

Springfield Land Clearance for Redevelopment Authority

Tuesday, February 4, 2025, at 4:00 PM

Conference Room 2-West

Busch Municipal Building

840 N Boonville Ave, Springfield, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. New Business
 - a. Request to recommend an area to be known as the Pinnacle on the Park Redevelopment Area, generally located at 525 South Campbell Avenue, be declared a blighted area pursuant to Land Clearance for Redevelopment Authority Law; Knight Harmony Communities, Inc., applicant.
5. Other Business
 - a. Consideration of timing criteria for determining eligibility of redevelopment projects to apply for real property tax abatement pursuant to Sections 99.700-715, RSMo.
6. Adjourn



Springfield Land Clearance for Redevelopment Authority

**Tuesday, November 5, 2024, at 4:00 PM
Conference Room 2-West - Busch Municipal Building
840 N Boonville Ave, Springfield, MO**

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Ben Edmondson, and Steve Jackson

Staff: Amanda Ohlensehlen, Matt Schaefer, Bill Weaver, Judy White, and Kyle Tolbert

Others Present: Harlan Hill, Andrew Wells, and Brandon Dake

3. Approval of Minutes

Ben Edmondson made a motion to approve. Steve Jackson seconded the motion. Motion was approved (3-0).

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project inside the Galloway Redevelopment Area located at 2960 East Allen Place. Township 28, LLC, applicant.

Ryan Cosby made a motion to approve. Steve Jackson seconded the motion. Motion was approved (2 yeah and 1 present).

- b. First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area, generally located at 521 North Boonville Avenue. 521 North Investments, LLC, applicant.

Steve Jackson made a motion to approve. Ben Edmondson seconded the motion. Motion was approved (3-0)

5. Other Business

6. Adjourn

Ryan made a motion to adjourn the meeting. Ben Edmondson seconded the motion. Motion was approved (3-0). Meeting adjourned at 4:32 pm.



Blight Report
Stillwell Columns Redevelopment

I. General

The Land Clearance for Redevelopment Authority Law is outlined in Section 99.330 through 99.660 of the Missouri Revised Statutes and was enacted in 1951 to help local municipalities eradicate “blighted areas” in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA law, municipalities and private citizens can work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines “blighted area” as an area which, by reason of predominance, of (1) defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, or (4) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) hinders the provision of housing accommodations, (b) constitutes an economic or social liability, or (c) constitutes a menace to the public health, safety, morals, or welfare in its present condition and use. Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, the first five factors listed in the first half of Section 99.320(3) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section.

A. Introduction:

This Blight Report is for the Stillwell Columns Redevelopment Area (this “***Blight Report***”) is being submitted by KDC, LLC, a Mississippi limited liability company (such entity, or its successor and assigns, is referred to as the “***Developer***”), to demonstrate that the Redevelopment Area (as defined below) should be declared blighted according to the LCRA Law. This Blight Report will demonstrate (i) that the Redevelopment Area is a “blighted area” under the LCRA Law due to the predominance of (1) deterioration of site improvements, (2) unsanitary and unsafe conditions, and (3) the existence of conditions which endanger life and property by fire and other causes, and (ii) because of the aforementioned conditions, the Redevelopment Area hinders the provision of housing accommodation, constitutes an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use. Importantly, the determination of blight focuses on whether the Redevelopment Area, as a whole (and not individual lots), suffers from a predominance of the conditions.

B. Background:

The Developer shall remediate blight and redevelop the area per the Redevelopment Plan following this blight report.

The residential structure in the Redevelopment Area is a tower building on a square parcel of land bordered by South Campbell Avenue, West Mount Vernon Street, South Market Avenue, and West Elm Street. The residential structure is commonly and currently known as Stillwell Columns and is currently owned and operated by the Housing Authority of Springfield as public housing. The property will be converted under HUD's Rental Demonstration Program to affordable housing as part of the redevelopment plan. Since the property is owned and operated by the Housing Authority, it has remained habitable through public funds. These funds are limited and can only go so far. Through the RAD program, the partnership will enter a ground lease where the partnership will lease the land from the Housing Authority but own the improvements to the property. This Blight Report establishes a finding of blight and requests support for the Stillwell Columns Redevelopment Plan Area.

II. Redevelopment Area Description

The Redevelopment Area includes approximately 1.9348 acres. of real property located on S. Campbell Avenue in the City of Springfield, Missouri (the "**Redevelopment Area**"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit A and the Redevelopment Areas is legally described on Exhibit B attached hereto and incorporated herein. The proposed redevelopment area is located just outside the existing Chapter 99 Downtown Redevelopment area.

III. Evidence in Support of Blight

The LCRA Law provides municipalities with a tool to encourage the redevelopment of areas within a city by private developers, which facilitates the renewal of downtrodden portions of a city without necessitating excessive expenditures of public funds. The City of Springfield (the "City") has utilized this tool over the past few decades in blighting large tracts of property throughout the city. The proposed Redevelopment Area is just outside of the boundaries of the existing Chapter 99 Downtown Redevelopment Area.

The property within the Redevelopment Area, which is nearing the end of its economic life, is of comparable age and in similar condition to many of the blighted properties within these adjacent areas.

The key factors evidencing the Redevelopment Area as a “blighted area” under Section 99.805 of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in Exhibit E.

A. Deterioration of Site Improvements

In general, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing floor tiles or ceiling panels, or holes and cracks over limited areas. Deterioration not easily curable and unavailable during normal maintenance includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roof, elevators, wiring etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, gravel sections, cracks. Overgrowth, or depressed curb areas.

A Physical Needs Assessment completed by BBG Real Estates Services for the Stillwell Columns property reflected deterioration due to deferred maintenance. The Redevelopment Area has approximately \$862,000 worth of repairs needed over the next twenty years. Rehabilitation costs to modernize and bring the property up to date is estimated to be \$9,768,807. These costs are necessary to improve the property and the lives of its residents.

Stillwell Columns

Stillwell Columns is a nine-story tower building comprised of one hundred forty-two (142) residential units at 525 S. Campbell Avenue in Springfield. The asphalt pavement is uneven due to cracking and settling, resulting in a tripping hazard and needs immediate repair. The exterior walls of Stillwell Columns show deterioration, which requires repair and/or repainting as well as recaulking/repointing brick. Roofing systems also need attention, as well as exterior doors. The Redevelopment Area contains a preponderance of deterioration of site improvements, under LCRA Law’s definition of a “blighted area.”

