2014 donating our time and resources to assist with planning and upkeep of garden spaces in a supportive role to our community.

*** General Disclaimer: Differences in actual versus estimated pricing will be explained in detail at time of billing. Some plant material may be substituted due to availability or differences in pricing. Plant warranty: 6mo/50% on shrubs + trees. 30 day warranty on perennials. See Miscellaneous Plant Care Information for additional warranty details.

SFP Landscaping Inc.

9800 Gravois Road Saint Louis, Missouri 63123
314-544-4436 Fax 314-544-3250 www.sfplandscapinginc.com

Professional Landscape Solutions

Central West End Southeast Special Business District
c/o Alayna Graham
Park Central Development
4512 Manchester Avenue, Suite 100
St. Louis, MO 63110

Section I: Introduction

Company History and Organization:

SFP Landscaping incorporated in 1985 in the State of Missouri, so we have 36 years of successful business experience. In the St. Louis landscape industry, we are an oddity to be in business that long. We are a privately owned, family business located at 9800 Gravois Road in Affton. The Owner and President of SFP Landscaping Inc is Mark LaBarge. Tom Dempewolf (31-year employee) and Jeremy Lentz (8-year employee) both hold the title of Operations Manager.

SFP Landscaping has many divisions: Commercial Maintenance, Residential Maintenance, Irrigation, Landscape Lighting, Snow Removal Services, New Construction Design / Build (both commercial and residential) and our sister company, Native Landscape Solutions is Missouri's pre-eminent provider / installer of native landscaping and stormwater management. NLS is also a State of Missouri recognized WBE. SFP / NLS owns the 3-acre property our offices, warehouses and nursery stock reside on, and recently purchased additional, adjacent property to accommodate our expanding business growth and needs.

Management Approach:

We currently use a landscape software system called LMN, which gives us a total picture and record of the services we have performed for you. At any point in time, you can request a calendar of events. This will show when upcoming work is scheduled to be assigned to a crew and performed. On work that has already been performed, the software allows us to tell you which employees performed the assigned task; when they were onsite; when they completed their work; what material they used; what observations they made; what equipment they used; which contract item they worked on, etc. Complete transparency to our Clients. If you want to take this process of openness one step further, we can even give you the ability to check on your own, the status and schedule of your account through a private, online portal into our LMN system, any time, day or night. Our accounting department is also linked into our LMN software. Your account will be assigned the same crew every time we're onsite, so they are consistent and take ownership of the property they're responsible for.

We made a strategic decision this summer to further advance our software capabilities and have committed to an advanced landscape software called "Aspire". The easiest way to explain Aspire would be to say it's "LMN on steroids". Our managers have been in training for several weeks now, and we'll have our Company wide debut and switchover on September 1. It will provide us with even more detailed information, data points, tracking, managing, scheduling, and accounting capabilities.

Even though the new software comes to us at a great expense, we're excited about stepping up to the next level. As you can plainly see, we have a deep commitment to do whatever it takes to provide high quality outcomes, with an emphasis on customer service and communications. Sadly, for our industry, most of our competitors don't share this honesty with their Clients.

Personnel Selection Process:

The current number of employees today in our Company is 86. SFP Landscaping Inc. has made a large commitment to insuring a highly trained, motivated, and legal workforce. To that end, each year we absorb a large financial undertaking to participate in the US Federal Department of Labor H2B Guest Worker Visa Program for most of our workers. Although to use the H2B program comes with a large price tag, it does ensure that we employ a legal workforce which is very important in today's business and social climate. We bring the same workers back each season and have been in business long enough to where we are now employing the second generation of our workers. Twenty years after we were told of their births, they are now joining their fathers and uncles in our workforce. All H2B workers must go through an extensive interview process with the FBI and the US Department of Homeland Security at the US Consulate in Monterrey, Mexico before they are issued their 10-month work visas. By US Federal law, they must return to Mexico no later than December 15 each year and start the investigative process with the FBI and Homeland Security all over again in order to return to work the following April 1. Our H2B workers are only a supplement to our work force needs during the peak landscape season. We also employ about 35 American and legally immigrated Mexican residents all year long so we can continue performing maintenance and installation work during the winter months.

Communication and Reporting:

Our office number is 314-544-4436. Our fax number is 314-544-3250. Tom Dempewolf will continue as your main point of SFP contact and the manager of your account; his cell number is 314-393-7457 and is on 24/7. Jeremy Lentz, who oversees all our field employees, will also be assigned to your account; his cell number is 314-619-4905. With most new clients, there is a time period (learning curve) in the beginning where we become familiar with your communication preference and needs. All of our Clients are unique to themselves and therefore we do not have any particular "cookie cutter" approach, but instead develop a special relationship with each Client based on their particular needs.

Cost Proposal per Occurrence and Invoicing:

Our Commercial Maintenance contracts with Clients run between 3 and 5 years in length. It typically takes the first year for us to correct all the mistakes made from previous landscapers and to elevate the properties up to the next level in appearance. After contract negotiations have concluded and the cost of services per season has been established, your total yearly cost is divided into 12 equal monthly payments. It's great in budgeting for you and keeps our cash flow constant. Any additional work can be added at any time throughout the duration of the Contract if the need arises. If the extra is to occur one time only, then a separate invoice will be sent in for payment. If the extra is to remain as a long-term item, then the monthly contract amount will be adjusted accordingly to reflect the changes. Invoicing for that month's work is sent out to the Client on the first day of the month and we greatly appreciate prompt payment by check or EFT.

Your RFP states the term of the contract runs from August to August. That's unusual in our industry. Typical contract lengths run in conjunction with the calendar year. We'll agree to your RFP, but our preference is for this contract to run from January 1, 2022, through December 31, 2024. Our experience tells us that your landscape's needs and requirements don't end in August. The flowers in the mediums will still be in full bloom and need attention after August. We think it adds confusion because to finish out the landscape needs after August, for example cleaning up the beds before winter, you're actually tapping into the following year's contract and budget. If you still want an August end date, then we would ask for 8 equal monthly payments instead of 12.

