

First reading: 09/24/18  
Second reading: 10/22/18

Introduced by Aldermen Mange & Meyland-Smith

**BILL NO. 18-80**

**ORDINANCE NO. 4241**

**AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 11 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. 11 with Brinkmann Holdings, LLC, in the amount of \$71,000.00 in relation to the Town Square Project, for the removal of debris, revised drainage grading, and removal of fifteen dead trees. 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 \$71,000.00 for Change Order No. 11, 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 (DECREASE)
	FROM	TO	
35-70-500-10 Town Square	\$ 6,701,254	\$ 6,772,254	\$ 71,000

**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 22<sup>nd</sup> day of October, 2018.

F. Meyland-Smith  
Presiding Officer

Attest:

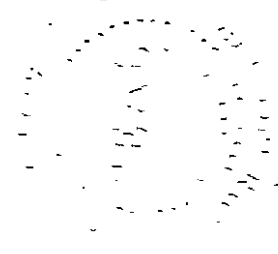
Ashley McNamara  
Ashley McNamara, City Clerk

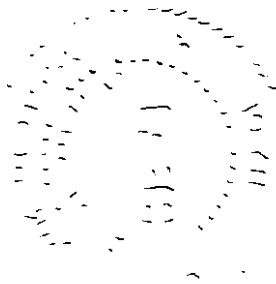
Signed this 22<sup>nd</sup> day of October, 2018.

F. Meyland-Smith  
Fred Meyland-Smith, Acting President  
City of Town and Country

Attest:

Ashley McNamara  
Ashley McNamara, City Clerk







CONSTRUCTION CHANGE DIRECTIVE BREAKDOWN


Project: Job #1181 - Town Square  
 GCD Title: Revised Landscaping at Adjacent Neighbor Property


CCD #: 39 DATE:


Item	PHASE CODE	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	AMT.
		Current Base Subcontract	LS	1	<del>\$287,229.76</del>	<del>(\$287,229.76)</del>
		New Base Subcontract	LS	1	<del>\$277,993.03</del>	<del>\$277,993.03</del>
		Property Line Revisions	LS	1	<del>\$109,756.78</del>	<del>\$109,756.78</del>
		Lot 1 Deducts per 9-10-18	LS	1	<del>\$10,598.00</del>	<del>(\$10,598.00)</del>
		Lot 2 Deducts per 9-10-18	LS	-1	<del>\$5,716.00</del>	<del>(\$5,716.00)</del>
		Removal of A Debris				\$0.00
		Revised drainage grading				\$0.00
		Removal of 15 Trees				\$0.00
						\$0.00
						\$0.00
SUBTOTAL						
		General Conditions	Day		\$664.00	\$0.00
		Bond Cost	LS	1	<del>\$943.00</del>	<del>\$943.00</del>
		Brinkmann Builders Risk Insurance	LS	1	<del>\$400.00</del>	<del>\$400.00</del>
		Brinkmann General Liability Insurance	LS	1	<del>\$701.00</del>	<del>\$701.00</del>
		Brinkmann Fee	LS	1	<del>\$6,289.00</del>	<del>\$6,289.00</del>
		Development Fee	LS	1	<del>\$8,244.00</del>	<del>\$8,244.00</del>
OVERHEAD SUBTOTAL						
TOTAL CHANGE						\$101,683.00

