



AUGUST 29, 2016

Request for Qualifications

DEVELOPMENT OF THE DESIGN & CONSTRUCTION
THE TOWN SQUARE PROJECT

TOWN & COUNTRY, MISSOURI

Brinkmann
CONSTRUCTORS

16650 Chesterfield Grove Road, Suite 100
Chesterfield, MO 63005
636.537.9700



Mr. Gary Hoelzer
City Administrator
1011 Municipal Center Drive
Town & Country, MO 63131
Re: The Town Square Project, Town & Country, MO

August 29, 2016

RE: The Town Square Project
Town and Country, MO

Dear Mr. Hoelzer:

We are pleased to submit Brinkmann Constructors' RFQ response to the Town Square project in Town and Country, Missouri. For over 30 years, Brinkmann Constructors has been developing and working with development partners to transform under-utilized real estate into viable developments which provide great value for their owners. We believe that we have submitted a full service development team which can provide architectural design, engineering, community consensus, cost estimating, and construction to provide the same satisfaction for the City of Town and Country, Missouri for the Town Square project.

The technical competence of not only Brinkmann Constructors staff, but also the competence of Stock & Associates as well as M+H Architects will be of great value to the City of Town and Country, Missouri. In addition, Brinkmann's project team has a strong track record with the performance of project schedules, cost control, quality work, and design creativity. We have provided specific examples where Brinkmann Constructors has provided all of these items in the "Profile" portion of this RFQ. Brinkmann Constructors has also reviewed the town square concept and has extensive experience with numerous elements proposed in the Town Square project design and vision. We have also outlined our understanding and experience of these items in the "Profile" portion of this RFQ.

We appreciate your consideration of our qualifications to successfully deliver the Town Square project for you. We look forward to discussing this with you in further detail.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert G. Brinkmann", with a long horizontal line extending to the right.

Robert G. Brinkmann
Chief Executive Officer

Cc: P-3883

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THE TOWN SQUARE PROJECT | C. Profile

A brief summary of the primary firm's history, general experience, philosophy regarding the development, design and construction of public spaces. Detail how your firm works to achieve the greatest value for the dollar, what makes you unique, and why the City of Town & Country should hire you for this project.



AN EMPLOYEE-OWNED COMPANY

LOCATIONS

Corporate Headquarters
St. Louis, MO

Western Regional Division
Denver, CO

Midwest Regional Division
Kansas City, KS

NATIONAL COVERAGE

Licensed to perform work in 37 states

MARKETS

Auto Dealerships	Industrial
Education	Institutional
Entertainment	Multi-Family
Government	Office
Healthcare	Retail
Hospitality	Senior Living

AVERAGE ANNUAL VOLUME

2015	\$340,000,000
2014	\$300,000,000
2013	\$250,000,000
2012	\$204,000,000
2011	\$175,000,000

The Brinkmann Difference is a unique blend of creativity, a passion for problem-solving, and an enthusiasm for innovative ideas that transforms good building projects into great ones. The difference defines the way our team methodically approaches each project and creatively examines each idea. We are client-focused and project-driven. The results ARE different.

Since 1984, Brinkmann Constructors has completed \$3 billion in construction nationally through multiple delivery methods. Our innovative, value-driven solutions have saved our clients millions and earned us a solid reputation as a top-quality general contractor.

Experience the Brinkmann Difference

PROVEN PROCESSES

- We develop breakthrough ideas that result in compressed schedules, lower costs and informed decisions; often saving our clients more than our fee.
- Our pre-construction process involves close collaboration with the owner and design team to fully define and align the project objectives, scope and schedule.
- Over 70% of our work is performed through the design/build or design/assist delivery models where our client's receive the greatest value of Brinkmann innovation.

