



**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
Name:

NAVIGATE Building Solutions

Firm Contact Name:

Craig Schluter

Contact Email
Address:

craig@navigatebuildingsolutions.com

Firm's Mailing Address:

8419 Manchester Rd., St. Louis, MO 63144

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 12, 2025

MoDOT Central Office
Attn: Jeffrey Cremer & Keith Jennings
05 W Capitol Ave
Jefferson City, MO 65101

RE: Request for On-Call Professional Services for the 2026-2029 On-Call List

Members of the Selection Committee:

NAVIGATE Building Solutions is pleased to submit this Letter of Interest for Missouri's 2026 to 2029 LPA On-Call Consultant List under the Construction Inspection category. We welcome the opportunity to continue supporting communities across Missouri with reliable, accessible, and detail-focused construction inspection services.

Our team brings extensive experience providing construction-phase oversight on public-sector projects across Missouri. While our portfolio spans municipal, federal, greenway, and infrastructure projects, our approach to construction inspection is consistent: clear documentation, proactive field communication, and a commitment to ensuring each project meets specifications, funding requirements, and local agency expectations. Many of our projects include federally funded components, and our team is fully familiar with the procedures, recordkeeping, and compliance requirements outlined in the LPA Manual.

NAVIGATE's knowledge of Missouri communities, agencies, and local processes allows us to efficiently deliver projects that meet both state and federal requirements. Across the state, we have completed more than 20 projects involving federal grant administration and compliance oversight, including work for Federal departments including Department of Energy in Springfield, MO, BPA IDIQ, the General Services Administration, and the National Park Service, including projects at the Old Courthouse and Gateway Arch National Park.

In Missouri, our experience includes significant projects in St. Louis County, featuring Greenway improvements with bridges, roadways, intersection improvements, paving, trailheads, landscaping, signage, railroad crossings, retaining walls, and federal grant compliance. We have also completed major city and county revitalization efforts, such as the City of Odessa Historic Main Street Revitalization and the City of St. Charles Historic Main Street Revitalization. NAVIGATE has partnered with numerous local public agencies, including St. Louis County, Cape Girardeau County, and Perry County, providing construction inspection and field oversight services tailored to each community's



needs. These experiences have strengthened our understanding of local processes, expectations, and the importance of responsive, transparent communication throughout every project.

To support local public agencies seeking reliable inspection partners, NAVIGATE brings:

- Extensive hands-on experience monitoring contractor work, tracking materials, and verifying progress and quantities.
- A proven record of issue identification and resolution, including material discrepancies, workmanship concerns, schedule impacts, and change-order coordination.
- Personnel with deep field experience in construction oversight, materials testing coordination, documentation, and federally compliant reporting.
- Familiarity with MoDOT and federal procedures, including Buy America/Build America requirements, documentation standards, and construction-phase recordkeeping.
- Strong accessibility and responsiveness, including direct communication lines, quick turnaround on field issues, and the ability to mobilize efficiently for public agencies throughout Missouri.

Our team routinely attend construction meetings, assist with geotechnical sampling coordination, review shop drawings, maintain daily work reports, and support other tasks needed to keep projects moving forward and compliant. We emphasize teamwork with local agencies, contractors, and design partners to ensure project goals, timelines, and federal participation requirements are met.

With nearly 40 construction inspection professionals, our team offers deep expertise to ensure projects are executed efficiently, safely, and in compliance with all federal and state requirements. Highlights of our team include:

- **Katie Aholt**, an accomplished Project Director with over 15 years of experience in project planning and management, has successfully overseen a diverse range of municipal and greenway projects, including the GRG Centennial & Maline Greenway Projects and Forest Park Forever: Waterways and Boathouse Refresh. Katie holds MoDOT LPA Certification, is a Licensed Professional Engineer in Missouri, a LEED Accredited Professional, and holds FMP, SFP, and CQM-C credentials.
- **Brian Kunz**, with more than 30 years of experience, specializes in construction management for federal, state, and municipal agencies. His notable projects include City of Brentwood's Brentwood Bound, City of St. Louis and GRG North Grand Revitalization, City of Olivette and GRG Centennial Greenway, GRG Deer Creek Greenway, and NPS/GRG Gateway Arch Grounds Redevelopment. Brian holds MoDOT LPA Certification, CQM-C, OSHA 30 Certification, and maintains GSA and DOE clearances.