Value Added Features:

There are many reasons why we are the only logical choice for this project. Compared to our competitors, SFP would be considered overqualified. We employ on a full-time basis people with all the following degreed positions: Business, Landscape Architect, Horticulture, Botany, and Biology. We have several Certified Arborist on staff, along with many Certified Pesticide Applicators in the State of Missouri in the following categories – turf, ornamentals, aquatics, forestry, and right-of ways.

SFP Landscaping Inc has *never*, in 36 years of business, lost a customer due to non-performance, poor performance, poor workmanship, employee conduct, time delays, etc.

Another area in which we excel is safety, both for ourselves and our customers. Jeremy requires all employees to attend safety training meetings and "toolbox talks" *every week*. Our employees are our family, and nothing is more important to us than their safe return home to their families each year in December. Our employees are also trained on how to work safely in areas crowded with our customers and to give them the right-of-way, or to make eye contact to acknowledge a nearby customer while operating power equipment. Whether it's the 3,000 visitors and employees at Anheuser Busch, or the 10,000 employees and patients at the SSM hospitals, or the 1,500 guests each day at BallPark Village, or *the residents and stakeholders of the*

Central West End Special Business District, their protection and safety is paramount to our success.

We do not want to be your Vendor, we want to be your Partner; and we bring a lot to the table to be able to make that statement. We share a common goal with the property owner. We decided years ago, it's not in our best interest to enter one-year contracts. Since we fully commit ourselves, our knowledge, our experience, our manpower and our financial resources to our Clients and their properties, we need a reciprocal commitment from them in return. In exchange for this commitment from our customer, we lock our prices at today's level for the entire length of the contract. There will not be any increases at all during the term, even though fuel, insurance, and labor costs to us are constantly rising. We feel this is a fair compromise by both parties.

Commercial Maintenance Customer Referrals:

SFP Landscaping Inc. has a proven track record since 1985, and our clients include some of the largest corporations, property managers, governmental agencies, city governments, entertainment venues, general contractors, and institutions in St. Louis.

One reference is BallPark Village. In the case of BPV, the Owners are in St. Louis (STL Cardinals) and Baltimore (Cordish Corp); the Landscape Architect is in Kansas City, the construction Architect is in Baltimore; the General Contractor is from St. Louis, and our BPV contacts split their time between their properties in Detroit, Dallas and Atlanta. We were chosen to install and maintain their landscaping after surviving an intensive interview process which determined we were the most professional and qualified company to fulfill their needs on time and within the budget. We have listed other Client names for your review; and we have total confidence in saying you'll hear the same story of our successes with each one of them, and I encourage you to make contact.

Because of our impeccable reputation, you will also see in the following pages of references that our Clients include some of the largest Corporations, Real Estate property managers, Governmental agencies, City governments, Entertainment venues, General Contractors, and business institutions in St. Louis.

BallPark Village

601 Clark Avenue
St Louis, MO 63102

Customer since the opening in 2013

SFP provides complete landscape maintenance plus design / build services, including snow removal and irrigation maintenance

Contact: Eric Mueller at 573-289-4058

**Downtown STL CID (*Downtown St Louis Community Improvement District*)
Laclede's Landing
Garment District**

211 North Broadway, Suite 2830
St Louis, MO 63102

SFP grows, installs, and maintains all hanging baskets on Washington Avenue, concrete and in-ground planters, and decorative pots at Downtown intersections. Also, irrigation and snow removal services
Contact: Kelli McCrary at 314-436-6500

America's Center

701 Convention Plaza
St Louis, MO 63101

Contact: Brian McMurtry at 314-568-7198, or Mark Gruhala 314-342-5246 or 314-342-5040

Anheuser-Busch InBev, Inc.

One Busch Place
St Louis, MO 63118
Customer since 1985

140 acre campus in downtown St Louis, Missouri
SFP provides complete landscape maintenance plus design / build services, including snow removal
Contact: Joe Budde at 314-974-0723

Gershman Commercial Real Estate, Inc.

150 North Meramec Avenue, Suite 500
Clayton, MO 63105

Customer for over 11 years
SFP provides landscape services on an annual basis for several high-end St. Louis properties
Contact: Elizabeth Meyer, Senior Vice President 314-206-4667 or 314-574-3606

SSM – New SLU Hospital

3635 Vista Avenue
St Louis, MO 63110

Landscape maintenance services
Contact: Patrick Schubert - Plant Operations Manager at 314-257-1152

SSM St. Clare Health Center

1015 Bowles Avenue
Fenton, MO 63026

Traditional and Native landscape, prairie restoration and landscape maintenance
Contact: Donnie Sparks, Team Leader – Plant Operations at 636-496-2780

SSM Cardinal Glennon Children's Medical Center

1465 South Grand
St Louis, MO 63104

Contact: Mike Jones – Plant Operations at 314-577-5327 or 314-678-5123

SSM St. Mary's Health Center

6420 Clayton Road
Richmond Heights, MO 63117

Contact: David Craft - Plant Operations at 314-768-8024

Cor Jesu Academy

10230 Gravois Road
St Louis, MO 63123

Landscape design, installation, and maintenance – 17 years +
Contact: Stephanie Hoelscher 314-842-4429

National Garden Clubs of America

4401 Magnolia Avenue
St Louis, MO 63110

Customer for 10 years

SFP provides landscape services to their facility in the Missouri Botanical Gardens

Mercy Virtual Care

Mercy Rehabilitation Hospital

Mercy South Hospital (St. Anthony's)

Twelve (12) Mercy Satellite Office Facilities

15740 S Outer Forty Rd
Chesterfield, MO 63017

SFP provides traditional landscape services and Native Landscape Solutions
provides native maintenance to their campus

Contact: Tom Brinkmann at 314-364-3872 or 314-488-5089

Additional References:

Our sister company, **Native Landscape Solutions**, has long term contracts with:

Alberici Constructors

Aviator Business Park

City of Chesterfield

City of Clayton

City of Dardenne Prairie

City of Kirkwood

City of Springfield, MO

City of St. Peters, MO

City of Wildwood

Donald Danforth Plant Science Center

Forest Park Forever

Great Rivers Greenway / Keiner Plaza

McBride and Sons Homebuilders

Missouri Botanical Gardens – Shaw Nature Reserve

Missouri Department of Conservation

Missouri Department of Natural Resources

Mercy Virtual Care

Metro West Fire District

Metropolitan St. Louis Sewer District

Ozark Regional Land Trust

Parkway School District

St. Charles Community College

SSM St. Clare Hospital

St. Louis Riverfront Butterfly Byway

Tower Grove Park

U.S. National Forest Service

Section II: Contract Terms

The term of this contract shall be for a three (3) year period unless terminated by either Party with a written notice (30) days in advance. There will be no increase in pricing for each year unless additional services are requested and provided.

A copy of our Worker's Compensation Insurance per the State of Missouri and a \$1M Certificate of General Liability Coverage naming the Central West End Special Business District as additionally insured will be provided when the Contract is approved.

As mentioned previously, our employees are highly trained and motivated, always acting in the most professional and safe manner. Additionally, all our employees are easily identifiable in their safety colored uniforms.

Additional work (services and / or hours) may be added at any time during the length of this Contract. The cost of additional Labor to The Euclid South Community Improvement District is \$65.00 per 1 manhour which also includes their vehicles, fuel, and tools. The cost of additional Material to the Central West End Special Business District is: the costs of the material used, plus 8% overhead, plus 10% profit.



City of Saint Louis

THIS LICENSE MUST BE POSTED ON THE PREMISES IN FULL PUBLIC VIEW

TERM OF LICENSE:

SFP LANDSCAPING INC
9800 GRAVOIS RD
ST LOUIS MO 63123

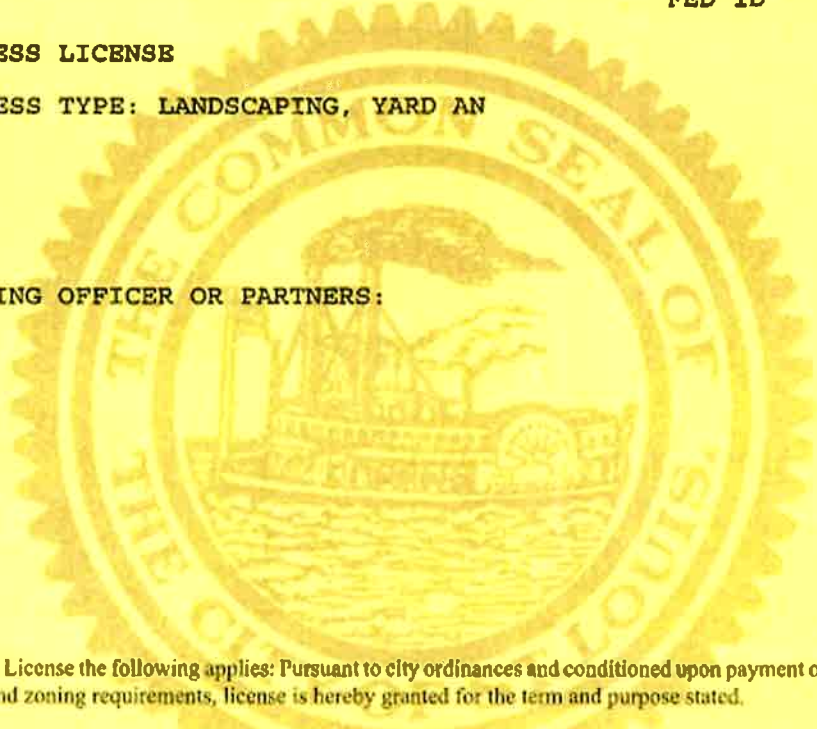
FROM DATE: 06/01/21 TO DATE: 05/31/22

LICENSE # LC9949125
DATE ISSUED 06/14/21
FEE PAID \$675.00
FED ID 431746894

BUSINESS LICENSE

BUSINESS TYPE: LANDSCAPING, YARD AN

MANAGING OFFICER OR PARTNERS:



If this is not a Business License the following applies: Pursuant to city ordinances and conditioned upon payment of the required fee or tax due, subject to audit and zoning requirements, license is hereby granted for the term and purpose stated.

If this is a Business License, the following applies: The City of Saint Louis: To all who shall see these presents, greeting: Know ye that the licensee, having paid to the City of Saint Louis the sum stated above, being the tax and license upon the licensee as a business, therefore, the said licensee is hereby authorized to sell any goods, wares, services and merchandise of any description, except as otherwise provided by ordinance at any one store, stand or place of business within the City, for the year ending as stated above. In testimony whereof, I, the comptroller of the City of Saint Louis have hereunto set my hand.


REGISTER


COMPTROLLER


SIGNATURE OF LICENSE COLLECTOR OR DEPUTY

LICENSE NOT TRANSFERABLE

57307



Section III: Scope of Services

- 1. Design:** Should compliment WU / BJC located west of your District and Cortex to the east of your District. WU / BJC and Cortex are two completely different styles of landscaping. WU / BJC islands in Forest Park Pkwy use only traditional, annual flowers in the islands – this year they are New Guinea Sunpatiens. The advantage is annual flowers over perennials is they are a better eye catcher because of the “carpet of color” they provide. The disadvantage to annual flowers obviously is in their name – they last only one season and need replanting the following year at an additional expense to the Stakeholder.

