



**BOARD OF DIRECTORS MONTHLY MEETING**

**TO BE HELD**

**August 10th, 2020 at 11:00 a.m.  
at 4512 Manchester Avenue  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

***Please Note: Due to COVID-19, physical access to the general Board meeting by the public will be closed and replaced by Zoom Conference.***

***Please sign in at <https://zoom.us/j/92108319090> (Meeting ID:921 0831 9090) or call by phone at 312-626-6799.***

**TAKE NOTICE** that on August 10th, 2020 at 11:00 a.m. at 4512 Manchester, St. Louis, MO, 63110, the Grove Community Improvement 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. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
  4. Public Comments & Questions
5. Committee Reports:
  - a. Safety and Security Committee
    - i. 2<sup>nd</sup> District
    - ii. Campbell Security (Chris Saracino)
    - iii. Free2Grow (Charlie Felker)
  - b. Executive & Finance Committee
    - i. Financial Reports
  - c. Marketing Committee
    - i. Member Removal
  - d. Public Services Committee
    - i. "Other Business"
  - e. Nominations Committee
6. Administrator's Report
  - a. Special Assessment
7. Other Business
  - a. Grove Sign Support Structure

**This meeting is open to the public;** provided, however, that a portion of the meeting may be closed pursuant to Section 610.021 RSMo with explicit notice of the reason for closure.

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: 8/6/2020**

**Time: 10:30 AM**

**• The Grove Community Improvement District •**

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

<http://www.thegrovestl.com/>

**Grove CID Board of Director Meeting  
July 13th, 2020 at 11:00 AM  
at 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** K. Kenter, T. Boldt, D. Bellon, P. Rothschild, C. Schloss, G. Slay, J. Oliver, T. Telnikova, F. Mohammad, S. Myers

**Board Members Absent:** J. Baumstark, F. Mohammad

**Others in Attendance:** A. Graham (Park Central Development), Chris Saracino (Campbell Security), Charlie Felker (Free 2 Grow), Officer Slade (District 2), and Carrie Burnett (guest speaker); Members of the public: Burt Rogers, Maura Markstein, Melissa Dierker, Casey (no last name), Justine (no last name), Jordan Henry, Chiana C., and "C Tech"

**1. Call to Order:**

- a. T. Boldt called the meeting to order at 11:09 AM.

**2. Approval of June 8th, 2020 Minutes:**

- a. J. Oliver motioned to approve the minutes. P. Rothschild seconded the motion. All in favor, approved.

**3. Chairs Report & Announcement of the Order of Business:**

- a. Introduction of Carrie Burnett, guest speaker.

**4. Public Comments and Questions:**

- a. **Carrie Burnett-** Presented research on sexual assault and rape. She provided a multi-tiered rape safety initiative that she would like the Grove to adopt.

**5. Committee Reports:**

a. Safety and Security Committee:

- i. C. Saracino presented the crime report and introduced Charlie Felker of Free 2 Grow
- ii. C. Felker presented Free 2 Grow's progress. The Board did an email vote to approve the Free 2 Grow contract starting July 4<sup>th</sup>. They have QR codes, GPS, and a Geo Fence with an alert to track patrol officers.

b. Executive & Finance Committee:

- i. T. Boldt presented the financial reports.
- ii. Resolution 2020-1: Budget FY 2020-2021- T. Boldt motioned to approve the budget. P. Rothschild seconded the motion. All in favor, approved.

c. Marketing Committee:

- i. Social Media services update: A. Graham informed the Board that the social media manager is still on hold currently.
- ii. Website update: A. Graham informed the Board that Engage Taste is still in the process of creating a new website. The cost to create the website is \$1000. \$500 has already been paid.
- iii. Creating a Marketing Plan: G. Slay presented the idea for creating a Marketing Plan and Mission Statement. The Marketing Committee is getting together to

create a statement that stands for all of the Grove at all times- not just during these circumstances.