CLARIFICATIONS

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

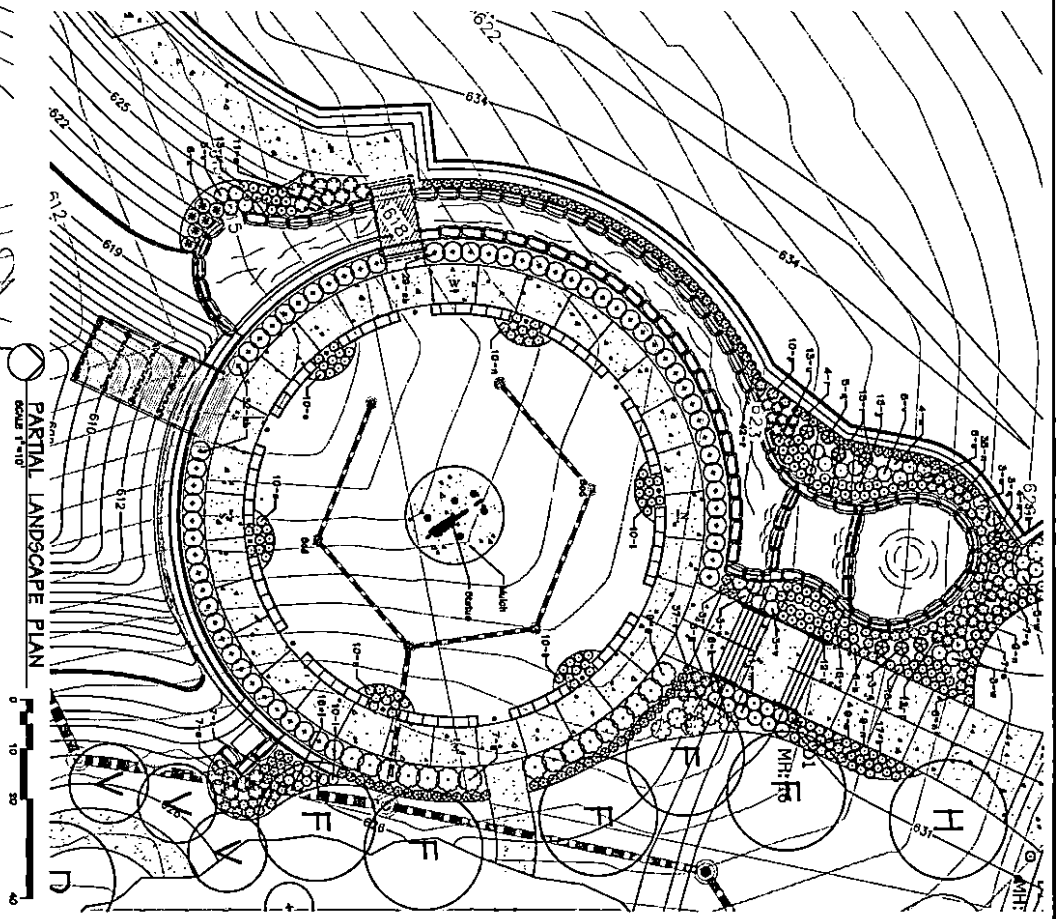
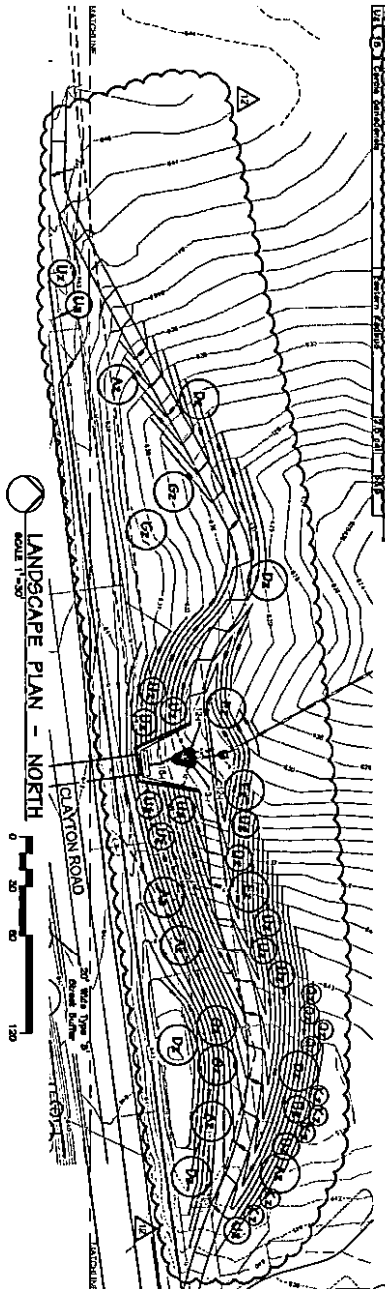
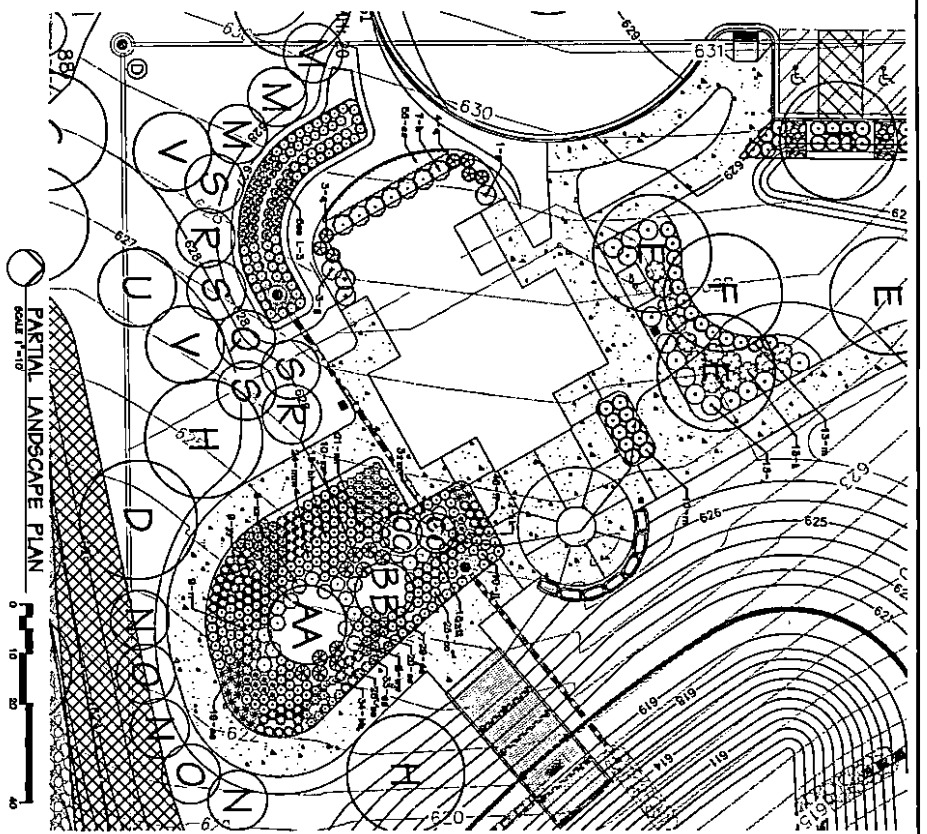
APPROVED:   
 Bob Shelton, City of Town & Country

