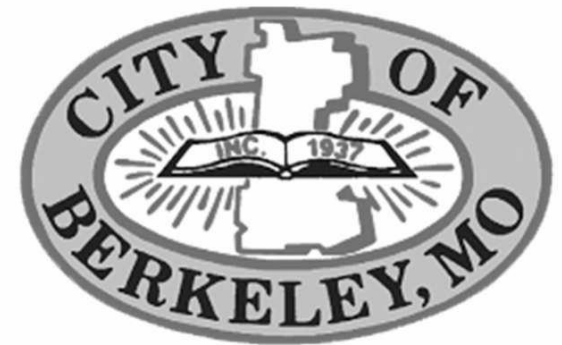


Owner's Representative Services City of Berkeley, Missouri

November, 2023



Introductions

Company Background

Key Services & Savings Generated

Questions & Answers



“The Cape Girardeau County commission would not only recommend NAVIGATE Building Solutions but would not consider undertaking another project without their assistance.”

Clint Tracy, County Commissioner
Cape Girardeau County, MO





Todd Sweeney
Co-Founder





Company Background

NAVIGATE provides a temporary resource to manage Capital Improvement projects for Municipalities and School Districts that do not have available project managers on staff.

We have expertise with all municipal project types including:

- Administration and Courts
- Police and Fire Stations
- Recreational/Aquatic Centers and Parks

Our team has been doing this since 1999. Before 2016, the **NAVIGATE** Team was a Division of a large General Contracting Firm. In 2016, **NAVIGATE** was launched to provide a focused, lower-cost option.





NEW CONSTRUCTION

City of St. Charles Fire Department

New Stations 2 & 3

Lincoln County Fire Protection District

New Fire House #2

Webster Groves Fire Department

New Fire Station

St. Charles County Ambulance District

6 New Ambulance Bases

Washington Community Fire Protection District

New Fire Station

City of Rock Hill Fire Department

New Fire Station

City of Glendale Fire Department

New Fire Station

City of Olivette Fire Department

New Fire Station

City of Ladue Fire Department

New Fire Station

RENOVATION

City of St. Charles Fire Department

Station Renovation

City of Glendale Fire Department

Historic Fire Station Renovation

Saline Valley Fire Protection District

Fire Station Renovation

City of Clayton Fire Department

Fire Station Renovation



19 Fire Stations
in 5 Years



MUNICIPAL

- University City, MO Police Station Renovation
- City of Des Peres, MO Public Safety Building Expansion
- City of Eureka, MO New Police Station
- City of Perryville, MO New Police Station
- City of Ballwin, MO New Police Station & 911 Dispatch
- City of Lake St. Louis, MO New Police Station Addition
- City of St. Charles, MO Police Addition & Renovation
- City of Poplar Bluff, MO New Police Station
- City of Creve Coeur, MO New Police Station
- City of Crestwood, MO Police Station Renovation
- City of Glendale, MO Police Station & 911 Renovation
- City of Creve Coeur, MO New Police Station
- City of Rockhill, MO New Police Facility
- City of Olivette, MO New Police Facility

COUNTY

- St. Louis County, MO Regional Intelligence Center
- St. Louis County, MO Evidence Storage Building
- Cape Girardeau County, MO New Sheriff Station & Jail
- St. Louis County, MO New Police Precincts 1, 2, 3
- Perry County, MO New Sheriff Station
- Franklin County, MO Sheriff Station Renovation
- Franklin County, MO New Jail & 911 Center

FEDERAL

- US Marshal Service, IL Office Modernizations
- US Marshall Service, IL Security Upgrades
- National Park Service New Ranger Station & EOC