There aren't any islands in Forest Park Pkwy near Cortex to compare, however the style of landscaping in Cortex is all native perennial plants and grasses. While they do not have the “visual pop” of annuals, they do come back every year. In other words, annuals spend all of their energy in flower production, while perennials spend all of their energy in root production. The only Cortex flowers within sight of Forest Park Pkwy are *Rudeckia*, commonly known as “Black Eyed Susans”. Below are photos of the existing WU / BJC islands:



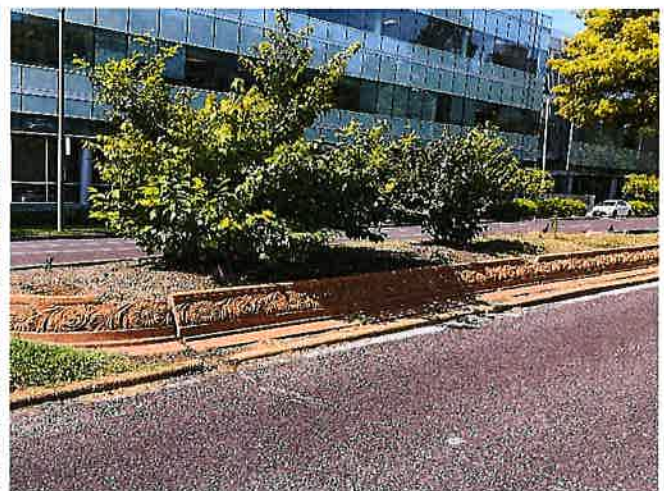
Analysis:

Island #1 (east island at Newstead)



Beside weeds, there are only 3 permanent shrubs (Viburnum) in the planting area. Most Viburnums are evergreen in our zone. The photo shows all of the excitement generated by this species – it's green. I recommend all three be removed not only because of the lack of landscape interest, but also for security reasons and to have better sight lines at an intersection.

Island #2 (west island at Boyle)



Exact same shrubs as Island #1 (but 2 shrubs instead of 3), with the exact same issues which causes the exact same recommendation of removal.

Island #3 (east island at Boyle)



This island contains a single Crepe Myrtle. We recommend saving this shrub because it flowers but prune the size of the shrub in half do to its' proximity to the intersection and our desire to provide new branch growth.

Island #4 (west island at Sarah)



These are annual flowers with no permanent planting, so essentially this island is a blank canvas.

Island #5 (east island at Sarah)



This island has 3 Crepe Myrtles and we would keep all 3 after trimming down to equal height.

2. Planting:

We agree with the suggested native plant species with the exception of using either Spring Bulbs such as daffodils, tulips or alliums AND Rose Mock Vervain. For added interest, we would suggest the use of traditional annual flowers.

In this bidding process, no where in the RFP are quantities listed or plant sizes specified. A vendor "apple to apple comparison" is impossible without specs and quantities. While we're always competitive, rarely are we the lowest bidder, but we are, in most cases, the only one which performs all the services purchased by the Client. ***It sounds too simple, but if there is a maintenance item listed in our contract, we perform the work.*** Many of our competitors enter contracts with the intention of never delivering all the services listed as it's the only way for them to make up for revenue loss by bidding too low on contracts in order to win them.

Our proposal will be based on using larger plants (for visual effect) initially and on closer planting centers (more plant material and coverage, less mulch areas). To lower your costs, smaller plants and larger "on centers" can be used, *but there is no practical reason to further increase the plant size or further reduce the plant spacing.*

All of our plant material comes with a 1 year free replacement warranty from the date of plant installation, including both labor and material, provided they receive proper care and maintenance from the Owner and did not die from abuse, disease introduced after planting, Acts of God, vandalism, theft, or animal damage. The use and application of winter de-icing salt and chemicals near the landscaping is out of our control and therefore not a warrantable cause for free plant replacement. The warranty is also void if the Owner over-water or under-water the plant material. We do not offer any warranty on existing plants located in the island beds. In the event that quoted plant sizes are not available at the time of replacement, upgraded sizes will be installed.

3. Maintenance:

Our bid includes modifying the existing soil by tilling in the addition of leaf compost, trace elements, and starter fertilizer to allow the plant material the best opportunity for healthy growth and longevity. Weed removal is also included prior to planting. After the new plant material is installed, a 2" layer of double-ground oak hardwood bark mulch will be spread over the entire planting bed, followed with an application of granular pre-emerge herbicide to help prevent future weed recurrence and growth.

Our Best Pest Management Practices regarding Insect and Plant Disease Control is based on curative applications versus preventative. Preventative applications of pesticides harm our environment as too many chemicals are applied as a "catch all" and in most seasons, rarely all needed. We will curatively treat insect and disease once discovered, but to be fair to both parties, the cost of this service is in addition to the contract amount.

Again, because the frequency desired is not called out in the RFP, we have included and based our proposal regarding litter control and fertilization as each item occurring ONE (1) time per week and THIRTY SIX (36) weeks per season. Along with litter pickup and plant fertilization, we included hand weeding and post-emerge spot spraying of herbicides in the mulched beds, also ONE (1) time per week and THIRTY SIX (36) weeks per season.

Spring Cleanup and annual mulching of the 5 landscape beds is included in Years 2 and 3 of the contracts. Mid-season mulch cultivation is not needed or included in our contract.

There are no costs included in our proposal for hand or automatic watering of the plant material, which needs to occur daily after plant installation and eventually ending with 2 times per week after plant establishment. Any work to the existing irrigation system is not included, and not limited to, or including the seasonal startup, ongoing maintenance and adjustments, backflow inspection and reporting, and winterization. If at any time, automatic watering is not an available option for the Owner, we can provide and will offer water truck based hand watering as needed at an additional cost.

SFP Landscaping is your best solution to become your partner for landscape maintenance in the Central West End Southeast Special Business District based on our experience, knowledge, motivation, financial stability, reliability, and interest in your landscape needs.

We will work within your budget and RFP to make this mutually work for the both of us.

