

First reading: 07/23/18  
Second reading: 08/13/18

Introduced by Aldermen Mange, Wright, Meyland-Smith & Allen

**SUBSTITUTE BILL NO. 18-49**

**ORDINANCE NO. 4215**

**AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 8 WITH BRINKMANN HOLDINGS, LLC, IN RELATION TO THE TOWN SQUARE PROJECT AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** There is hereby approved Change Order No. 8 with Brinkmann Holdings, LLC, in the amount of \$431,105.00 in relation to the Town Square Project, for additional architectural features and contract time extension for the Service Facility / Restroom and the Pavilion. Said Change Order is attached hereto as Exhibit "A" and made a part of this Ordinance.

**Section 2.** A Capital Improvements Fund expenditure account of the 2018 Budget is hereby amended by appropriating funds from the unappropriated balance of the Capital Improvements Fund in the sum of \$431,105.00 for Change Order No. 8, in association with the Town Square Project for the item referenced in Section 1 above. The funds are appropriated to the following account in the amount indicated:

**CAPITAL IMPROVEMENTS FUND EXPENDITURES**

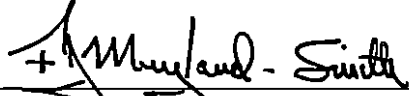
**MUNICIPAL BUILDINGS**

ACCOUNT NO./TITLE	CHANGE		INCREASE
	FROM	TO	(DECREASE)
35-70-500-10 Town Square	\$ 6,060,118	\$ 6,491,223	\$ 431,105


**Section 3.** The City Administrator is hereby authorized and directed to execute said Agreement on behalf of the City.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

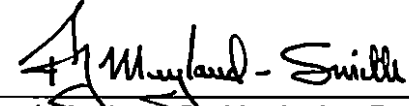
Passed by the Board of Aldermen for the City of Town and Country, Missouri, this 13<sup>th</sup> day of August, 2018.

  
\_\_\_\_\_  
Presiding Officer

Attest:

  
\_\_\_\_\_  
Ashley McNamara, City Clerk

Signed this 13<sup>th</sup> day of August, 2018.

  
\_\_\_\_\_  
Fred Meyland-Smith, Acting President  
City of Town and Country

Attest:

  
\_\_\_\_\_  
Ashley McNamara, City Clerk

Project: Job #1181 - Town Square

CCD Title: Revisions at Pavilion & Service Facility

CCD #: 21

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

ITEM	PHASE CODE	DESCRIPTION	LIMIT	QUAN	UNIT PRICE	AMT
		Additional cost due to revisions to pavilion and service facility per attached SOV		1	\$350,382.00	\$350,382.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
<b>TOTAL CHANGE</b>						

\$431,105.<sup>00</sup>

### CLARIFICATIONS

1. All original clarifications are included.
2. Items not specifically noted above are not included.

APPROVED:

*Bob Shelton*  
 \_\_\_\_\_  
 Bob Shelton, City of Town & Country

DATE: 8-14-18

APPROVED:

*Bob Brinkmann*  
 \_\_\_\_\_  
 Bob Brinkmann, Brinkmann Holdings

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

APPROVED:

*Mike Greaving*  
 \_\_\_\_\_  
 Mike Greaving, Brinkmann Constructors

DATE: 9/10/18

\* General Conditions removed above and from attached itemized update list, noted as #17



**Brinkmann**



**CONSTRUCTORS**

July 10, 2018

Bob Brinkmann  
Brinkmann Holdings, LLC  
16650 Chesterfield Grove Road, Suite 100  
Chesterfield, MO 63005

**RE: Town Square Site  
Cost Change Directive No.21 - Revisions to Pavilion-Service Facility**

Dear Bob,

Pursuant to the Construction Contract, we are submitting the enclosed information regarding additional costs and/or time due to a potential change to the contract scope on the Town Square Site Project.

Per the request of the City, we have received pricing per updated drawings for the Service Facility and Pavilion structures. Due to the extensive changes, we have included a detailed breakdown and narrative explaining the changes.