APPROVED:   
 Bob Brinkmann, Brinkmann Holdings

APPROVED:   
 Mike Graeving, Brinkmann Constructors

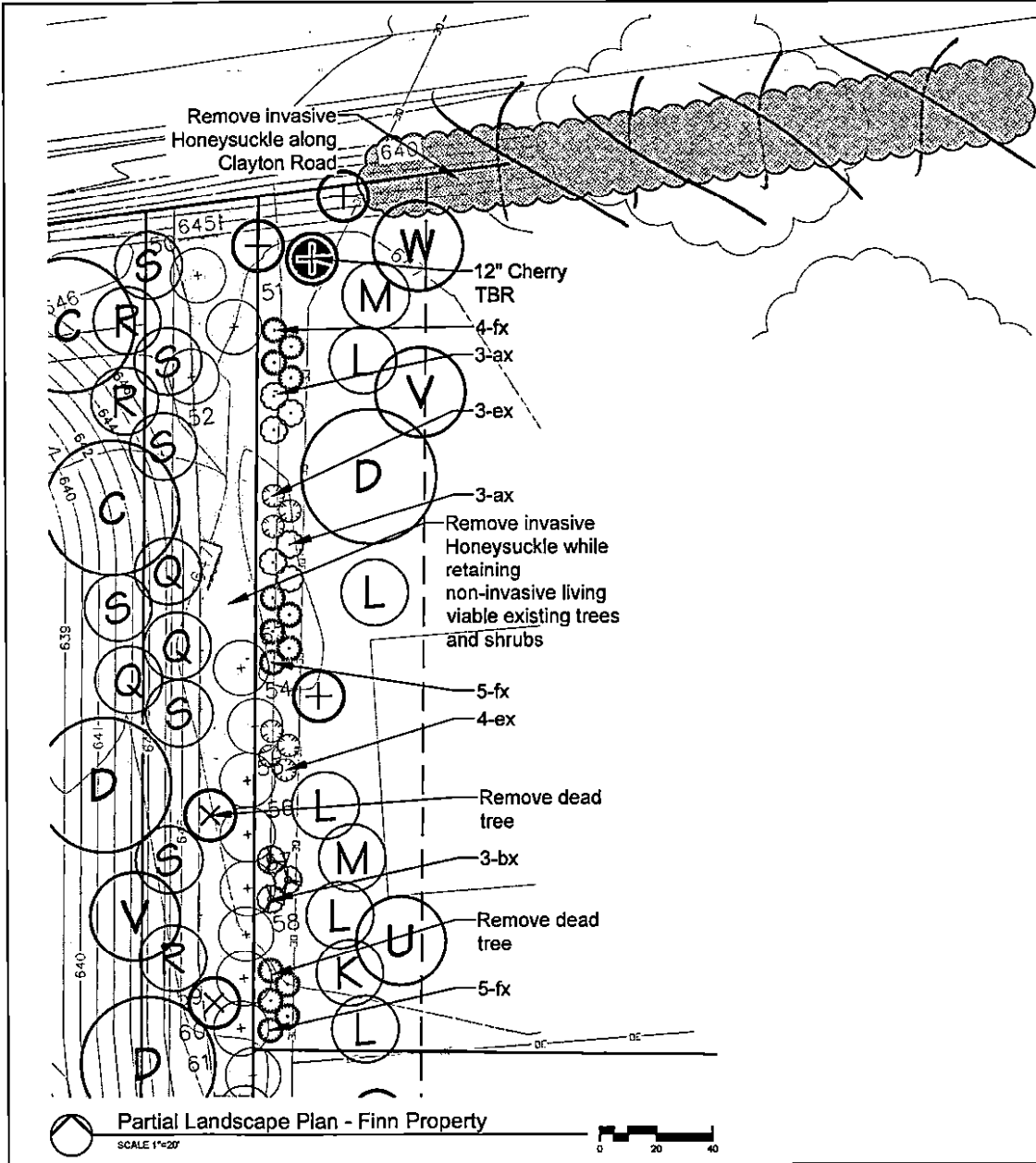
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PLANT TYPE	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
1	Large Tree	12" DBH	1
2	Medium Tree	8" DBH	2
3	Small Tree	4" DBH	4
4	Shrub	6" DBH	8
5	Flowering Shrub	6" DBH	8
6	Groundcover	12" DBH	16
7	Perennial	12" DBH	16
8	Annual	12" DBH	16
9	Grass	12" DBH	16
10	Decorative Grass	12" DBH	16
11	Flowering Grass	12" DBH	16
12	Evergreen	12" DBH	16
13	Deciduous	12" DBH	16
14	Conifer	12" DBH	16
15	Palmetto	12" DBH	16
16	Spiky Plant	12" DBH	16
17	Large Shrub	12" DBH	16
18	Medium Shrub	8" DBH	8
19	Small Shrub	4" DBH	4
20	Large Perennial	12" DBH	16
21	Medium Perennial	8" DBH	8
22	Small Perennial	4" DBH	4
23	Large Annual	12" DBH	16
24	Medium Annual	8" DBH	8
25	Small Annual	4" DBH	4
26	Large Grass	12" DBH	16
27	Medium Grass	8" DBH	8
28	Small Grass	4" DBH	4
29	Large Evergreen	12" DBH	16
30	Medium Evergreen	8" DBH	8
31	Small Evergreen	4" DBH	4
32	Large Deciduous	12" DBH	16
33	Medium Deciduous	8" DBH	8
34	Small Deciduous	4" DBH	4
35	Large Conifer	12" DBH	16
36	Medium Conifer	8" DBH	8
37	Small Conifer	4" DBH	4
38	Large Palmetto	12" DBH	16
39	Medium Palmetto	8" DBH	8
40	Small Palmetto	4" DBH	4
41	Large Spiky Plant	12" DBH	16
42	Medium Spiky Plant	8" DBH	8
43	Small Spiky Plant	4" DBH	4





*Handwritten signature or initials.*

- Clearing and Planting Protocol:**
1. Remove invasive honeysuckle while retaining living viable existing trees and shrubs (see instructions on sheet L-1 of Town Square LA
  2. Remove existing 12" Cherry at NW corner
  3. Seed disturbed areas.
  4. Meet with homeowner to determine final proposed shrubs and trees.
  5. Each shrub to have individual mulch ring shrubs into one mulch bed. Spacing and loc

