Springfield Land Clearance for Redevelopment Authority
Tuesday, August 4, 2020
Zoom Meeting

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes - February 4, 2020**

   Documents:

   MINUTES LCRA FEBRUARY 4 2020.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Boonville Corridor Redevelopment Area At 524 North Boonville Avenue, JVIC, LLC, Applicant**

   Documents:

   JVIC EXPANSION LCRA APPLICATION - FINAL.PDF

5. **Other Business**

   5.I. **2019 LCRA Annual Report**

   HTTPS://WWW.SPRINGFIELDMO.GOV/DOCUMENTCENTER/VIEW/49329/2019-LCRA-ANNUAL-REPORT-PDF

   5.II. **Workable Program Annual Reporting 2019**

   Documents:

   WORKABLE PROGRAM ANNUAL REPORTING TO CC 2019.PDF

   5.III. **Election Of Officers**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, February 4, 2020, at 4:00 PM
Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

   Present: Ryan Cosby, Ben Edmondson, Allen Grymes, Nancy Herchenroeder and Dan Scott
   Absent: None
   Others Present: Brad Erwin, Paragon Architecture
   Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Judy White, and Nick Woodman

3. Approval of Minutes - January 7, 2020

   Dan Scott made a motion to approve the January 7, 2020 minutes. Nancy Herchenroeder seconded the motion. Motion was approved (4-0; Ben Edmonson abstained)

4. New Business

   a. Request for Real Property Tax Abatement for Redevelopment Project located inside the Downtown Redevelopment Area at 637 West College Street, The Touchstone Group, LLC, Applicant.

      Dan Scott made a motion to approve the request for Real Property Tax Abatement for Redevelopment Project located inside the Downtown Redevelopment Area at 637 West College Street. Nancy Herchenroeder seconded the motion. Motion was approved (5-0).

   b. Request for Real Property Tax Abatement for Redevelopment Project located inside the Kearney Street Corridor Redevelopment Area at 1900 West Kearney Street, WWCW Properties, LLC, Applicant.

      Allen Grymes made a motion to approve the request for Real Property Tax

Abatement for Redevelopment Project located inside the Kearney Street Corridor Redevelopment Area at 1900 West Kearney Street. Nancy Herchenroeder seconded the motion. Motion was approved (5-0).

5. Other Business

Sarah Kerner gave an update on the Workable Program that was presented at Council Lunch today. Four plans have been adopted under the Workable Program; two were multi-project (610 E. Harrison and East Cherry), no pilots have been collected to date. All the projects that have come forward since the Workable Program was adopted have either been in the multi-project redevelopment areas or in pre-existing plans that were not impacted by the Workable Program. The issue before Council is the two-year sunset clause that is coming up and if Council does not act on it than it will go back 100% abatement. The item will be on Council agenda on Monday, February 10, 2020 for the public meeting.

6. Adjourn

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address:
524 N. Boonville, Springfield, Missouri 65806

Developer: JVIC, LLC

Date Submitted: June 9, 2020

1. Scope of the Project

This project (the "**Project**") involves the new construction of a three-story building located at 524 N. Boonville, Springfield, Missouri 65806 ("**Building 4**") and modifications to existing buildings of the Jordan Valley innovation Center ("**JVIC**") to ensure the current buildings operate consistently with the new building. The JVIC Building 4 development is a three story building that is surrounded by the previously renovated and fit out buildings 1, 2, 3, & 5. An existing building will be torn down and no systems or structure will be preserved unless the systems are identified to be necessary to ensure the proper function of the existing portions of the JVIC complex that is to remain. The Project will act as an expansion and addition to the Jordan Valley Innovation Center, which is located at the same address. The addition will consist of approximately 33,500 sq. ft. of core facilities and structure with build out to be individualized for specific tenant use. Existing buildings will require floorplan modifications on levels 1, 2, and 3 for new entry corridors and connections to the new Building 4. It appears that existing building utilities are adequate for covering these areas as part of the required renovations. A new freight elevator will be added to the north side of Building 1. Building 4 and the modifications to existing buildings will operate as an improvement upon and expansion to the Jordan Valley Innovation Center in all capacities. This Project provides the Redevelopment Area with its highest and best use in conformance with existing structures and for the permitted and desired uses under the Redevelopment Plan. The Project will be of high quality and fit into the landscape of the Redevelopment Area and existing JVIC structure. The Project will provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe environment for the visitors, tenants, and employees. Upon, completion, the Developer will lease Building 4 and the expanded improvements to Missouri State University (the "**University**") for operation as laboratory and general office space via an operating lease ("**Operating Lease**") wherein the University has the option to purchase Building 4 and the related improvements after seven (7) years, a period of time required to ensure compliance with New Market Tax Credits which are being used to partially fund the Project.

2. Relationship of the Project to Redevelopment Plan

The Project will conform to the redevelopment plan for the Boonville Corridor Redevelopment Area (the "**Redevelopment Plan**" or "**Plan**") as approved by the City of Springfield under Council Bill No. 2002074, Resolution No. 8938 on March 25, 2002. The City Council declared the Boonville Corridor area as blighted and appropriate for redevelopment under the same Council Bill and Resolution in conjunction with the Redevelopment Plan. The Project will be constructed in the Boonville Corridor Redevelopment Area which encompasses an area generally located in the 500 and 600 blocks of North Boonville Avenue 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 at 524 N. Boonville Avenue, Springfield, Missouri, which is within the area classified as Tract A of the Redevelopment Area under the Redevelopment Plan.

The Redevelopment Plan goal is "to revitalize" Center City through among other things addressing "a continuing need for good quality office and commercial space…." The Project will continue to remove blight through the elimination of existing infrastructure that continues to exist in varied states of deterioration causing risks to the health of the community and negatively impacts the perception of the Redevelopment Area causing economic underutilization and deters desired redevelopment. Blight will be replaced with new and vibrant office, laboratory, technology and educational space under the operations of the University who will be expanding the success of the JVIC. The JVIC has created a positive and beneficial footprint in the Redevelopment Area that meets the goals of the Redevelopment Plan by creating a highly attractive and successful innovation and office environment to promote educational and technological advancement. This expansion will promote continued growth, success, and improvement the Redevelopment Area and further enhance and promote the goals of the Redevelopment Plan.

Use: The Property is currently zoned "HM" Heavy Manufacturing. Building 4 will serve as an expansion of the JVIC, which is located at 524 N. Boonville, Springfield, Missouri 65806. It will consist of approximately 33.500 square feet and will provide shell and core facilities to accommodate expansion of existing tenants and the addition of new tenants to the JVIC. This use is a permitted use under the Redevelopment Plan. Consistent with the Redevelopment Plan, the use of the property for office, technology, laboratory, and educational purposes complies with the Springfield, Missouri zoning ordinances and as one of the desired and permitted uses in the Boonville Corridor Redevelopment Area.

The intended purpose of the building is to provide shell and core facilities to accommodate expansion of existing tenants and the addition of new tenants to the building. Core building systems will need to be flexible enough to support and adapt to changing occupancies. Tenants may build out their own spaces or Owner may provide turnkey delivery of tenant spaces.

Design Guidelines: The Redevelopment Plan sets forth no specific design guidelines.

The Project conforms with and is in compliance with all applicable City ordinances. 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 Jordan Valley Innovation Center. The level of architectural finish shall be consistently patterned throughout the Project utilizing the appearance of consistent facades, consistent color scheme (vertical and horizontal), matching windows, building articulation through the use of windows, 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: **JVIC, LLC**

(1) J. Matthew Miller: Member via personal Trust, (50%);

(2) Richard Manzardo: Member via personal Trust, (50%)

b. **Summary of developer's experience and qualifications**. Matt Miller is the CEO of the Vecino Group and Richard Manzardo is the President. Matt and Richard have more than 40 years of combined experience focusing on urban redevelopment. The Vecino Group was founded in 2011 and has grown into a well-respected and award winning national company over the last decade, developing high quality projects in Missouri and throughout the country.

c. **Proof of developer's financial capability (financial statements, profit/loss statements, etc.) – *Information to be provided to City staff as needed or requested 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.	2019-Current	Planning and research
ii.	June-July 2020	Construction commenced
iii.	December 2021	Complete construction
iv.	December 2021	University will occupy

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 additional summation of financing structure (Figures are estimates as of 5/20/20 compiled by Accounting firm BakerTilly). The Project is being financed with a mixture of traditional financing as well as with the use of New Market Tax Credits.

i. The total project cost is estimated at $14,122,733.

(1) Central Bank of Kansas City will be contributing a direct loan of approximately $3,692,733 via traditional construction loan and additional funding under the QALICB structure of the New Markets Tax Credit Program wherein Central Bank of Kansas City will be entitled to a portion of the New Market Tax Credits.

(2) Approximately $610,000 will be provided from Owner equity.

(3) An additional $1,000,000 will be provided by an Investor entity purchasing a portion of the New Market Tax Credits.

JVIC, LLC QALICB	
Sources	
Direct Loan	3,692,733
Loan A1 - CBKC Sub 59	6,336,900
Loan B1 - CBKC Sub 59	2,483,100
Loan A2 - COCRF Sub 105	684,100
Loan B2 - COCRF Sub 105	315,900
Member Equity	610,000
Total Sources	14,122,733
Uses	
Construction Costs	10,862,400
Construction Soft Costs	1,970,060
Closing Costs	505,500
Financing Costs	314,173
Reserves	470,600
Total Uses	14,122,733

*All applicable debt-service repayments required under the terms of any direct lending sources will be paid by the University under the triple net lease terms of the Operating Lease.

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 Boonville Corridor Redevelopment Area and qualifies for a ten (10) year abatement of one hundred percent (100%). While the Improvements will be abated from taxes for a maximum of ten (10) years, the Developer anticipates that pursuant to options in the Operating Lease the University will purchase fee simple title to the Project after seven (7) years of operation at which time the University, as a tax-exempt entity would own the Project and the Project would be subject to exemption from real property taxes, and the Chapter 99 abatement would not be applicable.

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. Ten year pro forma projection provided reflecting JVIC, LLC cash flow wherein University is responsible for all expenses under triple net lease structure of Operating Lease. Abatement is a matter of right under conformance with the existing Redevelopment Plan at 100% and a proforma reflecting the effects of no tax abatement is N/A as this Project is not subject to "But-for" analysis.

   i. **All project gross income (rental estimates should be supported by local market data) –** Projected figures supported by triple net lease structure of Operating Lease and terms of source financing.

   ii. **Occupancy analysis to determine appropriate vacancy rate –** Vacancy is not applicable as University is sole tenant under terms of Operating Lease.

   iii. **Estimate of effective gross income –** Projected figures supported by triple net lease structure of Operating Lease and terms of source financing.

   iv. **Itemized operating expense analysis** – Triple net lease, operating expenses are the sole responsibility of the University under the terms of the Operating Lease.

   v. **Projected net income** – See Exhibit G

   vi. **Debt service impact, cash flow and investor rate of return analyses (IRR and cash-on-cash returns, etc.)** – See Exhibit G

*If the information above or contained in Exhibit G is insufficient for City staff to evaluate Full accountant analysis and reports may be provided to City staff upon request and under separate cover for review and determination of adequacy when making recommendation to the LCRA committee in evaluating the application, so long as such information is held confidential and is not subject to publication.

Exhibit A

Legal Description of Project Area

524 N. Boonville, Springfield, Missouri 65806

The leasehold estate created by the memorandum of lease executed by THE BOARD OF GOVERNORS OF MISSOURI STATE UNIVERSITY, as lessor to JVIC, LLC, as lessee dated */**/2020 and recorded */**/2020 in Book 2020, Page ******-20 Greene County, Missouri, demising and leasing for a term of ** years, the following described premises, to-wit:

A tract of land being part of BOARD OF GOVERNORS OF MISSOURI STATE UNIVERSITY property recorded in Book 2005 Page 022977-05 of the Greene County Recorder of Deeds Office, in the City of Springfield, Greene County, Missouri to wit:

LEASE AREA AGREEMENT DESCRIPTION:

A part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 13, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, being a part of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2005 at Page 022977-05, more particularly described as follows:

COMMENCING at a found "X" in concrete, marking the Northeast corner of the intersection of the North Right-of-Way line of Phelps Street and the East Right-of-Way line of Boonville Avenue, as they now exist (May 4, 2020); thence N89°18'15"E, along the existing North Right- of-Way line of Phelps Street, a distance of 60 feet, more or less, for a POINT OF BEGINNING, said point being an extension of the East exterior lines of Buildings I & II; thence North along said East exterior lines of Buildings I & II and their extension, a distance of 78 feet, more or less, to the intersection of said East exterior line of Buildings I and the South exterior line of Building III; thence East along said South exterior line of Building III, a distance of 129 feet, more or less, to the intersection of said South exterior line of Building III and the West exterior line of Building V; thence South along said West exterior line of Building V, a distance of 34 feet, more or less, to the Southwest exterior corner of said Building V; thence East along the South exterior line of said Building V, a distance of 44 feet, more or less, to the Southeast exterior corner of said Building V; thence South along an extension of the East exterior line of said Building V, a distance of 51 feet, more or less; thence West, a distance of 172 feet, more or less, to a point being on the extension of the East exterior line of said Building II and 7 feet South, more or less, of the Point of Beginning; thence North along said East exterior line of said Building II, a distance of 7 feet, more or less, to the POINT OF BEGINNING.