- iv. Flags: T. Telnikova is researching approximate cost for flags to hang on the pedestrian lights in the Grove to welcome diversity to the Grove.

d. Public Service Committee:

- i. G. Slay informed the Board that the Public Service Committee recommends to the Board using Piro's for the Grove sign structures based on the experience of the company and the recommendation of Structures, Inc which provided the engineer drawings.
- ii. T. Boldt, D. Bellon, and P. Rothschild had questions for the committee:
  - A. Will there be a subcontractor for Sitelines and who will it be?
  - B. Do both companies have the ability to get started right away?
  - C. How long will the construction take for each company?
- iii. PCD will get these questions answered.

e. Nominations Committee:

- i. No updates.

**6. Administrator's Report:**

a. Special Assessment:

- i. A. Graham will be sending out signature forms for the property owners to sign and notarize over the coming weeks.
- ii. The Grove Sign is almost completed by DeMond Signs. The Grove CID only needed to pay the \$2500 deductible.
- iii. Board Slate Update- A. Graham informed the Board that five Board members have expired, and the City has not approved their renewal yet.

**7. Other Business:**

**8. Adjournment:** Meeting adjourned at 12:29 PM.

# The Grove Community Improvement District

## Balance Sheet

As of July 31, 2020

Jul 31, 20

### ASSETS

#### Current Assets

##### Checking/Savings

1072 · Bill.com Money Out Clearing	-4,070.00
Reliance (4124)	3,526.00
Operating (9310)	11,058.16
Sales and Use Tax (0668)	310,912.26
Special Assessments (3269)	<u>2,372.28</u>

Total Checking/Savings 323,798.70

##### Accounts Receivable

Other Accounts Receivable 2,646.00

Total Accounts Receivable 2,646.00

##### Other Current Assets

CID Assmt Rec CY17	222.00
CID Assmt Rec CY16	1,968.00
CID Assmt Rec CY15	2,490.00
CID Assmt Rec CY14	1,052.00
Due to From Special Events	60.46
Prepaid Expenses	<u>709.00</u>

Total Other Current Assets 6,501.46

Total Current Assets 332,946.16

#### Fixed Assets

Accumulated Amort-Intangible As -4,579.00

Intangible Assets 11,775.00

Total Fixed Assets 7,196.00

**TOTAL ASSETS 340,142.16**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

20000 · Accounts Payable 1,248.33

Total Accounts Payable 1,248.33

##### Other Current Liabilities

Deferred Inflows of Resources 8,156.00

Total Other Current Liabilities 8,156.00

Total Current Liabilities 9,404.33

Total Liabilities 9,404.33

#### Equity

32000 · Retained Earnings 315,594.84

Net Income 15,142.99

Total Equity 330,737.83

**TOTAL LIABILITIES & EQUITY 340,142.16**

## The Grove Community Improvement District Transaction List by Vendor

Type	Date	Num	July 2020 Memo	Split	Amount
<b>Ameren Missouri- 924 talmage ave</b>					
Bill	07/02/2020	0825140010-June	924 Talmage	60310 · Grove Signs Electricity	-50.37
<b>Ameren MO- 4510 Manchester ave, sign</b>					
Bill Pmt -Check	07/17/2020	Bill.com	<a href="https://app.bill.com/BillPay?id=blp01WLHMPEWZE!20000">https://app.bill.com/BillPay?id=blp01WLHMPEWZE!20000</a>	Accounts Payable	-12.67
<b>Ameren MO- 4512 Manchester ave unit 100</b>					
Bill	07/02/2020	0324031034-June	Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-406.01
<b>Campbell Security &amp; Services Group</b>					
Bill	07/05/2020	2187	Patrols	-SPLIT-	-1,400.00
Bill	07/06/2020	2211	Patrols	-SPLIT-	-4,070.00
<b>Free-to-Grow, LLC</b>					
Bill	07/06/2020	1017		60510 · Administration-Security	-2,750.00
<b>GODADDY</b>					
Check	07/06/2020	ACH	Website Renewal	Marketing & Advertisement	-36.34
<b>Park Central Development Corporation*</b>					
Bill	07/15/2020	2020-07-15	Recurring Bill recurring payment	60110 · Administration-Park Central	-12,670.00
<b>Total paid in July</b>					<b>-21,395.39</b>