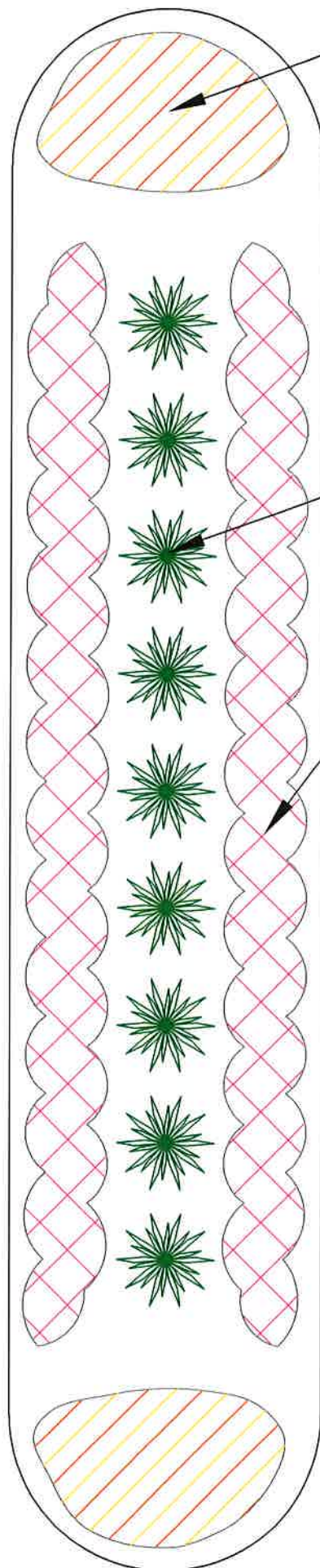
Based on your RFP and our suggestions as listed previously, our proposal for all work:

Year One (2022) - \$22,299.52, payable in 12 equal monthly payments of \$1,858.29

Year Two (2023) - \$7,219.95, payable in 12 equal monthly payments of \$601.66

Year Three (2024) - \$7,219.95, payable in 12 equal monthly payments of \$601.66

See the attached contracts for detailed breakdown of our cost per year. Please review this information at your earliest convenience and call with any questions. Thanks for the opportunity to bid on this work and we're looking to starting a new long term relationship with you.



Annual Flowers in Semi-circle on both ends

(9) Karl Foerster @ 3'-0" O.C.

Assorted Perennials to be determined

Central West End
 Southeast Special
 Business District

Landscape Concept
 Date: 08-12-21
 Scale: 1/4" = 1'-0"





Proposal

SFP Landscaping, Inc.

Client Name: Central West End Southeast Special Business District
Project Name: Central West End Southeast for 2022 (YEAR ONE ONLY)
Jobsite Address: 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110 **Billing Address:** 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110
Estimate ID: EST2710133
Date: Aug 12, 2021

SFP Landscaping Inc. appreciates the opportunity you've given us to provide the following quote. I thank you for your business, and look forward to being of further service to you. Should you have any questions concerning this proposal, please call my cell at **314-393-7457** to discuss or by email at Tom@sfplandscapinginc.com

Our Mission Statement - SFP Landscaping Inc. provides professional landscape solutions to discriminating clients. We will develop long-term customer relationships through consistent reliability, professional landscape design, creative problem solving, high productivity, and excellent value. Motivated, well-trained supervisors and employees are key to our ability to perform and we will provide excellent training and equipment to maximize our efforts.

Our Environmental Statement - SFP Landscaping Inc. is committed to supporting and being "green" to our environment. We recognize that activities of the organization could have a significant impact on the environment. We embrace our responsibility to minimize this impact and are offering innovative solutions that protect and sustain the environment. We promise to operate in compliance with all relevant environmental legislation and we will strive to use pollution prevention and environmental best practices in all we do.

ISLAND # 1 PLANTS ONLY (East Island at Newstead) \$3,448.55

THIS SECTION APPLIES TO YEAR 1 (2022) ONLY. THIS SECTION IS FOR THE INSTALLATION OF NEW PLANT MATERIAL ONLY. NO SEASONAL LANDSCAPE MAINTENANCE COSTS ARE INCLUDED IN THIS SECTION.

10 Each	'Karl Foerster' Perennial Grasses - #3	\$30.71	\$307.10
80 Each	Assorted Perennial Plants (any combination from the RFP list) - #1	\$14.06	\$1,124.80
36 Each	Annual Flowers 4" at both ends of each island	\$4.46	\$160.56
8 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$43.76
1 Cu Yds	Black Gold Compost	\$53.91	\$53.91
2 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$63.42
	Planting Crew Labor to remove 3 existing Viburnum, fill in soil amendments, install new plants, then		\$1,608.00
	Standard Vehicle, Fuel, Tools and Equipment		\$87.00

ISLAND # 2 PLANTS ONLY (West Island at Boyle) \$3,381.55

THIS SECTION APPLIES TO YEAR 1 (2022) ONLY. THIS SECTION IS FOR THE INSTALLATION OF NEW PLANT MATERIAL ONLY. NO SEASONAL LANDSCAPE MAINTENANCE COSTS ARE INCLUDED IN THIS SECTION.

10 Each	'Karl Foerster' Perennial Grasses - #3	\$30.71	\$307.10
80 Each	Assorted Perennial Plants (any combination from the RFP list) - #1	\$14.06	\$1,124.80
36 Each	Annual Flowers 4" at both ends of each island	\$4.46	\$160.56
8 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$43.76
1 Cu Yds	Black Gold Compost	\$53.91	\$53.91
2 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$63.42
	Planting Crew Labor to remove 2 existing Viburnum, till in soil amendments, install new plants, then		\$1,541.00
	Standard Vehicle, Fuel, Tools and Equipment		\$87.00

ISLAND #3 PLANTS ONLY (East Island at Boyle) \$3,289.42

THIS SECTION APPLIES TO YEAR 1 (2022) ONLY. THIS SECTION IS FOR THE INSTALLATION OF NEW PLANT MATERIAL ONLY. NO SEASONAL LANDSCAPE MAINTENANCE COSTS ARE INCLUDED IN THIS SECTION.