Subject to any rights-of-way, easements, and restrictions of record. This description is not to be used for the transfer of title nor any other purpose other than for which it is being conveyed.

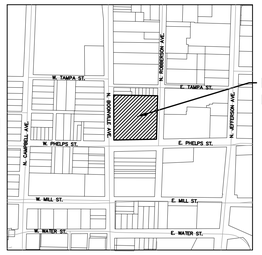
Exhibit B

Site Layout

Floor Plans

[see attached]

*These plans may be provided in larger scale if so requested



VICINITY MAP
SEC. 13, TWP. 29N, RNG. 22W
NOT TO SCALE

ENGINEER:
OLSSON INC.
RYAN JEPPSON
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

SURVEYOR:
OLSSON INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

DEVELOPER:
JVIC, LLC
DANNY COLLINS
305 W. COMMERCIAL ST.
SPRINGFIELD, MO. 65803
TELE: (417) 720-1577

OWNER :
MISSOURI STATE UNIVERSITY LAURA DERRICK
901 S. NATIONAL AVE.
SPRINGFIELD, MO. 65897
TELE: (417) 836-7625

ZONING:
Z1

PRESENT USE:
UNIVERSITY

BUILDING AREA:
PROPOSED EXPANSION = 15,750.00 S.F.

BUILDING USE PROPOSED:
UNIVERSITY

SITE AREA:
TOTAL SITE AREA = 1.95± AC. OR
84,781.19± S.F.

BENCHMARKS:
BENCHMARK #1:
NORTHING=502584.2800
EASTING=1409734.8800
TOP NUT EXISTING FIRE HYDRANT
ELEVATION=1273.952

BENCHMARK #2
NORTHING=503000.6120
EASTING=1410042.9170
TOP NUT EXISTING FIRE HYDRANT
ELEVATION=1272.498

BENCHMARK #3
NORTHING=503209.8410
EASTING=1409708.6930
SQUARE CUT IN NW CORNER OF
CONCRETE INLET
ELEV.=1276.17

BENCHMARK #4
NORTHING=503242.7920
EASTING=1410006.1000
SQUARE CUT IN SW CORNER OF
CONCRETE INLET
ELEV.=1279.00

UTILITY COMPANIES:
WATER/ELECTRIC/GAS
CITY UTILITIES OF SPRINGFIELD
2655 S. BLACKMAN ROAD
SPRINGFIELD, MO 65809
CONTACT: DEVELOPER SERVICES
PH: (417) 831-8888
EMAIL: Developer_Services@cityutilities.net

SANITARY
CITY OF SPRINGFIELD –
ENVIRONMENTAL SERVICES
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: MATT TAYLOR
PH: (417) 864-1934
EMAIL: mtaylor@springfieldmo.gov

STORM SEWER
CITY OF SPRINGFIELD –
STORMWATER SERVICES DEPT.
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: JULIE HAWKINS
PH: (417) 864-1876
EMAIL: jhawkins@springfieldmo.gov

TELEPHONE
AT&T
600 ST. LOUIS STREET
SPRINGFIELD, MO 65806
CONTACT: ADAM MOON
PH: (417) 836-2146
EMAIL: am8421@att.com

SPRINGNET
CITY UTILITIES OF SPRINGFIELD
301 E. CENTRAL STREET
SPRINGFIELD, MO 65802
CONTACT: BETHANY FORRESTER, P.E.
PH: (417) 831-8529
EMAIL: bforrester@springnet.net

MSU TELECOMMUNICATIONS
901 S. NATIONAL AVENUE
SPRINGFIELD, MO 65897
CONTACT: JOSH STUPPY
PH: (417) 836-6449
EMAIL: JoshStuppy@MissouriState.edu

PROPERTY ID #1313309026
OWNER: SMITH, BRENT K TR
OWNER ADDRESS: 3610 E. CROMWELL CT.
SPRINGFIELD, MISSOURI 65802
PROPERTY ADDRESS: 531 N. BOONVILLE AVE.
BOOK 2010, PAGE 03358910

PROPERTY ID #1313309022
OWNER: NANOTECHNOLOGY PARTNERS, LLC
OWNER ADDRESS: 2241 E. KEARNEY ST.
SPRINGFIELD, MISSOURI 65803-4987
PROPERTY ADDRESS: 521 N. BOONVILLE AVE.
BOOK 2007, PAGE 0480607

PROPERTY ID #1313309014
OWNER: 511 PROJECT LLC
OWNER ADDRESS: P.O. BOX 2965
SPRINGFIELD, MISSOURI 65801-2965
PROPERTY ADDRESS: 511 N. BOONVILLE AVE.
BOOK 2008, PAGE 04756808

PROPERTY ID #1313309015
OWNER: KELTNER, DIXIE
OWNER ADDRESS: 507 N. BOONVILLE AVE.
SPRINGFIELD, MISSOURI 65806-1003
PROPERTY ADDRESS: 507 N. BOONVILLE AVE.
BOOK 1995, PAGE 2051

PROPERTY ID #1313309014
OWNER: TAYLOR-MARTIN PROP LLC
OWNER ADDRESS: 214 W. PHELPS ST.
SUITE 201
SPRINGFIELD, MISSOURI 65806-1023
PROPERTY ADDRESS: 503 N. BOONVILLE AVE.
BOOK N/A, PAGE N/A

PROPERTY ID #1313310010
OWNER: CHI ALPHA NETWORK, INC.
OWNER ADDRESS: P.O. BOX 1572
SPRINGFIELD, MISSOURI 65801-1572
PROPERTY ADDRESS: 429 N. BOONVILLE AVE.
BOOK N/A, PAGE N/A

PROPERTY ID #1313312015
OWNER: BOARD OF GOVERNORS OF MSU
OWNER ADDRESS: 901 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI 65804
PROPERTY ADDRESS: 530 N. BOONVILLE AVE.
BOOK 2009, PAGE 03945809

PROPERTY ID #1313312010
OWNER: BOARD OF GOVERNORS OF MSU
OWNER ADDRESS: 901 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI 65804
PROPERTY ADDRESS: 524 N. BOONVILLE AVE.
BOOK 2005, PAGE 02297705

PROPERTY ID #1313317010
OWNER: BOARD OF GOVERNORS OF MSU
OWNER ADDRESS: 901 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI 65804
PROPERTY ADDRESS: 521 N. JEFFERSON AVE.
BOOK 2009, PAGE 03945809

PROPERTY ID #1313317009
OWNER: STOVE WORKS LOFTS LLC
OWNER ADDRESS: P.O. BOX 2965
SPRINGFIELD, MISSOURI 65801-2965
PROPERTY ADDRESS: 505 N. JEFFERSON AVE.
BOOK XX, PAGE 36

PROPERTY ID #1313318002
OWNER: BOARD OF GOVERNORS OF MSU
OWNER ADDRESS: 901 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI 65804
PROPERTY ADDRESS: 310 E. PHELPS ST..
BOOK 1056, PAGE 0359

PROPERTY ID #1313311001
OWNER: BOARD OF GOVERNORS OF MSU
OWNER ADDRESS: 901 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI 65804
PROPERTY ADDRESS: 430 N. BOONVILLE AVE.
BOOK 1056, PAGE 0359

PROPERTY LINE
LIMITS OF PAVEMENT RECONSTRUCTION
BM #3
SQUARE CUT IN NW CORNER OF CONCRETE INLET
NW Corner P.H. Edwards Lot
Later owned by John Schook
EXISTING BUILDING
FFE=1276.35
PROPERTY/ROW LINE
PROPOSED EXPANSION
FFE=1276.35
TRASH RECEPTACLE AREA WITH BOLLARDS (4' O.C.)
BM #4
SQUARE CUT IN SW CORNER OF CONCRETE INLET
NEW PROPERTY/ROW LINE – LIMITS OF STREETSCAPE WILL EXTEND SLIGHTLY PAST THIS LINE TO THE FACE OF WALL AND BASE OF STEPS/RAMP OF THE JVIC PORCH
E. PHELPS STREET
(50' ROW)
BM #2
TOP NUT EX. FIRE HYDRANT
N. BOONVILLE AVENUE (50' ROW)
N. ROBBERSON AVENUE (50' ROW)
61.00'(M) 60'-3"(D)
160.56'(M) 158.58'(D)
54.00'(M) 53'(D)
139.00'(M&D)
54.87'(M) 60'-3"(D)
143.21'(M) 45'(D)
54.21'(M) 53'(D)
29'(M) 28.58'(D)

LEGAL DESCRIPTION:
TRACT I:
Beginning at the Northeast corner of Boonville Avenue and Phelps Streets, in Springfield, Missouri, thence North along the East line of Boonville Avenue One Hundred Thirty-nine (139) feet, thence East to the West line of Robberson Avenue, formerly Peach Alley, thence South along the West line of said Robberson Avenue, One Hundred Thirty-nine (139) feet to the North line of Phelps Street, thence West along the North line of Phelps Street to beginning.

Also, all of that tract of land beginning at the Northwest corner of the P. H. Edwards lot on the East side of Boonville Street, in the City of Springfield, Missouri, which corner is North 2 degrees and 31 minutes, West Thirty-two (32) poles, from the intersection of the line between Sections Thirteen (13) and Twenty-four (24), Township Twenty-nine (29), Range Twenty-two (22), with the Eastern line of Boonville Street, thence East Sixteen (16) poles and Twenty-two (22) links to Robberson Avenue, thence North 2 degrees and 30 minutes West, parallel with Boonville Street, Fifty-three and one-third (53 1/3) feet, thence West Sixteen (16) poles and Twenty-two (22) links to the East line of Boonville Street; thence South 2 degrees and 31 minutes East on Boonville Street, Fifty-three and one-third (53-1/3) feet to the point of beginning.

Also, beginning on the East side of Boonville Avenue Fifty-three and one-half (53-1/2) feet North of the Northwest corner of the lot formerly owned by P. H. Edwards and afterwards owned by John Schmook, running thence North Forty-five (45) feet along the East line of Boonville Avenue as now located, running thence East Two Hundred Seventy-eight (278) feet and Eight (8) inches more or less to the West line of Robberson Avenue as now located, running thence South along the West line of said Robberson Avenue Forty-five (45) feet, running thence West to the point of beginning, being located in the block bounded on the West by Boonville Avenue, on the East by Robberson Avenue, on the North by Pine Street and on the South by Phelps Street, and being part of the Southwest Quarter of the Southwest Quarter of Section Thirteen (13), in Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri.

Also, commencing Ninety-eight and one-half (98-1/2) feet North of the Northwest corner of a lot formerly owned by P. H. Edwards, later by John Schmook, on the East side of Boonville Street, thence North on the East line of Boonville Street Sixty (60) feet Three (3) inches: thence East Two Hundred Seventy-eight (278) feet Eight (8) inches to the West line of Robberson Avenue, thence South along the West line of Robberson Avenue Sixty (60) feet Three (3) inches, thence West to the point of beginning, being the North Sixty (60) feet Three (3) inches of a tract of land deeded to George N. McGee and Maude E. McGee to Julius E. Martin and recorded in Book 307 at Page 257 in the records of greene County, Missouri.

GENERAL NOTES:
1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.

2. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON.

3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!

4. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.

5. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.

6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.

7. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

8. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.

10. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.

11. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGFIELD, MO REQUIREMENTS, UNLESS OTHERWISE NOTED.

12. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.

14. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.

15. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

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

17. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.

18. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)

19. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.

20. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION INCLUDING THE STAGING AREAS.

22. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER FOR PRIVATE FEATURES AND THE CITY OF SPRINGFIELD, MO FOR PUBLIC FEATURES.

23. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE OR BEYOND THE STAGING AREAS.

24. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.

25. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.

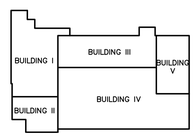
26. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C102.

27. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.

28. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.

29. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.

30. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

KEY PLAN


N
0' 10' 20' 40'
SCALE IN FEET

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

clark huesemann
ARCHITECT OF RECORD
927 1/2 Massachusetts St.
Lawrence, Kansas 66044
785.691.5547
Project No: 017007

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jearnhart@olsson.com

STRUCTURAL:
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3050 E Battlefield, Suite A
Springfield, MO 65804
Contact: Jeffrey Wells
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jwells@jsengineer.com

MEP:
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ccoker@rossbar.com

MISSOURI STATE UNIVERSITY
JVIC BUILDING IV
JORDAN VALLEY INNOVATION CENTER
524 N. Boonville Ave., Springfield, MO 65089

REVISIONS:

MK.	DATE	DESCRIPTION

ORIGINAL CONTRACT DOCUMENTS

STATE OF MISSOURI
RYAN V. JEPPSON
NUMBER PE-2012024241
PROFESSIONAL ENGINEER
RYAN V. JEPPSON-CIVIL ENGINEER
MO# PE-2012024241

DRAWN BY:	RPJ
CHECKED BY:	JKE
CH PROJ. NO:	017007
ISSUE DATE:	04/27/2020
DRAWING TITLE:	GENERAL LAYOUT PLAN
DRAWING NO:	C100

Olsson, Inc. Engineering MO State Cert. of Authority #001592
Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St.
Springfield, MO 65806 TEL 417.890.8802 www.olsson.com
Olsson # F17-2123

DWG: F:\2017\2001-2500\017-2123\40-Design\AutoCAD\7-2123\Final Plans\Sheets\C_GLP_72123.dwg USER: rjungbauer
DATE: Apr 22, 2020 1:41pm C_TBLK_72123-JVIC
XREFS: V_XBOU_72123 T_PUTIL_0192981 V_ESMT_72123 T_PBASE_0192981 C_PHTCH_72123 V_TOPO_72123_DEMO C_PBASE_72123 Legend-KEYPLAN

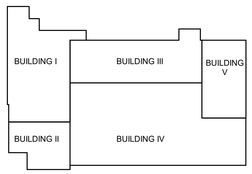
GENERAL PLAN NOTES

1. DIMENSIONS ARE TO FINISH FACE OF WALL OR COLUMN GRID U.N.O.
2. PROVIDE SPRAY-APPLIED FIRE RESISTIVE MATERIAL (SFRM) AT ALL PRIMARY AND SECONDARY STRUCTURAL FRAME MEMBERS AS FOLLOWS:
   a. PRIMARY STRUCTURAL FRAME (BEAMS, COLUMNS, GIRDERS AND OTHER MEMBERS HAVING DIRECT CONNECTION TO COLUMNS): 2 HOURS
   b. SECONDARY STRUCTURAL FRAME (BEAMS, BRACING, AND OTHER MEMBERS NOT HAVING DIRECT CONNECTION TO COLUMNS): 2 HOURS
3. PROVIDE 2 HOUR FLOOR/CEILING ASSEMBLIES PER U.L. D703, OR APPROVED EQUAL, AT ALL NEW FLOOR CONSTRUCTION
4. PROVIDE 1 HOUR ROOF/CEILING ASSEMBLIES PER U.L. P701, OR APPROVED EQUAL, AT ALL NEW ROOF CONSTRUCTION
5. PROVIDE CONTINUOUS EXPANSION JOINT ASSEMBLY WHERE NEW CONSTRUCTION ABUTS EXISTING AS FOLLOWS:
   A. AT INTERIOR FINISHED FLOORS, WALLS, AND CEILINGS: EXPANSION JOINT COVER PER 075513.13
   B. AT INTERIOR UNFINISHED/CONCEALED FLOORS: JOINT FIRESTOPPING PER 078443
   C. AT EXTERIOR WALLS: PREFORMED JOINT SEALS PER 079100
   D. AT ROOFS: EXPANSION JOINT COVER PER 076200 AND 077129
6. REFER TO SHEET A600 FOR INTERIOR SLAB ON GRADE CONTROL JOINT SPACING AT LEVEL 1. REFER TO A430 FOR EXTERIOR PLAZA SPACING

FLOOR PLAN NOTES

P1	TRASH ENCLOSURE, REF. DETAILS AND CIVIL DRAWINGS
P6	SSG ALUMINUM CURTAIN WALL, INSULATEDGLAZING W/ PRINTED CERAMIC FRIT
P7	SAWCUT, REMOVE AND REPLACE PORTION OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR NEW DUCT INSTALLATION
P12	POINT OF ORIGIN = SOUTHEAST CORNER OF EXISTING PRECAST CONCRETE WALL
P13	3/4" CDX, FIRE-TREATED PLYWOOD AT INSIDE FACE OF ALL TELECOM ROOM WALLS TO 8'-0" A.F.F. MIN., PAINT
P14	CMU SHEAR WALL, 2 HOUR FIRE RESISTANCE RATED, REF: STRUCTURAL
P15	TEMPPORARY CONSTRUCTION PARTITION. MAINTAIN UNTIL EGRESS THROUGH NEW STAIR IS AVAILABLE AND APPROVED
P16	MCM COLUMN COVER, TYPICAL
P18	FIN TUBE RADIATOR PER MECH. COORDINATE MOUNTING, FINISH, PIPE ROUTING AND EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALL
P19	CONCRETE FOUNDATION WALL
P20	DECORATIVE METAL GATE, REFERENCE 18/A430

KEY PLAN



LEVEL 1
1/8" = 1'-0"

clark huesemann
ARCHITECT OF RECORD

927 1/2 Massachusetts St.
Lawrence, Kansas 66044
785.691.5547
Project No: 017007

CONSULTANTS:

CIVIL:
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STRUCTURAL:
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Contact: Jeffrey Wells
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jwells@sengineer.com

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0'-1"

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524 N. Boonville Ave., Springfield, MO 65806

REVISIONS:

MK.	DATE	DESCRIPTION
1	05/08/20	ADDENDUM 1

ORIGINAL CONTRACT DOCUMENTS

STATE OF MISSOURI
JANE HUESEMANN
2020 05 20
A - 2014010814
ARCHITECT

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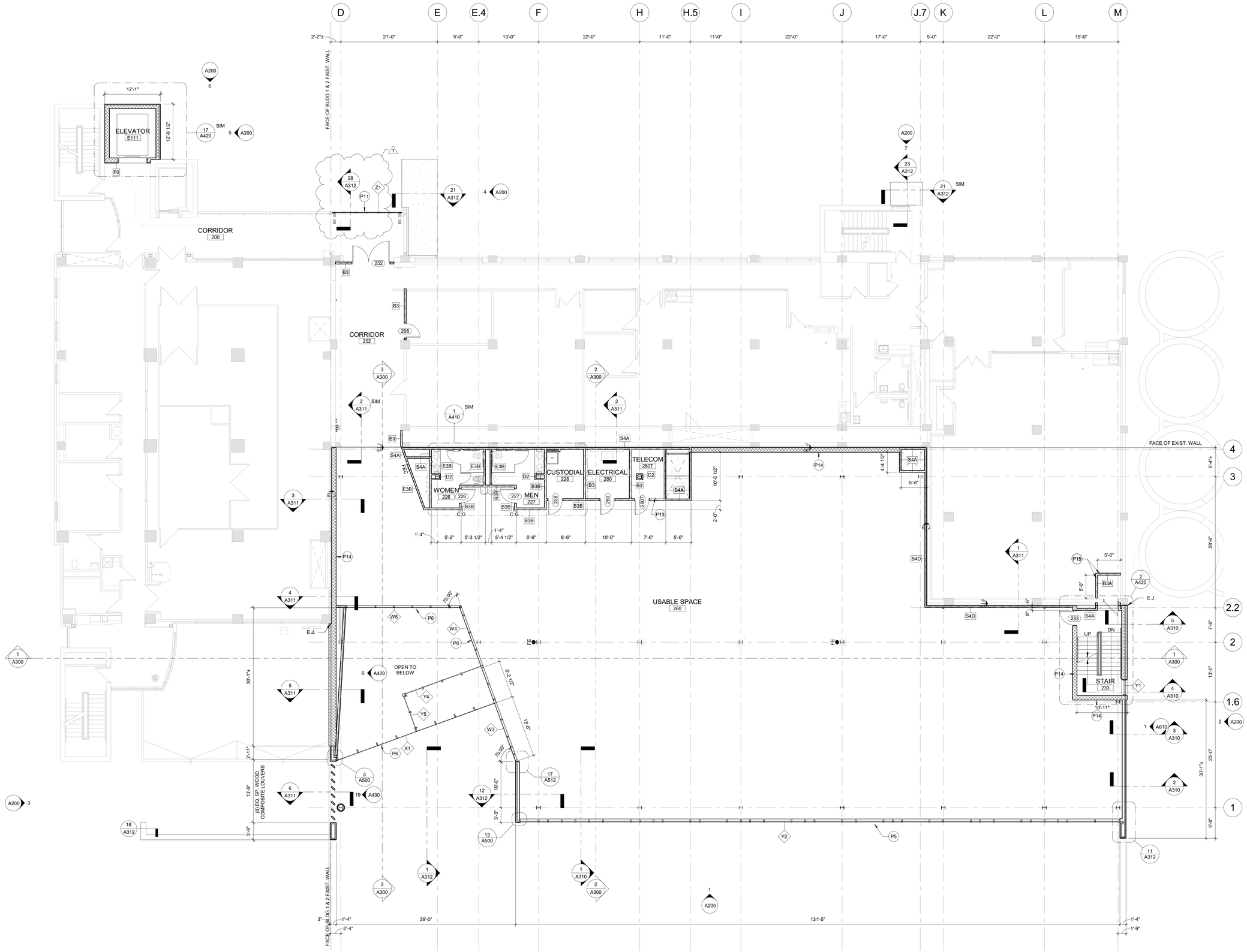
DRAWN BY:	CH STAFF
CHECKED BY:	SC, JH
CH PROJ. NO:	017007
ISSUE DATE:	04/30/2020
DRAWING TITLE:	LEVEL 1 PLAN
DRAWING NO:	A101

5/8/2020 3:45:42 PM



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P5	ALUMINUM CURTAIN WALL, INSULATED GLAZING
P6	SSG ALUMINUM CURTAIN WALL, INSULATEDGLAZING W/ PRINTED CERAMIC FRIT
P11	GLAZED OPERABLE WALL SYSTEM
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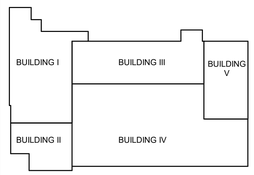
KEY PLAN



clark huesemann
ARCHITECT OF RECORD
927 1/2 Massachusetts St.
Lawrence, Kansas 66044
785.691.5547
Project No: 017007

CONSULTANTS:

CIVIL:
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Contact: Jane Earnhart
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REVISIONS:

MK.	DATE	DESCRIPTION
1	05/08/20	ADDENDUM 1

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2020 05 20
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CHECKED BY:	SC, JH
CH PROJ. NO:	017007
ISSUE DATE:	04/30/2020

DRAWING TITLE:
LEVEL 2 PLAN

DRAWING NO:
A102

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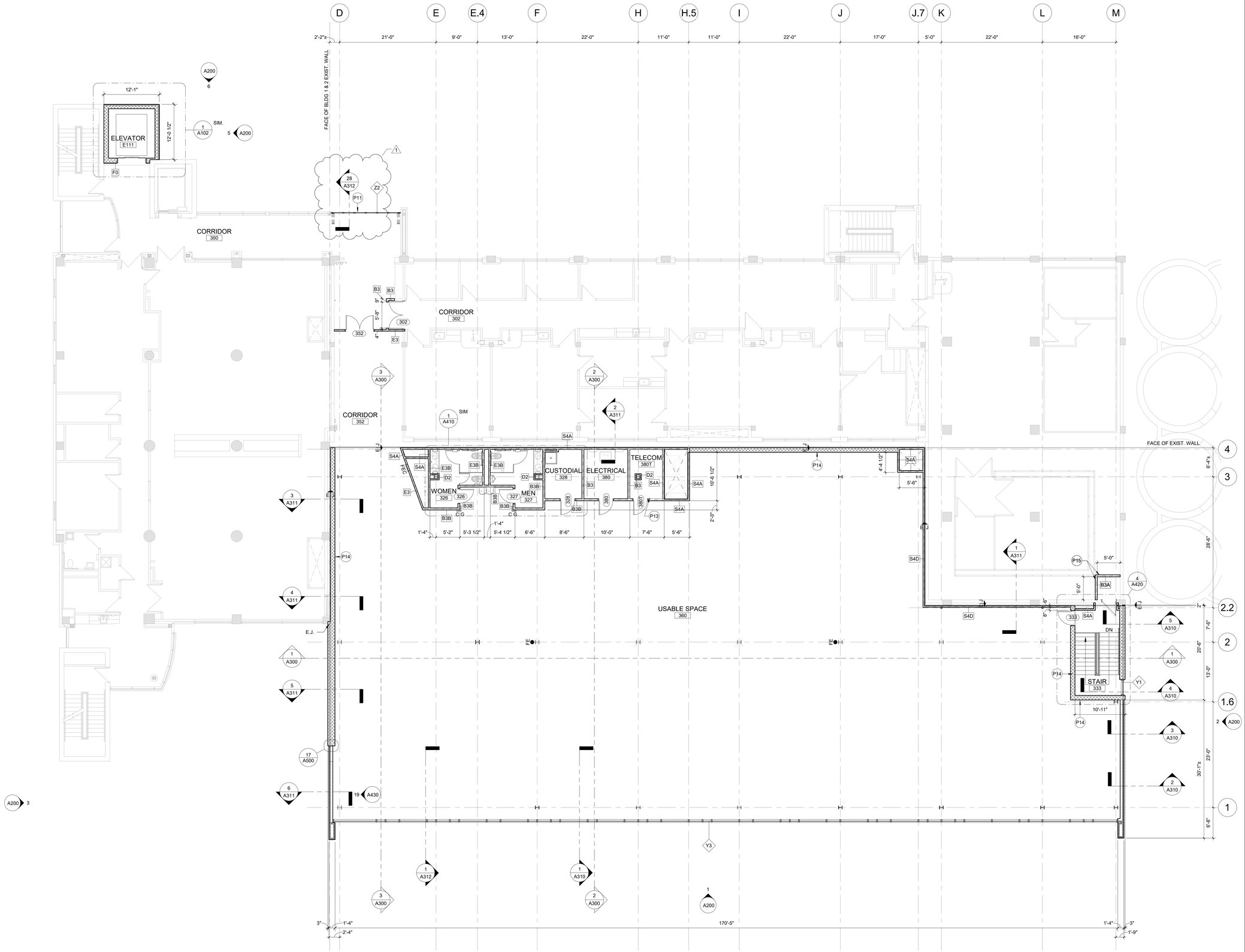

