City of Springfield

Agenda

-revised

City Council

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Monica Horton, Zone 1	Heather Hardinger, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Brandon Jenson, Zone 3	Callie Carroll, General C
Matthew Simpson, Zone 4	Derek Lee, General D

February 24, 2025	**6:30 PM**	**Regional Police-Fire Training Center** **2620 West Battlefield Road** **Room 101, 102, and 103**

Rules and procedures.

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. February 6, 2025, Special City Council Meeting and February 11, 2025, Special City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT, POLICE CHIEF REPORT, AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-026 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 0.65 acres of property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map. (By: Paul Mueller Company; 2224 & 2234 W. Phelps Street; Z-32-2024).

6.2. Council Bill 2025-027 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-Family Residential District to Planned Development No. 390; and adopting an updated Official Zoning Map. (By: Baptist Temple of Springfield; 739 West Talmage Street & a portion of 2655 North Grant Avenue; Planned Development No. 390).

6.3. Council Bill 2025-028 (Jenson)
A special ordinance granting Conditional Use Permit No. 477 for the purpose of permitting an electronic message center in an R-SF, Single-Family Residential District, generally located at 2854 West Grand Street. (By: Greene County Baptist Association Inc.; 2854 West Grand Street; Conditional Use Permit No. 477).

6.4. Council Bill 2025-029 (Horton)
A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres of property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 267; and adopting an updated Official Zoning Map. (By: SGF Homes LLC; 2242 North Oakland Avenue; Z-1-2025 w/ Conditional Overlay District No. 267).

6.5. Council Bill 2025-030 (Horton)
A special ordinance granting Conditional Use Permit No. 479 for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (By: Carleton Resources, LLC; 901 S. West Bypass; Conditional Use Permit No. 479).

6.6. Council Bill 2025-031 (Carroll, McGull, Simpson)
A special ordinance authorizing the City Manager, or designee, to accept $2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; and amending the Fiscal Year 2024-2025 budget in the amount of $2,500,000 to appropriate said funds.

6.7. Council Bill 2025-032 (Carroll, McGull, Simpson)
A special ordinance approving the plans and specifications for the Springfield Art Museum Renovation & Expansion Project; accepting the guarantee maximum price proposed by the Whiting-Turner Contracting Company in the amount of $27,165,846; and authorizing the City Manager, or designee, to enter in a contract with Whiting-Tuner Contracting Company for the purpose of constructing said project.

6.8. Council Bill 2025-033 (Horton)
A special ordinance approving the plans and specifications for the Historic City Hall Rehabilitation project; accepting the guaranteed maximum price proposed by J.E. Dunn Construction Company in the amount of $19,331,366 for said project; authorizing the City Manager, or designee, to enter into a contract with J.E. Dunn Construction

Company for the purpose of constructing said project; and amending the Fiscal Year 2024-2025 budget in the amount of $6,500,000.

6.9. Council Bill 2025-034 (Carroll)
A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of $1,920,549.

6.10. Council Bill 2025-035 (McClure, Hosmer)
A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2, Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose of authorizing the Police Department to impound vehicles based on missing, invalid, or expired license plates or registration tabs.

7. RESOLUTIONS.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.
Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-037 (Carroll)
A general ordinance amending the Fee Schedule for certain City services as provided in the Springfield City Code Section 2-425, by making such adjustments as provided in the attached “Evaluation of Charges for Municipal Services”; and adopting new fees for certain City Services.

14.2. Council Bill 2025-038 (Hosmer)
A special ordinance amending the budget of the City of Springfield for Fiscal Year 2024-2025, in the amount of $782,150, to appropriate unused funds originally budgeted for Police Department salaries to address unfunded Police Department equipment needs.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Sarah Barnts wishes to address City Council.

15.2. Alicia Hublou wishes to address City Council.

15.3. Daniel Behlmann wishes to address City Council.

15.4. Rob Ybanez wishes to address City Council.

16. NEW BUSINESS.

16.1. The Mayor recommends the following appointment to the Public Housing Authority: Karla Edwards with term to expire April 11, 2029.

16.2. Refer to the Plans and Policies Committee consideration of the creation of a City Council Internship Program.

16.3. Refer to the Community Involvement Committee review of a draft Tenants' Right to Counsel Program ordinance.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

19.1. Council Bill 2025-039 (Lee)
A special ordinance authorizing the City Manager, or designee, to enter into a License Agreement to Use Public Right-of-Way with Hickory Village 55 Plus, LLC, for the purpose of allowing an encroachment onto City rights-of-way for the maintenance of two existing stone monuments, under the same terms and conditions as encroachments are permitted on City rights-of-way under Chapter 98, Article VII of the Springfield City Code.

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

20.1. Council Bill 2025-040 (Hardinger)
A resolution authorizing the City Manager, or designee, to apply for a grant of up to $50,000 from the Missouri Department of Transportation to fund the salary and travel

expenses for City or contract personnel to manage the City of Springfield's Pedestrian Safety Campaign and to pay for local pedestrian safety education.

21. CONSENT AGENDA – SECOND READING BILLS.

22. END OF CONSENT AGENDA.

23. ADJOURN.

February 6, 2025
Springfield, Missouri

The City Council met in special session on February 6, 2025, in the Councilman Denny Whayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor McClure.

Roll Call

Present: Monica Horton, Abe McGull, Matthew Simpson, Craig Hosmer, Heather Hardinger, Callie Carroll, Derek Lee, Brandon Jenson and Ken McClure. Absent: None.

Closed Session

Mayor Pro Tem Simpson moved City Council hold a closed meeting to discuss hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Jenson seconded the motion, and it was approved by the following vote: Ayes: McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, Jenson, Horton, and McClure. Abstain: None. Absent: None.

Prepared by
Michelle Kaasa

_____
Anita J. Cotter, CMC/MRCC
City Clerk

February 11, 2025
Springfield, Missouri

The City Council met in special session on February 11, 2025, in the Councilman Denny Whayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor McClure.

Roll Call

Present: Abe McGull, Matthew Simpson, Craig Hosmer, Heather Hardinger, Callie Carroll, Derek Lee, Brandon Jenson, Monica Horton, and Ken McClure. Absent: None.

Closed Session

Councilmember Jenson moved City Council hold a closed meeting to discuss hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Hardinger seconded the motion, and it was approved by the following vote: Ayes: Simpson, Hosmer, Hardinger, Carroll, Lee, Jenson, Horton, McGull, and McClure. Abstain: None. Absent: None.

Prepared by
Michelle Kaasa

_____
Anita J. Cotter, CMC/MRCC
City Clerk

EXPLANATION TO COUNCIL BILL 2025-026 (HORTON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acres of property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map. (By: Paul Mueller Company; 2224 & 2234 W. Phelps Street; Z-32-2024).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acre of property generally located at 2224 & 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-32-2024

The applicant is requesting to approximately 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District.

The applicant intends to expand an off-street parking lot to serve the manufacturing use to the west. The off-street parking lot to the west has existed since 1980.

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:
1.The Comprehensive Plan's Land Use & Development chapter identifies the subject property as the Traditional Neighborhood placetype. Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on

higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.
2.The placetype recommends a “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood. It also recommends lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3.While the LB District appears to be inconsistent with existing zoning and land uses to the north, east and south, the proposed new off-street parking lot would be permitted in this district to serve the existing Mueller manufacturing operation to the west. The off-street parking lot has existed on the western half of this property since at least 1980. The LB district is far more restrictive on incompatible uses than a rezoning to HM, which is consistent with the zoning across Warren Avenue. The range of uses in the proposed LB district were designed to be compatible with lesser intense residential uses. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.
4.The development of the property will require a bufferyard along the east and south property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The minimum bufferyard required between LB and R-SF would be a bufferyard "Type C" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. A bufferyard type S2 is required along the north side of the property that is across from Phelps Street. This bufferyard is a minimum of 15 feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S2. This property will qualify for a narrow or shallow lot exemption which would allow the bufferyard to be reduced to 10 feet along the south property line with a solid fence and 10 feet along the north side of the property with screening from the off-street parking along Phelps Street.
5.The west side of the property will require perimeter landscaping along Warren Avenue and interior landscaping will be required if over 30 off-street parking spaces are provided following the requirements of Section 36-482, bufferyards and landscaping.
6.The subject property is located along Phelps Street and Warren Avenue, classified as local roadways. The properties were administratively combined into one lot in 2024.
7.The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this development.
8.There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9.The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. A traffic study may be required at the time of development.

10.The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11.A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood Placetype and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Z-32-2024 2224 and 2234 West Phelps Street
2. Z-32-2024_exhA
3. Z-32-2024_exhB
4. Z-32-2024_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 32
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-026 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acres of property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map.

WHEREAS, an application has been filed for a zoning change of the property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on January 16, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to 0; and

WHEREAS, the City has reviewed the applicant's request and prepared a staff report concerning the application, which is attached hereto and incorporated herein by this reference as "Exhibit C"; and

WHEREAS, proper notice was given of a public hearing before City Council, and said hearing was held in accordance with the law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property generally located at 2224 and 2234 West Phelps Street and described in "Exhibit A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from R-TH, Residential Townhouse District to LB, Limited Business District. Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and modified consistent

with this Ordinance.

Section 2 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of interpretation.’

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sylva, Interim City Manager

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOTS 16, 17, & 18, BLOCK 1, OF HASELTINE'S GULF ADDITION, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Z-32-2024 COD 265
2224 & 2234 West Phelps Street
Applicant: Paul Mueller Company

Mr. Neal states that this is a request to rezone approximately 0.65 acre of property from R-TH, Residential Townhouse District to LB, Limited Business District.

Mr. Scott asked about the screening to the north side and if it is kind of a traditional 4-foot solid wood fence. Mr. Sparlin noted that it will be landscape screening from the parking area.

Mr. Daniel Richards, 1200 E. Woodhurst Drive and stated that they proposing to expand the existing parking lot by purchasing the lots next door and at the neighborhood meeting the majority were okay with the project and here to answer any questions.

Mr. Colony asked for clarification that the trees and the house have currently been removed.

Mr. Sparlin noted that it is currently a vacant lot.

Mr. Nicholas Falley, 2303 W. Phelps Street has various concerns, i.e., traffic, noise, pollution, and residential safety (children) and here also on behalf of another citizen. He states that Mueller has a growing problem in the neighborhood and believes that Mueller has disregarded the noise problems that they are generating by early morning and late-night operations. He also gave examples of nuisance traffic levels, i.e., heavy machinery, semi-trucks, etc., which have trespassed on yards causing deep ruts, examples of air pollution, etc., and would like these to be addressed by City staff.

Commission members asked if he has made any complaints regarding noise pollutions, etc., and he stated that he has made complaints.

Mr. Hosmer noted that he should contact his City Council representative since Mr. Falley has not had these issues resolved.

Mr. Colony stated that his concerns were valid and should be addressed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:
Planning and Zoning Commissioner Colony moved to approve Z-32-2024 COD 265; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Bob Hosmer, AICP
Planning Manager

Exhibit C

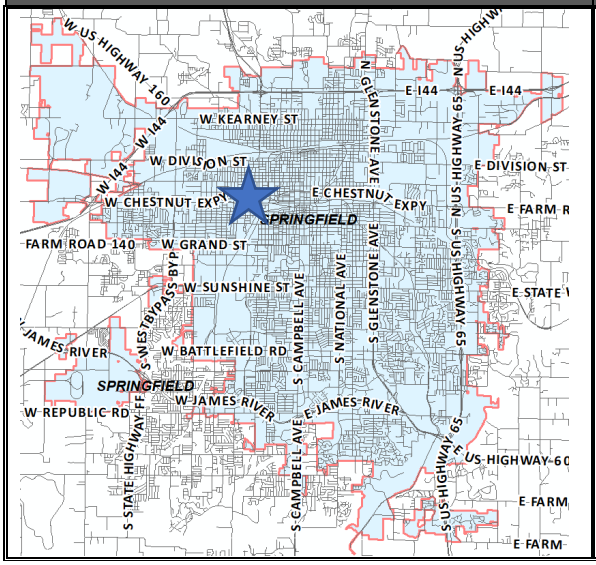
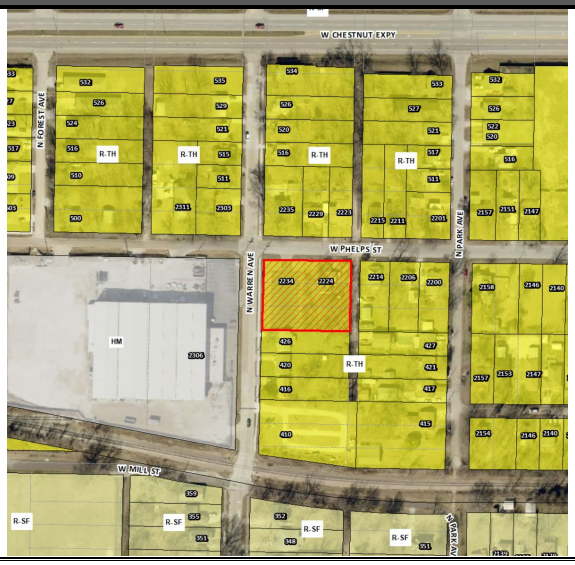
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-32-2024
Location:	2224 & 2234 W. Phelps Street
Total Acres:	0.65 acre
Applicant:	Paul Mueller Company
Existing Land Use:	Off-street parking lot and single-family residential uses
Neighborhood Meeting:	November 19, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-32-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

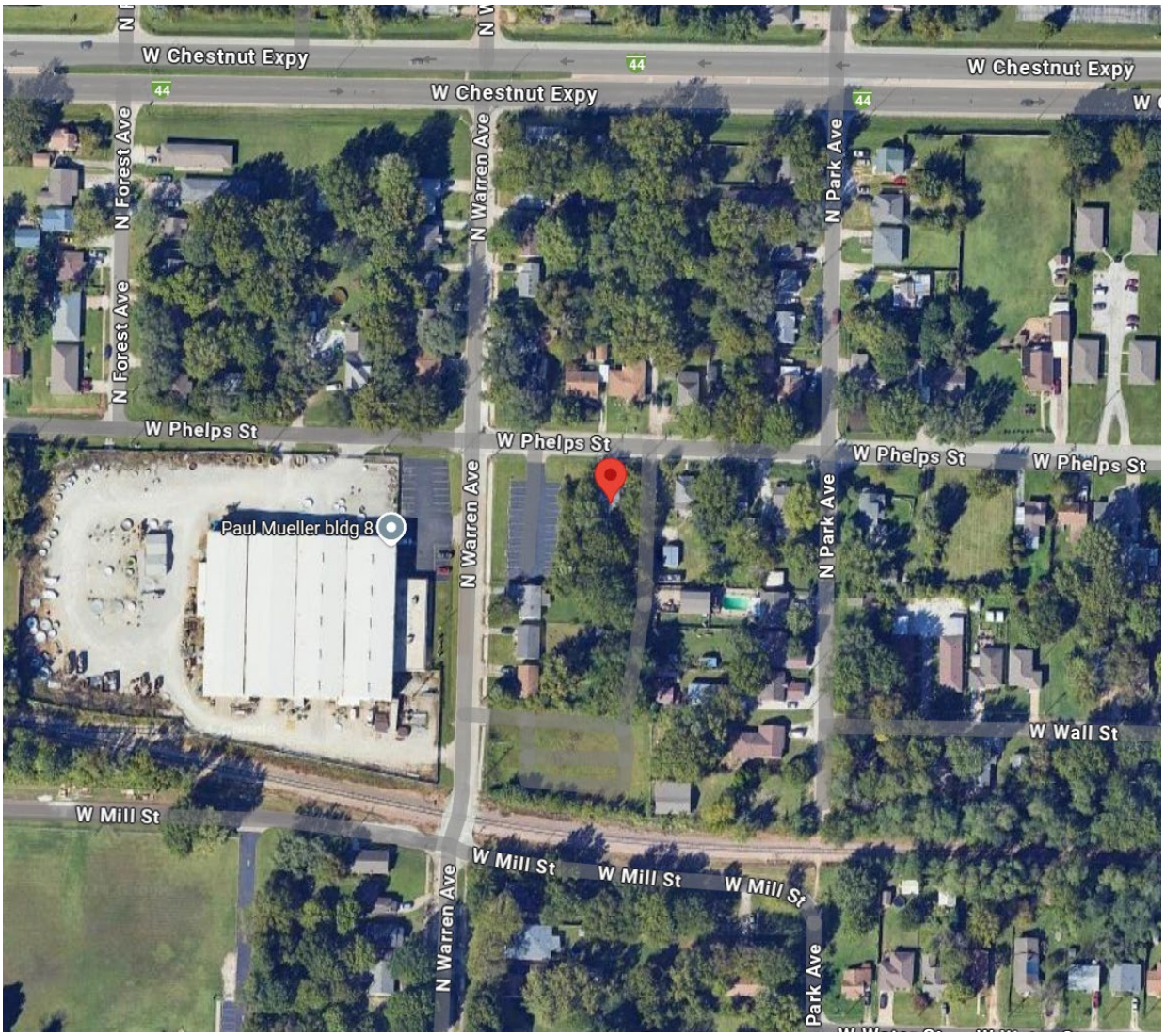
PROJECT SUMMARY:

Request to rezone approximately 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to R-TH district in the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR LB
Use Limitations	(a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities, and day

	care activities shall be conducted entirely within a completely enclosed building. (b) No individual retail store, personal service establishment or other permitted use shall have a gross floor area greater than 5,000 square feet. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
Maximum Height	1. Principal building: 25 feet. 2. Except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Yard Requirements	1. *Front yard:* a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. 2. *Side yard:* None, except as required by section 36-453, supplemental open space and yard regulations. 3. *Rear yard:* 20 percent of the lot depth or ten feet whichever is greater. No more than 25 feet shall be required.
Minimum Open Space	(a) *Minimum open space:* Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal

	streets. Open space shall contain living ground cover and other landscaping materials. (b) *Maximum impervious surface:* The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total area unless modified in accordance with subsection 36-482(15).
Buffering and Landscaping	Whenever any development in a LB district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards. A landscape plan, meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, has been approved.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses. • Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.

- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

TRADITIONAL NEIGHBORHOOD

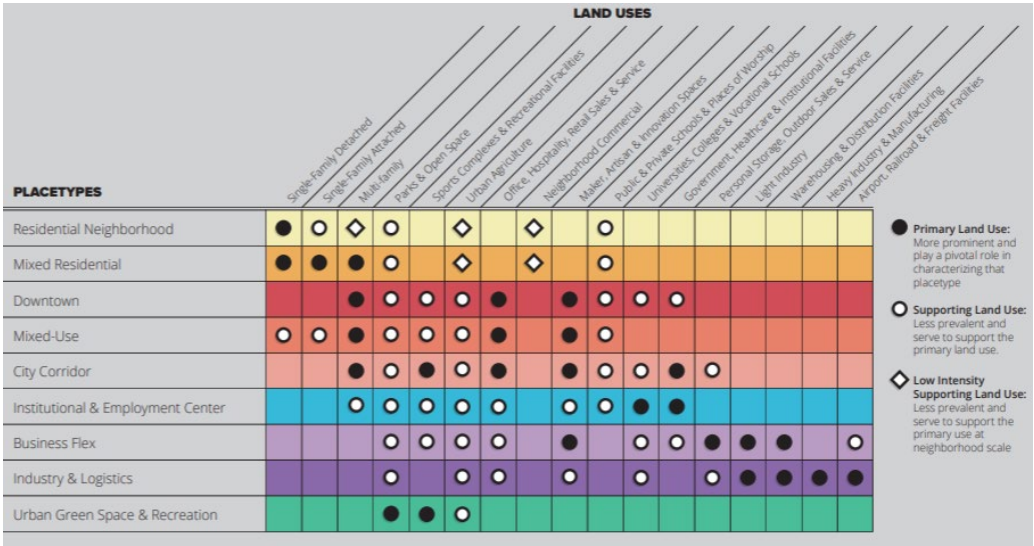
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

TRANSITIONS

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	R-TH	R-TH	HM
LAND USE	Single-family residential uses	Single-family residential uses	Single-family residential uses	Manufacturing uses
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Each property has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No issues with rezoning. Access to Division and West Bypass subject to approval by MoDOT as development occurs.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Phelps Street	Local	City	25	25	NA	Yes	No	No
Street 2	N. Warren Avenue	Local	City	25	25	NA	Yes	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study may be required at the time of development.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN
The property is in the **Spring Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.** A fee in lieu of on-site stormwater detention **is determined at time of development.**

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS
1. The rezoning from R-SF to LB is not triggering a flood control requirement. Detention is determined at time of development.

WATER QUALITY REQUIREMENTS
N/A

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

ADDITIONAL STORMWATER REQUIREMENTS
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District. The applicant intends to construct an off-street parking lot.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhood placetype. Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and

housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

3. The placetype recommends a “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood. It also recommends lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.

4. While the LB District appears to be inconsistent with existing zoning and land uses to the north, east and south, the proposed new off-street parking lot would be permitted in this district to serve the existing Mueller manufacturing operation to the west. The off-street parking lot has existed on the western half of this property since at least 1980. The LB district is far more restrictive on incompatible uses than a rezoning to HM, which is consistent with the zoning across Warren Avenue. The range of uses in the proposed LB district were designed to be compatible with lesser intense residential uses. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.

5. The development of the property will require a bufferyard along the east and south property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The minimum bufferyard required between LB and R-SF would be a bufferyard "Type C" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. A bufferyard type S2 is required along the north side of the property that is across from Phelps Street. This bufferyard is a minimum of 15 feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S2. This property will qualify for a narrow or shallow lot exemption which would allow the bufferyard to be reduced to 10 feet along the south property line with a solid fence and 10 feet along the north side of the property with screening from the off-street parking along Phelps Street.

6. The west side of the property will require perimeter landscaping along Warren Avenue and interior landscaping will be required if over 30 off-street parking spaces are provided following the requirements of Section 36-482, bufferyards and landscaping.

7. The subject property is located along Phelps Street and Warren Avenue, classified as local roadways. The properties were administratively combined into one lot in 2024.

8. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this development.

9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

10. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. A traffic study may be required at the time of development.

11. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

13. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

14. The applicant held a neighborhood meeting on November 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).

15. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood Placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-TH to HM
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: November 19, 2024; 4-6:30 pm
3. Meeting Location: Springfield Fire Station #8 Community Room, 1405 S Scenic Ave
4. Number of invitations that were sent: 117
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

   See attached neighborhood comments and response letter.

8. List or attach the written comments and how you plan to address any issues:

   See attached neighborhood comments and response letter.

I, Martha Middleton *(print name)*, attest that the neighborhood meeting was held on 11/19/2024 *(month/date/year)*, and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton
Signature of person completing affidavit

Martha Middleton
Printed name of person completing affidavit

Neighborhood Meeting Notice

Date of Letter: November 8, 2024

DEAR PROPERTY OWNER,

You have received a notice of a “Neighborhood Meeting” since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Lee Engineering & Associates, LLC

Address: 1200 E Woodhurst Dr, Suite D200

City, State and Zip: Springfield, MO 65804

Phone Number: (417) 886-9100 E-mail: drichards@leeengineering.biz

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PROJECT LOCATION: 2224 & 2234 W Phelps

PROPOSED CHANGES:
Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

Rezone from Residential Townhouse District (R-TH) to Heavy Manufacturing District (HM) to allow the parking lot for Paul Mueller to be expanded.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: November 19, 2024

Location of Meeting: Springfield Fire Station #8 Community Room
1405 S Scenic Ave, Springfield, MO 65807

Time of Meeting: ● 4:00pm to 6:30pm

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City with Comment Card attached to this letter

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:		**Telephone No.**	
YOUR NAME:			
YOUR ADDRESS:			
PROJECT ADDRESS:			

COMMENTS:

2224 & 2234 W Phelps Rezone Exhibit

CITY OF Springfield
(417) 864-1000

0 0.0075 0.015 0.03
mi

1 inch = 94 feet

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

OWN1	Own_Addr	CITYNAME	STATECODE	ZIP1
HS INVESTMENTS LLC	2545 E DIVISION ST	SPRINGFIELD	MO	65803
ONEIL, LUKE J	2200 W PHELPS ST	SPRINGFIELD	MO	65802
SLF INVESTMENTS LLC	12716 HIGHWAY 174	BILLINGS	MO	65610
P & B HOLDINGS LLC	3048 SE CLIFTON AVE	SPRINGFIELD	MO	65808
LEVY, PATRICIA	426 N WARREN AVE	SPRINGFIELD	MO	65802
COLE, ALEX	420 N WARREN AVE	SPRINGFIELD	MO	65802
SIMS, CAROLE L TR	887 RONDA SEVILLA	LAGUNA WOODS	CA	92637
BRETZ, WILLIAM	417 N PARK AVE	SPRINGFIELD	MO	65802
WILLIAMS, STEVEN L ETAL	2506 N KELLETT AVE	SPRINGFIELD	MO	65803
TACKETT, ERIC	427 N PARK AVE	SPRINGFIELD	MO	65802
VIGIL, EVELYN MARLENE	3632 S DAYTON AVE	SPRINGFIELD	MO	65807
BARTLEY GROUP LLC	2131 W REPUBLIC RD	SPRINGFIELD	MO	65804
BAJA HOME INVESTMENTS LLC	2244 S EDGEWATER DR	SPRINGFIELD	MO	65804
LANCASTER, JOHN P	7761 N FARM ROAD 105	WILLARD	MO	65781
CEDERBLOM FAMILY TRUST	3048 S CLIFTON AVE	SPRINGFIELD	MO	65807
BELLOTTI, PAUL R	2546 S GLENWOOD TER	SPRINGFIELD	MO	65804
GIBSON, JAMES E ETAL TR	5089 FOREST HILL IRENE RD	MEMPHIS	TN	38125
PERRY, KELLY	2223 W PHELPS ST	SPRINGFIELD	MO	65802
HENSON, VERNON L ETAL	2229 W PHELPS ST	SPRINGFIELD	MO	65802
BOURG, BETSY	2235 W PHELPS ST	SPRINGFIELD	MO	65802
SIGLER, RICHARD N	516 N WARREN AVE	SPRINGFIELD	MO	65802
BEEZLEY, SPENCER	3330 S CARRIAGE AVE	SPRINGFIELD	MO	65809
JDP PARTNERS LLC	644 S SCENIC AVE	SPRINGFIELD	MO	65802
RUBLE, MARTHA S REVOCABLE TRUST	2105 N FARM ROAD 97	SPRINGFIELD	MO	65802
AFFORDABLE HOUSING ACTION BOARD OF SPLFD	430 E BOB BARKER BLVD	SPRINGFIELD	MO	65802
ALIOTO, JAMES ANTHONY	533 N PARK AVE	SPRINGFIELD	MO	65802
PARRETT, WANDA F (CAVIN)	529 N WARREN ST	SPRINGFIELD	MO	65802
BENBEN INVESTMENTS LLC	1736 E SUNSHINE ST	SPRINGFIELD	MO	65804
STOUT RENTALS LLC	681 E SIMPSON ST	WILLARD	MO	65781
FALLEY, NICHOLAS	2303 W PHELPS ST	SPRINGFIELD	MO	65802
FAJARDO, MADAY STEFANY GARCIA	2311 W PHELPS ST	SPRINGFIELD	MO	65802
DACKS LLC	1604 E WOOD OAKS ST	SPRINGFIELD	MO	65804
JET FAMILY INVESTMENTS LLC	2841 S CLAREMONT AVE	SPRINGFIELD	MO	65804
CASH, FRANKIE	516 N FOREST AVE	SPRINGFIELD	MO	65802
EZ BZ PROP LLC	3010 E BATTLEFIELD	SPRINGFIELD	MO	65804
JMANNING HOLDINGS LLC	1838 E BENNETT ST	SPRINGFIELD	MO	65804
RAMSEY, ETHAN	532 N FOREST AVE	SPRINGFIELD	MO	65802
HICKS, RICK L	2135 W PHELPS ST	SPRINGFIELD	MO	65802
OPTIMA PROPERTIES LLC	2733 E BATTLEFIELD	SPRINGFIELD	MO	65804
LEWELLEN, SHERRYL	2151 W PHELPS ST	SPRINGFIELD	MO	65802
SMITH, CATHY	2157 W PHELPS ST	SPRINGFIELD	MO	65802
HASLIP, BOBBY R ETAL	516 N PARK AVE	SPRINGFIELD	MO	65802
WOLFF, ANTHONY J	4835 S GLENN AVE	SPRINGFIELD	MO	65810
LARSON, SHAWN A	526 N PARK AVE	SPRINGFIELD	MO	65802
HENRY, DAWSON	532 N PARK AVE	SPRINGFIELD	MO	65802
LS 31 INVESTMENT GROUP LLC	1628 S CAMPBELL AVE	SPRINGFIELD	MO	65807

RITZ, CATHY M REVOCABLE LIVING TRUST	5432 W SKYLER DR	SPRINGFIELD	MO	65802
MIAKOTA, VLADIMIR ETAL	2139 W WALL ST	SPRINGFIELD	MO	65802
BEASLEY, JAMES S	PO BOX 5913	SPRINGFIELD	MO	65801
WEBERS ASSETS LLC	PO BOX 833	REPUBLIC	MO	65738
SLEZAK, SCOTT J	2158 W PHELPS ST	SPRINGFIELD	MO	65802
G4 GROUP LLC	7602 SPIREA DR	PORT RICHEY	FL	34668
J M LEWIS LLC	9488 MOONSHADOW LN	SPRINGFIELD	MO	65802
FERWALT, JOSEPH	1744 E LAKEWOOD AVE	SPRINGFIELD	MO	65804
ENLOW, SHAWN	2139 W WATER ST	SPRINGFIELD	MO	65802
LIGHT TO THE NATIONS, A	313 ARBOR AVE	WEST CHICAGO	IL	60185
MY BOYS LLC	5248 GRANT RD	MORRISVILLE	MO	65710
ALH INVESTMENTS LLC	508 W CHESTNUT BLVD	NIXA	MO	65714
CALHOUN, IVAN ETAL	344 N WARREN AVE	SPRINGFIELD	MO	65802
GREENWOOD INVESTMENT GROUP LLC	3225 MCLEOD DR	LAS VEGAS	NV	89121
APPALACHIAN ESTATES LLC	500 W CHESTNUT EXPY	SPRINGFIELD	MO	65801
PAYNE, CYNTHIA	351 N WARREN AVE	SPRINGFIELD	MO	65802
MAGA HOLDINGS 2 LLC	PO BOX 1158	OZARK	MO	65721
SCHMIDT, DEANA L	2747 W ELM ST	SPRINGFIELD	MO	65802
SPRINGFIELD SCHOOL DIST	940 N JEFFERSON AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2429 W MILL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2306 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2206 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2214 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	416 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	410 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	421 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	415 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	521 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	517 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	511 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2201 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2211 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2215 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	520 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	526 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	534 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	527 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	535 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	529 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	521 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	515 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	511 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	500 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	510 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	524 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	526 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2147 W PHELPS ST	SPRINGFIELD	MO	65802

CURRENT RESIDENT/BUSINESS OWNER	520 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2136 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2157 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2135 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2147 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2140 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2146 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2136 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2140 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2146 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2154 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2145 W WATER ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	351 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	347 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	352 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	348 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	347 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	359 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	355 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2343 W OLIVE ST	SPRINGFIELD	MO	65802
Lydia Austin	330 N. West Avenue	Springfield	MO	65802
Sharon Brooks	523 N. Forest Avenue	Springfield	MO	65802
Candy Smith	2505 W. Madison Street	Springfield	MO	65802
Kenyon Smith	2623 W. Mt. Vernon Street	Springfield	MO	65802

LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 · FACSIMILE: (417) 886-9336 · dlee@leeengineering.biz

SIGN IN SHEET

Neighborhood Meeting

Tuesday, November 19, 2024

Re: Rezone, 2224 & 2234 W Phelps, Springfield, MO

NAME	ADDRESS	PHONE
Cynthia Payne	351 N Warren Ave	417-569-0365
Travis Fulks	1600 W Phelps	417 8186252
Nicholas Falley	2303 W. Phelps St	417-437-1552
Christianna Falley	2303 W. Phelps St.	765-412-5626
Candy Smith	2505 W Madisons WNBA	417 225-0864

LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, November 19, 2024

Re: Rezone, 2224 & 2234 W Phelps, Springfield, MO

NAME	ADDRESS	PHONE
Nicholas Falley	2303 W Phelps	417-437-1992

COMMENTS:

- Public nuiscance for neighborhood, noise, traffic, light polution
- City has encouraged Heavy Manufacturing rezoning, as opposed to limited business, why?
- Noise Pollution is at an all time high already from this business, it will only increase.
- Why are even allowing heavy manufacturing zoning to occur next to residential?
- Light pollution from building itself already affecting every neighbor in the vicinity.
- Will lead to more heavy machinery driving heedlessly through neighborhood, I have personally seen close calls involving children, it is absurd that you want to make it even more dangerous for children to play in their neighborhoods.