SKILLFULLY TRAINED CONSTRUCTION PROFESSIONALS

- All of Brinkmann's project managers are degreed professionals, all with a degree in Civil Engineering or Construction Management.
- We invest in our people through an extensive training program in the "Brinkmann Way" where they learn to look beyond the first right answer to creatively problem-solve and develop the "best" solution.
- Our management teams ensure continuity as they provide clients with a single-source, turn-key project management from preconstruction through construction and startup.

COMMITMENT TO CLIENTS

- Brinkmann considers itself a service organization. Unlike other general contractors, we partner with our clients to deliver professional construction services through a collaborative, creative and intelligent process.
- We are proud that the majority of our business is through repeat clients.
- Our clients continue to select Brinkmann Constructors because of our proven processes, skillfully trained professionals and our commitment to delivering results that exceed their expectations.

Brinkmann Constructors has the qualifications, competence and relevant experience to provide the Scope of Services described in the RFP. We have completed many projects that are comparable to the design, scope and complexity of the Town Square project including educational facilities, public facilities.

Over the last 30+ years, we have worked with many A/E teams and have found most of our experiences to be very successful. We have found that successful relationships create a shared vision of a project, instill a cooperative attitude within the team, and create synergistic opportunities. Key elements that play a role in successful working relationships include, but are not limited to:

- ▶ **TRUST** Trust enables the team to combine their knowledge and resources in a fashion that eliminates adversarial relationships. The team is then able to share information, allow contact with others, and accept a reduced level of control.
- ▶ **SHARED VISION** Each of the team member has to understand the need for a shared vision and common mission for the project and the alliance. This will only happen through a mutual exchange of ideas and an agreement on expectations. Shared vision will be achieved in an open and candid atmosphere.
- ▶ **COMMUNICATION** Effective teamwork demands constant, open communication among all team members. This encourages collaboration, helps eliminate misunderstandings, and saves time and money. As a result, both the project and the participants benefit.
- ▶ **EQUITY** All parties become motivated when “win-win” solutions are sought rather than the “win-lose” solutions of traditional relationships. Equity also means learning how to resolve conflict early in the process.



Tackled and Completed an Aggressive Schedule

◀ WESTMINSTER CHRISTIAN ACADEMY - Town & Country, MO

One of the most complex educational projects that we have constructed is the new campus for Westminster Christian Academy. To successfully manage this aggressive schedule of only 14 months, the Brinkman team divided the project into eight distinct construction projects simultaneously performing more than \$200,000 of construction per day with up to 300 workers on-site at a time.



Design Creativity

◀ MISSOURI HIGHWAY PATROL TROOP C HEADQUARTERS - Weldon Spring, MO

Brinkmann transitioned Missouri State Highway Patrol Troop C Headquarters from a two-story 27,000-SF space to a one-story 34,000-SF space for the same budget, serving as a model of “effectiveness and efficiency” in state operations. The project demonstrates Brinkmann’s ability to use our engineering skills and creative thinking abilities to overcome obstacles which may get in the way of achieving project goals and to realize solutions that added additional value to the project. This is now the preferred prototype for future facilities such as this.



Cost Control

Below are examples of Brinkmann’s attention to Cost Control with tangible results.

◀ PLAZA MOTORS JAGUAR LAND ROVER - Creve Coeur, MO

Over \$1 million in value engineering was saved by modifying the design approach to the site’s storm water delivery system, revising the mechanical and electrical systems, and altering structural details to make them more economical in the local market.



◀ SUNRISE SENIOR LIVING - Broomfield, CO

This 206-Unit, 268,000 SF senior living facility originally slated for a 20-month delivery date was completed in 18 months. Combining Brinkmann’s value engineering ideas with the close management of the Owner contingency items, Brinkmann’s contract was \$200,000 less than it was on bid day.