Due to these changes, there have been delays to construction. We are requesting an extension of the Contract Completion Date. This date is calculated as the difference between the pavilion contract commencement date of March 27, 2018 and the date the drawings were ready for permit, May 24, 2018. This difference adds fifty-eight (58) days. We are requesting the new contract completion date be set as October 19, 2018.

The cost to incorporate these changes into the project will result in an added cost of \$469,617. We have NOT yet proceeded with this change, but will do so upon your approval. Please provide approval by July 23, 2018.

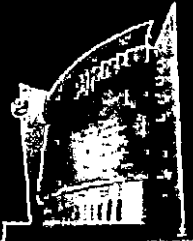
Thank you for your time and consideration regarding this matter. If you have any questions and/or comments regarding this topic, please do not hesitate to contact me at 636.537.9700.

Respectfully,

A handwritten signature in black ink, appearing to read "Mike Greaving", is written over a faint, stylized graphic element.

Mike Greaving  
Project Manager

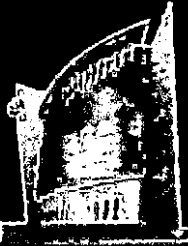
**Cc: Craig Wilde, Town & Country  
Andrew Declue, TSI  
Kendrick Lathum, Brinkmann Constructors  
AD Lemonds, Brinkmann Constructors  
Richard Harris, Brinkmann Constructors  
J-1181/4**



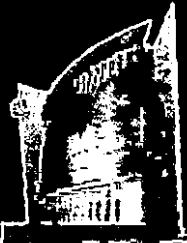
## Town Square Pavilion-Service Facility Updates

The below items have been identified as revisions to the Pavilion and Service Facility scope which is more than that identified in Exhibit E and Change Order 1. These revisions are depicted on the Service Facility and Pavilion drawings generated by M+H Architects dated May 4, 2018 and June 14, 2018, respectively.

1. **Foundations** – Reduced costs have been included for building foundations.
  - a. **Decrease: (\$26,527)**
2. **Floor Slabs** – Reduced costs have been included for building flatwork.
  - a. **Decrease: (\$907)**
3. **Masonry** - Additional costs have been included for added structural CMU walls. These walls were added at all exterior walls and make up the interior partitions. All CMU is specified as exposed CMU. Stone amounts were modified to provide a 1'-6" knee wall on both buildings at all exposed areas to the public. The north and west face of the Service Pavilion does not have stone.
  - a. **Increase: \$66,936**
4. **Metals** – Additional costs have been included to provide gates at the northeast and southwest corners of the Service Facility.
  - a. **Increase: \$1,000**
5. **Rough Carpentry** – Additional costs have been included to fur out added CMU walls for the application of siding materials. This also includes cost to furnish and install rigid insulation and air barriers around the exterior walls. Additional costs were incurred due to an increase in size of the Pavilion.
  - a. **Increase: \$245,879**
6. **Finish Carpentry** – Additional costs have been included to furnish and install vanities and countertops at both restrooms in lieu of free-standing or wall-mounted lavatories.
  - a. **Increase: \$4,400**
7. **Insulation** – Additional costs have been included to accommodate updated wall section and attic space details.
  - a. **Increase: \$27**



8. **Roofing** – Additional costs have been included to use standing seam metal roofing in lieu of cedar shingle roofing.
  - a. **Increase: \$55,277**
  
9. **Joint Sealants** – Additional costs have been included for increased areas requiring joint sealants.
  - a. **Increase: \$2,156**
  
10. **Doors and Windows** – Additional costs have been included for additional doors, frames, hardware, and an overhead carriage-style door.
  - a. **Increase: \$3,339**
  
11. **Drywall** – Decreased costs have been included for the net reduced quantity of drywall. This includes added drywall at ceiling spaces and deleted drywall at exposed CMU locations.
  - a. **Decrease: \$544**
  
12. **Painting** – Additional costs have been included to paint or stain finish material including siding, soffits, tongue and groove ceilings, and exposed timbers.
  - a. **Increase: \$10,607**
  
13. **Specialties** – Decreased costs have been included for revised information on toilet accessories and partitions.
  - a. **Decrease: \$347**
  
