Springfield Land Clearance for Redevelopment Authority

Tuesday, June 4, 2019 - 4:00 p.m.

Conference Room 2-West, Busch Municipal Building

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes - April 2, 2019**

   Documents:

   MINUTES LCRA APRIL 2 2019.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 260 E. McDaniel Street, MBH2, LLC, Applicant. Resolution No. 2019-3260**

   Documents:

   HOTEL VANDIVORT ADDITION LCRA ABATEMENT APPLICATION.PDF

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, April 2, 2019 at 4:00 PM
Conference Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

   Present: Allen Grymes, Steve Jackson, Nancy Herchenroeder
   Absent: Ryan Cosby, Sarah Kerner and Dan Scott
   Others Present: Nick Irmen and Joel Thomas

   Staff: Matt Schaefer, Bill Weaver, Judy White, and Tom Rykowski

3. Approval of Minutes

   a. Minutes – December 4, 2018

   Nancy Herchenroeder made a motion to approve the December 4, 2018 Minutes. Allen Grymes seconded the motion. Motion was approved (3-0)

4. New Business

   a. Request for Real Property Tax Abatement for Redevelopment Project located inside the Talmage Redevelopment Area at 1435 W. Talmage; Greenway Capital, LLC, Applicant. Resolution No. 2019-3259

      Allen Grymes made a motion to approve the application for Real Property Tax Abatement for the Redevelopment Project. Nancy Herchenroeder seconded the motion. Motion was approved (3-0)

5. Other Business

   a. 2018 LCRA Annual Report

      Matt Schaefer, City Staff gave an overview of the 2018 LCRA Annual Report.

   b. Memo – Workable Program Annual Reporting 2018

      Memo was distributed to Commission showing an overview of the Workable Program for Calendar Year 2018

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 260 E. McDaniel, Springfield, Missouri 65806

Developer: MBH2, LLC

Date Submitted: May __, 2019

1. Scope of the Project

This project (the "**Project**") involves the new construction of a four-story building at 260 E. McDaniel in Downtown Springfield. It will act as an expansion and addition to Hotel Vandivort, which is located just to the Southeast across Robberson Avenue. The addition will add an additional 48 guest rooms, 2 offices, a conference room, workout facilities, lobby, and a 5,000 sq. ft. rooftop food and beverage outlet. The property will operate as a part of Hotel Vandivort in all capacities. This development gives the plot of land it's highest and best use, which was formerly a parking lot. It will be of high quality and fit into the landscape of downtown architecture, using decorative red brick and Phenix marble on the exterior. The Project will provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe environment for the patrons, clients, and employees. Upon, completion, the Developer will operate the addition as part of Hotel Vandivort and lease rooms to guests while also providing access to the general public for its rooftop bar.

2. Relationship of the Project to Redevelopment Plan

The Project will conform to the redevelopment plan for the Downtown Redevelopment Area (the "**Redevelopment Plan**" or "**Plan**") as approved by the City of Springfield under Council Bill No. 86-171, Resolution No. 7309 on April 14, 1986. The City Council declared the downtown area as blighted and appropriate for redevelopment on April 29, 1985 by Resolution No. 7185 in conjunction with the Redevelopment Plan. The Redevelopment Plan has been subsequently amended and/or reaffirmed by Resolution No. 3036 on April 3, 1990; Resolution No. 7821 Council Bill 90-328; and Resolution No. 7821 on September 10, 1990. The Project will be constructed in the Downtown Redevelopment Area which encompasses an area generally contained by W. Phelps St. on the north, South Kimbrough Avenue becoming North Benton Avenue on the east, Elm Street and Walnut Street to the south and Grant Avenue to the west is located in the City of Springfield, Missouri. See attached Exhibit F for a map reference of the Redevelopment Area and Project Area. A legal description of the Redevelopment Area is also included for reference. The Project will be located generally south of East McDaniel Street, west of South Robberson Avenue, north of East Walnut Street, and east of South Avenue. More specifically, the Project comprises the southwest corner of the intersection of East McDaniel Street and South Robberson Avenue.

The Redevelopment Plan goal is "the revitalization of the Central Business District...by the removal of currently existing blighted influences and the encouragement of redevelopment within the Project Area." This included the "renovation of physically deteriorated structures." The Hotel Vandivort has accomplished this goal by creating a highly attractive and successful boutique hotel location and is seeking to expand that success and continue to improve the Redevelopment Area by incorporating additional undeveloped parcels.

Use: The Property is currently zoned commercial. The building will serve as an expansion on Hotel Vandivort, which is located just to the Southeast across Robberson

Avenue. It will add an additional 48 guest rooms, 2 offices, conference room, workout facilities, lobby, and a 5,000 sq. ft. rooftop food and beverage outlet. This use is a permitted use under the Redevelopment Plan. Consistent with the Redevelopment Plan, the use of the property as commercial complies with the "C-3" General Commercial District uses as one of the desired and permitted uses in the Downtown Redevelopment Area.

Design Guidelines: The Redevelopment Plan sets forth no specific design guidelines but according to the explanation of the City Council when repealing the Urban renewal Plan for the Center City Urban Renewal Area and replacing with the Redevelopment Plan for the Downtown Project Area it described the Redevelopment Plan as "essentially a general statement of public policy concerning private redevelopment activities…" and the Redevelopment Plan "would regulate development pursuant and subject to the existing requirements of all applicable ordinances of the City of Springfield."

The Project conforms with all City ordinances and is in receipt and compliance with all building permits and inspections. The Project location is appropriately zoned and no right of way adjustments or eminent domain was or is applicable.

While the Project has no specific design guidelines to conform with the Project shall utilize good quality construction materials to enhance the aesthetic appeal and functional life of the buildings. The Project's design shall complement the Redevelopment Area by continuing with the aesthetic design of the existing Hotel Vandivort. The level of architectural finish shall be consistently patterned throughout the Project utilizing the appearance of red brick and Penix marble facades, consistent color scheme (vertical and horizontal), matching windows, building articulation through the use of windows, balconies, planned recesses, and lighting fixtures and consistent building height and depth (including articulated areas. See Exhibit B Site Plan and Exhibit C Project Renderings.

3. Site Layout/Elevations/Floor Plans

Please see Exhibit B attached to this application.

4. Project Rendering

Please see Exhibit C attached to this application.

5. Developer Information

a. Identification of developer including all owners, partners and officers.
   i. Development Entity: **MBH2, LLC**
      1) William "Billy" H. McQueary: Co-Owner, Partner (50%)

2) John P. McQueary: Co-Owner, Partner (50%)

b. **Summary of developer's experience and qualifications**. Billy & John are the developers that created Hotel Vandivort in downtown Springfield. It was the result of a historic renovation of a 109 year old Masonic Temple and presented many unique challenges such as historic compliance, construction in a dense urban environment and the general issues that go along with a renovation project. Despite these challenges, the hotel opened in 2015 and has become an active cultural hub for the downtown community, and was presented with the national award of "Boutique Hotel of the Year" in 2016 by the Boutique & Lifestyle Leaders Association, an international association representing luxury independent boutique lodging and lifestyle industries.

c. **Proof of developer's financial capability (financial statements, profit/loss statements, etc.)** - ***This information was provided to City staff for review and determination of adequacy when making recommendation to the LCRA committee in evaluating the application.***

6. Development Plan

a. **Legal Description** - Please see Exhibit A attached to this application.

b. **Description** – See above narrative and all related Exhibits.

c. **Project Stages and Timing**:
   i. 2017-April 2018 Planning and research
   ii. April 2018 Construction commenced
   iii. June 2019 Complete construction
   iv. July 2019 Opening

d. **Documentation of Construction Costs** – Please see Exhibit D attached to this application.

e. **Source, nature and terms of all required project financing**- Please see Exhibit E attached to this application for supporting documentation.
   i. The total project cost is estimated at $12.5M.
      1. Central Bank of the Ozarks will be contributing approximately $5,100,000 via traditional construction loan. Floating interest rate based on Prime -1.1% on a 25 year amortization schedule. See Exhibit E for Term Letter.
      2. Approximately $7,400,000 will be provided from Owner equity via a joint owned securities based lending account, serving as a line of credit.

The amortization of the debt of this Project on the Pro Formas represents the required repayment of Central Bank of the Ozarks monthly based on their terms provided. Those are a loan of up to $5,172,500 at a rate of Prime minus 1.1% floating for a term of five (5) years. Owner anticipates using approximately $5,100,000 of this available amount. The first year of repayment will be interest only payments with the principal balance remaining after the first year to be amortized over twenty (20) years. The Owner is not required to make monthly payments on the securities based line of credit but is willing to delay recoupment of its equity investment made against their securities account until the Project cash flow supports such a repayment. The Owner is essentially subsidizing the debt service of their equity investment.

f. **Plans and Specs** - Please see Exhibits B and C attached to this application.

7. Documentation of Abatement Requested

The Project is located in the Downtown redevelopment Area and qualifies for a ten (10) year abatement of one hundred percent (100%). While the Improvements will be abated from taxes for ten (10) years, at the end of that period, the value of the Improvements coupled with the existing land valuation will see a projected annual tax revenue of $247,697 at the end of Year 10 which is an increase of $245,210 annually. The cumulative projected total of tax revenue over the prior ten years from the property is estimated at $25,376 if it is not developed. The benefit of providing the abatement to the Project in allowing it to be developed from a tax basis is unquestionable and provides a return to the tax jurisdictions that is exponentially beneficial.

a. **Two project pro formas each with ten year projections reflecting the effects of no tax abatement and the requested level of abatement** - See attached Exhibit G.

   i. **All project gross income (rental estimates should be supported by local market data)** – Projected gross income supported by actual figures of the existing Hotel Vandivort and consideration of similar hotels.

   ii. **Occupancy analysis to determine appropriate vacancy rate** – Occupancy based upon the actual figures of the existing Hotel Vandivort and similar hotels.

   iii. **Estimate of effective gross income** – Included in pro formas.

   iv. **Itemized operating expense analysis** - Included in pro formas.

   v. **Projected net income** - Included in pro formas.

vi. **Debt service impact, cash flow and investor rate of return analyses (IRR and cash-on-cash returns, etc.)** - Included in pro formas.

Exhibit A

Legal Description

260 E. McDaniel, Springfield, Missouri 65806

ALL OF LOT FORTY-THREE (43), IN BLOCK FOURTEEN (14), IN ORIGINAL PLAT OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXPECT THAT PART OF THE NORTH SIDE TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

Exhibit B

Site Layout

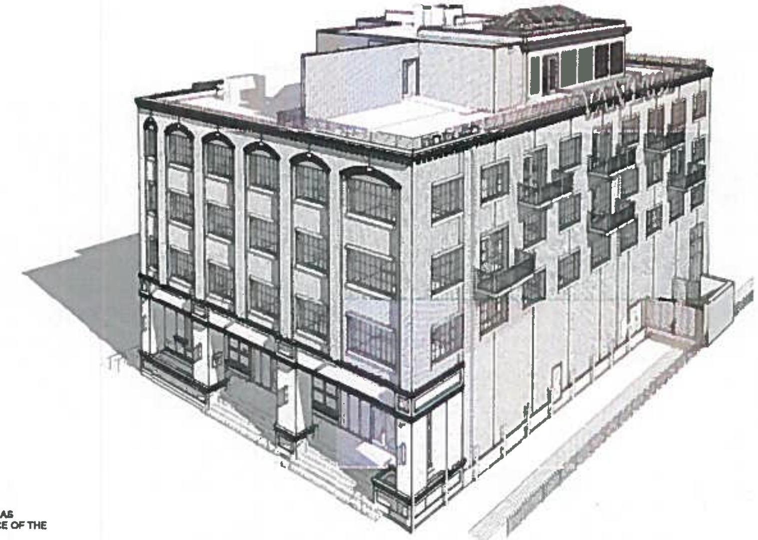
Floor Plans

[attached]

HOTEL VANDIVORT - PHASE II

260 EAST MCDANIEL, SPRINGFIELD, MO 65806

PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS



GENERAL NOTES

1. BATES AND ASSOCIATES ARCHITECTS IS NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT SUPERVISION OF WORK IN PROGRESS. IT IS NEITHER EXPRESSED OR IMPLIED THAT THE CONTRACTOR CAN CONSTRUCT THIS PROJECT WITHOUT THE ARCHITECT'S FIELD OBSERVATIONS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT DOES NOT DELEGATE HIS AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF THESE PLANS OR SPECIFICATIONS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND MAKE CONNECTIONS THERETO PER LOCAL UTILITY COMPANY REQUIREMENTS.
5. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS.
6. THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, UTILITIES, TRANSPORTATION FOR THE ABOVE MENTIONED AND ANY OTHER FACILITIES OR SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS WITH THE INFORMATION FURNISHED BY THE OWNER AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.

3D IMAGE NOTE:

3D IMAGES ARE GRAPHIC REPRESENTATIONS OF SPACES ONLY AND SHOULD NOT BE USED AS CONSTRUCTION MEANS AND METHODS ONLY AS REFERENCE. THEY DO NOT TAKE THE PLACE OF THE CONSTRUCTION DOCUMENTS AND ARE SUPPLEMENTARY INFORMATION.