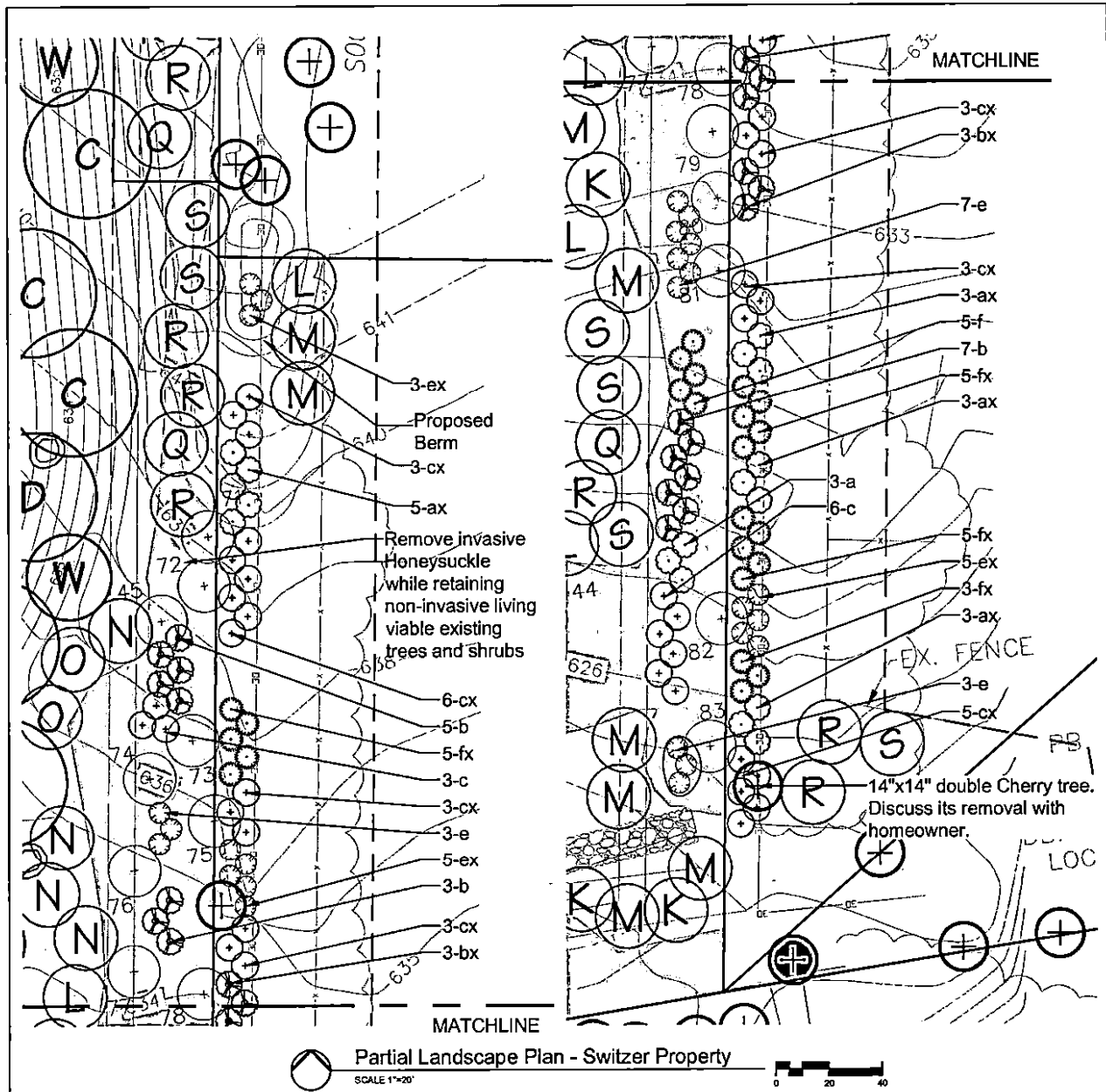
PARTIAL PLANTING			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
D	1	Quercus rubra	F
K	1	Picea abies	N
L	5	Picea abies	N
M	2	Picea abies	N
U	1	Cercis canadensis	E
V	1	Cornus florida	F
W	1	Amelanchier arborea	C
ax	6	Aesculus pavia	f
bx	3	Viburnum prunifolium	F
ex	7	Ilex x meserveae	C
fx	14	Physocarpus opulifolius 'Diaboto'	C

PARTIAL OFFSITE PLANTING			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
C	-	Acer rubrum 'Franksred'	F
D	-	Quercus rubra	F
Q	-	Pinus Strobus	V
R	-	Pinus Strobus	V
S	-	Pinus Strobus	V
V	-	Cornus florida	F

Partial Landscape Plan - Finn Property  
 SCALE 1"=20'  
 0 20 40







**Clearing and Planting Protocol:**

1. Remove invasive honeysuckle while retaining non-invasive living viable existing trees and shrubs (see implementation instructions on sheet L-1 of Town Square Landscape Plans).
2. Trim dead limbs hanging over fence onto Switzer backyard.
3. Discuss the removal of the double 14" Cherry tree noted on plan.
4. Seed disturbed areas.
5. Meet with homeowner to determine final placement of proposed shrubs and trees.
6. Each shrub to have individual mulch ring in lieu of combining shrubs into one mulch bed. Spacing and location of shrubs TBD.