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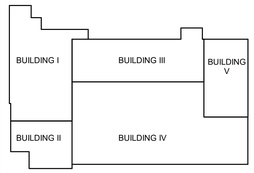
FLOOR PLAN NOTES

P11	GLAZED OPERABLE WALL SYSTEM
P13	3/4" CDX, FIRE-TREATED PLYWOOD AT INSIDE FACE OF ALL TELECOM ROOM WALLS TO 8'-0" A.F.F. MIN., PAINT
P14	CMU SHEAR WALL, 2 HOUR FIRE RESISTANCE RATED, REF. STRUCTURAL
P15	TEMPPORARY CONSTRUCTION PARTITION. MAINTAIN UNTIL EGRESS THROUGH NEW STAIR IS AVAILABLE AND APPROVED

LEVEL 3
1/8" = 1'-0"

0 4' 8' 16'

KEY PLAN



clark huesemann
ARCHITECT OF RECORD

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Project No: 017007

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0'-1"

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REVISIONS:

MK.	DATE	DESCRIPTION
1	05/08/20	ADDENDUM 1

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JANE HUESEMANN
2020 05 20
A - 2014010814
ARCHITECT

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DRAWN BY:	CH STAFF
CHECKED BY:	SC, JH
CH PROJ. NO:	017007
ISSUE DATE:	04/30/2020
DRAWING TITLE:	LEVEL 3 PLAN
DRAWING NO:	A103

5/8/2020 3:47:44 PM

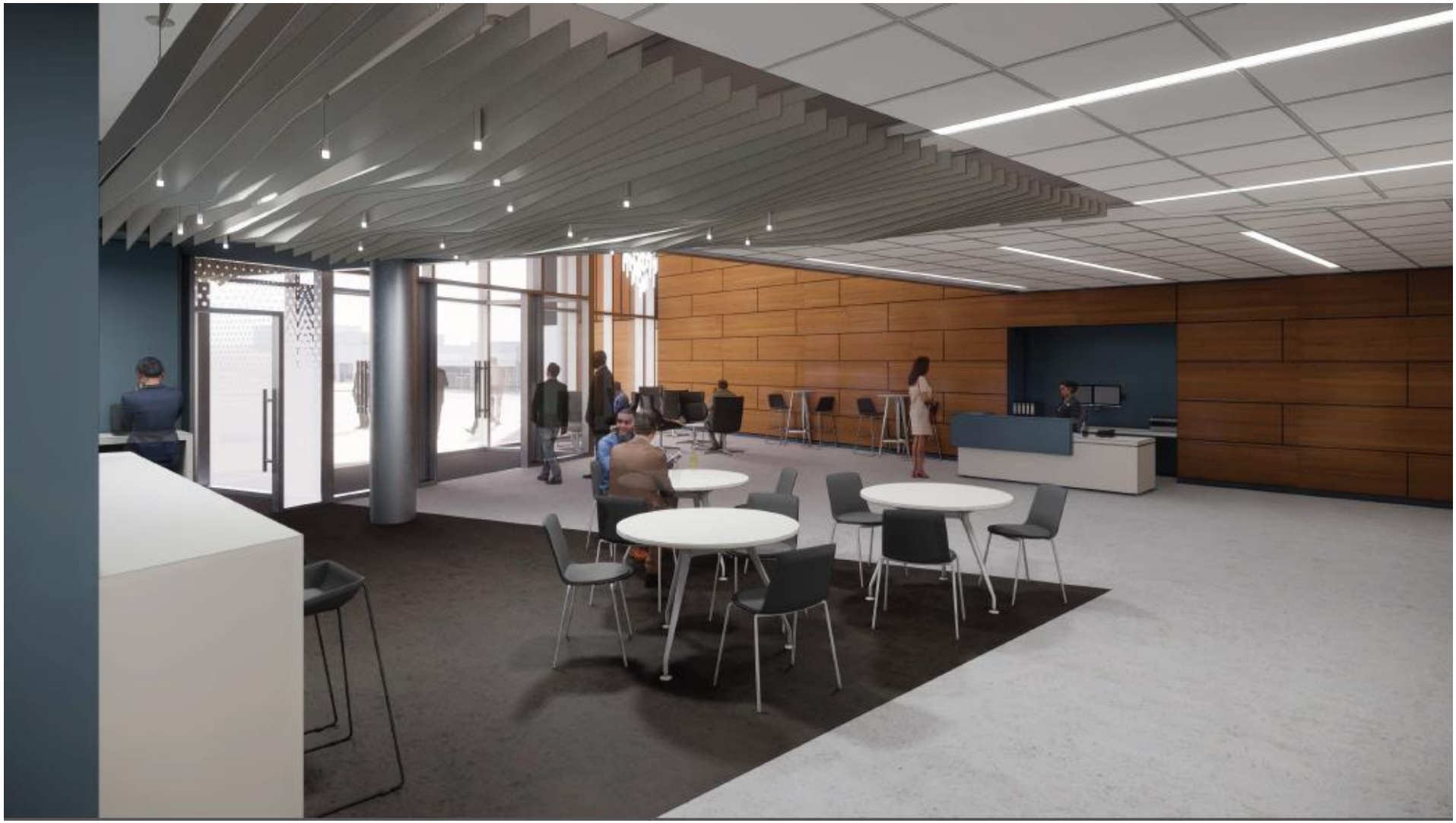
Exhibit C

Project Rendering

[Attached]

ROY BLUNT
JORDAN VALLEY INNOVATION CENTER
MISSOURI STATE UNIVERSITY
524 N. BOONEVILLE AVE.

ROY BLUNT
JORDAN VALLEY INNOVATION CENTER
MISSOURI STATE UNIVERSITY
524 N. BOONEVILLE AVE.



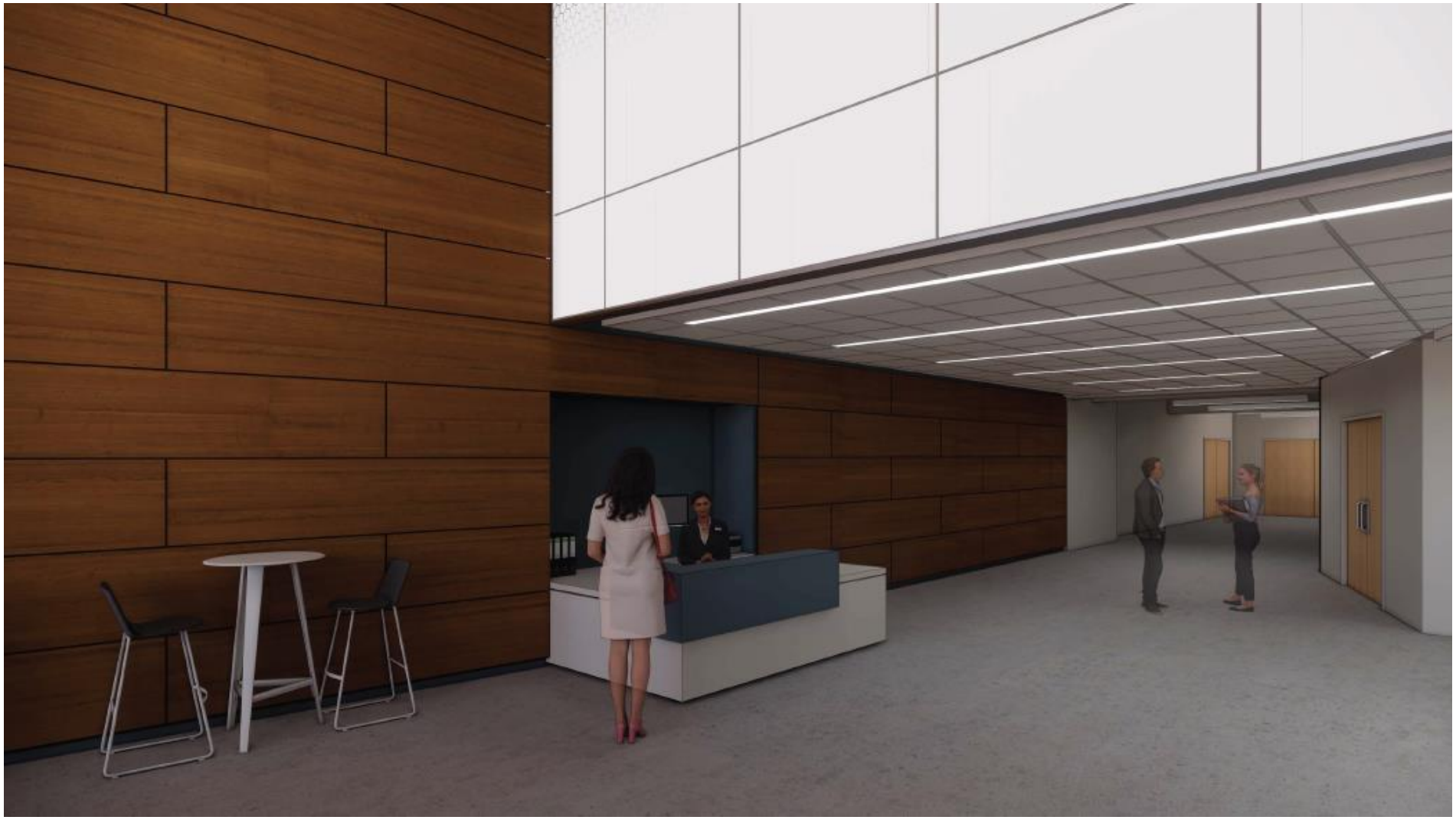


Exhibit D

Construction Costs

[See attached]

CONSTRUCTION MANAGEMENT RESOURCES, LLC

ESTIMATING • SCHEDULING • PROJECT MANAGEMENT • CONSULTING

8201 JOHNSON DRIVE, SUITE 330, MISSION, KANSAS 66205 (913) 262-6715 • FAX (913) 262-1300

Jordan Valley Innovation Center
Missouri State University
clark-huesemann
DD Estimate 02/18/2020 Revised 02/24/20