14. **Plumbing** – Decreased costs have been included for updated information on plumbing layout.
  - a. **Decrease: \$4,188**
  
15. **HVAC** – Additional costs have been included for updated information on HVAC requirements.
  - a. **Increase: \$4,835**
  
16. **Electrical** – Decreased costs have been included for updated information on electrical requirements.
  - a. **Decrease: \$11,552**
  
- ~~17. **General Conditions** – Additional costs have been included for general conditions. This is based on fifty-eight (58) additional days calculated on the difference between the contract start date for the pavilion denoted in Exhibit G and the date the permit drawings were ready for these buildings. The general conditions cost per day is calculated on the original general conditions denoted in Exhibit A, divided by~~



~~the original duration (nine months), then divided by thirty (30) to determine a cost per day valuation.~~

~~a. Increase: \$38,512~~

17.18. **Bond** – Additional costs have been included for the bond as it is based on a percentage of the overall cost of construction.

a. **Increase: \$3,890**

18.18. **Insurance** – Additional costs have been included for insurance as it is based on a percentage of the overall cost of construction.

a. **Increase: \$5,084**

19.20. **Overhead and Profit** – Additional costs have been included for overhead and profit as these are based on a percentage of the overall cost of construction.

a. **Increase: \$29,046**

20.21. **Development Fee** – Additional costs have been included for the development fee as it is based on a percentage of the overall cost of construction.

a. **Increase: \$42,693**

2018 - Town Square Pavilion & Service Facility Update

CATEGORY	BUDGET		BID	
	SUBTOTAL	COST/SF	SUBTOTAL	COST/SF
GENERAL CONDITIONS SUBTOTAL:	\$0	\$0.00	\$0	\$0.00
STEELWORK SUBTOTAL:	\$0	\$0.00	\$0	\$0.00
16 INTERIOR BUILDING DEMOLITION	\$0	\$0.00	\$0	\$0.00
17 DEEP FOUNDATIONS	\$0	\$0.00	\$0	\$0.00
18 FOUNDATIONS	\$44,987	\$11.25	\$18,460	\$4.6
19 FLATWORK	\$19,367	\$4.84	\$18,460	\$4.6
20 PRECAST & TILT-UP	\$0	\$0.00	\$0	\$0.00
21 MASONRY	\$25,629	\$6.41	\$92,565	\$23.1
22 STRUCTURAL STEEL	\$0	\$0.00	\$1,000	\$0.2
23 ROUGH CARPENTRY	\$187,419	\$46.85	\$433,298	\$108.3
24 FINISH CARPENTRY	\$0	\$0.00	\$4,400	\$1.1
25 INSULATION & FIRE PROOFING	\$2,539	\$0.63	\$2,566	\$0.6
26 EIFS, STUCCO & SIDING	\$0	\$0.00	\$0	\$0.00
27 ROOFING	\$48,026	\$12.01	\$103,303	\$25.8
28 SHEET METAL	\$0	\$0.00	\$0	\$0.00
29 WATERPROOFING & SEALANTS	\$4,250	\$1.06	\$6,406	\$1.6
30 DOORS	\$8,313	\$2.08	\$11,651	\$2.9
31 GLASS & GLAZING	\$0	\$0.00	\$0	\$0.00
32 FRAMING & DRYWALL	\$7,342	\$1.84	\$6,798	\$1.7
33 ACOUSTICAL CEILING	\$0	\$0.00	\$0	\$0.00
34 FLOORING	\$0	\$0.00	\$0	\$0.00
35 PAINTING	\$11,532	\$2.88	\$22,139	\$5.5
36 MISC. SPECIALTIES & ACCESSORIES	\$17,115	\$4.28	\$16,768	\$4.1
37 EQUIPMENT	\$0	\$0.00	\$0	\$0.00
38 APPLIANCES & FURNISHINGS	\$0	\$0.00	\$0	\$0.00
39 SPECIAL CONSTRUCTION	\$0	\$0.00	\$0	\$0.00
40 ELEVATORS	\$0	\$0.00	\$0	\$0.00
41 FIRE PROTECTION	\$0	\$0.00	\$0	\$0.00
42 PLUMBING	\$51,488	\$12.87	\$47,300	\$11.8
43 HVAC	\$11,055	\$2.76	\$15,890	\$3.9
44 ELECTRICAL & LOW VOLTAGE	\$26,813	\$6.70	\$15,261	\$3.8
BUILDING SUBTOTAL:	\$465,873	\$116.47	\$816,265	\$204.0
MISC/GENERAL REQUIREMENTS SUBTOTAL:	\$0	\$0.00	\$0	\$0.00
<b>TOTAL:</b>	<b>\$465,873</b>	<b>\$116.47 /SF</b>	<b>\$816,265</b>	<b>\$204.07 /SF</b>