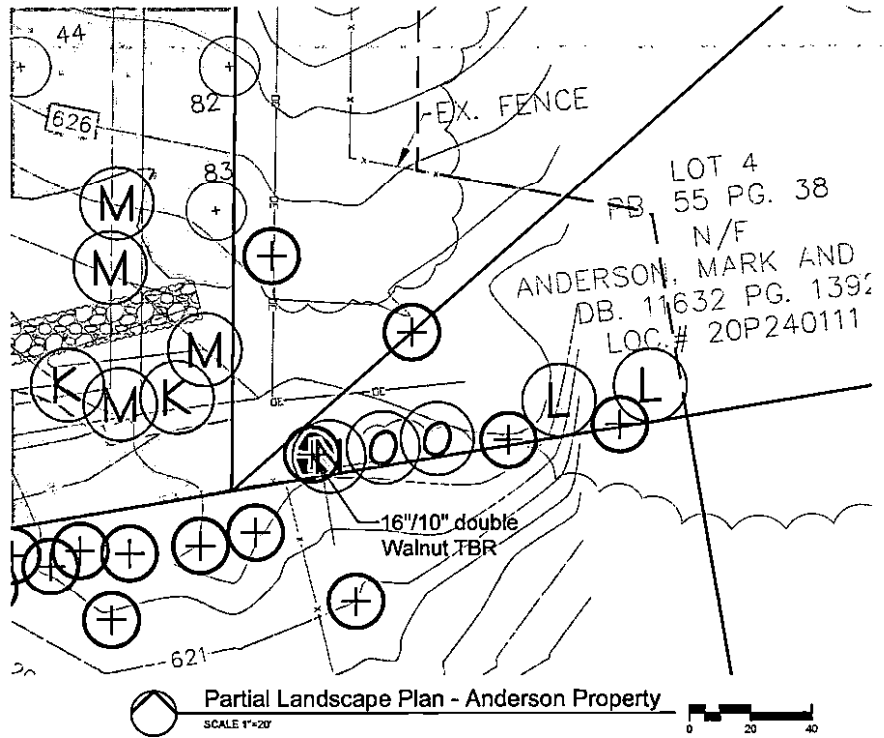
Switzer Residence  
 3 Rutherford Lane  
 Town & Country, MO 63131  
 Revised August 10, 2018

**loomisAssociates**

landscapeArchitects/planners  
 107 Spirit 40 Park Drive, Suite 135  
 Overland Park, Missouri 66205-1194  
 (800) 519-0668 Fax: (630) 519-0797  
 e-mail: info@loomis-associates.com

PARTIAL PLANTING SCHEDULE					
TREES AND SHRUBS					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
L	1	Picea abies	Norway Spruce	8'ht	B&B
M	2	Picea abies	Norway Spruce	6'ht	B&B
R	2	Pinus Strobus	White Pine	8'ht	B&B
S	1	Pinus Strobus	White Pine	6'ht	B&B
ax	14	Aesculus pavia	Red Buckeye	24"	Cont.
bx	6	Viburnum prunifolium	Blackhaw Viburnum	24"	Cont.
cx	26	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"	Cont.
ex	13	Ilex x meserveae	China Boy/Girl Holly	24"	Cont.
fx	18	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	24"	Cont.

PARTIAL OFFSITE PLANTING SCHEDULE					
TREES AND SHRUBS					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
C	-	Acer rubrum 'Franksred'	Red Sunset Maple	3"cal	B&B
D	-	Quercus rubra	Red Oak	3"cal	B&B
L	-	Picea abies	Norway Spruce	8'ht	B&B
N	-	Thuja 'Green Giant'	Green Giant Arborvitae	10'ht	B&B
O	-	Thuja 'Green Giant'	Green Giant Arborvitae	8'ht	B&B
Q	-	Pinus strobus	White Pine	10'ht	B&B
R	-	Pinus strobus	White Pine	8'ht	B&B
S	-	Pinus strobus	White Pine	6'ht	B&B
W	-	Amelanchier arborea	Downy Serviceberry	2.5"cal	B&B
a	-	Aesculus pavia	Red Buckeye	24"	Cont.
b	-	Viburnum prunifolium	Blackhaw Viburnum	24"	Cont.
c	-	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"	Cont.
e	-	Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24"	1:9 ratio
f	-	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	24"	Cont.



**Clearing and Planting Protocol:**

1. Remove two areas of honeysuckle along south PL (see implementation instructions on sheet L-1 of Town Square Landscape Plans).
2. Remove existing 16"/10" double Walnut tree.
3. Seed disturbed areas.
4. Meet with homeowner to determine final placement of proposed trees.

NOTE: Trees to be planted at a sufficient distance from existing overhead utility as well as a reasonable distance from existing trees on Donovan's property to the south.

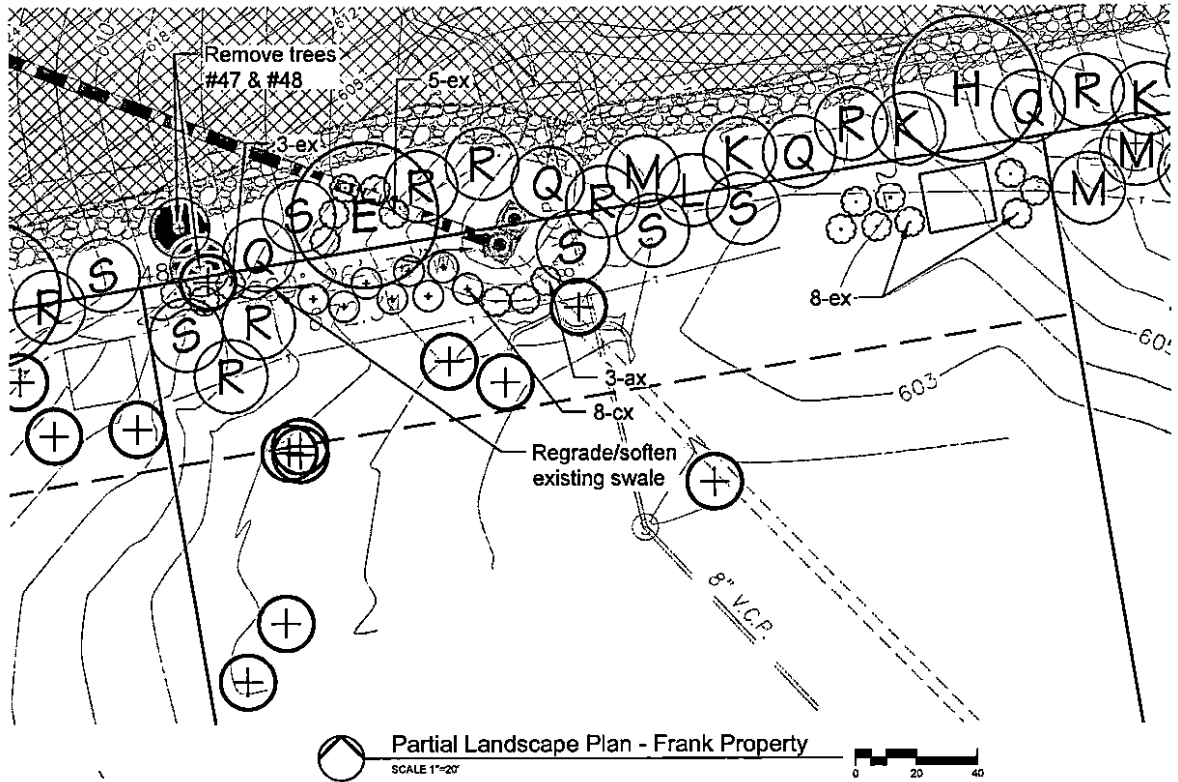
PARTIAL PLANTING S			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
L	2	Picea abies	Norv
N	1	Thuja 'Green Giant'	Gree
O	2	Thuja 'Green Giant'	Gree