34,831 SF

DESCRIPTION		TOTAL	Building	$/SF	Demo	North Entry	Elevator	Site
01 00 00 GENERAL CONDITIONS		1,097,306	894,248	25.67	66,955	14,157	93,492	28,455
02 41 00 DEMOLITION		429,384	1,400	0.04	418,469	-	-	9,516
03 30 00 CAST-IN-PLACE CONCRETE		303,344	296,195	8.50	-	-	7,149	-
04 20 00 UNIT MASONRY		215,232	150,764	4.33	-	-	64,468	-
05 12 00 STRUCTURAL STEEL		844,274	840,774	24.14	-	-	3,500	-
05 21 00 STEEL JOISTS		4,610	4,610	0.13	-	-	-	-
05 31 00 STEEL DECK		140,736	133,126	3.82	-	7,047	563	-
05 51 00 METAL STAIRS		36,000	36,000	1.03	-	-	-	-
05 73 00 ORNAMENTAL HANDRAILS AND RAILINGS		102,137	102,137	2.93	-	-	-	-
06 10 00 ROUGH CARPENTRY		12,533	12,283	0.35	-	-	250	-
06 20 00 FINISH CARPENTRY		25,000	25,000	0.72	-	-	-	-
07 21 00 THERMAL INSULATION		67,055	58,460	1.68	-	-	8,596	-
07 42 00 MANUFACTURED WALL PANELS		361,335	264,633	7.60	-	-	96,702	-
07 50 00 MEMBRANE ROOFING		237,539	235,078	6.75	-	-	2,461	-
07 60 00 SHEET METAL FLASHING AND TRIM		28,465	27,756	0.80	-	354	354	-
07 81 00 SPRAYED FIRE-RESISTIVE MATERIALS		56,234	56,234	1.61	-	-	-	-
07 92 00 JOINT SEALANTS		13,925	13,925	0.40	-	-	-	-
08 11 00 STEEL DOOR & FRAMES		8,750	8,750	0.25	-	-	-	-
08 14 16 FLUSH WOOD DOORS		18,850	18,850	0.54	-	-	-	-
08 36 00 SECTIONAL OVERHEAD DOORS		7,560	7,560	0.22	-	-	-	-
08 41 00 ALUMINUM ENTRANCES AND STOREFRONTS		16,559	15,731	0.45	-	828	-	-
08 44 13 GLAZED ALUMINUM CURTAIN WALLS		466,928	462,678	13.28	-	4,250	-	-
08 71 00 DOOR HARDWARE		27,200	27,200	0.78	-	-	-	-
09 21 16 GYPSUM SYSTEMS		305,621	305,621	8.77	-	-	-	-
09 30 13 CERAMIC TILE		25,501	25,501	0.73	-	-	-	-
09 51 00 ACOUSTICAL PANEL CEILINGS		16,466	16,466	0.47	-	-	-	-
09 54 23 LINEAR WOOD CEILINGS		98,790	98,790	2.84	-	-	-	-
09 65 13 RESILIENT WALL BASE AND ACCESSORIES		4,602	4,602	0.13	-	-	-	-
09 66 00 TERRAZZO		26,335	26,335	0.76	-	-	-	-
09 90 00 PAINTING		86,418	86,418	2.48	-	-	-	-
10 14 00 SIGNS		1,540	1,540	0.04	-	-	-	-
10 21 13 TOILET COMPARTMENTS		9,600	9,600	0.28	-	-	-	-
10 22 26 OPERABLE PARTITIONS		5,530	5,530	0.16	-	-	-	-
10 28 00 TOILET AND BATH ACCESSORIES		6,990	6,990	0.20	-	-	-	-
10 44 00 FIRE-PROTECTION SPECIALTIES		900	900	0.03	-	-	-	-
12 21 00 BLINDS		13,159	13,159	0.38	-	-	-	-
12 48 13 FLOOR MATS AND FRAMES		3,963	3,963	0.11	-	-	-	-
14 20 00 ELEVATORS		400,000	-	0.00	-	-	400,000	-
21 00 00 FIRE PROTECTION		104,494	104,494	3.00	-	-	-	-
22 00 00 PLUMBING		128,350	128,350	3.68	-	-	-	-
23 00 00 HVAC		1,092,580	1,092,580	31.37	-	-	-	-
26 00 00 ELECTRICAL		743,750	718,469	20.63	-	-	281	25,000
31 20 00 EARTH MOVING		64,146	5,532	0.16	-	-	-	58,614
31 31 00 TERMITE CONTROL		1,502	1,502	0.04	-	-	-	-
31 63 00 DRILLED PIERS		133,561	133,561	3.83	-	-	-	-
32 12 16 ASPHALT PAVING		8,600	-	0.00	-	-	-	8,600
32 13 13 CEMENT CONCRETE PAVING		61,021	0	0.00	-	17,229	-	43,792
32 32 00 RETAINING WALLS		58,774	-	0.00	-	58,774	-	-
32 80 00 LAWN SPRINKLER PIPING		3,177	-	0.00	-	-	-	3,177
32 92 00 LAWN & GRASSES		694	-	0.00	-	-	-	694
32 93 00 EXTERIOR PLANTS		6,400	-	0.00	-	-	-	6,400
33 10 00 WATER DISTRIBUTION		14,325	-	0.00	-	-	-	14,325
33 30 00 SANITARY SEWERAGE		3,076	-	0.00	-	-	-	3,076
33 40 00 STORM DRAINAGE		4,650	-	0.00	-	-	-	4,650
subtotal		7,955,471	6,483,295	186.13	485,424	102,639	677,816	206,298
Contractor's Fee (tracked separately not in this estimate)	0%	-	-	0.00	-	-	-	-
subtotal		7,955,471	6,483,295	186.13	485,424	102,639	677,816	206,298
Design/Estimate Contingency	10%	795,547	648,329	18.61	48,542	10,264	67,782	20,630
subtotal		8,751,018	7,131,624	204.75	533,966	112,903	745,597	226,928
Escalation to Mid-Point - 12/31/2020	4.3%	380,010	309,688	8.89	23,187	4,903	32,377	9,854
TOTAL		**9,131,028**	**7,441,312**	213.64	**557,153**	**117,806**	**777,975**	**236,782**

DESCRIPTION	QUANTITY	UNIT $	TOTAL
02 41 00 DEMOLITION			
Site			
Demo Concrete Paving	1,011 SF	3.00	3,034
Sawcut	61 LF	10.00	614
Demo Stair	2 FL	500.00	1,000
Demo Retaining Wall	259 SF	15.00	3,878
Haul Off	40 CY	25.00	989
Building			
Demo Exterior Wall	5,824 SF	3.00	17,473
Demo Gyp Partitions	2,951 SF	2.00	5,901
Demo Exterior Storefront	377 SF	2.50	943
Demo Interior Storefront	83 SF	2.25	186
Demo Aluminum Entrance Door	2 EA	75.00	150
Demo Door/Frame/Hardware	17 EA	55.00	935
Demo Glazing	643 SF	5.00	3,213
Demo Casework	10 LF	11.00	106
Demo Railing	66 LF	3.00	198
Demo SOG	10,527 SF	1.50	15,790
Sawcut Slab	261 LF	7.50	1,955
Demo Concrete Structural Slab	15,443 SF	8.00	123,541
Demo Steel Structure, SOD	10,384 SF	8.00	83,070
Demo Stairs	3 FL	750.00	2,250
Demo Concrete Stairs	72 SF	5.00	361
Demo Roofing & Insulation	10,285 SF	2.00	20,570
Demo Silo Approx. 50'H	1 LS	15,000.00	15,000
Demo South Foundation Wall	4,793 SF	5.00	23,963
Demo Columns	45 EA	500.00	22,500
Cut Holes in Masonry for Louvers	4 EA	350.00	1,400
Remove Concrete Panel Wall and Gate	79 LF	15.00	1,181
Temporary Protection/Shoring	1 LS	35,000.00	35,000
Temporary Egress for Stair Removal	1 LS	15,000.00	15,000
Haul Off	1,167 CY	25.00	29,183
			429,384
03 30 00 CAST-IN-PLACE CONCRETE			
Pier Caps	10 CY	500.00	4,995
Grade Beam	48 CY	400.00	19,348
SOG - 4" w/4" Cr. Rock Base	10,014 SF	5.50	55,077
Add for Stained Concrete @ Public	2,618 SF	3.50	9,164
Add for Polished Concrete	31,874 SF	1.00	31,874
SOD - 6"	24,677 SF	7.00	172,738
Elevator Pit Mat - 24"	141 SF	20.00	2,813
Elevator Pit Walls 8"	173 SF	25.00	4,336
Pan Stair Fill	3 FL	1,000.00	3,000
			303,344
04 20 00 UNIT MASONRY			
8" CMU Backup	6,379 SF	15.00	95,679
Brick Veneer	1,382 SF	35.00	48,382
12" CMU Partition Wall	3,847 SF	18.50	71,170
			215,232

DESCRIPTION	QUANTITY	UNIT $	TOTAL
05 12 00 STRUCTURAL STEEL			
Beams and Columns	173 TN	4,750.00	821,384
Shear Studs	3,815 EA	6.00	22,890
			844,274
05 21 00 STEEL JOISTS			
Joists	1.21 TN	3,800.00	4,610
			4,610
05 31 00 STEEL DECK			
Decking for Slab	24,677 SF	3.25	80,200
Roof Decking	13,232 SF	4.00	52,927
Roof Decking @ Elevator	141 SF	4.00	563
Roof Decking/Structure @ Canopy	201 SF	35.00	7,047
			140,736
05 51 00 METAL STAIRS			
Steel Pan Stairs	3 FL	12,000.00	36,000
			36,000
05 73 00 ORNAMENTAL HANDRAILS AND RAILINGS			
Ornamental Metal/Glass Handrail	255 LF	400.00	102,137
			102,137
06 10 00 ROUGH CARPENTRY			
Roof Blocking	1,113 BM	5.00	5,567
Miscellaneous Interior Blocking	34,831 SF	0.20	6,966
			12,533
06 20 00 FINISH CARPENTRY			
Misc Casework/Millwork ALLOWANCE	1 LS	25,000.00	25,000
			25,000
07 21 00 THERMAL INSULATION			
Rigid Insulation @ Metal Wall Panels	6,866 SF	4.00	27,462
Rigid Insulation @ Soffits	3,918 SF	4.00	15,673
Rigid Insulation @ Face Brick	6,379 SF	3.75	23,920
			67,055
07 42 00 MANUFACTURED WALL PANELS			
Metal Wall Panels	4,879 SF	45.00	219,575
Corrugated Metal Wall Panel	1,986 SF	25.00	49,653
Metal Wall Panels @ Soffit @ Level 3	645 SF	60.00	38,695
Metal Wall Panel Column Covers	486 SF	60.00	29,184
Metal Panel Fins	323 SF	75.00	24,227
			361,335

DESCRIPTION	QUANTITY	UNIT $	TOTAL
07 50 00 MEMBRANE ROOFING			
Mod Bit Roofing w/ Insulation	13,433 SF	17.50	235,078
Mod Bit Roofing w/ Insulation @ Elev	141 SF	17.50	2,461
			237,539
07 60 00 SHEET METAL FLASHING AND TRIM			
Coping	138 LF	23.00	3,180
Edge Flashing	279 LF	14.00	3,910
Counter Flashing	241 LF	18.00	4,343
Expansion Joint	245 LF	45.00	11,045
Fascia	171 LF	35.00	5,988
			28,465
07 81 00 SPRAYED FIRE-RESISTIVE MATERIALS			
Spray Fireproofing	37,489 SF	1.50	56,234
			56,234
07 92 00 JOINT SEALANTS			
HM Frame	28 EA	35.00	980
Add Fire Rated Sealant	4,315 LF	3.00	12,945
			13,925
08 11 00 STEEL DOOR & FRAMES			
Exterior HM Door - Insulated	3 EA	450.00	1,350
HM Frame 3x7	24 EA	250.00	6,000
HM Frame 8'x8'	4 EA	350.00	1,400
			8,750
08 14 16 FLUSH WOOD DOORS			
SC Wood Door	29 EA	650.00	18,850
			18,850
08 36 00 SECTIONAL OVERHEAD DOORS			
OH Door - 14'x12'	1 EA	7,560.00	7,560
			7,560
08 41 00 ALUMINUM ENTRANCES AND STOREFRONTS			
Interior Storefront	394 SF	42.00	16,559
			16,559
08 44 13 GLAZED ALUMINUM CURTAIN WALLS			
Aluminum Curtainwall	5,447 SF	75.00	408,548
Glazed Operable Wall	311 SF	125.00	38,880
Entrance Door & Frame	1 EA	2,500.00	2,500
Entrance Double Door & Frame	4 PR	4,250.00	17,000
			466,928

DESCRIPTION	QUANTITY	UNIT $	TOTAL
08 71 00 DOOR HARDWARE			
Door Hardware ALLOW	32 EA	850.00	27,200
			27,200
09 21 16 GYPSUM SYSTEMS			
Exterior 6" MS Wall w/ batt	4,018 SF	12.00	48,219
1HR Int MS Wall 5/8" GB BS	3,185 SF	8.50	27,071
Shaft Wall, Liner Panel OS, 5/8" GB OS	6,504 SF	15.00	97,565
Int 3-5/8" MS Wall 5/8" GB BS	2,395 SF	6.00	14,369
Int 3-5/8" MS Wall 5/8" GB OS	4,811 SF	5.50	26,458
2" Furred Wall 5/8" GB OS	346 SF	5.25	1,818
Add Batt Insulation	8,471 SF	0.35	2,965
Gyp Board Ceiling	1,366 SF	14.00	19,130
Soffit Framing @ Canopy	231 SF	8.00	1,849
Soffit Framing @ Level 1	1,741 SF	8.00	13,927
Soffit Framing @ Level 2	1,532 SF	8.00	12,260
Soffit Framing @ Level 3	645 SF	8.00	5,159
Miscellaneous Gyp Construction	34,831 SF	1.00	34,831
			305,621
09 30 13 CERAMIC TILE			
Ceramic Floor Tile	0 SF	8.00	0
Ceramic Tile Base	242 LF	5.50	1,329
Ceramic Wall Tile	2,417 SF	10.00	24,172
			25,501
09 51 00 ACOUSTICAL PANEL CEILINGS			
2x2 ACT	1,740 SF	4.75	8,264
2x4 ACT	1,930 SF	4.25	8,202
			16,466
09 54 23 LINEAR WOOD CEILINGS			
Composite Wood Plank Ceiling	3,533 SF	25.00	88,330
Composite Wood Plank Walls	436 SF	24.00	10,460
			98,790
09 65 13 RESILIENT WALL BASE AND ACCESSORIES			
Rubber Base	2,301 LF	2.00	4,602
			4,602
09 66 00 TERRAZZO			
Terrazzo	1,756 SF	15.00	26,335
			26,335