Understanding of the Town Square Project Design & Vision

Brinkmann Constructors has reviewed the Town Square Concept Plan elements and understands their intent. We have extensive experience in the majority of these items. Some highlights of our previous experience with the Town Square Concept Plan elements are as follows:

STATUES AND FOUNTAINS

Brinkmann Constructors has constructed facilities including public amenities which include statues and fountains on numerous projects. Some examples of these are:

- *Town and Country Crossing*
- *Wildwood Towne Center*
- *Chesterfield Commons*
- *Brentwood Square*



Chesterfield Commons

TOWN SQUARE PLAZA AREAS

We have also constructed numerous facilities which include town square plaza areas, and are familiar with a different concept ranging from natural turf to brick pavers, and stamped concrete. Examples of projects which include town square plaza areas are:

- *Town and Country Crossing*
- *Wildwood Towne Center*
- *Streets of St. Charles*
- *The Meadows at Lake St. Louis*
- *Chesterfield Commons.*

RETAIL RESTAURANTS

Over Brinkmann's 30 years of construction, we have worked on developments which include numerous retail restaurants. A small sample of these are as follows:

- *Wildwood Towne Center*
- *Town and Country Crossing*
- *Ballwin Grove*
- *Chesterfield Commons*
- *Ellisville Exchange.*



*Mia Sorella
Ballwin Grove*

100 CAR PARKING

Brinkmann's development experience includes extensive parking experience. This experience ranges from standard retail parking, inline parking, parallel parking included with streetscapes and hardscape for town center looks, as well as plaza areas that could be used for parking on an alternate basis when not being used as a plaza area. A few examples are as follows:

- *Wildwood Towne Center*
- *Town and Country Crossing*
- *Chesterfield Commons*
- *The Meadows at Lake St. Louis.*

TRUCK MANEUVERING

Brinkmann's vast experience in the construction of shopping centers provides us with great competency for minimizing the amount of area used for truck turnarounds, yet providing sound engineering which enables truck maneuvering to occur with minimal disruption to the neighbors.

INTERACTIVE STONE BROOK

Brinkmann has been involved with developments which include MSD rain gardens. We have been involved with developments that construct rain gardens from new, as well as redevelopments where rain gardens have been added as part of the redevelopment project. In addition, a Plaza Motor project in Creve Coeur utilized Brinkmann's knowledge of storm water engineering which allowed savings of over \$300,000. Understanding the MSD regulations and processes which allowed us to delete a fore-bay detention area and provided a more useful ground to the land owner.

PEDESTRIAN WALKWAYS AND TRAILS

Many of Brinkmann's projects include pedestrian walkways and trails. A small sampling of these would include:

- *Wildwood Towne Center*
- *Street of St. Charles*
- *The Meadows of Lake St. Louis*
- *Ballwin Grove.*

LAKE FEATURES

Brinkmann Constructors developments include many lake features which have been used for recreation, as well as MSD storm water facilities. Some of these include:

- *The Meadows of Lake St. Louis*
- *Town and Country Crossing*
- *Chesterfield Grove Office Park*
- *Ballwin Grove.*



Town & Country Crossing

SYSTEMS

COST ESTIMATING

The roots of our estimating abilities stem from a long company history of working with repeat clients on projects where Brinkmann was brought on board from the early planning stages of a project to provide creative insight, constructability reviews, and budgeting services. Under these scenarios, Brinkmann was often challenged with providing budgets from little more than a schematic floor plan, if even that. In order to ensure that our budgets are accurate, we developed a very detailed system for performing conceptual estimates. The unique thing about this system is that it is based upon historical pricing data from past projects that we have not only constructed but also bid, both successfully and unsuccessfully. Our database of pricing covers all divisions of work from site work through all of the construction trades. Internally, Brinkmann emphasizes the use of historical and accurate unit pricing when developing estimates, not just that of subcontractors.

Beyond these systems, a key differentiating factor of Brinkmann Constructors is that we do not have an estimating department. Rather, our system requires that each of our project directors, managers and engineers be thoroughly acquainted with the estimating process and unit prices. Our project managers and engineers under the supervision of the project director and executive, develop their own estimates for the projects on which they work.