- **Jack Blase** brings extensive federal project experience, including work with the U.S. Department of the Interior, National Park Service, Gateway Memorial Expansion in St. Louis, the Gateway Arch National Park, and multiple GSA Region 6 projects, such as the Eagleton Courthouse, Charles F. Prevedel Federal Building, Sammy L. Davis Federal Building, Robert A. Young Federal Building, and Melvin Price Federal Courthouse. Jack's skill set includes strong communication and interpersonal abilities, facilitating quick resolutions and smooth project workflows. He maintains active GSA HSPD-12 clearance and MoDOT LPA Certification.

We value the professionalism and trust that the Local Program brings to its on-call consultants and appreciate the opportunity to be considered for the 2026 to 2029 On-Call List. Thank you for your consideration, and please contact us if further information or clarification is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Schluter", is written over a series of horizontal blue lines.

Craig Schluter, Principal
craig@navigatebuildingsolutions.com, 314-713-6205



NAVIGATE
BUILDING SOLUTIONS

CONSTRUCTION INSPECTION SERVICES

| 40+ ADVISORS | 500+ PROJECTS | \$75M+ SAVED

NAVIGATE Building Solutions provides owner's representative, project management, and construction management solutions to Public Agencies. Our team of Advisors have over 35 years of experience planning, navigating and delivering projects in Missouri. Utilizing proven processes our team delivers projects ahead of time, with significant overall savings, and of the highest quality.

FIRM INTRODUCTION

NAVIGATE Building Solutions was founded in 2016 by partners Todd Sweeney and Craig Schluter. Since then, we have grown to employ over 40 professionals who partner with clients to PLAN. NAVIGATE. DELIVER. successful project outcomes.

We serve our clients as trusted advisors with:

- Expertise and a proven track record in procurement, design management and construction
- Relevant experience on numerous applicable projects
- Ability to protect and mitigate schedule, quality and change order risks
- Knowledge to maximize multimillion-dollar capital investments and save money



AUTHORIZED CONTACT:

Craig Schluter
 craig@navigatebuildingsolutions.com
 314-713-6205 mobile

CONTRACTING INFORMATION:

Unique Entity ID (UEI): K9JVDM8PRX41
 Cage Code: 7ZL96
 NAICS Code: 541330
 Federal / State ID: 81-3854234/LC001506986

MISSOURI ADDRESS:

8419 Manchester Road
 Brentwood, Missouri 63144

KANSAS ADDRESS:

6400 W. 110th Street, Suite 200
 Overland Park, KS 66221

WEBSITE:

www.navigatebuildingsolutions.com

**450+ PROJECTS
 COMPLETED IN MISSOURI**

GRANT EXPERTISE

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MoDOT-Funding

- Brentwood Bound: Manchester Road Improvements
- Brentwood Bound: GRG Connector B

12+

Other State Grants & Funding

- MSD Project Clear
- MoDNR 319 Grant
- STL County Parks
- + more

20+

Federal Grants & Funding

- Land & Water Conservation Grant
- Saving America's Treasurers
- Surface Transportation Grant
- East-West Gateway TAP
- + more



PREQUALIFIED CONSULTANT

For verification, please visit: <https://www.modot.org/consultant-prequalification-list>. In addition, eight of our staff are MoDOT LPA Certified.

PAST PERFORMANCE



Brentwood Bound – Brentwood Blvd, Manchester Rd & Russell Ave

NAVIGATE managed the preconstruction and construction of the Manchester Road Improvements that occurred between Hanley and Bremerton along with the Brentwood Boulevard Improvements adjacent to the Union Pacific tracks.

Scope of work for the project included:

- Coordination with St. Louis County Transportation, MoDOT, Union Pacific, Great Rivers Greenway, and Brentwood
- Resident Engineer/ LPA for multiple federal grants
- Utility & Railroad Coordination

FUNDING: Oversaw 6 different funding sources (partnerships, federal funding, and federal grants) including East West Gateway and the LPA program process.



GRG Centennial Greenway: Indian Meadows to Dielman

NAVIGATE managed preconstruction and construction of this project for Great Rivers Greenway, which extends the Centennial Greenway to Dielman Road.

- Improvements to 4 Crosswalks on the South Side of Olive Blvd & I-170 Ramp Intersections, New curbs and gutter, ADA improvements, and utility adjustments, Coordination with Commercial & Residential Property Owners, Coordination with City of Olivette & MoDOT, Trail Construction within Indian Meadows Park & City-Owned Parcel Behind Several Residential Properties, Retaining Walls & Slope Stabilization, BMP's & Associated Plantings, Landscaping, Fencing, lighting Signage & GRG Branding

FUNDING: Managed funding sources (partnerships, federal funding, and federal grants) and the LPA program process.



