



October 7, 2016

PART 1 TECHNICAL PROPOSAL

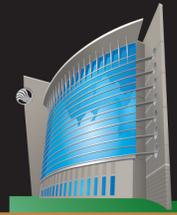
Development of the Design & Construction

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

October 7, 2016

RE: The Town Square Project

Dear Mr. Hoelzer:

We are pleased to submit Brinkmann Constructors' RFP 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 constituents. 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 also reviewed the Town Square concept and have extensive experience with numerous elements proposed in the Town Square project design and vision.

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

Sincerely,

Robert G. Brinkmann
Chief Executive Officer

Cc: P-3883

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PROJECT DESCRIPTION | a. Master Plan

INTRODUCTION & VISION

In order to appropriately respond to the development of the Wirth property, I think it is important that we understand the history of this property. What it has provided to the community over the last 130 years.

This property in 1886 was at the center of a small farming community known as Altheim, Missouri. One of the closest buildings to the North was the post office housed in the Oge Log Cabin that has recently been reconstructed at Drace Park. Close to this site was the Altheim Inn and Fette Tavern, which served as a gathering place for farmers.

In 1890, a mere four years later, the Wirths constructed their blacksmith shop on this property. From that time to the early 1930s, this also served as a gathering place within the community. One could say all of these buildings were the “computers” in the late 1800s, as all of the information available came into them, and all of the information available left them.

It has been said that the closest building to the East was at Price Road and was known as Busch’s Grove. St. Louis has a rich history of Groves. In the early 1900s, there were a series of Groves up and down many of the East and West roads in St. Louis. There was a Chesterfield Grove located just adjacent to what is known as Annie Gunn’s, and a Schaeffer’s Grove just across the street from Chesterfield Elementary School. We also had Tower Grove, which later evolved into the city park. These Groves were the gathering places where farmers gathered for community dances and often held their town meetings. It was a social place on Saturday nights where you might find a guitar and fiddle player along with a cow trough of beer.

It is in this spirit that we suggest that the Wirth property be labeled as a Grove. We would suggest names such as Altheim Grove, Wirth Grove or Town & Country Grove.

TOWN SQUARE

As mentioned above, the Town Square will be the gathering place for the city of Town & Country for various community activities. We understand the Town Square needs to be versatile so that it accommodates many different events such as concerts, Christmas tree sales, farmer’s market and Fire and Ice.

With that in mind, we are proposing the Town Square in accordance with the slightly revised rendering as prepared by M+H Architects. We have adjusted the checkerboard pattern, which was on the previous rendering, to one that is curved. We believe this will draw the public’s eye into the space. We will be providing a concrete Town Square with several alternates. These alternates will be for checkerboard colors and colored concrete.

We have provided for vehicular access at the South entrance to the Town Square. We will be constructing the square out of 6-inch concrete, which will support a car, or light load from trucks. In addition, there is a double set of parking outlined by green landscaping which we propose to label “For Residents Use Only During Daytime Hours”. We would try to minimize retail traffic from that area so that the Town & Country residents can use the Town Square area exclusively during the day.

TRAIL SYSTEM

We have provided the trail system in accordance with the latest rendering. We understand the importance of extending the trail system through the adjacent church property. We have met with Rev. Pamela Dolan and discussed tying the trail system along their north property line, as well as tying the church property into the Grove. We will be providing options for the trail system. These will include asphalt, concrete, colored concrete and crushed granite.

THE LAKE

We have adjusted the lake from the original proposal to move it slightly to the West. This has accomplished several things. **First, all of the large monarch size trees, which are currently located around existing houses, were scheduled to be removed.** As you can see on the new rendering, we are saving those trees and have done this by moving the East shoreline to the West. We have also raised the pool elevation of the lake to elevation 620.

Additionally, there is normally two feet of freeboard on a lake of this sort. We have included four feet of freeboard in hopes of detaining more runoff water. All of the engineering calculations have not been completed, but we anticipate that this will help mitigate previous problems.

PEDESTRIAN TUNNEL

We will be including an allowance for the construction of a pedestrian tunnel. At the time of this proposal, there has been conflicting reports as to the location of the water lines and other utilities on the North side of Clayton Road. We understand the importance that the tunnel be located per our drawings. This will facilitate access by the Principia students as well as future development on the North side of Clayton Road.

RETAINING WALLS AND GRADE CHANGES

We have redesigned the site to minimize the retaining walls. This was done for a couple of reasons: the first being to generate additional fill material in order to adjust the lake elevation and move away from the existing monarch trees. The second was to minimize retaining walls.