DESCRIPTION	QUANTITY	UNIT $	TOTAL
09 90 00 PAINTING			
Seal Concrete Floors	31,874 SF	0.85	27,093
Paint Gyp Board Walls	20,618 SF	0.70	14,433
Paint CMU Walls	7,794 SF	1.00	7,794
Paint Exposed Structure	29,655 SF	1.10	32,620
Paint Gyp Board Ceiling	1,366 SF	1.25	1,708
Paint HM Frames	28 EA	40.00	1,120
Paint HM Doors	3 EA	50.00	150
Miscellaneous Painting	1 LS	1,500.00	1,500
			86,418
10 14 00 SIGNS			
Door Signs	28 EA	55.00	1,540
			1,540
10 21 13 TOILET COMPARTMENTS			
Toilet Partitions	6 EA	750.00	4,500
ADA Toilet Partitions	6 EA	850.00	5,100
			9,600
10 22 26 OPERABLE PARTITIONS			
Operable Wall	138 SF	40.00	5,530
			5,530
10 28 00 TOILET AND BATH ACCESSORIES			
Soap Disp	12 EA	45.00	540
Paper Towel Dispenser	6 EA	55.00	330
Mirror 2' x 3' - Channel Framed	12 EA	250.00	3,000
TP Dispenser	12 EA	40.00	480
Grab Bars	12 EA	75.00	900
Sanitary Napkin Trash	6 EA	65.00	390
Sanitary Napkin Vendor	3 EA	100.00	300
Mop Rack/ Shelf	3 EA	50.00	150
Diaper Changing Station	6 EA	150.00	900
			6,990
10 44 00 FIRE-PROTECTION SPECIALTIES			
FE	6 EA	150.00	900
			900
12 21 00 BLINDS			
Motorized Mecho Shades @ 1st Floor	2,193 SF	6.00	13,159
			13,159
12 48 13 FLOOR MATS AND FRAMES			
Recessed Entrance Mat	198 SF	20.00	3,963
			3,963

DESCRIPTION	QUANTITY	UNIT $	TOTAL
14 20 00 ELEVATORS			
Geared Traction Passenger Elevator 8 Stop	1 EA	400,000.00	400,000
			400,000
21 00 00 FIRE PROTECTION			
Fire Sprinklers	34,831 SF	3.00	104,494
			104,494
22 00 00 PLUMBING			
Water Closet	3 EA	3,500.00	10,500
ADA Water Closet	7 EA	3,850.00	26,950
Urinal	3 EA	2,900.00	8,700
Countertop Sink	13 EA	2,900.00	37,700
Mop Basin	3 EA	2,400.00	7,200
Floor Drain	7 EA	1,500.00	10,500
Electric Water Cooler	2 EA	2,500.00	5,000
Roof Drain/Overflow	6 EA	2,000.00	12,000
Plubmin Rough-in Only	4 EA	1,200.00	4,800
Water Heating System	1 LS	5,000.00	5,000
			128,350
23 00 00 HVAC			
HVAC System (shell only)	34,831 SF		0
Chiller - 400 Ton	1 EA	230,666.67	230,667
Cooling Tower	1 EA	53,000.00	53,000
Boiler - 3000 MBH	1 EA	68,500.00	68,500
CW Pump - 515 GPM	1 EA	18,500.00	18,500
CW Pump - 750 GPM	1 EA	18,500.00	18,500
GW Pump - 20 GPM	1 EA	6,500.00	6,500
HW Pump - 150 GPM	1 EA	8,500.00	8,500
AHU - 36,000 CFM	1 EA	176,300.00	176,300
VAV - 500 to 749 CFM	8 EA	2,200.00	17,600
Fan Coil Unit - 1,000 to 1,499 CFM	2 EA	6,500.00	13,000
CUH 20 MBH	2 EA	3,500.00	7,000
UH 18 MBH	9 EA	4,500.00	40,500
Split System	1 EA	6,500.00	6,500
Fire/Smoke Damper	6 EA	1,200.00	7,200
Baseboard Heater	4 EA	3,500.00	14,000
Expansion Tank - XX Gal	1 EA	7,500.00	7,500
Air/Dirt Seperator	1 EA	7,500.00	7,500
Exhaust Fan - 16,000 CFM	1 EA	25,000.00	25,000
Exhaust Fan - 1,400 CFM	1 EA	1,500.00	1,500
Exhaust Fan - 1,000 CFM	1 EA	1,500.00	1,500
Intake Hood	1 EA	15,000.00	15,000
Ductwork	24,488 LBS	8.00	195,902
Louvers	81 SF	55.00	4,453
CW/HW Piping			
2"	1,758 LF	25.00	43,958
Controls - Large	4 EA	3,500.00	14,000
Controls - Small	26 EA	2,500.00	65,000
Hydronics	1 LS	25,000.00	25,000
			1,092,580

DESCRIPTION	QUANTITY	UNIT $	TOTAL
26 00 00 ELECTRICAL			
Site	1 LS	25,000.00	25,000
Lighting (shell only)	34,831 SF		0
L1 - 2X2 LED SPECIFICATION GRADE TROFFER	6 EA	161.73	970
L2 - LINEAR DIRECT/INDIRECT SUSPENDED	12 EA	728.27	8,739
L3 - 4' WALL BRACKET LED	15 EA	264.57	3,969
L4 - LENSED 4' LED STRIP LIGHT, ROUND LENS	33 EA	183.90	6,069
L5 - LENSED 8' LED STRIP LIGHT, ROUND LENS	19 EA	270.16	5,133
L6 - 6" OPEN LED DOWN LIGHT	12 EA	199.61	2,395
L7 - 4' LED WALL BRACKET WITH OCCUPANCY SENS	6 EA	271.03	1,626
L8 - 6" OPEN LED DOWN LIGHT	2 EA	200.24	400
L9 - 8" OPEN LED DOWN LIGHT	13 EA	242.46	3,152
L10 - 4' LED VAPORTITE WALL MOUNTED LIGHT	1 EA	247.31	247
X1 - DIE CAST ALUMINUM WALL MOUNTED EXIT SIGI	9 EA	176.82	1,591
X2 - DIE CAST ALUMINUM STEM MOUNTED EXIST SIC	5 EA	245.13	1,226
Occupancy Sensor - Ceiliing Mntd.	4 EA	150.00	600
Switch	10 EA	85.00	850
3-Way Switch	6 EA	95.00	570
Occupancy Sensor Switch	7 EA	175.00	1,225
Additional Lighting Allowane	1 LS	25,000.00	25,000
Conduit/Wire	4,000 LF	6.50	26,000
Power (shell only)	34,831 SF		0
Duplex Receptacle	14 EA	85.00	1,148
GFIC Receptacle	44 EA	100.00	4,350
WP GFI Receptacle	25 EA	150.00	3,750
Double Duplex Receptacle	32 EA	115.00	3,623
Conduit/Wire	2,838 LF	6.50	18,444
Distribution (shell only)	34,831 SF		0
MDP - 800A	1 EA	29,960.00	29,960
Panel 100A	4 EA	3,500.00	14,000
Panel 200A	3 EA	4,200.00	12,600
Panel 400A	4 EA	8,500.00	34,000
Transformer 15kVa	1 EA	3,250.00	3,250
Transformer 30kVa	1 EA	4,500.00	4,500
Transformer 112.5kVa	3 EA	7,500.00	22,500
Hookup HVAC - Large	9 EA	1,750.00	15,750
Hookup HVAC - Small	27 EA	1,250.00	33,750
Feeders	3,975 LF	80.00	318,000
Special Systems (shell only)	34,831 SF	1.00	34,831
Telecommunications (shell only)	34,831 SF	1.00	34,831
Fire Alarm	34,831 SF		0
Smoke Detector	19 EA	200.00	3,800
Horn/Strobe	36 EA	275.00	9,900
Pull Station	4 EA	200.00	800
Thermal Heat Detector	10 EA	250.00	2,500
Control Module for Elevator	2 EA	225.00	450
Tamper Switch	4 EA	200.00	800
Flow Switch	6 EA	200.00	1,200
Conduit/Wire	4,050 LF	5.00	20,250
			743,750

DESCRIPTION	QUANTITY	UNIT $	TOTAL
31 20 00 EARTH MOVING			
Clear Site	1 LS	1,500.00	1,500
Site Cut/Fill Allow	1 LS	15,000.00	15,000
Engineered Fill	2,225 CY	16.00	35,605
Grade Sidewalks	3,032 SF	0.15	455
Backfill Curb and Gutter	54 LF	1.00	54
Grade Building	10,014 SF	0.50	5,007
Foundation Excavation	58 CY	9.00	525
Finish Grade Site	1 LS	2,500.00	2,500
Temporary Erosion Control	1 LS	3,500.00	3,500
			64,146
31 31 00 TERMITE CONTROL			
Building	10,014 SF	0.15	1,502
			1,502
31 63 00 DRILLED PIERS			
Drilled Piers	178 CY	750.00	133,561
			133,561
32 12 16 ASPHALT PAVING			
Parking Striping	85 EA	20.00	1,700
ADA Striping	4 EA	100.00	400
Patch Paving	1 LS	6,500.00	6,500
			8,600
32 13 13 CEMENT CONCRETE PAVING			
Sidewalk	2,336 SF	6.00	14,017
Sidewalk w/ ice melt system	620 SF	9.50	5,891
Sidewalk @ South	1,549 SF	15.00	23,230
Concrete Paving - 8" on 4" Base	1,260 SF	9.00	11,338
Curb & Gutter	54 LF	15.00	808
Concrete Stairs	208 SF	10.00	2,081
Concrete Ramp	487 SF	7.50	3,656
			61,021
32 32 00 RETAINING WALLS			
Concrete Retaining Wall Footing	256 LF	50.00	12,777
Concrete Retaining Wall	767 SF	60.00	45,997
			58,774
32 80 00 LAWN SPRINKLER PIPING			
Irrigation	3,177 SF	1.00	3,177
			3,177
32 92 00 LAWN & GRASSES			
Sod	231 SY	3.00	694
			694

DESCRIPTION	QUANTITY	UNIT $	TOTAL
32 93 00 EXTERIOR PLANTS			
Shade Tree	1 EA	650.00	650
Ornamental Tree	6 EA	500.00	3,000
Evergreen Shrub	20 EA	100.00	2,000
Groundcover	50 EA	15.00	750
			6,400
33 10 00 WATER DISTRIBUTION			
2" Ø PVC Water Line	150 LF	28.00	4,200
4" Ø Fire Line	150 LF	47.50	7,125
Connect to Existing	2 EA	1,500.00	3,000
			14,325
33 30 00 SANITARY SEWERAGE			
6" Ø PVC Sanitary Sewer	53 LF	30.00	1,576
Connect to Existing	1 EA	1,500.00	1,500
			3,076
33 40 00 STORM DRAINAGE			
18" Ø RCP Storm Sewer Pipe	77 LF	40.72	3,150
Connect to Existing	1 EA	1,500.00	1,500
			4,650

Exhibit E

Source, nature, and terms of all required project financing

JVIC, LLC
$10,000,000 NMTC Investment
Summary of General Assumptions

Loan Assumptions

Borrower	Fund	JVIC Leverage Lender, LLC	JVIC Leverage Lender, LLC	QALICB			
Lender	Lev. Lender	Central Bank of Kansas City	Missouri State University	CBKC Sub 59	CBKC Sub 59	COCRF Sub 105	COCRF Sub 105
Loan	Leverage Loan	Source Loan	Subordinate Source Loan[1]	Loan A1	Loan B1	Loan A2	Loan B2
Initial Principal	7,021,000	3,051,515	4,600,000	6,336,900	2,483,100	684,100	315,900
Partiall Principal Payment	0	0	0	0	612,838	0	53,452
Origination Date	06/03/20	06/03/20	06/03/20	06/03/20	06/03/20	06/03/20	06/03/20
Partial Principal Payment Date	N/A	N/A	N/A	N/A	06/03/27	N/A	06/03/27
Number of Interest-Only Months	84	6	84	84	85	84	85
Interest-Only Through	06/03/27	12/31/2020	6/3/2027	06/03/27	06/30/27	06/03/27	06/30/27
Note Term (Months)	84	84	84	84	418	84	418
Maturity Date	06/03/27	6/3/2027	6/3/2027	06/03/27	03/31/55	06/03/27	03/31/55
First Payment Date	9/12/2020	9/14/2020	9/14/2020	9/2/2020	9/2/2020	9/2/2020	9/2/2020
Interest Rate Accrued	3.77609%	4.50000%	1.00000%	2.65516%	2.65516%	2.65516%	2.65516%
Interest Rate Paid	2.93000%	4.50000%	0.00000%	2.65516%	2.65516%	2.65516%	2.65516%
Interest Rate Convention	30/360	Actual/360	30/360	30/360	30/360	30/360	30/360
Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Payments Due	Arrears/Advance	Arrears/Advance	Arrears/Advance	Arrears/Advance	Arrears/Advance	Arrears/Advance	Arrears/Advance
Payment Day	12	14	14	2	2	2	2
Payment Months	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec	Mar/Jun/Sep/Dec
First Amortizing Payment Date	N/A	03/14/21	N/A	N/A	09/02/27	N/A	09/02/27
Amortizing Payment Amount	N/A	51,329.63	N/A	N/A	23,865.38	N/A	3,348.95