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PROJECT TEAM

ARCHITECT:
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SPRINGFIELD, MO 65806
417.[illegible]

INTERIOR DESIGNER:
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SPRINGFIELD, MO 65806
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STRUCTURAL ENGINEER:
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SPRINGFIELD, MO 65807
417.[illegible]

MEP ENGINEER:
CJD, LLC
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SPRINGFIELD, MO 65807
417.867 1700

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Colvin Jones Davis LLC
Engineering | Energy | Innovation

METTEMEYER ENGINEERING

OLSSON ASSOCIATES

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TEL: 417.865.3865

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MEP ENGINEER:
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SPRINGFIELD, MO 65807

CIVIL ENGINEER:
OLSSON & ASSOCIATES
550 ST. LOUIS, SPRINGFIELD, MO 65806

BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

STATE OF MISSOURI
STEVEN WAYNE WARLICK
NUMBER A-2006035998
ARCHITECT

Steven Warlick - Architect
A-2006035998

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17157
RELEASE DATE: 02.14.2018

COVER SHEET

CS0.00

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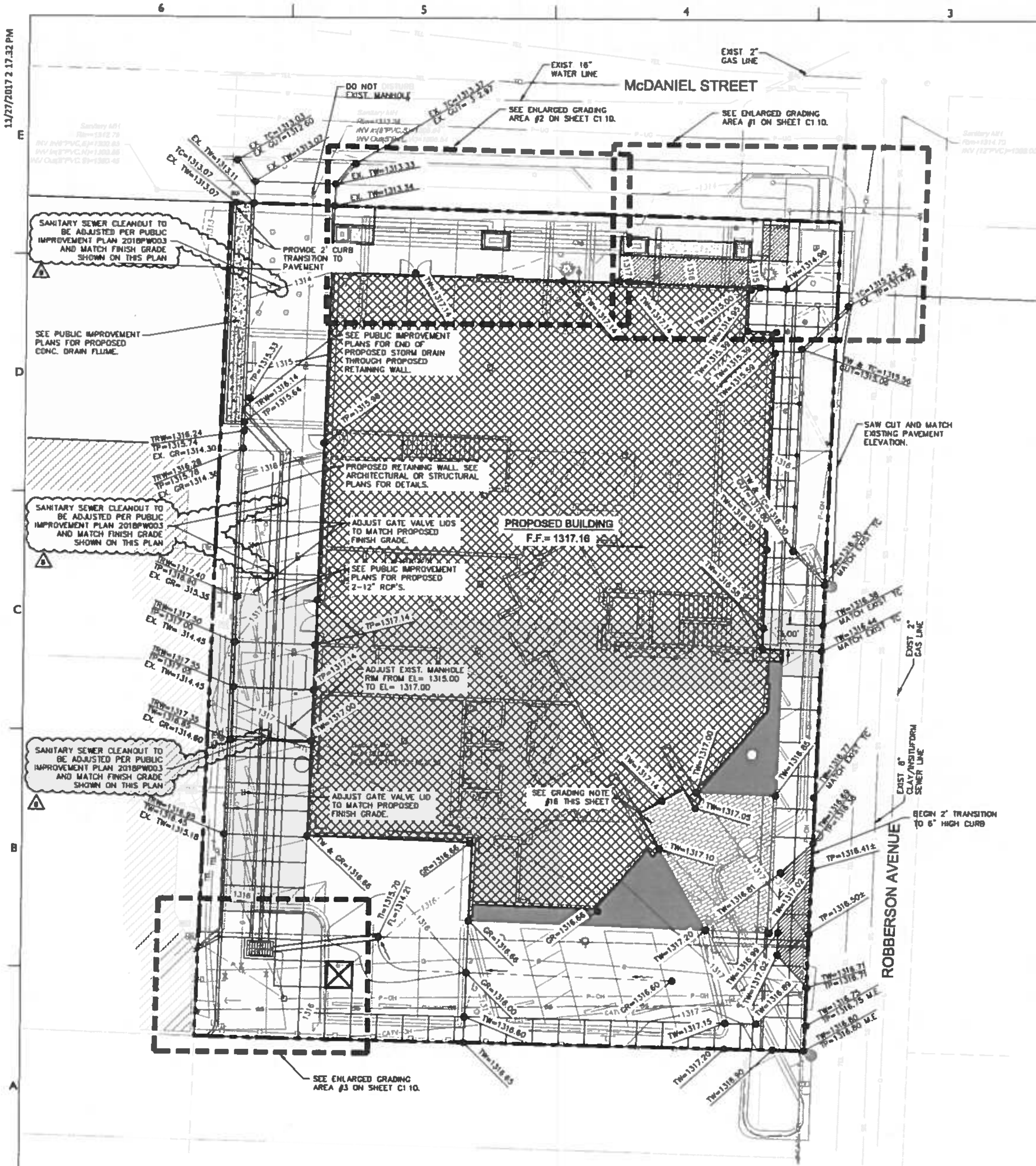

GRADING PLAN
SCALE: 1"=10'

GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).

2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS PER CITY OF SPRINGFIELD "GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".

3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.

4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.

5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.

6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICH EVER PERIOD IS SHORTER.

11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF SPRINGFIELD REQUIREMENTS.

12. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".

13. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

14. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

15. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.

16. GRADES SHOWN IN THIS AREA ARE TOP OF FINISH SURFACE. CONTRACTOR SHALL DEDUCT 1" UNDER CANOPY TO ALLOW FOR EXTERIOR TILE TO BE FLUSH WITH EXTERIOR SIDEWALKS.

LEGEND:

- Found Monument (As Noted)
- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- Air Conditioner
- Benchmark
- Bush
- Clothes Line Pole
- Deciduous Tree
- Electric Meter
- Gas Meter
- Grate Inlet
- Guy Wire
- Light Pole
- Mail Box
- Power Pole
- Sanitary Manhole
- Storm Manhole
- Sign
- Stump
- Telephone Riser
- Water Meter
- Water Valve
- Wood Post
- CATV Overhead Cable TV
- TEL Telephone Line
- W Water Line
- P-OH Overhead Power Line
- G Gas Line
- SS Sewer Line
- Chain Link Fence
- Wood Fence
- Asphalt Area
- Concrete Area

NOTE:
TRAFFIC CONTROL PLAN TO BE SUBMITTED AT A LATER DATE, ONCE CONTRACTOR IS SELECTED AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

	PROPERTY LINE
1170	EXIST. CONTOUR
1170	FINISH GRADE CONTOUR
TP=1300.00	TOP OF PAVEMENT
TC=1300.00	TOP OF CURB
TW=1300.00	TOP OF SIDEWALK
TI=1300.00	TOP OF INLET
GR=1300.00	FINISHED GROUND
TRW=1300.00	TOP OF RETAINING WALL
ME	MATCH EXISTING

N

SCALE: 1"=10'
0 5' 10' 20'
SCALE IN FEET

1-800-DIG-RITE = 811
www.mo1call.com

OLSSON ASSOCIATES

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433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
TEL: 417.865.2945

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MEP ENGINEER
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CIVIL ENGINEER
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BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 50% CD
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

Jared Rasmussen - Civil Engineer
MO# PE-2008002199

REVISIONS

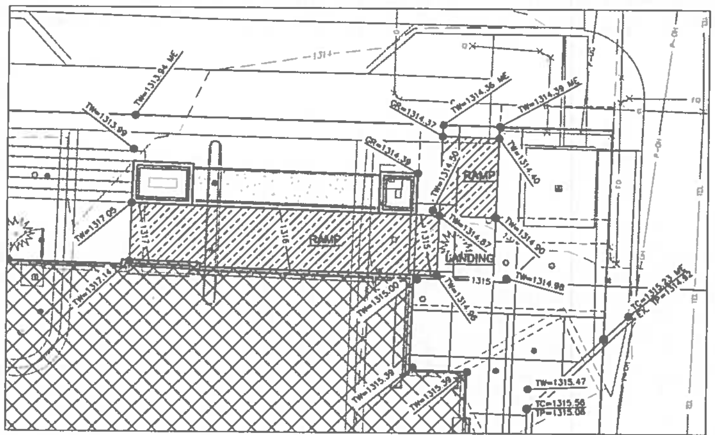
NO.	DATE	DESCRIPTION

PROJECT NUMBER:	17157
RELEASE DATE:	02/14/2018

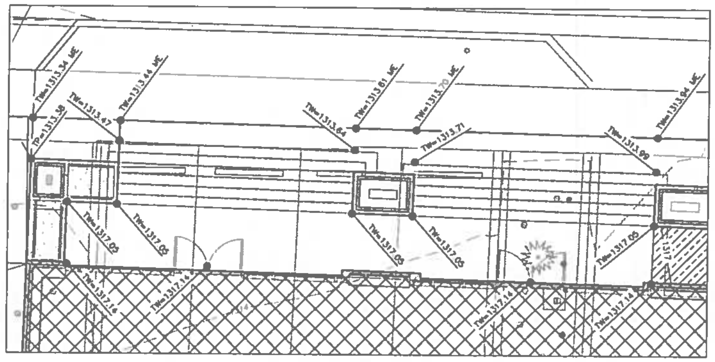
GRADING PLAN

C1.00

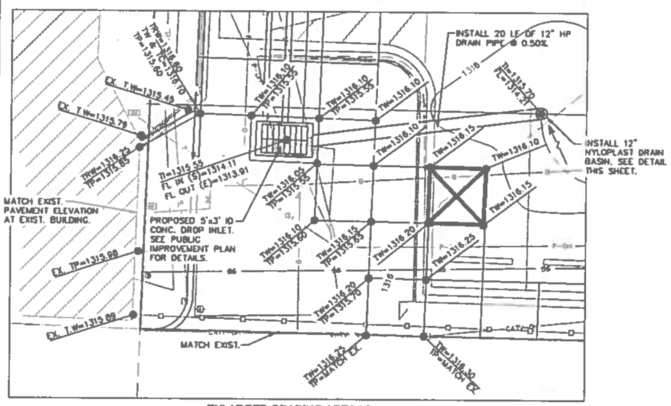
11/27/2017 2:17:32 PM



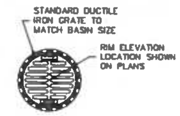
ENLARGED GRADING AREA #1
SCALE: 1"=8'



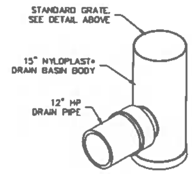
ENLARGED GRADING AREA #2
SCALE: 1"=8'



ENLARGED GRADING AREA #3
SCALE: 1"=8'

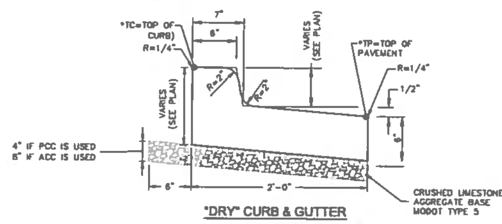


STANDARD GRATE



DRAIN BASIN DETAILS
NOT TO SCALE

* LOCATION OF SPOT ELEVATIONS AS SHOWN ON GRADING PLANS



"DRY" CURB & GUTTER

STANDARD CONCRETE CURB & GUTTER DETAILS
NOT TO SCALE

LEGEND:

- Found Monument (As Noted)
- Set 1/2" Rebar w/Plastic Cap, "LC 368"
- Air Conditioner
- Benchmark
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- Deciduous Tree
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- Gas Meter
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- Guy Wire
- Light Pole
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- Power Pole
- Sanitary Manhole
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- Gas Line
- Sewer Line
- Chain Link Fence
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- Asphalt Area
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N

SCALE: 1"=10'
0' 5' 10' 20'
SCALE IN FEET

MISSOURI ONE CALL SYSTEM
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PROJECT STATUS: 50% CD
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STATE OF MISSOURI
JARED LEE RASMUSSEN
NUMBER PE-2008002199
PROFESSIONAL ENGINEER

Jared Rasmussen - Civil Engineer
MO# PE-2008002199

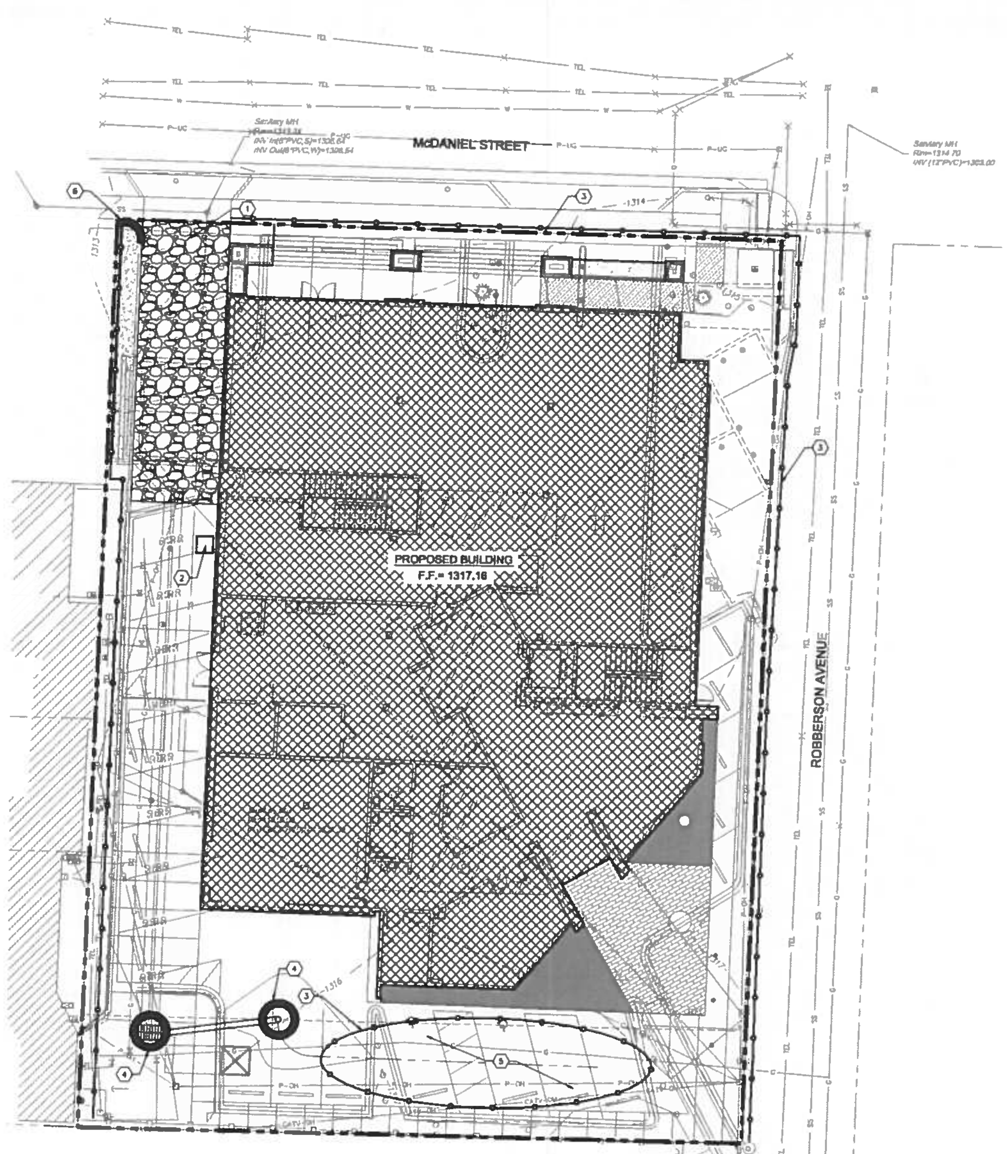
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	17157
RELEASE DATE:	02/14/2018

ENLARGED GRADING PLAN

C1.10



EROSION CONTROL PLAN
SCALE: 1"=10'

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
2. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER SPECIFIC RAINFALL EVENTS.
5. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
9. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION REQUIRED.
10. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
11. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE CITY OF SPRINGFIELD'S AND DNR REQUIREMENTS AND SPECIFICATIONS.
12. REFERENCE DETAIL SHEET FOR TYPICAL EROSION CONTROL DEVICE DETAILS.
13. THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE STREETS OF DEPOSITED MUD AS FREQUENTLY AS NEEDED AS DETERMINED BY THE CITY TO KEEP THEM USABLE AND TO CONTROL DUST.
14. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR PERMANENT HYDROSEED APPLICATIONS.
15. THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE CONTROLSOF THEIR OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
17. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE SEEDED AND MULCHED, AS SPECIFIED ON THE LANDSCAPE PLANS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION UNLESS SPECIFIED OTHERWISE PER THE LANDSCAPE PLAN.
18. SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOIL WHERE NO ACTIVITY WILL OCCUR FOR MORE THAN 14 DAYS.
19. TEMPORARY EROSION CONTROL MATERIALS SHALL BE REMOVED AFTER PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

- PROPERTY LINE
- 1312 EXIST. CONTOUR
- 1313 FINISH GRADE CONTOUR
- COMPOST FILTER SOCK
- LOD LIMITS OF DISTURBANCE

KEYNOTES:

1. INSTALL CONSTRUCTION EXIT (SEE DETAIL SHEET C2.10)
2. INSTALL CONCRETE WASH-OUT (SEE DETAIL SHEET C2.10)
3. INSTALL COMPOST FILTER SOCK (SEE DETAIL SHEET C2.10)
4. INSTALL INLET PROTECTION (SEE DETAIL SHEET C2.10)
5. PROPOSED STOCKPILE LOCATION
6. INSTALL GRAVEL FILTER BAGS AT END OF CONCRETE CHANNEL

LAND DISTURBANCE:

TOTAL SITE AREA: ±0.435 AC
TOTAL AREA TO BE DISTURBED: ±0.435 AC

TEMPORARY VEGETATION REQUIREMENTS:

TOPSOIL REQUIREMENTS:

TEMPORARY SEEDING –
LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 33 PERCENT (3:1) GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE, AND UNIFORM.