PARTIAL OFFSITE PLANTING			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
K	-	Picea abies	Norv
M	-	Picea abies	Norv

**loomisAssociates**

landscapeArchitects/planners  
 707 Spirit 40 Park Drive, Suite 135  
 Chesterfield, Missouri 63005-1194  
 (636) 514-2663 Fax (636) 519-0777  
 e-mail: linfo@loomis-associates.com





**Clearing and Planting Protocol:**

1. Remove wood piles at NW corner of property.
2. Remove all honeysuckle while retaining non-invasive living viable existing trees (see implementation instructions on sheet L-1 of Town Square Landscape Plans).
3. Remove dead limbs from offsite Oak tree (tree #47).
4. Offsite trees #47 (Oak) and #48 (Boxelder) TBR.
5. Regrade/soften existing swale.
6. Seed disturbed areas.
7. Meet with homeowner to determine final placement of proposed shrubs and trees.
8. Each shrub to have individual mulch ring in lieu of combing shrubs into one mulch bed. Spacing and location of shrubs TBD.

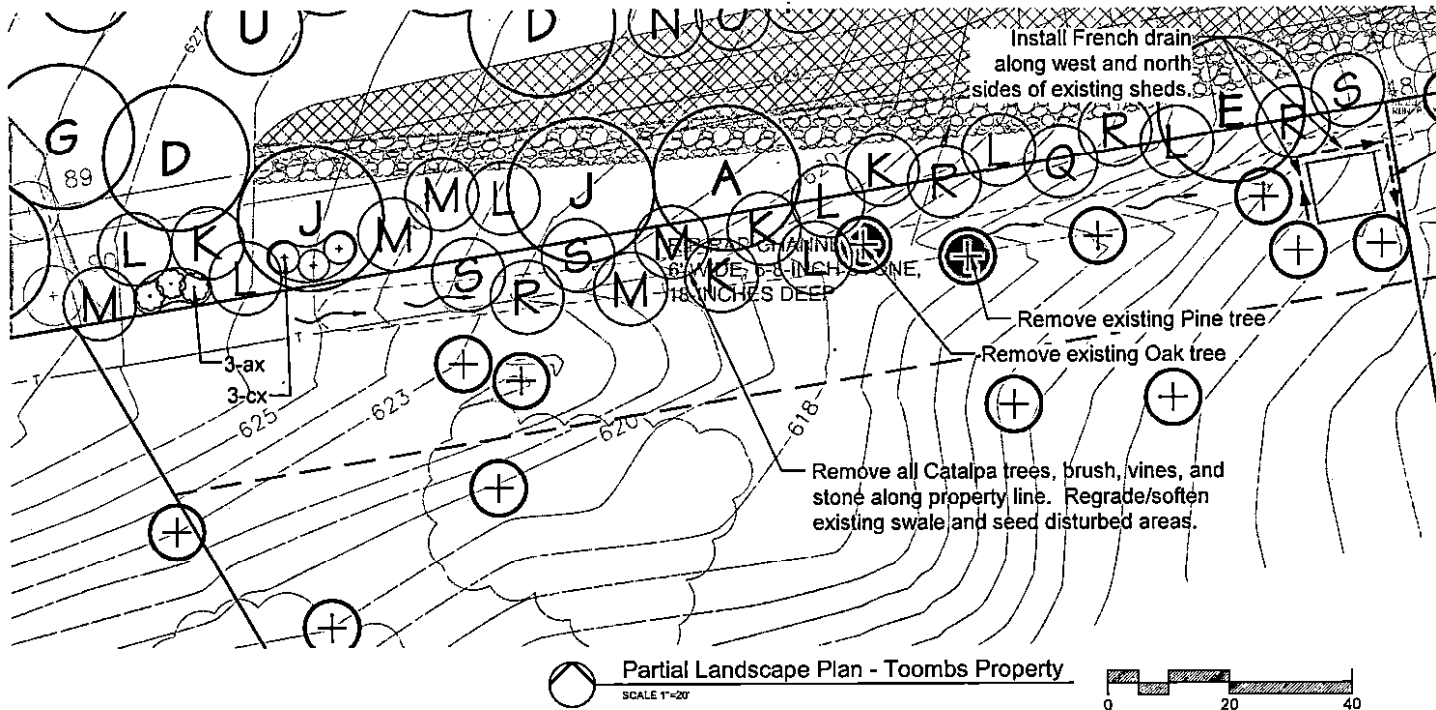
PARTIAL OFFSITE PLANTING			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
R	2	Pinus strobus	White
S	4	Pinus strobus	White
ax	3	Aesculus pavia	Red f
CX	8	Viburnum rhytidophyllum	Leath
ex	16	Ilex x meserveae	China

PARTIAL PLANTING SCHEDULE			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
E	-	Quercus bicolor	Swan
H	-	Taxodium distichum	Baldc
K	-	Picea abies	Norw
L	-	Picea abies	Norw
M	-	Picea abies	Norw
Q	-	Pinus Strobus	White
R	-	Pinus Strobus	White
S	-	Pinus Strobus	White