- They have plenty of room on their own properly zoned property for a new parking lot, build it on your existing lot (2306 W. Phelps)

- This Problem business has no regard for the concerns of the neighborhood, and indeed have told me that, they, and the Police laugh at our complaints

- This Parking lot will lead to a continuation of the de-valuing of our property values, which already suffer greatly due to the presence of this company in the neighborhood, which is a wrong that will only be intensified and perpetuated by this.

- According to my understanding of the code, and zoning laws, Heavy Manufacturing Zoning adjacent to Residential is supposed to be BEING Phased OUT! Why are we allowing them to expand their footprint?

- For all these reasons and more, I, and the neighbors I have spoken with will fight this tooth and nail. Expect the media to become involved if this turns to an ugly fight, because the neighborhood is not having this. We will not roll over anymore, or again. for Paul Mueller.

LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, November 19, 2024

Re: Rezone, 2224 & 2234 W Phelps, Springfield, MO

NAME	ADDRESS	PHONE
Candy Smith	2505 W Madison	417 225 0860

Westside Neighborhood Betterment Associ

COMMENTS:

Concerns of water ~~run of~~ run off were answered
Possible detention basin or pervious asphalt used
Fencing for Neighborhood privacy and planting
buffers are planned too - Great
Light Pollution was other concern but I was
assured the design would follow city building
guidelines
Overall - sounds like a great project for
our westside neighbors.

LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

December 2, 2024

City of Springfield Planning and Zoning
Attn: Daniel Neal
840 N. Boonville Avenue
Springfield, MO 65802

Re: 2224-2234 W Phelps
Neighborhood comments and responses by developer

Lee Engineering held a neighborhood meeting on November 19th. Four neighbors and a Mueller representative attended the meeting. Travis Fulks, the Mueller representative, was only there for a short time at the beginning. Two neighbors, Cynthia Payne and Candy Smith, did not have a problem with the rezoning. One of the neighbors, Nicholas and Christianna Falley, were against the rezoning. Nicholas Falley does not want Paul Mueller to operate in the neighborhood and made verbal and written comments to that effect. All written comments have been attached.

Thank you,

Daniel Richards

Daniel Richards

EXPLANATION TO COUNCIL BILL 2025-027 (HORTON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-Family Residential District to Planned Development No. 390; and adopting an updated Official Zoning Map. (By: Baptist Temple of Springfield; 739 West Talmage Street & a portion of 2655 North Grant Avenue; Planned Development No. 390).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family Residential District to Planned Development No. 390. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
PLANNED DEVELOPMENT NUMBER NO. 390

The applicant is requesting to rezone approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family Residential District to Planned Development No. 390. The applicant is proposing a single-family residential condominium development with 32 dwelling units.

REMARKS: The Planning and Zoning Commission held a public hearing on, January 16, 2025, and recommended to approve the application, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:
1. The Comprehensive Plan's Land Use & Development chapter groups this area into the Traditional Neighborhood Future Placetype. This placetype is predominately comprised of single-family detached residential dwellings with generally uniform setbacks, building designs, and parcel sizes. Planning within this placetype is intended to improve the neighborhood's quality of place, which can be achieved through a number of strategies including beautification efforts via streetscaping, increasing access and connections with nearby greenway or trail systems, and supporting low-intensity multifamily uses, low-intensity neighborhood commercial uses, or a mix of uses to serve area residents. Multifamily uses are meant to be located along higher

classification roadways, near greenways or trails, or in areas identified by residents during the neighborhood planning process. The preservation of residential housing and housing patterns is meant to be prioritized where lots are predominately accessed from side or internal local streets. Furthermore, redevelopment efforts including higher-density housing or commercial uses are to be limited to areas adjacent to identified activity centers, where the redevelopment's anticipated traffic and circulation will not negatively affect the adjoining neighborhood.

2. This application will allow a housing development that will consist of 32 single-family residential condominiums with internal private driveway system that connect to Grant Avenue and Missouri Avenue. The PD will limit the development 5.5 dwelling units per acre which is a modest increase from the existing residential density which varies from for 4 to 5 dwelling units per acre. The PD requires a two park benches, 3,000 square foot dog park, and a grill for the residents to utilize as amenity space.

3. In response to neighborhood concern, the applicant has proposed to limit vehicular access to Missouri Avenue. Missouri Avenue access will be for emergency vehicles only. Fire code requires two public access points for developments that have thirty (30) or more dwelling units. The Missouri Avenue access will be gated, locked with a Knox padlock and the gate will have a sign that states "Fire Dept. Access Only."

4. The subject property is not currently served by stormwater infrastructure; however, in response to community and staff concerns regarding flooding in this area, the applicant has proposed stormwater detention regulations that require 120% of the standard detention.

5. The Comprehensive Plan's Housing & Neighborhoods Chapter 7 encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing-middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

6. The Comprehensive Plan's Housing & Neighborhoods Chapter 7 encourages the development of strategically located higher density residential development and promote policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionally impacts renter-occupied housing, as identified in the Forward SGF Issues and Opportunities Report. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to "age in place" and remain in Springfield for the long term.

7. Public Works – Traffic has noted the need for additional right-of-way along N. Grant Avenue, a sidewalk requirement along both W. Talmage Street and N. Missouri Avenue, and a requirement for the extension of N. Missouri Avenue to the southern limits of the existing right-of-way, including the construction of an approved turn around.
8. If the Planned Development is approved, the applicant will need to subdivide the property following the Subdivision Regulations for condominium plats.
9. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this. The utility easements will be dedicated on the final plat.
10. The subject property has access to public sewer; each condominium unit will be served by private sewer which will not be maintained by the City of Springfield. Details regarding the private sewer will be further discussed via a final plat, the subdivision's future covenants, or both.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary.
12. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD is proposing single-family residential condominium units with a modest increase in residential density from the surrounding neighborhood.
13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Easements for utilities will be provided on the preliminary and final plat.
14. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. With the proposed PD improvements, Traffic supports the request.
15. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
17. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
18. The applicant held a neighborhood meeting on December 19, 2024 regarding the rezoning request. A summary of the meeting is attached ("Exhibit C -Attachment 2")
19. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional neighborhood placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. PD 390 - 739 West Talmage Street
2. PD 390_exhA
3. PD 390_exhB
4. PD 390_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 44
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-027 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-Family Residential District to Planned Development No. 390; and adopting an updated Official Zoning Map.

_____

WHEREAS, an application has been filed for a zoning change of the property generally located at 739 West Talmage Street, and more particularly described in "Exhibit A," attached hereto and incorporated herein by this reference, from R-SF, Single-Family Residential District to Planned Development No. 390; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission on January 16, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit B," and said Commission recommended approval by a vote of 8 to 0; and

WHEREAS, the City has reviewed the applicant's request and prepared a staff report concerning the application, a copy of which being attached hereto and incorporated herein as "Exhibit C"; and

WHEREAS, proper notice was given of a public hearing before City Council and said hearing was held in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property described in "Exhibit A" is hereby rezoned from R-SF, Single-Family Residential District to Planned Development No. 390. Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and modified consistent with this Ordinance.

Section 2 – The property described in “Exhibit A” of this Ordinance shall be subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these requirements and standards shall govern and control the use and development of the land in Planned Development No. 390.

Section 3 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of interpretation.’

Section 4 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sylva, Interim City Manager

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

A TRACT OF LAND BEING SITUATED IN PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNNG AT THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE, N 88°17'47" W, ALONG THE SOUTH LINE OF THE SAID N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF GRANT AVENUE, SAID POINT BEING THE NEW POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE, N 88°17'47" W, A DISTANCE OF 627.42 FEET; THENCE, N 2°08'46" E, A DISTANCE OF 400.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MISSOURI STREET; THENCE, S 87°26'24" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET, TO THE EASTERLY RIGHT-OF-WAY OF MISSOURI STREET; THENCE, N 2°33'36" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 125.75 FEET, TO AN EXISITNG IRON PIN MARKING THE SOUTHWEST CORNER OF BROADWAY ACRES SUBDIVISION, 2ND ADDITION; THENCE, S 88°44'09", ALONG THE SOUTH LINE OF SAID BROADWAY ACRES SUBDIVISION, A DISTANCE OF 247.96 FEET, TO THE SOUTHEAST CORNER OF LOT 29, OF SAID BROADWAY ACRES SUBDIVISION; THENCE, DEPARTING SAID SOUTH LINE, S 2°37'46" W, A DISTANCE OF 377.66 FEET; THENCE, S 88°17'47" E, A DISTANCE OF 358.03 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE, S 2°37'46" W,ALONG SAID WESTERLY RIGHT-OF-WAY, TO THE NEW POINT OF BEGINNING.
CONTAINING 193,520.42 SQUARE FEET (4.44 ACRES), MORE OR LESS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR RESERVATIONS OF RECORD, IF ANY.

TRACT 2:

A TRACT OF LAND BEING SITUATED IN PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNNG AT THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE, N 88°17'47" W, ALONG THE SOUTH LINE OF THE SAID N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 230.07 FEET, TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF PARCEL OF LAND DESCRIBED IN DEED BOOK 2015, AT PAGE 021300, SAID IRON PIN BEING THE NEW POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE, S 2°31'49" W, A DISTANCE OF 149.9 FEET, TO THE NORTHWEST CORNER OF LOT 4 OF MAX LYLE'S ADDITION;

THENCE, ALONG THE NORTH PROPERTY LINE OF SAID LOT 4, N 87°29’30” W, A DISTANCE OF 59.41 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE, ALONG THE WEST LINE OF SAID LOT 4, S 2°30’30” W, A DISTANCE OF 150.06 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY OF TALMAGE STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, N 88°49’00” W, A DISTANCE OF 177.09 FEET, TO THE SOUTHEAST CORNER OF LOT 3 OF SAID MAX LYLE’S ADDITION; THENCE, DEPARTING SAID RIGHT-OF-WAY, AND ALONG THE EAST LINE OF SAID LOT 3, N 2°30’30” E, A DISTANCE OF 150.06 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE, ALONG THE NORTH LINE OF MAX LYLE’S ADDITION, N 88°03’13” W, A DISTANCE OF 189.60 FEET, TO THE NORTHWEST CORNER OF LOT 1 OF SAID MAX LYLE’S ADDITION; THENCE, DEPARTING SAID NORTH LINE, N 2°02’59” E, A DISTANCE OF 149.99 FEET, TO A POINT ON SAID SOUTH LINE OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4; THENCE, ALONG SAID SOUTH LINE, S 88°17’47” E, A DISTANCE OF 427.35 FEET, TO THE NEW POINT OF BEGINNING. CONTAINING 90,621.80 SQUARE FEET (2.08 ACRES), MORE OR LESS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR RESERVATIONS OF RECORD, IF ANY.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Planned Development 390
739 West Talmage Street & 2655 North Grant Avenue
Applicant: Baptist Temple of Springfield

Mr. Sparlin states that this is a request to rezone approximately 6.4 acres of property from R-SF, Single-family residential district to Planned Development No. 390, noting that access to and from Missouri Avenue will be gated and locked and will be signed Fire Department access only.

Commission members questioned the current site plan and if they need to critique it or just address the rezoning.

Mr. Sparlin noted that both need to be reviewed and before building permits are applied, they will have to substantially conform to the site plan.

Mr. Mike Stalzer, 5216 South Farm Road 137 and the representative for the applicant noting that it is a 32-unit condominium development and have addressed the storm water issues.

Mr. Colony asked about the access between the church and neighborhood and was told that one of the accesses will need to be closed.

Mr. Scott asked about the maintenance of the common area and was informed that the Condominium Associations Owners (COA) will be responsible after the developer relinquishes its control.

Ms. Evelyn Irvine, 910 W. Woodridge stated her concerns were the additional traffic, but with Missouri Avenue being blocked off so no longer has any questions or concerns.

Ms. Laurie Brotherton, 2708 N. Broadway stated her concerns is adding 32 houses and how it will affect the neighborhood and noticed that the information regarding these houses will be for the lowest income people, and it will cause problems. She also noted the stormwater drainage issues and asked where the water will go.

Mr. Colony asked about stormwater retention.

Mr. Joe Codichini, Public Works stated that the property to the west would consume the majority and will be designed to handle 120% of the required runoff and gave examples by increasing the curb inlets and larger pipes.

General discussion on runoff location, design, and grading.

Mr. Knuckles closed the meeting.

COMMISSION ACTION (amendment changes):
Planning and Zoning Commissioner Scott moved to approve amendment changes to Planned Development 390; in Exhibit 1 on page 20 "K. Access to Public Thoroughfares. In the first paragraph, the sentence, "Access to Grant Avenue is only allowed until the access to the north, of the church's property is closed" is requested to be revised to read "Access to Grant Avenue is allowed after the access to the north, on 2655 N. Grant Avenue, is closed." Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Planned Development 390; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Bob Hosmer, AICP
Planning Manager

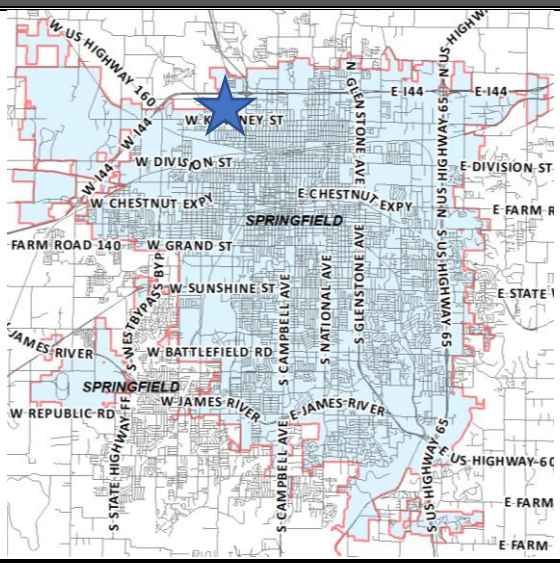
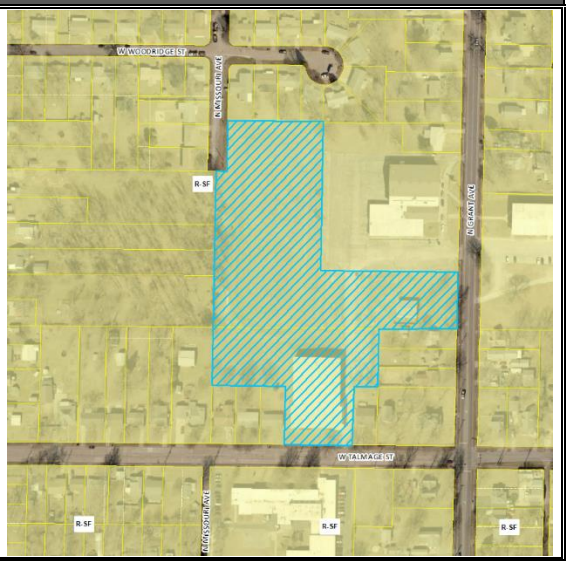
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 390
Location:	739 West Talmage Street & a portion of 2655 North Grant Avenue
Total Acres:	6.4 acres
Applicant:	Baptist Temple of Springfield
Existing Land Use:	Vacant church gymnasium, vacant/undeveloped property
Neighborhood Meeting:	December 19, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Planned Development No. 390 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

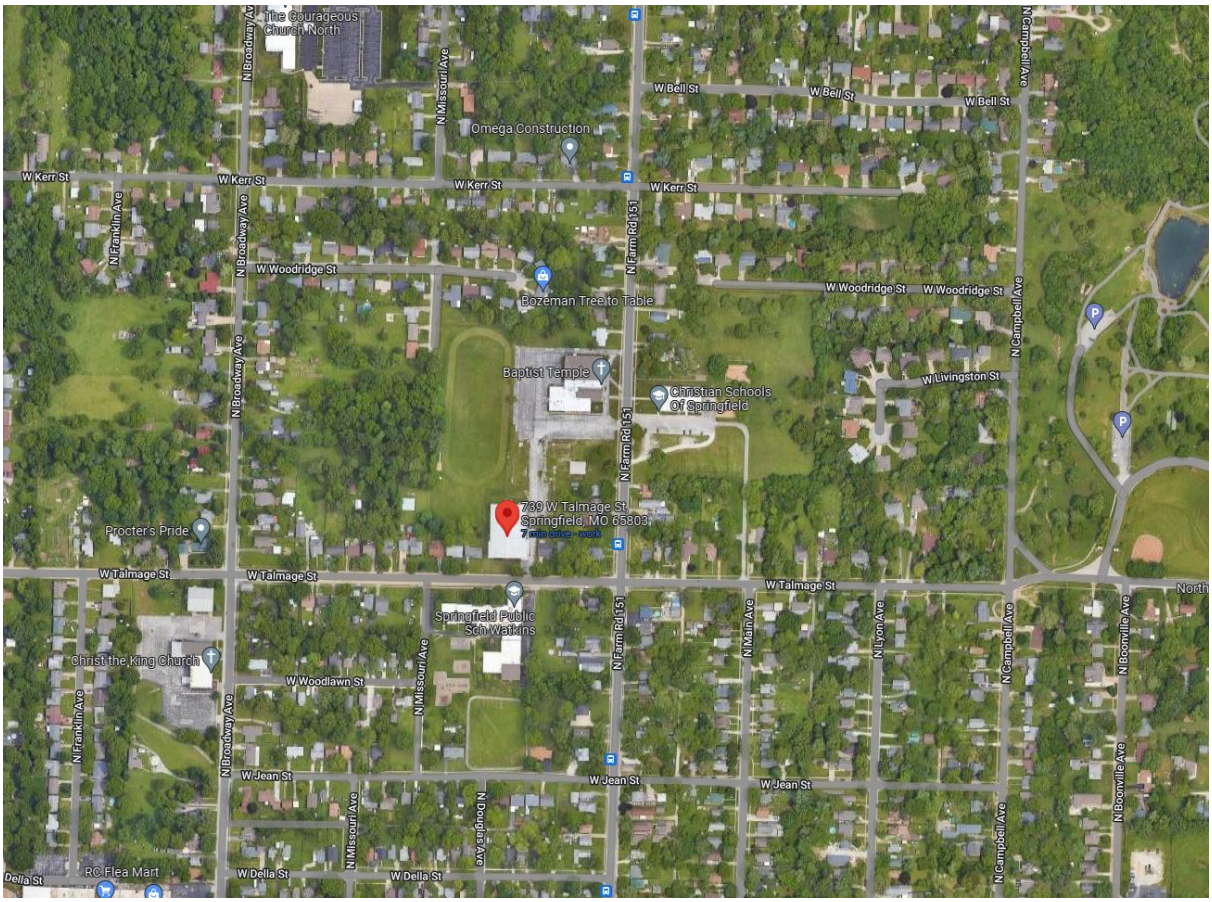
PROJECT SUMMARY:

Request to rezone approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family residential district to Planned Development No. 390.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:

PROPERTY HISTORY:

The subject property was zoned R-TH in the 1995 city-wide remapping.

Planned Development No. 383 was denied on, February 2022, since the City Council not take action within 30 days of the public hearing. That proposal was for a total of 55 dwelling units that consisted of a combination of residential condominiums and adaptive reuse of an existing nonresidential structure for multifamily use.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 390
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	35 feet.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	See Exhibit 1.

COMPATIBILITY WITH COMPREHENSIVE PLAN

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be

expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.

- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

TRADITIONAL NEIGHBORHOOD

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

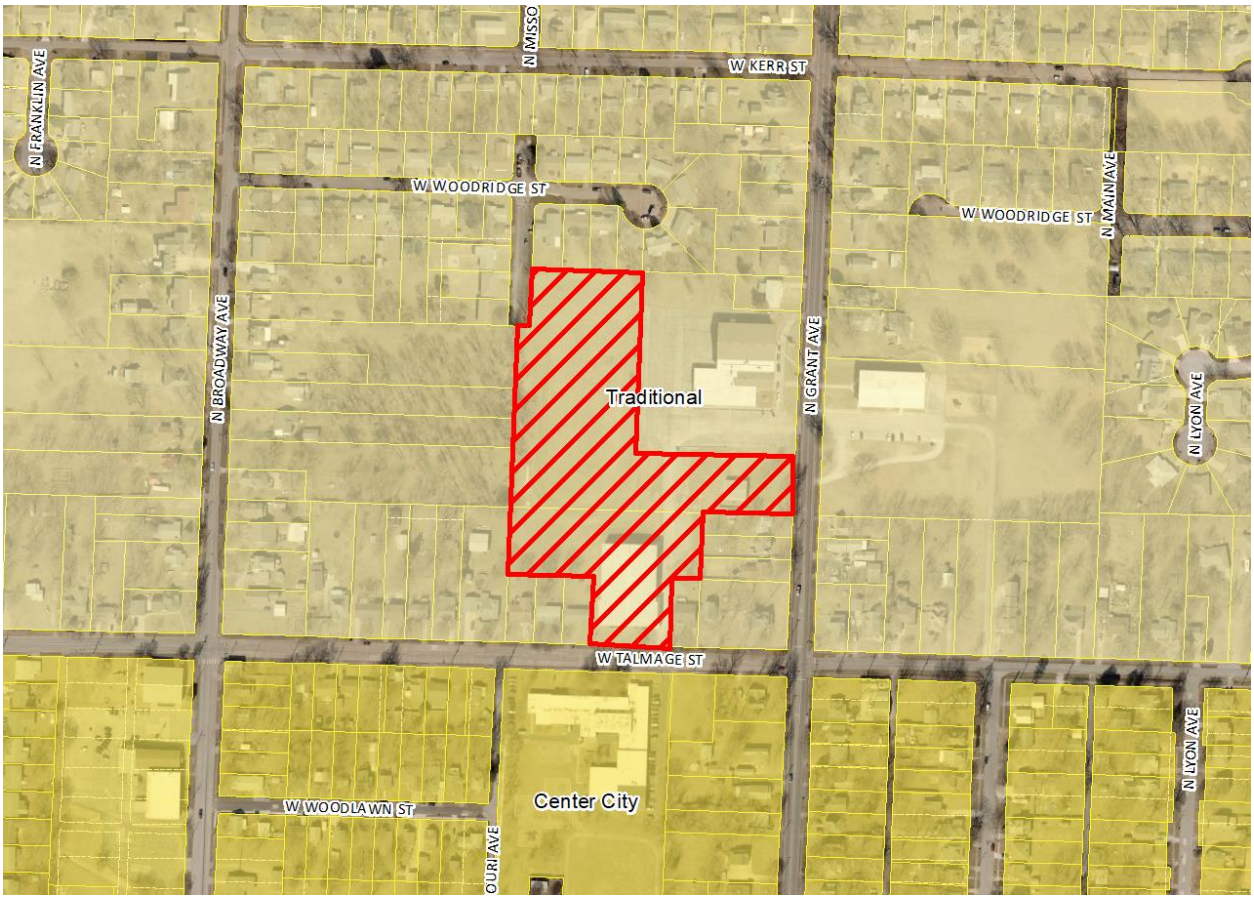
TRANSITIONS

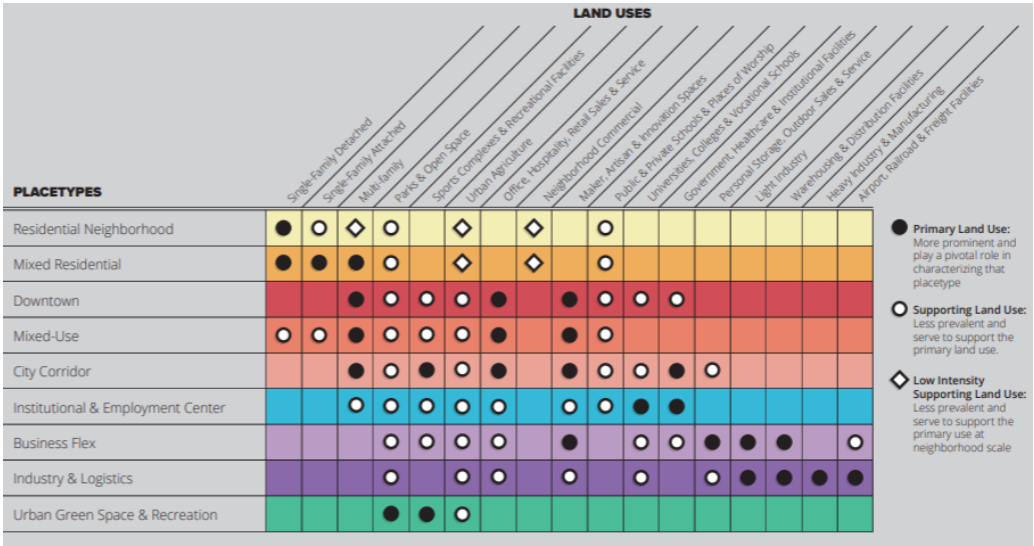
- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding

neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

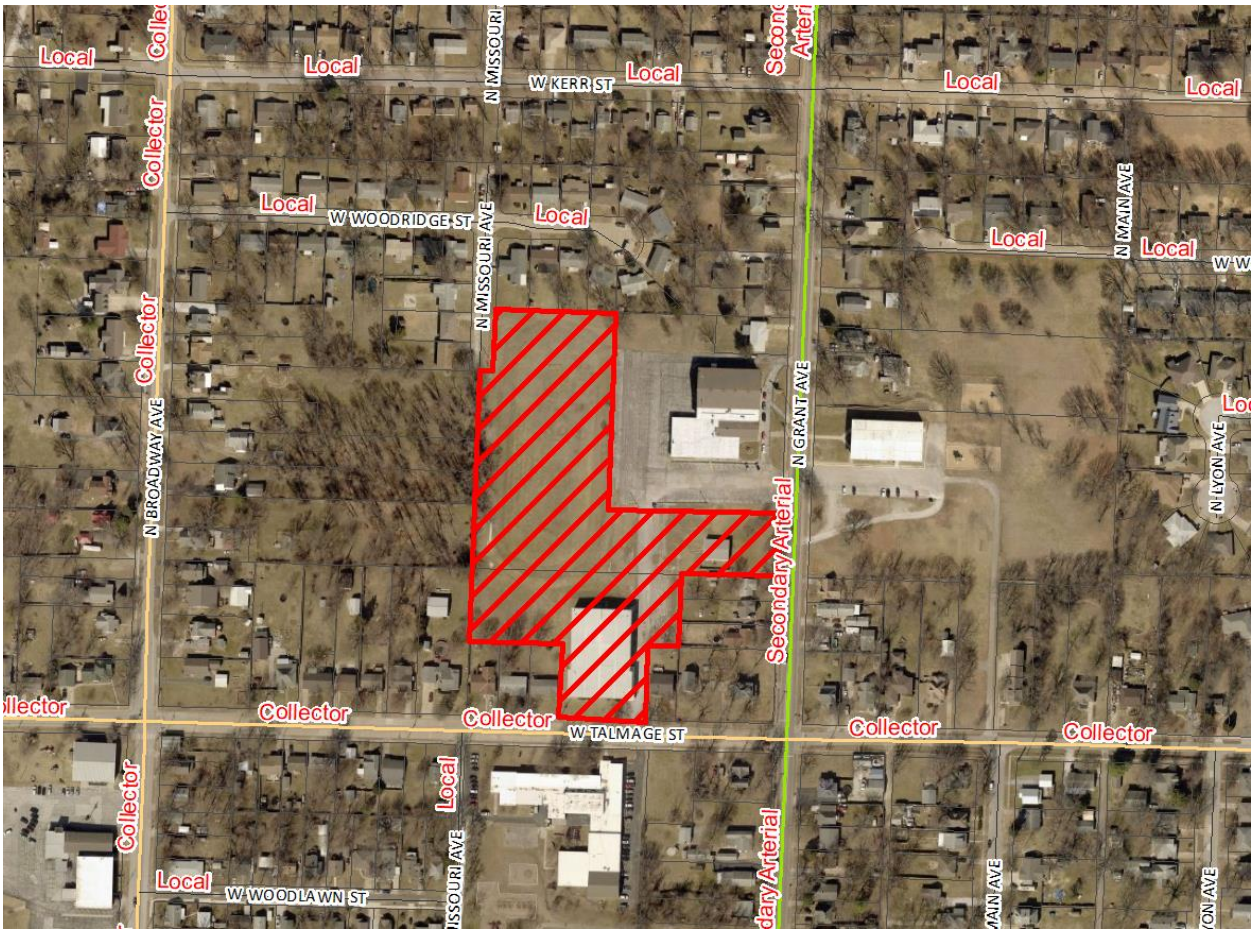
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family homes, church	Single-family homes, elementary school	Single-family homes, church	Single-family homes
PLACETYPES	Traditional Neighborhood	Center City Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning. Underground electric service can be provided on the property, however the existing overhead distribution/transmission lines along the ROW areas will remain as-is. The proposed layout of the street parking will conflict with an existing transmission pole. Per discussion with the applicant, the layout can be adjusted so the pole will wind up in an island, and a relocation may not be needed. CU Engineering will review this when the construction plans are submitted.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues or conflicts with public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Grant Avenue	Secondary Arterial	City	35	30	6,936	No	Yes	Yes
Street 2	W. Talmage Street	Collector	City	30	30	1,419	Yes	Yes	No
Street 3	N. Missouri Avenue	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and current City of Springfield standards for the street classification. Access from the development to N. Missouri Avenue will be gated for emergency access only. The gate shall not swing towards N. Missouri Avenue.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are two (2) bus stops near the property on N. Grant Avenue.

IMPROVEMENTS - A Traffic Impact Study was completed and accepted for this development. No improvements are required based on the Traffic Impact Study; however, public improvements are required for this planned development. N. Missouri Avenue is required to be constructed to the southern limits of the existing right of way for Missouri Avenue, including a turn-around. All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements. All required public improvements must be constructed, or funds escrowed prior to approval of a building permit or final plat.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN
The property is in the **Pea Ridge Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**
A fee in lieu of on-site stormwater detention **will not be allowed and detention is required.**

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS
1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The PD is adding 120% Detention Volume for Flood Control. This addition from developer is to assist the adjacent community with flooding issues at N Broadway Ave and W Woodridge St vicinity.
a. 739 W Talmage St/2655 N Grant Ave drains west through the 2638-2720 N Broadway Ave properties. These properties do not have a natural waterway but are draining the existing properties stormwater to the W Woodridge Stormwater Infrastructure at 927 W Woodridge St.
b. The Stormwater Infrastructure downstream of this proposed development has been identified as undersized and the area is listed for a future stormwater Capital Improvement Project.

WATER QUALITY REQUIREMENTS
1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. Stormwater Control Measures are the responsibility of the property owner or property owners' association to maintain, repair, and update unless the agreement is made with the City to operate. Operation and maintenance agreements are required for any permanent stormwater control measures.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family residential district to Planned Development No. 390. The applicant is proposing a single-family residential condominium development with 32 dwellings.

2. The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Traditional Neighborhood Future Placetype. This placetype is predominately comprised of single-family detached residential dwellings with generally uniform setbacks, building designs, and parcel sizes. Planning within this placetype is intended to improve the neighborhood's quality of place, which can be achieved through a number of strategies including beautification efforts via streetscaping, increasing access and connections with nearby greenway or trail systems, and supporting low-intensity multifamily uses, low-intensity neighborhood commercial uses, or a mix of uses to serve area residents. Multifamily uses are meant to be located along higher classification roadways, near greenways or trails, or in areas identified by residents during the neighborhood planning process. The preservation of residential housing and housing patterns is meant to be prioritized where lots are predominately accessed from side or internal local streets. Furthermore, redevelopment efforts including higher-density housing or commercial uses are to be limited to areas adjacent to identified activity centers, where the redevelopment's anticipated traffic and circulation will not negatively affect the adjoining neighborhood.

3. This application will allow a housing development that will consist of 32 single-family residential condominiums with internal private driveway system that connect to Grant Avenue and Missouri Avenue. The PD will limit the development 5.5 dwelling units per acre which is a modest increase from the existing residential density which varies from for 4 to 5 dwelling units per acre. The PD requires a two park benches, 3,000 square foot dog park, and a grill for the residents to utilize as amenity space.

4. In response to neighborhood concern, the applicant has proposed to limit vehicular access to Missouri Avenue. Missouri Avenue access will be for emergency vehicles only. Fire code requires two public access points for developments that have thirty (30) or more dwelling units. The Missouri Avenue access will be gated, locked with a Knox padlock and the gate will have a sign that states "Fire Dept. Access Only."