## The Grove Community Improvement District Profit & Loss Budget Performance July 2020

	<u>Jul 20</u>	<u>Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · Revenue</b>			
46400 · Reserves	0.00	19,916.67	239,000.04
46430 · Miscellaneous Revenue	6,814.00	6,814.00	6,814.00
40150 · Special Assessments	771.20	0.00	93,000.00
40100 · CID 1% Sales and Use Tax	28,953.18	13,750.00	165,000.00
<b>Total 40000 · Revenue</b>	<u>36,538.38</u>	<u>40,480.67</u>	<u>503,814.04</u>
<b>Total Income</b>	<u>36,538.38</u>	<u>40,480.67</u>	<u>503,814.04</u>
<b>Gross Profit</b>	36,538.38	40,480.67	503,814.04
<b>Expense</b>			
60270 · Sponsorships	0.00	3,010.00	36,120.00
Marketing & Advertisement	36.34		
<b>60100 · Administrative Support</b>			
60110 · Administration-Park Central	12,670.00	12,670.00	50,680.00
60135 · General Liability Insurance	0.00	0.00	10,000.00
60140 · Audit Services	0.00	0.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	2,300.00
60150 · Legal Services	0.00	250.00	3,000.00
60115 · Postage/Office Supplies	0.00	41.63	500.00
<b>Total 60100 · Administrative Support</b>	<u>12,670.00</u>	<u>12,961.63</u>	<u>70,480.00</u>
<b>60400 · Public Services</b>			
60415 · Public Pkg lot-Litter Control	0.00	3,266.63	39,200.00
60420 · Landscaping	0.00	0.00	5,876.00
<b>Total 60400 · Public Services</b>	<u>0.00</u>	<u>3,266.63</u>	<u>45,076.00</u>
<b>60200 · Marketing</b>			
60210 · Advertising	0.00	333.37	4,000.00
60215 · Promotional Materials	0.00	125.00	1,500.00
60220 · Website & Design Services	0.00	389.13	4,670.00
60250 · Reserve Funds	0.00	930.87	11,170.00
<b>Total 60200 · Marketing</b>	<u>0.00</u>	<u>1,778.37</u>	<u>21,340.00</u>
<b>60300 · Public Improvements</b>			
60335 · Public Parking Lot Rental	0.00	0.00	3,000.00
60315 · Street Lighting Impr-Electricit	406.01	500.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	3,500.00
60310 · Grove Signs Electricity	63.04	150.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	9,926.00	119,112.00
60330 · Other Public Improvements	0.00	83.37	1,000.00
<b>Total 60300 · Public Improvements</b>	<u>469.05</u>	<u>10,659.37</u>	<u>134,412.00</u>
<b>60500 · Security &amp; Public Safety</b>			
60515 · Spectrum (Camera/Internet)	0.00	520.00	6,240.00
60510 · Administration-Security	2,750.00	2,750.00	33,000.00
60530 · Thursday Security Patrols	840.00	3,480.00	41,760.00
60531 · Friday Security Patrols	1,120.00	3,480.00	41,760.00
60532 · Saturday Security Patrols	1,550.00	3,480.00	41,760.00

The Grove Community Improvement District  
Profit & Loss Budget Performance  
July 2020

	<u>Jul 20</u>	<u>Budget</u>	<u>Annual Budget</u>
60533 · Sunday Security Patrols	0.00	1,160.00	13,920.00
60534 · Other Security Patrols	1,960.00	1,462.50	17,550.00
Total 60500 · Security & Public Safety	8,220.00	16,332.50	195,990.00
Total Expense	21,395.39	48,008.50	503,418.00
Net Ordinary Income	15,142.99	-7,527.83	396.04
Net Income	<u>15,142.99</u>	<u>-7,527.83</u>	<u>396.04</u>

## PROPOSAL

**Date:** May 18, 2020

**Project Name:** The Grove Community Improvement District -  
Steel Support Structure fabrication & Installation for Neon Signs  
Saint Louis, Missouri 63110

**Owner:** The Grove Community Improvement District  
c/o - Park Central Development Corporation

### Scope of Services – (PER LOCATION)

- Grind out existing crack welds to base metal and re-weld existing columns to existing base plates, install ½” stiffener plate to existing columns, saw cut top of existing columns to make them a true square condition, install new column cap plates, install new piece of HSS 14x6x5/8 beam with 5/8” side plates, install One (1) shop fabricated HSS girder truss, install “Grove” sign and re-install Owner supplied sway cables.
- All work to take place during normal business hours.