LIME REQUIREMENTS:

TEMPORARY SEEDING –
LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:

TEMPORARY SEEDING –
FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

SEED REQUIREMENTS:

TEMPORARY SEEDING – SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT, OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

DORMANT SEASON SEEDING – SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS, AND TEN PERCENT (10%) SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

MULCH REQUIREMENTS:

TEMPORARY SEEDING –
WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,500 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH. WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH ("HYDROMULCH") MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS/ACRE.

DATES FOR SEEDING:

TEMPORARY SEEDING – CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.
DORMANT SEASON SEEDING – DECEMBER 15 TO FEBRUARY 29

N
SCALE: 1"=10'
0 5' 10' 20'
SCALE IN FEET

1-800-DIG-RITE = 811
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OLSSON ASSOCIATES

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550 ST. LOUIS, SPRINGFIELD, MO 65806

BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 50% CD
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

Jared Rasmussen - Civil Engineer
MO# PE-2008002199

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17157
RELEASE DATE: 02/14/2018

EROSION CONTROL PLAN

C2.00

KEYNOTE LEGEND FILLED OUT

KEYNOTE LEGEND

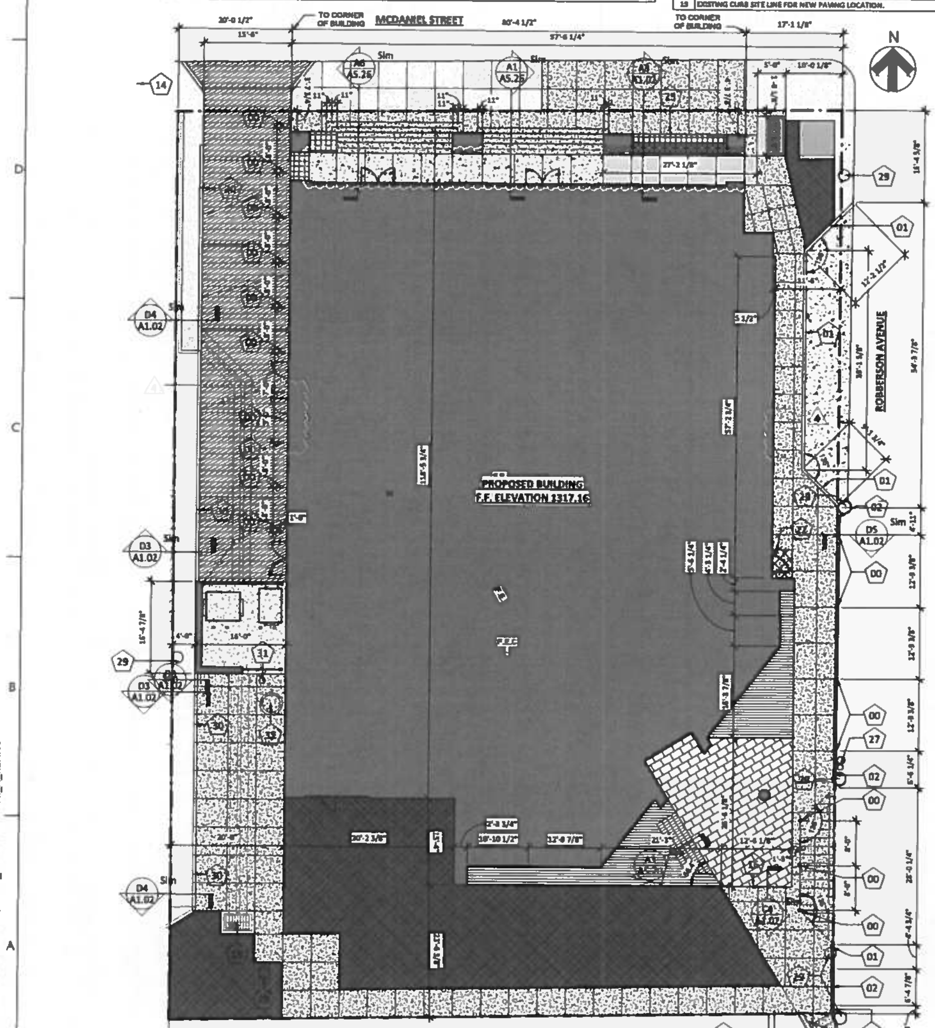
NO	DESCRIPTION
00	BOLLARD, SEE DETAIL D5/A1.02 AND CIVIL DRAWINGS.
01	CONCRETE CURB AND GUTTER PER SHEET C1.18.
02	EXISTING CURB AND GUTTER TO REMAIN.
03	4" STANDARD CONCRETE WALK WITH GRAVEL BASE. WHERE SIDEWALKS ARE ADJACENT TO BUILDING, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING PER ADA REQUIREMENTS.
04	6" CONCRETE PAD WITH GRAVEL BASE.
05	8" HEAVY CONCRETE DRIVE WITH GRAVEL BASE. ENTRANCE TO UTILITY DRIVE TO BE CONSTRUCTED PER CITY STANDARD ST-9, SEE SHEET A1.02.
06	CONCRETE DROP OFF LANE, SEE GRADING PLAN.
07	EXISTING SIDEWALK TO REMAIN.
08	NEW LANDSCAPE LAWN.
09	ENTRY PLAZA - TILE ON CONCRETE PAD. SEE DETAIL C4/A1.02.
10	EXPANSION JOINT AS SHOWN ON A3/A1.01.
11	CONTROL JOINT AS SHOWN ON A3/A1.01.
12	ISOLATION JOINT SHOWN ON A3/A1.01.
13	RAISED SLAB ON GRADE. SEE DETAIL A3/A5.30.

KEYNOTE LEGEND

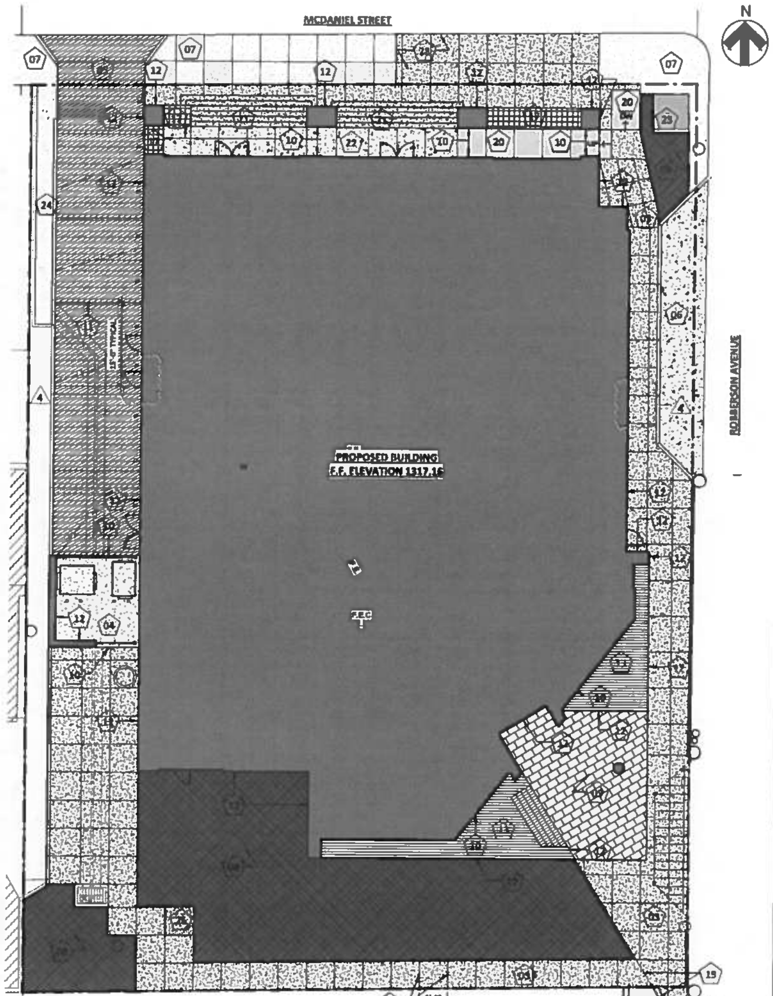
NO.	DESCRIPTION
14	OWNER OF THE EMPTY LOT AT THE CORNER OF SOUTH AND MCDANIEL HAS PROVIDED HIS PROPERTY FOR THE USE OF LAY-OFF AND CONSTRUCTION AREA. GC TO NOTIFY OWNER AND/OR STAFF WHEN CONSTRUCTION IS GOING TO BEGIN AND EMPTY LOT SPACE IS GOING TO BE USED. GC TO PROVIDE SECURE CONSTRUCTION FENCE AROUND THE AREA IN USE. GC TO CLEAN ANY DEBRIS OR CONSTRUCTION MATERIALS THAT MAY BE OUTSIDE OF THE FENCED AREA ON A DAILY BASIS. SITE TO BE PUT BACK TO EXISTING CONDITIONS ONCE CONSTRUCTION IS COMPLETE. OWNER OF EMPTY LOT HAS THE RIGHT TO NOTIFY THE GC 60 DAYS IN ADVANCE IF THE PROPERTY CAN NO LONGER BE USED FOR CONSTRUCTION AT ANY POINT DURING THE PROJECT
15	SYSTEMATIC BANK HAS PROVIDED AVAILABILITY OF THE NORTHERN MOST ROW OF PARKING SPACES IN THEIR EXISTING PARKING LOT FOR LAY-OFF AND CONSTRUCTION AREA. GC TO NOTIFY BANK PRESIDENT AND/OR STAFF WHEN CONSTRUCTION IS GOING TO BEGIN AND PARKING LOT SPACE IS GOING TO BE USED. GC TO PROVIDE SECURE CONSTRUCTION FENCE IN THAT AREA NOT TO DISTURB OR PROHIBIT REGULAR DAILY FUNCTION OF THE BANK AND THE REMAINING PARKING LOT AREA. GC TO CLEAN ANY DEBRIS OR CONSTRUCTION MATERIALS THAT MAY BE OUTSIDE OF THE FENCED AREA ON A DAILY BASIS. PARKING LOT IS TO BE CLEAN AND FREE OF ANY CONSTRUCTION DEBRIS OR DIRT AFTER USE OF THE AREA IS FINALIZED. PARKING BUMPERS AND SURFACE MATERIAL TO BE PUT BACK TO EXISTING CONDITIONS ONCE CONSTRUCTION IS COMPLETE.
16	CANOPY LINE ABOVE.
17	PLANTER WITH LANDSCAPING BY OWNER, SEE A3/A1.02.
18	CONCRETE DROP INLET, SEE CIVIL AND PUBLIC IMPROVEMENT DRAWINGS #2018PW003.
19	EXISTING CURB SITE LINE FOR NEW PAVING LOCATION.

KEYNOTE LEGEND

NO	DESCRIPTION
20	CONCRETE RAMP. SEE DETAIL A3/A1.02 AND CIVIL DRAWINGS
21	CONCRETE STEPS. SEE DETAILS A1 AND A6/A1.02 AND CIVIL DRAWINGS.
22	CONCRETE STOOP CONDITION. PROVIDE THICKENED SLAB EDGE AROUND PERIMETER AND PIN TO FOUNDATIONS TO PREVENT MOVEMENT
23	EXISTING TRANSFORMER TO REMAIN.
24	CONCRETE DRAIN FLUME, SEE PUBLIC IMPROVEMENT PLANS 2018PW003.
25	BUILDING LINE ABOVE.
26	TRANSFORMER, SEE SITE UTILITY PLAN.
27	NEW LOCATION FOR EXISTING METER, COMPONENTS, AND ELECTRICAL CONTROLLER.
28	PREVIOUS LOCATION OF ENTRY DRIVE. REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK PER CITY STANDARDS. MATCH CONTROL JOINTS WITH EXISTING PER CITY STANDARDS.
29	EXISTING POWER/LIGHT POLE.
30	CONCRETE RETAINING WALL WITH CURB PER DETAILS D3 AND D4/A1.02. SEE CIVIL DRAWINGS.
31	BENCHMARK, SEE CIVIL DRAWINGS.
32	SUMP PUMP PIT; SEE A1.02, A1.03, CIVIL AND MEP DRAWINGS.