COST CONTROL

As a project evolves from design to construction, constant open communication with the design team and the Owner is critical to maintaining the budget. Estimates are continually updated throughout this process to ensure the entire team understands the project scope and cost at each milestone. Under this process we continually explore opportunities related to cost-effective solutions to project specific challenges, alternate means and methods, as well as alternate systems and materials.

JOB COST

We also focus on procedures for managing contractors, their costs, and their work. Upon award, our team issues thorough and concise contracts and purchase orders to the appropriate parties. These agreements not only accurately describe the scope of work and schedule requirements, but also outline procedures for everything from change management to procedures for payment, as well as payment of their subcontractors and vendors.

From award, we require that each contractor/subcontractor submit a detailed schedule of values breaking down the work into individual components associated with the project. This information is then utilized as a basis for analyzing future contractor billings. This cost information, coupled with other accounting procedures, enables us to verify that the work in place is consistent with the billings, and that the contractor's vendors are being paid. Brinkmann constantly monitors how the actual project costs compare to our previous projections. By persistently evaluating this information we are able to identify areas for potential overruns and/or savings, and make the necessary adjustments without impact to the overall budget.

PLANNING & SCHEDULING

Our schedules do not merely focus on the construction aspect of a project, but rather the entire delivery process.

Key Components of our scheduling process include:

- ▶ Planning and Design
- ▶ Permitting
- ▶ Procurement
- ▶ Multiple Phases of Construction
- ▶ Closeout/Commissioning
- ▶ Owner FFE

During the development of the schedule we constantly evaluate the following:

- ▶ Design Team Durations & Deliverables
- ▶ Permitting Options & Expedited Permit Reviews
- ▶ Pre- Ordering or Early Release of Critical Material Packages
- ▶ Multiple Construction Shifts or Scheduled Overtime
- ▶ Alternate Materials or Construction Methods to Expedite the Schedule
- ▶ 4D Scheduling & BIM Modeling to Detect Opportunities to Avoid Issues During Construction

We implement various types of schedules and formats to monitor multiple aspects of the project including:

- ▶ Overall job progress
- ▶ Project float and relationships between activities
- ▶ Cost loading and cost flow projections
- ▶ Manpower requirements in relation to recent production versus future work requirements
- ▶ Detailed look-ahead schedules

Our scheduling tools & software include:

- ▶ Primavera P6
- ▶ Microsoft Project
- ▶ Excel based schedules for minute breakdown of specific subcontractor tasks at a field level
- ▶ Brinkmann field office dry erase schedule boards

THE TOWN SQUARE PROJECT | D. Personnel

Resume and contact information for the individual who will be the primary contact for the design and construction process. Also include a list of any personnel who will be key members of the project team and identify their level of experience with public facility construction projects.

PRIMARY CONTACT & PROJECT EXECUTIVE

Bob Brinkmann, CEO

16650 Chesterfield Grove Road, Suite 100

Chesterfield, MO 63005

P: 636-537-9700 | F: 636-537-9880 | E: bobb@askbrinkmann.com

As the Primary Contact and Project Executive, Bob will interact with city and architect representatives throughout the preconstruction and construction of the project and he will direct and supervise the Brinkmann team in the performance of their duties.

PROJECT DIRECTOR

Kendrick Lathum

Kendrick is ultimately responsible for all operational planning activities of the project, and is overall responsible for quality, schedule, and cost. Through meticulous coordination and open communication, Kendrick will outline the goals and objectives for the project and the working relationships of our team members. He will provide leadership to our internal team during the preconstruction and construction phases of the project as it relates to estimating, scheduling, value engineering, constructability/feasibility, and cost management.

PROJECT SUPERINTENDENT

Tim Sparkman

The superintendent will be assigned full-time to The Town Square project. He will have primary responsibility for all the field activities on the project. Duties include management of all related subcontractor field forces, daily inspections, quality control inspections, and ensuring a safe job site. He will interface daily with the project manager and will assist the project manager with some of the preconstruction planning and subcontractor prequalification and selection.