5. The subject property is not currently served by stormwater infrastructure; however, in response to community and staff concerns regarding flooding in this area, the applicant has proposed stormwater detention regulations that require 120% of the standard detention.

6. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing-middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

7. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promote policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionally impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to "age in place" and remain in Springfield for the long term.

8. Public Works – Traffic has noted the need for additional right-of-way along N. Grant Avenue, a sidewalk requirement along both W. Talmage Street and N. Missouri Avenue, and a requirement for the extension of N. Missouri Avenue to the southern limits of the existing right-of-way, including the construction of an approved turn around.

9. If the Planned Development is approved, the applicant will need to subdivide the property following the Subdivision Regulations for condominium plats.

10. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this. The utility easements will be dedicated on the final plat.

11. The subject property has access to public sewer; each condominium unit will be served by private sewer which will not be maintained by the City of Springfield. Details regarding the private sewer will be further discussed via a final plat, the subdivision's future covenants, or both.

12. There are few changing conditions in the area affected that make the proposed rezoning necessary.

13. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD is proposing single-family residential condominium units with a modest increase in residential density from the surrounding neighborhood.

14. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Easements for utilities will be provided on the preliminary and final plat.

15. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. With the proposed PD improvements, Traffic supports the request.

16. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

17. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

18. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

19. The applicant held a neighborhood meeting on December 19, 2024 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

20. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will

protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to R-SF Single Unit Condominium
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: _____
3. Meeting Location: First Baptist Church Santuary
4. Number of invitations that were sent: 47
5. How the mailing list was generated: Assessor's Office Web Site
6. Number of neighbors in attendance (attach a sign-in sheet): _____
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

   Verbal comments: drainage and traffic

   Drainage will be addressed through City approved stormwater improvement plans.

   Traffic will be addressed through two points of access.

8. List or attach the written comments and how you plan to address any issues:

I, Michael Stalzer (*print name)*, attest that the neighborhood meeting was held on 12/19/2024 (*month/date/year),* and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

Michael Stalzer

Printed name of person completing affidavit

DATE:	December 31, 2024	Telephone No.	417-207-2430
YOUR NAME:	Evelyn Irvine		
YOUR ADDRESS:	910 W. Woodridge		
PROJECT ADDRESS:	739 W. ~~Tatmed~~ Talmage & 2655 N. Grant		

COMMENTS: This development will greatly impact the traffic on Woodridge, especially the 900 block. Our Street is a narrow residential street with vehicles parking on both sides of the street. Our street cannot handle the additional traffic this is going to create.

DATE:	12-31-2024	Telephone No.	417-300-5997
YOUR NAME:	DALE EARL IRVINE		
YOUR ADDRESS:	916 WOODRIDGE		
PROJECT ADDRESS:			

COMMENTS: WOODRIDGE CANNOT HANDLE TRAFFIC.
WATER ISSUE IN BACK YARD.

DATE:	12/18/24	Telephone No.	417-862-8532
YOUR NAME:	Clara Busby		
YOUR ADDRESS:	2709 N. Missouri Ave		65803
PROJECT ADDRESS:	729 W. Talmage - 2655 N. Grant		65803

COMMENTS: Single family, one car garage neighborhood. "Perfection". Most homes have two cars, thus parking on the street. These streets are not made for extra traffic. You have to wait your turn to go up or down the steet. I depend on the cats bus, larger ones have trouble getting to my house and turning around. Plus garbage trucks, delivery vans and emergency vehicles. I am also worried about all the lights, pollution and drainage. Childrens Safety First
Consider more neighborhoods without apartments.
Thank you Clara Busby

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 390

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The proposed planned development includes two parcels of property, the Baptist Temple Gymnasium (Parcel ID 130240311) and the associated track field (Parcel ID 1302403092).

This project would be an urban infill project intended to create competitively priced housing for the community. The location provides convenient access to Kansas Expressway, Interstate 44, the public school system, shopping, and Doling Park.

Currently, the gymnasium is no longer used by the church given declining membership. As a result, the building goes unmaintained due to lack of funds. If unused, the building will eventually turn into blight. The building will be raised so that competitively priced housing will be made available for the community.

The track field is situated between the gymnasium, Baptist Temple, and single-family homes to the west, north, and south. For the single-family homes adjacent to the development, adequate area will be provided to install a Type D landscape buffer per the City of Springfield. Again, the proposed development plan offers the community competitively priced housing while going above and beyond on stormwater management.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance,

D. USES PERMITTED

1. Single-family detached residential condominium units per Chapter 36, Article II, Subdivision Regulations.
2. Accessory uses, as permitted by section 36-450, accessory structures and uses.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum density shall be 5 units per acre or a total of 32 single family detached residential condominium units for the entire development.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

1. The requirements and standards for R-SF Developments of Section 36-380 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
2. Structure height shall be a maximum of two floors or thirty-five (35) feet in height.

H. DESIGN REQUIREMENTS

1. Construction on the subject site shall comply with the City of Springfield's Affordable Housing Design Guidelines (Exhibit 3). Building elevations will be required at the Final Development Plan and the Administrative Review Committee shall determine if the guidelines have been met.
2. Amenities are required as shown in Exhibit 2. These amenities include two park benches, 3,000 square foot dog park, and grill.
3. Exterior surface materials shall be compatible with that of the other residential buildings on the surrounding properties. This may include brick, beveled siding, board and batten siding, and architectural stone. The Administrative Review Committee may approve the use of exterior surface materials such as vinyl siding, aluminum siding, steel siding, etc., that complement most of the single-family homes surrounding the lot.
4. Internal sidewalks shall connect building entrances to one another and to sidewalks on adjacent public and/or private streets/driveways via a minimum four (4) foot wide sidewalk. Fences, landscaping, and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.

I. OPEN SPACE, LANDSCAPING, & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare, and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open Space Requirements – The requirements and standards for R-SF Developments of *Section 36-380* of *the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

2. Bufferyards – A bufferyard Type D is required adjacent to R-SF, Residential Single-family zoning. A 6-foot solid wooden fence is required in the location depicted by the site plan.
3. Vehicular use area open space.
   (1) Perimeter Landscaping. The requirements and standards of *Section 36-482* of *the Springfield Zoning Ordinance*, in effect at the time of development shall apply.
   (2) Interior Landscaping. The requirements and standards of *Section 36-482* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

4. Screening and fencing.
   a. The requirements and standards of *Section 36-480* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
   b. A 6-foot solid wooden fence is required in the location depicted by the site plan.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply. The exterior lighting throughout the site shall be themed.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification. Vehicular access to Talmage Street shall be prohibited. Access to Grant Avenue is only allowed after the access to the north, on 2655 N. Grant Avenue is closed.

Access to Missouri Avenue shall be only for emergency access with a gate to prohibit regular vehicular access to the development.

Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire department access roads. (2018 IFC Appendix D107.1) ---- Emergency access gates that cross a fire lane shall be 20 feet wide and be locked with a Knox padlock. (2018 IFC D103.5) --- A sign shall be attached to the gate that states “Fire Dept Access Only”.

L. OFF-STREET PARKING

Sections 36-455, 36-456 and 3*6-483* of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

M. SIGNS

The requirements and standards of *Section 36-454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

STORMWATER

This site primarily drains to the West through residential properties. A fee in lieu of constructing onsite stormwater detention will not be permitted. The developer provides detention 120% of the current stormwater requirements and the discharge rate will be at least 20% below the existing design flow rate for the contributing drainage area.

The current concept plan discharge to the west. City of Springfield GIS and submitted Final

Plats do not show a recognized channel through the adjacent properties. The discharges need converted back into to overland sheet flow using a level spreader or vegetated filter strip before existing the property.

2655 N Grant Ave must have a drainage easement or public infrastructure to allow runoff to continue draining to the west.

Traffic

A Traffic Impact Study is required to be submitted and approved. Any improvements required based on the Traffic Impact Study are required to be submitted as Public Improvement Plans. The plans must be approved, and improvements constructed, or funds escrowed prior to issuance of a building permit.

The site plan needs to show the extension of Missouri Avenue to the southern property line with a turn around that complies with City of Springfield Public Works Design Standards. The extension of Missouri Avenue must be submitted as Public Improvement Plans and the improvement constructed or funds escrowed prior to approval of the building permit.

Per City Code 36-471, sidewalks are required to be constructed along the property frontage of Missouri Avenue. The developer has the option to seek a fee in lieu of sidewalk construction by applying to the Administrative Review Committee.

All driveway approaches must be constructed to City of Springfield Design Standard ST-9.

All parking lot elements must be constructed to City of Springfield Design Standard ST-6

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

For the condominium plat, all common area, and common element amenities will be maintained by the condominium owner's association.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department, and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development

plan.

The final development plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405* of the *Springfield Zoning Ordinance*.

   A. Any uses within the District other than those specifically prescribed by the ordinance.
   B. Any increase in the intensity of use permitted within the District.

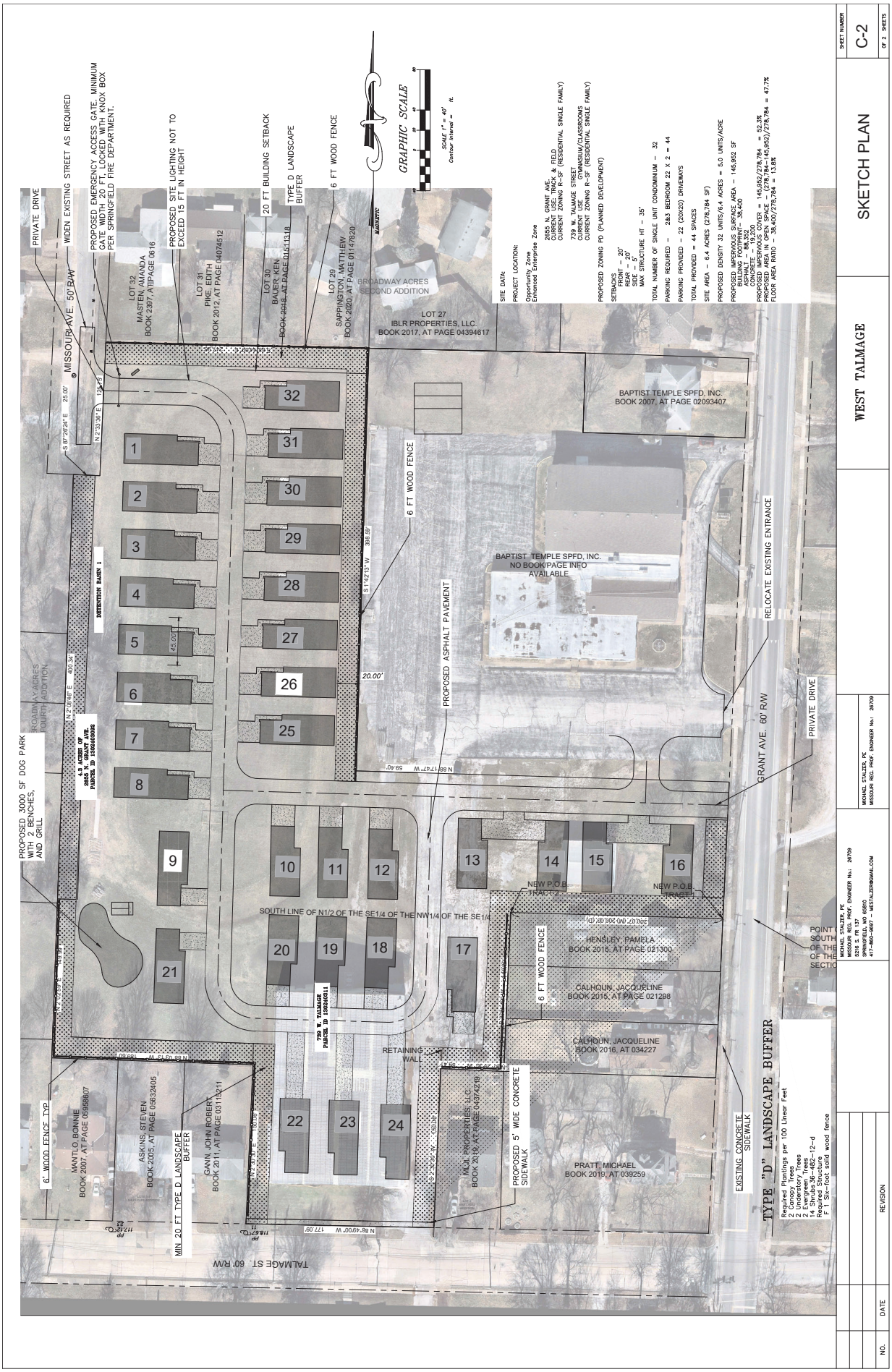

SKETCH PLAN
WEST TALMAGE
C-2
SHEET NUMBER
2 OF 2 SHEETS
GRAPHIC SCALE
SCALE: 1" = 40'
Contour Interval = 5 ft.
MAGNETIC
SITE DATA:
PROJECT LOCATION:
Opportunity Zone
Enhanced Enterprise Zone
2055 N. GRANT AVE.
CURRENT USE: SCHOOL & FIELD
CURRENT ZONING R-SF (RESIDENTIAL SINGLE FAMILY)
739 W. TALMAGE STREET
CURRENT USE GYMNASIUM/CLASSROOMS
CURRENT ZONING R-SF (RESIDENTIAL SINGLE FAMILY)
PROPOSED ZONING PD (PLANNED DEVELOPMENT)
SETBACKS
FRONT – 20'
REAR – 20'
SIDE – 5'
MAX STRUCTURE HT – 35'
TOTAL NUMBER OF SINGLE UNIT CONDOMINIUM – 32
PARKING REQUIRED – 2&3 BEDROOM 22 X 2 = 44
PARKING PROVIDED – 22 (20X20) DRIVEWAYS
TOTAL PROVIDED = 44 SPACES
SITE AREA – 6.4 ACRES (278,784 SF)
PROPOSED DENSITY 32 UNITS/6.4 ACRES = 5.0 UNITS/ACRE
PROPOSED IMPERVIOUS SURFACE AREA – 145,952 SF
BUILDING FOOTPRINT– 38,400
ASPHALT – 88,352
CONCRETE – 19,200
PROPOSED IMPERVIOUS COVER = 145,952/278,784 = 52.3%
PROPOSED FLOOR AREA RATIO = 43,552/278,784 = 47.7%
FLOOR AREA RATIO = 38,400/278,784 = 13.8%
PRIVATE DRIVE
WIDEN EXISTING STREET AS REQUIRED
PROPOSED EMERGENCY ACCESS GATE. MINIMUM GATE WIDTH 20 FT. LOCKED WITH KNOX BOX PER SPRINGFIELD FIRE DEPARTMENT.
PROPOSED SITE LIGHTING NOT TO EXCEED 15 FT IN HEIGHT
20 FT BUILDING SETBACK
TYPE D LANDSCAPE BUFFER
6 FT WOOD FENCE
MISSOURI AVE. 50' R/W
LOT 32
MASTEN, AMANDA
BOOK 2397, AT PAGE 0616
LOT 31
PIKE, EDITH
BOOK 2012, AT PAGE 0407451
LOT 30
BAUER, KEN
BOOK 2018, AT PAGE 0151318
LOT 29
SAPPINGTON, MATTHEW
BOOK 2020, AT PAGE 0117620
BROADWAY ACRES SECOND ADDITION
LOT 27
IBLR PROPERTIES, LLC.
BOOK 2017, AT PAGE 04394617
BAPTIST TEMPLE SPFD, INC.
BOOK 2007, AT PAGE 02093407
BAPTIST TEMPLE SPFD, INC.
NO BOOK/PAGE INFO AVAILABLE
RELOCATE EXISTING ENTRANCE
GRANT AVE. 60' R/W
PRIVATE DRIVE
PROPOSED ASPHALT PAVEMENT
DETENTION BASIN 1
BROADWAY ACRES FOURTH ADDITION
PROPOSED 3000 SF DOG PARK WITH 2 BENCHES, AND GRILL
4.3 ACRES OF 2055 N. GRANT AVE. PARCEL ID 1302400002
739 W. TALMAGE PARCEL ID 1302400111
SOUTH LINE OF N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4
NEW P.O.B. TRACT 2
NEW P.O.B. TRACT 1
HENSLEY, PAMELA
BOOK 2015, AT PAGE 021300
CALHOUN, JACQUELINE
BOOK 2015, AT PAGE 021298
CALHOUN, JACQUELINE
BOOK 2016, AT 034227
PRATT, MICHAEL
BOOK 2019, AT 039259
6 FT WOOD FENCE
RETAINING WALL
PROPOSED 5' WIDE CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
TYPE "D" LANDSCAPE BUFFER
Required Plantings per 100 Linear Feet:
2 Canopy Trees
2 Understory Trees
2 Evergreen Trees
14 Shrubs 36-482-12-d
Required Structure
F.1 Six-foot solid wood fence
MANTLO, BONNIE
BOOK 2007, AT PAGE 05958607
ASKINS, STEVEN
BOOK 2005, AT PAGE 05632405
GANN, JOHN ROBERT
BOOK 2011, AT PAGE 03113211
MIN. 20 FT. TYPE D LANDSCAPE BUFFER
6' WOOD FENCE TYP.
MCJL PROPERTIES, LLC
BOOK 2016, AT PAGE 04374218
TALMAGE ST. 60' R/W
MICHAEL STALZER, PE
MISSOURI REG. PROF. ENGINEER No.: 26709
SITE 5, INC.
SPRINGFIELD, MO 65810
417-860-9897 - MESTALZER@GMAIL.COM
MICHAEL STALZER, PE
MISSOURI REG. PROF. ENGINEER No.: 26709
NO.
DATE
REVISION

EXHIBIT 3

AFFORDABLE HOUSING DESIGN GUIDELINES

October 2005

CITY of SPRINGFIELD

NEIGHBORHOOD CONSERVATION OFFICE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MO 65801
417.864.1031 ~ 417.864.1030 (FAX)

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Provision E: Individual Identity

5 Provision F: Porches

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Provision I: Roof

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Provision K: Exterior Building Materials

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Affordable Housing Design Guidelines

(For the Construction and Rehabilitation of Single-Family Homes and Duplexes).

Purpose

The City of Springfield's Affordable Housing Design Guidelines provide a standard framework for clients utilizing city funding for the construction or rehabilitation of affordable single-family and duplex housing. The purpose of the Guidelines is to foster a positive public perception of affordable housing by promoting the rehabilitation and/or design of single family homes and duplexes in a manner that complements surrounding single family housing styles, encourages a street-scape which promotes neighborhood interaction, and ensures a quality design that is less apt to experience functional obsolescence. Affordable housing design guidelines, while general enough to allow for unique design elements, promote structures that complement traditional urban development patterns rather than strictly adhering to contemporary setbacks, impervious surface ratios, etc.

Application and Review

Prior to loan approval for the construction or rehabilitation of a single-family home or duplex funded by the City of Springfield, a site plan, building floor plans, and building elevations for all proposed structures, shall be submitted to or prepared by a Project Specialist with the Department of Planning and Development. The Project Specialist shall review plans and shall consult with additional staff representatives of the Building Development Services and Planning Department to ensure conformance with the Design Guidelines.

Provision A: Building Location

All principal and accessory structures within a City of Springfield funded development site shall be located on the lot in a manner consistent with the majority of single-family residential structures in the vicinity.

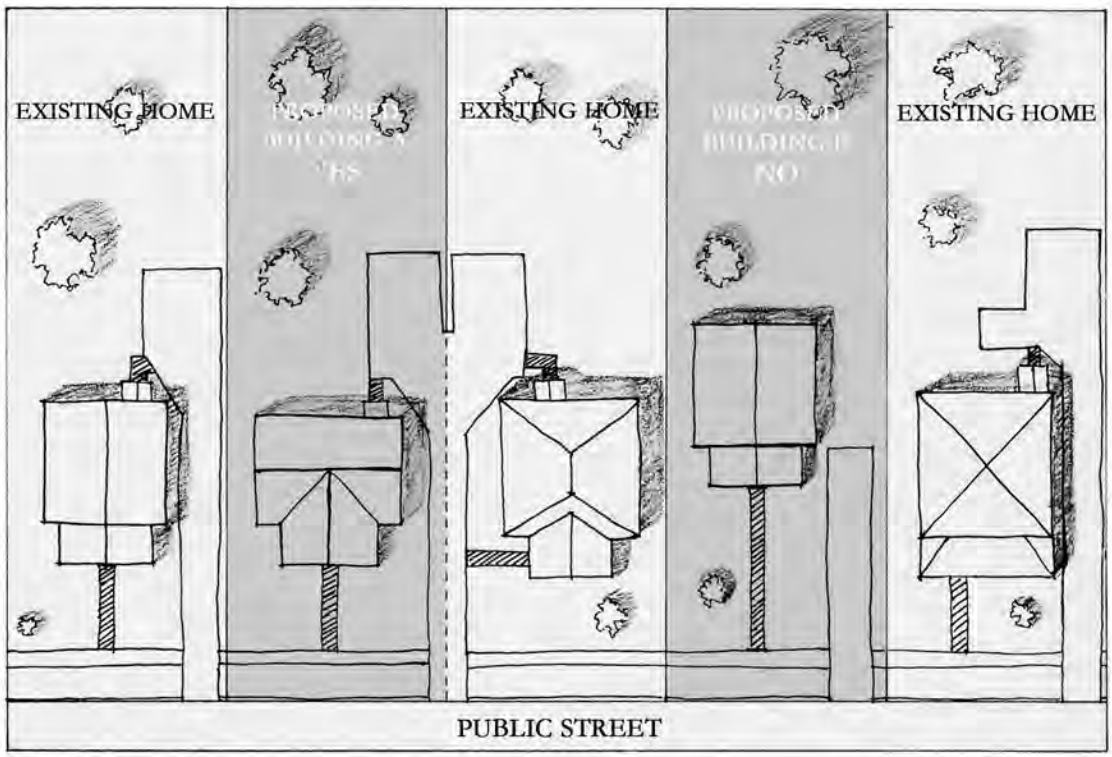
Provision B: Pedestrian Access

A minimum three (3) foot wide paved pedestrian path shall be provided from the primary pedestrian entrance of a single-family home to the driveway and/or sidewalk. Minimum three (3) foot wide paved pedestrian paths shall be provided from the primary pedestrian entrances of each unit in a duplex development to a driveway and/or sidewalk.

Provision C: Building Entrance

Each single-family home and duplex unit shall be provided with no fewer than two (2) pedestrian entrances in order to promote pedestrian flow through all portions of the unit and lot unless the developer can illustrate that a second pedestrian entrance is not feasible.

Figure 1:
Building Location, Pedestrian Access, & Building Entrance.



Proposed Building A is consistent with the Affordable Housing Design Guidelines. It is set back from the lot lines in a manner consistent with adjacent existing homes. Proposed Building A also provides direct pedestrian access to the public sidewalk and street, and includes a second pedestrian access to the rear yard. While proposed Building B provides pedestrian access to the sidewalk and street, it does not adhere to the Guidelines because it draws attention to itself and breaks up the streetscape by being located much further back then surrounding existing homes. Also, the lack of a second pedestrian access, especially on narrow lots, can decrease the use and enjoyment of the entire lot.

Provision C: Building Entrance (Cont.)

1. **Single-Family.**
   The primary pedestrian entrance to a new single-family residential home, or home to be rehabilitated shall face the street.

2. **Duplex.**
   The primary pedestrian entrance to at least one of the units in a new duplex, or a duplex to be rehabilitated, shall face the street. The primary pedestrian entrances for both dwelling units may face the street, but only if all other elements of the street facing facade give the impression of a single-family structure. If possible, incorporate the street facing access for both dwelling units into one (1) shared entrance.a new duplex, or a duplex to be rehabilitated, shall face the street. The primary pedestrian entrances for both dwelling units may face the street, but only if all other elements of the street facing facade give the impression of a single-family structure. If possible, incorporate the street facing access for both dwelling units into one (1) shared entrance.

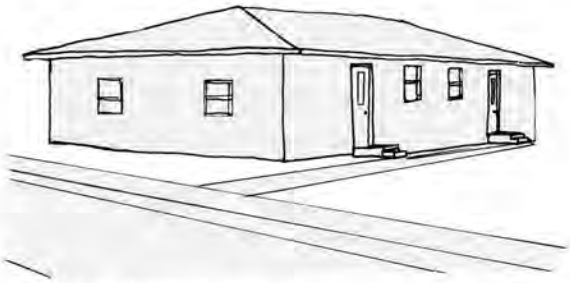
Figure 2:
Building Entrance

Yes. All entry features of the home address the street.

Yes. While the front door of this home does not face the street directly , the overall orientation of the entry way elements are forward facing.

Figure 3:
Building Entrance

Yes. Both units within this duplex have their own entrance but all other building elements emulate a single-family home, including size and scale.



No. The doors of these duplex units face the side yard instead of the street. The side of the building is orientated toward the street.

Provision D: Windows

On facades which face the street or other public spaces, window openings shall be similar in rhythm, size and proportion to that of the majority of single-family homes in the vicinity - particularly structures directly adjacent to the subject property. On structures to be rehabilitated, every effort shall be made to maintain the original proportions of windows which face the street or other public spaces.

Figure 4:
Windows

Yes. All windows on this home are a consistent size and are evenly spaced.

No. The window in the upper right corner is much smaller than other windows. Such a situation can be a result of a floor plan that places a bathroom or kitchen against the front building facade.

No. The lack of rhythm in the spacing of the second floor windows results in an unbroken expanse of siding on the front building facade.

No. The vertical windows on the first floor and the horizontal windows on the second floor clash and create an inconsistency of style.

Provision E: Individual Identity

To the extent possible, single-family homes and duplexes constructed adjacent to, or in close proximity of, each other should exhibit unique characteristics - regardless of whether they utilize the same floor plan. Acceptable alternatives may include varying roof pitches and orientation, window arrangement, porch arrangement, varying materials, etc. so long as such alternatives do not conflict with the other design elements addressed within this document.

Figure 5:
Individual Identity

While a consistent size and scale is exhibited by these homes utilizing the same floor plan, slight variations in the roof, exterior building materials, details, windows, and door give every unit a distinctive identity.

Provision F: Porches

1. Single-family residential homes and duplexes shall include a front porch. The front porch of structures to be rehabilitated shall be retained or replicated in a manner that is consistent with the original. Front porches on new construction shall be a full facade, partial facade or wrap around porch depending on the design of single-family homes in the vicinity. Alternative porch arrangements may be considered where no predominant style exists. A porch may be omitted from the front building facade only if such an omission is necessary in order to make the unit consistent with surrounding homes of significant architectural style.

2. Front porches shall be at least six (6) to eight (8) feet in depth; and, at a minimum shall span at least twelve (12) feet in width or approximately fifty (50) percent of the front building facade, whichever is greater.

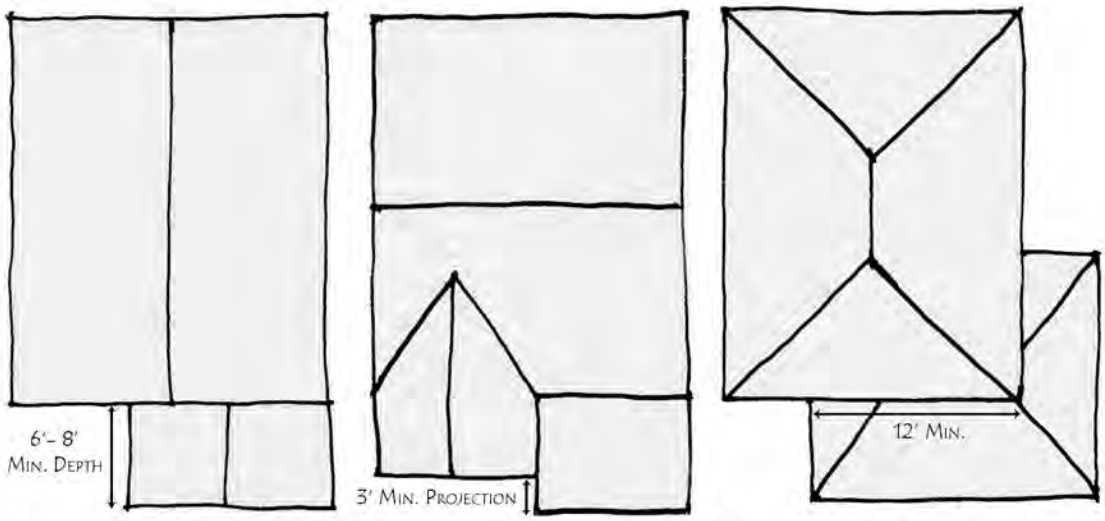
3. Partial facade front porches shall project at least three (3) feet beyond the front building facade unless the developer can illustrate that such a projection is not feasible.

Figure 6:
Porches.

Full facade front porches maximize the area of the street building facade that can be used as an "out-door living room.

Partial facade front porches are common throughout center-city Springfield homes and link the home to the public street.

Wrap-around front porches can be an extension of a full or partial facade front porch to include a second side of the building facade adding a distinctiveness to structures located on corner lots.



Front porches of at least 6' to 8' in depth provide adequate space for seating and circulation, while decreasing exposure to inclement weather.

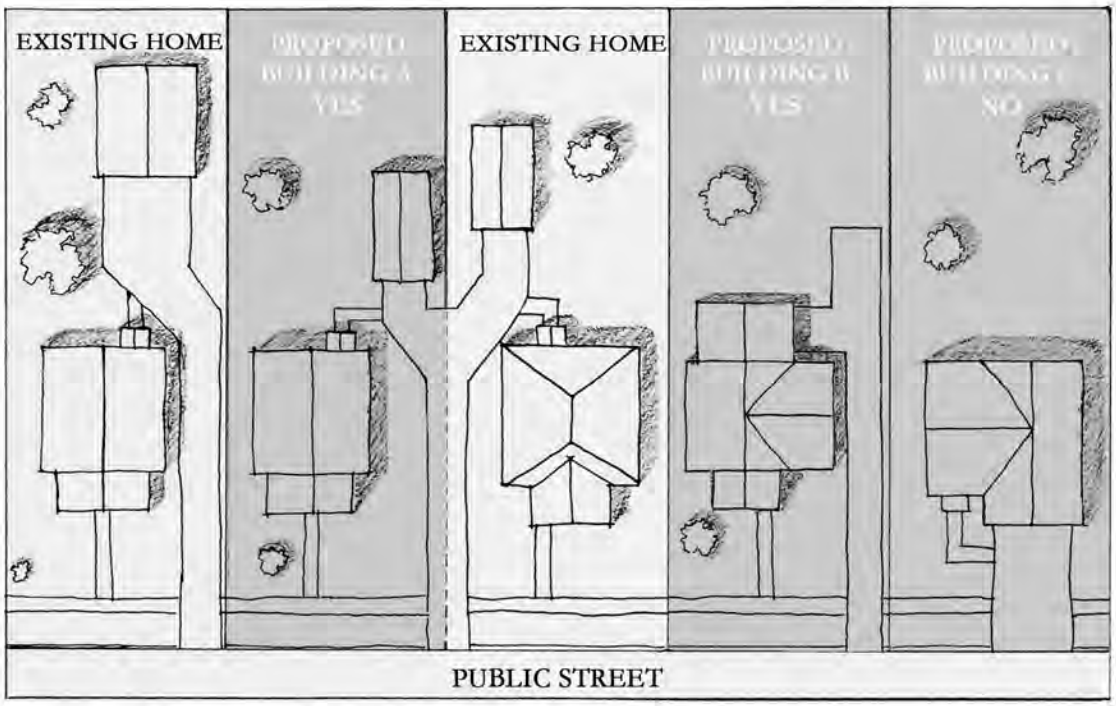
Front porches projecting at least three (3) feet beyond the front building facade promote neighborhood interaction by increasing user's views in both directions.

Front porches of at least twelve (12) feet in width can be utilized as an outdoor living room as opposed to merely an entry feature such as a stoop.

PROVISION G: GARAGES

1. A garage is not a required building element. When utilized, attached or detached garages shall be located on the parcel in a manner consistent with the majority of single family homes in the vicinity, except that it is preferable to remove the garage from the front building facade where possible.
2. Attached garages located on front building facades shall be recessed a minimum of three (3) feet behind the front building line (including the porch) and, shall not occupy more than fifty (50) percent of the overall facade area.
3. Detached garages shall be of a similar height of garages on adjacent lots, shall have a roof pitch similar to that of adjacent garages and shall be of a scale that is accessory to the principal residential structure.

FIGURE 7:
GARAGES



The rear detached garage utilized by proposed Building A is consistent with existing homes in the neighborhood. The rear attached garage utilized by proposed Building B is also consistent with the Guidelines. Recessing the garage from the side facade suggests that the garage is an addition and limits its view from the street and decreases the lineal dimension of the home. The garage proposed for Building C is not consistent with the Guidelines because no effort has been made to remove it from the front building facade; or, to de-emphasize its presence on the street.