ADJOINING DEVELOPMENTS

As previously mentioned, we have contacted the Church of the Good Shepherd and anticipate the ability to run the trail system into the North side of their property to the wooded area. In addition, we have discussed with the church the ability to put additional overflow parking onto their property in the event that it is needed for the retail area.

You will also see a labyrinth located at the back of the church. It is something they have expressed an interest in. This, as well as the additional parking, would be paid for by the retail development.

Also, the issue of truck traffic for the Straub's is being handled in an area adjacent to the existing shopping center. The trucks would enter from Clayton Road eastbound into the shopping center and pull up to the parking lot on the Grove. This is indicated by yellow shown on the site plan. The truck would then be able to back down into the Straub's dock area.

RETAIL DEVELOPMENT

Our vision for the development of the Grove is to have an architectural style that is reminiscent of the previous Groves. The structures in Tower Grove Park and the architecture for Busch's Grove used timber framing. The pavilions previously depicted on the M+H drawings merely showed a pavilion, but we believe they should be of timber construction. Consistent with the above structures, we are proposing an all

timber constructed retail, as shown in our renderings. This will provide for a homey feel reminiscent of the park pavilion and other structures that were constructed during this time period. An example would be the buildings at Pere Marquette State Park in the early 1900s.

WIRTH BLACKSMITH SHOP

In addition to our retail development, we will be providing an alternate price to locate a blacksmith shop in the town center to celebrate the Wirth Blacksmith Shop, previously located on the site. We are enclosing a photograph of an existing pavilion which was built at Blackberry Farm for the Orvis Company. This is what we are proposing for the pavilion at the Southwest and for the Wirth Blacksmith Shop.

The Southwest pavilion will include restrooms. The Wirth Blacksmith Shop would also include restrooms, if added to the scope of work.



Blackberry Farm - Orvis Company.

RESTAURANTS

We have had several conversations with restaurant users. We understand the importance for Town & Country to have a family-oriented restaurant on this site. We have designed our building to have only one restaurant in the center of the building. We do not believe there is a market here for two restaurants, nor with the parking, be able to handle two restaurants. Everyone is familiar with our most recent project at Clayton and Henry.

The City had suggested the use of food trucks in service this site. All of our restaurateurs have requested that it be used on a minimal basis in that they are there every day of the year trying to serve their customers. If a series of food trucks pull up on a Friday and Saturday, it would kill their business. We remain open to discuss these options with the City.

There will be outdoor seating, as shown on our renderings. We have displayed this all along the Eastern side of the building in that this could very well serve as a coffee or ice cream venue in addition to the restaurant venue.

ADDITIONAL INFORMATION |

Our proposal is essentially in accordance with the attached new rendering showing the pavilion to the Southwest with an alternate blacksmith shop just South of the Town Square. Subsequent to this rendering being prepared, the blacksmith shop probably has to be located at the center of the Town Square. We are using this area for bioretention basis from the plaza area.

We also moved the Discovery statue from the end of the tunnel to a more prominent location adjacent to the retail and above the compass rose. We feel that the artwork would not be seen that close to the road and would be appreciated by more people during their use of the Town Square as shown. It is also possible that the Discovery statue could be put at the center of the compass rose, if anyone felt that would be more appropriate.

COMPASS ROSE

We have simplified the design of the compass rose to provide more of a grassy area and perennial flowers. We will be carrying the landscaping budget, which will be described more in Part 2 of our proposal.

FISHING DOCKS

We have included a fishing dock off of the compass rose, as well as one directly across from that area. This serves two purposes: First the dock to the Southwest will cover up the overflow structure from the lake and second, it direct one's eye across the lake, which is an important architectural feature.

THE GROVE

As mentioned above, we are retaining the monarch trees, which are located in the yard around the existing Wirth House, except for the areas where we will have to do a cut and fill operation. We plan to keep disturbance of this area to a minimum. This will provide an exceptional area for family events.

LIGHTING

We will be providing lighting around the Town Square as well as the retail area. This will be described in more detail in part two of the proposal. In addition to lighting at the Town Square, we will provide for water valves to be located around the Town Square for providing wash-down as required.