ROBERT G. BRINKMANN

Chief Executive Officer



Robert Brinkmann is CEO of Brinkmann Constructors, a company he founded in 1984. He has over 44 years of construction industry experience in key executive, project management, and engineering roles. His knowledge and experience in the business has expanded the company from a local firm performing \$350,000 in annual volume to a national design/build firm with an annual volume of more than \$350 million.

Robert is known throughout the construction industry as an **exceptional creative thinker and problem solver**. Brinkmann Constructors excels in fast-track, design/build construction, construction management and general contracting services, fulfilling new construction and renovation projects in the areas of hospitality, healthcare, senior living, industrial/distribution, multifamily, residential, office, retail, education, data centers and insurance reconstruction.

Notable company projects include the WorldCom Headquarters in St. Louis, the Forsyth Center in Clayton and The Crescent in Clayton. Development projects include Ballwin Grove, Ellisville Exchange, Chesterfield Grove, and the Sheridan Assisted Living facilities in Chesterfield, Creve Coeur and Sunset Hills.

PROFESSIONAL LICENSE

Registered Professional Engineer - Missouri

EDUCATION | EXPERIENCE

B.S. Civil Engineering, University of Missouri-Rolla, 1971

Professional Degree of Civil Engineering, 2001

PROJECT EXPERIENCE

1984 – Present - Established and has grown Brinkmann Constructors from a local firm performing \$350,000 in annual volume to a national design/build firm with annual volume of more than \$350 million with special expertise in fast-track construction and value engineering.

1971 – 1984 - Project Engineer, Project Manager and Project Director - Mr. Brinkmann gained an enormous range of experience in hard bid general construction, construction management and design/build construction through his associations with McCarthy Brothers Construction Company, a national contractor based in St. Louis; Descon-Concordia, the largest construction management firm in Canada; and the regional design/build firm of R.W. Murray Company.

OUTSTANDING ACHIEVEMENTS

Junior Achievement Gold Leadership Award (2009)

University of Missouri-Rolla Entrepreneur of the Year

Chesterfield Chamber of Commerce Business Person of the Year (2001)

University of Missouri-Rolla Alumni Achievement Award (2001)

University of Missouri-Rolla Honorary Professional Degree in Civil Engineering (2001)

COMMUNITY INVOLVEMENT

Board of Directors – Regional Crime Commission

Board of Directors – St. Louis Metropolitan Police Foundation

Board of Directors – St. Louis Police Chief's Club

Member – Academy of Civil Engineers

Executive Board of Directors - Junior Achievement Mississippi Valley

Board of Trustees Chairman – Missouri S&T (formally the University of Missouri-Rolla)

Board of Directors - Midwest BankCentre

Honorary State Trooper - State of Missouri

KENDRICK LATHUM P.E., LEED AP

Project Director



Kendrick began employment with Brinkmann Constructors as a summer intern in 2003. He was then hired as a project engineer with Brinkmann directly upon graduation from the University of Missouri, Rolla in January 2004. He was promoted to the position of Project Manager in 2006 and Project Director in 2014.

As the Project Director, Kendrick will be ultimately responsible for all operational planning activities, and will have overall responsibility for quality, schedule, and cost. In addition, he will be responsible for multiple planning meetings to outline the goals and objectives of the project and the working relationships of the team members.

He will consult with the Owner to provide advice and value management regarding constructability reviews, materials, methods, systems, schedules, labor, and other conditions as they are directly related to the overall goal of the project. He will provide leadership to our internal team during the preconstruction and construction phases of the project as it relates to estimating, scheduling, value engineering, constructability/feasibility, and cost management.