FIGURE 8:
Garages

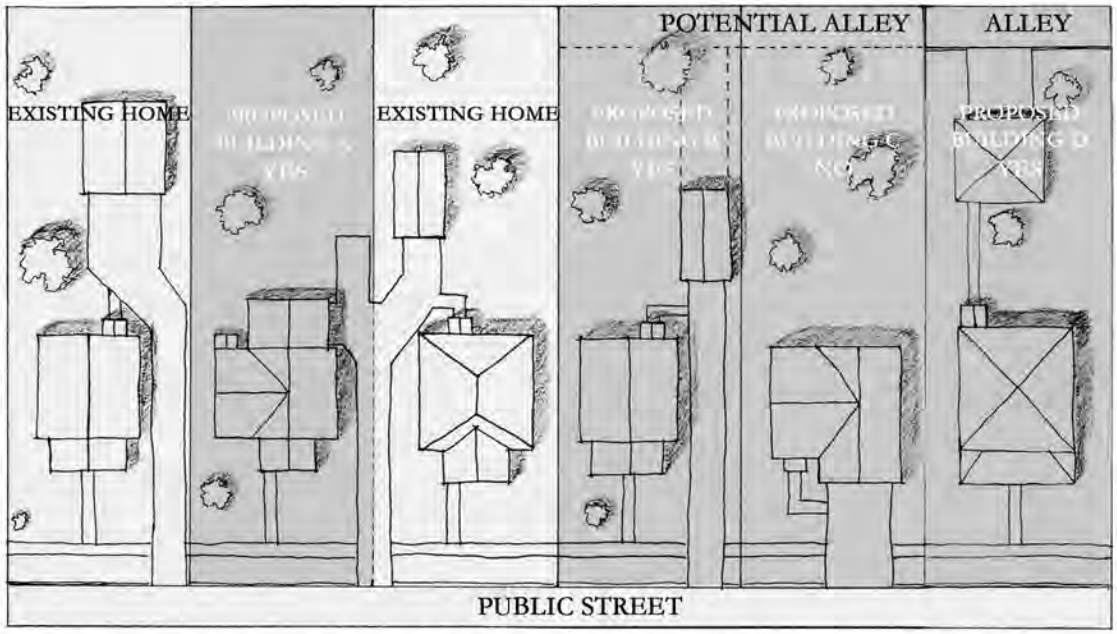
Yes. When permitted, attached garages located on the front of the building should be de-emphasized to avoiding street-scapes that are dominated by wide blank facades.

No. Attached garages that span more than fifty (50) percent of the front building facade and/or project toward the street dominate the streetscape and remove residents' eyes from the street - decreasing awareness of surrounding activities.

Provision H: Vehicular Access

Where possible, vehicular access to the development site shall be provided via an alley. The use of shared driveways with a single-lane wide approach should also be considered in order to decrease the width of curb cuts on the public street.

Figure 9:
Vehicular Access

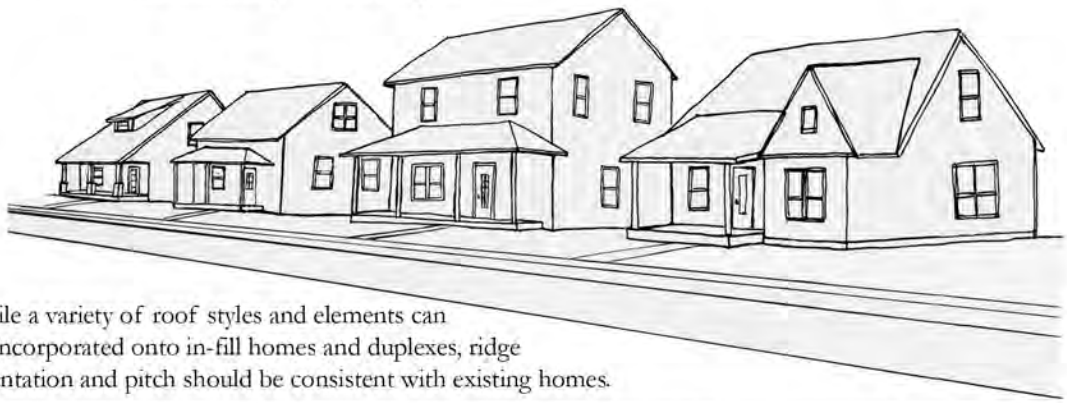


Vehicular access to proposed Buildings A & B is consistent with the Affordable Housing Design Guidelines because both scenarios lead to parking areas placed to the rear of the homes. As illustrated by proposed Building A, a shared access drive should be utilized where possible in order to decrease the amount of impervious surface the lot while also limiting curb cuts on the street. If possible, access to parking areas should be provided via an alley as illustrated by proposed Building D. Alley access decreases the amount of paving necessary to reach rear parking areas. Removal of the curb cut from the street also increases on-street parking opportunities. Vehicular access to proposed Building C is not consistent with the Guidelines because the wide curb cut results in a street-scape that is dominated by impervious surface area while increasing storm water run-off into the public street.

Provision I: Roof

1. The principal residential structure's roof pitch, and orientation of the roof ridge shall be compatible with single-family homes in the vicinity. This requirement does not disallow roof line alterations if necessary for structures subject to rehabilitation so long as the alteration is reasonably consistent with the surrounding neighborhood.
2. The roof style, including gables and dormers, shall be consistent with single-family homes in the vicinity. False dormers may be permitted to ensure the consistency of roof style.

Figure 10:
Roof



While a variety of roof styles and elements can be incorporated onto in-fill homes and duplexes, ridge orientation and pitch should be consistent with existing homes.

Provision J: Building Massing and Scale

As viewed from the street on which the front entrance is oriented, the proportion of the building height to width should be compatible with the same proportions of the other buildings on the block. Generally, floor to floor height of new structures should relate to adjacent single-family homes; and, the overall height at the eaves should relate to dwelling units within close proximity.

Figure 11: Building Massing and Scale

The highlighted home is inconsistent with surrounding units due to its horizontal dimensions and noticeably shorter eave heights.

Provision K: Exterior Building Materials

Exterior surface materials, excluding the roof, shall be compatible with that of other buildings on the block except that the Project Specialist may permit the use of exterior surface materials such as vinyl siding, aluminum siding, steel siding, etc., that complement those of the majority of single-family homes surrounding the lot.

Figure 12: Exterior Building Materials

While the new home in the center primarily utilizes siding as opposed to the surrounding brick homes, the application of brick veneer along the base of the building facade and columns balances the need to apply consistent building materials to new homes while ensuring that such application does not create an unacceptable increase in the cost of the unit.

Provision L: Utility Placement

Electric and gas meters serving new construction shall not be placed on a street facing building facade. Every effort shall be made to re-locate electric and gas meters to a non-street facing building facade of a dwelling unit to be rehabilitated.

Figure 13:
Utility Placement

No. The utility meters on this home have been placed on the front facade. They must be moved to at least one of the side walls.

Acceptable. While still seen from the street, these utility connections have been de-emphasized by being placed to the side facade.

Yes. In this scenario, utilities can be accessed from an alley and utility meters are obscured by being located on the rear facade.

EXPLANATION TO COUNCIL BILL 2025-028 (JENSON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 477 for the purpose of permitting an electronic message center in an R-SF, Single-Family Residential District, generally located at 2854 West Grand Street. (By: Greene County Baptist Association Inc.; 2854 West Grand Street; Conditional Use Permit No. 477).

PURPOSE: To establish a conditional use permit for an electronic message center in an R-SF District generally located at 2854 West Grand Street. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
CONDITIONAL USE PERMIT NUMBER 477

The applicant, Greene County Baptist Association Inc, has requested this Conditional Use Permit to allow an electronic message center on the church's property located at 2854 West Grand Street. This property is zoned RSF, Residential Single-Family, where such signs are permitted on the premise of permitted nonresidential uses, such as a church, provided a Conditional Use Permit is approved

CONDITIONS: The regulations and standards listed on Exhibit D - Attachment 2 shall govern and control the use and development of the land in Conditional Use Permit Number 477 in a manner consistent with the attached site plan (Exhibit D - Attachment 4).

FINDINGS FOR STAFF RECOMMENDATION:
1. The code requires signs be limited to static images only. Such static images shall hold the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited. The use of flashing is specifically prohibited.

2. The sign is required to come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.

3. Staff has determined that the requested Conditional Use Permit is in general alignment with the objectives and intent of the Comprehensive Plan's Traditional Neighborhood Placetype as outlined in the Compatibility with the Comprehensive Plan section, above.

4. This application meets the approval standards for a Conditional Use Permit (Exhibit D - Attachment 2).

5. Approval of this application is subject to the Requirements of Approval (Exhibit D - Attachment 1) and site plan (Exhibit D - Attachment 4).

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings). The Planning and Development staff recommends the application be approved with the conditions (see attached Exhibit A).

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Conditional Use Permit 477 - 2854 West Grand Street
2. CUP 477_exhA
3. CUP 477_exhB
4. CUP 477_exhC
5. CUP 477_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 27
Filed: 02-04-25

Sponsored by: Jenson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-028 SPECIAL ORDINANCE _____

AN ORDINANCE

GRANTING Conditional Use Permit No. 477 for the purpose of permitting an electronic message center in an R-SF, Single-Family Residential District, generally located at 2854 West Grand Street.

WHEREAS, pursuant to Section 36-363 of the Land Development Code, City Council may grant permits authorizing certain enumerated conditional uses as provided in the various zoning districts; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on January 16, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit C," and recommended approval of Conditional Use Permit No. 477 for the property generally located at 2854 West Grand Street by a vote of 8 to 0; and

WHEREAS, City Council finds that sufficient evidence has been presented to satisfy all applicable standards of the Land Development Code for issuance of Conditional Use Permit No. 477; and

WHEREAS, the granting of such permit is deemed proper, and it is not found to harm the community or injure the value, lawful use, and reasonable enjoyment of properties in the vicinity of 2854 West Grand Street.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council adopts the City staff's specific findings of fact on the proposed conditional use as set forth in "Exhibit D – Attachment 2." "Exhibit D" is attached hereto and incorporated herein by this reference in its entirety. Conditional Use Permit No. 477 is hereby granted in accordance with and subject to the provisions of Section 36-363 of the Land Development Code. Conditional Use Permit No. 477 is granted for the purpose of permitting an electronic message center as a conditional use within the R-SF – Single-Family Residential District located at the property described in

"Exhibit B," which is attached hereto and incorporated herein by this reference, and which is generally located at 2854 West Grand Street.

Section 2 – Building permits, certificates of occupancy, and any other required permits or approvals may be issued by the duly authorized officials of the City provided that such issuance is consistent with Section 36-363 of the Land Development Code, any other applicable City regulation or ordinance, and the "Requirements for Conditional Use Permit 477" described in "Exhibit D – Attachment 1" and "Exhibit A," which is attached hereto and incorporated herein by this reference. Additionally, the provisions contained in "Exhibit D – Attachment 1" and "Exhibit A" shall govern and control the use and development of the land described in "Exhibit B," in a manner consistent with the attached site plan depicted on "Exhibit D – Attachment 4."

Section 3 – Any violation of the provisions of this Ordinance shall be grounds for the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage only so long as the Property and any improvements thereon conform to the conditions and requirements described in Section 36-363 of the Land Development Code, other applicable City regulations or ordinances, and this Ordinance.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sybey, Interim City Manager

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 477

1. The electronic message center sign is permitted provided it conforms with the requirements set forth in Section 36-454 (8).

2. The sign shall meet all other standards of the Zoning Ordinance and other applicable ordinances.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 477

Oak Park Addition Lots 1, 2 and 3.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Conditional Use Permit 477
2854 West Grand Street
Applicant: Greene County Baptist Association

Mr. Sparlin states that this is a request for a Conditional Use Permit for an electronic message center in an R-SF District.

Mr. David Jackson, 2854 W. Grand Street and representing the owner of the property and proposes a sign that would help the flow of traffic through the neighborhood. The signage would tell the hours of operation and that the current sign can not been seen from the street for the clients that are requesting help.

Mr. Pauly asked what days it is in operation.

Mr. Jackson stated that it Tuesday, Wednesday, and Thursday from 9:00am to 3:00pm.

Ms. Brooke Buehler, 650-A East Battlefield stated that the sign is fully programable and will make sure it is any specifications that are required.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:
Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 477; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

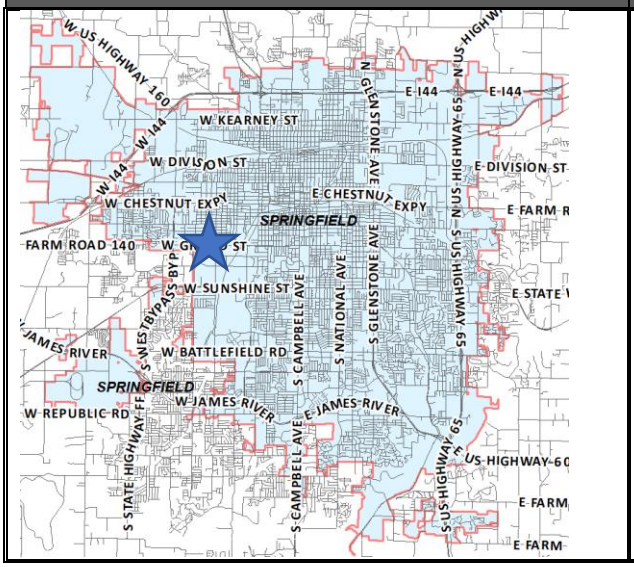
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 477
Location:	2854 West Grand Street
Total Acres:	1.86 acres
Applicant:	Greene County Baptist Association Inc.
Existing Land Use:	Church
Neighborhood Meeting:	December 23, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner, (417) 864-1091
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 477 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

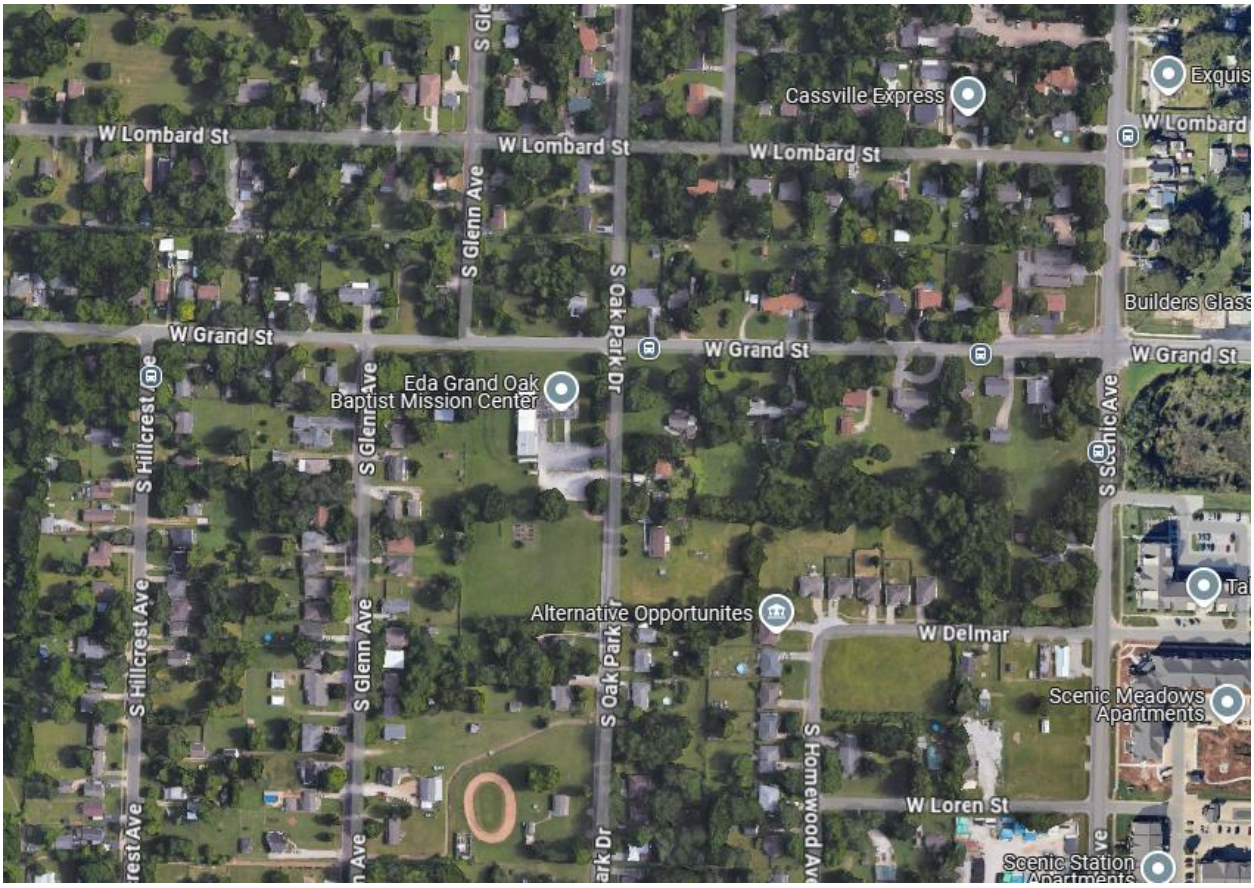
PROJECT SUMMARY:

Request for a Conditional Use Permit for an electronic message center in an R-SF District.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to R-SF in the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

(8) *Sign illumination.* Illuminated signs shall be designed, located, and constructed to eliminate or significantly reduce glare.

(a) *Provisions for non-business areas.*

1. Electronic message center signs fronting on a local or collector street shall be subject to a conditional use permit for nonresidential uses, subject to the following limitations:

a. Such signs shall be limited to static images only. Such static images shall hold on the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited.

b. The use of flashing is specifically prohibited in all locations.

c. Such signs shall come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.

d. No such signs shall exceed a brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle meter at a preset distance depending on sign size. The measuring distance shall be determined using the following equation: the square root of the product of the sign copy area and 100. (Example using a 12-square-foot sign: square root of the product 12 × 100 equals 34.6 feet measuring distance.)

e. The electronic message center portion of the detached sign shall not exceed 40 percent of the proposed sign copy area.

(16) *Provisions for non-business areas.*

(a) *General provisions.* These provisions shall apply to permanent signs in non-business areas:

1. Dwelling units in the R-SF and R-TH zoning districts shall be allowed to utilize any non-business sign described in subsection 36-454(4), but shall not be allowed to display any other sign.

2. Flashing lights and animation are not allowed.

(c) *Attached signs.* Attached signs are allowed in non-business areas as follows:

Each premises containing a multifamily use, permitted nonresidential use, or a legal nonconforming use shall be allowed one wall sign per wall.

1. The sign may contain the name and logo of the establishment, business, or use and nothing else.

2. The sign shall project no further than 18 inches from the wall.

3. A wall sign shall not project beyond the wall edge.

4. When the premises has no detached sign, the total effective area of all wall signs shall not exceed two square feet per lineal foot of the wall length along the street or streets upon which the business fronts.
5. When the premises has a detached sign, the total effective area of all wall signs shall not exceed one square foot per lineal foot of the wall length along the street or streets upon which the business fronts.
6. Roof signs shall be prohibited.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space

- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses. • Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

TRADITIONAL NEIGHBORHOOD

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.

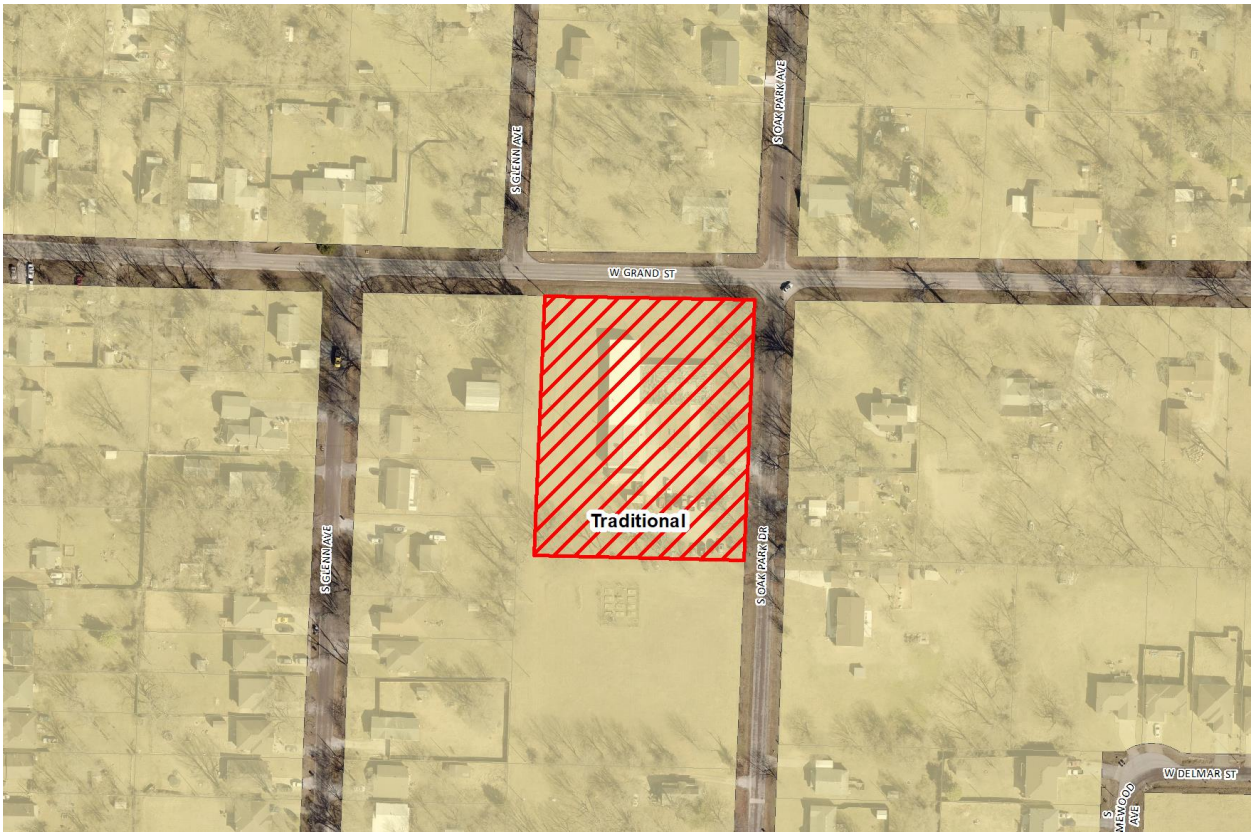
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

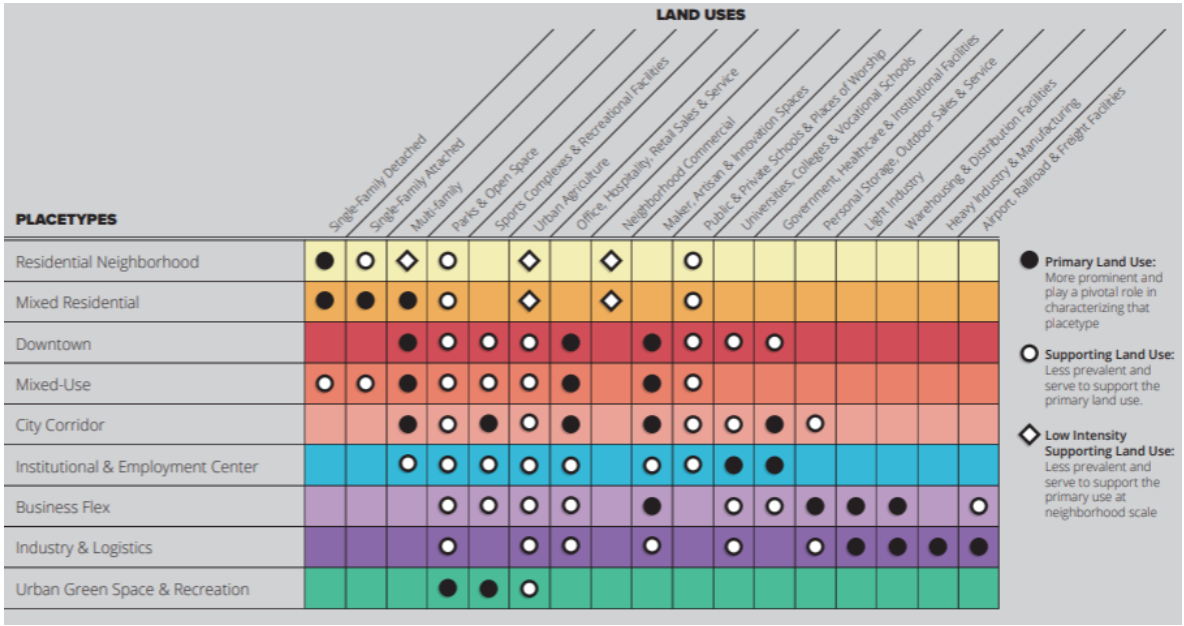
TRANSITIONS

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family home	Single-family home	Single-family home	Single-family home
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed CUP.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the CUP.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The sign/message board will not conflict with any stormwater requirements.

DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Why no comments here

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Grand Street	Primary Arterial	City	50	25	NA	No	Yes	No
Street 2	S. Oak Park Avenue	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one bus stop along W. Grand Street near the property.

IMPROVEMENTS - No improvements are required for this development. A traffic study is not required for this development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Greene County Baptist Association Inc, has requested this Conditional Use Permit to allow an electronic message center on the church's property located at 2854 West Grand Street. This property is zoned RSF, Residential Single-Family, where

such signs are permitted on the premise of permitted nonresidential uses, such as a church, provided a Conditional Use Permit is approved.

2. The code requires signs be limited to static images only. Such static images shall hold the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited. The use of flashing is specifically prohibited.
3. The sign is required to come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
4. Staff has determined that the requested Conditional Use Permit is in general alignment with the objectives and intent of the *Comprehensive Plan's* Traditional Neighborhood Placetype as outlined in the Compatibility with the Comprehensive Plan section, above.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Traditional Neighborhood Placetype and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 477

1. The electronic message center sign is permitted provided it conforms with the requirements set forth in Section 36-454 (8).

2. The sign shall meet all other standards of the Zoning Ordinance and other applicable ordinances.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2
STANDARDS FOR CONDITIONAL USE PERMIT NO. 477

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	**Applicant's response:**	**Staff's response:**
1. The proposed conditional use will be consistent with the adopted policies in the Springfield *Comprehensive Plan.*	Permit will be consistent with adopted policies.	This standard is not generally applicable to the proposed conditional use, as the request is for an electronic message center (EMC) sign in a nonbusiness area and is not a matter of land use. Per the Springfield Comprehensive Plan, this site was designated for community use, such as a place of worship, and is therefore being used in alignment with the Comprehensive Plan's vision for the area.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The proposed sign will be wall-mounted to the building using the required mounting gear for this project. The sign will not be close to any streets and will be well-secured.	The proposed sign meets the will be located on the building wall far away from the public street system.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Not applicable	This standard is not generally applicable to the proposed conditional use.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	Not applicable	This standard is not generally applicable to the proposed conditional use
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of	Not applicable	This standard is not generally applicable to the proposed conditional use.

uses permitted as a matter of right in the district.		
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Sign will face S. Oak Park Drive. The light emitted from the sign will be facing residential buildings that are located across the street. The sign is fully customizable in terms of brightness and automatically dims to adjust to the natural light outside to ensure it is not too bright. There are also trees that will block light that could potentially shine towards residential buildings in the neighborhood.	The proposed sign will face east. The nearest home to the east is located approximately 280 feet from the base of the sign. Per code, the electronic message center sign may not produce light more than 0.3-foot candles. It not anticipated that the light for the wall sign will residential area.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The proposed sign will not be located near any lighting or signage associated with traffic control.	The proposed sign would not be located near any lit intersections. Staff expects this sign to have no impact on traffic control in the area.
8. Such signs will not have an adverse effect on any adjacent properties.	This sign will be far enough away from any adjacent properties that it will not have an adverse effect on its surroundings.	As noted in response to standard six, the proposed sign's lighting will not adversely impact the nearby residential properties.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	Not applicable	This standard is not generally applicable to the proposed conditional use.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	This sign will allow the community involved with Grand Oak to be aware of current events associated with the center and thank the community for their fellowship. No adverse effects will be caused by this sign.	The proposed sign will not have any substantial or undue adverse effect upon the public health, safety and general welfare. Code provides measures by which to limit the sign's lighting impact on the neighbors surrounding the subject property. In addition, only static messages lasting at least eight (8) seconds maybe used by this sign; frame

		effects, flashing and animations are strictly prohibited. These measures are intended to help preserve the residential character of the sign's surroundings while also permitting the efficient display of information.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The wall mounted sign will not impact the future development of the property or any surrounding properties.	The proposed sign will not alter the existing sign's dimensions and so will not dominate the immediate vicinity beyond the existing sign's impact. In addition, both the existing and proposed signs would comply with code's limitations on copy area and height, making the proposal appropriate at this location.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The sign will not impact any natural of physical features of the site. It will be an addition to what is currently there. Both installation and removal will not cause any changes or damage to the site.	The proposed conditional use may not alter topography or other physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	Not applicable	The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size	The sign will comply with any limitations or requirements.	The proposed sign will comply with all applicable regulations set forth in the Zoning Ordinance.

requirements, bulk regulations, use limitations and performance standards.		
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The messages on the sign will inform the community involved with Grand Oak Mission Center in a place where it was not easily accessed before.	The intent of digital signs is to communicate multiple messages more effectively to the public while simultaneously reducing the time required to produce and maintain said messages. The messages will pertain only to the use that exists on the property.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located to protect such residential uses from any injurious effect.	Not applicable	This standard is not generally applicable to the proposed conditional use.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Not applicable	This standard is not generally applicable to the proposed conditional use.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	Not applicable	This standard is not generally applicable to the proposed conditional use.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	Not applicable	This proposal will not interfere with any of the conditions.
20. In the case of existing structures proposed to be	The proposed sign will meet all fire, health, building,	A permit will be required prior to the construction of

converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	plumbing, and electrical requirements of the City of Springfield.	the proposed sign, at which point city staff will review the proposed schematics for compliance with all relevant requirements.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	Not applicable.	This standard is not generally applicable to the proposed conditional use.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Grand Oak Mission Center
2. Meeting Date & Time: December 23, 2024 4 to 6 pm
3. Meeting Location: 2854 W Grand St. Springfield, MO. 65802
4. Number of invitations that were sent: 133
5. How was the mailing list generated: City Utilities Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

She was for us putting up the sign.