B. Insanitary/Unsafe Conditions

In addition to the general physical deterioration discussed above, the Redevelopment Area is also afflicted with a variety of insanitary and unsafe conditions.

Several areas of the flooring in the building tested positive for asbestos, including public and private spaces causing unsafe conditions for the residents. The project plans to address these areas and they will be abated and removed or encapsulated as required by law.

There is evidence of water damage at Stillwell Columns along the entry ways. The dampness and moisture is evidenced by stains inside the Stillwell Columns tower. All sources of water intrusion should be identified and rectified.

The property has two passenger elevators servicing approximately 142 senior, handicap, and disabled families. The elevator is 22 years old and typical life cycle expectancy is 20-30 years, depending on usage and upkeep. Because of the population the elevators services, it gets more than normal usage and the residents rely heavily upon it on a daily basis. Many residents cannot utilize the stairway due to their physical limitations, so it is critical that the elevators always remain in top shape to meet the safety needs of the residents of the building. The current age of cars presents problems with obsolete components and extended downtime due to parts not being available as needed. Over the past years, the cars have required work around solutions to deal with obsolete components and manage down times to meet the needs of the resident families. Currently the elevator lacks some new modern safety code components such as the Rope Gripper device and must be either modernized or replaced to provide the highest safety service. Due to the age of the system and desire for long-term longevity, the project must replace both elevator cars with new equipment that will provide a safer riding experience for the residents of the building. This will also provide a safer working environment for the technicians and staff who provide a service for the equipment. The current service provider has indicated it is important that we upgrade or replace this equipment as soon as possible to ensure the safety of the families utilizing the equipment

As noted in the photos and Physical Needs Assessment report attached, many of the sidewalks and walkways have cracks and are uneven creating trip and fall hazards. Uneven surfaces on exterior and interior should be repaired. To become habitable, among other things, the Stillwell Columns will need to update/repair fire alarm systems, HVAC, plumbing, electrical, and kitchen appliances.

C. Conditions that Endanger Life or Property by Fire or other Causes

Endangerment by fire and other causes is typically due to structures below minimum code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to a particular property. The principal purpose of such codes is to require building to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish

the minimum standards essential for safe and sanitary use, occupation, and/or habitation. Updates to the ADA units including audio and visual ADA units, modernization of the elevator, and floor replacement are all items in the scope of work to provide safe affordable housing to the residents of Springfield.

IV. Impact of the Redevelopment Area's Blight Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) or the three (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations 2) it constitutes an economic or social liability, or 3) it is a menace to the public health, safety, morals, and welfare. However, the combination of blighting factors plaguing the Redevelopment Area creates all three (3) of these circumstances.

The Redevelopment Area is deteriorating, and many areas of development are reaching the end of their useful life. The building in the Redevelopment Area appraised for approximately \$7,285,000 in 2019. The building in the Redevelopment Area is currently tax exempt and has a P.I.L.O.T Agreement. Based on the 2019 appraisal the building estimated taxes would range between \$261.88 and \$616.89 per unit under the new ownership. The building will remain a low-income housing development with restricted rents.

Exhibit A

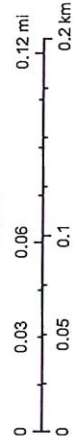
Map Identifying the Redevelopment Area

1323148001 525 S CAMPBELL AVE, SPRINGFIELD



April 25, 2024

1:2,493



City of Springfield, Missouri GIS

Exhibit B
Legal Description

Stillwell Columns

Legal Description

Located at 525 S. Campbell Ave, Springfield, MO 65806: TRACT I:

BEGINNING AT THE SOUTHWEST CORNER OF CAMPBELL AVENUE AND ELM STREET.; THENCE WEST 317.0 FEET TO THE SOUTHEAST CORNER OF MARKET AVENUE AND ELM STREET.; THENCE SOUTH 318.25 FEET TO THE NORTHEAST CORNER OF MARKET AVENUE AND MT. VERNON STREET.; THENCE EAST 78.51 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF MT. VERNON STREET ON A CURVE TO THE RIGHT OF RADIUS 274.11 FEET, A DISTANCE OF 119.59 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 35.3 FEET; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MT. VERNON STREET, ON A CURVE TO THE LEFT OF RADIUS 221.50 FEET, A DISTANCE OF 93.03 FEET TO THE NORTHWEST CORNER OF CAMPBELL AVENUE AND MT. VERNON STREET, AS NOW ESTABLISHED; THENCE NORTH 370.9 FEET TO THE POINT OF BEGINNING, A PORTION BEING ALL IN LOT 17, JOHN S. PHELPS ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. EXCEPT THAT PART TAKEN FOR MT. VERNON STREET.