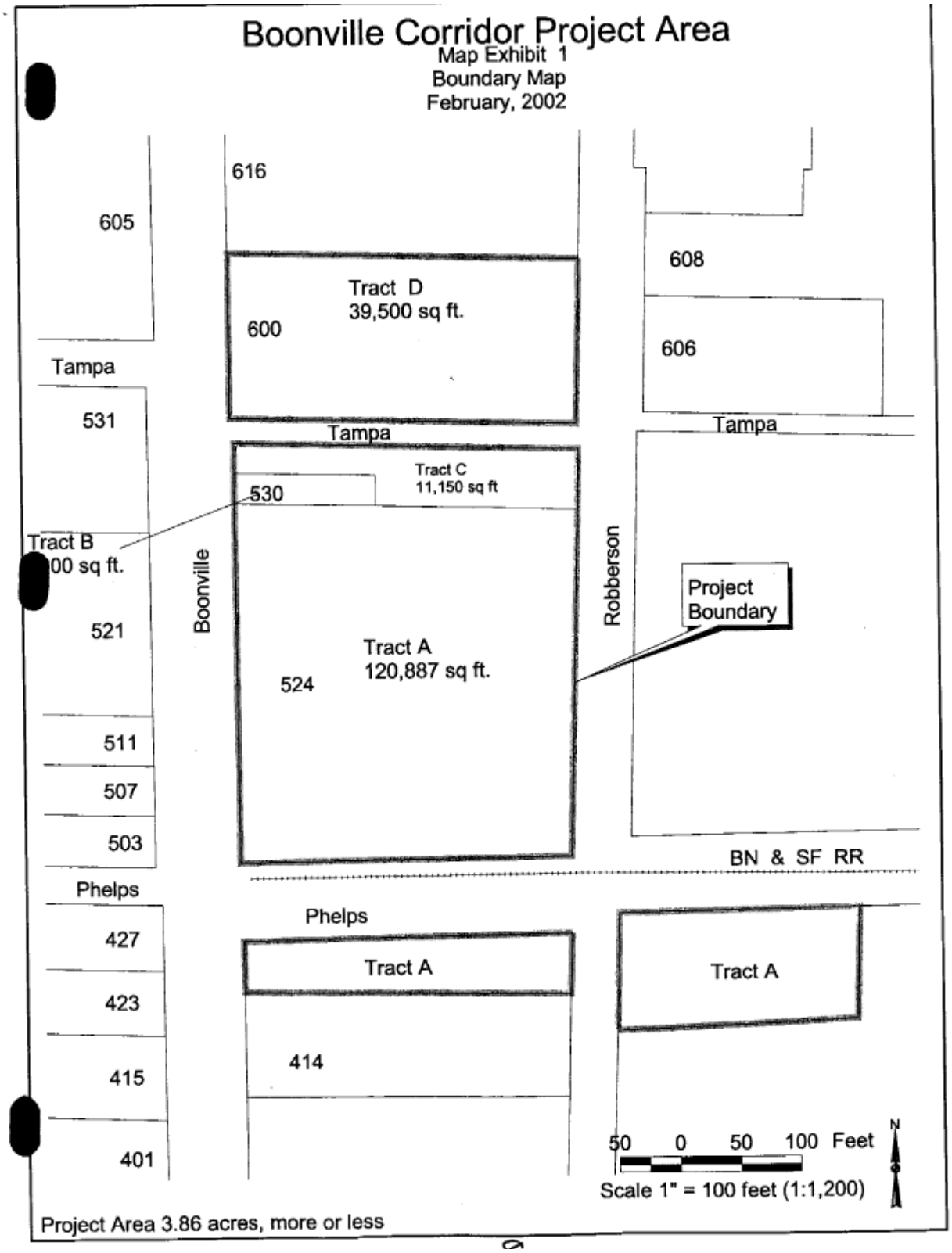
Borrower	QALICB
Lender	Central Bank of Kansas City
Loan	Direct Loan
Initial Principal	3,692,733
Partial Principal Payment	0
Origination Date	06/03/20
Partial Principal Payment Date	N/A
Number of Interest Only Months	6
Interest-Only Through	12/31/2020
Note Term (Months)	84.00
Maturity Date	6/3/2027
First Payment Date	9/1/2020
Interest Rate Accrued	4.50%
Interest Rate Paid	4.50%
Interest Rate Convention	Actual/360
Payment Frequency	Quarterly
Payments Due	Arrears/Advance
Payment Day	1
Payment Months	Mar/Jun/Sep/Dec
First Amortizing Payment Date	3/1/2021
Amortizing Payment Amount	62,115.57

*Interest paid on Leverage Loan will be based on the initial principal balance with accrued interest compounded over the term of the loan with the balance due at maturity
*Partial Principal Payment on the CBKC QLICI B Note is equivalent to CBKC's Success Fee plus their pro-rata share of additional principal needed to service the Leverage Loan
Partial principal payment on the COCRF QLICI B notes is equal to their pro-rata share of additional principal needed to service debt at the leverage lender level
1. Interest on the Subordinate Source Loan will accrue and compound over the loan term with the balance due at maturity.

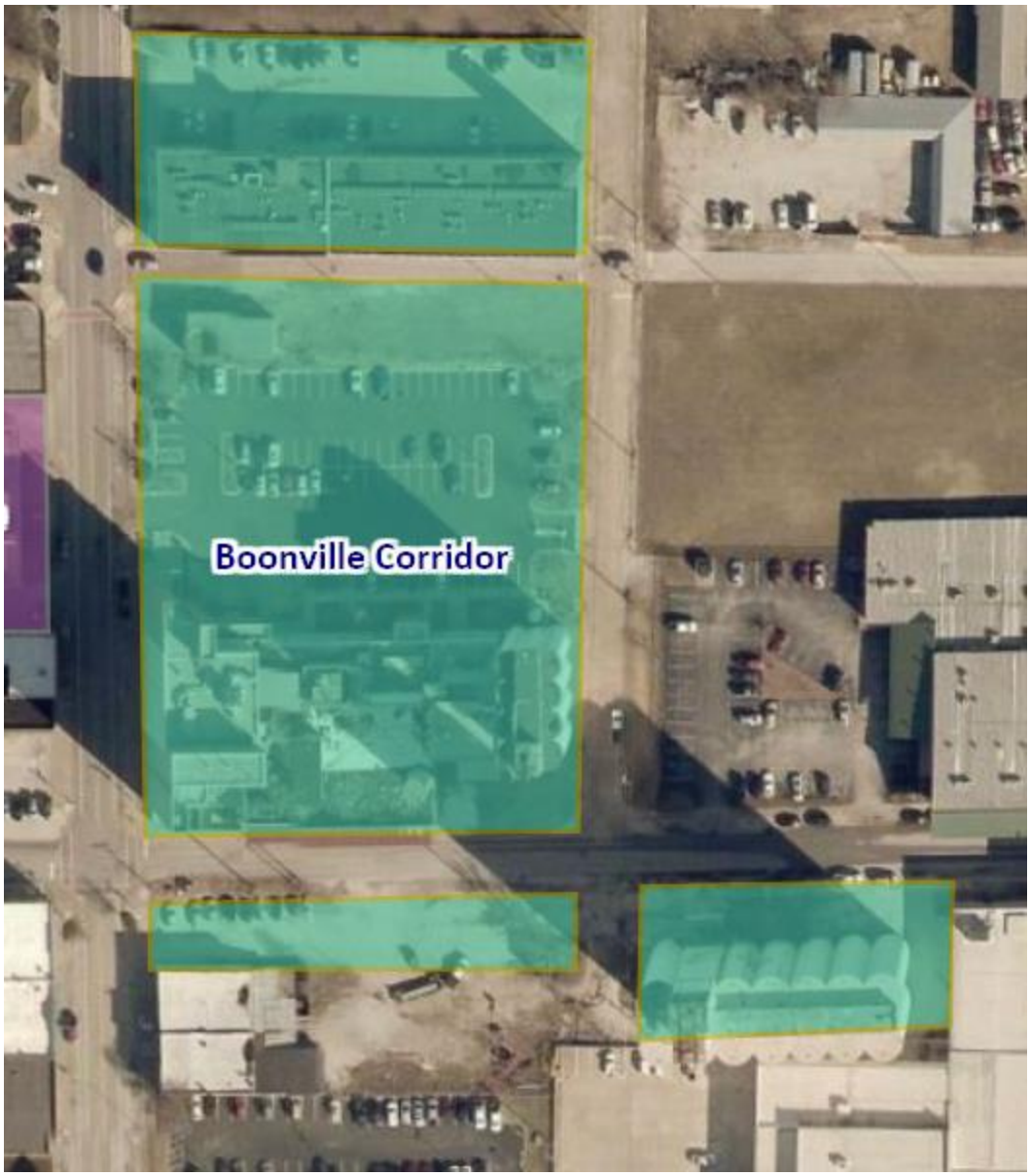
*Figures are estimates as of 5/20/20 compiled by Accounting firm Bakertilly.

Exhibit F

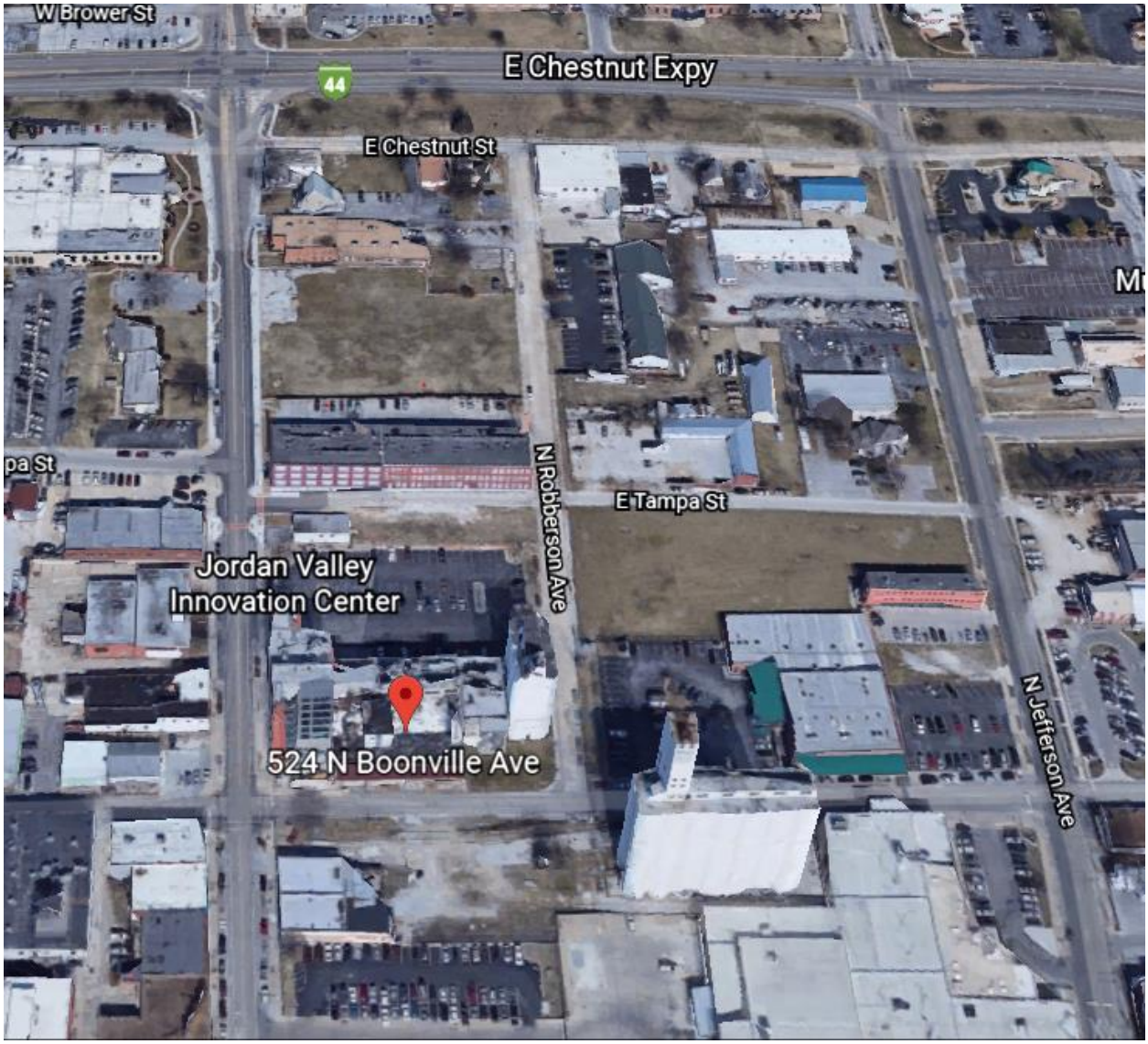
Boonville Corridor Redevelopment Area Map and Legal Description
[See attached]



* TRACT A is commonly known as 524 N. Boonville under the Redevelopment Plan.