GRG Centennial Greenway: Highway 364/94 Bridges

NAVIGATE managed preconstruction and construction of the GRG Centennial Greenway: Hwy 364/94 Pedestrian Bridges project for Great Rivers Greenway, which connected two existing trailheads via pedestrian bridges across Highways 364 and 94. Scope of work for the project included:

- Management of the LPA Program process and federal grant compliance, installation of a signalized pedestrian crosswalk, ADA-accessible trailheads, major excavation and grading with retaining walls, MoDOT right-of-way work, and landscaping, fencing, signage, and GRG branding.

FUNDING: Managed funding sources (partnerships, federal funding, and federal grants) and the LPA program process.



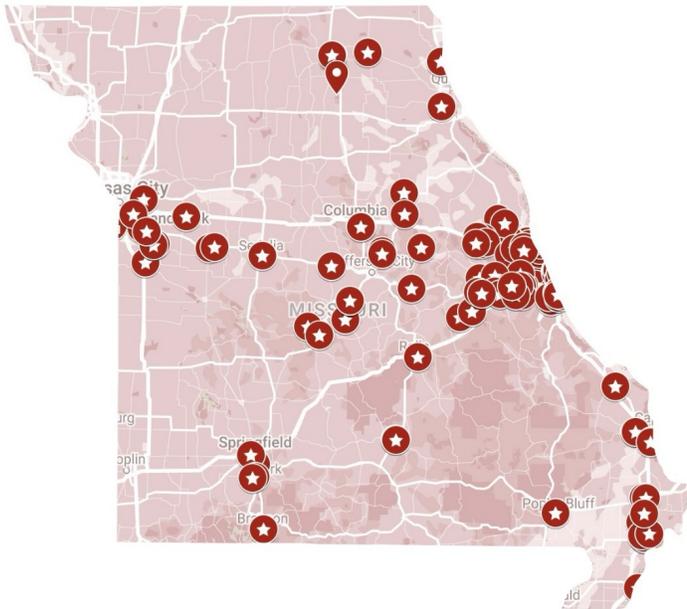
Revitalization of Historic Main Street – City of Odessa

NAVIGATE is managing preconstruction and construction of the Historic Main Street Revitalization project for the City of Odessa, which includes downtown street and sidewalk improvements. Scope of work for the revitalization includes:

- ADA-accessible pathways with improved business entry at the 2nd Street and Mason Street intersection, upgraded lighting with structural supports to suspend holiday decorations over the roadway, enhanced power infrastructure to support downtown street festival events, and improved downtown amenities including new benches, planter boxes, and trash receptacles.

FUNDING: Federal, Local, and LPA.

FAMILIARITY, CAPABILITY & ACCESSIBILITY



NAVIGATE is well-versed in Missouri communities, agencies, and local processes, allowing us to effectively deliver projects that meet both state and federal requirements. Our team brings deep knowledge of local conditions, stakeholders, and regulatory frameworks, along with extensive experience managing federally funded projects.

- National Park Service Old Courthouse
- General Services Administration: 12 projects across Missouri, including St. Louis, Kansas City, and Southeast Missouri.
- Department of Energy – Springfield, MO
- 2 BPA’s – IDIQ’s with GSA
- 20+ projects managing federal grants and funding requirements

Construction Inspection Services

At NAVIGATE Building Solutions, we provide comprehensive construction inspection services backed by extensive expertise and a proven track record of managing projects across Missouri. With offices in St. Louis and Kansas City, our team is strategically positioned to deliver hands-on oversight and ensure projects are executed efficiently, accurately, and in full compliance with project requirements.

We offer comprehensive construction inspection services, including:

- On-site observation and documentation of project progress
- Monitoring contractor performance and adherence to project specifications
- Review and coordination of shop drawings, RFIs, and submittals
- Attendance at construction-related meetings to support decision-making and issue resolution
- Identification and management of material, work, and schedule-related issues

We receive reference letters from every client we serve that is able to, a testament to our responsiveness and the high quality of our work. Reference letters are available upon request.

Personnel Qualifications

- 10+ LEED Accredited Professionals
- 15+ OSHA 10 & 30 Certified Professionals
- 8 Missouri Department of Transportation, Local Public Agency Certified Professional
- 3 Licensed Professional Engineers
- Certified Construction Manager (CCM)
- CDT Certified Professional
- Lead Safety EPA RRP Certified Professional
- Certified Construction Scheduler & Construction Administrator
- Certified Asbestos/Lead Inspector
- Hazmat Certified Professional
- Certified Energy Auditor
- AGC Superintendent Certified Professional
- US Department of Energy, “L” Level Security Cleared Professional