Exhibit C

Map of the Chapter 99 Redevelopment Areas

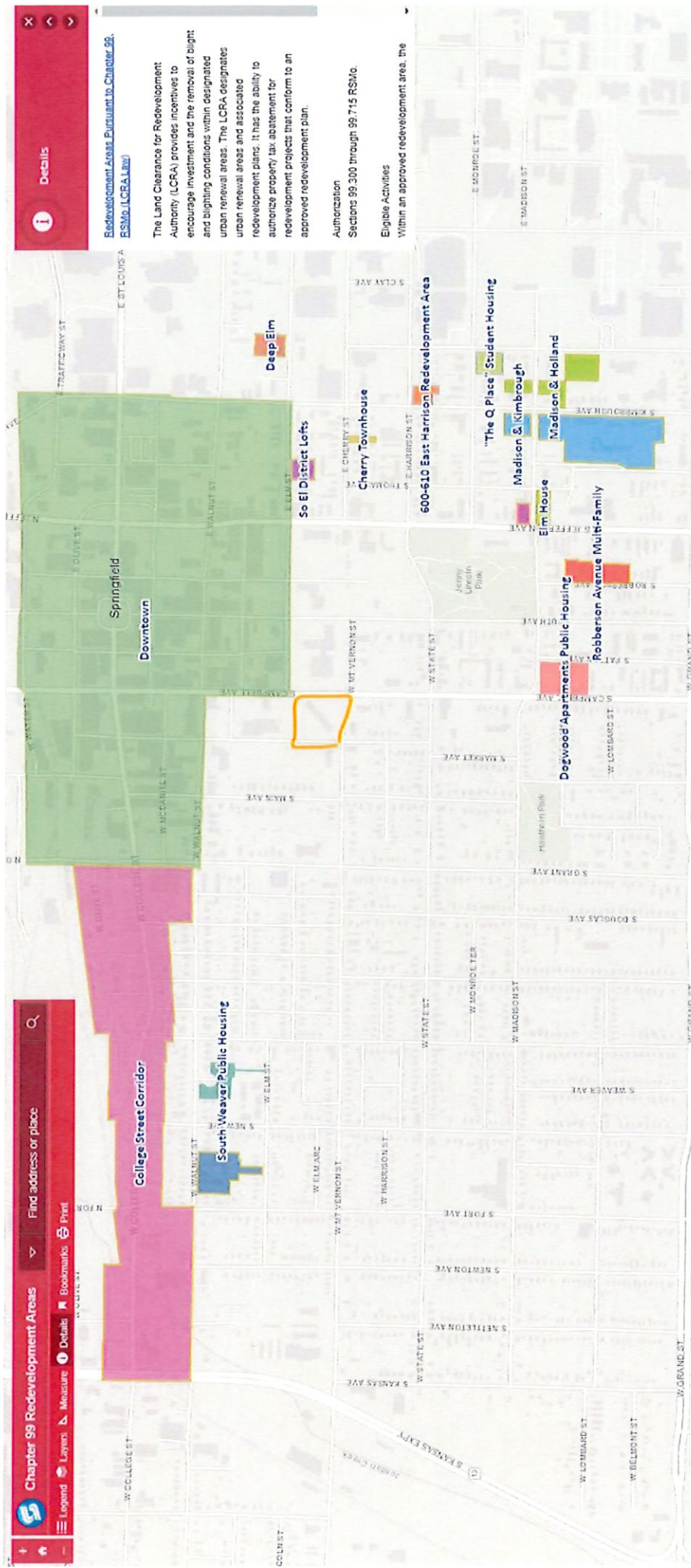


Exhibit D
Downtown Community Impact District Map



Community Improvement District

- Airport Plaza
- Brentwood N/S
- College Station
- Commercial Street
- Convention and Entertainment
- Cottle's Range
- Downtown Springfield
- Galloway
- Glenstone and Kearney
- Glenstone Marketplace
- James River Commons
- Kansas and Kearney
- Kay Point Place
- Northwest Area
- Edge at Ward Farm
- SGF Sports
- Southern Hills
- Springfield Plaza
- The Shoooes at James River

Transportation Development District

525 S. Campbell Ave. X Q

Show search results for 525 S. ...