STORAGE

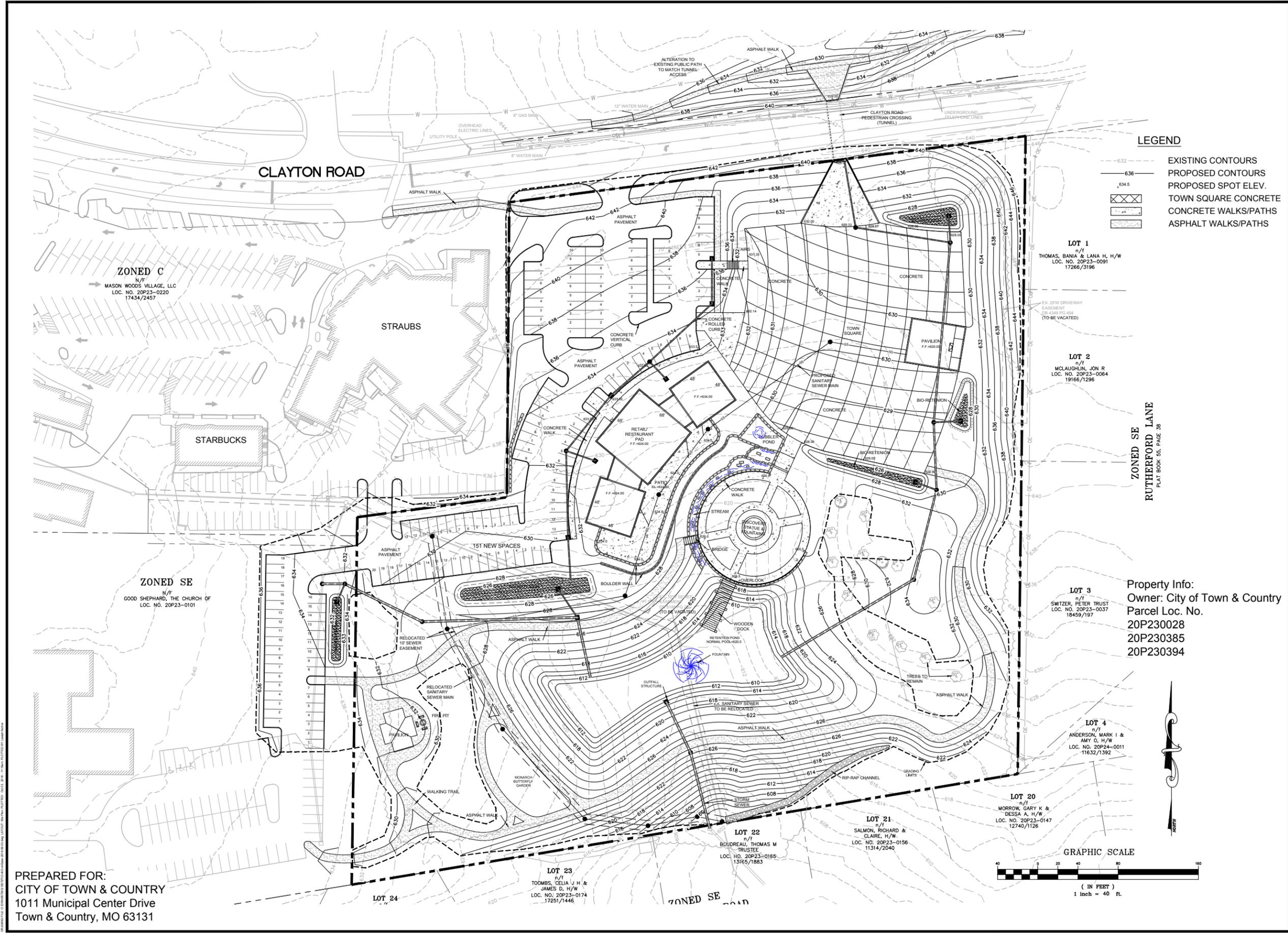
We can provide some storage at the rear of the blacksmith shop and the Southwest pavilion during the design phases.

BICYCLE RACKS

We will provide bicycle racks at the entrance to the Town Square and around the retail area.



MWR 16



LEGEND

- - - 632 - - - EXISTING CONTOURS
- - - 636 - - - PROPOSED CONTOURS
- 634.5 - - - PROPOSED SPOT ELEV.
- [Hatched Box] TOWN SQUARE CONCRETE
- [Dotted Box] CONCRETE WALKS/PATHS
- [Stippled Box] ASPHALT WALKS/PATHS