### Exclusions:

- General building permit, plan review, etc. with the Authority having jurisdiction. It is assumed that Park Central Development will be responsible for this permitting, etc.
- Street closure permits
- Cost of additional work required by inspectors or agencies.
- Material testing, inspections, or certifications.
- Builder’s risk insurance or bonds.
- Architectural or other drawings, plans, or specifications.
- Architectural, or Engineering Consultants.
- New sway cables
- Engineering & material for connection design to signs
- Painting of existing steel or components
- Night and weekend shifts.
- Anything not listed under Scope of Services.

**Fee:** EIGHTY SEVEN THOUSAND NINE HUNDRED AND FIFTY DOLLARS - (\$87,950.00) **TAX EXEMPT**

**Payment Terms:** Net 15 days from receipt of monthly invoicing.



**Acceptance of Proposal:**

Once the above prices, specifications and conditions are satisfactory and are hereby accepted, a formal contact will be issued for your review, commenting and execution.

**Notes: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.**

Failure of the Client/Owner to pay Sitelines for services provided per the terms and conditions of this proposal/contract (when executed) can result in Sitelines filing a mechanic's lien on the property per the "Notice to Owner" below:

***NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THE CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429b RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.***



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**BID RESPONSE**

**Signage**



## Qualifications

- **More high rise installations than all other St. Louis sign companies combined**
- Family owned since 1957
- Union sign erectors and sign painters
- Fully licensed electrical contractors
- Certified welders
- Installers with repelling skills for hi-rise work
- 10 cranes / 3 bucket trucks 42' - 170'
- Installers trained to install LED display systems (Daktronics/ etc.)
- OSHA compliant
- In-House design department
- In-House U.L. listed fabrication shop
- In-House vinyl graphics and digital printing
- In-House neon plant
- In-House Matthews acrylic polyurethane paint system (ultra low VOC paint)
- In-House CNC router
- Fully experienced management team
- Experienced sign/ lighting service department
- Recognized and experienced permit & variance personnel



## Recent High Profile Installations

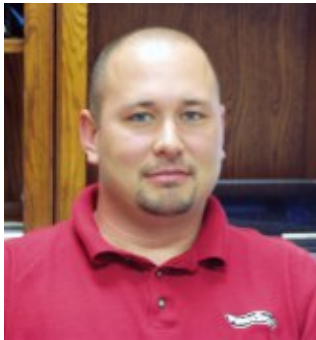
- Detroit Red Wings Video Installation  
Edward Jones Dome Daktronics scoreboard & video display package
- Enterprise Center Daktronics scoreboard package
- SLU Arena Daktronics scoreboard & video display package Lumiere
- Casino (largest pylon in Missouri)
- Enterprise Center Sign Changeover(complete package)
- Rams/Dome preferred sign vendor since they relocated to St. Louis
- Blues preferred sign vendor
- Anheuser Busch Eagle - Animated neon flying eagle
- 
- River City Casino
- Ameristar Hotel
- Casino Queen
- McDonald's preferred sign vendor
- Thompson Coburn
- Texas Live Video and Sign installation
- Anheuser Busch Brewery "BUDWEISER" Install
- BJC Main Campus Upgrade
- TKG Realty
- West Virginia Football Scoreboard Renovation
- BJC Christian Hospital installation
- Stifel Opera House(Formerly Peabody)
- University of Missouri football, baseball, soccer, track scoreboards & video display package (installed for Daktronics)
- University of Illinois Football Stadium
- Kansas State Univ. Renovation
- Jacksonville Jaguars Renovation
- Wrigley Field Renovation
- Busch Stadium (Various Signage)
- Monsanto



## Proposed Management Team

### David Brand Jr.

General Manager - Over 20 years in business



### RECENT MAJOR PROJECTS MANAGED

Enterprise Center  
SLU Arena  
BJC Main Campus Upgrade  
Atlanta Falcons Digital displays/scoreboards  
Ameristar Casino  
St. Louis Blues main contact  
McDonalds  
Texas Live(Texas Rangers)  
Memphis Grizzlies Scoreboard Upgrade  
Pinnacle Entertainment - River City / Lumiere Casinos  
University of Missouri  
Thompson Coburn  
University of Illinois  
Wrigley Field  
Jacksonville Jaguars Renovation  
Kansas State University Renovation  
West Virginia University Scoreboard Renovation  
Bridgestone Arena Video Displays