**25 Police Facilities
in 5 Years**



COMMUNITY / RECREATION CENTERS

<p>City of Crestwood, MO Whitecliff Park: Community Center Replacement</p> <p>Tower Grove Park, MO Stupp Center Renovation</p> <p>City of Kirkwood, MO Kirkwood Community Center Renovation</p> <p>City of Wichita, KS Brewer Community Center Addition & Renovation</p> <p>St. Louis County, MO Weinman Shelter Feasibility Study</p> <p>City of O'Fallon Krikel Community Center O'Day Lodge</p>	<p>City of Wentzville, MO New Multigenerational Recreation Facility</p> <p>City of Brentwood, MO Brentwood Bound: Event Lawn Pavilion</p> <p>City of Pacific, MO Historic Red Cedar Inn Visitor Center & Museum</p> <p>Franklin County Community Resource Board New Outreach & Community Center</p> <p>City of Des Peres, MO The Lodge: Facade Renovations</p> <p>City of Olivette, MO New Five Oaks on Warson Community Center Warson Park: Community Center Renovation</p>
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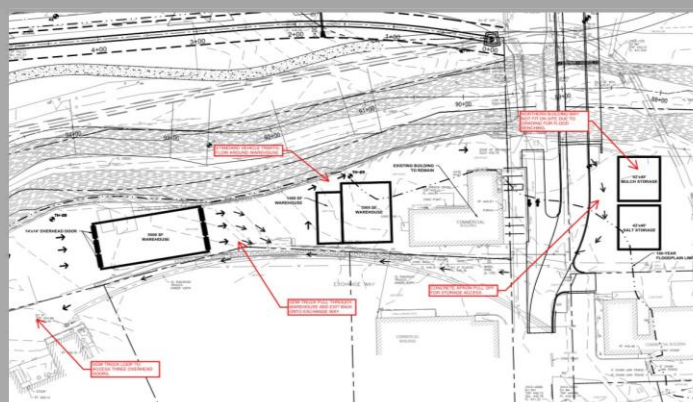


**14 Community Centers
in 5 Years**



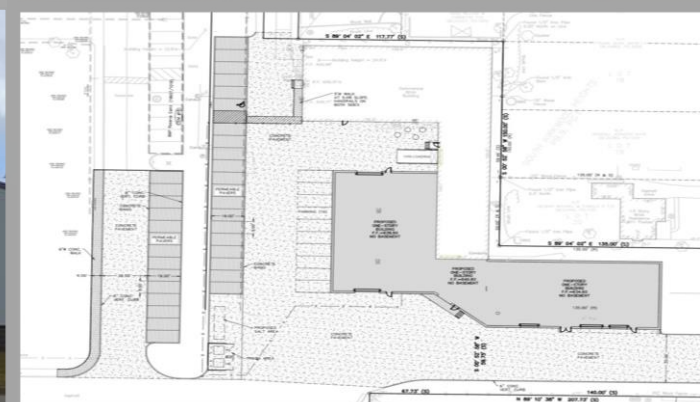
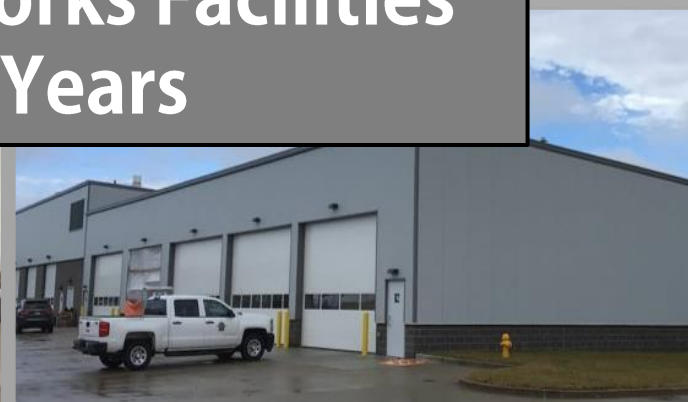
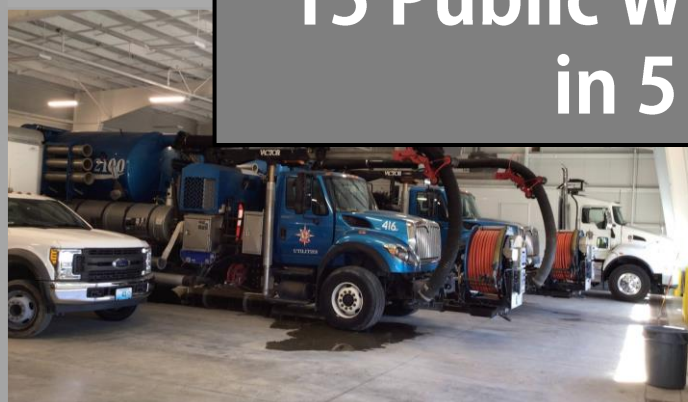
Company Background