7 Each	'Karl Foerster' Perennial Grasses - #3	\$30.71	\$214.97
80 Each	Assorted Perennial Plants (any combination from the RFP list) - #1	\$14.06	\$1,124.80
36 Each	Annual Flowers 4" at both ends of each island	\$4.46	\$160.56
8 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$43.76
1 Cu Yds	Black Gold Compost	\$53.91	\$53.91
2 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$63.42
	Planting Crew Labor to trim existing Crepe Myrtle, till in soil amendments, install new plants, then		\$1,541.00
	Standard Vehicle, Fuel, Tools and Equipment		\$87.00

ISLAND #4 PLANTS ONLY (West Island at Sarah) \$3,314.55

THIS SECTION APPLIES TO YEAR 1 (2022) ONLY. THIS SECTION IS FOR THE INSTALLATION OF NEW PLANT MATERIAL ONLY. NO SEASONAL LANDSCAPE MAINTENANCE COSTS ARE INCLUDED IN THIS SECTION.

10 Each	'Karl Foerster' Perennial Grasses - #3	\$30.71	\$307.10
80 Each	Assorted Perennial Plants (any combination from the RFP list) - #1	\$14.06	\$1,124.80
36 Each	Annual Flowers 4" at both ends of each island	\$4.46	\$160.56

8 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$43.76
1 Cu Yds	Black Gold Compost	\$53.91	\$53.91
2 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$63.42
	Planting Crew Labor to fill in soil amendments, install new plants, then mulch		\$1,474.00
	Standard Vehicle, Fuel, Tools and Equipment		\$87.00

ISLAND #5 PLANTS ONLY (East Island at Sarah) \$2,873.45

THIS SECTION APPLIES TO YEAR 1 (2022) ONLY. THIS SECTION IS FOR THE INSTALLATION OF NEW PLANT MATERIAL ONLY. NO SEASONAL LANDSCAPE MAINTENANCE COSTS ARE INCLUDED IN THIS SECTION.

80 Each	Assorted Perennial Plants (any combination from the RFP list) - #1	\$14.06	\$1,124.80
36 Each	Annual Flowers 4" at both ends of each island	\$4.46	\$160.56
8 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$43.76
1 Cu Yds	Black Gold Compost	\$53.91	\$53.91
2 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$63.42
	Planting Crew Labor to fill in soil amendments, install new plants, then mulch		\$1,340.00
	Standard Vehicle, Fuel, Tools and Equipment		\$87.00

YEAR 1 Landscape Maintenance Costs \$5,992.00

This costs includes litter control, plant fertilization, hand weeding and post-emerge herbicide spot spraying of weeds in the mulched beds 1 occurrence per week for a 36 week season

Maintenance Crew Labor	\$5,760.00
Standard Vehicle, Fuel, Tools and Equipment	\$232.00

Subtotal \$22,299.52

Taxes \$0.00

Estimate Total \$22,299.52

Estimate authorized by: _____
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: _____

Signature Date: _____



Proposal

SFP Landscaping, Inc.

Client Name: Central West End Southeast Special Business District
Project Name: Central West End Southeast for 2023 (YEAR TWO ONLY)
Jobsite Address: 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110
Billing Address: 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110
Estimate ID: EST2713146
Date: Aug 12, 2021

SFP Landscaping Inc. appreciates the opportunity you've given us to provide the following quote. I thank you for your business, and look forward to being of further service to you. Should you have any questions concerning this proposal, please call my cell at **314-393-7457** to discuss or by email at Tom@sfplandscapinginc.com

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Our Environmental Statement - SFP Landscaping Inc. is committed to supporting and being "green" to our environment. We recognize that activities of the organization could have a significant impact on the environment. We embrace our responsibility to minimize this impact and are offering innovative solutions that protect and sustain the environment. We promise to operate in compliance with all relevant environmental legislation and we will strive to use pollution prevention and environmental best practices in all we do.

YEAR 2 Landscape Maintenance Costs \$7,219.95

This costs includes litter control, plant fertilization, hand weeding and post-emerge herbicide spot spraying of weeds in the mulched beds 1 occurrence per week for a 36 week season

	Spring Cleanup / Trimming of all 5 islands		\$960.00
20 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$109.40
5 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$158.55
	Yearly Maintenance Crew Labor		\$5,760.00
	Standard Vehicle, Fuel, Tools and Equipment		\$232.00
Subtotal			\$7,219.95
Taxes			\$0.00
Estimate Total			\$7,219.95

Estimate authorized by: _____
Company Representative

Signature Date: _____

Estimate approved by: _____
Customer Representative

Signature Date: _____



Proposal

SFP Landscaping, Inc.

Client Name: Central West End Southeast Special Business District
Project Name: Central West End Southeast for 2024 (YEAR THREE ONLY)
Jobsite Address: 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110 **Billing Address:** 4512 Manchester Avenue Suite 100 St. Louis, Missouri 63110
Estimate ID: EST2713182
Date: Aug 12, 2021

SFP Landscaping Inc. appreciates the opportunity you've given us to provide the following quote. I thank you for your business, and look forward to being of further service to you. Should you have any questions concerning this proposal, please call my cell at **314-393-7457** to discuss or by email at Tom@sfplandscapinginc.com

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YEAR 3 Landscape Maintenance Costs \$7,219.95

This costs includes litter control, plant fertilization, hand weeding and post-emerge herbicide spot spraying of weeds in the mulched beds 1 occurrence per week for a 36 week season

	Spring Cleanup / Trimming of all 5 islands		\$960.00
20 Pounds	Bio-Plex Micronutrients and Trace Element Granules	\$5.47	\$109.40
5 Cu Yds	Double Ground Oak Hardwood Bark Mulch	\$31.71	\$158.55
	Yearly Maintenance Crew Labor		\$5,760.00
	Standard Vehicle, Fuel, Tools and Equipment		\$232.00
Subtotal			\$7,219.95
Taxes			\$0.00
Estimate Total			\$7,219.95