### Chris Brand - Project Manager

15 years sign business experience



Stifel Opera House  
Mizzou- Official sign company of the Missouri Tigers  
West Virginia Scoreboard Renovation  
Two Light(Kansas City Power and Light)  
River City Casino  
Peabody Opera House  
Enterprise Center  
BJC Main Campus  
Ballpark Village  
Memphis Grizzlies



## References

**David Dobbs**

Dobbs Tire and Auto  
636-677-3363

**John Bommarito**

Bommarito Automotive Group  
314-540-2130

**Aaron Louwagie**

Daktronics  
605-691-9471

**Bryan Nagle**

Daktronics  
314-265-5943

**Richard Kirsch**

Yesco/ Lumiere  
702-944-4595

**Ryan Kuzman**

Daktronics  
605-695-4368

**Dan Hogan**

Hardee's Construction Manager  
314-259-6347

**Lori Meneses**

Anheuser Busch  
314-368-6455

**Bob Herr**

Pinnacle (Lumiere & River City Casinos)  
314-600-4797

**Dan King**

AT&T  
314-235-5687

**Jennifer Krane**

Everbrite  
414-768-5451

**Dan Gross**

McDonald's Construction Manager  
636-288-1460

**Jackie Miller**

St. Louis Blues  
314-622-5460

**Mike Golden**

Wendy's  
508-815-1657

**Josh Holden**

Pinnacle (River City Casino)  
314-357-2498

**Joe Edwards**

Peacock Diner/Blueberry Hill  
314-727-0110



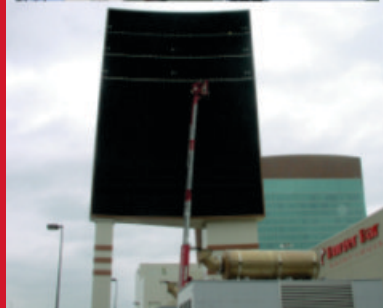


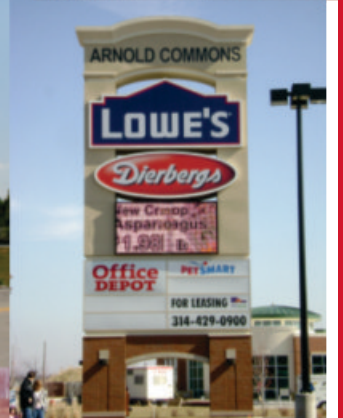
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 636-464-0200 Fax: 636-464-9990  
 www.pirosigns.com



# PROPOSAL

## Proposal #: 23610

Proposal Date: 05/18/20  
 Customer #: 5460  
 Page: 1 of 5

SOLD TO:	JOB LOCATION:
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	The Grove Manchester and Sarah ST. LOUIS MO 63110

PIROS SIGNS INC. (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL LABOR, EQUIPMENT AND MATERIALS AS SPECIFIED FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #23094</p> <p>The Grove Community Improvement District: Labor and materials to build and install two (2) steel support structures for neon signs</p> <p>1) Build two (2) support structures in accordance with engineers' drawings (Appendix A).</p> <p>2) Install one (1) support structure at each of two (2) locations.</p> <ul style="list-style-type: none"> <li>o Manchester and Taylor Avenues ("Western Sign")</li> <li>o Manchester and Sarah Avenues ("Eastern Sign")</li> </ul> <p>Remove existing sign columns by removing the nuts on the anchor bolts and lift the poles with our boom trucks, Bring back to shop to fabricate and repaint. We will store existing sign in our yard while doing the fab work to keep it safe.</p> <p>Refurbish upright columns as follows in our shop:</p> <p>Attach 4 pc. 14" x 4" x .375 wall x 9' long rectangular tube called out as strong backs 1' above base plates</p> <p>Attach 16 pc. Gussets 18" x 9" x 1/2" thick to base plates and notch tubes where needed to fit gussets</p> <p>Top of columns will need to be plasma cut to remove mitre and ground down</p> <p>Attach 2 pc. match plates 20" x 16" x 1" thick to top of upright tubes</p> <p>Horizontal structure as follows:</p> <p>2 pc. 12" x 6" x .625 wall x 57' 10 1/4" long rectangular tube with match plates attach to lower horizontal for bolting to uprights</p> <p>11 pc. 5" c 5" c .312 wall x 2' 6" square tube fitted between horizontals and welded in place</p> <p>2 pc. 20" x 16" x 1" match plate attached to bottom of lower horizontal tube for bolting to up rings</p> <p>Return to site, with new structures in three separate pieces that will bolt together in the field. We will assemble the structure and hang the sign as per the engineered drawings. Sign will be hooked up to existing electric and assumes that it was sufficient to power the signs that we are reusing.</p> <p>**Permits, engineering, and fees to be in addition to price stated herein.</p> <p>**Primary electrical to sign by others. Piros Signs will make final connection if sufficient power is provided at sign location at time of install.</p>	\$102,650.00	\$102,650.00