PUBLIC WORKS FACILITY EXPERTISE



PUBLIC WORKS FACILITIES

City of Clayton, MO Public Works Facility Renovation	City of Eureka, MO Public Works Renovations
City of University City, MO FEMA Flood Restoration Renovations to Fleet Garage, Parks Maintenance Building, Materials Recycling Building & Sign Shop	City of St. Charles, MO Public Works Wash Bay Addition Public Works Heated Storage Addition
City of Des Peres, MO Public Works Vehicle Maintenance Building	City of Brentwood, MO New Public Works & Parks Facility
City of Wentzville, MO New Public Works Complex	St. Charles Ambulance District New Operations & Maintenance Center
City of Ballwin, MO Public Works Facility Study	City of O'Fallon, MO Parks Maintenance & Salt Storage Facility
Kirkwood School District Maintenance Facility & Warehouse	Union School District Renovation of Maintenance Facility



**15 Public Works Facilities
in 5 Years**



NEW & IMPROVED PARKS

Forest Park Waterways Phase 1 (1,326ac)

Tower Grove Park

Westgate House, Facility Core, Stupp Center, Old Playground Pavilion, Turkish Pavilion, East Stream Improvements, Lily Ponds Enhancement (289ac)

National Park Service

Gateway Arch National Park (91ac)

City of Brentwood

Brentwood Park (36ac)

City of Eureka

Kircher Park (20ac), Legion Park (11ac), Lions Park (28ac), Soetebier Park (26ac)

City of Olivette

Irv Zeid Park (5ac), Stacey Park (35ac), Villa Park (5ac), Warson Park (17ac), Indian Meadows Park

City of O'Fallon

O'Day Park (55ac), Civic Park (28ac)



TRAIL SYSTEMS

Great Rivers Greenways

Deer Creek Greenway: Brentwood Bound Connector, Maline Greenway: Ted Jones Trail to West Florissant Ave, Mississippi Greenway: Security Barrier, Gateway Arch Improvements + Cliff Cave Park Improvements, Centennial Greenway: Indian Meadows to Dlelman & Olive/170 + Hwy. 364/94 Pedestrian Bridges

National Park Service

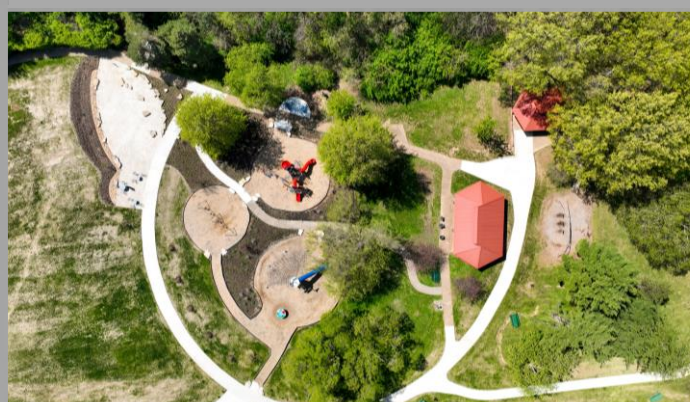
Gateway Arch National Park Improvements

City of Brentwood Great Rivers Greenway Connector

City of O'Fallon Trail System

City of Olivette Trail System

100 Miles of Trails, Retaining Walls, Amphitheatres, Playgrounds & More



NAVIGATE has:

- Active projects throughout Missouri & specifically in the Berkeley area.
- Solid & reliable understanding of local market conditions, vendors and suppliers.