8. List or attach the written comments and how you plan to address any issues:

None

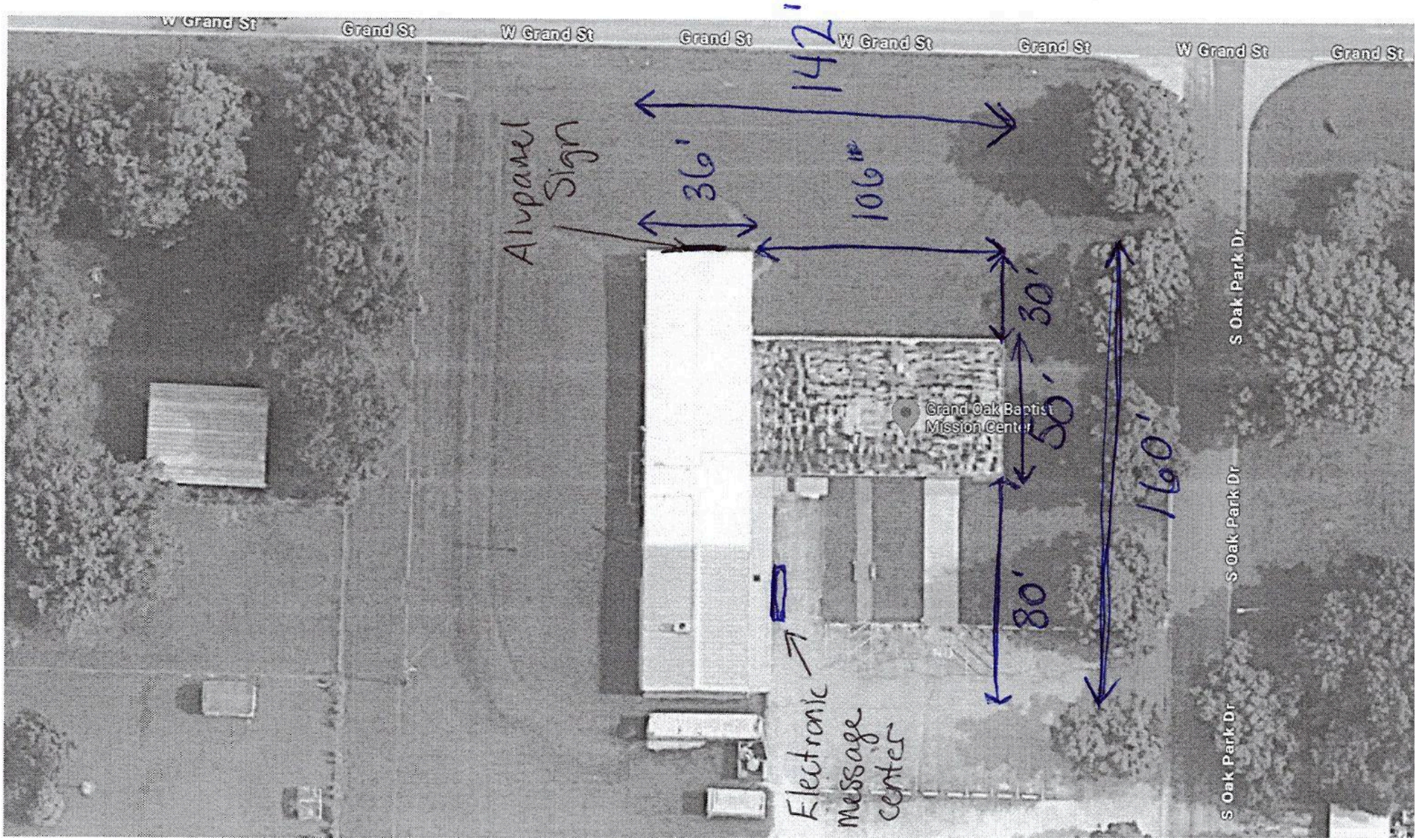
I, David H. Jackson (*print name*), attest that the neighborhood meeting was held on 12/23/2024 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

David Jackson

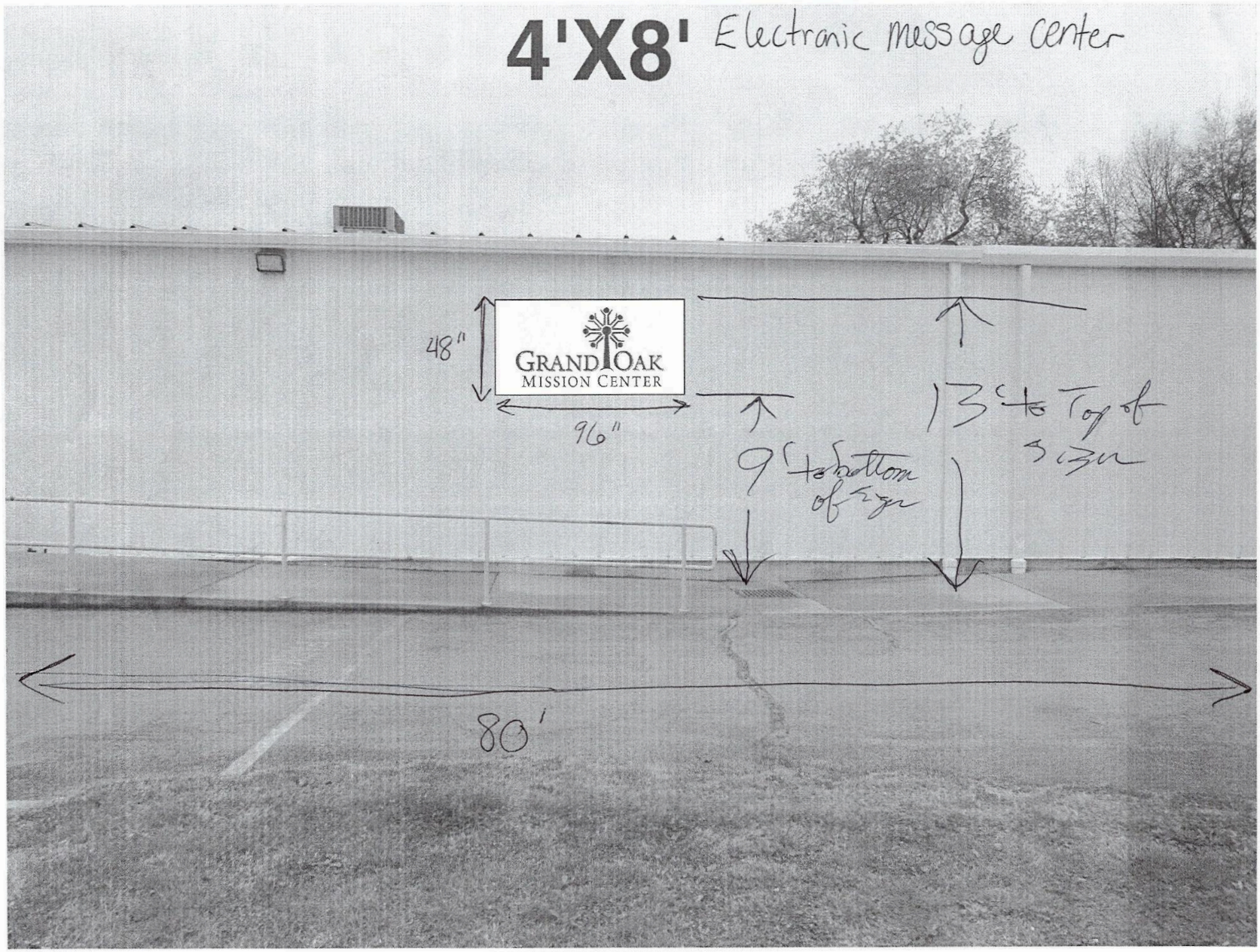
Signature of person completing affidavit

David Jackson

Printed name of person completing affidavit



Electronic Message Center will be mounted to exterior wall of building facing S Oak Street.


4'X8' Electronic message center
GRAND OAK
MISSION CENTER
48"
96"
9' to bottom of sign
13' to Top of sign
80'

EXPLANATION TO COUNCIL BILL 2025-029 (HORTON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres of property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 267; and adopting an updated Official Zoning Map. (By: SGF Homes LLC; 2242 North Oakland Avenue; Z-1-2025 w/ Conditional Overlay District No. 267).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-1-2025 CONDITIONAL OVERLAY DISTRICT NO. 267

The applicant is requesting to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. The applicant intends build duplexes. The R-TH district allows for single-family or duplex construction. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area which will require a replat of the lots after the rezoning.

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0. The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:
1. The Comprehensive Plan's Land Use & Development chapter identifies the subject property within the Center City neighborhood placetype.
2. Low-intensity multifamily is listed as a supporting use in the Center City neighborhood placetype.
3. This application is consistent with the Comprehensive Plan's Housing and Neighborhoods chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place.

The Plan encourages the use of “missing middle” housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield’s existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
4. The subject property’s proximity to Tom Watkins Park, one city block to the west, provides an opportunity to place more residential units close to amenities that residents are able to utilize.
5. The range of uses in the proposed R-TH district is compatible with the uses permitted on other properties within the immediate vicinity.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed R-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, there is undeveloped land to the west of the subject property.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
11. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
13. The applicant held a neighborhood meeting on November 26, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
14. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal’s general conformance to the Comprehensive Plan’s Center City neighborhood placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Z-1-2025 COD 267 - 2242 North Oakland Avenue

2. Z-1-2025 COD 267_exhA
3. Z-1-2025 COD 267_exhB
4. Z-1-2025 COD 267_exhC
5. Z-1-2025 COD 267_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 25
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-029 GENERAL ORDINANCE_____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres of property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 267; and adopting an updated Official Zoning Map.

WHEREAS, an application has been filed for a zoning change of the property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District, and establishing Conditional Overlay District No. 267; and

WHEREAS, Conditional Overlay District No. 267 shall modify the requirements of the Springfield Land Development Code Section 36-381, R-TH – Residential Townhouse District, by requiring that the property described in "Exhibit B" comply with the requirements described in "Exhibit A," both attached hereto and incorporated herein by this reference; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on January 16, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit C," and said Commission made its recommendation of approval with a vote of 8 to 0; and

WHEREAS, the City has reviewed the applicant's request and prepared a staff report concerning the application, which is attached hereto and incorporated herein by this reference as "Exhibit D"; and

WHEREAS, proper notice was given of a public hearing before City Council, and said hearing was held in accordance with the law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District, with Conditional Overlay District No. 267. Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and modified consistent with this Ordinance.

Section 2 – City Council hereby establishes Conditional Overlay District No. 267, which shall contain the requirements and standards provided in "Exhibit A." The requirements of Conditional Overlay District No. 267 shall modify the requirements of the Springfield Land Development Code Section 36-381, R-TH, Residential Townhouse District, by requiring the property described in "Exhibit B" to comply with the requirements contained in "Exhibit A."

Section 3 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps and rules of interpretation.'

Section 4 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sylva, Interim City Manager

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2025 COD 267

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Construction on the subject sites shall comply with the City of Springfield's Affordable Housing Design Guidelines.

EXHIBIT B
LEGAL DESCRIPTION

MCKOIN PLACE LOTS 472 THROUGH 477

EXHIBIT C
RECORD OF PROCEEDING
Planning and Zoning Commission – January 16, 2025

Z-1-2025 COD 267
2242 North Oakland Avenue
Applicant: SGF Homes, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.47 acres from R-SF, Residential Single-Family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267.

Mr. Colony asked approximately how many units will be on the site.

Mr. Sparlin stated that the area contains three lots, and each lot can have two dwelling units.

Mr. Rick Wilson, 1835 S. Stewart stated that the property was plated again in 2020 into three tracts and is about a 100-year-old subdivision and would like to change the zoning to build a couple of duplexes.

Ms. Donna Wagner, 2245 N. Fay Avenue and have lived there for approximately 30-years and purchased solely because of the location and quiet single-family neighborhood and believes it will be an eye-sore, invade their privacy and excess traffic on their one lane street, including the heavy vehicles required for the construction.

Commission members asked about the original lots, their sizes and what could be built on them.

Mr. Wilson stated that it will depend on the changes made with the new zoning ordinance and if they will be single family or duplexes and at this time just getting the rezoning completed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:
Planning and Zoning Commissioner Colony moved to approve Z-1-2025 COD 267; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Bob Hosmer, AICP
Planning Manager

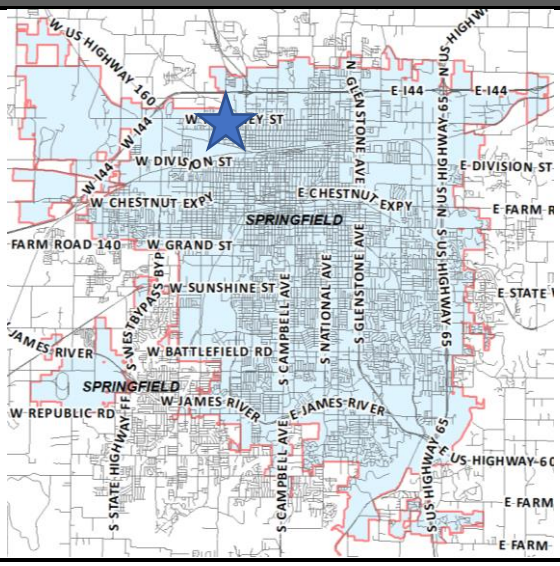
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-1-2025 w/ Conditional Overlay District No. 267
Location:	2242 North Oakland Avenue
Total Acres:	0.47 acres
Applicant:	SGF Homes LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	November 26, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-1-2025 with Conditional Overlay District No. 267 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

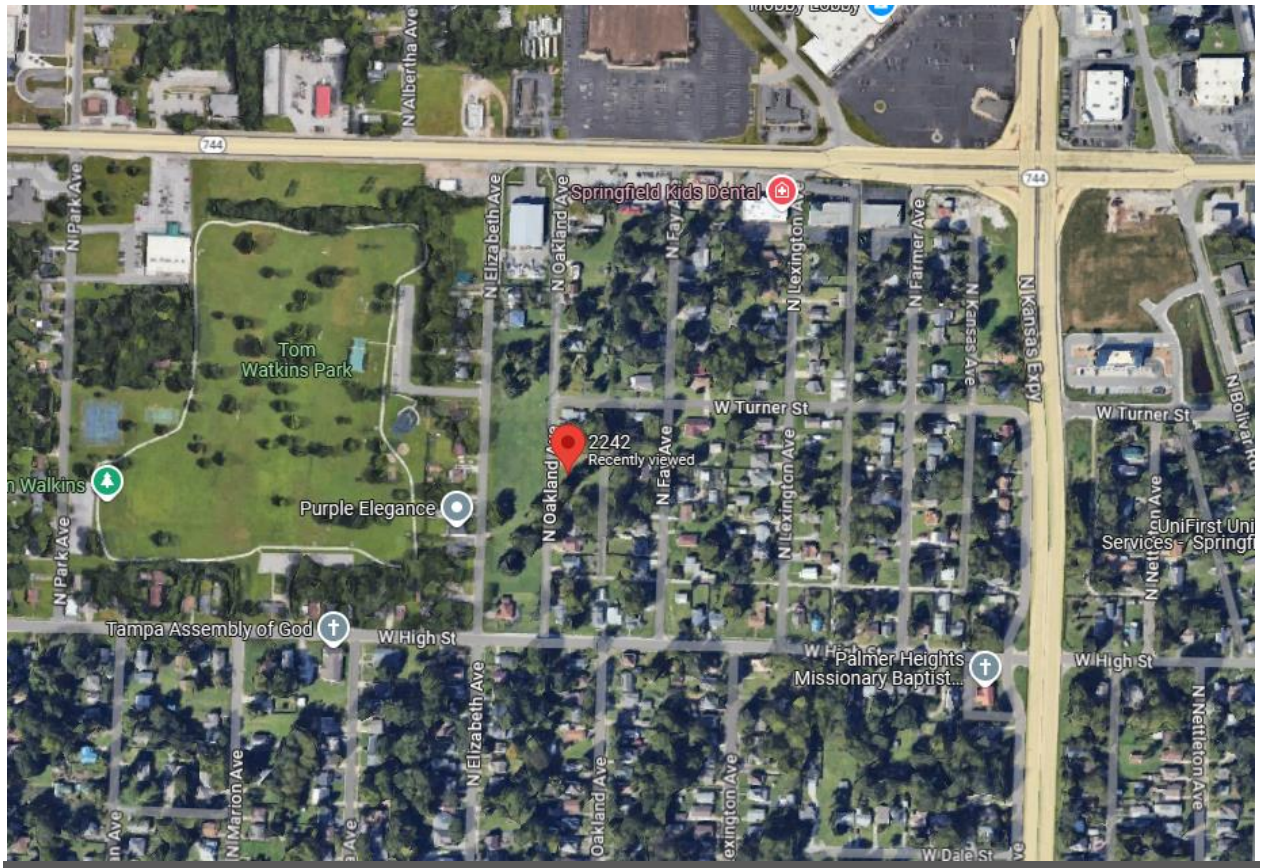
PROJECT SUMMARY:

Request to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-SF in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-TH DISTRICT
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
Minimum Lot Size	(a) *Minimum lot area:* 1. Single-family detached dwellings and residential group homes: 5,000 square feet. 2. Duplexes: 7,500 square feet. 3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet. 4. Each townhouse on a separate platted lot: a. End lots: 4,000 square feet.

	b. Interior lots: 3,000 square feet. 5. All other uses: 7,500 square feet. (b) *Minimum lot width:* 1. Single-family detached and duplex dwellings and residential group homes: 45 feet. 2. Townhouses: a. End lots: 40 feet. b. Interior lots with driveway in front yard: 30 feet. c. Interior lots without driveway in front yard: 24 feet. 3. Single-family semi-detached dwelling units: 30 feet. 4. All other uses: 45 feet. (c) *Minimum lot depth:* 80 feet.
Maximum Height	(a) *Maximum structure height:* 1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	None
Minimum Yard Requirements	1. *Front yard:* a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. *Side yards:* Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. *Rear yards:* Ten percent of the lot depth, but may not be less than ten feet nor more than 20 feet be required.
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Density Requirements	*Density requirements.* The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.

Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved. (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any development in an R-TH district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers,

these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
3. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.

6. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.

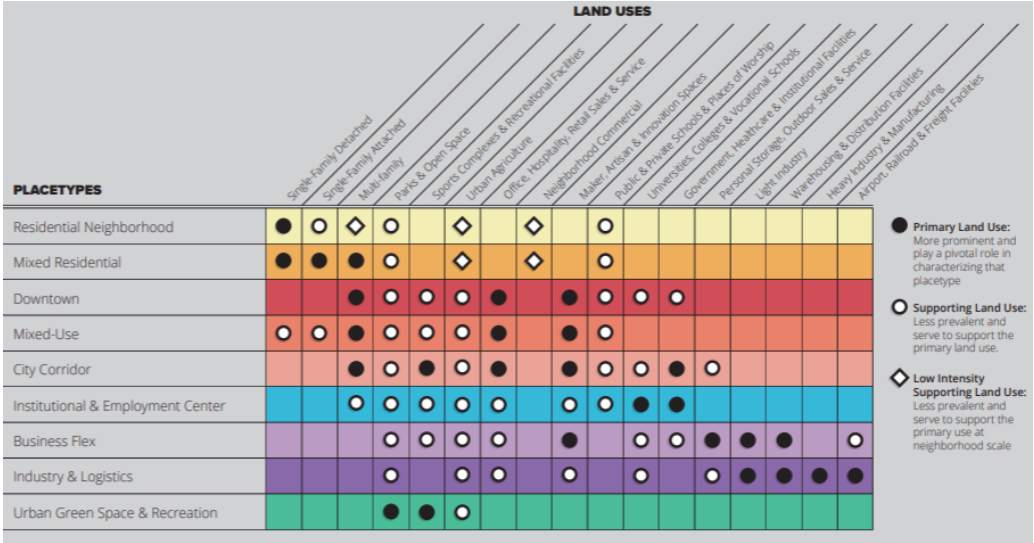
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family home	Single-family home	Single-family home	Undeveloped land
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Oakland Avenue	Local	City	25	20	NA	Yes	No	No
Street 2	Unnamed Alley	Alley	City	NA	15	NA	Yes	No	No

ACCESS - All new or modified driveway approaches shall comply with the conditional overlay district, and current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There is one Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

The alley on the east side of the subject properties must be improved to handle regular residential traffic.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN
The property is in the **Spring Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **is not applicable the lots are already platted**.

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS
1. The rezoning from R-SF to R-TH is not triggering a flood control requirement. The site will only allow for additional small residential units up to 70% impervious area.

WATER QUALITY REQUIREMENTS
N/A

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

ADDITIONAL STORMWATER REQUIREMENTS
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. The applicant intends build duplexes. The R-TH district allows for single-family or duplex construction. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area which will require a replat of the lots after the rezoning.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City neighborhood placetype.

3. Low-intensity multifamily is listed as a supporting use in the Center City neighborhood placetype.

4. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing

neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

5. The subject property's proximity to Tom Watkins Park, one city block to the west, provides an opportunity to place more residential units close to amenities that residents are able to utilize.

6. The range of uses in the proposed R-TH district is compatible with the uses permitted on other properties within the immediate vicinity.

7. The subject property has access to City Utilities infrastructure, and any necessary extension of services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.

8. There are few changing conditions in the area affected that make the proposed rezoning necessary.

9. The range of uses in the proposed R-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, there is undeveloped land to the west of the subject property.

10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.

12. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

14. The applicant held a neighborhood meeting on November 26, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

15. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Center City neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 267

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Construction on the subject sites shall comply with the City of Springfield's Affordable Housing Design Guidelines.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: RSF (Residential Single Family *(existing zoning)* to RTL (Residential Townhouse) *(proposed zoning)*
2. Meeting Date & Time: 11/26/24 @ 4:00 -6:30 PM
3. Meeting Location: The Library Station, 2535 N. Kansas Expressway, Springfield, 65803
4. Number of invitations that were sent: 130
5. How the mailing list was generated: City of Springfield Planning Dept.
6. Number of neighbors in attendance (attach a sign-in sheet): 6
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

There were no comments or complaints about the proposed change to zoning.
The comments received were about the neighborhood management in general, including but not limited to: Homeless in the Neighborhood, Lack of Building Enforcement, Law Enforcement, Animal Control, Rental v. Owner Occupation and Traffic Speed.

8. List or attach the written comments and how you plan to address any issues:

There have been none received.

I, RICK WILSON *(print name)*, attest that the neighborhood meeting was held on 12/26/24 *(month/date/year)*, and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Rick Wilson
Signature of person completing affidavit

Rick Wilson
Printed name of person completing affidavit

EXPLANATION TO COUNCIL BILL 2025-030 (HORTON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 479 for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (By: Carleton Resources, LLC; 901 S. West Bypass; Conditional Use Permit No. 479).

PURPOSE: To establish a conditional use permit for residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
CONDITIONAL USE PERMIT NUMBER 479
The applicant, Carleton Resources, LLC, is requesting a Conditional Use Permit for residential uses on the first-floor frontage of buildings as listed in the conditions.

CONDITIONS: The regulations and standards listed on "Exhibit D - Attachment 2" shall govern and control the use and development of the land in Conditional Use Permit Number 479 in a manner consistent with the attached site plan ("Exhibit D - Attachment 4").

FINDINGS FOR STAFF RECOMMENDATION:
1. The GR, General Retail District permits residential uses provided such uses are located above the first floor or behind nonresidential uses to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.

2. Staff determined that Kay Pointe Boulevard as shown on site plan attachment 4 would be the primary street frontage for the proposed GR development, thus requiring all buildings along Kay Pointe Boulevard to contain nonresidential uses on the first floor of buildings along the entire street frontage to create a continuous nonresidential façade on the first-floor level as prescribed by the district. The applicant is requesting this CUP to allow for all levels of the development to be residential (multi-family).

3. The Comprehensive Plan's Land Use & Development chapter identifies the subject property as the Traditional neighborhood placetype. This placetype allows for supporting uses such as low intensity, multi-family residential. The applicant is proposing a new apartment complex.

4. The applicant has provided design requirements as part of their conditions that will require the proposed multi-family residential development along a portion of Kay Pointe Boulevard to be designed as a mixed-use development as would typically be required in the GR, General Retail District.

5. A site plan has been provided (Attachment 4) showing the proposed site and structures and use area limitations.

6. There are no additional height requirements or bufferyards required with the proposed use permit because the affected area is within the GR District and the standard bulk plane and bufferyards adjacent to less intense districts will continue to apply.

7. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the Comprehensive Plan's Traditional Neighborhood placetype as outlined in the Compatibility with the Comprehensive Plan section (above).

8. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).

9. The applicant held a neighborhood meeting on December 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

10. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Approval of this application is subject to the Requirements of Approval ("Exhibit D - Attachment 1") and site plan ("Exhibit D - Attachment 4").

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings). The Planning and Development staff recommends the application be approved with the conditions (see attached "Exhibit A").

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Conditional Use Permit 479 - 901 South West Bypass
2. CUP 479_exhA
3. CUP 479_exhB
4. CUP 479_exhC

5. CUP 479_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 37
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-030 SPECIAL ORDINANCE _____

AN ORDINANCE

GRANTING Conditional Use Permit No. 479 for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass.

WHEREAS, pursuant to Section 36-363 of the Land Development Code, City Council may grant permits authorizing certain enumerated conditional uses as provided in the various zoning districts; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on January 16, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit C," and recommended approval of Conditional Use Permit No. 479 for the property generally located at 901 South West Bypass by a vote of 8 to 0; and

WHEREAS, City Council finds that sufficient evidence has been presented to satisfy all applicable standards of the Land Development Code for issuance of Conditional Use Permit No. 479; and

WHEREAS, the granting of such permit is deemed proper, and it is not found to harm the community or injure the value, lawful use, and reasonable enjoyment of properties in the vicinity of 901 South West Bypass.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council adopts the City staff's specific findings of fact on the proposed conditional use as set forth in "Exhibit D – Attachment 2." "Exhibit D" is attached hereto and incorporated herein by this reference in its entirety. Conditional Use Permit No. 479 is hereby granted in accordance with and subject to the provisions of Section 36-363 of the Land Development Code. Conditional Use Permit No. 479 is granted for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, located at the property described in

"Exhibit B," which is attached hereto and incorporated herein by this reference, and which is generally located at 9001 South West Bypass.

Section 2 – Building permits, certificates of occupancy, and any other required permits or approvals may be issued by the duly authorized officials of the City provided that such issuance is consistent with Section 36-363 of the Land Development Code, any other applicable City regulation or ordinance, and the "Requirements for Conditional Use Permit 479" described in "Exhibit D – Attachment 1" and "Exhibit A," which is attached hereto and incorporated herein by this reference. Additionally, the provisions contained in "Exhibit D – Attachment 1" and "Exhibit A" shall govern and control the use and development of the land described in "Exhibit B," in a manner consistent with the attached site plan depicted on "Exhibit D – Attachment 4."

Section 3 – Any violation of the provisions of this Ordinance shall be grounds for the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage only so long as the Property and any improvements thereon conform to the conditions and requirements described in Section 36-363 of the Land Development Code, other applicable City regulations or ordinances, and this Ordinance.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sybey, Interim City Manager

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 479

1. The first-floor residential uses shall comply with all the standards listed in Attachment 2.

2. The first-floor residential uses shall be permitted in conformance with Attachment 4.

3. The conditional use permit standards below only apply to the frontage area and associated portions of buildings along the proposed extension of Kay Pointe Boulevard between West Bypass and the future W. Lombard Street unless otherwise noted. These standards do not apply to any residence fronting the future W. Lombard Street, nor to the portion(s) of any buildings not facing Kay Pointe Blvd. or otherwise outside the applicable area delineated on Attachment 4.

    a. The building and street-level frontage within the CUP area shall be designed to include potential commercial uses. The design of the buildings in the CUP area shall meet design standards that reinforce the pedestrian nature and human-scale design intended for mixed-use buildings.

    b. The buildings within the CUP area shall hold the corner with a prominent well-designed structure and provide a pedestrian-oriented and activated ground level. Developments should provide walkable service and amenity-oriented spaces.

    c. Buildings within the CUP area shall be oriented toward the primary roadway but should also maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.

    d. Greater transparency on all façades within the CUP area shall be promoted to generate a stronger inside-outside connection with “eyes on the street”. Ground level transparency shall be with the range of 60%-90% transparent.

    e. Buildings within the frontage along the CUP area and along Kay Pointe Blvd. shall incorporate a base, middle and top. This can be achieved with a change in horizontal plane or a change in materials. The primary materials shall be natural materials or natural looking engineered materials, such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten or vertical), brick, stone, stucco, EIFS, ceramic or terra cotta tile. Primary materials shall equal 55% - 85%, secondary materials and accent materials shall equal the remainder. The buildings outside the frontage area along Kay Pointe will incorporate similar materials and aesthetics.

f. Building front entry features within the CUP area shall be oriented to the lot front and have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk. Entry features shall be integrated into the overall building design including compatible materials, roof pitch and forms, and architectural style and details. Any building with more than 150 feet of front façade, or any street side façade longer than 250 feet, and which is permitted within 30 feet of the street shall have 1 entry feature for every 100 linear feet of building fronting the street. Entry features meeting these requirements may encroach up to 10 feet into the front setback, but never closer than 5 feet to the lot line.

g. Off-street parking shall be located behind the primary structures within the CUP area facing the primary roadway along Kay Pointe Blvd. On-street parking shall be allowed along the primary roadway of the development.

4. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 479

The conditional use permit standards below only apply to the frontage area and associated portions of buildings along the proposed extension of Kay Pointe Boulevard between West Bypass and the future W. Lombard Street unless otherwise noted. These standards do not apply to any residence fronting the future W. Lombard Street, nor to the portion(s) of any buildings not facing Kay Pointe Blvd. or otherwise outside the applicable area delineated on Attachment 4 of this ordinance.

A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), AND A PORTION OF THE EAST 264 FEET OF THE SOUTH 660 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), AND THE EAST 264 FEET OF THE NORTH 660 OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), SITUATED IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING SURVEY MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), GREENE COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4), N89°37'03"W, 216.22 FEET TO AN EXISTING SURVEY MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N89°37'03"W, A DISTANCE OF 1117.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), S02°37'48"W, A DISTANCE OF 666.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE N89°53'27"W, A DISTANCE OF 263.92 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE EXTENSION OF THE EAST LINE OF TIMBERCREEK 6TH ADDITION, N02°00'40"E, A DISTANCE OF 667.10 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20); THENCE ALONG SAID EAST LINE OF TIMBERCREEK 6TH ADDITION, N02°56'09"E, A DISTANCE OF 627.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH AND EAST LINES OF WESTWOOD HILLS SECOND ADDITION, THE FOLLOWING 5 COURSES:
S89°27'01"E, A DISTANCE OF 298.09 FEET TO AN EXISTING SURVEY MONUMENT;
N11'24'42"E, A DISTANCE OF 190.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KAY POINTE BOULEVARD; THENCE ON A CURVE TO THE LEFT, 26.13 FEET, SAID CURVE HAVING A RADIUS OF 424.34 FEET, A CENTRAL ANGLE OF 3°31'39",

WITH A LONG CHORD OF 26.12 FEET WHICH BEARS N80°21'07*W TO AN EXISTING SURVEY MONUMENT; N02°56'06"E, A DISTANCE OF 229.19 FEET; 589°16'20"E, A DISTANCE OF 293.66 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH LINES OF WESTWOOD HILLS FIRST ADDITION, THE FOLLOWING 6 COURSES: S00°38'44"W, A DISTANCE OF 135.97 FEET TO AN EXISTING SURVEY MONUMENT; S62°33'00"E, A DISTANCE OF 150.20 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ON A CURVE TO THE LEFT, 39.46 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 8°22'25", WITH A LONG CHORD OF 39.42 FEET WHICH BEARS N31°03'08"E; 563°15'01"E, A DISTANCE OF 299.90 FEET TO AN EXISTING SURVEY MONUMENT; N62°56'38"E, A DISTANCE OF 109.90 FEET TO AN EXISTING SURVEY MONUMENT; S89°14'06"E, A DISTANCE OF 255.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: S02°19'04"W, A DISTANCE OF 106.80 FEET; S08°16'57"W, A DISTANCE OF 100.54 FEET TO AN EXISTING SURVEY MONUMENT; S02°25'00"W, A DISTANCE OF 50.02 FEET TO AN EXISTING SURVEY MONUMENT; S03°41'49"E, A DISTANCE OF 100.53 FEET TO AN EXISTING SURVEY MONUMENT; S02°19'04"W, A DISTANCE OF 433.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Conditional Use Permit 479
901 South West Bypass
Applicant: Carleton Resources, LLC

Mr. Neal states that this is a request to permit residential uses on the first-floor frontage of a building within a GR, General Retail District.

Mr. Colony asked if they could turn the commercial retail units into apartments later.

Mr. Neal went over different situations of where it could happen.

Mr. Scott asked about parking and does not believe it has adequate parking with their current layout.

Mr. Hosmer noted they are only looking at the area in "yellow" on the map and that the current site plan is more illustrative and it's conceptual.

Mr. Neal stated that anything outside of the "yellow" area is conceptual and they will adapt to the code requirements.