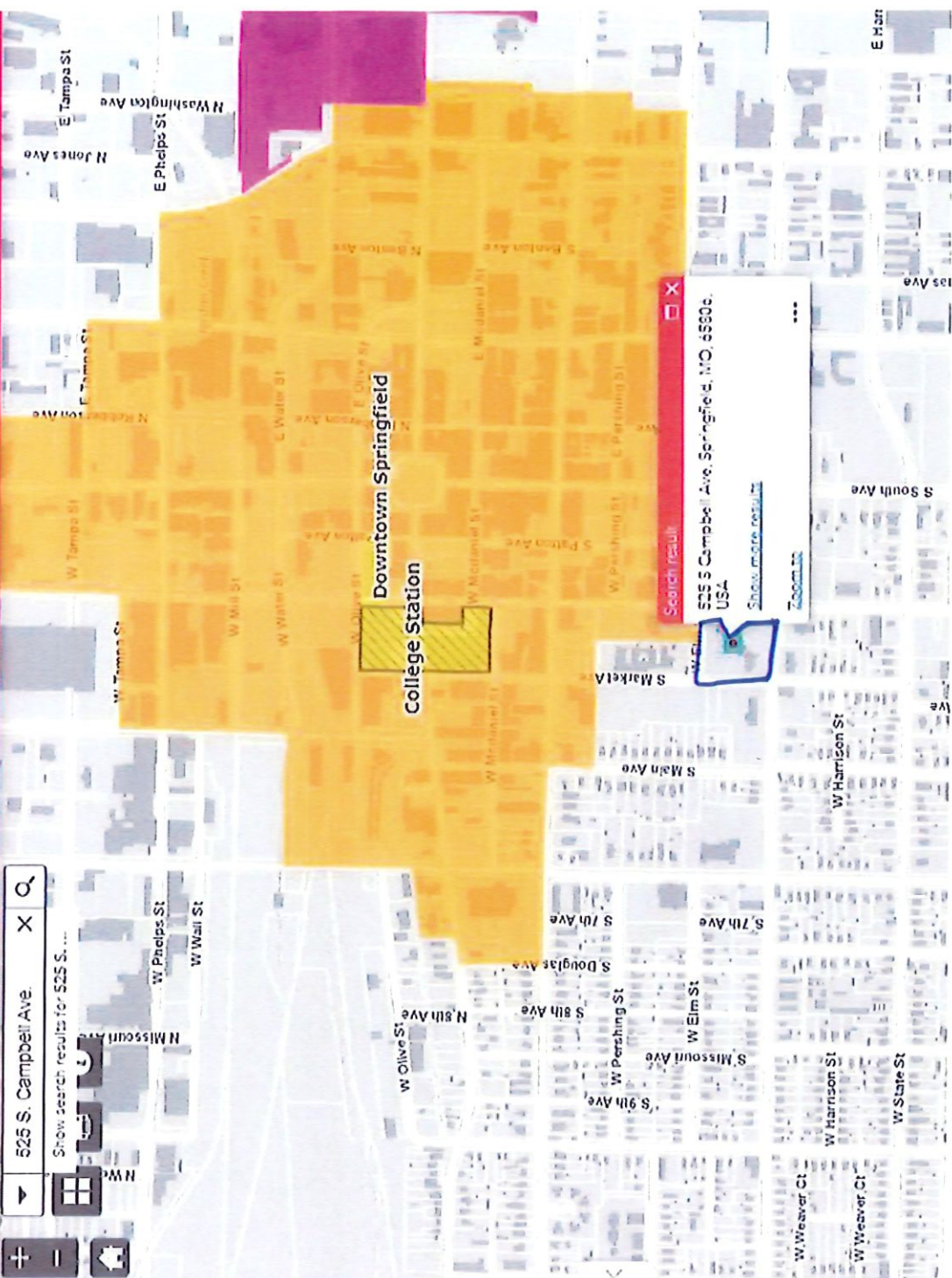


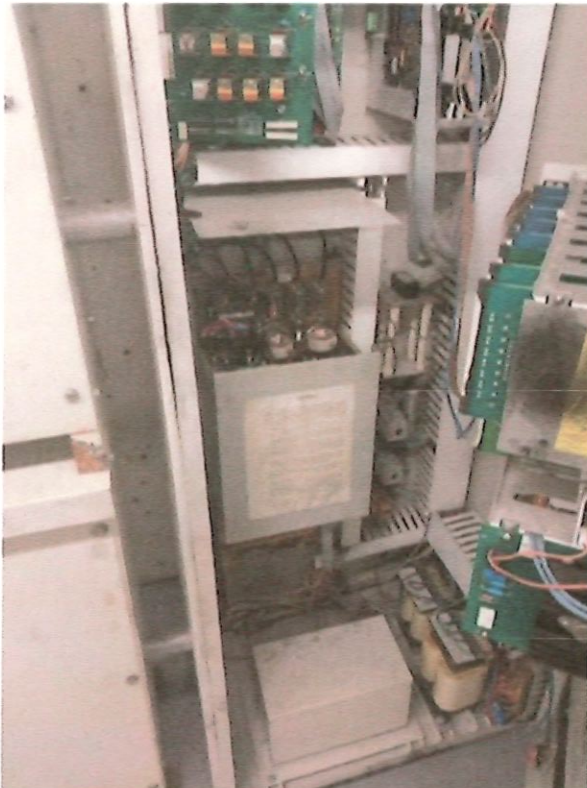
Exhibit E

Photos of the Redevelopment

Interior replacement of flooring and side panels needed



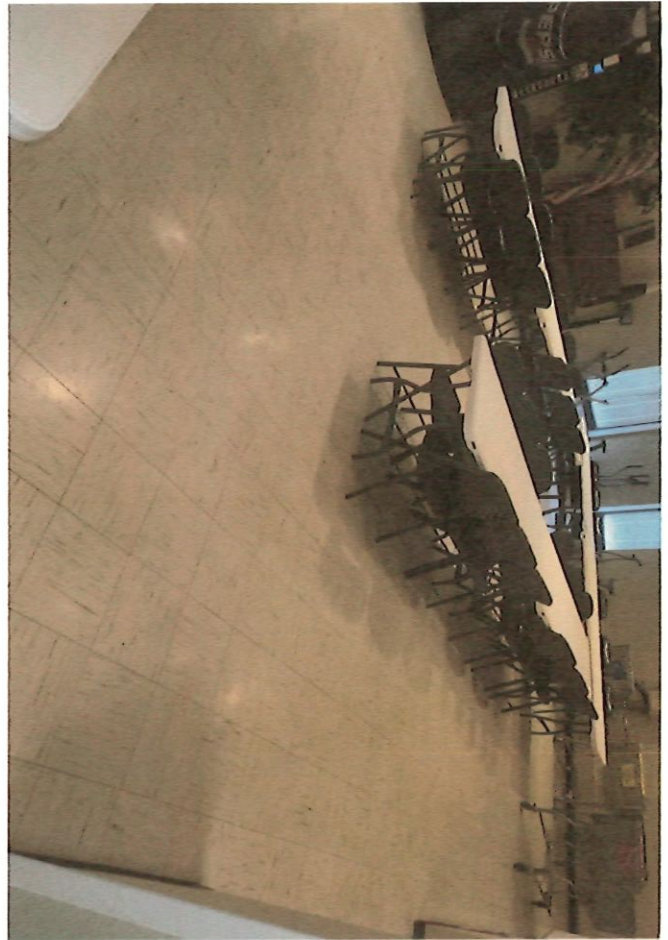
Elevator panel at Stilwell Columns

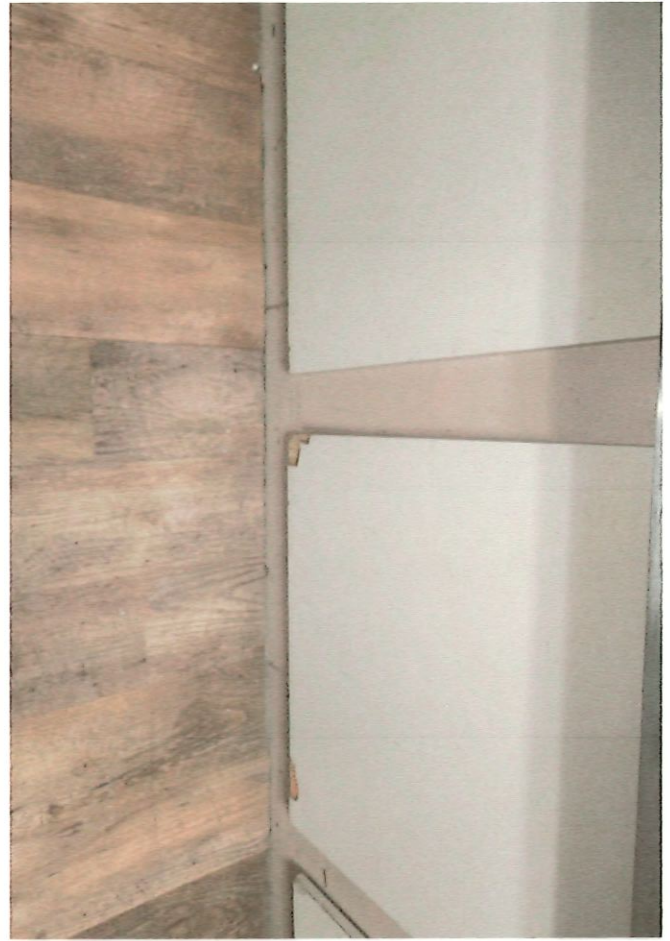




Several areas of the flooring in the building tested positive for asbestos, including public and private spaces. These areas will be abated and removed or encapsulated as required by law.







Roofing Inspection

Page 1



Summary of Comments on Blight Photos_Stillwell Columnsn.pdf

Page: 1

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:48:42 PM
East side of the roof of Stillwell Columns			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:49:07 PM
Elevator room with motors, cabinets, everything to do with the elevators except for the cars.			
Number: 3	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:49:35 PM
Patch work on the roof			
Number: 4	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:50:45 PM
Large patch work			
Number: 5	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:50:04 PM
Stain from standing water- Roof is holding water.			