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



1818 OLD STATE ROAD M, BARNHART, MO 63012  
 636-464-0200 Fax: 636-464-9990  
 www.pirosigns.com



# PROPOSAL

## Proposal #: 23610

Proposal Date: 05/18/20  
 Customer #: 5460  
 Page: 2 of 5

**SUB TOTAL: \$102,650.00**  
**ESTIMATED SALES TAXES: \$4,759.12**

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

**TOTAL PROPOSAL AMOUNT: \$107,409.12**

**TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION**  
 [1.5% PER MONTH INTEREST CHARGE ON ANY BALANCE 30 DAYS PAST DUE]

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT (IF APPLICABLE) AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

### TERMS AND CONDITIONS

1. PIROS SIGNS INC. IS A LICENSED SIGN/ELECTRICAL CONTRACTOR AND EMPLOYS UNION SIGN INSTALLERS AND SIGN PAINTERS.
2. WORK AREA TO BE ACCESSIBLE BY PIROS SIGNS EQUIPMENT UNLESS NOTED ABOVE.
3. INSTALLATION OF FOUNDATIONS ARE QUOTED ON FREE AND NORMAL CONDITIONS. INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE CONCRETE, EXCESS ROCK, SAND AND OBSTRUCTIONS ARE ENCOUNTERED. FOUNDATIONS THAT REQUIRE EXTRA EXCAVATION OR CAVE IN DUE TO FAULTY SOIL CONDITIONS ARE SUBJECT TO EXTRA CHARGES.
4. PERMITS, PROCUREMENT, AND ANY NECESSARY ENGINEERING NOT INCLUDED IN PRICE UNLESS NOTED ABOVE. PERMITS AND ENGINEERING AT COST, PROCUREMENT TO SECURE PERMITS AT \$75/HOUR. INSPECTION FEE APPLIES FOR ELECTRIC PERMITS IN ST. LOUIS COUNTY/CITY.
5. ACCESS TO WIRING OF SIGN TO BE PER 2008 NATIONAL ELECTRIC CODE STANDARDS FOR ACCESS.
6. PIROS TO MAKE FINAL CONNECTION TO CIRCUIT BROUGHT TO SIGN BY OTHERS UNLESS NOTED ABOVE. IF ELECTRIC IS NOT AVAILABLE AT TIME OF INSTALL PIROS WILL STUB OUT CIRCUIT FOR OTHERS TO CONNECT OR PIROS TO RETURN TO CONNECT AT AN ADDITIONAL TRIP CHARGE.
7. ALL WORK TO BE PERFORMED ON NORMAL BUSINESS HOURS OF M-F, 7:00-3:30 UNLESS NOTED ABOVE.
8. PAYMENT BY CREDIT CARD WILL BE SUBJECT TO A 4.5% SURCHARGE FOR CREDIT CARD PROCESSING FEES.
9. PIROS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE UNDERGROUND UTILITIES UNMARKED BY PUBLIC UTILITY LOCATES.
10. PIROS MAY INVOICE EACH ITEM CALLED FOR IN THE PROPOSAL SEPARATELY UPON COMPLETION IF APPLICABLE.
11. SKETCHES/DRAWINGS AND ALL PREPARATORY WORK CREATED OR FURNISHED BY PIROS REMAIN ITS EXCLUSIVE PROPERTY AND PASSED TO PURCHASER ONLY UPON TOTAL PERFORMANCE OF THIS AGREEMENT.
12. SIGNAGE/MATERIALS SUPPLIED BY OTHERS WHERE PIROS IS A SUBCONTRACTED INSTALLER SHALL BE U.L. LISTED WITH APPROPRIATE LABELS AND DISCONNECTS AS PER CODE. THE ABOVE MENTIONED SIGNS/MATERIALS ALSO MUST HAVE ALL NECESSARY MATERIALS FOR INSTALL NOT CALLED OUT AS PROVIDED BY PIROS IN THIS PROPOSAL. FAILURE TO SUPPLY THE ABOVE WILL RESULT IN EXTRA CHARGES ON TOP OF THIS PROPOSAL TO SUPPLY MATERIALS NOT PROVIDED, OR BRING TO SIGNS TO MEET CODE.
13. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, PIROS SIGNS INC. MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH OR MAXIMUM PERMITTED BY LAW. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY PIROS, INCLUDING ATTORNEY'S FEES.
14. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