Exhibit I- List of Allowances

Allowances	Description	Service Facility	Pavilion	Subtotal
3300	Pavilion Footings	\$ -	\$ 16,460.00	\$ 16,460.00
3300-1	Fireplace Footings	\$ -	\$ 800.00	\$ 800.00
3300-2	Maint. Bldg Footings	\$ 21,727.00		\$ 21,727.00
3300-3	Maint. Bldg Fnd. Wall/Ftgs	\$ 6,000.00		\$ 6,000.00
3345	Restroom SOG	\$ 3,346.50	\$ 1,500.00	\$ 4,846.50
3345-1	Pavillon SOG	\$ -	\$ 9,120.00	\$ 9,120.00
3345-2	Maint. Bldg SOG	\$ 5,400.00		\$ 5,400.00
4210	Pavillon Fireplace Masonry	\$ -	\$ 25,629.00	\$ 25,629.00
6100	Pavillon Timbers	\$ -	\$ 119,965.00	\$ 119,965.00
6100-1	Restroom Wall Framing	\$ -	\$ 6,235.00	\$ 6,235.00
6100-2	Restroom Cedar Siding	\$ -	\$ 7,256.00	\$ 7,256.00
6100-3	Restroom Roof Sheathing	\$ -	\$ 796.00	\$ 796.00
6100-4	Restroom Ext Wall Sheathing	\$ -	\$ 1,814.00	\$ 1,814.00
6100-5	Maint Bldg Trusses	\$ 16,484.91		\$ 16,484.91
6100-6	Maint Bldg T&G Clg	\$ 9,272.00		\$ 9,272.00
6100-7	Maint Bldg Roof Sheathing	\$ 4,043.56		\$ 4,043.56
6100-8	Install Doors	\$ 698.63	\$ 800.00	\$ 1,498.63
6100-9	Access Panels	\$ 1,552.50	\$ 300.00	\$ 1,852.50
6100-10	Addl Maint Framing	\$ 3,260.25		\$ 3,260.25
6100-11	Addl Maint Siding	\$ 5,216.40		\$ 5,216.40
6102	Misc Carp Time	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
6110	Carpentry Material	\$ 4,225.00	\$ 2,500.00	\$ 6,725.00
7200	Restroom Insulation	\$ -	\$ 1,637.00	\$ 1,637.00
7200-1	Maint Bldg Insulation	\$ 901.73		\$ 901.73
7310	Pavillon Cedar Shingles	\$ -	\$ 23,268.00	\$ 23,268.00
7310-1	Restroom Cedar Shingles	\$ -	\$ 4,680.00	\$ 4,680.00
7310-2	Maint Bldg Cedar Shingles	\$ 20,078.25		\$ 20,078.25
7900	Building Caulking	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
7900-2	Addl Maint Caulking	\$ 1,250.00		\$ 1,250.00
8110	Maint Bldg Doors	\$ 5,312.50		\$ 5,312.50
8110-1	Restroom Doors	\$ -	\$ 3,000.00	\$ 3,000.00
9250	Restroom Framing/Drywall	\$ -	\$ 5,060.00	\$ 5,060.00
9250-1	Addl Maint Drywall	\$ 2,282.18		\$ 2,282.18
9900	Restroom Paint Int	\$ -	\$ 1,645.00	\$ 1,645.00
9900-1	Maint Bldg Finish	\$ 4,139.10		\$ 4,139.10
9900-2	Restroom Ext	\$ -	\$ 2,150.00	\$ 2,150.00
9900-3	Maint Bldg Floor Sealer	\$ 2,353.95		\$ 2,353.95
9900-4	Restroom Floor Sealer	\$ -	\$ 375.00	\$ 375.00
9900-5	Maint Door Paint	\$ 419.10		\$ 419.10