Page: 2

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:50:53 PM
East side of the roof-			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:51:38 PM
Tar areas			
Number: 3	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:51:21 PM
Another large patch job			



Page: 3

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:51:49 PM
West side of the roof			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:52:35 PM
Stairwell			
Number: 3	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:52:21 PM
Large patch job			
Number: 4	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:53:01 PM
Stains from holding water			
Number: 5	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:52:50 PM
Stain from holding water			
Number: 6	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:52:07 PM
Stain due to holding water			



	Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:53:31 PM
	Air handler- controls common areas throughout the building			
	Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:54:48 PM
	Condensation water running from the air handler			



Page: 5

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:54:55 PM
East side of the roof			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:55:07 PM
Standing water			
Number: 3	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:55:32 PM
Stains from standing water			



Page: 6

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:56:33 PM
damage due to leaks- flashing not installed correctly- roof is leaking			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:55:47 PM
Stairwell on the west side of the roof			



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:56:44 PM
Dent in the awning			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:57:05 PM
damage due to leaks			



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:57:28 PM
stairwell on the east side of the roof			
Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:57:46 PM
leaks inside of the building here			



STILLWELL COLUMNS

Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:58:14 PM
chimney for the fireplace- leaks flashing is incorrectly installed			



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 3:58:38 PM
missing a piece of exterior wall brick- south exterior wall





Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 3:59:22 PM
south exterior wall- deterioration of the bricks			



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:00:02 PM
Decking is in rough shape- needs to be sanded and stained- needs a metal roof			





Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:02:16 PM
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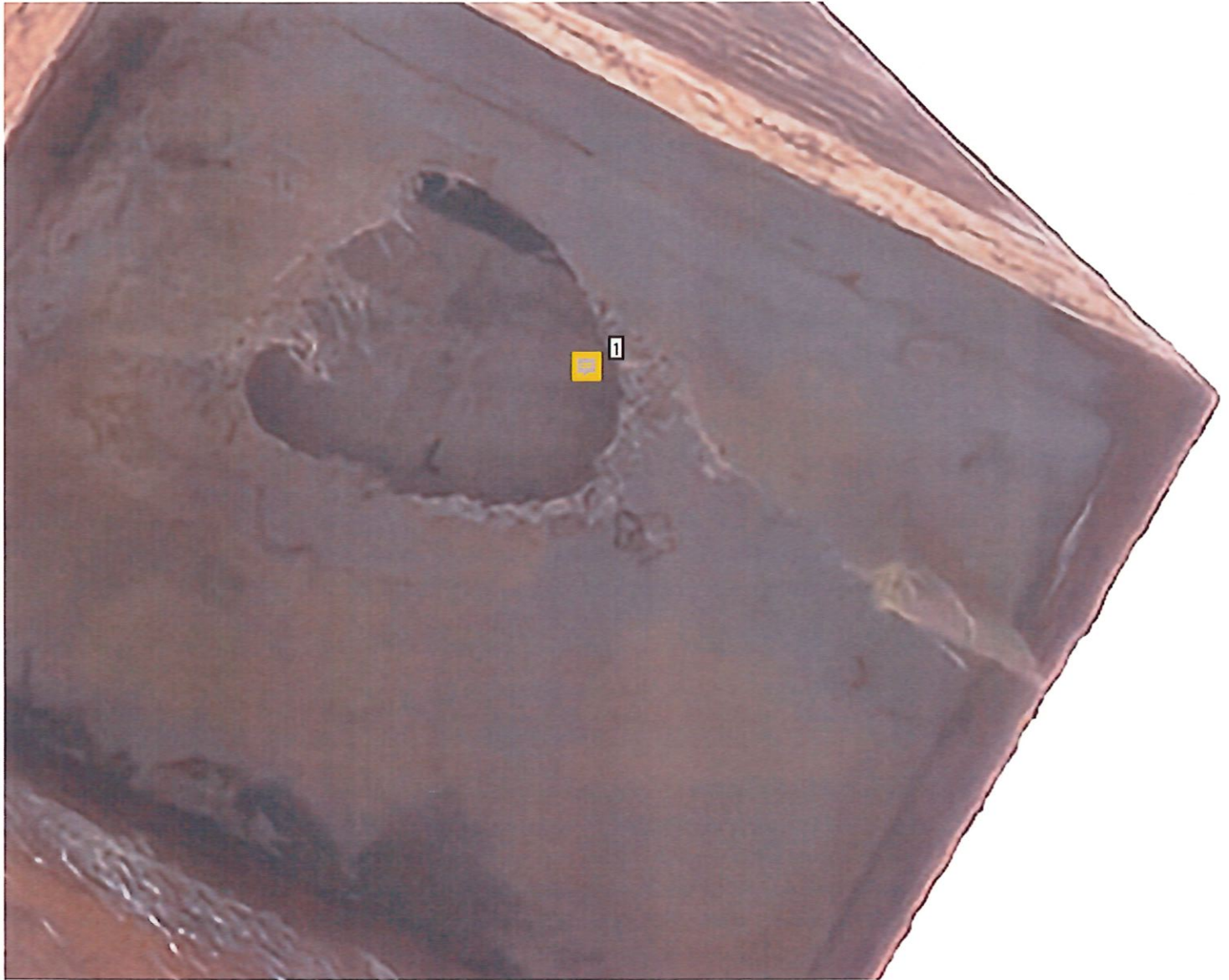
Another over hang on the south end of the building- missing the bottom plate