EDUCATION | TRAINING | REGISTRATIONS | ACCREDITATIONS

- Bachelor of Science in Civil Engineering, Missouri University of Science & Technology, 2003
- Registered Professional Engineer: Missouri #2015017020
- National Society of Professional Engineers (NSPE)
- Missouri Society of Professional Engineers (MSPE)
- 10-Hour OSHA Training
- Stormwater Professional Training
- LEED Accredited Professional

PROFESSIONAL AFFILIATIONS | COMMUNITY SERVICE

- Urban Land Institute (ULI)
- Design/Build Institute of America
- Junior Achievement Facilitator
- American Society for Healthcare Engineering
- Associate Member of St. Louis Auto Dealer's Association (SLADA)
- Associate Member of Missouri Automobile Dealers Association (MADA)

SELECT PROJECT EXPERIENCE

Troop C Highway Patrol Headquarters, Weldon Spring, MO

33,000 SF on 5 acres. Design/Build primary building houses offices and storage. An adjacent building includes an indoor firing range; \$5M

Ballwin Grove Retail and CVS Pharmacy, Ballwin, MO

Four retail buildings totaling 44,000 SF and Pulaski Bank; Upscale development with "Neighborhood Friendly" atmosphere, walking paths, and fountain on 12 acres; \$8.2M

Des Peres Corners, Des Peres, MO

12-Acre development with a 74,000 SF Schnucks Market grocery, 18,000 SF retail and 5,000 SF additions to existing building; \$17M

Sappington Square, Crestwood, MO

Five retail buildings totaling 60,000 SF; \$7M

Frontenac Grove - Frontenac, MO

Renovation of 28,000 SF building into medical offices, and construction of new 18,500 SF retail building; \$5.2M

Stratford Commons Care Center - Overland Park, KS

35,000 SF skilled nursing care facility with 46 units; \$6M

Heritage Point Memory Care - Oklahoma City, OK

40,000 SF senior living facility on 4.4 acres; \$6M

TIM SPARKMAN

Project Superintendent



Tim Sparkmann joined the Brinkmann Constructors team in February 2004 and has managed a wide range of projects which include prepared foods and grocery store elements, as well as high-end finish banks and demanding mechanical systems required in surgery centers and medical facilities.

As Superintendent, his overall responsibilities include: Daily scheduling, subcontractor coordination, drawing review, quality control, safety, administration of field personnel, development of client relationships, owner/vendor coordination, collaborating with architects and engineers, CPM scheduling, submittal review and material procurement.

EDUCATION | TRAINING | REGISTRATIONS | ACCREDITATIONS

- Carpenters Joint Apprentice Training School
- 10-Hour OSHA Training
- American Red Cross – Adult CPR Certification & Standard First Aid Certification
- 30-Hour OSHA Construction Industry Outreach Training Program

SELECT PROJECT EXPERIENCE

Deer Creek Shopping Center - Maplewood, MO

Renovation of 150,000 SF of existing retail space into shopping center with 7 retail tenants (including Buy Buy Baby, Shoe Carnival, Joann Fabrics, Marshalls); \$7.3M

Phoenix Center - Washington, MO

91,000 SF of new retail construction, including Ross Dress for Less, Dress Barn, Shoe Carnival, ULTA, Marshalls, and Joann Fabrics & Crafts; \$6M

Ellisville Exchange - Ellisville, MO

21,000 SF Retail space with tenant finishes of Mulligans Restaurant & Bar and Gaffney's Sporting Goods; \$2M

City of Ellisville Parks Administration Building - Ellisville, MO

4,000 SF Administrative facility for City of Ellisville Park District; \$1.15M

Frontenac Grove - Frontenac, MO

28,000 SF Retail space; \$5.2M

Briarwood Hotels - Ann Arbor, MI

Site development and construction of two hotels:

Hilton Garden Inn – 80,000 sf, 130 units and Marriott Towne Place Suites – 54,000 sf, 97 units; \$17.3M

Veterans Administration Medical Center - Ward 2A Patient Room Renovations - Marion, IL