9900-6	Restroom Door Paint	\$ -	\$ 450.00	\$ 450.00
10400	Signage	\$ 276.00	\$ 450.00	\$ 726.00
10520	Fire Extinguisher	\$ 690.00	\$ 500.00	\$ 1,190.00
10800	Toilet Accessories	\$ 4,933.50	\$ 1,640.00	\$ 6,573.50
10800-1	Toilet Partitions	\$ 5,175.00	\$ 3,450.00	\$ 8,625.00
15400	Water Heaters	\$ -	\$ 1,750.00	\$ 1,750.00
15400-1	Floor Drains	\$ -	\$ 3,000.00	\$ 3,000.00
15400-2	Hose Bibbs	\$ -	\$ 750.00	\$ 750.00
15400-3	Water Closets	\$ -	\$ 8,750.00	\$ 8,750.00
15400-4	Urinals	\$ -	\$ 1,750.00	\$ 1,750.00
15400-5	Sinks	\$ -	\$ 7,000.00	\$ 7,000.00
15400-6	Mop Sinks	\$ -	\$ 1,750.00	\$ 1,750.00
15400-7	Maint Bldg Restroom	\$ 26,737.50		\$ 26,737.50
15500-1	Maint Bldg Heat	\$ 9,055.00		\$ 9,055.00
15500-2	Restroom Exhaust	\$ -	\$ 1,500.00	\$ 1,500.00
15500-3	Maint Bldg Exhaust	\$ 500.00		\$ 500.00
16050	Maint Bldg Electric	\$ 16,308.50		\$ 16,308.50
16050-1	Pavilion Electric	\$ -	\$ 6,517.00	\$ 6,517.00
16050-2	Restroom Electric	\$ -	\$ 3,987.00	\$ 3,987.00
<b>Totals</b>		<b>\$ 184,639.06</b>	<b>\$ 281,234.00</b>	<b>\$ 465,873.06</b>