Mr. Chris Wynn, 5051 S. National Ave. noted that past PD site plans have been binding versus the Conditional Use Permit and staff had us write a specific description of what the CUP will apply to, and the description applies to those buildings fronting Cape Point Boulevard, so the site plan is associated with it, but not necessary binding. He also noted that parking and that this was prepared by an architect and was mainly concerned with the buildings and the parking will be meet the code requirements. He stated that at the neighborhood meeting they had approximately 10 people attended, and that this property is already zoned for multi-family but does not allow for multi-family on the bottom floor.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:
Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 479; Commissioner Pauly seconded the motion It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Bob Hosmer, AICP
Planning Manager

Exhibit D

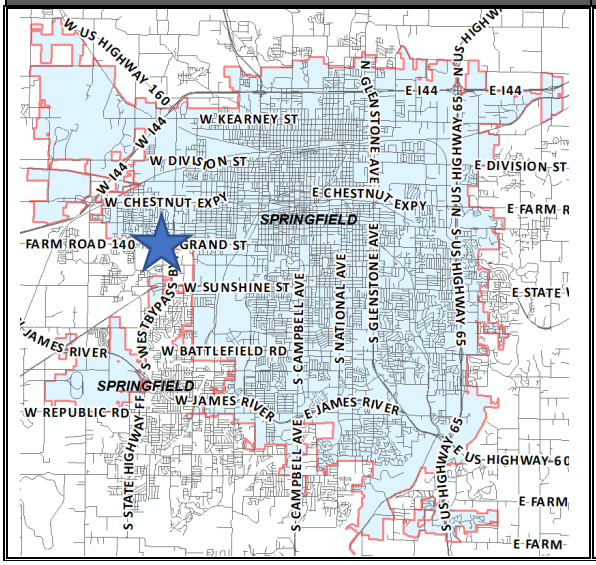
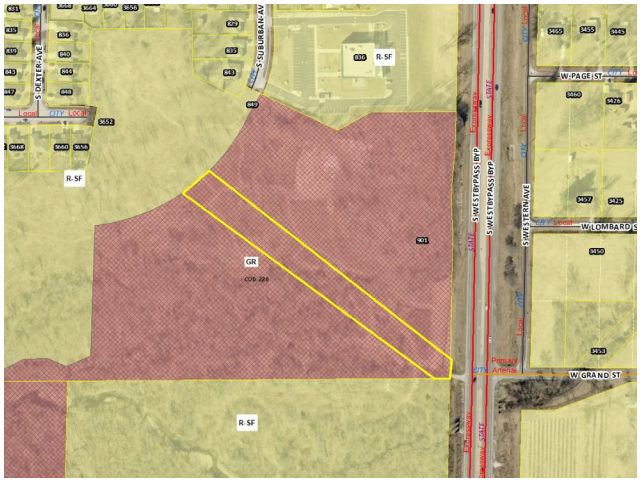
CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 479
Location:	901 S. West Bypass
Total Acres:	2.6 acres (approx.)
Applicant:	Carleton Resources, LLC
Existing Land Use:	Vacant/undeveloped
Neighborhood Meeting:	December 19, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 479 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

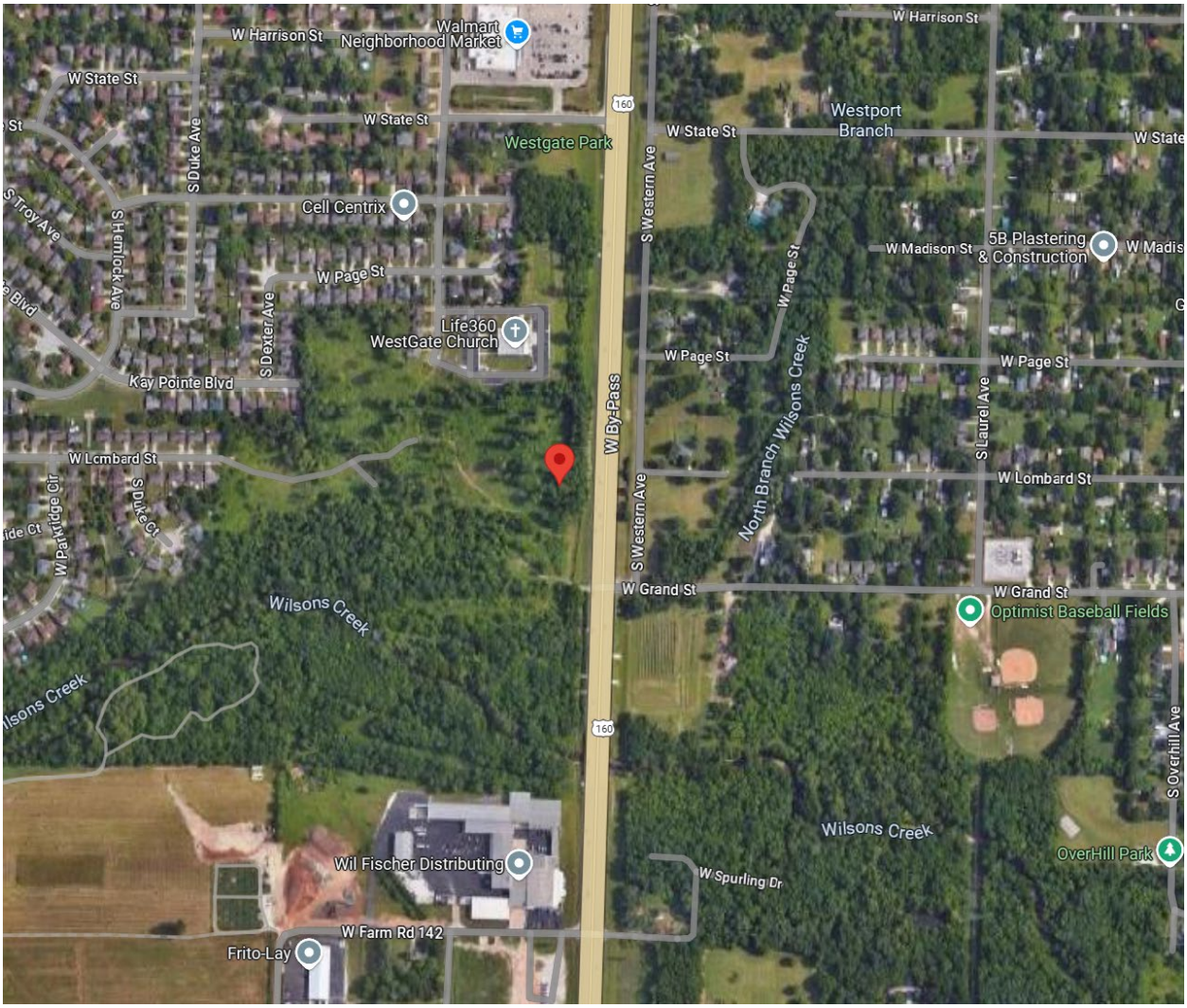
PROJECT SUMMARY:

Request to permit residential uses on the first-floor frontage of a building within a GR, General Retail District, generally located at 901 S. West Bypass.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to GR, General Retail District, with Conditional Overlay District No. 228 in 2023. A preliminary plat for Kay Pointe Place Subdivision was also approved by Planning and Zoning Commission and City Council in 2023.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.

- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses. • Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

TRADITIONAL NEIGHBORHOOD

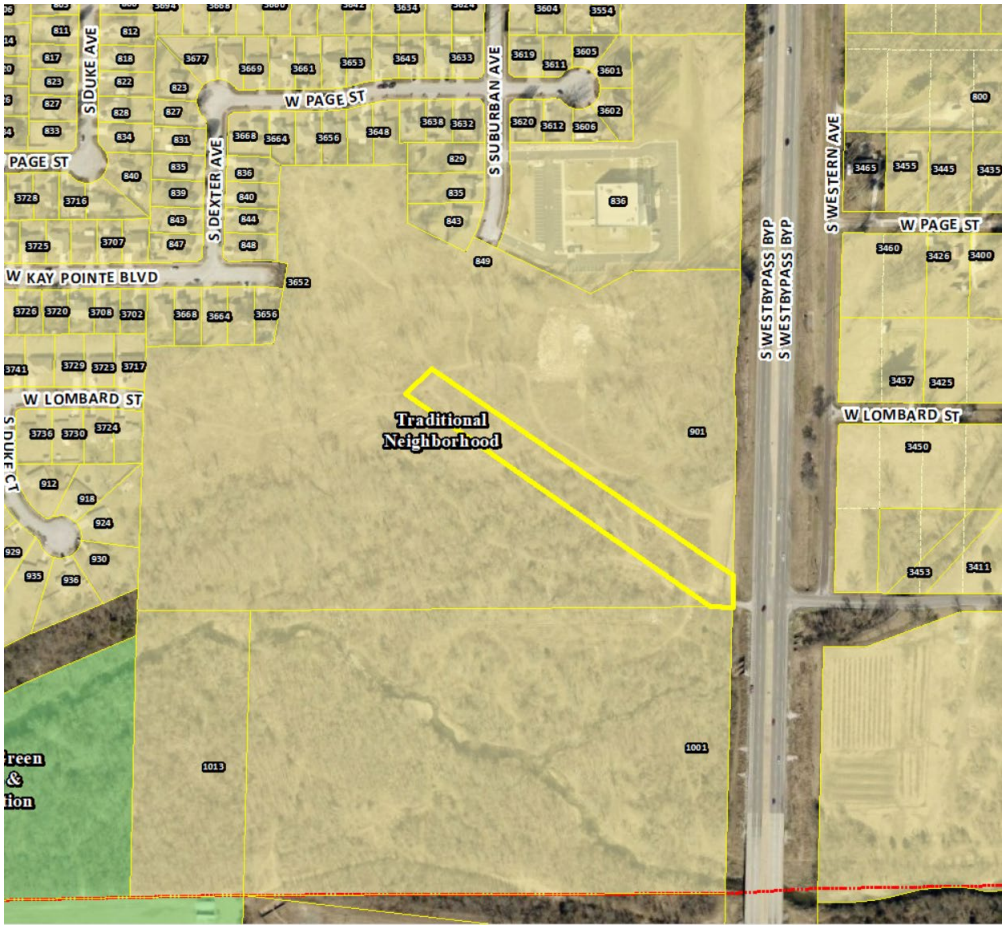
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

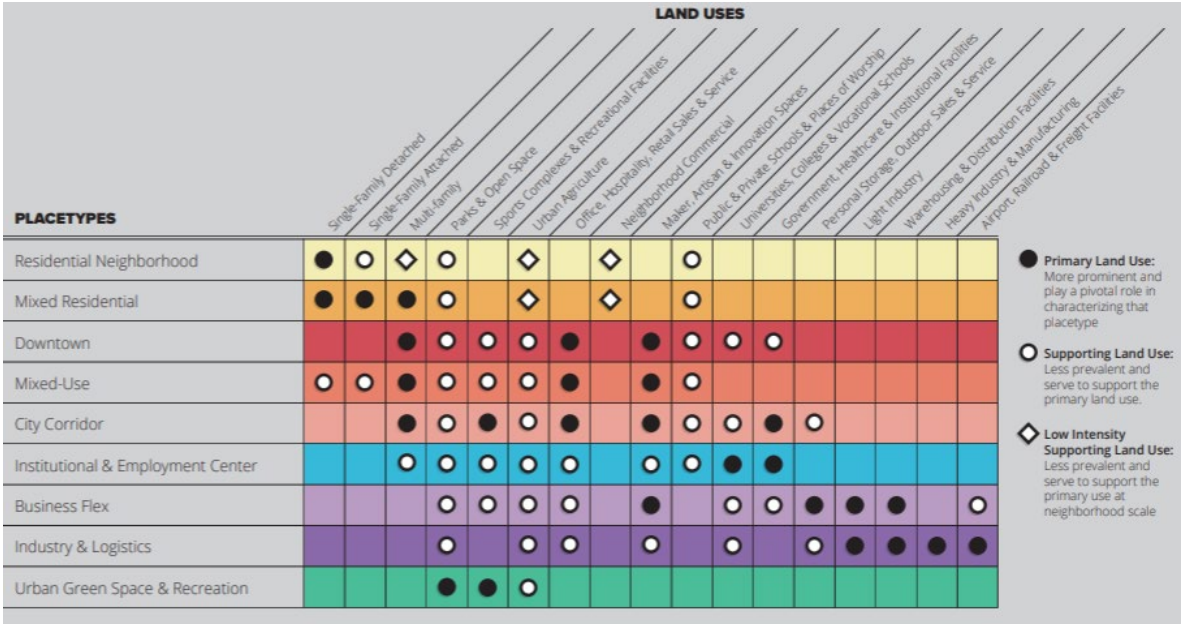
TRANSITIONS

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

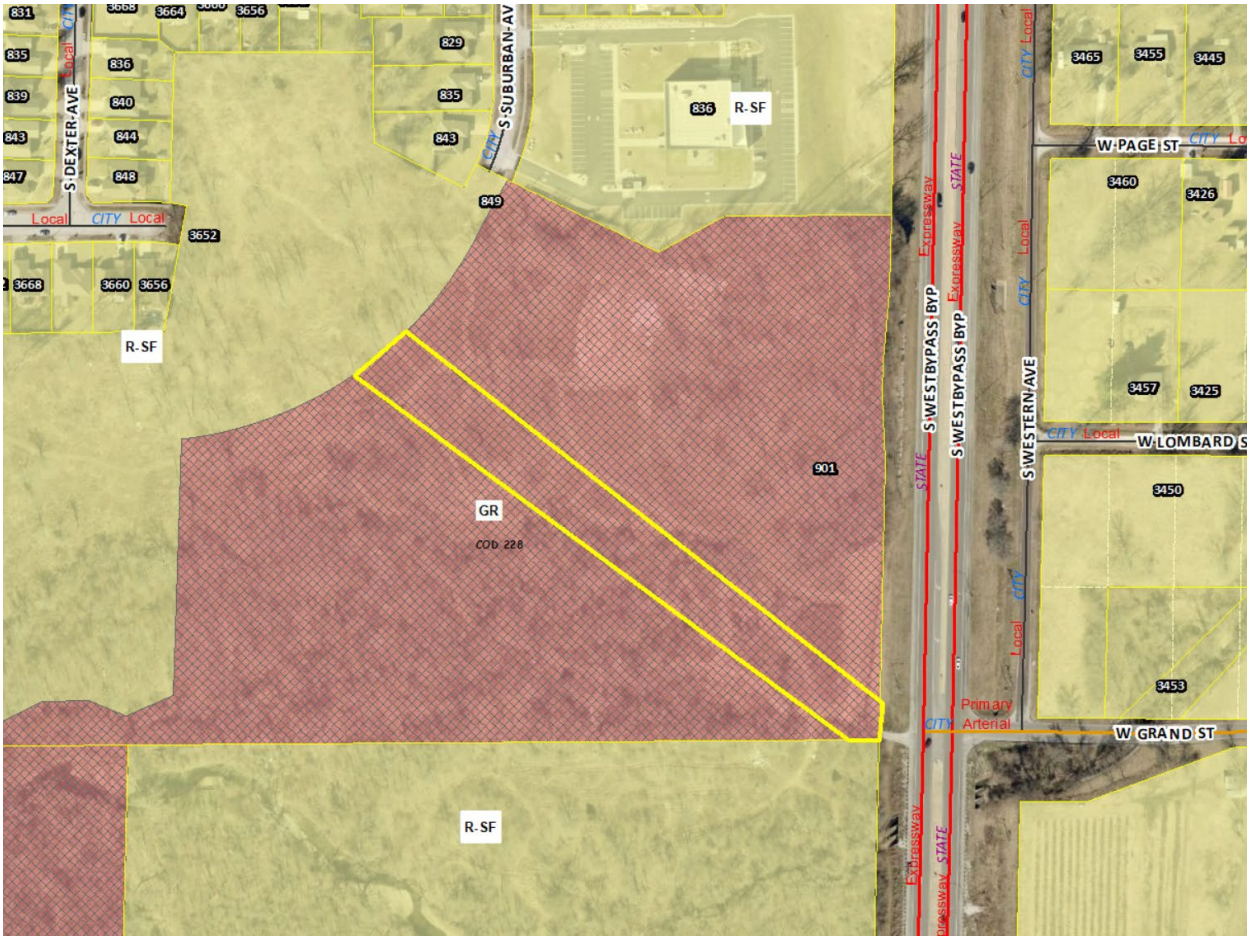
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Church uses	Wilson's Creek/ undeveloped	Wilson's Creek/ undeveloped	Vacant/ undeveloped
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
   No comments.

2. CITY UTILITIES:
   No issues with the proposed CUP.

3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
   No issues with CUP. Property still needs offsite sewer extension capable of serving development.

4. FIRE DEPARTMENT:
   Development shall comply with 2018 IFC.

5. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. West Bypass	Expressway	State	65	90	27,300	No	No	No
Street 2	S. Suburban Avenue	Local	City	25	25	NA	Yes	Yes	Yes
Street 3	W. Kay Pointe Boulevard	Local	City	25	25	NA	Yes	Yes	Yes
Street 4	W. Lombard Street	Local	City	25	25	NA	Yes	Yes	Yes

ACCESS - All access to the development shall be per the approved traffic study, current MoDOT standards and/or current City of Springfield standards.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - The Wilson Creek Greenway Trail is near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study will be required at the time of development. The requirements of said study shall be incorporated in the site plan, public improvement plans, or other permits as applicable. All public improvements required for the development must be constructed or escrowed prior to approval of any building permit or plat.

- On-street parking is allowed along Kay Pointe Boulevard as approved by the City Traffic Engineer. The on-street parking shall be in public right of way or permanent easements. All on-street parking shall be open to the public.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

901 S. West Bypass is a large undeveloped tract of land that is a focal point of the Wilsons Creek floodplain and buffer area. The entire property drains into the Wilson Creek stream (natural channel). Two existing detention basins are present for the off-site subdivisions of Westwood Hills 1st Addition and 2nd Addition. The property is in the **Wilsons Creek** drainage basin. The property **is** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature at this location. The property **does have a stream buffer on site.** A fee in lieu of on-site stormwater detention **will be allowed.**

DETENTION AND DISCHARGE REQUIREMENTS

1. Two existing Detention Basins exist for the Westwood Hills 1st Addition and 2nd Addition subdivisions. Basins are in the developed area of the Plat. PW-Stormwater is supportive of a Fee in Lieu of Detention Application for the two basins. The final plat will not be approved until the fee in lieu of detention application is processed and a Vacation for the two basin drainage easements are approved.

2. A fee in lieu of detention is permissible for the remainder of the Kay Pointe Place subdivision. The large Floodplain and stream area should be capable of handling the increase is peak flow rate. A fee in lieu of detention application for any or all projects associated with the subdivision should be submitted at time of development. If the subdivision is phased, then the applications will be submitted for each phase.

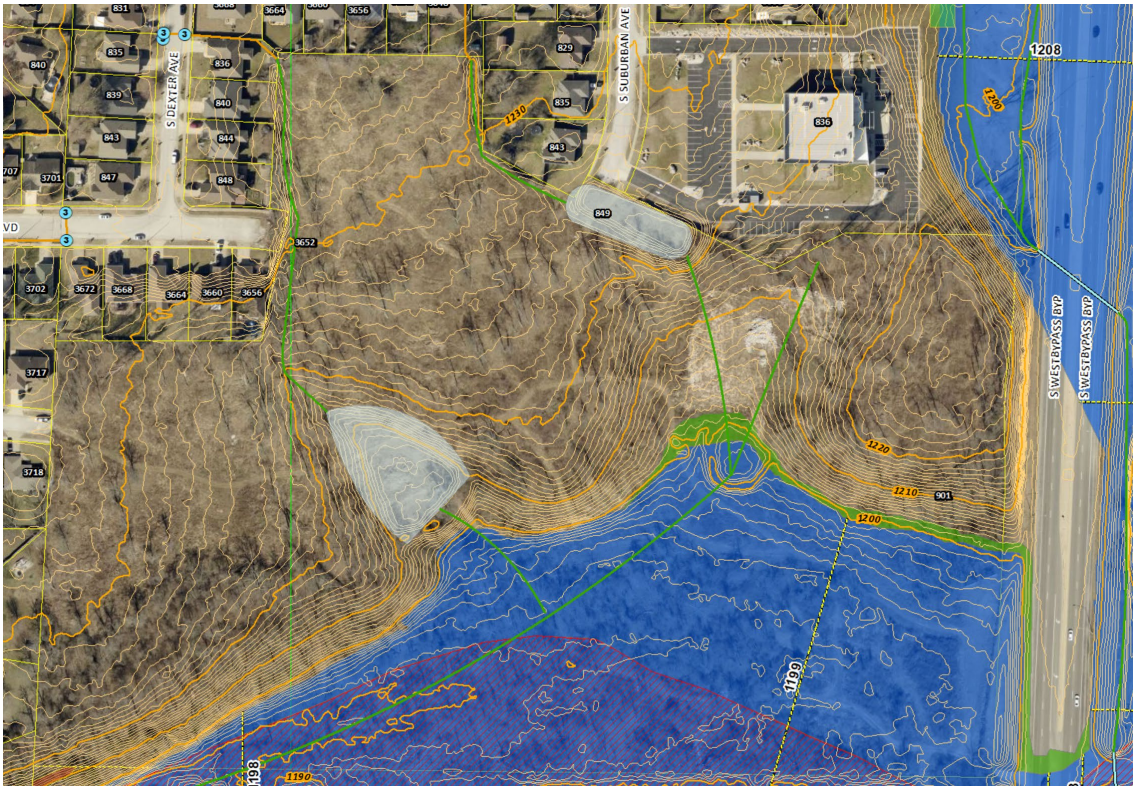
WATER QUALITY REQUIREMENTS

1. Water Quality is required at the time of development for all phases or construction of the subdivision. Water Quality SCMs are provided with an Operations and Maintenance Plan and a Drainage Easement or Common Area designation during the Final Plat.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

FLOODPLAIN

1. The southern portion of the Subdivision area is encompassed by the FEMA 100-year Floodplain. Per Chapter 3, Sec 2.6 a Floodplain Development Permit is required.



NATURAL CHANNEL & STREAM BUFFERS

1. Wilsons Creek, Category A Large Stream is present on the Lot. The Plat is showing the 200 feet wide Stream Buffer. The final plat will record the stream buffer and easement.

SINKHOLES & KARST FEATURES

1. Two sinkholes are located on the subdivision area. The sinkholes and a 25 feet wide buffer are designated on the preliminary plat. The drainage easements that surround the sinkholes are considered No Build Areas for the subdivision.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Carleton Resources, LLC, has requested this Conditional Use Permit to permit residential uses on the first-floor frontage of a building within a GR, General Retail District, generally located at 901 S. West Bypass. The applicant is proposing a new apartment complex.

2. The GR, General Retail District permits residential uses provided such uses are located above the first floor or behind nonresidential uses to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.

3. Staff determined that Kay Pointe Boulevard as shown on site plan attachment 4 would be the primary street frontage for the proposed GR development, thus requiring all buildings along Kay Pointe Boulevard to contain nonresidential uses on the first floor of buildings along the entire street frontage to create a continuous nonresidential façade on the first-floor level as prescribed by the district. The applicant is requesting this CUP to allow for all levels of the development to be residential (multi-family).

4. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. This placetype allows for supporting uses such as low intensity, multi-family residential. The applicant is proposing a new apartment complex.

5. The applicant has provided design requirements as part of their conditions that will require the proposed multi-family residential development along a portion of Kay Pointe Boulevard to be designed as a mixed-use development as would typically be required in the GR, General Retail District.

6. A site plan has been provided (Attachment 4) showing the proposed site and structures and use area limitations.

7. There are no additional height requirements or bufferyards required with the proposed use permit because the affected area is within the GR District and the standard bulk plane and bufferyards adjacent to less intense districts will continue to apply.

8. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Traditional Neighborhood Placetype as outlined in the Compatibility with the Comprehensive Plan section (above).

9. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).

10. The applicant held a neighborhood meeting on December 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

11. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Traditional Neighborhood Placetype and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 479

1. The first-floor residential uses shall comply with all the standards listed in Attachment 2.

2. The first-floor residential uses shall be permitted in conformance with Attachment 4.

3. The conditional use permit standards below only apply to the frontage area and associated portions of buildings along the proposed extension of Kay Pointe Boulevard between West Bypass and the future W. Lombard Street unless otherwise noted. These standards do not apply to any residence fronting the future W. Lombard Street, nor to the portion(s) of any buildings not facing Kay Pointe Blvd. or otherwise outside the applicable area delineated on Attachment 4.

    a. The building and street-level frontage within the CUP area shall be designed to include potential commercial uses. The design of the buildings in the CUP area shall meet design standards that reinforce the pedestrian nature and human-scale design intended for mixed-use buildings.

    b. The buildings within the CUP area shall hold the corner with a prominent well-designed structure and provide a pedestrian-oriented and activated ground level. Developments should provide walkable service and amenity-oriented spaces.

    c. Buildings within the CUP area shall be oriented toward the primary roadway but should also maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.

    d. Greater transparency on all façades within the CUP area shall be promoted to generate a stronger inside-outside connection with “eyes on the street”. Ground level transparency shall be with the range of 60%-90% transparent.

    e. Buildings within the frontage along the CUP area and along Kay Pointe Blvd. shall incorporate a base, middle and top. This can be achieved with a change in horizontal plane or a change in materials. The primary materials shall be natural materials or natural looking engineered materials, such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten or vertical), brick, stone, stucco, EIFS, ceramic or terra cotta tile. Primary materials shall equal 55% - 85%, secondary materials and accent materials shall equal the remainder. The buildings outside the frontage area along Kay Pointe will incorporate similar materials and aesthetics.

    f. Building front entry features within the CUP area shall be oriented to the lot front and have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk. Entry features shall be integrated into the overall building design including compatible materials, roof pitch and forms, and architectural style and details. Any building with more than 150 feet of front façade, or any street side façade longer than 250 feet, and which is

permitted within 30 feet of the street shall have 1 entry feature for every 100 linear feet of building fronting the street. Entry features meeting these requirements may encroach up to 10 feet into the front setback, but never closer than 5 feet to the lot line.

g. Off Street Parking shall be located behind the primary structures within the CUP area facing the primary roadway along Kay Pointe Blvd. On Street Parking shall be allowed along the primary roadway of the development.

4. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

ATTACHMENT 2
STANDARDS FOR CONDITIONAL USE PERMIT NO. 479

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	**Applicant's response:**	**Staff's response:**
1. The proposed conditional use will be consistent with the adopted policies in the Springfield *Comprehensive Plan.*	Yes, the proposed CUP is consistent with the Springfield Comprehensive Plan.	Staff has concluded that the proposed conditional use within the requested GR district is in general alignment with the *Comprehensive Plan's* Traditional Neighborhood Placetype designation.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The development will provide adequate infrastructure for motor vehicles and pedestrians. Allowing residential on the first floor of the buildings would not change this.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the motoring public or of pedestrians using the facility or within the immediate surroundings of the proposal.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Yes, the CUP use would follow all applicable building and fire codes at the time of development	The Fire Department has reviewed the proposed conditional use and hasn't noted any concerns about fire safety and fire control measures. The Fire Department's comments are provided within the Department Comments section of the staff report, above.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	No, the property is already zoned GR. Stormwater infrastructure would be addressed in planned development.	Public Works – Stormwater has reviewed the proposed conditional use and has provided their comments within the Department Comments section of the staff report, above.
5. The proposed conditional use will not have noise characteristics that exceed	No, the property is already zoned GR which allows for multi-family development so	Staff does not have any concerns pertaining to the anticipated noise levels

the sound levels that are typical of uses permitted as a matter of right in the district.	the CUP would have no impact.	associated with the proposed CUP uses which should fit in with the existing uses in the area.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	The only established neighborhood adjacent to the site is located on the north end of the development and is not impacted by the CUP.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The CUP has no impact on the location or lighting of signs.	Any signage must comply with the requirements and limitations of the CUP approval standards and Section 36-454, Signs, of the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	The CUP has no impact on the location or lighting of signs.	Any signage must comply with the requirements and limitations of Section 36-454, Signs, of the Zoning Ordinance.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	Yes, The CUP will have no impact on the pavement or R/W width. Street and R/W width will follow City of Springfield Code and will be adequate for the proposed development.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	No, The CUP simply allows for residential on the bottom floor of a building facing a road with a GR zoned district. Residential uses are less impactful than most GR uses.	Staff doesn't anticipate that the proposed development will adversely impact or be incompatible with the surrounding property.
11. The proposed conditional use will be	Yes, The CUP applies structures that are along a	Staff doesn't anticipate any changes that would dominate

constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	road that runs through the center of the property and will not impact the surrounding properties. The height and location of buildings will be consistent with the current GR zoning. Screening will be consistent with the current HG zoning.	the immediate vicinity or interfere with the development and use of the neighboring property.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	No, CUP will apply to structures adjacent to a planned roadway connect and will not impact significant topographic or physical features.	Staff has no concerns with the effects this use will have to surrounding properties.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	No destruction, loss or damage of any natural, scenic or historical features of significant importance will occur because of the CUP.	Staff isn't aware of any features that will be destroyed or lost with the development of this site.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	Yes, the CUP will otherwise comply with GR zoning regulations and any other applicable documents.	The proposed use and site plan appear to comply with all district regulations.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes, the CUP allows for more affordable housing in Springfield.	The proposed use will contribute to the general welfare of the city.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located to protect such residential uses from any injurious effect.	Yes, off-street and on-street parking will be provided in accordance with Springfield standards and will be done in such a manner to protect adjacent property owners.	The development must meet the requirements of Section 36-455 of the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Yes, the CUP has no impact on the existing and proposed road networks. Adequate public infrastructure will be provided as determined by a Traffic Study.	A traffic study will be required at the time of development to determine the required improvements necessary.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The proposed CUP will have no impact on vehicular circulation and will not negatively impact pedestrian travel. Sidewalks and walking paths are proposed throughout the development.	The development will need to provide sidewalks and pedestrian connections as required by the Zoning Ordinance and CUP conditions.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	No, the CUP will not interfere with any easements, roads, rail lines or utilities.	There is not any known interference with any public rights-of-way or easements.
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire,	No existing structures are impacted by the CUP.	Any new or converted facilities must meet all City code requirements.

health, building, plumbing and electrical requirements of the City of Springfield.		
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	Yes, public infrastructure is in place and/or will be constructed to adequately serve the facility.	The property is currently served by all public facilities and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Residential Use on the Bottom Floor of a buidling in GR zoning
2. Meeting Date & Time: December 19th, 2024 from 4:00 to 6:30 PM
3. Meeting Location: Springfield MO Fire Station #8 - 1405 S Scenic Ave
4. Number of invitations that were sent: ~200
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 9
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   Traffic into the neighborhood
   Development in/near the floodplain
   Height of Buildings
   Type of Structures

8. List or attach the written comments and how you plan to address any issues:

   Neighbors at the neighborhood meeting raised concerns about the general development of the property as opposed the conditional use permit. The property is already zoned GR which allows for commerical and multi-family development. While the concerns of the neighbors at the meeting area generally real concerns assocaited with developement that the developer is aware of they do not apply to the specific request of the condition use permit.

I, Chris Wynn (*print name*), attest that the neighborhood meeting was held on 12-19-24 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

Chris Wynn
Printed name of person completing affidavit

12-19-24

	NAME	ADDRESS	EMAIL
1.	Carol Chappell	3708 W Kay Pointe Blvd	carol.mixart@gmail.com
2.	Carol Zablocki	3702 W. Kay Pte	czablocki@aol.com
3.	Randy Martin	3638 Pnge	417-725-4029 (Wilson family)
4.	Noe Lozano	417 350 5193	
5.	Ruben Lozano	(417) 814-7259	
6.	Scott + Lori Buffington	3724 W. Lombard Spfd	
7.	Tim & Jodi Tabor	911 S. Duke Ct	tahorton@sbcglobal.net
8.			
9.			
10.			

From: jstuckit@aol.com
To: Zoning@springfieldmo.gov
Subject: Proposed developement at 901 S West Bypass
Date: Monday, December 30, 2024 9:19:02 AM

Dear Mr. Hosmer,

12/29/2024

We own 17 acres to the south of the proposed development and several residences and lots to the east. We have resided at 3407 W Grand for 40 years. We are adamantly opposed to a multifamily and commercial development at this site. We also have refused access across our property to the sewer.