Boonville Corridor

Google Earth Image



Boonville Corridor Redevelopment Area Legal Description

Tract A:

Beginning at the Southeast corner of Phelps Street and Boonville Avenue in the City of Springfield, Greene County, Missouri, running thence South Forty-three (43) feet more or less, thence East Two Hundred Seventy-four and 4/10 (274.4) feet more or less to the West line of Robberson Avenue, thence North Fifty (50) feet more or less to the South line of Phelps Street, thence West along the South line of Phelps Street Two Hundred Seventy-six and 2/10 (276.2) feet more or less to the point of beginning, all in the City of Springfield, Greene County, Missouri.

Also, beginning at the Southeast corner of Phelps Avenue and Peach Alley (now Robberson Avenue) in the City of Springfield, Missouri, thence South along the east line of Peach alley (now Robberson Avenue) One Hundred (100) feet, thence East Two Hundred (200) feet, thence North One Hundred (100) feet to the South side of Phelps Avenue, thence West along the South side of Phelps avenue Two Hundred (200) feet to the place of beginning.

Also, beginning at the Northeast corner of Boonville and Phelps Streets, in Springfield, Missouri, thence North along the East line of Boonville Avenue Two Hundred Ninety Seven and 58/100 (297.58) feet, thence East to the West line of Robberson Avenue, thence South along the West line of said Robberson Avenue Two Hundred Ninety Seven and 58/100 (297.58) feet to the North line of Phelps Street, thence West along the North line of Phelps Street to beginning.

Tract B:

All of Lot Two (2) in F. S. HEFFERMAN'S FIRST SUBDIVISION according to the recorded plat thereof.

Tract C:

All of Lots One (1), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine(9), in F. S. HEFFERMAN'S FIRST SUBDIVISION to the City of Springfield, Missouri, except any part that may now be used for street purposes.

Tract D:

Beginning at the Northeast corner of Boonville Street and Tampa Street (Formerly Pine Street), in the City of Springfield, Greene County, Missouri, thence North along the East line of Boonville Street 135 feet; thence East 300.3 feet, to the West line of Robberson Avenue, thence South along said West line of Robberson Avenue, 135 feet to the North line of Tampa Street, thence West 300.3 feet to the point of beginning, all in Greene County, Missouri, except any part thereof deeded, taken or used for road or highway purposes.

Exhibit G

Pro Forma Projections

[See attached]

JVIC, LLC
$10,000,000 NMTC Investment
Projected Statement of Cash Flows

Projected Cash Flow Statement	NMTC Closing	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	12/31/26	12/31/27	12/31/28	12/31/29	12/31/30
Net Income before Depreciation & Amortization		0	72,189	75,866	79,718	83,307	87,956	92,380	76,094	273,938	289,663	304,415
Construction Costs Incurred		(11,991,175)	0	0	0	0	0	0	0	0	0	0
Closing Costs Incurred		0	0	0	0	0	0	0	(220,513)	0	0	0
CBKC Sub 59 Fee Reserve Reserve Release		42,200	65,000	65,000	65,000	65,000	65,000	65,000	22,800	0	0	0
VAF Servicing Fee Reserve Reserve Release		5,200	9,000	9,000	9,000	9,000	9,000	9,000	3,800	0	0	0
Construction Reserve Reserve Release		8,251,042	0	0	0	0	0	0	0	0	0	0
Cash Flow from Investing Activities		(3,692,733)	74,000	74,000	74,000	74,000	74,000	74,000	(193,913)	0	0	0
Direct Loan Principal		3,692,733	(81,388)	(85,165)	(89,118)	(92,809)	(97,561)	(102,089)	(3,144,602)	0	0	0
Loan A1 - CBKC Sub 59 Principal		0	0	0	0	0	0	0	(6,336,900)	0	0	0
Loan B1 - CBKC Sub 59 Principal		0	0	0	0	0	0	0	(635,816)	(46,877)	(48,134)	(49,425)
Loan A2 - COCRF Sub 105 Principal		0	0	0	0	0	0	0	(684,100)	0	0	0
Loan B2 - COCRF Sub 105 Principal		0	0	0	0	0	0	0	(56,676)	(6,578)	(6,755)	(6,936)
Direct Loan Refinance Principal		0	0	0	0	0	0	0	3,148,159	(57,599)	(61,754)	(65,617)
QLICI Loans Refinance Principal		0	0	0	0	0	0	0	7,761,986	(142,015)	(152,258)	(161,783)
Cash Flow from Financing Activities		3,692,733	(81,388)	(85,165)	(89,118)	(92,809)	(97,561)	(102,089)	52,052	(253,070)	(268,901)	(283,761)
Total Cash Flow		(0)	64,801	64,701	64,600	64,498	64,395	64,291	(65,768)	20,869	20,762	20,654
Beginning Cash		0	(0)	64,801	129,502	194,102	200,000	200,000	200,000	134,232	155,100	175,862
Cash Flow		(0)	64,801	64,701	64,600	64,498	64,395	64,291	(65,768)	20,869	20,762	20,654
Distribution		0	0	0	0	(58,600)	(64,395)	(64,291)	0	0	0	0
Ending Cash		(0)	64,801	129,502	194,102	200,000	200,000	200,000	134,232	155,100	175,862	196,516
Debt Service Coverage Ratio			1.12	1.12	1.12	1.12	1.12	1.12	1.29	1.02	1.02	1.02

JVIC, LLC
$10,000,000 NMTC Investment
Projected Income Statement

Projected Income Statement	NMTC Closing	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25	12/31/26	12/31/27	12/31/28	12/31/29	12/31/30
Revenues	SF											
Building Lease Revenues	75,000	0	530,000	530,000	530,000	530,000	530,000	530,000	265,000	0	0	0
Market Re-Lease		0	0	0	0	0	0	0	415,000	1,000,000	1,000,000	1,000,000
Net Revenue		0	530,000	530,000	530,000	530,000	530,000	530,000	680,000	1,000,000	1,000,000	1,000,000
Rent Per Square Foot - Building Lease			7.07	7.07	7.07	7.07	7.07	7.07	9.07	13.33	13.33	13.33
Market Rent Per Square Foot (Estimate)			TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Expenses	Escalator											
QALICB Audit & Tax	1.0%	0	(10,000)	(10,100)	(10,201)	(10,303)	(10,406)	(10,510)	(10,615)	(10,721)	(10,828)	(10,936)
Total Operating Expenses		0	(10,000)	(10,100)	(10,201)	(10,303)	(10,406)	(10,510)	(10,615)	(10,721)	(10,828)	(10,936)
EBITDA		0	520,000	519,900	519,799	519,697	519,594	519,490	669,385	989,279	989,172	989,064
Interest and Direct NMTC Expenses												
Direct Loan Interest		(8,497)	(167,074)	(163,297)	(159,344)	(155,653)	(150,901)	(146,373)	(60,320)	0	0	0
Loan A1 - CBKC Sub 59 Interest		(97,214)	(168,255)	(168,255)	(168,255)	(168,255)	(168,255)	(168,255)	(71,508)	0	0	0
Loan B1 - CBKC Sub 59 Interest		(38,093)	(65,930)	(65,930)	(65,930)	(65,930)	(65,930)	(65,930)	(56,498)	(48,584)	(47,327)	(46,036)
Loan A2 - COCRF Sub 105 Interest		(10,495)	(18,164)	(18,164)	(18,164)	(18,164)	(18,164)	(18,164)	(7,720)	0	0	0
Loan B2 - COCRF Sub 105 Interest		(4,846)	(8,388)	(8,388)	(8,388)	(8,388)	(8,388)	(8,388)	(7,561)	(6,818)	(6,641)	(6,460)
Direct Loan Refinance Interest		0	0	0	0	0	0	0	(111,348)	(190,428)	(186,273)	(182,410)
QLICI Loans Refinance Interest		0	0	0	0	0	0	0	(274,537)	(469,511)	(459,268)	(449,743)
Audit & Tax Prep. Fee Reimbursed		(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	0	0	0	0
Loan Servicing & Compliance Fee		(5,200)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(3,800)	0	0	0
Capitalized Interest/Fees		175,345	0	0	0	0	0	0	0	0	0	0
Net Interest and Direct NMTC Expenses		0	(447,811)	(444,034)	(440,081)	(436,390)	(431,638)	(427,110)	(593,291)	(715,341)	(699,509)	(684,649)
Net Income before Depreciation & Amortization		0	72,189	75,866	79,718	83,307	87,956	92,380	76,094	273,938	289,663	304,415

MEMORANDUM

To: Mayor and Members of City Council
From: Sarah Kerner, Economic Development Director
Date: February 21, 2020
Subject: Annual Reporting for Workable Program – Calendar Year 2019

The Workable Program for Chapter 99 Property Tax Abatement Incentive was adopted by City Council on March 26, 2018 by General Ordinance No. 6437, and codified at Chapter 40, Section 2 of the Springfield City Code. Section 40-18 requires City Council to review all projects approved for tax abatement under the Workable Program by March 31 of each year, to ensure that said projects are compliant with each project's respective redevelopment plan.

Four redevelopment plans have been approved since the adoption of the Workable Program.

600-610 East Harrison Redevelopment Area

- Redevelopment Plan approved, May 7, 2018, Special Ord. No. 27032.
- Redevelopment Plan was exempted from compliance with the Workable Program.
- Project Approved for Abatement:
    - **Bear's Tower**, 600 East Harrison Street, Harrison 610, LLC, Applicant.
        - LCRA approval, September 3, 2019.
        - No redevelopment agreement required, since Redevelopment Plan was exempted from compliance with the Workable Program.
        - Staff finds the project complies with the Redevelopment Plan.

Kearney Street Corridor Redevelopment Area

- Designated as a Multi-Project Redevelopment Area, July 2, 2018, Res. No. 10383.
- Redevelopment Plan approved, July 16, 2018, Special Ord. No. 27080.
- Project Approved for Abatement:
    - **Glendalough Conference Center** at Doubletree Hotel, 2431 North Glenstone Avenue, O'Reilly Hospitality Management, LLC, Applicant.
        - LCRA approval, November 6, 2018.
        - No redevelopment agreement required, since project is within a multi-project redevelopment area and is not subject to PILOTs.
        - Staff finds project complies with the Redevelopment Plan.

Department of Planning and Development
840 Boonville Ave • P.O. Box 8368 • Springfield, Missouri 65802
(417) 864-1031 • Fax: (417) 864-1030 • springfieldmo.gov

Talmage Redevelopment Area

- Designated as a Multi-Project Redevelopment Area, July 2, 2018, Res. No. 10384.
- Redevelopment Plan Approved, July 16, 2018, Special Ord. No. 27082.
- Project Approved for Abatement:
    - **Northgate Apartments**, 1435 West Talmage Street, Greenway Capital, LLC, Applicant.
        - LCRA approval, April 2, 2019.
        - No redevelopment agreement required, since project is within a multi-project redevelopment area and is not subject to PILOTs.
        - Staff finds project complies with the Redevelopment Plan.

East Cherry Pocket Neighborhood Redevelopment Area

- Redevelopment Plan approved, January 14, 2019, Special Ord. No. 27138.
- Proposed single redevelopment project.
- Authorized level of abatement: 65% of the assessed value of new construction or rehabilitation for 10 years.
- Requires PILOTs on the remaining 35% of the assessed value, which shall be administered through a redevelopment agreement between the City and the developer.
- Redevelopment project was not submitted to the LCRA for approval of abatement in 2019.

Please contact me at skerner@springfieldmo.gov or 864-1035 if you have questions about this information.

CC: Jason Gage, City Manager
Maurice Jones, Deputy City Manager
Collin Quigley, Deputy City Manager
Anita Cotter, City Clerk
Mary Lilly Smith, Planning Director
Rhonda Lewsader, City Attorney