Renovation of patient rooms and restrooms in Ward 2A; \$3M

Advanced Surgery Center of Metairie - Metairie, LA

Renovation of existing restaurant into surgery center with 2 OR's, 1 procedure room, waiting room, new voice and data and CCTVs; \$1.5M

High Ridge Commons Site Work - High Ridge, MO

Site work for future Wal-Mart; \$3M

Rolla Junior High School - Rolla, MO

26,000 SF; \$5M

Mine Detection Training Facility - Fort Leonard Wood, MO

Two 14,660 SF, 36-dog kennels; \$7.9M

THE TOWN SQUARE PROJECT | E. Sub-Consultants or Firms

Include name and contact information while describing their alignment and importance to your firm and the projects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

George Stock
257 Chesterfield Business Parkway
Chesterfield, MO 63005
636-530-9116
george.stock@stockassoc.com

Brinkmann has worked with Stock & Associates on the following projects:

- ▶ Town & Country Crossing - Town & Country, MO
- ▶ Wildwood Town Center - Wildwood, MO
- ▶ Schoettler Grove Site Development - Chesterfield, MO
- ▶ Des Peres Corners Sitework - Des Peres, MO
- ▶ The Sheridan in Creve Coeur Assisted Living - Creve Coeur, MO
- ▶ The Sheridan in Chesterfield Assisted Living - Chesterfield, MO

M + H ARCHITECTS

Larry Mitchell, RA
Principal
2150 Schuetz Road, Suite 200
St. Louis, MO 63146
314-218-2905 Direct
mitchell@mha.us.com

Brinkmann has worked with Michell Hugeback Architects on the following projects:

- ▶ The Meadows - Lake St. Louis, MO
- ▶ Frontenac Grove - Frontenac, MO

THE TOWN SQUARE PROJECT | F. Related Projects

A list (Facility Name and Owner, Project Cost, Square Footage or Acres, Year Constructed) of 3 similar projects developed by your firm within the last 5 years and within 100 miles of the City of Town & Country. Include drawings and photographs of each project. If projects from a sub-consultant or architect firm are submitted, this should be indicated on the document. Do not submit examples of dissimilar projects.



◀ THE MEADOWS - Lake St. Louis, MO

The first phase on the 64-acre site included charming streetscapes and central plaza, a lake, a dozen variations of brick and stone. Cast iron benches and decorative railing framing landscaped stretches add to the charm. The center is planted with more than 100 varieties of trees, grasses and flowers.



◀ WILDWOOD TOWN CENTER - Wildwood, MO

Brinkmann built Phase 2 of the Wildwood development consisting of several buildings, a two-story, 294-space parking garage, central fountain, road, and utility infrastructure work.



◀ TOWN & COUNTRY CROSSING - Town & Country, MO

The transformation by Brinkmann Constructors of the 45-acre site at Woods Mill and Clayton roads into the 310,000 sf Town & Country Crossing utilized recycled materials and created a three-acre lake amid a tapestry of landscaping.

THE MEADOWS LIFESTYLE CENTER Lake Saint Louis, MO



Located at Lake Saint Louis Boulevard and Interstate 64, The Meadows is the first lifestyle center developed in St. Charles County. The first phase on the 64-acre site included charming streetscapes and central plaza, a lake, a dozen variations of brick and stone, and nearly 30 retailers and restaurants.

Phase I featured four retail buildings totaling over 200,000 SF clustered around an inviting central plaza with seating and performance spaces. No fewer than a dozen patterns and types of brick pavers and stamped concrete are used to subtly direct way-finding. Cast iron benches and decorative railing framing landscaped stretches add to the charm. The center is planted with more than 100 varieties of trees, grasses and flowers.