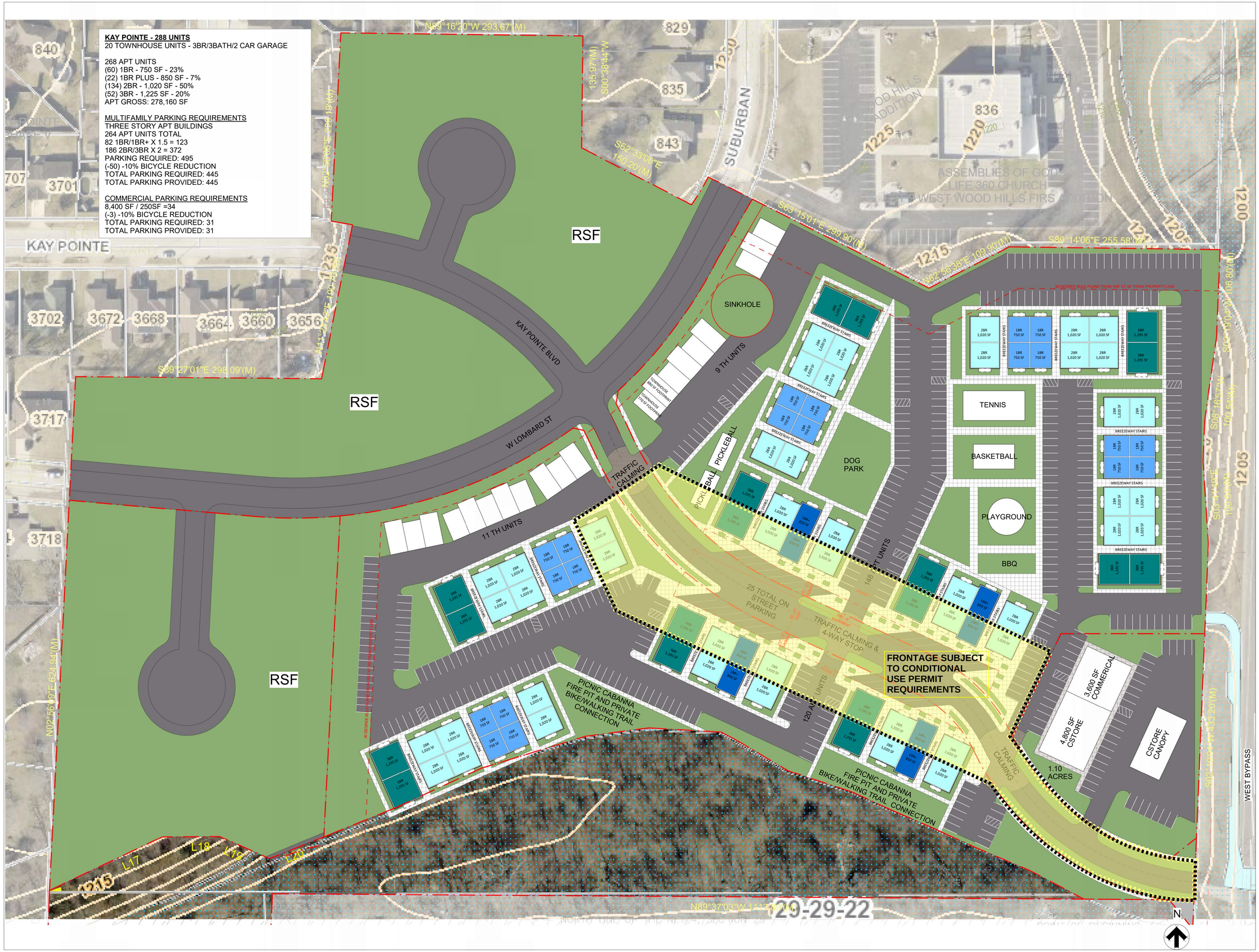
We have already seen an increase in foot, bike and homeless traffic in our street due to no sidewalks in our neighborhood. We do not want to deal with more people trespassing on our properties south and east of the development.

I am an invalid in a wheelchair and my husband is recovering from a major surgery or we would have gotten with you before now.

Thank you, James and Sadie Tuckness

Sadie Tuckness
3407 W Grand
Springfield. MO 65802

417-848-6836



b·u·f STUDIO

702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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CLIENT NAME

CIVIL CONSULTANT

MEP CONSULTANT

STRUCTURAL CONSULTANT

KAY POINTE MULTIFAMILY

SPRINGFIELD, MO

11/22/2024

Architect Name -

Architect Number -

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	Project #: 00000
Drawn By: TB	Checked By: JT

Title: CONCEPT SITE PLAN

Sheet Number: A100

ISSUE DATE: 11/22/2024

EXPLANATION TO COUNCIL BILL 2025-031 (CARROLL, MCGULL, SIMPSON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Art Museum

TITLE: A special ordinance authorizing the City Manager, or designee, to accept $2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; and amending the Fiscal Year 2024-2025 budget in the amount of $2,500,000 to appropriate said funds.

PURPOSE: A special ordinance to accept $2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; amending the Fiscal Year 2024-2025 budget in the amount of $2,500,000 to appropriate the funds.

BACKGROUND INFORMATION: The Springfield Art Museum continues to work on its transformative renovation and expansion project for its building and grounds. The Friends of the Springfield Art Museum has committed to a distribution of $2,500,000 in donations to the Springfield Art Museum in the Fiscal Year 2025 budget for the purpose of funding expansion and renovations to the Art Museum. Funds will be used to pay for design and construction costs associated with the Art Museum renovation and expansion project. Friends of the Springfield Art Museum is a nonprofit foundation established to support the Museum by developing and providing financial support, and encouraging the development of financial support, for the Springfield Art Museum.

Submitted By: Nick Nelson, Director of Art Museum

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Art Museum FOSAM Appropriation Budget Adjustment
2. 050 FY25 Art Museum Donations 2.10.25_ BA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-04-25

Sponsored by: Caroll, McGull, Simpson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-031 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or designee, to accept $2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; and amending the Fiscal Year 2024-2025 budget in the amount of $2,500,000 to appropriate said funds.

WHEREAS, the Springfield Art Museum continues to work on its transformative renovation and expansion project for its building and grounds; and

WHEREAS, Friends of the Springfield Art Museum ("FOSAM") is a nonprofit foundation established to support the Museum by developing and providing financial support, and encouraging the development of financial support, for the Springfield Art Museum; and

WHEREAS, FOSAM has committed to a distribution of $2,500,000 in donations to the Springfield Art Museum; and

WHEREAS, these funds will be used to pay for design and construction costs associated with the Springfield Art Museum's Renovation and Expansion Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is hereby authorized to accept funds in the amount of $2,500,000 from Friends of the Springfield Art Museum and to execute contracts necessary to carry out the intent of this funding on forms approved by the City Attorney.

Section 2 – The budget of the Springfield Art Museum for Fiscal Year 2024-2025 is hereby amended in the accounts and in the amounts shown on Budget Adjustment

No. 050, a copy of which is attached hereto and incorporated herein by reference as "Exhibit A."

Section 3 – City Council finds that the budget adjustment made above has been recommended by the City Manager.

Section 4 – The City Manager, or designee, is directed to cause the appropriate accounting entries to be made in the books and records of the City. In the event additional funding is provided, the Director of Finance is hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Mary B. Bozarth, Assistant City Attorney

Approved for Council action: Collin Sybey, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
050

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
29130	02	21010	414070	000000	00000	$ 2,500,000	Art Museum - Donations
Net Revenue Adjustment						$ 2,500,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
29130	02	21010	509110	103254	00000	$ 2,500,000	Construction - Capital Improvement
Net Expenditure Adjustment						$ 2,500,000	

Fund Balance Appropriation:

Fund		Title	Amount

Explanation: To amend the FY2024-25 budget by appropriating Donations from the Art Special Project Fund for the renovation construction costs of the Art Muesum building.

Requested By:

2-04-25
Department Head Date

Approved By:

2-04-25
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-031
Ordinance No.
1st Reading
2nd Reading
Journal Imp No.

EXPLANATION TO COUNCIL BILL 2025-032 (CARROLL, MCGULL, SIMPSON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Art Museum

TITLE: A special ordinance approving the plans and specifications for the Springfield Art Museum Renovation & Expansion Project; accepting the guarantee maximum price proposed by the Whiting-Turner Contracting Company in the amount of $27,165,846; and authorizing the City Manager, or designee, to enter in a contract with Whiting-Tuner Contracting Company for the purpose of constructing said project.

PURPOSE: Authorizing the City Manager, or his designee, to execute the construction contract between the City of Springfield, Missouri and Whiting-Turner ("W-T") to set the Guaranteed Maximum Price ("GMP") for construction of the Springfield Art Museum Renovation & Expansion project located at 1111 East Brookside Drive in the amount of $27,165,846.00; and amending the Fiscal Year 2024-2025 budget in the amount of $2,500,000.

BACKGROUND INFORMATION: Resolution 10723 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Springfield Art Museum Renovation & Expansion project.

The Springfield Art Museum Renovation & Expansion project Phase 1 construction phase will include a variety of scopes of work to attain the following project values:

- Foster collaboration between the Museum and its many community partners,
- Honor the history and character of the Museum, its immediate surroundings and the larger Ozarks community,
- Promote inclusion by not only providing greater physical accessibility but also by creating spaces that are friendly and welcoming,
- Be innovative, embracing the unexpected and identifying cost-effective solutions,
- Engage nature and the outdoors with the understanding that the natural environment is a fundamental part of our community's identity, and
- Be practical, focusing on environmental and fiscal responsibility, stewardship, and sustainability.

Whiting-Turner solicited bids for various work packages for the Springfield Art Museum Renovation & Expansion project by advertising in the Springfield Daily Citizen from September 27, 2024 through October 22, 2024and Springfield News Leader from October 3, 2024 through October 14, 2024. Whiting-Turner received, opened, and read publicly all remaining bids on October 22, 2024. The Guaranteed Maximum Price Proposal ("Exhibit A") includes the following low bidders for the various work packages:

Whiting-Turner Pre-Construction Fee	Bid Amount
CMAR - Pre-Construction Phase	$67,710

Work Package (low bidder)	Bid Amount
General Requirements (Carson-Mitchell)	$1,119,035
Existing Conditions (Carson-Mitchell)	$800,769
Concrete (KCI)	$1,014,644
Masonry (Blevins Masonry)	$222,500
Metals (Carson-Mitchell)	$1,499,607
Woods, Plastics & Composites (Parks Cabinets)	$379,906
Thermal & Moisture Protection (Missouri Builders)	$2,155,641
Openings (IWR)	$1,142,097
Finishes (Commercial Builders)	$1,709,792
Specialties (DH Pace)	$184,397
Equipment (Brookline Doorworks)	$38,310
Furnishings (Benton Daylight)	$66,596
Fire Suppression (Western States Fire Protection)	$454,000
Plumbing (Springfield Engineering Company)	$1,419,299
HVAC (Springfield Engineering Company)	$5,922,324
Integrated Automation (Springfield Engineering Company)	$493,663
Electrical (Multi-Craft Contractors)	$2,542,880
Communications (Multi-Craft Contractors)	$60,000
Electronic Safety & Security (Multi-Craft Contractors)	$200,900
Earthwork (JD Wallace)	$474,100
Exterior Improvements (A-1 Landscaping)	$654,850
Site Utilities (JD Wallace)	$348,415
Work Package Subtotal	**$22,903,725**

General Conditions & Fees	Bid Amount
Construction Contingency (5%)	$1,145,187
General Conditions	$1,426,487
General Liability Insurance	$242,017
Protective Liability Insurance	$244,316
Whiting-Turner Bond	$207,695
Whiting-Turner 3% Fee	$785,084
Builder's Risk Insurance	$67,387
General Conditions & Fees Subtotal	**$4,118,173**

Alternate Bids	Bid Amount
Back of House Clerestory	$121,658
Façade R-Panels at Utility Court	-$20,050
Rotating Exhibit Skylight	$159,689
Monument Sign	-$97,856
Courtyard Planting	-$19,493
Alternate Bids Subtotal	**$143,948**

Whiting-Turner GMP $27,233,556

The project budget of $26,150,000, which includes funding from private donations, City Bonds, ARPA, and State Appropriations, has covered project expenses already incurred such as design fees, hazardous material testing and abatement, and other miscellaneous expenses.

Additional funding in the amount of $2,500,000 needed to cover remaining construction and soft costs for the Springfield Art Museum Renovation & Expansion project is proposed to be budgeted from the following sources and as shown in attached budget adjustment (Exhibit B):

- $2,500,000 of private donations.

REMARKS: Public Works recommends award of the construction contract and approval of the budget adjustment to set the GMP for construction of the Springfield Art Museum Renovation & Expansion project.

Submitted By: Nick Nelson, Director of Art Museum

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Art Museum GMP Ord
2. AMRN - OCO-001 - GMP Amendment - Phase 1 - R2 - Exh A

One-rdg. _____
P. Hrngs. _____
Pgs. 109
Filed: 02-04-25

Sponsored by: Carroll, McGull, Simpson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-032 SPECIAL ORDINANCE _____

AN ORDINANCE

APPROVING the plans and specifications for the Springfield Art Museum Renovation & Expansion Project; accepting the guarantee maximum price proposed by the Whiting-Turner Contracting Company in the amount of $27,165,846; and authorizing the City Manager, or designee, to enter in a contract with Whiting-Tuner Contracting Company for the purpose of constructing said project.

_____

WHEREAS, Resolution 10723 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Springfield Art Museum (the "Museum") Renovation & Expansion Project (the "Project"); and

WHEREAS, Whiting-Turner Contracting Company was selected as the CMAR for the Project; and

WHEREAS, the Project was designed to accomplish several goals, including fostering collaboration between the Museum and its many community partners; honoring the history and character of the Museum, its immediate surroundings, and the larger Ozarks community; promoting inclusion by not only providing greater physical accessibility but also by creating spaces that are friendly and welcoming; and engaging nature and the outdoors with the understanding that the natural environment is a fundamental part of our community's identity; and

WHEREAS, bids for various work packages for the project were solicited for advertisement in the *Springfield Daily Citizen* from September 27, 2024, through October 22, 2024, and the *Springfield News-Leader* from October 3, 2024, through October 14, 2024. Whiting-Turner received, opened, and read publicly all remaining bids on October 22, 2024; and

WHEREAS, based on the plans, specifications, and bids received, Whiting-Turner developed the guaranteed maximum price ("GMP") of $27,233,556 for the

Project, as depicted in the GMP Proposal attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Project's current budget of $26,150,000 includes funding from private donations, City bonds, the American Rescue Plan Act, and state appropriations, which has covered project expenses already incurred, such as design fees, hazardous material testing and abatement, and other miscellaneous expenses; and

WHEREAS, the GMP, if accepted, will require the provision of $2,500,000 in additional funding to cover remaining construction and soft costs for the Project; and

WHEREAS, these funds are proposed to be budgeted from private donations from the nonprofit foundation Friends of the Springfield Art Museum.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby approves the plans and specifications for the Springfield Art Museum Renovation & Expansion Project and accepts the guaranteed maximum price of Whiting-Turner Contracting Company for said Project at a cost not to exceed the price and sum of $27,233,556.

Section 2 – The City Manager, or designee, is hereby authorized to enter into a contract with Whiting-Turner Contracting Company for such work in accordance with the terms of the bid, the plans, the specifications, and "Exhibit A," provided such contract is in a form approved by the City Attorney.

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, City Attorney

Approved for Council action: _____, Interim City Manager

Exhibit A

Springfield Art Museum

Guaranteed Maximum Price

Phase 1 - GMP Amendment

Owner Change Order #1 (OCO-001)

01/23/2025

WHITING-TURNER

Springfield ART Museum

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Section 02: Division Summary
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Section 05: Building Cost Estimate Detail
Section 06: Site Cost Estimate Detail
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Section 08: Notes, Qualifications and Exclusions
Section 09: Document Log
Section 10: Construction Schedule
Section 11: Bid Tabulation / Bid Comparison

WHITING-TURNER

Springfield ART Museum

Section 01:
Owner Change Order #1 - GMP Amendment

Inclusive of the Following Change Notifications (CN's):

CN-001 - GMP Amendment (Base GMP)
CN-002 - Alternate #1 - BOH Clerestory
CN-004 - Alternate #6 - R-Panels at Utility Court
CN-005 - Alternate #9 - Rotating Exhibit Skylight
CN-006 - Alternate #10 - Monument Sign
CN-007 - Alternate #11 - Courtyard Planting

WHITING-TURNER

Owner Change Order

Date: January 23, 2025
To Contractor:
Whiting-Turner Contracting Co

,

Project No.: 020802
Project Name: AMRN - Springfield Art Museum
Contract Date: 08/09/2024
Contract Number: 020802
Change Order Number: OCO-001
Owner's CO Number:

The Contract is hereby revised by the following items:

CN	Description	Amount
CN-001	GMP Amendment - Phase 1	$ 27,021,898.00
CN-002	Alternate #1 - ADD - BOH Clerestory	$ 121,658.00
CN-004	Alternate #6 - DEDUCT - Façade R-Panels at Utility Court	-$ 20,050.00
CN-005	Alternate #9 - ADD - Rotating Exhibit Skylight	$ 159,689.00
CN-006	Alternate #10 - DEDUCT - Monument Sign	-$ 97,856.00
CN-007	Alternate #11 - DEDUCT - Courtyard Plantings	-$ 19,493.00

The original Contract Value was	$ 67,710.00
Sum of changes by prior Prime Contract Change Orders	$ 0.00
The Contract Value prior to this Prime Contract Change Order was	$ 67,710.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of	$ 27,165,846.00
The new Contract Value including this Prime Contract Change Order will be	**$ 27,233,556.00**

The Contract Time will be changed by 0 days.
The date of Substantial Completion as of the date of this Change Order therefore is 08/10/2026.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

BNIM Architects	Whiting-Turner Contracting Co	City Of Springfield
ARCHITECT	CONTRACTOR	OWNER
1735 Baltimore Avenue Suite 300 Kansas City, MO 64108	2519 Madison Avenue Suite 200 Kansas City, MO 64108	840 N. Boonville Ave Springfield, MO 65802
Address	Address	Address
By:	By:	By:
Title:	Title:	Title:
SIGNATURE	SIGNATURE	SIGNATURE
DATE	DATE	DATE

Springfield Art Museum

CN-001 - GMP Amendment - Phase 1 (Base GMP)

Reference Remaining Sections for Additional GMP documentation

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/02/2024
CN Number: CN-001
Project Area: Phase 1

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: GMP Amendment - Phase 1

REASON: Design

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the Phase 1 costs for the Springfield Art Museum Renovation project, based on the drawings and specifications provided by BNIM Architects, Dated 8/29/2024. This CN-001 is included in Whiting-Turner's Owner Change Order (OCO-001) to the executed base contract with City of Springfield and The Whiting-Turner Contracting Company for preconstruction services, dated 8/09/2024.

This GMP Amendment only includes Phase 1 cost of work. Phase 2 cost of work will be included in a future Owner Change Order, following finalized design and agreed upon costs. A target budget for Phase 2 has been provided based on the 50% CD set of documents provided by BNIM, however the Phase 2 costs are specifically excluded from this Owner Change Order (OCO).

Scope of work is based on the Whiting-Turner construction schedule dated 12/02/2024, consisting of a scheduled start date of 3/07/2025 and a substantial completion date of 8/10/2026 for Phase 1 only.

.

CONTRACTORS AFFECTED: Whiting-Turner Contracting Co

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.

COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: **$ 27,021,898.00** **Funding:** Owner Funding

SCHEDULE:
- [X] NO IMPACT
- [ ] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
Schedule Dated 12/02/2024

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [X] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [X] ORIGINAL FILE
- [X] OWNER/OWNER REP.
- [X] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/02/2024 **JOB NO:** 020802

PROJECT AREA: Phase 1 **CN NO:** CN-001

Vendor	Description	Budget Code	Billing Amount
Whiting-Turner Contracting Co	Phase 1 - GMP Amendment Costs	020802.0000000.00721000.L	$ 27,021,898.00
	Reference the Detailed Breakdown of the GMP Estimate dated 12/02/2024 and included herein.		
		Total Cost of this work:	**$ 27,021,898.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **$ 27,021,898.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield Art Museum

CN-002 - Alternate #1 - BOH Clerestory

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-002
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: Alternate #1 - ADD - BOH Clerestory

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the ADD Alternate #1 - BOH Clerestory being accepted by the owner and implemented into the project. This alternate is based on the Drawing and Specifications dated 2024-10-11. This specifically includes adding a clerestory in the Back-of-House (BOH) area of the Art Museum and includes an increase in scope for the Steel, roofing, glass & glazing and framing & drywall trade packages.

.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.
COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: **$ 121,658.00** **Funding:** Owner Funding

SCHEDULE:
- [ ] NO IMPACT
- [x] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
No Schedule Impact

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [x] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [ ] ORIGINAL FILE
- [ ] OWNER/OWNER REP.
- [ ] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/13/2024 **JOB NO:** 020802

PROJECT AREA: **CN NO:** CN-002

Vendor	Description	Budget Code	Billing Amount
	Alternate #1 - BOH Clerestory:	020802.0000000.00721000.L	$ 121,658.00
	Reference GMP backup documentation for further information and breakdown.		
	.		
		Total Cost of this work:	**$ 121,658.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **$ 121,658.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield Art Museum

CN-004 - Alternate #6 - R-Panels at Utility Court

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-004
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: Alternate #6 - DEDUCT - Façade R-Panels at Utility Court

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the DEDUCT Alternate #6 - Façade R-Panels at Utility Court being accepted by the owner and implemented into the project. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes replacing the Metal Wall Panels at the Utility Yard with more traditional R-Panels, resulting in an overall cost deduct for the project.

.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.
COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: -$ 20,050.00 **Funding:**

SCHEDULE:
- [ ] NO IMPACT
- [x] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [x] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [ ] ORIGINAL FILE
- [ ] OWNER/OWNER REP.
- [ ] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/13/2024 **JOB NO:** 020802

PROJECT AREA: **CN NO:** CN-004

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #6 - Façade R-Panels at Utility Court: Reference GMP backup documentation for further information and breakdown. .	020802.0000000.00721000.L	-$ 20,050.00
		Total Cost of this work:	**-$ 20,050.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **-$ 20,050.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield Art Museum

CN-005 - Alternate #9 - Rotating Exhibit Skylight

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-005
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: Alternate #9 - ADD - Rotating Exhibit Skylight

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the ADD Alternate #9 - Rotating Exhibit Skylight being accepted by the owner and implemented into the project. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes additional scope for the steel, roofing, glass & glazing, Framing & Drywall and the Window Treatments trade partners by adding the skylight to the existing roof structure.

.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.
COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: **$ 159,689.00** **Funding:** Owner Funding

SCHEDULE:
- [X] NO IMPACT
- [ ] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
Reference Schedule Dated 12/02/2024

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [X] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [X] ORIGINAL FILE
- [X] OWNER/OWNER REP.
- [X] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/13/2024 **JOB NO:** 020802

PROJECT AREA: **CN NO:** CN-005

Vendor	Description	Budget Code	Billing Amount
	ADD Alternate #9 - Rotating Exhibit Skylight:	020802.0000000.00721000.L	$ 159,689.00
	Reference GMP backup documentation for further information and breakdown.		
	.		
		Total Cost of this work:	**$ 159,689.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **$ 159,689.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield ART Museum

CN-006 - Alternate #10 - Monument Sign

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-006
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: Alternate #10 - DEDUCT - Monument Sign

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the DEDUCT Alternate #10 - Monument Sign being accepted by the owner and removed from the project and/or deferred for future implementation. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes removing scope from the concrete, masonry, electrical and landscaping trade partners by accepting this VE.

.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.

COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: **-$ 97,856.00** **Funding:** Owner Funding

SCHEDULE:
- [X] NO IMPACT
- [ ] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
Reference Schedule Dated 12/02/2024

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [X] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [X] ORIGINAL FILE
- [X] OWNER/OWNER REP.
- [X] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/13/2024 **JOB NO:** 020802

PROJECT AREA: **CN NO:** CN-006

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #10 - Monument Sign:	020802.0000000.00721000.L	-$ 97,856.00
	Reference GMP backup documentation for further information and breakdown.		
	.		
		Total Cost of this work:	**-$ 97,856.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **-$ 97,856.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield Art Museum

CN-007 - Alternate #11 - Courtyard Planting

WHITING-TURNER

Change Notification to Owner

WHITING-TURNER CONTRACTING CO

, , ,
Tel: Fax:

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-007
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO
,

DESCRIPTION: Alternate #11 - DEDUCT - Courtyard Plantings

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the DEDUCT Alternate #11 - Courtyard Plantings being accepted by the owner and removed from the project and/or deferred for future implementation. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes removing scope from the landscaping subcontractor by accepting this DEDUCT Alternate.

.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.
COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: -$ 19,493.00 **Funding:** Owner Funding

SCHEDULE:
- [X] NO IMPACT
- [ ] POSSIBLE IMPACT - REVIEWING
- [ ] IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
Reference Schedule Dated 12/02/2024

OWNER DIRECTION:

- [ ] PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- [ ] PROCEED AND CONFIRM COST
- [X] PROCEED FOR NTE COST INDICATED ABOVE
- [ ] PROCEED T&M
- [ ] PROCEED FOR LUMP SUM COST ABOVE
- [ ] PROCEED (NO IMPACT)
- [ ] PROCEED AND PRICE
- [ ] CANCEL
- [ ] REJECTED

Other: _____

DISTRIBUTION:
- [X] ORIGINAL FILE
- [X] OWNER/OWNER REP.
- [X] ARCHITECT
- [ ] LENDER

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

DATE: 12/13/2024 **JOB NO:** 020802

PROJECT AREA: **CN NO:** CN-007

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #11 - Courtyard Plantings:	020802.0000000.00721000.L	-$ 19,493.00
	Reference GMP backup documentation for further information and breakdown.		
	.		
		Total Cost of this work:	**-$ 19,493.00**

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: **-$ 19,493.00**

OWNER CHANGE REF: _____

DATE: _____

SUBMITTED BY: Matthew C Moore 12/13/2024

Whiting-Turner Contracting Co REPRESENTATIVE DATE

APPROVED BY: _____

OWNER'S REPRESENTATIVE DATE

Springfield ART Museum

Section 02: Division Summary

WHITING-TURNER

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025

ALL PHASES MASTERFORMAT SUMMARY

		BUILDING - PHASE 1			SITEWORK - PHASE 1			PHASE 1 - PROJECT TOTAL		
		30,000	GSF	BP1	4.1	ACRE	SP1	30,000	GSF	
	DIVISION	COST	$/SF	% COW	COST	$/ACRE	% COW	COST	$/SF	% COW
01	General Requirements	$ 1,119,035	$ 37.30	5.2%	$ -	$ -	0.0%	$ 1,119,035	$ 37.30	4.9%
02	Existing Conditions	$ 693,821	$ 23.13	3.2%	$ 106,948	$ 26,335	7.8%	$ 800,769	$ 26.69	3.5%
03	Concrete	$ 1,014,644	$ 33.82	4.7%	$ -	$ -	0.0%	$ 1,014,644	$ 33.82	4.4%
04	Masonry	$ 222,500	$ 7.42	1.0%	$ -	$ -	0.0%	$ 222,500	$ 7.42	1.0%
05	Metals	$ 1,499,607	$ 49.99	7.0%	$ -	$ -	0.0%	$ 1,499,607	$ 49.99	6.5%
06	Wood, Plastics, and Composites	$ 379,906	$ 12.66	1.8%	$ -	$ -	0.0%	$ 379,906	$ 12.66	1.7%
07	Thermal & Moisture Protection	$ 2,155,641	$ 71.85	10.0%	$ -	$ -	0.0%	$ 2,155,641	$ 71.85	9.4%
08	Openings	$ 1,142,097	$ 38.07	5.3%	$ -	$ -	0.0%	$ 1,142,097	$ 38.07	5.0%
09	Finishes	$ 1,709,792	$ 56.99	7.9%	$ -	$ -	0.0%	$ 1,709,792	$ 56.99	7.5%
10	Specialties	$ 184,397	$ 6.15	0.9%	$ -	$ -	0.0%	$ 184,397	$ 6.15	0.8%
11	Equipment	$ 38,310	$ 1.28	0.2%	$ -	$ -	0.0%	$ 38,310	$ 1.28	0.2%
12	Furnishings	$ 66,596	$ 2.22	0.3%	$ -	$ -	0.0%	$ 66,596	$ 2.22	0.3%
13	Special Construction	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	$ -	0.0%
14	Conveying Systems	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	$ -	0.0%
21	Fire Suppression	$ 454,000	$ 15.13	2.1%	$ -	$ -	0.0%	$ 454,000	$ 15.13	2.0%
22	Plumbing	$ 1,419,299	$ 47.31	6.6%	$ -	$ -	0.0%	$ 1,419,299	$ 47.31	6.2%
23	HVAC	$ 5,922,324	$ 197.41	27.5%	$ -	$ -	0.0%	$ 5,922,324	$ 197.41	25.9%
25	Integrated Automation	$ 493,663	$ 16.46	2.3%	$ -	$ -	0.0%	$ 493,663	$ 16.46	2.2%
26	Electrical	$ 2,542,880	$ 84.76	11.8%	$ -	$ -	0.0%	$ 2,542,880	$ 84.76	11.1%
27	Communications	$ 60,000	$ 2.00	0.3%	$ -	$ -	0.0%	$ 60,000	$ 2.00	0.3%
28	Electronic Safety & Security	$ 200,900	$ 6.70	0.9%	$ -	$ -	0.0%	$ 200,900	$ 6.70	0.9%
31	Earthwork	$ 201,557	$ 6.72	0.9%	$ 272,543	$ 67,110	19.9%	$ 474,100	$ 15.80	2.1%
32	Exterior Improvements	$ 12,250	$ 0.41	0.1%	$ 642,600	$ 158,232	46.9%	$ 654,850	$ 21.83	2.9%
33	Site Utilities	$ -	$ -	0.0%	$ 348,415	$ 85,793	25.4%	$ 348,415	$ 11.61	1.5%
	SUBTOTAL - COST OF WORK	$ 21,533,219	$ 717.77	100.0%	$ 1,370,506	$ 337,469	100.0%	$ 22,903,725	$ 763.46	100.0%
	Design Contingency	$ -	$ -	0.00%	$ -	$ -	0.00%	$ -	$ -	
	Construction Contingency	$ 1,076,661.00	$ 35.89	5.00%	$ 68,526.00	$ 16,874	5.00%	$ 1,145,187.00	$ 38.17	5.00%
	Escalation Contingency	$ -	$ -	0.00%	$ -	$ -	0.00%	$ -	$ -	
	General Conditions	$ 1,426,487.00	$ 47.55	Fixed	$ -	$ -	Fixed	$ 1,426,487.00	$ 47.55	Fixed
	General Liability Insurance	$ 228,346.00	$ 7.61	0.95%	$ 13,671.00	$ 3,366	0.95%	$ 242,017.00	$ 8.07	0.95%
	Protective Liability Insurance	$ 230,515.00	$ 7.68	0.95%	$ 13,801.00	$ 3,398	0.95%	$ 244,316.00	$ 8.14	0.95%
	Whiting-Turner Bond	$ 195,962.00	$ 6.53	0.80%	$ 11,733.00	$ 2,889	0.80%	$ 207,695.00	$ 6.92	0.80%
	Whiting-Turner Fee	$ 740,736.00	$ 24.69	3.00%	$ 44,348.00	$ 10,920	3.00%	$ 785,084.00	$ 26.17	3.00%
	Builder's Risk Insurance	$ 63,580.00	$ 2.12	0.25%	$ 3,807.00	$ 937	0.25%	$ 67,387.00	$ 2.25	0.25%
	PROJECT TOTALS	$ 25,495,506	$ 849.85	/ GSF	$ 1,526,392	$ 375,854	/ ACRE	$ 27,021,898	$ 900.73	/ GSF

Alternate #1 - BOH Clerestory	$ 121,658.00
Alternate #6 - R-Panels at Utility Court	$ (20,050.00)
Alternate #9 - Rotating Exhibit Skylight	$ 159,689.00
Alternate #10 - Monument Sign	$ (97,856.00)
Alternate #11 - Courtyard Planting	$ (19,493.00)
GRAND TOTAL (*with Alternates*)	**$ 27,165,846**