LOT 1
 n/i
 THOMAS, BANIA & LANA H, H/W
 LOC. NO. 20P23-0091
 17266/3196

LOT 2
 n/i
 MCLAUGHLIN, JON R
 LOC. NO. 20P23-0064
 19166/1296

LOT 3
 n/i
 SWITZER, PETER TRUST
 LOC. NO. 20P23-0037
 18459/197

LOT 4
 n/i
 ANDERSON, MARK I &
 AMY D, H/W
 LOC. NO. 20P24-0011
 11632/1392

LOT 20
 n/i
 MORROW, GARY K &
 DESSA A, H/W
 LOC. NO. 20P23-0147
 12740/1126

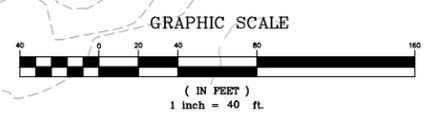
LOT 21
 n/i
 SALMON, RICHARD &
 CLAIRE, H/W
 LOC. NO. 20P23-0156
 11314/2040

LOT 22
 n/i
 BOUDREAU, THOMAS M
 TRUSTEE
 LOC. NO. 20P23-0165
 13165/1883

LOT 23
 n/i
 TOOMBS, CELIA J H &
 JAMES D, H/W
 LOC. NO. 20P23-0174
 17251/1446

ZONED SE
 RUTHERFORD LANE
 PLAT BOOK 55, PAGE 38

Property Info:
 Owner: City of Town & Country
 Parcel Loc. No.
 20P230028
 20P230385
 20P230394



PREPARED FOR:
 CITY OF TOWN & COUNTRY
 1011 Municipal Center Drive
 Town & Country, MO 63131

PREPARED BY:

 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

PRELIMINARY SITE PLANS FOR:
City of Town & Country Development
 13360 Clayton Rd.
 CITY OF TOWN & COUNTRY
 MISSOURI

DATE:
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NO.:
C-101



ROBERT G. BRINKMANN

Chief Executive Officer



Robert Brinkmann is C.E.O. 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.

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 \$270 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

Executive Board of Directors - Junior Achievement Mississippi Valley

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

Board of Directors – St. Louis Metropolitan Police Foundation

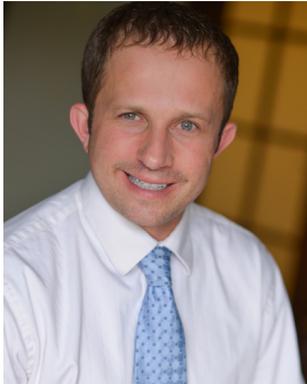
Board of Directors – St. Louis Police Chief’s Club

Member – Academy of Civil Engineers

“Honorary Trooper” of the Missouri State Highway Patrol

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 Missouri University of S & T 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

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

Fairview Marketplace, Columbia, MO

172,000 SF retail development; \$18M

O’Fallon Retail Walk, O’Fallon, MO

155,000 SF retail center; \$7.5M

Cottleville Landing Retail - Cottleville, MO

33,000 SF retail center and 63,000 SF Schnucks Supermarket; \$6.5M

Frontenac Grove - Frontenac, MO

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

KENDRICK LATHUM P.E., LEED AP
Project Director

Schnucks Grocery Store - Farmington, MO

64,000 SF new construction and 13,000 SF retail; \$6M

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

Rolla Jr High School Addition & Renovation - Rolla, MO

19,400 sf addition consists of a new cafeteria, kitchen and offices. \$5M

Innovation Park @ Missouri S&T (LEED Silver) - Rolla, MO

23,000 SF Design/Build University Office Building; \$2.5M

Student Design Center @ Missouri University S & T (LEED Silver)- Rolla, MO

21,420 SF; Design/Build student office and fabrication area with retail space. \$2M

Culinary Institute @ Hickey College, St. Louis, MO

25,000 SF, one-story office/institutional Cooking School; \$5M

Manchester Plaza - Brentwood, MO

Office Depot shell and sitework on 5 acres; \$1.5M

TIM SPARKMAN
Project Superintendent



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

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. A list of his public space experience follows.

EDUCATION | TRAINING | REGISTRATIONS | ACCREDITATIONS

- Carpenters Joint Apprentice Training School 1992
- 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

City of Ellisville Parks Administration Building - Ellisville, MO

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

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

Frontenac Grove - Frontenac, MO

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

Briarwood Hotels - Ann Arbor, MI

Site development and construction of two hotels:

Hilton Garden Inn – 80,00 sf, 130 units and Marriott Towne Place Suites – 54,000 sf, 97 units; \$17.3M

SUB-CONSULTANTS |

We will be using **Stock & Associates** for the civil engineering and **M+H Architects** for the architectural on this project. These two fine firms would also be used for the retail development.