A6 ARCHITECTURAL SITE PLAN
1" = 10'-0"



A3 CONTROL AND HARD SURFACE PAVING PLAN
1" = 10'-0"

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433 WEST WALNUT STREET
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PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

Steven Warlick - Architect
A-2006035958

REVISIONS

NO.	DATE	DESCRIPTION
1	2-26-18	ADDENDUM #1
4	3-30-18	ADDENDUM #5

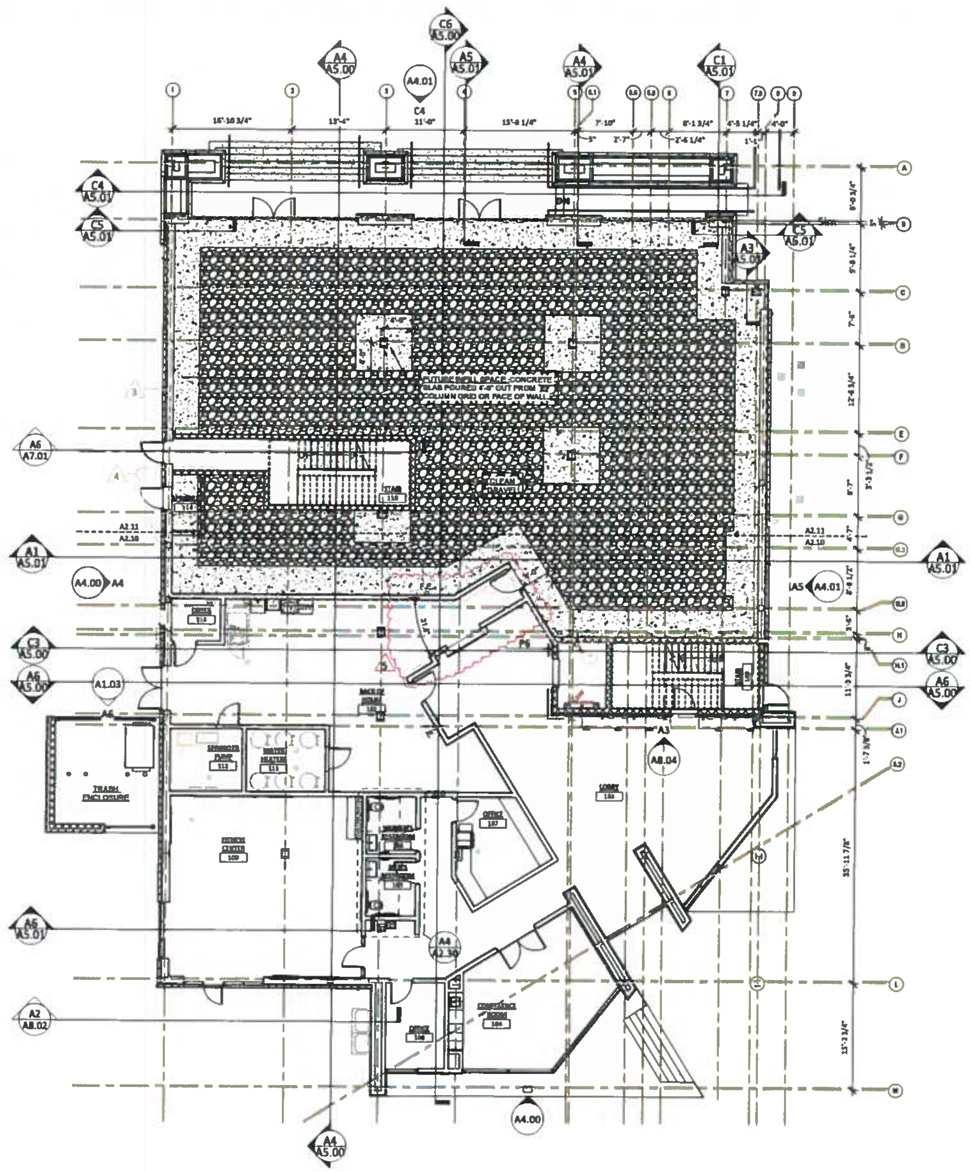
PROJECT NUMBER: 17157
RELEASE DATE: 02.14.2018

SITE PLANS

A1.01

GENERAL FLOOR PLAN NOTES

1. REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
2. WALL AND PARTITION DIMENSIONS ARE SHOWN TO FACE OF STUD OR FACE OF MASONRY/CONCRETE WALL, UNLESS NOTED OTHERWISE. ANY DIMENSION NOTED AS "CLEAR" SHALL BE TO FINISH FACE OF WALL.
3. DIMENSIONS ARE SHOWN ON ENLARGED SCALE PLANS. SEE A2.10 SERIES DRAWINGS
4. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT RADIALLY, ARE DIMENSIONED BY RADIAN (DEGREES) FROM THE NEAREST GRID LINES.
5. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST.
6. UNLESS OTHERWISE NOTED, WALL AND PARTITIONS WHICH ARE LAID OUT CONCENTRICALLY ARE DIMENSIONED FROM THE NEAREST GRID AND SHALL BE LAID OUT ALONG THE ESTABLISHED RADIUS.
7. WALLS AND PARTITIONS WHICH ARE NOT INTENDED TO BE LAID OUT ON A RADIUS, ARE SHOWN TO BE PERPENDICULAR (⊥) OR AT SOME ANGLE (∠) TO THE ADJOINING WALLS OR PERPEDICULAR TO A GRID LINE (⊥). ALL CORNERS ARE 90 DEGREES, U.N.O.
8. DIMENSIONS ALONG CURVED LINES ARE ACTUAL CURVED DIMENSIONED ARC LENGTHS.
9. FOR PARTITION TYPES, SEE A0-SERIES DRAWINGS
10. FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE A2-SERIES DRAWINGS
11. FOR ROOM FINISH SCHEDULE, SEE I-SERIES DRAWINGS
12. FOR DOOR AND FRAME INFORMATION, SEE A6-SERIES DRAWINGS
13. FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATIONS ON A6-SERIES DRAWINGS
14. FOR EXTERIOR ENVELOPE DETAILS, SEE A5-SERIES DRAWINGS
15. FOR LARGE SCALE PLANS, SEE A2.10-SERIES DRAWINGS
16. FOR INTERIOR ELEVATIONS, SEE A4-SERIES DRAWINGS
17. FOR CEILING INFORMATION, SEE A3-SERIES DRAWINGS
18. FOR STAIR & ELEVATOR INFORMATION, SEE A7-SERIES DRAWINGS
19. FOR SPECIAL FINISHES, PATTERNS ETC., SEE A4-SERIES & ID-SERIES DRAWINGS
20. FOR TYPICAL FIRE EXTINGUISHER CABINET DETAIL, SEE DETAIL A5/A0.02.
21. FURNITURE AND EQUIPMENT SHOWN DOTTED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES
22. USE OF MANUFACTURER'S CONTENT WITHIN THE DRAWINGS IS MADE SOLELY FOR CONVENIENCE IN ILLUSTRATING THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR IS REQUIRED TO PROVIDE PRODUCTS SPECIFIED AND APPROVED THROUGH THE SUBMITTAL PROCESS.
23. PROVIDE BLOCKING FOR ALL CASEWORK LOCATIONS, ART WORK LOCATIONS, FIXTURES LOCATIONS, BATHROOM ACCESSORIES, ETC.
24. ALL GYP BOARD ON ALL LAYERS IN WET AREAS ON ALL SURFACES SHALL BE MOISTURE/MILDEW RESISTANT. AREAS ARE NOT LIMITED TO LOCATION OF KEYNOTE. SEE PARTITION TYPES ON A0.02 FOR WETWALL AND SHOWER WALL REQUIREMENTS.
25. SHOWER FLOORS - SHALL BE KBRS "SHOWER SLOPE" CUT TO FIT IN THE FIELD. ALL SHOWERS NOT IN ADA ROOM SHALL HAVE KBRS "HARDCURB" SHOWER CURBS. FLOORS TO SLOPE TO THE CENTER OF THE SHOWER. COORDINATE DRAIN LOCATIONS WITH PLUMBER PRIOR TO ORDERING. SEE SHEET A2.20 AND A2.21 FOR ADA REQUIREMENTS.
26. SHOWER WALLS - SHOWER WALL & CEILING SHALL BE 5/8" PERMABASE. PERMABASE SHALL EXTEND PAST SHOWERS ON FLAT WALLS MIN. 6". PERMABASE SHALL ALSO WRAP JAMBS. ALL JOINTS AND SCREW HEADS SHALL BE FINISHED w/ LATEX MODIFIED THIN SET AND REINFORCE w/ VINYL MESH TAPE.
27. SHOWER ACCESSORIES - PROVIDE KBRS "LADIES LEG LEDGE" OR APPROVED EQUAL AT ALL SHOWERS (NOT REQUIRED IN ADA ROOMS). SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL SHELVES.
28. PROVIDE BLOCKING AT ALL TELEVISION LOCATIONS. REFER TO INTERIOR FINISH PLANS FOR TELEVISION LOCATIONS. COORDINATE FINAL LOCATIONS WITH OWNER/ARCHITECT PRIOR TO INSTALLATION OF BLOCKING. PROVIDE POWER/DATA DIRECTLY BEHIND TELEVISION LOCATIONS PER MEP.



A4 A2.01 FIRST FLOOR PLAN
1/8" = 1'-0"

bates
433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
TEL. 417.865.2045

OWNER
MBH LLC
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SPRINGFIELD, MO 65807

MEP ENGINEER
QD ENGINEERING, LLC
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SPRINGFIELD, MO 65807

CIVIL ENGINEER
OLSSON & ASSOCIATES
550 ST. LOUIS, SPRINGFIELD, MO 65806

BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

STATE OF MISSOURI
STEVEN WAYNE WARLICK
NUMBER
A-2006035998
ARCHITECT

Steven Warlick - Architect
A-2006035998

REVISIONS		
NO.	DATE	DESCRIPTION
3	3-9-18	ADDENDUM #3
4	3-30-18	ADDENDUM #5
5	5-18-18	ASI #1

PROJECT NUMBER:	17157
RELEASE DATE:	02.14.2018

FIRST FLOOR PLAN

A201

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GENERAL FLOOR PLAN NOTES

1. REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
2. WALL AND PARTITION DIMENSIONS ARE SHOWN TO FACE OF STUD OR FACE OF MASONRY/CONCRETE WALL, UNLESS NOTED OTHERWISE. ANY DIMENSION NOTED AS "CLEAR" SHALL BE TO FINISH FACE OF WALL.
3. DIMENSIONS ARE SHOWN ON ENLARGED SCALE PLANS. SEE A2.10 SERIES DRAWINGS
4. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT RADIALLY, ARE DIMENSIONED BY RADIAN (DEGREES) FROM THE NEAREST GRID LINES.
5. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST.
6. UNLESS OTHERWISE NOTED, WALL AND PARTITIONS WHICH ARE LAID OUT CONCENTRICALLY ARE DIMENSIONED FROM THE NEAREST GRID AND SHALL BE LAID OUT ALONG THE ESTABLISHED RADIUS.
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8. DIMENSIONS ALONG CURVED LINES ARE ACTUAL CURVED DIMENSIONED ARC LENGTHS.
9. FOR PARTITION TYPES, SEE A0-SERIES DRAWINGS
10. FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE A3-SERIES DRAWINGS
11. FOR ROOM FINISH SCHEDULE, SEE I-SERIES DRAWINGS
12. FOR DOOR AND FRAME INFORMATION, SEE A6-SERIES DRAWINGS
13. FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATIONS ON A6-SERIES DRAWINGS
14. FOR EXTERIOR ENVELOPE DETAILS, SEE A5-SERIES DRAWINGS
15. FOR LARGE SCALE PLANS, SEE A2.10-SERIES DRAWINGS
16. FOR INTERIOR ELEVATIONS, SEE A4-SERIES DRAWINGS
17. FOR CEILING INFORMATION, SEE A3-SERIES DRAWINGS
18. FOR STAIR & ELEVATOR INFORMATION, SEE A7-SERIES DRAWINGS
19. FOR SPECIAL FINISHES, PATTERNS ETC., SEE A4-SERIES & ID-SERIES DRAWINGS
20. FOR TYPICAL FIRE EXTINGUISHER CABINET DETAIL, SEE DETAIL A3/A0.02.
21. FURNITURE AND EQUIPMENT SHOWN DOTTED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES
22. USE OF MANUFACTURER'S CONTENT WITHIN THE DRAWINGS IS MADE SOLELY FOR CONVENIENCE IN ILLUSTRATING THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR IS REQUIRED TO PROVIDE PRODUCTS SPECIFIED AND APPROVED THROUGH THE SUBMITTAL PROCESS.
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24. ALL GYP BOARD ON ALL LAYERS IN WET AREAS ON ALL SURFACES SHALL BE MOISTURE/MILDEW RESISTANT. AREAS ARE NOT LIMITED TO LOCATION OF KEYNOTE. SEE PARTITION TYPES ON A0.02 FOR WETWALL AND SHOWER WALL REQUIREMENTS.
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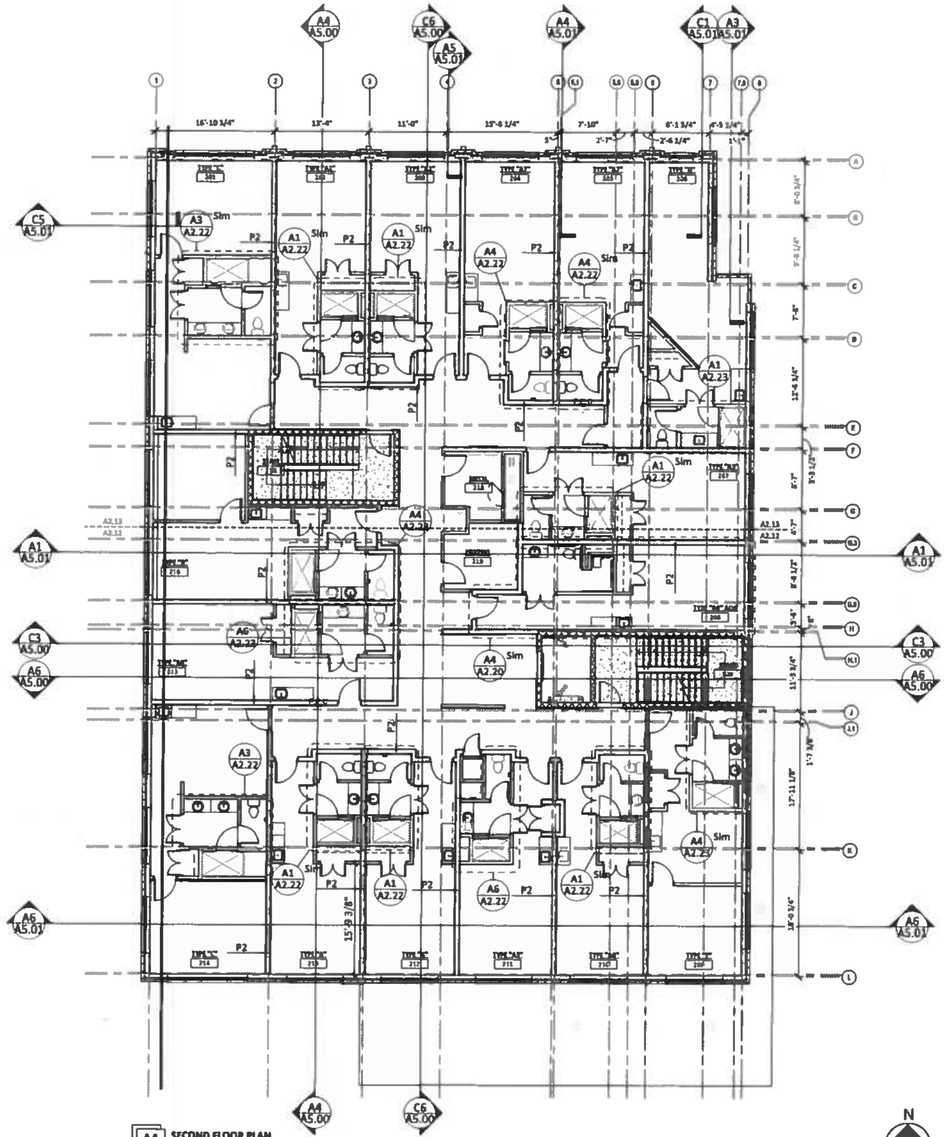