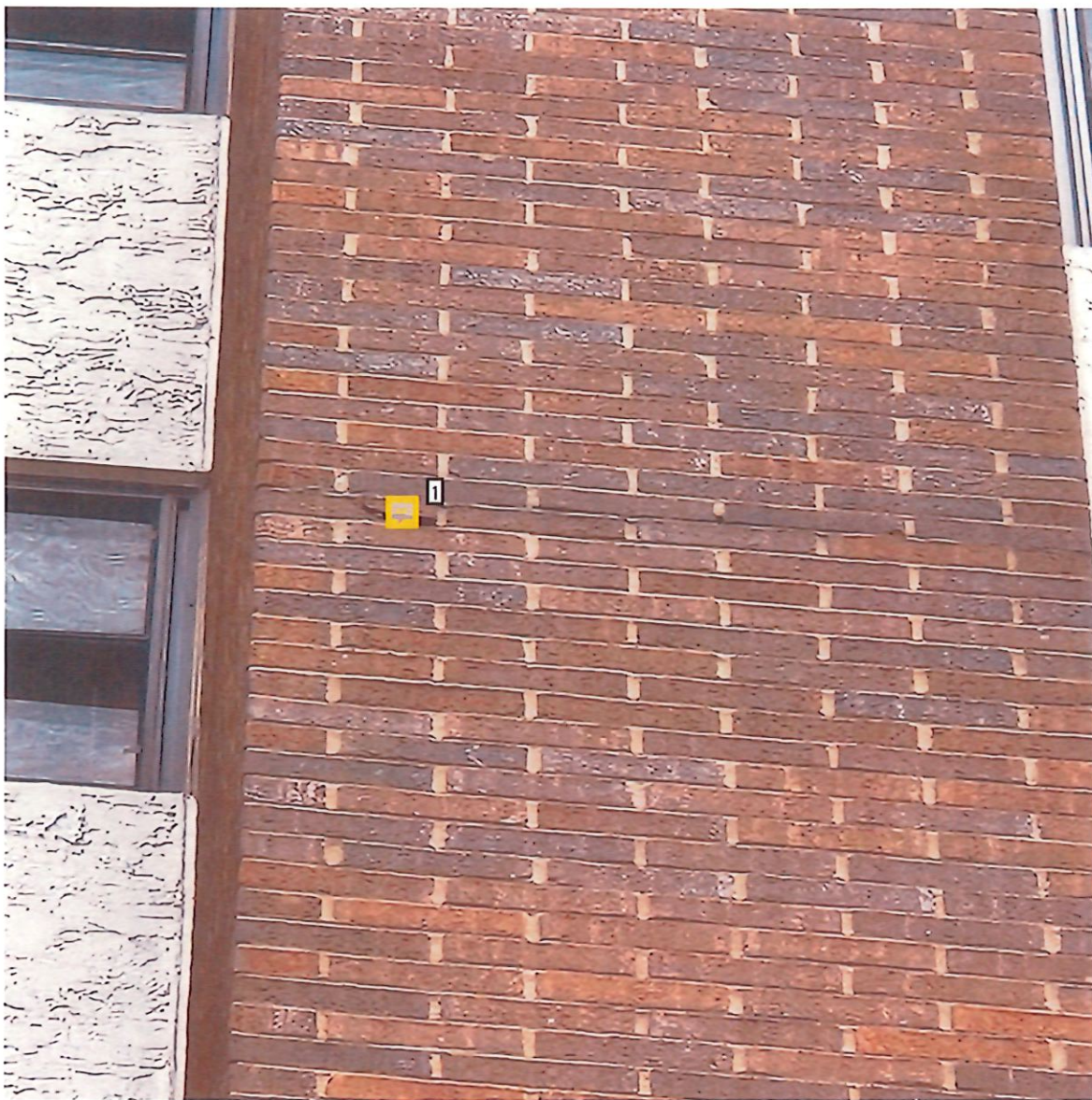
	Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:02:48 PM
	Poor landscaping			
	Number: 2	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:03:25 PM
	french ditch for the condensation to drain			



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:03:46 PM
bottom of the overhang is busted and/or missing



 Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:04 PM
Same area as previous picture from a better angle



 Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:33 PM
Brick deterioration in the middle of the south wall



 Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:04:58 PM
Chimney- leaks, flashing installed incorrectly



	Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:05:12 PM
Brick deterioration or busted				



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:05:48 PM
Damaged tile- 9th floor due to leak from the air handler on the roof



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:18 PM
damage due to leak from a slanted shingle roof on the south east end of the building



 Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:34 PM
damage from a leak on the north east end of a slanted roof



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:06:55 PM
Damage from roof leak on the north end of the building



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:07:20 PM
East side stairwell-9th floor- leak