Estimate authorized by: _____

Company Representative

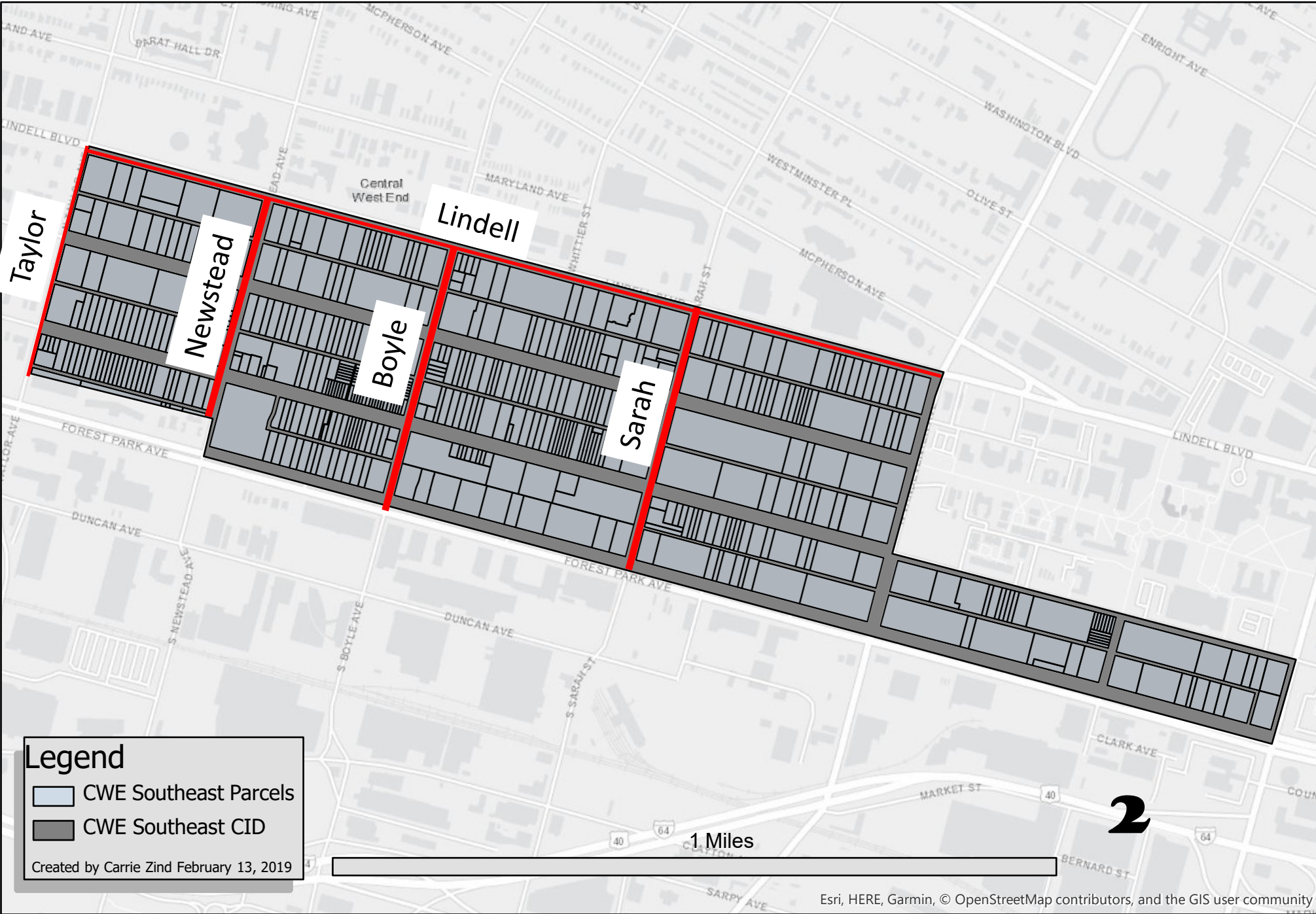
Signature Date: _____

Estimate approved by: _____

Customer Representative

Signature Date: _____

Central West End Southeast Community Improvement District

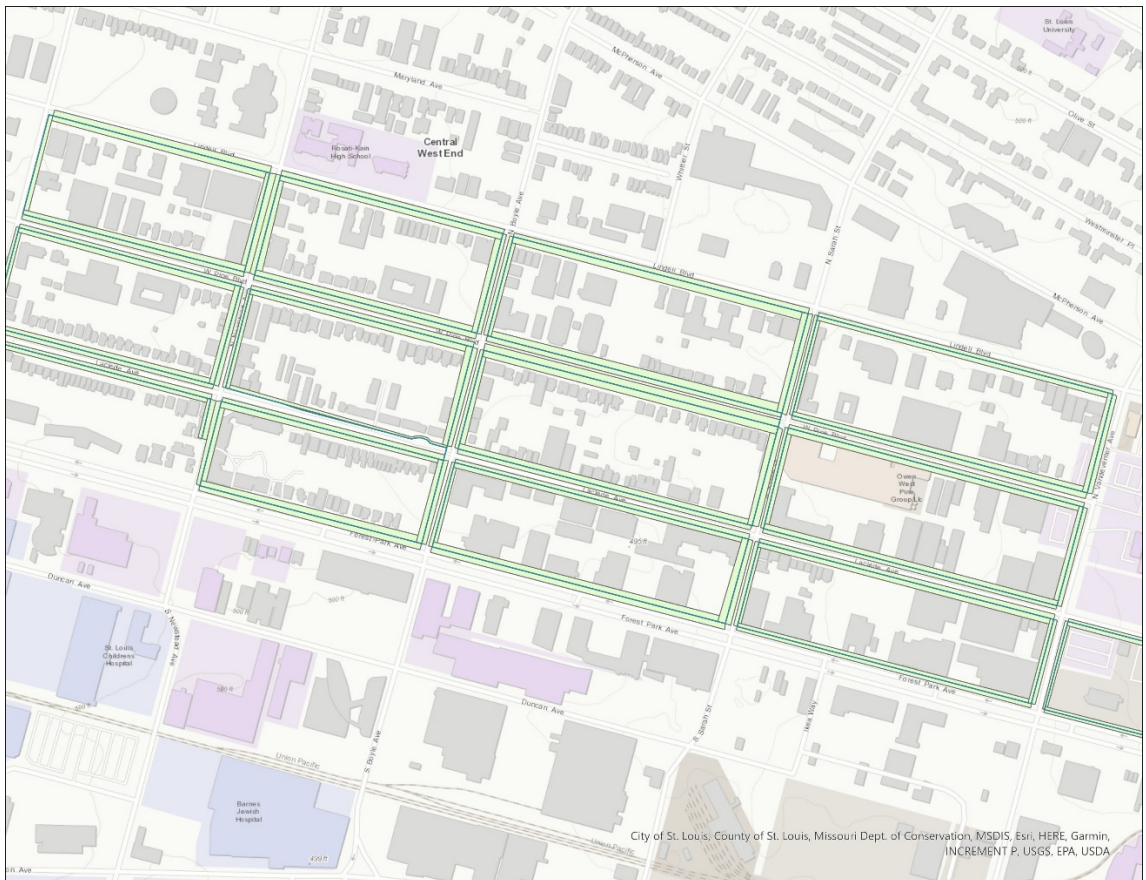


CWE Walk Audit

https://wustl.az1.qualtrics.com/jfe/form/SV_6Au1tdtHiGYrRg



1. Pick a day
2. Solicit volunteers
3. Alayna will assign segments to volunteers



Alayna Graham

From: Coleman, Ron <colemanron@stlouis-mo.gov>
Sent: Friday, July 16, 2021 11:38 AM
To: Miner, Jeffrey
Cc: Alayna Graham; ikazy@yahoo.com; MinerJ@wustl.edu; MarshallMichener@gmail.com; rkissel1013@gmail.com; rosadoug1@aol.com; Smith-Drake, Kimberly; Abdul-Kaba Abdullah; Annette Pendilton
Subject: Re: CWE Southeast SBD Board of Commissioners

Commissioners,

A few comments/proposals to consider over the coming months/years:

- 1) Sidewalk repair/maintenance. This would definitely improve safety for pedestrians and as you mention Jeff, discourage the disabled from using the street which is a huge safety problem.
- 2) Tree watering service for the 30 new trees planted in your district. The CWE South SBD is using Boardwalk and for the weekly watering and maintenance for 32 trees it is about \$940/month for the growing season (20 gallons a week per tree). They are currently filling tanks off site which is about \$120 of that cost.
- 3) Lindell pedestrian lights. The alderman has expressed little desire to fund pedestrian lighting in areas where a SBD or CID is collecting tax revenue. There is a need for replacement lighting on Lindell. The pricing for the 3 missing poles and fixtures on Lindell and 2 for inventory is:
 - pole = \$2408.70
 - fixture = \$1398.60
 - total of \$3,807.30 per pole
 - grand total for 5 poles and fixtures = \$19,036.50
- 4) Litter barrel by the Parklet on Laclede. BPS said there is a line item for the black ribbed litter barrels but they are waiting on pricing for the 2022 fiscal year and should have that soon. I am guessing it will be around \$1500 installed. Narwhals has agreed to empty if it is installed.
- 5) ADA ramps. I will work with Park Central to do a survey of non-compliant corners and get you a price as discussed at the last meeting. They are typically \$3500 per corner (2 ramps).
- 6) Trees. I will survey the SBD for potential locations for new trees to be planted this winter.
