



**Missouri's  
Local  
Program**  
*for community  
development*

## COVER SHEET

(This must accompany your firm's letter of interest and does not count in the page limit)

Firm's Full Legal

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Allstate Consultants, LLC

Firm Contact Name:

Karen Sayre

Contact Email

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Firm's Mailing Address:

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Columbia, Missouri 65201

Work Category:

- Roadway Design
- Trails & Sidewalks
- Construction Inspection
- Traffic Engineering & TEAP
- Structures
- Environmental
- Historic Preservation
- Multimodal Planning / Systems and Facilities Design
- Transportation Planning – **NEW CATEGORY**

December 10, 2025

Missouri Department of Transportation  
105 W. Capitol Avenue  
P.O. Box 270  
Jefferson City, MO 65102

Re: Letter of Interest for LPA On-Call Professional Services – **Environmental**

We are pleased to present this letter to MoDOT in response to your request for services of a consulting firm to perform LPA on-call professional services.

Allstate Consultants (Allstate) is a civil engineering consulting firm headquartered in Columbia, Missouri. Established in 1975, by Ron Shy, PE, Allstate has provided comprehensive surveying and engineering services for planning commissions, contractors, subdivisions, and developments. Today, Allstate remains locally owned and operated, working with municipalities and governmental entities, educational institutions, contractors, developers, architects and other clients.

**Prequalification** - Allstate Consultants LLC is currently on MoDOT's Consultant Prequalification List.

**General Experience** - Allstate provides a broad range of civil engineering services related to infrastructure design including topographic and boundary survey, comprehensive master planning, transportation system analysis and design (including conventional & alternative intersections and bicycle & pedestrian facilities), utility design, environmental permitting, stormwater conveyance, water quality, and detention design. Our staff has worked extensively with regulatory requirements including NEPA, NPDES, 404, and NFIP. We routinely coordinate cultural resources, large wetlands delineations and endangered species act studies through leading local industry experts. Key staff currently hold Certified Floodplain Manager, LEED-AP and Envision Sustainable Infrastructure Professional (ENV-SP) credentials. Allstate is well versed in delivering successful greenfield site development projects, as well as providing high quality and cost-effective solutions to challenging redevelopment projects.

**Past Performance** –Allstate Consultants has a wide array of experience in NEPA permitting ranging from the usual categorical exclusions on routine roadway and pipeline projects to overseeing the Environmental Impact Statements for the federally funded reservoir projects. We routinely provide a range of services for rural communities in Missouri and part of that role is to acquire and oversee the use of federal funds from FHWA, USDA-RD, HUD-CDBG, EPA Brownfields, etc.

For both the Roy Blunt and Little Otter Creek federally funded reservoir projects, we have been providing general project planning and permitting services since 2010, including overseeing development of Supplemental Environmental Impact Statements to update Environmental Impact

Statements (EIS) that were originally developed by USDA-NRCS. The US Army Corps of Engineers has asked that the EISs be updated with an alternatives analysis that separately addresses each project purpose and is consistent with 404(b) guidelines as well as NEPA guidelines.

**Qualifications of Personnel** - The project manager for this work category would be *John Holmes, P.E., CFM*. John worked for MoDOT from 1994 to 2006 in bridge and design departments at the central office and in the Kansas City district office as a roadway designer, transportation project designer and project manager. He came to Allstate Consultants LLC in 2006 and has provided NEPA related services on multiple projects and project leadership including oversight of environmental impact statements and NEPA documentation for the federally funded Roy Blunt and Little Otter Creek reservoir projects for the past 15 plus years.

Aiding with NEPA documentation will be *Stephen Lin, P.E.*, who has been with the firm for 25 years and has routinely provided NEPA verification on federally funded water and wastewater projects.

In recognition of the vastly more complicated natural world that we now understand ourselves to design in, Allstate Consultants has diversified our design team to include a much broader array of scientifically trained professionals.

*Greg Pitchford*, who joined Allstate Consultants in 2016 after 27 years as a fisheries biologist with the Missouri Department of Conservation, will provide added depth of knowledge on all things related to potential biological impacts on waters of the U.S. In addition, his rolodex connects us to the pre-eminent scientists in the state should any unusual needs arise.

*Christina Caldwell*, is a Registered Geologist and has been assisting with phase I environmental assessments and has completed wetland delineation and hydric soils training since she joined the firm in 2017. She may assist with NEPA documentation as well as any wetland delineation needs that might arise.

*Jenna Roe* joined Allstate in 2019 with an emphasis on environmental sciences. She has degrees in Environmental Science and Biological Engineering and helps in all aspects of NEPA.

*Tim Fobes, PWS (Professional Wetland Scientist)*, joined Allstate in 2024 after working 28 years as a senior environmental scientist and project manager in the environmental consulting industry in Kansas City.

**Familiarity/Capability with Federal Projects** - The project manager, John Holmes, has 11.5 years of experience at MoDOT including working as a Project Manager and another 10+ years of experience managing federally funded reservoir projects for Allstate Consultants. These federally funded projects have received funding from the USDA-NRCS PL-566 program and the EPA Targeted Brownfield Assessment and Brownfield Cleanup Grant programs. The PL-566 funding has been continued and increased consistently throughout the 10 years. The first EPA Brownfield Cleanup Grant has been successfully completed and closed out and the second is on track for completion with no issues.

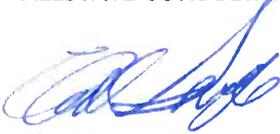


**Accessibility** – With offices located in Columbia, Camdenton, Marceline and Lees Summit, we can provide services statewide but are particularly well situated to provide services in central and northern Missouri. An estimated 80% of our business is from repeat customers and word of mouth recommendations. Because of our success in retaining existing customers, our marketing expenses are negligible.