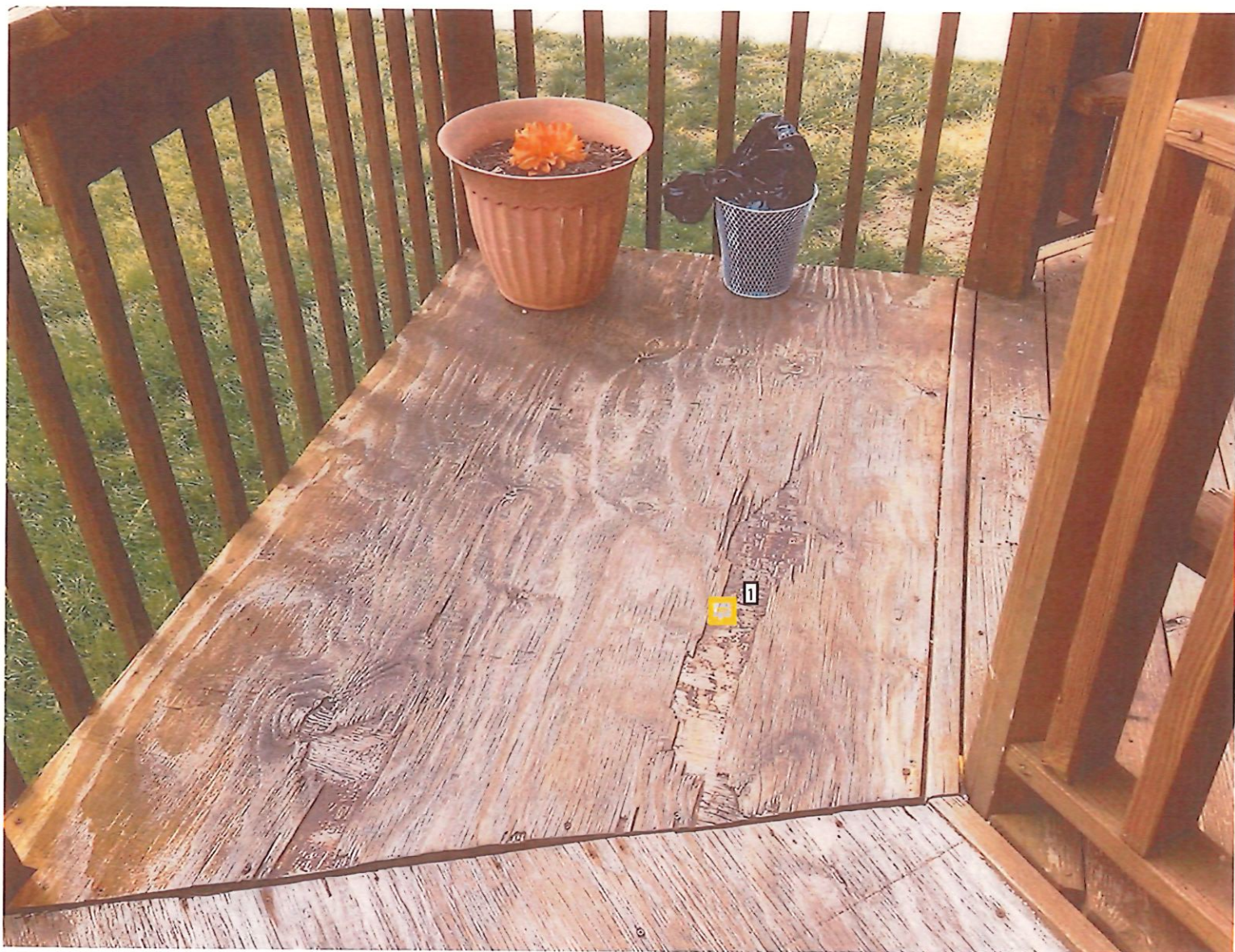


Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:07:44 PM
Damage due to roof leak on the south end of the building



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:08:08 PM
West end stairwell-9th floor- water leaking into the building







Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:09:03 PM
Deterioration of the sidewalk at the main entrance on the north end			



	Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:09:38 PM
Stump that needs to be removed on Southwest end of the building - needs landscaping				



 Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:10:03 PM
Brick deterioration on the Southwest end of the building





Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:10:44 PM
Parking lots- asphalt- needs to be relayed- cracks and uneven.



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:11:08 PM
Uneven side walk- curb is too high or the sidewalk is too low- major tripping hazard



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:12:01 PM
Concrete slab at north east end of the building a common area for benches, bbqs, etc. cracking and deteriorated			



Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:12:34 PM
northside of the building- dumpster pad is deteriorating.

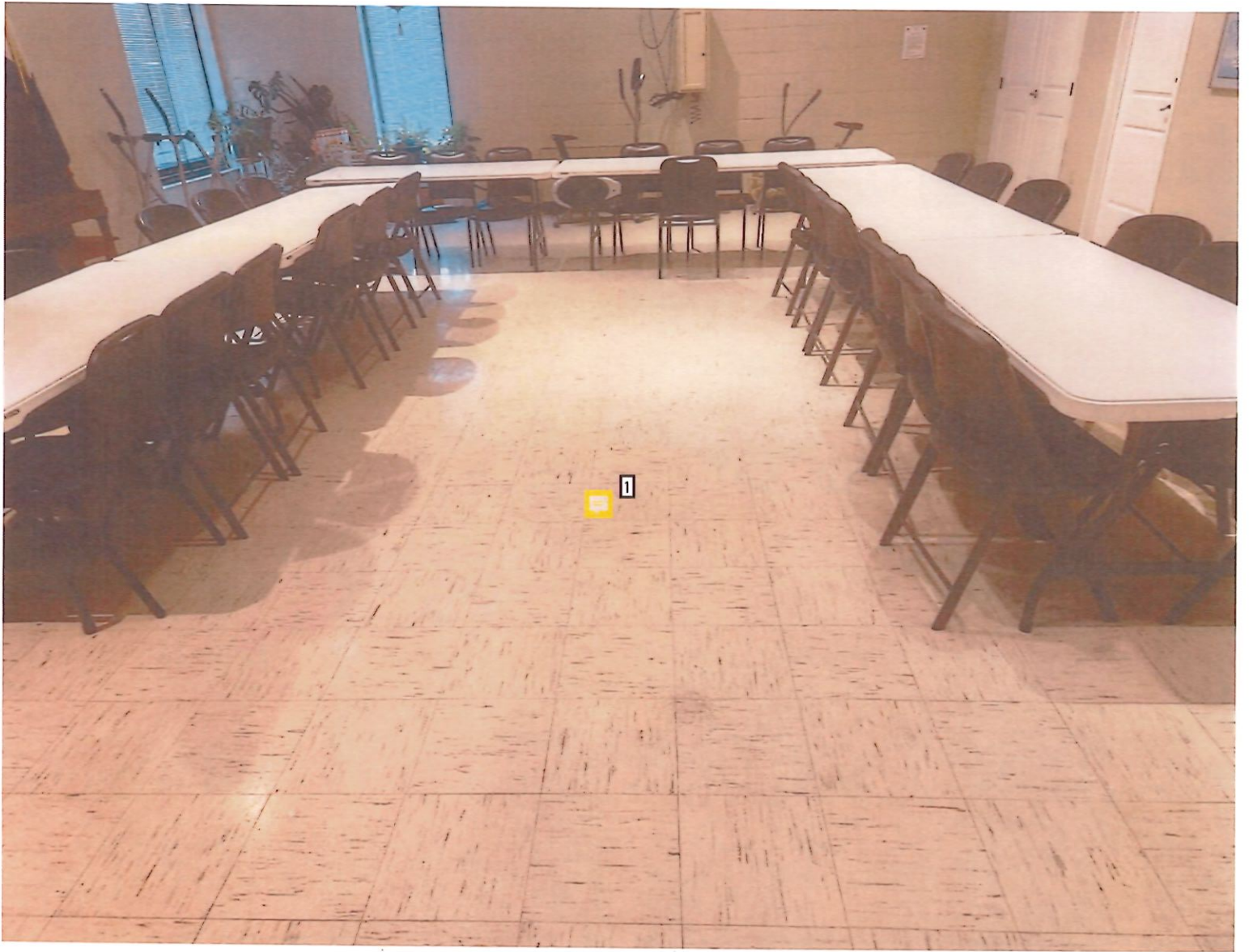








Number: 1 Author: Bethany.Collie Subject: Sticky Note Date: 5/8/2024 4:14:05 PM
pieces are missing on the sliding door inside and out



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:14:33 PM
Tile needs to be removed and replaced			



Number: 1	Author: Bethany.Collie	Subject: Sticky Note	Date: 5/8/2024 4:15:02 PM
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| dead tree on the south end of the property- hazard | | | |