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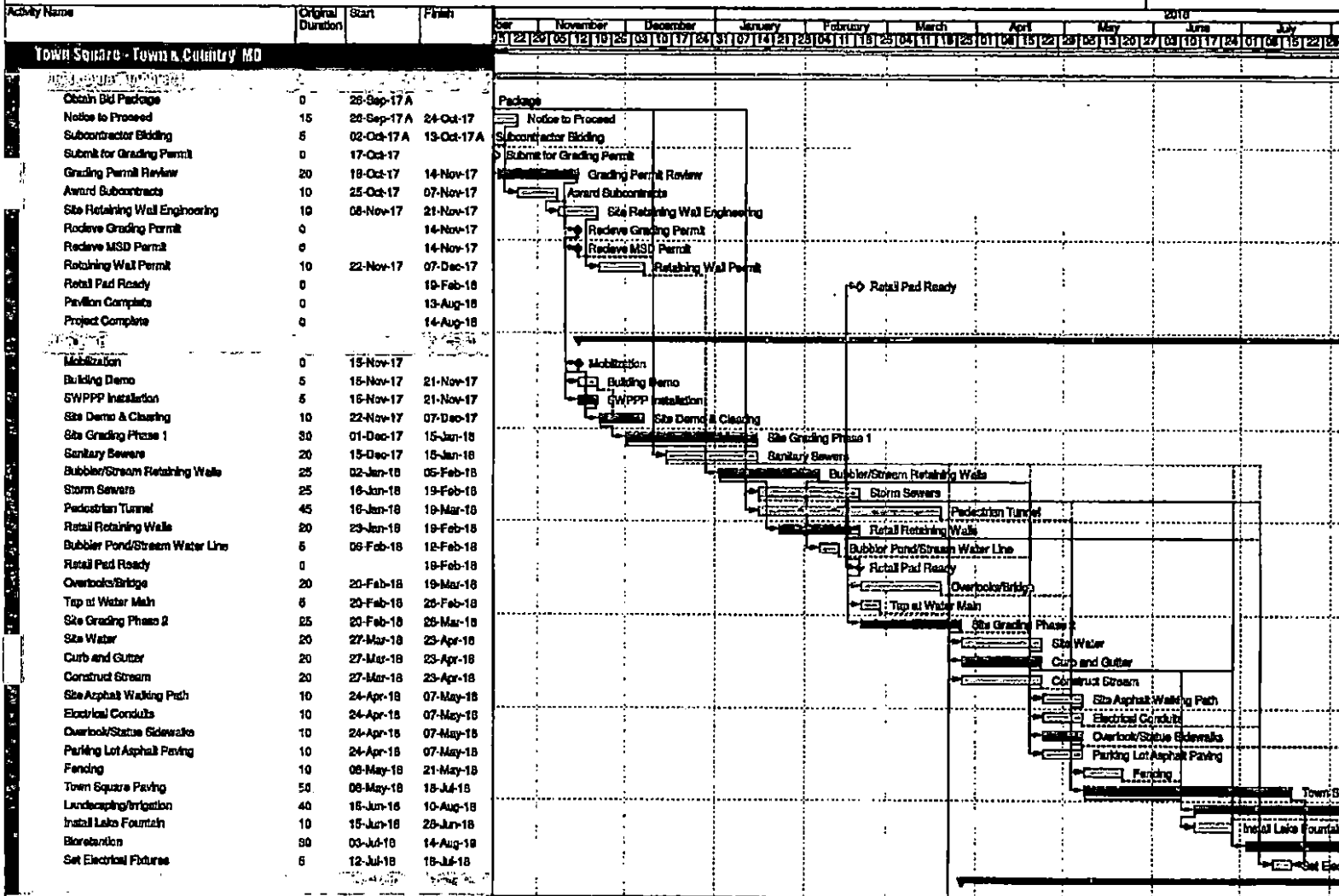
# BRINKMANN HOLDINGS, LLC

Town & Country - Town Square
Schedule  
October

	CATEGORY	BRINKMANN 10-17
1	<del>GENERAL CONDITIONS</del>	
	<b>GENERAL CONDITIONS SUBTOTAL:</b>	
2	SITE DEMOLITION	
3	EARTHWORK, GRADING & SWPPP	
4	ASPHALT PAVING	
5	PEDESTRIAN TUNNEL & WATER LINE RELOCATION	
6	CONCRETE PAVING & CURBS	
7	SANITARY SEWERS	
8	WATER LINES	
9	STORM SEWERS	
10	STORM DETENTION & WATER QUALITY	
11	DRY UTILITES	
12	SITE LIGHTING	
13	SITE IMPROVEMENTS	

# Town & Country Town Square

## Town & Country, MO



  Actual Work       Critical Remaining W...  
  Remaining Work     ◊ Milestone

**Brinkmann**  
CONTRACTORS

Date: \_\_\_\_\_

# Town & Country Town Square

## Town & Country, MO

The City of  
**TOWN & COUNTRY**

Activity Name	Original Duration	Start	Finish	2018																											
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul																		
Pad Prep	5	29-Mar-18	04-Apr-18																												
Foundations	7	05-Apr-18	13-Apr-18																												
Bathroom Underground Rough In	10	16-Apr-18	27-Apr-18																												
Framing and Sheathing	20	30-Apr-18	25-May-18																												
Fire Place	20	21-May-18	16-Jun-18																												
Bathroom Rough In	10	29-May-18	11-Jun-18																												
Roofing	10	19-Jun-18	03-Jul-18																												
Floor Slab	7	19-Jun-18	27-Jun-18																												
Drywall & Painting	10	03-Jul-18	17-Jul-18																												
MEP Finishes	15	18-Jul-18	07-Aug-18																												
Toilet Accessories Install	4	08-Aug-18	13-Aug-18																												

Actual Work    
  Critical Remaining W...  
 Remaining Work    
  Milestone



Date: 18-Oct-17  
 Pre-Construction Schedule