1818 OLD STATE ROAD M, BARNHART, MO 63012  
 636-464-0200 Fax: 636-464-9990  
 www.pirossigns.com



# PROPOSAL

## Proposal #: 23610

**Proposal Date:** 05/18/20  
**Customer #:** 5460  
**Page:** 3 of 5

15. ALL PRODUCTS MANUFACTURED OR SUPPLIED BY PIROS SIGNS ARE GUARANTEED AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF LAMPS/LIGHT BULBS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR.
16. OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL PROPERTY LINES AND UTILITY EASEMENTS LOCATED ON THE LOCATION THE DISPLAY IS TO BE CONSTRUCTED.
17. TITLE TO ALL MATERIALS AND PROPERTY COVERED BY THIS CONTRACT SHALL REMAIN IN PIROS SIGNS INC. AND SHALL NOT BE DEEMED TO CONSTITUTE A PART OF THE REALTY TO WHICH IT MAY BE ATTACHED UNTIL THE PURCHASE PRICE IS PAID IN FULL. IN THE EVENT OF DEFAULT BY BUYER, INCLUDING, BUT NOT LIMITED TO, PAYMENT OF ANY AMOUNTS DUE AND PAYABLE, PIROS SIGNS INC. MAY AT ONCE (AND WITHOUT PROCESS OF LAW) TAKE POSSESSION OF AND REMOVE, AS AND WHEN IT SEES FIT AND WHEREVER FOUND, ALL MATERIAL USED OR INTENDED FOR USE IN THIS CONSTRUCTION OF SAID EQUIPMENT AND ANY AND ALL PROPERTY CALLED FOR IN THIS AGREEMENT WITHOUT BEING DEEMED GUILTY OF TRESPASS.
18. WHEN THIS AGREEMENT IS SIGNED BY A DULY AUTHORIZED PERSON OF EACH PARTY, THIS DOCUMENT SHALL CONSTITUTE A BINDING CONTRACT AND THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND SHALL SUPERSEDE ALL OTHER WRITTEN OR ORAL AGREEMENTS. THE PARTIES AGREE THAT A SIGNATURE COMMUNICATED BY FACSIMILE OR BY EMAIL SHALL HAVE THE SAME EFFECT AS THE ORIGINAL SIGNATURE ON AN ORIGINAL DOCUMENT, AND EITHER PARTY MAY PROVE THE EXISTENCE OF A BINDING CONTRACT BY PRODUCING A COPY THEREOF WITH A SIGNATURE OBTAINED THROUGH ELECTRONIC MEANS (FAX OR EMAIL). THIS CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF MISSOURI.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



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# DEPOSIT INVOICE

**Invoice #:** DP23610

**Inv Date:** 05/18/20  
**Customer #:** 5460  
**Page:** 4 of 5

<b>SOLD TO:</b>	<b>JOB LOCATION:</b>
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	The Grove Manchester and Sarah ST. LOUIS MO 63110

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		CHRIS BRAND	05/18/20	50.0% Due Upon Receipt	08/01/20