LOCAL PROJECTS

ST. LOUIS COUNTY

Weinman Center Feasibility Study*

ST. LOUIS COMMUNITY COLLEGE: FLORISSANT VALLEY

Advanced Manufacturing Building,
Health Sciences Center

GREAT RIVERS GREENWAY

Maline Greenway: Ted Jones Trail
to West Florissant Avenue

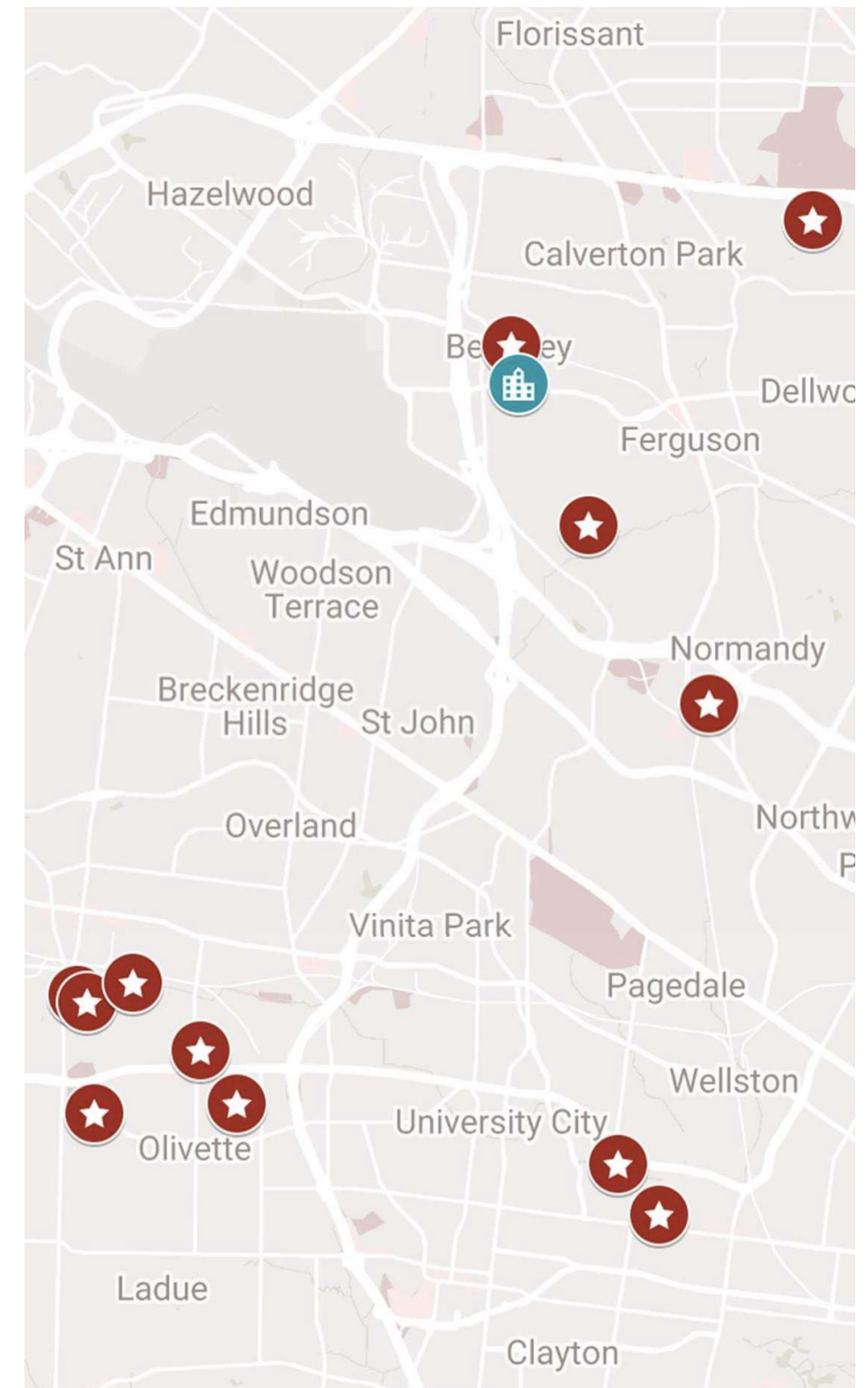
CITY OF OLIVETTE, MO

City Center Administration, Courts,
Police & Fire Complex, City-Wide
Parks Improvements, Five Oaks on
Warson Community Center

CITY OF UNIVERSITY CITY, MO

Centennial Commons Recreation
Facility Renovation, Police Station
Renovation

** In Berkeley, MO*



So, what does **NAVIGATE** do?

We serve as a temporary extension of your staff.

1. To quarterback, coordinate, schedule all activities.

- 12-18 Consultants
- 100 Vendors, Suppliers, Tradesmen
- 8 to 12 Owner Direct Services/Systems Providers

2. To assist with all procurement activities

3. To influence the “What” w/ Alternate Solutions

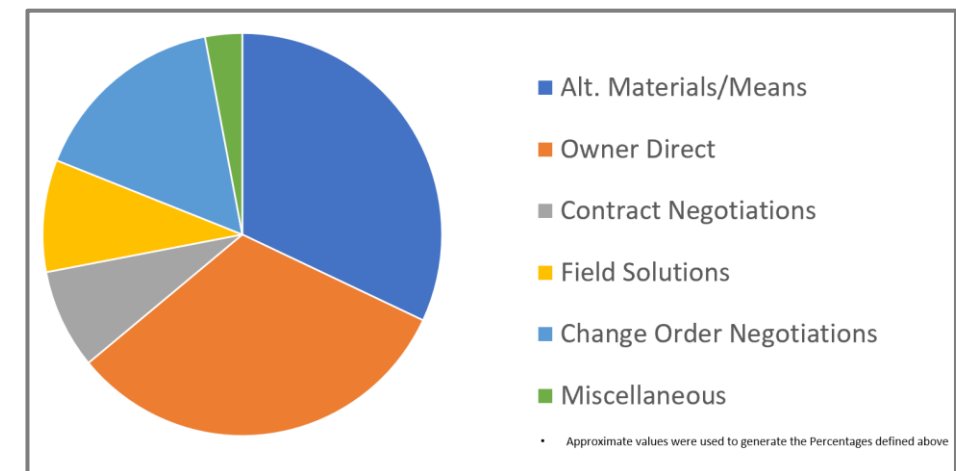
4. To influence the “What” w/ the “How”

5. To make sure the “What” fits w/in Budget

6. To be your 24/7 Construction Advisor for Quality Control and Claim Mitigation

7. To manage Owner Direct Services/System Providers

2017 Study - Average Savings 12.3%



Construction Phase Services

“NAVIGATE’s foundation is built on integrity, knowledge, and commitment. Over the past year, this has been demonstrated over and over. Due to their great work, the project came in on time and under budget!”

Fire Chief Michael Marlo, Lincoln County FPD #1

	Lincoln County Fire Station	Webster Groves Fire Station	Glendale Fire Station	St. Charles Fire Stations	Ladue Fire Station	Rock Hill Fire Station
1 Quarterback all Activities - Project Manager	X		X	X		X
2 Procurement Support - Procurement Specialist	X		X	X		X
3 Best Value Alternates - Data Base Manager	X		X	X		X
4 Influence Construction "How" - Master Builder	X		X	X	X	X
5 Budget Management - Senior Estimator	X		X	X		X
6 24/7 Construction Services - Master Builder	X	X	X	X	X	X

“As a result of NAVIGATE’s involvement, “the project came in ahead of schedule and under budget. More importantly the city was able to build a higher quality aquatic complex than if we had done it alone.”