A4 SECOND FLOOR PLAN
A2.02 1/8" = 1'-0"

N

bates

433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
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HOTEL VANDIVORT - PHASE II
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STATE OF MISSOURI
STEVEN WAYNE WARLICK
NUMBER A-2006035998
ARCHITECT

Steven Warlick - Architect
A-2006035998

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17157
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SECOND FLOOR PLAN

A2.02

GENERAL FLOOR PLAN NOTES

1 REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
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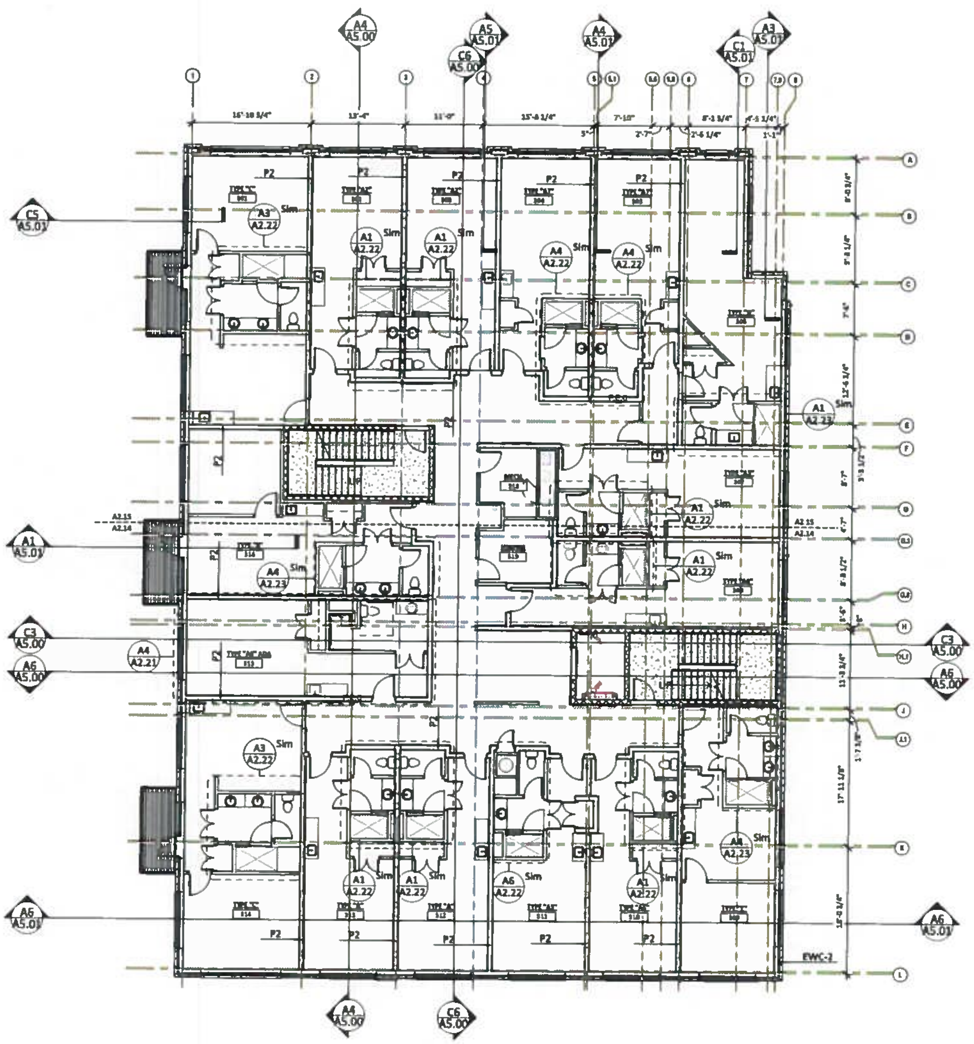

A4 A2.03 THIRD FLOOR PLAN
1/8" = 1'-0"

bates
433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
TEL: 417.865.3045

OWNER:
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SPRINGFIELD, MO 65806

STRUCTURAL ENGINEER:
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2101 W CHESTERFIELD BLVD, STE. B-105
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MEP ENGINEER:
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CIVIL ENGINEER:
OLSSON & ASSOCIATES
530 ST. LOUIS, SPRINGFIELD, MO 65806

BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

STATE OF MISSOURI
STEVEN WAYNE WARLICK
NUMBER
A-2005035998
ARCHITECT

Steven Warlick - Architect
A-2005035998

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17157
RELEASE DATE: 02.14.2018

THIRD FLOOR PLAN

A203

GENERAL FLOOR PLAN NOTES

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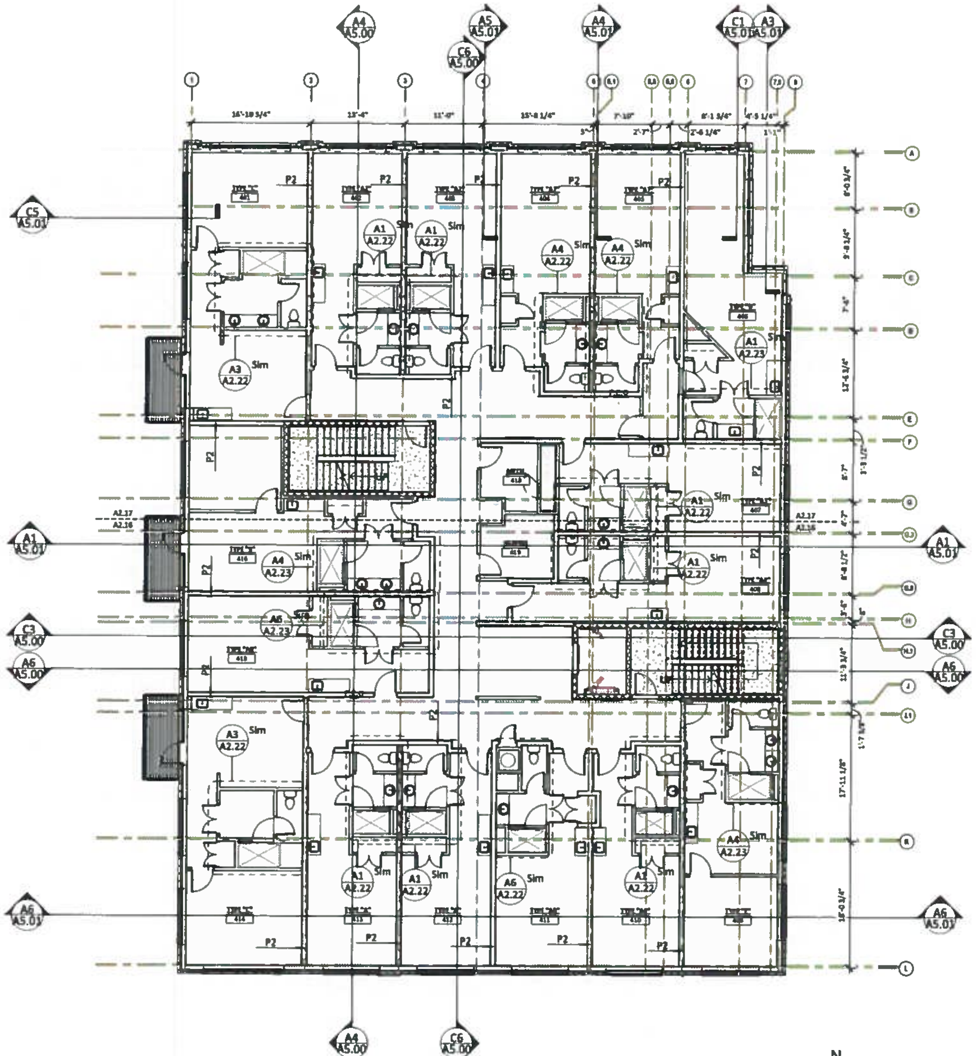

A4 / A2.04 FOURTH FLOOR
1/8" = 1'-0"

bates
433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
www.batesarchitects.com
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BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

Steven Warlick - Architect
A-2006035998

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17157
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FOURTH FLOOR PLAN

A2.04

GENERAL FLOOR PLAN NOTES

1 REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
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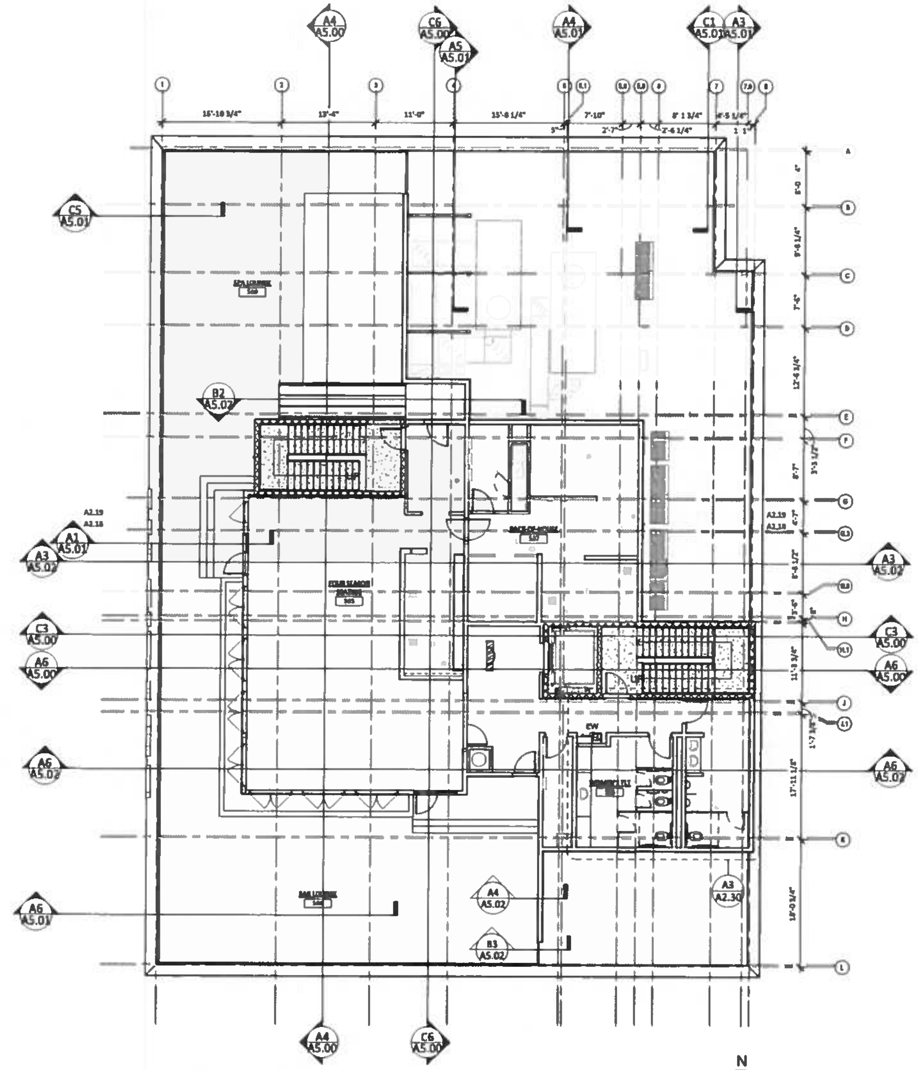

A4 FIFTH FLOOR / ROOF
A2.05 1/8" = 1'-0"

bates
433 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
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STATE OF MISSOURI
STEVEN WAYNE WARLICK
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ARCHITECT

Steven Warlick - Architect
A-2006035998

REVISIONS

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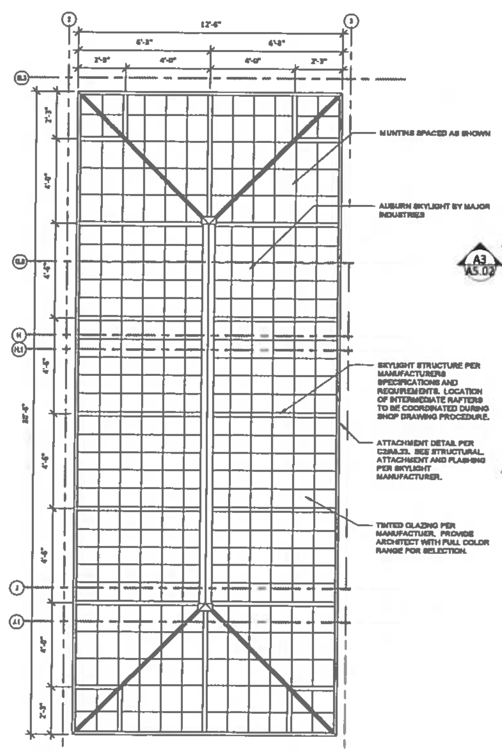
FIFTH FLOOR PLAN