Exhibit F

Construction Costs Budget Breakdown Table

STILLWELL COLUMNS COST BREAKDOWN

Project Address: Springfield, MO

of Units: 142

Date: November 5, 2024

Division	Item Description	Quantity	UOM	Unit Cost	Total Item Cost	Total Division Cost	Cost/Unit
02000	SITE CONSTRUCTION/EXISTING CONDITIONS					\$1,489,322.00	\$10,488.18
	Asbestos Abatement	1	LS	\$298,890.00	\$298,890.00		\$2,104.86
	Demolition/Disposal	1	LS	\$648,157.00	\$648,157.00		\$4,564.49
	Temporary Walls	1	LS	\$10,000.00	\$10,000.00		\$70.42
	Asphalt Paving	1	LS	\$74,800.00	\$74,800.00		\$526.76
	Pavement Markings	1	LS	\$4,870.00	\$4,870.00		\$34.30
	Temporary Fencing	1	LS	\$13,000.00	\$13,000.00		\$91.55
	Fencing	1	LS	\$245,605.00	\$245,605.00		\$1,729.61
	Landscaping/Site Amenity Allowance	1	LS	\$100,000.00	\$100,000.00		\$704.23
	Pavilion/Gazebo Allowance	1	LS	\$40,000.00	\$40,000.00		\$281.69
	Equipment Rental	1	LS	\$54,000.00	\$54,000.00		\$380.28
03000	CONCRETE					\$77,825.00	\$548.06
	Site Concrete	1	LS	\$42,825.00	\$42,825.00		\$301.58
	Sidewalk Repair Allowance	1	LS	\$35,000.00	\$35,000.00		\$246.48
04000	MASONRY					\$40,000.00	\$281.69
	Minor Masonry Tuckpointing Allowance	1	LS	\$40,000.00	\$40,000.00		\$281.69
06000	WOODS & PLASTICS					\$1,205,195.00	\$8,487.29
	Chimney Area Roof Framing Repair	1	LS	\$4,794.00	\$4,794.00		\$33.78
	Material Staging/Transporting Labor	1	LS	\$40,000.00	\$40,000.00		\$281.69
	Finish Carpentry Material	1	LS	\$7,000.00	\$7,000.00		\$49.30
	Finish Carpentry Labor (Incl. Doors & Specialties)	1	LS	\$365,310.00	\$365,310.00		\$2,572.61
	Interior Corridor Railings	1	LS	\$38,875.00	\$38,875.00		\$273.77
	Cabinets & Countertops	1	LS	\$633,432.00	\$633,432.00		\$4,460.79
	Closet Shelving	1	LS	\$115,784.00	\$115,784.00		\$815.38
07000	THERMAL & MOISTURE PROTECTION					\$1,631,362.00	\$11,488.46
	Recote System/Caulking	1	LS	\$293,440.00	\$293,440.00		\$2,066.48
	EIFS	1	LS	\$789,837.00	\$789,837.00		\$5,562.23
	Roofing/Exterior Sheet Metal	1	LS	\$548,085.00	\$548,085.00		\$3,859.75
08000	OPENINGS					\$363,350.00	\$2,558.80
	Doors/Frames/Hardware	1	LS	\$295,000.00	\$295,000.00		\$2,077.46
	Aluminum Framed Storefront	1	LS	\$68,350.00	\$68,350.00		\$481.34
09000	FINISHES					\$1,498,763.00	\$10,554.67
	Drywall/Acoustical Ceilings	1	LS	\$504,991.00	\$504,991.00		\$3,556.27
	Flooring	1	LS	\$344,037.00	\$344,037.00		\$2,422.80
	Existing Flooring Repair Allowance	1	LS	\$50,000.00	\$50,000.00		\$352.11
	Floor Prep	1	LS	\$20,000.00	\$20,000.00		\$140.85
	Final Cleaning	1	LS	\$69,995.00	\$69,995.00		\$492.92
	Acoustical Ceiling Tile Repair Allowance (Common Areas)	1	LS	\$20,000.00	\$20,000.00		\$140.85
	Painting	1	LS	\$489,740.00	\$489,740.00		\$3,448.87
10000	SPECIALTIES					\$129,567.00	\$912.44
	Toilet Partitions	1	LS	\$3,227.00	\$3,227.00		\$22.73
	Fireplace	1	LS	\$2,057.00	\$2,057.00		\$14.49
	Signage	1	LS	\$20,074.00	\$20,074.00		\$141.37
	Monument Sign Allowance	1	LS	\$25,000.00	\$25,000.00		\$176.06
	Mailboxes	1	LS	\$19,880.00	\$19,880.00		\$140.00
	Fire Extinguishers	1	LS	\$8,698.00	\$8,698.00		\$61.25
	Firestop Extinguishers	1	LS	\$9,295.00	\$9,295.00		\$65.46
	Toilet Accessories	1	LS	\$15,271.00	\$15,271.00		\$107.54
	Shower Curtains	1	LS	\$5,680.00	\$5,680.00		\$40.00
	Mirrors	1	LS	\$20,385.00	\$20,385.00		\$143.56
11000	EQUIPMENT					\$222,199.00	\$1,564.78
	Appliances	1	LS	\$222,199.00	\$222,199.00		\$1,564.78
12000	FURNISHINGS					\$74,711.00	\$526.13
	Window Blinds	1	LS	\$74,711.00	\$74,711.00		\$526.13
14000	CONVEYING SYSTEMS					\$610,865.00	\$4,301.87
	Elevator Modernization	1	LS	\$610,865.00	\$610,865.00		\$4,301.87

15000	MECHANICAL SYSTEMS					\$593,553.00	\$4,179.95
	Fire Service Backflow Preventers	1	LS	\$17,230.00	\$17,230.00		\$121.34
	Plumbing	1	LS	\$371,448.00	\$371,448.00		\$2,615.83
	HVAC	1	LS	\$204,875.00	\$204,875.00		\$1,442.78
16000	ELECTRICAL SYSTEMS					\$560,194.00	\$3,945.03
	Electrical/Fire Alarm	1	LS	\$362,194.00	\$362,194.00		\$2,550.68
	Fire Suppression Alarm Code Required Upgrades	1	LS	\$50,000.00	\$50,000.00		\$352.11
	Exterior Lighting Allowance	1	LS	\$75,000.00	\$75,000.00		\$528.17
	Access Control Removal/Reinstallation	1	LS	\$8,000.00	\$8,000.00		\$56.34
	Security Camera Allowance	1	LS	\$65,000.00	\$65,000.00		\$457.75
Subtotal:						\$8,496,906.00	\$59,837.37
General Contractor's General Requirements (6%):						\$509,814.36	\$3,590.24
General Contractor Overhead (2%):						\$169,938.12	\$1,196.75
General Contractor Profit (6%):						\$509,814.36	\$3,590.24
Payment & Performance Bond:						\$82,335.02	\$579.82
TOTAL:						\$9,768,807.86	\$68,794.42