Scott E. Avery, City Administrator
City of Houston, MO

1. Ensure Quality
 2. Manage Budget & Schedule
 3. Protect Against Change Orders
 4. Maximize MBE/Local Participation
- Handling daily issues and problem solving
 - Onsite meetings
 - Schedule review (master/3 week/daily logs)
 - User group interface
 - Site and operational logistics
 - Design conformance
 - Quantity / unit cost verification
 - Change order management
 - Payment validation
 - Quality control
 - Warranty closeout and documentation



NAVIGATE
Proposed FEE
\$9,500/Month

Construction Services ONLY - Fire Station

Lincoln County Fire District: Station #1

Construction: 14 Months, **Completed 2023**

Documented Construction Savings:	\$177,749
FTE Staff Savings	+ \$108,220
Minus NAVIGATE Total Fee	- \$119,000
NET SAVINGS	\$166,415



Webster Groves Fire Department: Station #2

Construction: 25 Months, **Completed 2022**

Documented Construction Savings:	\$215,520
FTE Staff Savings	+ \$193,250
Minus NAVIGATE total Fee	- \$235,861
NET SAVINGS	\$ 172,909



Since our founding in 2016, we have received a positive letter of recommendation from every Public Agency we have assisted.

"NAVIGATE Building Solutions was an integral part of the entire project from the beginning to the end. They truly understand all aspects of the building project and represented the City of Glendale interests very well, even after its completion."

Jeffrey Beaton – Chief of Police
City of Glendale, Missouri

"We have spent the past several months designing some of the larger projects and throughout this phase, NAVIGATE continually monitored market conditions and the related effects on our budget. They worked with our team and the architects to find solutions to cut costs without sacrificing the key components of our projects and came up with several creative solutions to reduce our construction costs by \$3.5M."

Mike Romay – Chief Financial Officer
Kirkwood School District

"As a result of NAVIGATE's involvement, "the project came in ahead of schedule and under budget. More importantly the city was able to build a higher quality aquatic complex than if we had done it alone."

Scott E. Avery - City Administrator
City of Houston, Missouri

"It has truly been a pleasure to have Navigate on board for the beginning of the project. They have taken care of the bid specs and procured multiple competitive bids. They led the general contractor interviews and fully vetted the contract. The elementary school project is currently on schedule and under budget. The cost savings I attribute to Navigate will allow us to put additional monies into our elementary renovations."

Dr. Brian Lane - Superintendent
Brentwood School District

"I highly recommend NAVIGATE Building Solutions for their professionalism, knowledge, and integrity. They produce high quality work, save their clients' money, and are a pleasure to work with."

Michael Marlo – Fire Chief
Lincoln County FPD #1

"NAVIGATE's advocacy on behalf of the City of St. Charles has been enduring and unwavering."

Daryl Hampel – Street Superintendent
St. Charles, Missouri

"I highly recommend NAVIGATE Building Solutions, LLC for their professionalism, knowledge, and integrity. They have truly become an extension of our staff."

Dr. Mike Mabe – Asst. Superintendent
Union R-XI School District

"NAVIGATE Building Solutions' skill, professionalism and focus on the needs of its clients are superb."

Christopher A. Thornton - Mayor
City of Brentwood, Missouri

"In every circumstance, NAVIGATE has delivered just what we have needed. From the first phases or our work together, NAVIGATE has consistently saved the district time and money."

Dr. Sam Duncan – Superintendent
New Madrid County R-1 School District

"I greatly appreciate Navigate for showing my district the same attention to detail they would for a larger project."

Jeannie Jenkins - Superintendent
Spring Bluff R-XV

"Throughout the entire project, NAVIGATE worked diligently to keep the City's best interests a priority."

Barry C. Glantz - Mayor
City of Creve Coeur, MO

"I believe I speak for myself and our board of education in that we have developed the utmost trust and confidence with NAVIGATE representing the interests of the district with our projects."

Charley Burch – Superintendent
Cole County R-V School District



QUESTIONS & ANSWERS