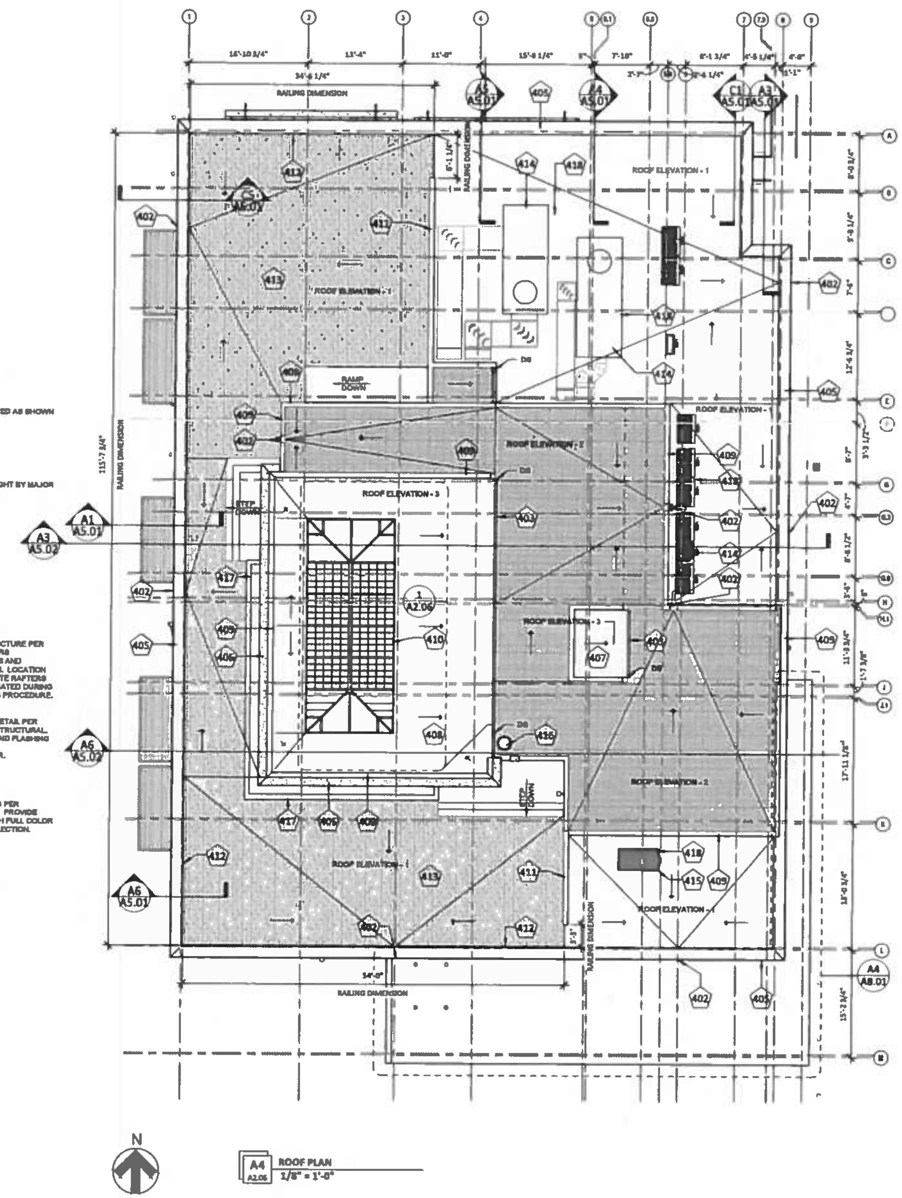
A2.05

BIM 360://Hotel Vandivort Phase 2/17157_Vandivort Phase II_A_R17.rvt

2/15/2018 4:33:55 PM



1 SKYLIGHT DETAIL
A2.06 3/8" = 1'-0"

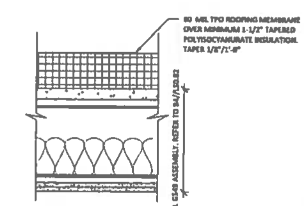


A4 ROOF PLAN
A2.06 1/8" = 1'-0"

KEYNOTE LEGEND	
NO.	DESCRIPTION
402	SCUPPER WITH K&M SHEET METAL "THE FEDERAL" COPPER CONDUCTOR HEAD WITH INTEGRATED OVERFLOW. SEE ELEVATIONS.
403	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUT.
405	ALUMINUM PARAPET CAP, SEE DETAILS ON A5.20, TYP.
406	CUSTOM FIBERGLASS CORNICE PER DETAIL A4/A5.23.
407	ELEVATOR PENTHOUSE PER DETAILS ON A7.03.
408	ROOFTOP BAR PER A2.08.
409	ALUMINUM PARAPET CAP, SEE DETAILS ON A5.25.
410	SKYLIGHT PER DETAIL ON A2.06 AND SPECS.
411	BRACED MECHANICAL COURT SCREEN WALL PER DETAILS A2 AND B2 ON A5.25.
412	ROOF GUARD RAIL PER DETAILS ON A8.03.
413	ROOF PAVER SYSTEM OVER PEDESTALS OVER MEMBRANE ROOF, SEE SPECS. SEE INTERIORS FOR TILE COLOR/STYLE.
414	HVAC PER MEP. SEE DETAILS FOR CURB AND MOUNTING DETAILS. COORDINATE WITH STRUCTURAL TO PROVIDE A COMPLETE SYSTEM.
415	EMERGENCY GENERATOR PER MEP SEE DETAILS FOR CURB AND MOUTING. COORDINATE WITH STRUCTURAL TO PROVIDE A COMPLETE SYSTEM.
416	LINEN CHUTE PER DETAILS ON A5.33.
417	DECORATIVE PLANTER BAR PER DETAILS ON A8.05.
418	PROVIDE WALK-OFF MATS AROUND ALL HVAC UNITS.

GENERAL ROOF NOTES

1. COORDINATE ROOF PENETRATIONS WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
2. ALL ROOF SADDLES SHALL HAVE A MINIMUM OF 1/2" PER FOOT SLOPE
3. PROVIDE ROOF CURBS FOR ALL EQUIPMENT SCHEDULED TO BE ON THE ROOF. COORDINATE SIZE AND LOCATION.
4. PROVIDE ROOF CURBS FOR ALL REQUIRED OPENINGS. COORDINATE SIZE AND LOCATION.
5. PROVIDE CRICKETS AT ALL ROOF TOP EQUIPMENT TO ALLOW FOR UNIMPEDED WATER FLOW
6. DIMENSIONS AND LOCATIONS OF EQUIPMENT ON THE ROOF ARE APPROXIMATE. DO NOT SCALE THE DRAWINGS.
7. PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE 1/8" PER FOOT MINIMUM SLOPE. MINIMUM TPO THICKNESS TO BEGIN AT 1-1/2" COORDINATE WITH STRUCTURAL DRAWINGS.
8. ROOF PLAN IS FOR REFERENCE AND ORIENTATION. SEE ALL DETAILS AND PROJECT MANUAL FOR COMPLETE DESCRIPTION.



C2 TYPICAL ROOF ASSEMBLY
A2.06 1 1/2" = 1'-0"

bates

413 WEST WALNUT STREET
SPRINGFIELD, MISSOURI 65806
TEL: 417.865.2045

OWNER:
MBH, LLC
300 NORTH BOONVILLE, SUITE 100
SPRINGFIELD, MO 65806

STRUCTURAL ENGINEER:
PETTIPETER ENGINEERING, LLC
2400 W CHESTERFIELD BLVD, STE. B-105
SPRINGFIELD, MO 65807

MEP ENGINEER:
CJD ENGINEERING, LLC
2100 W CHESTERFIELD BLVD, STE. B-105A
SPRINGFIELD, MO 65807

CIVIL ENGINEER:
OLSSON & ASSOCIATES
550 ST. LOUIS, SPRINGFIELD, MO 65806

BATES ARCHITECTS
MBH, LLC
HOTEL VANDIVORT - PHASE II
PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
260 EAST MCDANIEL, SPRINGFIELD, MO 65806

STATE OF MISSOURI STEVEN WAYNE WARLICK NUMBER A-2006035998 ARCHITECT

Steven Warlick - Architect
A-2006035998

REVISIONS	
NO. DATE	DESCRIPTION

PROJECT NUMBER:	17157
RELEASE DATE:	02.14.2018

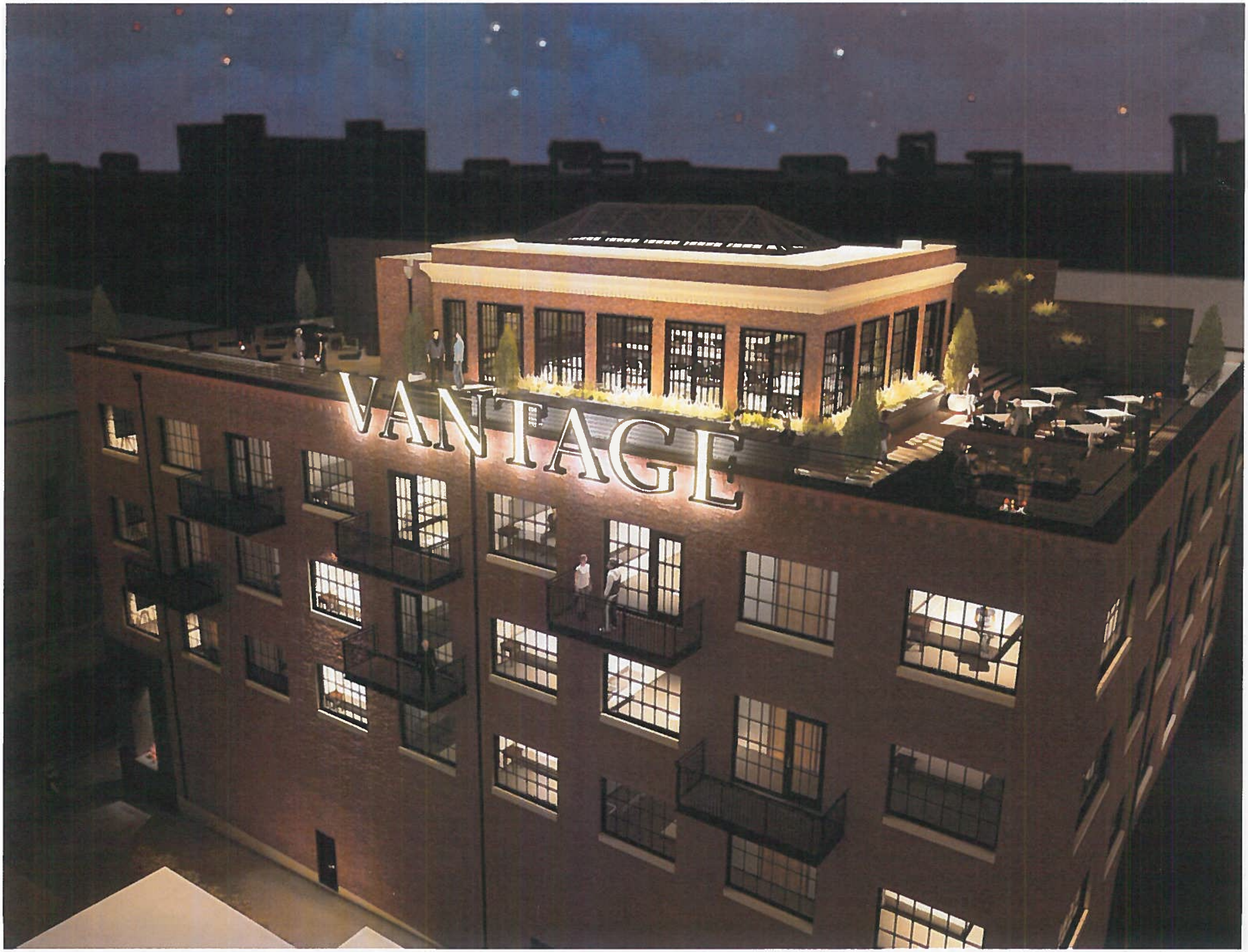
ROOF PLAN

A2.06

Exhibit C

Project Rendering

[attached]


VANTAGE

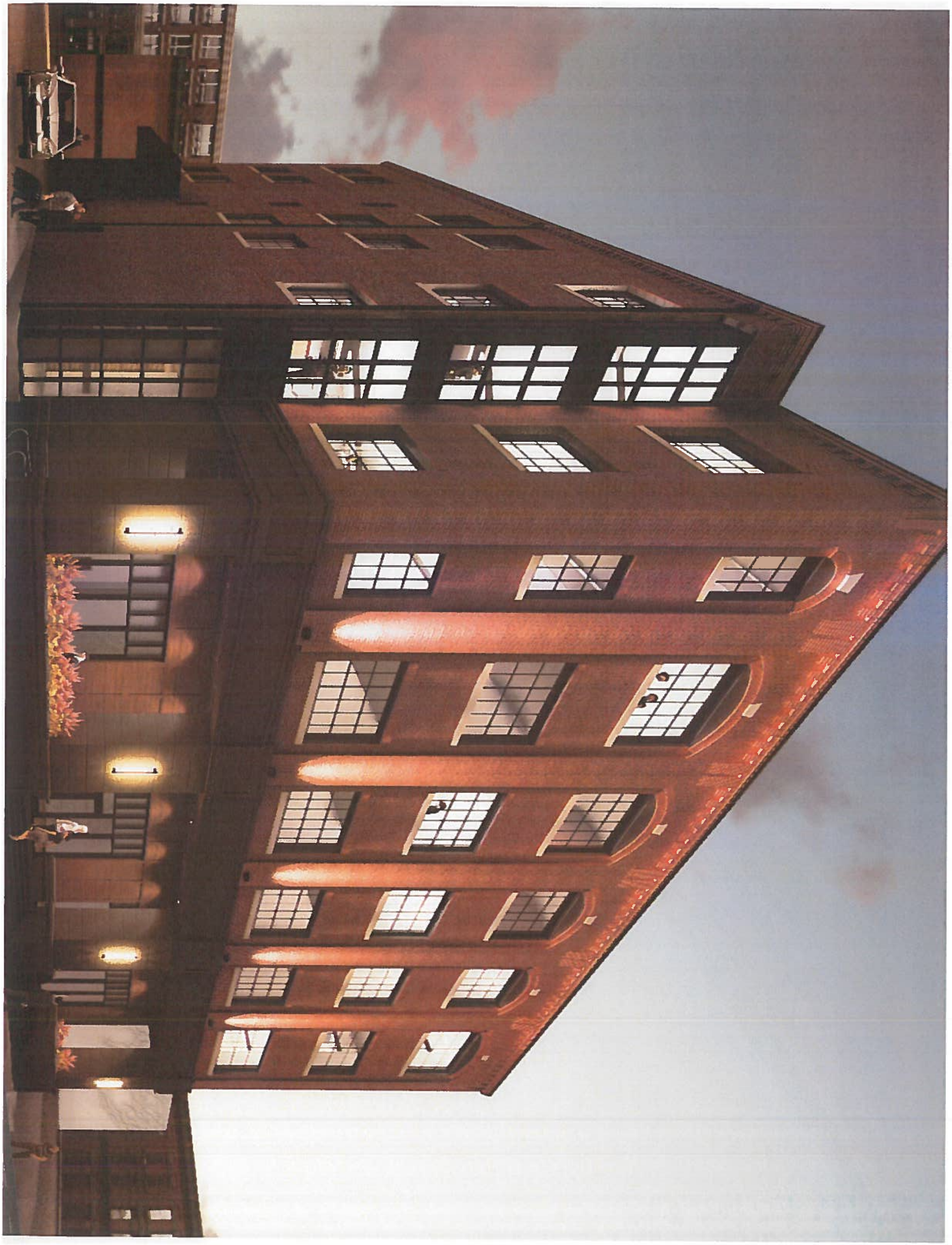


Exhibit D

Construction Costs

Category Cost	
General Conditions	456,300
Building Site & Concrete	479,700
Masonry	971,100
Structural & Decorative Steel	912,600
Millwork & Carpentry	532,350
Roofing/Fireproof/Envelope	684,450
Glass / Doors / Hardware	739,440
Metal Studs / Drywall / Ins.	1,470,690
Flooring / Painting / Wall Coverings	1,043,640
Signage / Accessories	12,870
Elevators / Linen Chute	188,370
Sprinkler System	169,650
Plumbing / Trim	707,850
Electrical	717,210
Low Voltage Wiring	47,970
Earthwork	85,410
Site/Utilities Work	36,270
General Liability	46,800
Contractor Fee	465,134
Hard Construction	**9,767,804**
Soft Costs	
Architecture	488,390
Design	156,428
Bar / Kitchen Equipment	104,000
Data / IT / AV	166,000
FF&E	1,175,000
OSE	421,000
Interest Expense	175,000
Total Project Cost	**12,453,622**

Exhibit E

Source, nature, and terms of all required project financing
[attached]

Central Bank
of the Ozarks

March 21, 2019

To Whom it may concern:

Central Bank of the Ozarks (CBOZK) is pleased to provide this commitment to MBH2, LLC. This organization is owned by John and William McQueary. CBOZK has agreed to provide them $5,172,500 with an interest rate of prime minus 1.10%, floating daily, for a term of 5 years. CBOZK is allowing interest only payments to be made for the first 12 months, then monthly principal and interest payments will be required based on a 20 year amortization. These monies will be used to complete construction of an additional guestroom tower for the Vandivort Hotel. This expansion will take place at 260 E. McDaniel Street, Springfield MO. If you have further questions, please call me at the number listed below.