**loomisAssociates**



landscapeArchitects/planners  
 707 Spivey 40 Park Drive, Suite 135  
 Chesterfield, Missouri 63005-1194  
 630 514-0668 fax 630 519-0997  
 e-mail: info@loomis-associates.com



PARTIAL PLANTING SCHEDULE					
TREES AND SHRUBS					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
K	2	<i>Picea abies</i>	Norway Spruce	10'ht	B&B
L	3	<i>Picea abies</i>	Norway Spruce	8'ht	B&B
M	2	<i>Picea abies</i>	Norway Spruce	6'ht	B&B
Q	1	<i>Pinus Strobus</i>	White Pine	10'ht	B&B
R	3	<i>Pinus Strobus</i>	White Pine	8'ht	B&B
S	2	<i>Pinus Strobus</i>	White Pine	6'ht	B&B

**Clearing and Planting Protocol:**

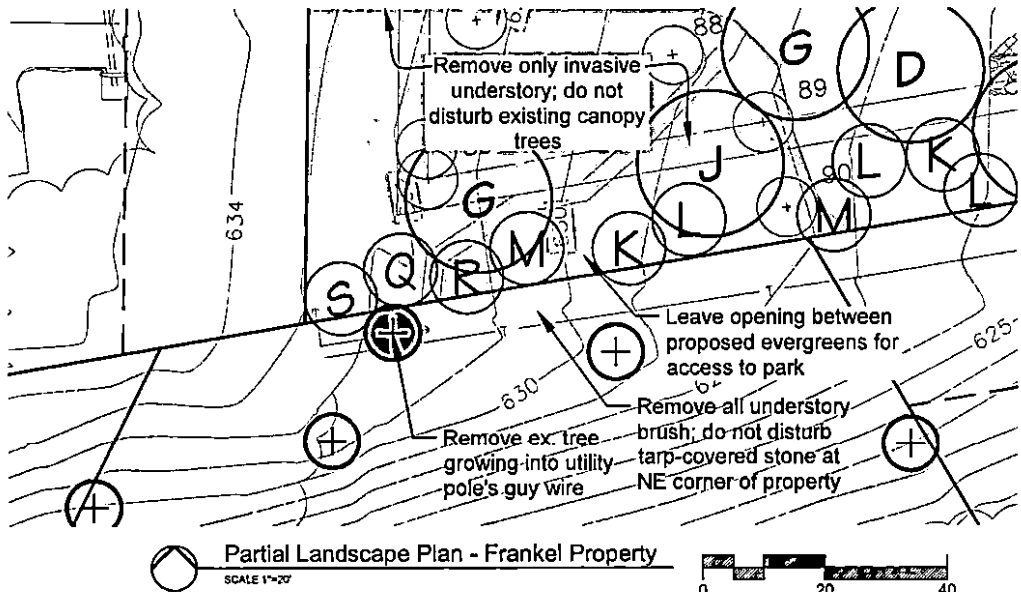
1. Remove Catalpa trees, understory brush, vines, and stone while retaining non-invasive living viable existing trees.
2. Install French drain at existing shed (see plan for location).
3. Regrade/soften existing swale.
4. Evaluate existing trees after initial clearing to determine survivability. Remove any trees determined to be dead/dying or those choked out by vines.
5. Seed disturbed areas.
6. Meet with homeowner to determine final placement of proposed trees.

PARTIAL OFFSITE PLANTING			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	REMARKS
A	-	<i>Liriodendron tulipifera</i>	Tulip
D	-	<i>Quercus rubra</i>	Red
E	-	<i>Quercus bicolor</i>	Sw
G	-	<i>Platanus x acerifolia</i>	Lon
J	-	<i>Zelkova serrata</i>	Jap
K	-	<i>Picea abies</i>	Nor
L	-	<i>Picea abies</i>	Nor
M	-	<i>Picea abies</i>	Nor
Q	-	<i>Pinus strobus</i>	Whi
R	-	<i>Pinus strobus</i>	Whi
S	-	<i>Pinus strobus</i>	Whi
ax	-	<i>Aesculus pavia</i>	Rec
cx	-	<i>Viburnum rhytidophyllum</i>	Lea

**loomisAssociates**



landscapeArchitects/planners  
 707 Spirit 40 Park Drive, Suite 135  
 Chesterfield, Missouri 63005-1194  
 636 519-8068 Fax 636 519-0797  
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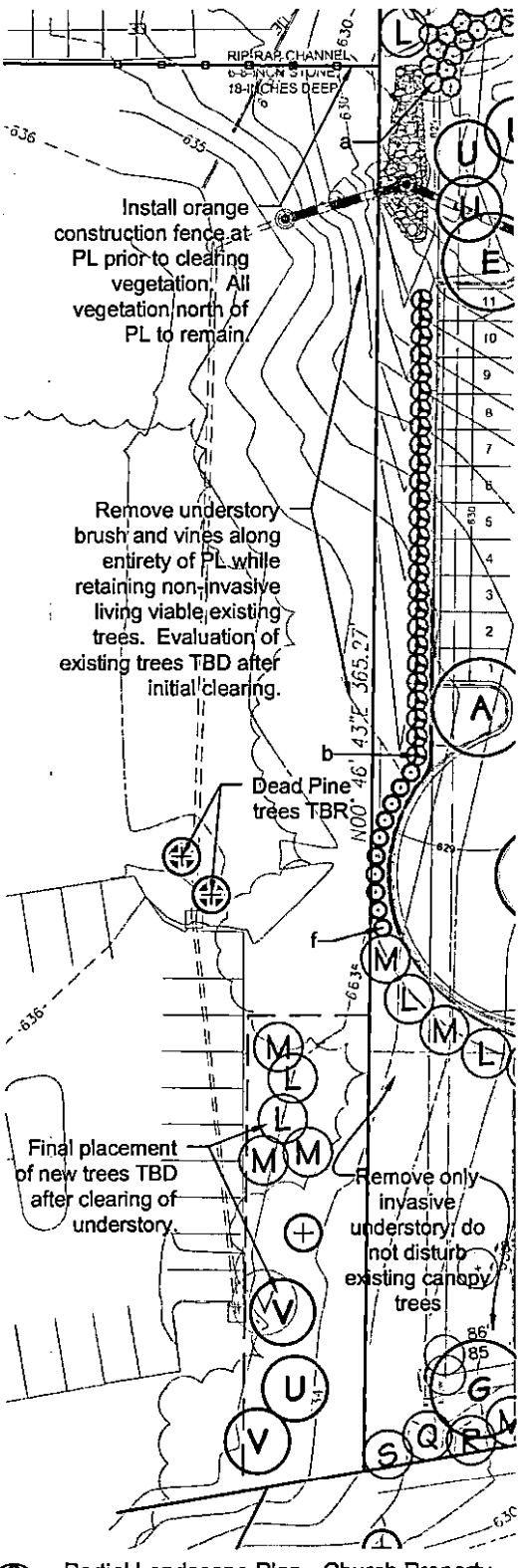
Partial Landscape Plan - Frankel Property  
SCALE 1"=20'