Allstate Consultants is well qualified and experienced in environmental-NEPA services and is very interested in providing our services to Missouri's Local Program representatives. If you have any questions or comments, please feel free to contact our office.

Sincerely,

ALLSTATE CONSULTANTS, LLC



Chad Sayre, P.E.  
Principal





**ALLSTATE**  
CONSULTANTS

*ENGINEERING OUR COMMUNITY*



**FLATBRANCH PARK BRIDGE**  
Civil, Structural, & Geotechnical

**Allstate Consultants LLC (Allstate)** is a full-service civil engineering consulting firm offering design solutions for public and private sector clients across the region. Headquartered in Columbia, Missouri, with offices in Marceline, MO, and Lee's Summit, MO, Allstate partners with clients to assist with all stages of project development, from funding acquisition to planning and design to construction inspection and post project support. Since 1975, Allstate's innovative, solution-based approach has been applied to a full range of projects.



**LANDMARK HOSPITAL**  
Civil, Structural & Geotechnical

### Civil

With the rapid growth of infrastructure and development projects, Allstate partners with private developers and local governments to understand the client's need to design a successful project balanced with the community's desire for a positive long-term impact. Our team takes pride in listening to the various goals to assist in creating a collaborative pathway to move projects forward. Our civil team has both surveyors and engineers equipped with the latest technology necessary to provide our clients the best possible service.

*"Allstate Consultants has consistently provided valuable services on many of our real estate projects. From zoning and land use planning to design and construction administration services, Allstate Consultants has been an integral part of our team that strives to produce quality assets in the communities we serve."*

- Jay Burchfield, SilverTree Companies

### Structural

Safety and viability of an owner's investment is what drives Allstate's Structural Group. From multistory hotels and offices to FEMA certified safe rooms for tornadoes, our team is recognized for its expertise and standard of quality for projects across Missouri and throughout the country. Whether you are building a new facility, renovating an existing structure or preserving a historic building, Allstate's structural services will exceed your expectations.

In the event of a structural failure, Allstate is equipped to handle all aspects of the investigative and forensic process, from evaluation to expert testimony.

### Water & Environment

Whether providing technical support on general infrastructure / site development projects or taking the lead role on a major water / wastewater infrastructure project, Allstate's Water & Environment Group's understanding of the value of both the natural resources and the healthy economy that makes stewardship possible guides us in finding solutions that meet our clients' needs. Conversely, our storm water and floodplain management capabilities are key to minimizing risks to proposed projects when there is an overabundance of water. Key staff has LEED-AP and Envision Sustainable Infrastructure Professional (ENV-SP) credentials to help ensure that we provide project plans with long term viability in light of real world operational costs and risks. Our core capabilities include hydrological and hydraulic design and modeling, storm water quality and conveyance, drinking water source development, treatment and distribution, floodplain management, stream modeling and stabilization, wastewater system design, aquatic ecosystem evaluation, and environmental permitting.

### Transportation

As communities and users demand more innovative design solutions to manage ever-evolving modes of transportation, Allstate's Transportation Team strives to understand the immediate need and design with future impacts in mind. Our experts address safety concerns while limiting delays through innovative and cost effective solutions. From major arterial roads, multi-lane roundabouts, and multi-intersection microsimulation models to bicycle/pedestrian facilities, trail systems, and traffic calming, our award winning team's detailed approach ensures all aspects integrate into an efficient system.

### Geotechnical

Understanding subsurface conditions is critical to the success of infrastructure and development projects. Allstate's Geotechnical Team works with private and public

owners to assess the subsurface conditions and help mitigate long-term risk, thus saving the client money and time. From start to finish, our geotechnical experts provide subsurface exploration, laboratory testing, and geotechnical engineering services necessary to plan a successful project and the construction materials testing and observation services to verify the project was completed as specified.

### Investigative & Forensic

When systems fail and the result is property damage, injury or loss of life, time and expertise are of the essence. Allstate's Investigative Team works with all interested parties, including owners, insurance companies, attorneys, contractors, and others, providing clients an objective forensic analysis to determine the cause of failures and their extent of damage. Our forensic experts are at the forefront of available technology and capable of handling a variety

of engineering investigations. We offer litigation support services, assistance with subrogation, product testing and laboratory analysis.

*"The City of Brookfield has been doing business with Allstate Consultants for over ten years. Their expertise and commitment to our projects is prompt, accurate and total dedication. Their staff and employees are completely committed to detail and ensuring projects are administered to the end."*

- Dana Tarpening, City Manager, City of Brookfield





**GRINDSTONE TRAIL**  
Civil, Structural, Water & Environment,  
Transportation, Geotechnical



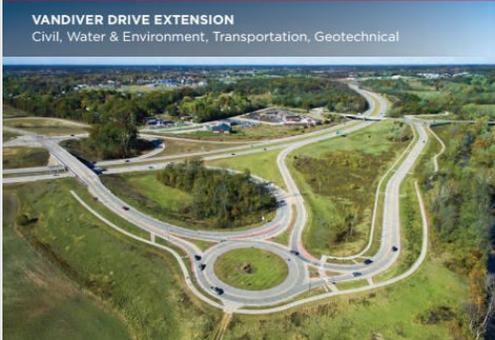
**MILLER PERFORMING ARTS CENTER**  
Structural



**LENOIR INDEPENDENT LIVING**  
Civil & Geotechnical



**BRISTOL LAKE**  
Civil, Water & Environment, Geotechnical



**VANDIVER DRIVE EXTENSION**  
Civil, Water & Environment, Transportation, Geotechnical



**ST. ELIZABETH, MO, LAND APPLICATION  
WASTEWATER SYSTEM**  
Civil, Water & Environment, Geotechnical



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