SIZE: 64 acres | 30 retailers

DURATION: 16 Months

OWNER: Davis Street Land Company

ARCHITECT: Mitchell Hugeback Architects

GENERAL CONTRACTOR: Brinkmann Constructors

The Meadows Lifestyle Center (Continued)



A 15-foot-tall bronze sculpture by local artist Marty Linson stands at the plaza's center. A 40-foot-tall clock tower marks the octagonal-shaped plaza with its venue for festive events presented on an inviting stage. A pergola with a redwood trellis forms the backdrop for the stage. Four 12-foot-high stone columns topped with limestone planters mark gateways to the plaza.



THE TOWN SQUARE PROJECT | F. Related Projects

The Meadows Lifestyle Center (Continued)



WILDWOOD TOWN CENTER Wildwood, MO



Brinkmann built Phase 2 of the Wildwood development consisting of several buildings, a two-story, 294-space parking garage, central fountain, road, and utility infrastructure work.

Brinkmann extended the bike path along Highway 100 and installed a decorative fountain in the central Town Square Plaza, which is surrounded by a large stamped concrete area for festivals, concerts and community events.

All buildings are decorated with a variety of earth tone brick veneers with numerous architectural patterns in the masonry.



SIZE: 104,000 SF

VALUE: \$15 Million

OWNER: KP Development

ARCHITECT: TR,i Architects

GENERAL CONTRACTOR: Brinkmann Constructors

TOWN & COUNTRY CROSSING Town & Country, MO



The transformation by Brinkmann Constructors of the 45-acre site at Woods Mill and Clayton roads into the 310,000 sf Town & Country Crossing utilized recycled materials and created a three-acre lake amid a tapestry of landscaping.

Brinkmann worked with the owner and architect in final design of site amenities such as the 3-acre lake, lake patio, sidewalks, landscaping, and monument towers and signage.

The 18-month project required Brinkmann to sculpt the tract by first leveling the 670,000 square-foot Lucent warehouse and office building and retaining more than 5,000 truckloads of asphalt and concrete. The materials were later used to create retail floor slabs and the rock base for the parking lot. Ultimately, Brinkmann recycled more than 90 percent of the Lucent structures, resulting in vast savings for the client and the city of Town & Country. The site now equally blends free-standing retail buildings with green space populated by more than 1,200 trees and 5,000 plants.



SIZE: 310,000 SF | 45 acres

VALUE: \$27 million

DURATION: 18 Months

OWNER: TNC Investors, Inc.

ARCHITECT: TR,i Architects

GENERAL CONTRACTOR: Brinkmann Constructors

THE TOWN SQUARE PROJECT | F. Related Projects

Town & Country Crossing (Continued)



THE TOWN SQUARE PROJECT | G. References

Contact information for 4 professional references, preferably from clients who have similar facilities.

MISSOURI STATE HIGHWAY PATROL

Troop C Missouri State Highway Patrol Headquarters - Wentzville, MO

Captain Ronald C. Johnson

891 Technology Drive

Weldon Spring, MO 63304

P: 636.300.2800

Ronald.johnson@mshp.dps.mo.gov

SUMMIT DEVELOPMENT GROUP

Deer Creek Center - Maplewood, MO

Des Peres Corners - Des Peres, MO

Scott Reese

Principle

101 South Hanley Road

Suite 1400

St. Louis, MO 63105

314.863.9991

sreese@summitstl.com

CULLINAN PROPERTIES, LTD

Streets of St. Charles Multi-Use Development

Christopher West

Chief Operating Officer

420 N. Main Street

East Peoria, IL 61611

309.999.1700

cwest@cullprop.com

KP DEVELOPMENT

Wildwood Town Center

Scott Haley

Principal

8027 Forsyth Boulevard

Clayton, MO 63105

314.261.7352

shaley@kpstl.com

THE TOWN SQUARE PROJECT | H. Litigation

Disclose any litigation or arbitration cases involving public entities your firm has been involved within the last five years.

Brinkmann has not been involved in any litigation or arbitration cases involving public entities within the last five years.