PARTIAL OFFSITE PLAN			
TREES AND SHRUBS			
SYMBOL	QUANTITY	BOTANICAL NAME	
G	-	Platanus x acerifolia	L
J	-	Zelkova serrata	Ja
K	-	Picea abies	N
L	-	Picea abies	N
M	-	Picea abies	N
Q	-	Pinus strobus	W
R	-	Pinus strobus	W
S	-	Pinus strobus	W
U	-	Cercis canadensis	E
V	-	Cornus florida	Fl

- Clearing and Planting Protocol:**
1. Remove onsite understory brush, vines, and bricks/debris while retaining non-invasive living trees (see implementation instructions on site Square Landscape Plans). Do not remove/discard tarp-covered stone.
  2. Remove invasive understory brush and vines from Square property in woodland area directly adjacent to Frankel property. Existing canopy trees indicate Town Square property not to be disturbed with offsite invasive understory.
  3. Evaluate existing trees after initial clearing for survivability. Remove any trees determined to be dead or those choked out by vines.
  4. Meet with homeowner to determine final placement of proposed trees. Leave an opening between trees to allow for access to the park from their backyard.

**loomisAssociates**

landscapeArchitects/planners  
707 Sprink 40 Park Drive, Suite 135  
Crestonfield, Missouri 63005-1194  
p: 636-518-0600 fax: 636-519-0297  
e-mail: la@loomis-associates.com



PARTIAL PLANTING SCHEDULE				
TREES AND SHRUBS				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
L	2	<i>Picea abies</i>	Norway Spruce	8'ht B&B
M	3	<i>Picea abies</i>	Norway Spruce	6'ht B&B
U	1	<i>Cercis canadensis</i>	Eastern Redbud	2.5"cal B&B
V	2	<i>Cornus florida</i>	Flowering Dogwood	2.5"cal B&B

PARTIAL OFFSITE PLANTING SCHEDULE				
TREES AND SHRUBS				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
A	-	<i>Liriodendron tulipifera</i>	Tulip Tree	3"cal B&B
E	-	<i>Quercus bicolor</i>	Swamp White Oak	3"cal B&B
G	-	<i>Platanus x acerifolia</i>	London Planetree	4"cal B&B
L	-	<i>Picea abies</i>	Norway Spruce	8'ht B&B
M	-	<i>Picea abies</i>	Norway Spruce	6'ht B&B
Q	-	<i>Pinus strobus</i>	White Pine	10'ht B&B
R	-	<i>Pinus strobus</i>	White Pine	8'ht B&B
S	-	<i>Pinus strobus</i>	White Pine	6'ht B&B
U	-	<i>Cercis canadensis</i>	Eastern Redbud	2.5"cal B&B
a	-	<i>Aesculus pavia</i>	Red Buckeye	24" B&B
b	-	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	24" B&B
f	-	<i>Physocarpus opulifolius 'Diabolo'</i>	Diabolo Ninebark	24" B&B

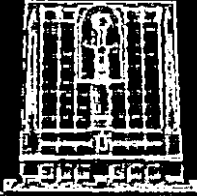
- Clearing and Planting Protocol:
1. Install orange construction fence at north property line between Church and Straub's. All vegetation on Straub's property, including invasives, to remain.
  2. Remove dead pine trees next to parking lot.
  3. Remove onsite understory brush and vines while retaining non-invasive living viable existing trees (see implementation instructions on sheet L-1 of Town Square Landscape Plans).
  4. Remove invasive understory brush and vines on the Town Square property in woodland area directly adjacent to the Church property. Existing canopy trees indicated on the Town Square property not to be disturbed when removing offsite invasive understory.
  5. Evaluate existing trees after initial clearing to determine survivability. Remove any trees determined to be dead/dying or those choked out by vines.
  6. Meet with Church to determine final placement of proposed trees.

Partial Landscape Plan - Church Property  
SCALE 1"=30'





**Brinkmann**



September 18, 2018

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

RE: Town Square Site  
Cost Change Directive No. 39 - ~~Revised Landscaping at Neighboring Properties~~

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.

We have received pricing to complete ~~the landscaping revisions~~ per the revised plans generated by Loomis & Associates dated 09/10/18 and revised neighbor exhibits with varying dates.

*removal of debris, revised drainage grading, and removal of 15 dead trees AM*

The cost to incorporate these changes into the project will result in an added cost of ~~\$101,683.00~~. We have NOT yet proceeded with this change but will do so upon your approval. Please provide immediate approval in order to minimize delays to construction.

*92,439  
71,000  
CDD*

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,

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