- 7) Restore concrete tree lawn to grass and trees. Near 3711 Forest Park is a large section of concrete. <https://goo.gl/maps/VstdfTigyfGxdpT8>. I do not yet have a cost estimate.
- 8) Restore asphalt median to grass and trees. In the center median at 3853 Forest Park is a traffic cut-thru that's been permanently closed with Jersey barriers. Cost estimate from BPS is \$8,900. <https://goo.gl/maps/BEA96hnxvodqYd7R9>
9. Litter pickup.
10. Dog waste stations.

I hope we can talk about all of this on Tuesday.

Ron



Ronald R. Coleman
Neighborhood Improvement Specialist
City of St. Louis
1520 Market Street, Room 4000, Saint Louis, MO 63103
314.657.1361

On Fri, Jul 16, 2021 at 10:33 AM Miner, Jeffrey <jeffminer@wustl.edu> wrote:

Hi All,

I look forward to our meeting at the parklet on Tuesday. In considering Annette's statement last month that we need to think about how to spend our money rather than bank it (for too long), I wanted to suggest that we embark on a multi-year program to flatten the sidewalks in our SBD, in part to keep the wheelchairs out of the street, but also due to the trip hazards. I think a start with West Pine makes the most sense, at least between Boyle and Taylor.

Best, Jeff

From: Alayna Graham <Alayna@pcd-stl.org>

Date: Tuesday, July 13, 2021 at 3:57 PM

To: Yusef Scoggin <ikazy@yahoo.com>, Jeffrey Miner <MinerJ@wustl.edu>, "MarshallMichener@gmail.com" <MarshallMichener@gmail.com>, "rkissel1013@gmail.com" <rkissel1013@gmail.com>, "rosadoug1@aol.com" <rosadoug1@aol.com>

Subject: CWE Southeast SBD Board of Commissioners

*** External Email - Caution ***

Good evening CWE Southeast SBD Commissioners,

Your next meeting is scheduled for **Tuesday, July 20th, 2021 at 5:00 PM**. It will be held at the new parklet on Laclede and Vandeventer (3904 Laclede Ave) **OR** on Zoom if there is bad weather (link below). You will receive your packet shortly.

Take care,

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

Alayna (she/her) -PCD is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/89244951321>

Meeting ID: 892 4495 1321

One tap mobile

+13017158592,,89244951321# US (Washington DC)

+13126266799,,89244951321# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 892 4495 1321

Find your local number: <https://us06web.zoom.us/j/89244951321>

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