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #23094            The Grove Community Improvement District: Labor and materials to build and install two (2) steel support structures for neon signs            1) Build two (2) support structures in accordance with engineers' drawings (Appendix A).            2) Install one (1) support structure at each of two (2) locations.              o Manchester and Taylor Avenues ("Western Sign")              o Manchester and Sarah Avenues ("Eastern Sign")</p> <p>Remove existing sign columns by removing the nuts on the anchor bolts and lift the poles with our boom trucks, Bring back to shop to fabricate and repaint. We will store existing sign in our yard while doing the fab work to keep it safe.</p> <p>Refurbish upright columns as follows in our shop:            Attach 4 pc. 14" x 4" x .375 wall x 9' long rectangular tube called out as strong backs 1' above base plates            Attach 16 pc. Gussets 18" x 9" x 1/2" thick to base plates and notch tubes where needed to fit gussets            Top of columns will need to be plasma cut to remove mitre and ground down            Attach 2 pc. match plates 20" x 16" x 1" thick to top of upright tubes            Horizontal structure as follows:            2 pc. 12" x 6" x .625 wall x 57' 10 1/4" long rectangular tube with match plates attach to lower horizontal for bolting to uprights            11 pc. 5" c 5" c .312 wall x 2' 6" square tube fitted between horizontals and welded in place            2 pc. 20" x 16" x 1" match plate attached to bottom of lower horizontal tube for bolting to up rings</p> <p>Return to site, with new structures in three separate pieces that will bolt together in the field. We will assemble the structure and hang the sign as per the engineered drawings. Sign will b hooked up to existing electric and assumes that it was sufficient to power the signs that we are reusing.</p> <p>**Permits, engineering, and fees to be in addition to price stated herein.</p> <p>**Primary electrical to sign by others. Piro Signs will make final connection if sufficient power is provided at sign location at time of install.</p>	\$102,650.00	\$102,650.00

PLEASE PAY THIS DEPOSIT AMOUNT:	Continued
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# DEPOSIT INVOICE

**Invoice #:** DP23610

**Inv Date:** 05/18/20  
**Customer #:** 5460  
**Page:** 5 of 5

SOLD TO:	JOB LOCATION:
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	The Grove Manchester and Sarah ST. LOUIS MO 63110

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		CHRIS BRAND	05/18/20	50.0% Due Upon Receipt	08/01/20

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		SUB TOTAL	----- \$102,650.00
		ESTIMATED SALES TAXES	\$4,759.12
		TOTAL PROPOSAL AMOUNT	\$107,409.12
	*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		

PLEASE PAY THIS DEPOSIT AMOUNT:	\$53,704.56
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1. Services Offered with Detailed Description:

- a. We will establish traffic control on both ends of the street in order to safely remove the signs without causing any major inconveniences or damages. We would then remove the existing sign columns by removing the nuts on the anchor bolts and lift the poles with our boom trucks on to our trailers and bring them back to shop to fabricate and repaint. We will continue to store the existing sign in our yard while doing the fab work to keep it safe.
- b. Refurbish upright columns as follows in our shop:
  - i. Attach 4 pc. 14" x 4" x .375 wall x 9' long rectangular tube called out as strong backs 1' above base plates.
  - ii. Attach 16 pc. Gussets 18" x 9" x 1/2" thick to base plates and notch tubes where needed to fit gussets. The top of the columns will need to be plasma cut to remove mitre and ground down.
  - iii. Attach 2 pc. match plates 20" x 16" x 1" thick to top of upright tubes.
  - iv. Horizontal structure as follows: 2 pc. 12" x 6" x .625 wall x 57' 10 1/4" long rectangular tube with match plates attached to lower horizontal for bolting to uprights
  - v. 11 pc. 5" c 5" c .312 wall x 2' 6" square tube fitted between horizontals and welded in place 2 pc. 20" x 16" x 1" match plate attached to bottom of lower horizontal tube for bolting to up rings
- c. Return to site, with new structures in three separate pieces that will bolt together in the field.
- d. We will assemble the structure and hang the sign as per the engineered drawings. Sign will be hooked up to existing electric.
- e. Permitting will be done with the city as per code requirements.
- f. Steel/paint will come from local suppliers.

2. Project Timeline:

- a. From time of approval it will take approximately 6-8 weeks for completion with customer engineer approval.
- b. Project updates as needed with customer shop visits when needed.
- c. Capacity is no issue for us as we handle anywhere from 3-5 projects of this size at a time.