Sincerely,

Scott McDonald, Nixa Community President

Central Bank of the Ozarks

417-841-4203

Application and Certificate For Payment

To Owner:	MBH2, LLC 338 N Booneville Springfield, MO 65806	Project:	HOTEL VANDIVORT - PHASE 2 260 E MCDANIEL SPRINGFIELD, MO 65806
From (Contractor):	Branco Enterprises, Inc. 12033 E Highway 86 PO Box 459 Neosho, MO 64850	Contractor Job Number:	5118012
		Via (Architect):	BATES & ASSOCIATES ARCH.
Phone:	417 451-5250	Contract For:	OWNER

Application No:	10	Date:	02/25/2019
Period To:	02/25/19		
Architect's Project No:	5118012		
Contract Date:	04/17/18		

Contractor's Application For Payment

Change Order Summary			Additions	Deductions
Change orders approved in previous months by owner			181,312.00	-82,191.00
Change orders approved this month	Number	Date Approved		
Totals				
Net change by change orders			99,121.00	

Original contract sum	9,675,000.00
Net change by change orders	99,121.00
Contract sum to date	9,774,121.00
Total completed and stored to date	5,297,099.00
Retainage	
7.0% of completed work	312,871.93
7.0% of stored material	57,925.00
Total retainage	370,796.93
Total earned less retainage	4,926,302.07
Less previous certificates of payment	4,253,912.07
Current sales tax	
0.000% of taxable amount	4,000.00
Current sales tax	0.00
Current payment due	**672,390.00**
Balance to finish, including retainage	4,847,818.93

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By: Brad Bush Date: 2/25/19

State of: ______ County of: ______

Subscribed and sworn to before me this ______ ______ (year). Notary public: ______

My commission expires ______

LARAE A. BETTES
Notary Public – Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires Apr. 10, 2020
Commission #12530439

2/25/19 LaraeABette

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: $ ______

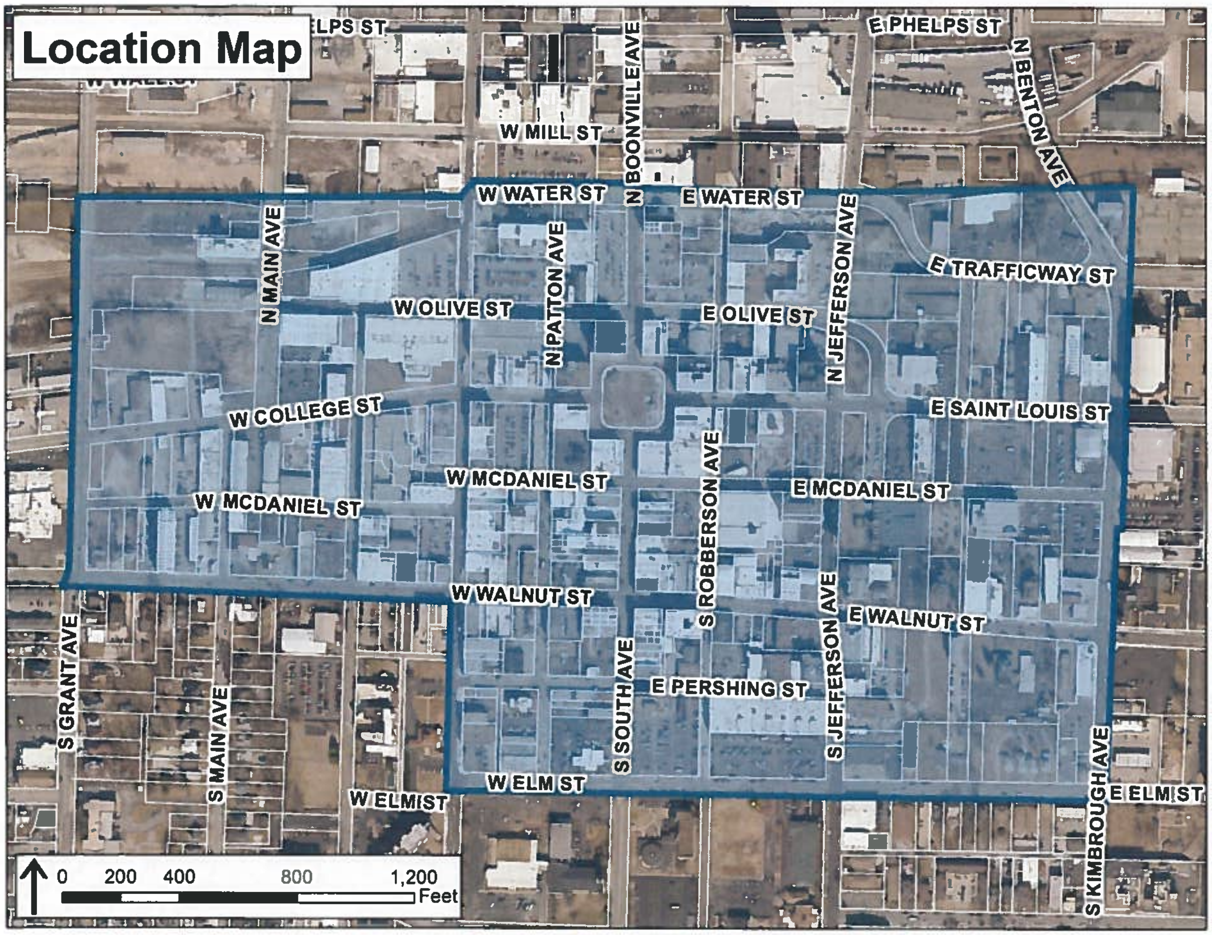
Architect:

By: ______ Date: 3.15.2019

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Exhibit F

Downtown Redevelopment Area Map and Legal Description
[see attached]



Redevelopment Area Legal Description

Beginning at a point at the Northwest corner of Lot 21, John Lair Addition, said point also being the intersection of the Eastern right-of-way line of Kimbrough Avenue and the Southern right-of-way line of Elm Street; thence Westerly along said Southern right-of-way line to the intersection with the Western right-of-way line of Campbell Avenue; thence Northerly along the Western right-of-way line of Campbell Avenue to the intersection with the Southern right-of-way line of Walnut Street, said point also being the Northeast corner of Lot 3, D.J. Muilberger Subdivision; thence Westerly along said Southern right-of-way line to the intersection with the Western right-of-way line of Grant Avenue, said point also being the Northeast corner of Lot 5, J.M. Woods Addition; thence Northeasterly to the Southeast corner of Lot 4, J.M. Woods Addition; thence Northerly along the Western right-of-way line of Grant Avenue to the intersection with the Northern right-of-way line of Olive Street; thence Northerly approximately four hundred and eighty-five (485) feet to the center line of Jordan Creek; thence Easterly along the center line of Jordan Creek to the intersection with the Western right-of-way line of Main Avenue; thence Northeasterly along the center line of Jordan Creek to the intersection with the Western right-of-way line of Campbell Avenue; thence Northeasterly to the Southwest corner of Lot 6, Sterks Addition; thence Easterly to the Southeastern corner of Lot 7, Starks Addition, thence Southeasterly to the Southwest corner of Lot 3, Business Center Sub-Division; thence Easterly along the Northern right-of-way line of Water Street to the intersection with the Western right-of-way of Jefferson Avenue; thence Northeasterly to the intersection of the Southern right-of-way line of the Missouri -Pacific Railway with the extension of the Eastern right-of-way line of Kimbrough Avenue; thence Southerly along said Eastern right-of-way line to the point of beginning, said point being located in the Southeast Quarter of the Northwest Quarter of Section 24 Township 29 Range 22; containing approximately 145.45 acres; all being located in the City of Springfield, Greene County, Missouri.

Exhibit G

Pro Forma Projections

[see attached]

HOTEL VANDIVORT ADDITION

Tax Impact Analysis for 260 E. McDaniel

City of Springfield, Missouri
30-Mar-19

MBH2, LLC
846 White Diamond Court
Springfield, MO 65809

HOTEL VANDIVORT ADDITION

2019 Real Estate Assessment & Taxes

260 E. McDaniel

	Appraised*	Assessed
Current Assesment Ratio		32%
Land	$ 89,000	$ 28,480
Improvements	$ 33,800	$ 10,820
Total	$ 122,800	$ 39,300

Jurisdiction	**Tax**	**Levy per $100**
City of Springfield		0.6218
Springfield -- Greene County Library		0.2467
Ozarks Technical College		0.2023
Greene County		0.1218
Road & Bridge		0.1218
State of Missouri		0.0300
Sheltered Workshop		0.0473
Springfield R-12		4.1058
County Seniors' Services		0.0500
Commercial SurTax		1.0400
	$ -	6.5875

*Per Assessor

HOTEL VANDIVORT ADDITION

Tax Impact Analysis - Assessment Assumptions

	2018					
	Appraised*			Assessed		
Property	Land	Improvements	Total	Land	Improvements	Total
260 E. McDaniel	89,000	33,800	122,800	28,480	10,820	39,300
Totals	$ 89,000	$ 33,800	$ 122,800	$ 28,480	$ 10,820	$ 39,300

	Redeveloped Estimate					
	Appraised*			Assessed		
Property	Land	Improvements	Total	Land	Improvements	Total
260 E. McDaniel	89,000	10,351,000	10,440,000	28,480	3,312,320	3,340,800
Totals	$ 89,000	$ 10,351,000	$ 10,830,700	$ 28,480	$ 3,312,320	$ 3,340,800

Note: The appraisal did not provide a cost approach for the land valuation so the existing land valuation was used and subtracted from the estimated property valuation to provide a breakdown for tax estimation.

Breakdown of Land/Improvement Values not provided by Appraiser

Assessment ratio (commercial)	32%
Assessment ratio (residential)	19%

Pro Forma for the Hotel Vandivort Addition

	Year 1		Year 2		Year 3		Year 4	
	2019 Projections	2019 w/Abatement	2020 Projections	2020 w/Abatement	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement
INCOME:								
Gross Room Rents	$705,887.00	$705,887.00	$1,815,138.00	$1,815,138.00	$2,016,820.00	$2,016,820.00	$2,077,325.00	$2,077,325.00
Rooftop Bar	$233,100.00	$233,100.00	$599,400.00	$599,400.00	$666,000.00	$666,000.00	$685,980.00	$685,980.00
Room Service / Honor Bar	$9,876.00	$9,876.00	$25,396.00	$25,396.00	$28,218.00	$28,218.00	$29,065.00	$29,065.00
GROSS INCOME:	$948,863.00	$948,863.00	$2,439,934.00	$2,439,934.00	$2,711,038.00	$2,711,038.00	$2,792,370.00	$2,792,370.00
EXPENSES:								
Utilities	$30,240.00	$30,240.00	$77,760.00	$77,760.00	$86,400.00	$86,400.00	$88,992.00	$88,992.00
RE Taxes	$220,075.00	$2,589.00	$220,075.00	$2,589.00	$226,667.00	$2,563.00	$226,667.00	$2,563.00
Special Assessment	$13,430.00	$13,430.00	$13,430.00	$13,430.00	$13,833.00	$13,833.00	$13,833.00	$13,833.00
Administrative	$96,075.00	$96,075.00	$247,050.00	$247,050.00	$274,500.00	$274,500.00	$282,735.00	$282,735.00
Insurance	$17,136.00	$17,136.00	$44,064.00	$44,064.00	$48,960.00	$48,960.00	$50,429.00	$50,429.00
Oper., Lawn, Snow, Maint.	$30,240.00	$30,240.00	$77,760.00	$77,760.00	$86,400.00	$86,400.00	$88,992.00	$88,992.00
Property Management	$38,591.00	$38,591.00	$99,233.00	$99,233.00	$110,259.00	$110,259.00	$113,566.00	$113,566.00
Room (Departmental Support)	$192,150.00	$192,150.00	$494,100.00	$494,100.00	$549,000.00	$549,000.00	$565,470.00	$565,470.00
Bar (Departmental Support)	$143,640.00	$143,640.00	$369,360.00	$369,360.00	$410,400.00	$410,400.00	$422,712.00	$422,712.00
Sales/Marketing	$60,375.00	$60,375.00	$155,250.00	$155,250.00	$172,500.00	$172,500.00	$177,675.00	$177,675.00
Reserves	$33,767.00	$33,767.00	$86,829.00	$86,829.00	$96,476.00	$96,476.00	$99,371.00	$99,371.00
TOTAL EXPENSES:	$875,719.00	$658,233.00	$1,884,911.00	$1,667,425.00	$2,075,395.00	$1,851,291.00	$2,130,442.00	$1,906,338.00
NET OPERATING INCOME:	$73,144.00	$290,630.00	$555,023.00	$772,509.00	$635,643.00	$859,747.00	$661,928.00	$886,032.00
Less Required Debt Service*:	$93,500.00	$93,500.00	$269,262.00	$269,262.00	$403,893.00	$403,893.00	$403,893.00	$403,893.00
CASH FLOW	-$20,356.00	$197,130.00	$285,761.00	$503,247.00	$231,750.00	$455,854.00	$258,035.00	$482,139.00
Cash-on-Cash Return	0.00	0.03	0.04	0.07	0.03	0.06	0.03	0.07
LTV	585.69%	147.40%	77.19%	55.46%	67.40%	49.83%	64.72%	48.35%
Debt-Service Ratio	0.78	3.11	2.06	2.87	1.57	2.13	1.64	2.19
Market Value	$870,761.90	$3,459,880.95	$6,607,416.67	$9,196,535.71	$7,567,178.57	$10,235,083.33	$7,880,095.24	$10,548,000.00
(assumes a 8.4% CAP rate)								

*Debt Service

Borrower Equity***	$7,400,000.00	Rate: Prime - 1.1% Floating			
Loan Amount	$5,100,000.00	Amort.	20 Years Monthly Pmt.	$33,658 Annual Pmt.	$403,893

***Borrower equity is a loan taken against individual securities owned by the Developer. Repayment of this debt is not on a schedule but will be recouped as cash flow permits.
Return Analysis follows this Pro Forma
after Year 2019 stabilization

Pro Forma for the Hotel Vandivort Addition

Year 5		Year 6		Year 7		Year 8	
2023 Projections	2023 w/Abatement	2024 Projections	2024 w/Abatement	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement
$2,137,830.00	$2,137,830.00	$2,218,502.00	$2,218,502.00	$2,299,175.00	$2,299,175.00	$2,400,016.00	$2,400,016.00
$705,960.00	$705,960.00	$732,600.00	$732,600.00	$759,240.00	$759,240.00	$792,540.00	$792,540.00
$29,911.00	$29,911.00	$31,040.00	$31,040.00	$32,169.00	$32,169.00	$33,580.00	$33,580.00
$2,873,701.00	$2,873,701.00	$2,982,142.00	$2,982,142.00	$3,090,584.00	$3,090,584.00	$3,226,136.00	$3,226,136.00
$91,584.00	$91,584.00	$95,040.00	$95,040.00	$98,496.00	$98,496.00	$102,816.00	$102,816.00
$233,478.00	$2,537.00	$233,478.00	$2,537.00	$240,482.00	$2,512.00	$240,482.00	$2,512.00
$14,248.00	$14,248.00	$14,248.00	$14,248.00	$14,675.00	$14,675.00	$14,675.00	$14,675.00
$290,970.00	$290,970.00	$301,950.00	$301,950.00	$312,930.00	$312,930.00	$326,655.00	$326,655.00
$51,898.00	$51,898.00	$53,856.00	$53,856.00	$55,814.00	$55,814.00	$58,262.00	$58,262.00
$91,584.00	$91,584.00	$95,040.00	$95,040.00	$98,496.00	$98,496.00	$102,816.00	$102,816.00
$116,874.00	$116,874.00	$121,284.00	$121,284.00	$125,695.00	$125,695.00	$131,208.00	$131,208.00
$581,940.00	$581,940.00	$603,900.00	$603,900.00	$625,860.00	$625,860.00	$653,310.00	$653,310.00
$435,024.00	$435,024.00	$451,440.00	$451,440.00	$467,856.00	$467,856.00	$488,736.00	$488,376.00
$182,850.00	$182,850.00	$189,750.00	$189,750.00	$196,650.00	$196,650.00	$205,275.00	$205,275.00
$102,265.00	$102,265.00	$106,124.00	$106,124.00	$109,983.00	$109,983.00	$114,807.00	$114,807.00
$2,192,715.00	$1,961,774.00	$2,266,110.00	$2,035,169.00	$2,346,937.00	$2,108,967.00	$2,439,042.00	$2,200,712.00
$680,986.00	$911,927.00	$716,032.00	$946,973.00	$743,647.00	$981,617.00	$787,094.00	$1,025,424.00
$403,893.00	$403,893.00	$403,893.00	$403,893.00	$403,893.00	$403,893.00	$403,893.00	$403,893.00
$277,093.00	$508,034.00	$312,139.00	$543,080.00	$339,754.00	$577,724.00	$383,201.00	$621,531.00
0.04	0.07	0.04	0.07	0.05	0.08	0.05	0.08
62.91%	46.98%	59.83%	45.24%	57.61%	43.64%	54.43%	41.78%
1.69	2.26	1.77	2.34	1.84	2.43	1.95	2.54
$8,106,976.19	$10,856,273.81	$8,524,190.48	$11,273,488.10	$8,852,940.48	$11,685,916.67	$9,370,166.67	$12,207,428.57

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Pro Forma for the Hotel Vandivort Addition

Year9		Year 10	
2027 Projections	2027 w/Abatement	2028 Projections	2028 w/Abatement
$2,521,025.00	$2,521,025.00	$2,662,203.00	$2,662,203.00
$832,500.00	$832,500.00	$879,120.00	$879,120.00
$35,273.00	$35,273.00	$37,248.00	$37,248.00
$3,388,798.00	$3,388,798.00	$3,578,571.00	$3,578,571.00
$108,000.00	$108,000.00	$114,048.00	$114,048.00
$247,697.00	$2,487.00	$247,697.00	$2,487.00
$15,116.00	$15,116.00	$15,116.00	$15,116.00
$343,125.00	$343,125.00	$362,340.00	$362,340.00
$61,200.00	$61,200.00	$64,627.00	$64,627.00
$108,000.00	$108,000.00	$114,048.00	$114,048.00
$137,283.00	$137,283.00	$145,541.00	$145,541.00
$686,250.00	$686,250.00	$724,680.00	$724,680.00
$513,000.00	$513,000.00	$541,728.00	$541,728.00
$215,625.00	$215,625.00	$227,700.00	$227,700.00
$120,595.00	$120,595.00	$127,349.00	$127,349.00
$2,555,891.00	$2,310,681.00	$2,684,874.00	$2,439,664.00
$832,907.00	$1,078,117.00	$893,697.00	$1,138,907.00
$403,893.00	$403,893.00	$403,893.00	$403,893.00
$429,014.00	$674,224.00	$489,804.00	$735,014.00
0.06	0.09	0.07	0.10
51.43%	39.74%	47.94%	37.62%
2.06	2.67	2.21	2.82
$9,915,559.52	$12,834,726.19	$10,639,250.00	$13,558,416.67

Return Analysis follows this Pro Forma
after Year 2019 stabilization

HOTEL VANDIVORT ADDITION

CENTRAL BANK OF THE OZARKS

Loan Amount	$5,100,000.00
Term (Months)	240
Interest Rate*	Prime - 1.1% (assume rate of 5% for conservative average)
Monthly Payment	$33,657.74
Annual Payment	$403,892.88

*Prime is currently 5.50%, rate estimate for the amortization schedule is 4.4%, but the rate will be variable.

**First year is interest only (projected to be interest only Aug. '19 through Aug. '20)

Year	Principal	Interest	Total Paid	Balance
2019**	N/A	$93,500.000	$93,500.00	$5,100,000.00
2020	$62,557.86	$236,630.86	$269,261.92	$5,037,442.14
2021	N/A	N/A	$403,892.88	$4,881,888.68
2022	N/A	N/A	$403,892.88	$4,718,376.81
2023	N/A	N/A	$403,892.88	$4,546,499.37
2024	N/A	N/A	$403,892.88	$4,365,828.34
2025	N/A	N/A	$403,892.88	$4,175,913.85
2026	N/A	N/A	$403,892.88	$3,976,282.97
2027	N/A	N/A	$403,892.88	$3,766,438.59
2028	N/A	N/A	$403,892.88	$3,545,858.18
2029	N/A	N/A	$403,892.88	$3,313,992.45
2030	N/A	N/A	$403,892.88	$3,070,264.04
2031	N/A	N/A	$403,892.88	$2,814,066.02
2032	N/A	N/A	$403,892.88	$2,544,760.41
2033	N/A	N/A	$403,892.88	$2,261,676.63
2034	N/A	N/A	$403,892.88	$1,964,109.74
2035	N/A	N/A	$403,892.88	$1,651,318.76
2036	N/A	N/A	$403,892.88	$1,322,524.80
2037	N/A	N/A	$403,892.88	$976,909.12
2038	N/A	N/A	$403,892.88	$613,611.09
2039	N/A	N/A	$403,892.88	$231,726.04
2040	$231,726.04	$3,878.17	$235,604.21	$0.00
Totals	**$5,100,000.00**	**$2,977,858.72**	**$8,077,858.72**	

HOTEL VANDIVORT ADDITION

Tax Impact Analysis

Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes **-1.00%**

Year		Assessed Value ($)			Real Estate Taxes Paid											Special Assessment
					0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500	1.0400	6.5875	0.4020
Plan	Calendar	Land	Imp.	Total	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial Sur Tax	Tax Paid	Downton CID
1	2019	28,480	10,820	39,300	$ 244.37	$ 96.95	$ 79.50	$ 47.87	$ 47.87	$ 11.79	$ 18.59	$ 1,613.58	$ 19.65	$ 408.72	$ 2,588.89	$ 157.99
2	2020	28,480	10,820	39,300	$ 244.37	$ 96.95	$ 79.50	$ 47.87	$ 47.87	$ 11.79	$ 18.59	$ 1,613.58	$ 19.65	$ 408.72	$ 2,588.89	$ 157.99
3	2021	28,195	10,712	38,907	$ 241.92	$ 95.98	$ 78.71	$ 47.39	$ 47.39	$ 11.67	$ 18.40	$ 1,597.44	$ 19.45	$ 404.63	$ 2,563.00	$ 157.99
4	2022	28,195	10,712	61,083	$ 241.92	$ 95.98	$ 78.71	$ 47.39	$ 47.39	$ 11.67	$ 18.40	$ 1,597.44	$ 19.45	$ 404.63	$ 2,563.00	$ 157.99
5	2023	27,913	10,605	38,518	$ 239.50	$ 95.02	$ 77.92	$ 46.91	$ 46.91	$ 11.56	$ 18.22	$ 1,581.47	$ 19.26	$ 400.59	$ 2,537.37	$ 157.99
6	2024	27,913	10,605	38,518	$ 239.50	$ 95.02	$ 77.92	$ 46.91	$ 46.91	$ 11.56	$ 18.22	$ 1,581.47	$ 19.26	$ 400.59	$ 2,537.37	$ 157.99
7	2025	27,634	10,499	38,133	$ 237.11	$ 94.07	$ 77.14	$ 46.45	$ 46.45	$ 11.44	$ 18.04	$ 1,565.66	$ 19.07	$ 396.58	$ 2,512.00	$ 157.99
8	2026	27,634	10,499	38,133	$ 237.11	$ 94.07	$ 77.14	$ 46.45	$ 46.45	$ 11.44	$ 18.04	$ 1,565.66	$ 19.07	$ 396.58	$ 2,512.01	$ 157.99
9	2027	27,358	10,394	37,752	$ 234.74	$ 93.13	$ 76.37	$ 45.98	$ 45.98	$ 11.33	$ 17.86	$ 1,550.01	$ 18.88	$ 392.62	$ 2,486.89	$ 157.99
10	2028	27,358	10,394	37,752	$ 234.74	$ 93.13	$ 76.37	$ 45.98	$ 45.98	$ 11.33	$ 17.86	$ 1,550.02	$ 18.88	$ 392.62	$ 2,486.91	$ 157.99
		TOTAL			$ 2,395.29	$ 950.34	$ 779.30	$ 469.20	$ 469.20	$ 115.57	$ 182.21	$ 15,816.34	$ 192.61	$ 4,006.28	$ 25,376.33	$ 1,579.86

HOTEL VANDIVORT ADDITION

Tax Impact Analysis

Projected Tax Revenue with Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes 3.00%

Year		Assessed Value ($)			Real Estate Taxes Paid											Special Assessment
					0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500	1.0400	6.5875	0.4020
Plan	Calendar	Land	Imp.	Total	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial Sur Tax	Tax Paid	Downtown CID
1	2019	28,480	3,312,320	3,340,800	20,773.09	8,241.75	6,758.44	4,069.09	4,069.09	1,002.24	1,580.20	137,166.57	1,670.40	34,744.32	220,075.20	13,430.02
2	2020	28,480	3,312,320	3,340,800	20,773.09	8,241.75	6,758.44	4,069.09	4,069.09	1,002.24	1,580.20	137,166.57	1,670.40	34,744.32	220,075.20	13,430.02
3	2021	29,334	3,411,690	3,441,024	21,396.29	8,489.01	6,961.19	4,191.17	4,191.17	1,032.31	1,627.60	141,281.56	1,720.51	35,786.65	226,677.46	13,832.92
4	2022	29,334	3,411,690	3,441,024	21,396.29	8,489.01	6,961.19	4,191.17	4,191.17	1,032.31	1,627.60	141,281.56	1,720.51	35,786.65	226,677.46	13,832.92
5	2023	30,214	3,514,041	3,544,255	22,038.18	8,743.68	7,170.03	4,316.90	4,316.90	1,063.28	1,676.43	145,520.01	1,772.13	36,860.25	233,477.78	14,247.90
6	2024	30,214	3,514,041	3,544,255	22,038.18	8,743.68	7,170.03	4,316.90	4,316.90	1,063.28	1,676.43	145,520.02	1,772.13	36,860.25	233,477.80	14,247.91
7	2025	31,120	3,619,462	3,650,583	22,699.32	9,005.99	7,385.13	4,446.41	4,446.41	1,095.17	1,726.73	149,885.62	1,825.29	37,966.06	240,482.13	14,675.34
8	2026	31,120	3,619,462	3,650,582	22,699.32	9,005.99	7,385.13	4,446.41	4,446.41	1,095.17	1,726.73	149,885.60	1,825.29	37,966.05	240,482.09	14,675.34
9	2027	32,054	3,728,046	3,760,099	23,380.30	9,276.17	7,606.68	4,579.80	4,579.80	1,128.03	1,778.53	154,382.16	1,880.05	39,105.03	247,696.55	15,115.60
10	2028	32,054	3,728,046	3,760,100	23,380.30	9,276.17	7,606.68	4,579.80	4,579.80	1,128.03	1,778.53	154,382.19	1,880.05	39,105.04	247,696.59	15,115.60
				TOTAL	220,574.36	87,513.18	71,762.93	43,206.75	43,206.75	10,642.06	16,778.98	1,456,471.86	17,736.76	368,924.63	2,336,818.25	142,603.56

SOURCES & USES OF FUNDS

USE OF FUNDS (Based on Development Budget)

Acquisition Cost	$ 479,700.00
Soft Cost - Renovation	$ 9,288,104.00
Hard Cost - Renovation	$ 2,685,818.00
Allowances	$ 46,378.00
Cobined Total Cost	$ 12,500,000.00

SOURCES OF FUNDS

Developer Cash into Acquisition	$ 479,700.00
Developer Cash/Equity into Construction Project	$ 6,920,300.00
Construction Loan - Central bank of the Ozarks*	$ 5,100,000.00
Total Loans + Equity	$ 12,500,000.00

*Construction Loan based on Term Sheet: Prime - 1.1% floating (first 5 years) with 1 year Interest only then a 20 year amortization.