Springfield ART Museum

Section 03: Trade Partner / SOV Breakdown

WHITING-TURNER

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025

		BUILDING - PHASE 1			SITEWORK - PHASE 1			PHASE 1 - PROJECT TOTAL		
		30,000	GSF	BP1	4.1	ACRE	SP1	30,000	GSF	
	DIVISION	COST	$/SF	% COW	COST	$/ACRE	% COW	COST	$/SF	% COW
00C	GENERAL REQUIREMENTS	$ 294,415	$ 9.81	1.4%	$ -	$ -	0.0%	$ 294,415	$ 9.81	1.3%
01A	GENERAL TRADES	$ 271,700	$ 9.06	1.3%	$ -	$ -	0.0%	$ 271,700	$ 9.06	1.2%
01B	SITE SURVEYING	$ 9,600	$ 0.32	0.0%	$ -	$ -	0.0%	$ 9,600	$ 0.32	0.0%
01C	SANITARY FACILITIES	$ 42,500	$ 1.42	0.2%	$ -	$ -	0.0%	$ 42,500	$ 1.42	0.2%
01D	DUMPSTERS	$ 59,500	$ 1.98	0.3%	$ -	$ -	0.0%	$ 59,500	$ 1.98	0.3%
01E	PHOTOGRAPHY	$ 13,200	$ 0.44	0.1%	$ -	$ -	0.0%	$ 13,200	$ 0.44	0.1%
01F	TEMPORARY FENCING	$ 44,410	$ 1.48	0.2%	$ -	$ -	0.0%	$ 44,410	$ 1.48	0.2%
01G	SCHEDULING CONSULTANT	$ 34,000	$ 1.13	0.2%	$ -	$ -	0.0%	$ 34,000	$ 1.13	0.1%
01H	JOBSITE CAMERA	$ 13,600	$ 0.45	0.1%	$ -	$ -	0.0%	$ 13,600	$ 0.45	0.1%
01J	360 CAMERA	$ 13,260	$ 0.44	0.1%	$ -	$ -	0.0%	$ 13,260	$ 0.44	0.1%
01K	FINAL CLEANING	$ 30,000	$ 1.00	0.1%	$ -	$ -	0.0%	$ 30,000	$ 1.00	0.1%
01L	LEED TRACKING	$ 259,250	$ 8.64	1.2%	$ -	$ -	0.0%	$ 259,250	$ 8.64	1.1%
01M	CERTIFIED PAYROLL SOFTWARE	$ 33,600	$ 1.12	0.2%	$ -	$ -	0.0%	$ 33,600	$ 1.12	0.1%
02A	DEMOLITION	$ 693,821	$ 23.13	3.2%	$ -	$ -	0.0%	$ 693,821	$ 23.13	3.0%
03A	CONCRETE	$ 1,014,644	$ 33.82	4.7%	$ 203,394	$ 50,083.05	14.8%	$ 1,218,038	$ 40.60	5.3%
04A	MASONRY	$ 222,500	$ 7.42	1.0%	$ -	$ -	0.0%	$ 222,500	$ 7.42	1.0%
05A	STRUCTURAL STEEL	$ 981,352	$ 32.71	4.6%	$ -	$ -	0.0%	$ 981,352	$ 32.71	4.3%
05B	ORNAMENTAL METALS	$ 268,999	$ 8.97	1.2%	$ 179,835	$ 44,281.97	13.1%	$ 448,834	$ 14.96	2.0%
06A	MILLWORK	$ 241,592	$ 8.05	1.1%	$ -	$ -	0.0%	$ 241,592	$ 8.05	1.1%
07A	ROOFING	$ 981,424	$ 32.71	4.6%	$ -	$ -	0.0%	$ 981,424	$ 32.71	4.3%
07B	WATERPROOFING & INSULATION	$ 127,329	$ 4.24	0.6%	$ -	$ -	0.0%	$ 127,329	$ 4.24	0.6%
07C	METAL PANELS	$ 854,529	$ 28.48	4.0%	$ -	$ -	0.0%	$ 854,529	$ 28.48	3.7%
07D	EIFS	$ 99,575	$ 3.32	0.5%	$ -	$ -	0.0%	$ 99,575	$ 3.32	0.4%
08A	DOORS & HARDWARE	$ 237,179	$ 7.91	1.1%	$ -	$ -	0.0%	$ 237,179	$ 7.91	1.0%
08B	OVERHEAD DOORS	$ 19,306	$ 0.64	0.1%	$ -	$ -	0.0%	$ 19,306	$ 0.64	0.1%
08C	GLASS & GLAZING	$ 800,860	$ 26.70	3.7%	$ -	$ -	0.0%	$ 800,860	$ 26.70	3.5%
08D	ENVELOPE CONSULTANT	$ 47,600	$ 1.59	0.2%	$ -	$ -	0.0%	$ 47,600	$ 1.59	0.2%
09A	FRAMING & DRYWALL	$ 1,828,709	$ 60.96	8.5%	$ -	$ -	0.0%	$ 1,828,709	$ 60.96	8.0%
09B	PAINTING	$ 240,509	$ 8.02	1.1%	$ -	$ -	0.0%	$ 240,509	$ 8.02	1.1%
09C	FLOORING	$ 135,835	$ 4.53	0.6%	$ -	$ -	0.0%	$ 135,835	$ 4.53	0.6%
09D	POLISHED CONCRETE	$ 73,904	$ 2.46	0.3%	$ -	$ -	0.0%	$ 73,904	$ 2.46	0.3%
10A	SIGNAGE & GRAPHICS	$ 63,784	$ 2.13	0.3%	$ -	$ -	0.0%	$ 63,784	$ 2.13	0.3%
10B	MISCELLANEOUS SPECIALTIES	$ 109,800	$ 3.66	0.5%	$ 1,500	$ 369.35	0.1%	$ 111,300	$ 3.71	0.5%
11A	LOADING DOCK EQUIPMENT	$ 1,560	$ 0.05	0.0%	$ -	$ -	0.0%	$ 1,560	$ 0.05	0.0%
11B	APPLIANCES	$ 1,750	$ 0.06	0.0%	$ -	$ -	0.0%	$ 1,750	$ 0.06	0.0%
12A	WINDOW COVERINGS	$ 37,500	$ 1.25	0.2%	$ -	$ -	0.0%	$ 37,500	$ 1.25	0.2%
12C	FIXTURES & FURNISHINGS	$ 500	$ 0.02	0.0%	$ -	$ -	0.0%	$ 500	$ 0.02	0.0%
14A	ELEVATOR	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	$ -	0.0%
21A	FIRE PROTECTION	$ 454,000	$ 15.13	2.1%	$ -	$ -	0.0%	$ 454,000	$ 15.13	2.0%
22A	PLUMBING	$ 1,419,299	$ 47.31	6.6%	$ -	$ -	0.0%	$ 1,419,299	$ 47.31	6.2%
23A	HVAC	$ 6,415,987	$ 213.87	29.8%	$ -	$ -	0.0%	$ 6,415,987	$ 213.87	28.0%
26A	ELECTRICAL	$ 2,838,780	$ 94.63	13.2%	$ -	$ -	0.0%	$ 2,838,780	$ 94.63	12.4%
31A	SITEWORK & UTILITIES	$ 201,557	$ 6.72	0.9%	$ 727,906	$ 179,237.13	53.1%	$ 929,463	$ 30.98	4.1%
32A	ASPHALT PAVING	$ -	$ -	0.0%	$ 29,443	$ 7,249.95	2.1%	$ 29,443	$ 0.98	0.1%
32E	LANDSCAPING & IRRIGATION	$ -	$ -	0.0%	$ 228,428	$ 56,247.34	16.7%	$ 228,428	$ 7.61	1.0%
	SUBTOTAL - COST OF WORK	$ 21,533,219	$ 717.77	100.0%	$ 1,370,506	$ 337,468.79	100.0%	$ 22,903,725	$ 763.46	100.0%
	Estimating Contingency	$ -	$ -	0.00%	$ -	$ -	0.00%	$ -	$ -	0.00%
	Construction/CM Contingency	$ 1,076,661	$ 35.89	5.00%	$ 68,526	$ 16,873.61	5.00%	$ 1,145,187	$ 38.17	5.00%
	Escalation Contingency	$ -	$ -	0.00%	$ -	$ -	0.00%	$ -	$ -	0.00%
	General Conditions	$ 1,426,487	$ 47.55	Fixed	$ -	$ -	Fixed	$ 1,426,487	$ 47.55	Fixed
	General Liability Insurance	$ 228,346	$ 7.61	0.95%	$ 13,671	$ 3,366.30	0.95%	$ 242,017	$ 8.07	0.95%
	Protective Liability Insurance	$ 230,515	$ 7.68	0.95%	$ 13,801	$ 3,398.31	0.95%	$ 244,316	$ 8.14	0.95%
	Whiting-Turner Bond	$ 195,962	$ 6.53	0.80%	$ 11,733	$ 2,889.09	0.80%	$ 207,695	$ 6.92	0.80%
	Whiting-Turner Fee	$ 740,736	$ 24.69	3.00%	$ 44,348	$ 10,920.10	3.00%	$ 785,084	$ 26.17	3.00%
	Builder's Risk Insurance	$ 63,580	$ 2.12	0.25%	$ 3,807	$ 937.42	0.25%	$ 67,387	$ 2.25	0.25%
	PROJECT TOTALS	$ 25,495,506	$ 849.85	/ GSF	$ 1,526,392	$ 375,853.63	/ ACRE	$ 27,021,898	$ 900.73	/ GSF

Springfield ART Museum

Section 04: Subcontractor List

WHITING-TURNER

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025

Subcontractor List

Bid Pacakge		Subcontractor
01A	GENERAL TRADES	Carson-Mitchell
01F	TEMPORARY FENCING	4-State Fencing
02A	DEMOLITION	Carson-Mitchell
03A	CONCRETE	KCI
04A	MASONRY	Blevins Masonry
05A	STRUCTURAL STEEL	Carson-Mitchell
05B	ORNAMENTAL METALS	Sightline Commercial Solutions
06A	MILLWORK	Parks Cabinets
07A	ROOFING	Missouri Builders
07B	WATERPROOFING & INSULATION	Pro-Seal
07C	METAL PANELS	Watkins Roofing
07D	EIFS	Oaks Brothers
08A	DOORS & HARDWARE	DH Pace
08B	OVERHEAD DOORS	Brookline Doorworks
08C	GLASS & GLAZING	IWR North America
09A	FRAMING & DRYWALL	Commercial Builders
09B	PAINTING	N.E. Painting
09C	FLOORING	Joplin Flooring
09D	POLISHED CONCRETE	Cameron Concrete Polishing
10A	SIGNAGE & GRAPHICS	Signarama
10B	MISCELLANEOUS SPECIALTIES	DH Pace
11A	LOADING DOCK EQUIPMENT	Brookline Doorworks
12A	WINDOW COVERINGS	Benton Daylight
21A	FIRE PROTECTION	Western States Fire Protection (dba Mainline)
22A	PLUMBING	Springfield Engineering Company
23A	HVAC	Springfield Engineering Company
26A	ELECTRICAL	Multi-Craft Contractors
31A	SITEWORK & UTILITIES	JD Wallace
32A	ASPHALT PAVING	Springfield Striping
32E	LANDSCAPING & IRRIGATION	A-1 Landscaping

Springfield ART Museum

Section 05: Building Cost Estimate Detail

WHITING-TURNER

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
01 GENERAL REQUIREMENTS					
01320000 Construction Progress Documentation					
Scheduling of Work / Schedule Consultant	17	MO	$ 2,000.00	$ 34,000.00	
Surveying & Layout	8	MO	$ 1,200.00	$ 9,600.00	
Photographic Documentation - 360 Camera	17	MO	$ 780.00	$ 13,260.00	Cupix
Video Monitoring - Jobsite Camera	17	MO	$ 800.00	$ 13,600.00	TrueLook
Construction Progress Photos	17	MO	$ 600.00	$ 10,200.00	Rockafellow
Project Completion Photos	1	LS	$ 3,000.00	$ 3,000.00	
Certified Payroll Verification Software	1	LS	$ 30,600.00	$ 30,600.00	eMARS
Advertisements	1	LS	$ 3,000.00	$ 3,000.00	
01330000 Reprographics					
Drawings & Specifications Reprographics	17	MO	$ 300.00	$ 5,100.00	
01350000 Environmental, Health & Safety					
Safety Requirements & Supervision		MO	$ 2,000.00	$ -	Included in GCs
First Aid Supplies / Station	17	MO	$ 90.00	$ 1,530.00	
Safety Equipment	17	MO	$ 500.00	$ 8,500.00	
Jobsite Safety Signage	17	MO	$ 100.00	$ 1,700.00	
Indoor Air Quality Program / Monitoring		MO	$ -	$ -	
Sustainability Cert. Requirements (LEED)	-	MO	$ 10,000.00	$ -	Excluded
LEED Tracking & Requirements	17	MO	15,000	$ 255,000.00	
LEED Tracking Software - Green Badger	17	MO	$ 250.00	$ 4,250.00	Green Badger
01400000 Regulatory & Quality Requirements					
Building Permits	-	LS	$ -	$ -	Excluded - Provided by City of Springfield
Quality Management Program Requirements	17	MO	$ 250.00	$ 4,250.00	
Quality Management Coordinator		MO	$ 1,500.00	$ -	Included in GCs
3rd Party Testing & Inspections		LS	$ -	$ -	Excluded - Provided by City of Springfield
Model Coordination Software - Revizto	1	LS	$ 18,500.00	$ 18,500.00	Revizto
Submittal Exchange - **ALLOWANCE**	1	LS	$ 18,000.00	$ 18,000.00	ALLOWANCE
01510000 Temporary Utilities					
Temporary Electrical Service Hook Up - Jobsite Trailer		LS	$ 5,000.00	$ -	Using Art Museum Offices
Temporary Jobsite Fire Protection	17	MO	$ 350.00	$ 5,950.00	
Temporary Jobsite Heating & Cooling		LS	$ -	$ -	
Temporary Natural Gas Service Hook Up		LS	$ -	$ -	
Temporary Internet Setup - WT Network Equipment	1	LS	$ 2,500.00	$ 2,500.00	
Temporary Water Service Hook Up - Jobsite Trailer		LS	$ 2,500.00	$ -	Using Art Museum Offices
Building Utilities - Electrical Consumption	17	MO	$ 2,500.00	$ 42,500.00	ALLOWANCE
Building Utilities - Gas Service Consumption	17	MO	$ 900.00	$ 15,300.00	ALLOWANCE
Building Utilities - Internet Consumption	17	MO	$ 850.00	$ 14,450.00	ALLOWANCE
Building Utilities - Sewer Consumption	17	MO	$ 60.00	$ 1,020.00	ALLOWANCE
Building Utilities - Water Consumption	17	MO	$ 300.00	$ 5,100.00	ALLOWANCE
01520000 Temporary Construction Facilities / Requirements					
Jobsite Field Office / Trailer Set Up		LS	$ 550.00	$ -	Using Art Museum Offices
Jobsite Field Office / Trailer Rental		MO	$ 350.00	$ -	Using Art Museum Offices
Storage Container	17	MO	$ 150.00	$ 2,550.00	
Computer Hardware	17	MO	$ 400.00	$ 6,800.00	
Copier / Duplicating Machine	17	MO	$ 150.00	$ 2,550.00	
Office Equipment / Furniture	17	MO	$ 200.00	$ 3,400.00	
Computer Supplies	17	MO	$ 50.00	$ 850.00	
Potable Water Service - Jobsite Trailer	17	MO	$ 100.00	$ 1,700.00	
Project Office Supplies	17	MO	$ 120.00	$ 2,040.00	
Postage & Shipping	17	MO	$ 75.00	$ 1,275.00	
Sanitary Facilities	17	MO	$ 2,500.00	$ 42,500.00	2 pulls a week for 15 weeks
01540000 Construction Aids					
WT Equipment Rental - Lull, Forklift, etc.	17	MO	$ 4,000.00	$ 68,000.00	10,000 lb. Telehandler
Fuel for WT Jobsite Equipment	17	MO	$ 300.00	$ 5,100.00	
Small Tools	17	MO	$ 100.00	$ 1,700.00	
WT Yard Goods	17	MO	$ 100.00	$ 1,700.00	
WT Crane - Set Up		LS	$ -	$ -	
WT Crane - Monthly Rental		MO	$ -	$ -	
WT Crane - Operator Labor		HR	$ -	$ -	
WT Scaffolding - Set Up		LS	$ -	$ -	
WT Scaffolding - Monthly Rental		MO	$ -	$ -	
WT Scaffolding - Inspection Labor		HR	$ -	$ -	
WT Temporary Scaffold Stairs - Set Up	1	LS	$ 15,000.00	$ 15,000.00	
WT Temporary Scaffold Stairs - Monthly Rental	8	MO	$ 3,000.00	$ 24,000.00	
WT Temporary Scaffold Stairs - Inspection Labor	70	HR	$ 75.00	$ 5,250.00	
01550000 Vehicular Access & Parking					
Maintenance of Traffic - Labor		LS	$ -	$ -	
Maintenance of Traffic - Material & Equipment		LS	$ -	$ -	
Temporary Roads & Parking Lots		SY	$ -	$ -	
Temporary Pavement Markings		SY	$ -	$ -	
01560000 Temporary Barriers & Enclosures					
Temporary Fall Protection Barriers / Handrails		LF	$ -	$ -	
Temporary Barriers & Enclosures	500	LF	$ 50.00	$ 25,000.00	STARC Walls
Construction Fence Installation	2,000	LF	$ 8.38	$ 16,760.00	4-State
Construction Fence Rental - After 15 month Duration	-	MO	$ 2,000.00	$ -	4-State
Construction Fence - Man gate	5	EA	$ 150.00	$ 750.00	4-State
Construction Fence - Vehicle gate	3	EA	$ 300.00	$ 900.00	4-State
Construction Fence - Scrim install	2,000	LF	$ 2.00	$ 4,000.00	4-State
Construction Fence - Maintenance / Adjustment / Repair	7	MO	$ 1,000.00	$ 7,000.00	
Furnsh Construction Fence Screening - Branded	3,000	LF	$ 5.00	$ 15,000.00	
01570000 Temporary Controls					
Weather & Dust Protection - Built-onsite	17	MO	$ 2,500.00	$ 42,500.00	Temp walls, windows, doors, etc.
Snow Removal	4	EA	$ 1,500.00	$ 6,000.00	
01580000 Project Identification					
Temporary Exterior Project Signs	17	MO	$ 300.00	$ 5,100.00	
Temporary Interior Project Signs	10	MO	$ 300.00	$ 3,000.00	

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
01740000 Cleaning & Waste Management					
Daily Clean Up / General Laborer	10	MO	$ 13,520.00	$ 135,200.00	
Dumpsters	17	MO	$ 3,500.00	$ 59,500.00	
Final Cleaning	30,000	GSF	$ 1.00	$ 30,000.00	
Concrete Wash Out Bins	2	MO	$ 1,500.00	$ 3,000.00	
01760000 Cleaning & Waste Management					
Temporary Protection	30,000	GSF	$ 2.00	$ 60,000.00	Reference D12 & D13 on AD drawings
TOTAL - DIV 1				**$ 1,119,035.00**	
02 EXISTING CONDITIONS					
02411600 Building Demolition					
Mass Demolition	1	LS	$ 127,703.00	$ 127,703.00	Carson-Mitchell
02411905 Selective Building Demolition					
Selective Demolition	1	LS	$ 530,522.00	$ 530,522.00	Carson-Mitchell
Payment & Performance Bond	1	LS	$ 5,596.00	$ 5,596.00	Carson-Mitchell
Additional Demolition - ALLOWANCE	1	LS	$ 30,000.00	$ 30,000.00	ALLOWANCE
TOTAL - DIV 2				**$ 693,821.00**	
03 CONCRETE					
03300003 Cast in Place Concrete Substructure					
Concrete Foundations	1	LS	$ 121,540.00	$121,540.00	KCI
Concrete Reinforcements	1	LS	$ 120,046.00	$120,046.00	KCI
Drilled Piers	1	LS	$ 51,017.00	$51,017.00	KCI
3rd Party Testing - Concrete	-	LS	$ -	EXCLUDED	Excluded
Equipment Pads - (As Shown on Drawings)	1	LS	$ 19,630.00	$19,630.00	KCI
03300033 Cast in Place Concrete Slab on Grade (Standard)					
Termite Treatment	12,640	SF	$ 0.94	$11,826.00	KCI
Vapor Barrier	12,640	SF	$ 3.16	$40,005.00	KCI
Concrete Slab & Slab on Metal Deck	1	LS	$ 421,741.00	$421,741.00	KCI
Topping Slab	1	LS	$ 19,340.00	$19,340.00	KCI
Fine Grading / Bedding Course	1	LS	$66,047.00	$66,047.00	KCI
Deep Foundation Waterstops	1	LS	$14,575.00	$14,575.00	KCI
Anchor Bolt/Embed Install	1	LS	$41,252.00	$41,252.00	KCI
Payment & Performance Bond	1	LS	$ 8,525.00	$8,525.00	KCI
Alternate DEDUCT: Phase 1 Temporary Work - Concrete	1	LS	$ (14,930.00)	See Alternate X	KCI
Winter Concrete Requirements - ALLOWANCE	1	LS	$ 5,000.00	$5,000.00	ALLOWANCE
Additional Housekeeping Pads - ALLOWANCE	1,000	SF	$ 7.50	$7,500.00	ALLOWANCE
Allowance #4 - Additional Depth Concrete Footing	8	CY	$ 700.00	$5,600.00	ALLOWANCE
Allowance #5 - Additional Concrete Grade Beams	30	CY	$ 700.00	$21,000.00	ALLOWANCE
Allowance #6 - Additional Steel Reinforcement	2,000	LBS	$ 20.00	$40,000.00	ALLOWANCE
TOTAL - DIV 3				**$ 1,014,644.00**	
04 MASONRY					
04200030 Unit Masonry Exterior Wall Veneer					
CMU Masonry	1	LS	$ 25,500.00	$ 25,500.00	Blevins
Brick Veneer Masonry	1	LS	$ 180,000.00	$ 180,000.00	Blevins
Reinforcing Materials	1	LS	$ 2,500.00	$ 2,500.00	Blevins
Flashing & Drainage System	1	LS	$ 14,500.00	$ 14,500.00	Blevins
Alternate DEDUCT: Phase 1 - Temporary Work - Masonry	1	LS	$ (120,500.00)	See Alternate X	Blevins
TOTAL - DIV 4				**$ 222,500.00**	
05 METALS					
05100000 Structural Steel Framing					
Structural Steel Framing	1.00	LS	$ 661,259.00	$ 661,259.00	Carson-Mitchell
Metal Deck	1.00	LS	$ 96,365.00	$ 96,365.00	Carson-Mitchell
Anchor Bolts / Embeds	1.00	LS	$ 1,818.00	$ 1,818.00	Carson-Mitchell
Stairs & Railings	1.00	LS	$ 26,756.00	$ 26,756.00	Carson-Mitchell
Miscellaneous Steel Plates	1.00	LS	$ 2,737.00	$ 2,737.00	Carson-Mitchell
Utility Yard Screen Wall Steel Framing	1.00	LS	$ 32,014.00	$ 32,014.00	Carson-Mitchell
Engineered Shop Drawings	1.00	LS	$ 34,637.00	$ 34,637.00	Carson-Mitchell
Steel Plate Closure at Courtyard	1.00	LS	$ 17,643.00	$ 17,643.00	Carson-Mitchell
Payment & Performance Bond	1.00%	%	$ 873,229.00	$ 8,733.00	Carson-Mitchell
Alternate DEDUCT: Phase 1 - Temporary Work - Steel	1.00	LS	$ (4,257.00)	See Alternate X	Carson-Mitchell
Shoring of Existing Structure (scope TBD) - ALLOWANCE	-	LS	$ 75,000.00	$ -	Excluded - Email from WPM on 5/7/24, shoring not req'd
05400000 Cold Formed Metal Framing Exterior Wall					
Exterior Stud Framing	1	LS	$ 85,400.00	$ 85,400.00	Commerical Builders
Exterior Stud Sheathing	1	LS	$ 172,114.00	$ 172,114.00	Commerical Builders
Payment & Performance Bond	1.55%	LS	$ 257,514.00	$ 3,992.00	Commerical Builders
05510010 Miscellaneous Metals Shell					
Interior Misc Metals ALLOWANCE - Scope to be Designed	30,000	GF	$ 0.50	$ 15,000.00	ALLOWANCE per building GSF
05700020 Ornamental Metals Interiors					
GA02 - Decorative Mechanical Grille/Frame, 9" wide	230	LF	$ 366.91	$ 84,390.00	Carson-Mitchell
Perforated Metal Door Assembly	600	SF	$ 150.00	$ 61,515.00	Sightline Commercial Solutions
Custom Aluminum Fascia	1	LS	$ 93,898.00	$ 93,898.00	Sightline Commercial Solutions
Custom Aluminum Gutter & Rain Chain	1	LS	$ 19,411.00	$ 19,411.00	Sightline Commercial Solutions
Stainless Steel Wire Mesh	1	LS	$ 81,925.00	$ 81,925.00	Sightline Commercial Solutions
Alternate DEDUCT: Phase 1 Temporary Work - Decorative Steel	1	LS	$ (53,621.00)	See Alternate X	Sightline Commercial Solutions
TOTAL - DIV 5				**$ 1,499,607.00**	
06 WOOD, PLASTICS, AND COMPOSITES					

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
06010000 Rough Carpentry					
Rough Carpentry	30,000	GF	$ 0.75	$ 22,500.00	
In-Wall Strapping/Blocking	30,000	GF	$ 2.13	$ 63,900.00	Commerical Builders
Plywood at Electrical/Comm Rooms	400	SF	$ 5.00	$ 2,000.00	presumed 8' Height, two walls
Payment & Performance Bond	1.55%	%	$ 88,400.00	$ 1,371.00	Commercial Builders
06410000 Architectural Wood Casework					
Plastic Laminate Adjustable Shelving (PL01) 10' tall	16	LF	$ 650.00	$ 43,375.00	Parks Cabinets
Plastic Laminate Wall Panel (PL03)	9	SF	$ 50.00	INCLUDED	Parks Cabinets
Plastic Laminate Casework (PL03)	19	LF	$ 550.00	INCLUDED	Parks Cabinets
Plastic Laminate Adjustable Shelving (PL01) 7' tall	17	LF	$ 650.00	INCLUDED	
Plastic Laminate Wall Panel (PL01)	83	SF	$ 50.00	$ 27,114.00	Parks Cabinets
Plastic Laminate Casework (PL01)	78	LF	$ 550.00	INCLUDED	Parks Cabinets
Art Media Storage Dividers (PL01) - Classroom B	6	LF	$ 650.00	INCLUDED	Parks Cabinets
Under Counter Refrigerator - LAC 113	-	EA	$ 850.00	$ -	Excluded - OFOI
Base Cabinetry, Lactation Room 113	10	LF	$ 550.00	INCLUDED	
Base Cabinetry, Mail Room & Office Storage 115	15	LF	$ 550.00	INCLUDED	
Upper Cabinetry, Mail Room & Office Storage 115	15	LF	$ 350.00	INCLUDED	
SH01 - Shelf Hooks	1	LS	$ 400.00	$ 400.00	WT Plug
Payment & Performance Bond	1.50%	LF	$ 70,889.00	$ 1,064.00	Parks Cabinets
06440005 Interior Ornamental Woodwork					
Interior millwork ALLOWANCE for scope TBD	30,000	GF	$ -	$ -	Removed - Millwork more defined
UF01- Upholstered Built-In Bench	55	LF	$ 300.00	$ 16,500.00	Parks Cabinets
WD01 - Wood Bench, Study Room	40	LF	$ 650.00	$ 26,000.00	WT Plug
Millwork Panel, Transparent Finish, Standard	230	SF	$ 55.00	$ 95,395.00	Parks Cabinets
Millwork Panel, Transparent Finish, with Easel	335	SF	$ 65.00	INCLUDED	Parks Cabinets
TEMP Millwork Panel Transparent Finish	45	SF	$ 50.00	INCLUDED	Parks Cabinets
Flat Panel - Transparent Finish	35	SF	$ 50.00	INCLUDED	Parks Cabinets
Payment & Performance Bond	1.50%	LF	$ 209,848.00	$ 3,148.00	Parks Cabinets
Alternate DEDUCT: Phase 1 - Temporary Work - Millwork	1	LS	$ (27,114.00)	See Alternate X	Parks Cabinets
Commercial Builders					
WD03 and WD04 - Wood Base, Recessed Base, Painted PA03, 4"	1,925	LF	$ 15.90	$ 30,608.00	Commercial Builders
Shelving System (SY01)	1	LS	$ 37,019.00	$ 37,019.00	Commercial Builders
Storage 154 Elevated Platform	1	LS	$ 3,357.00	$ 3,357.00	Commercial Builders
Pegboard SP01	1	LS	$ 4,977.00	$ 4,977.00	Commercial Builders
Payment & Performance Bond	1.55%	%	$ 75,961.00	$ 1,178.00	Commercial Builders
TOTAL - DIV 6				**$ 379,906.00**	
07 THERMAL & MOISTURE PROTECTION					
07100000 Waterproofing					
Fluid Applied Air Barrier	1	LS	$ 22,455.00	$ 22,455.00	Pro-Seal Restoration
Below Grade Waterproofing (Excludes Waterstops)	1	LS	$ 4,085.00	$ 4,085.00	Pro-Seal Restoration
Payment & Performance Bond	1	LS	$ 2,334.00	$ 2,334.00	Pro-Seal Restoration
Alternate DEDUCT: Phase 1 - Temporary Work - Waterproofing	1	LS	$ (62,985.00)	See Alternate X	Pro-Seal Restoration
07200000 Subgrade Thermal Protection					
Subgrade Wall Exterior Rigid Insulation	400	SF	$ 3.25	$ 1,300.00	WT Plug - waiting on Pro-Seal Restoration
07216300 Fluid-Applied Insulative Coating					
Fluid Applied Thermal Break (Tnemec)	1	LS	$ 11,500.00	$ 11,500.00	Pro-Seal Restoration
07210010 Exterior Wall Insulation					
Mineral-wool board insul. (Masonry)	1	LS	$ 26,860.00	$ 26,860.00	Pro-Seal Restoration
Mineral-wool board insulation Gap Fill - ALLOWANCE	1,000	SF	$ 4.85	$ 4,850.00	ALLOWANCE
Mineral-wool board insul. (wall panels)	1	LS	$ 23,000.00	$ 23,000.00	Watkins
Mineral-wool batt insul. (wall cavity)	1	LS	$ 73,140.00	$ 73,140.00	Commerical Builders
07240000 Exterior Insulation and Finish System (EIFS)					
EI01 - EW7 - Exterior Insulation Finish System	1	LS	$ 85,035.00	$ 85,035.00	Oak Brothers
Mineral-Wool Board Insulation (EIFS Only Locations)	1	LS	$ 9,801.00	$ 9,801.00	Oak Brothers
Flashings & Trims	1	LS	$ 3,754.00	$ 3,754.00	Oak Brothers
Payment & Performance Bond	1	LS	$ 985.00	$ 985.00	Oak Brothers
Alternate DEDUCT: Phase 1 - Temporary Work - EIFS	1	LS	$ (34,590.00)	See Alternate X	Oak Brothers
07500000 Membrane Roofing					
Demo Existing Roof	1	LS	$ 48,934.00	$ 48,934.00	Missouri Builders
TPO Membrane, Insulating, & Flashing	1	LS	$ 737,102.00	$ 737,102.00	Missouri Builders
Built Up Roofing	1	LS	$ 37,802.00	$ 37,802.00	Missouri Builders
Roof Vapor Barrier	1	LS	$ 49,206.00	$ 49,206.00	Missouri Builders
Roof Cover Boards	1	LS	$ 41,312.00	$ 41,312.00	Missouri Builders
Roof Curb Detail	1	LS	$ 3,750.00	$ 3,750.00	Missouri Builders
Temporary Roofing BIA	1	LS	$ 50,000.00	$ 50,000.00	Missouri Builders
Roofing Warranty	1	LS	$ 3,600.00	$ 3,600.00	Missouri Builders
Payment & Performance Bond	1.00%	LS	$ 971,706.00	$ 9,718.00	Missouri Builders
07620000 Sheet Metal Flashing & Trim					
Metal Wall Panels - Flashings & Trim	1	LS	$ 96,000.00	$ 96,000.00	Watkins
Metal Insect Screens	1	LS	$ 9,500.00	$ 9,500.00	Watkins
Gutters & Downspouts / Trim / Anchors	1	LS	$ 31,000.00	$ 31,000.00	Watkins
Custom Aluminum Gutter & Rain Chain Install	1	LS	$ 13,000.00	$ 13,000.00	Watkins
Payment & Performance Bond	1	LS	$ 10,850.00	$ 10,850.00	Watkins
Self-Adhering High Temperature Sheets	1	LS	$ 2,155.00	$ 2,155.00	Pro-Seal Restoration
07640000 Metal Wall Panels					
MP01 (EW2/EW3) - Metal Panel, Pohl, Europlate, White	1	LS	$ 380,000.00	$ 380,000.00	Watkins
MP02 and MP03 - (EW4/EW5) - Metal Panel, Centria, Econolap, White	1	LS	$ 152,000.00	$ 152,000.00	Watkins
Metal Wall Panel Flashings & Trims	1	LS	$ 30,950.00	$ 30,950.00	Watkins
Thermally Broken Sub-Framing	1	LS	$ 61,000.00	$ 61,000.00	Watkins
Mineral Wool Board Insulation	1	LS	$ 23,000.00	$ 23,000.00	Watkins
Metal Panel Wall System Mock-up	1	LS	$ 21,500.00	$ 21,500.00	Watkins
Payment & Performance Bond	2.00%	%	$ 136,450.00	$ 2,729.00	Watkins
Alternate DEDUCT: Phase 1 - Temporary Work - Metal Wall Panels	1	LS	$ (96,000.00)	See Alternate X	Watkins

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
				$ -	
07920010 Joint Sealants Exteriors					
Exterior Caulking	30,000	SF	$ 0.50	$ 15,000.00	WT Plug - waiting on Pro-Seal Restoration
07920015 Joint Sealants Interiors					
Interior Architectural Caulking	30,000	GF	$ 0.35	$ 10,500.00	WT Plug
Fire Sealants	30,000	GF	$ 0.46	$ 13,800.00	Commerical Builders
Payment & Performance Bond	1.55%	%	$ 24,300.00	$ 377.00	Commerical Builders
07950000 - Expansion Control					
Exterior Expansion Joint Assemblies (Excludes Roof Expansion Joints)	1	LS	$ 22,110.00	$ 22,110.00	Pro-Seal Restoration
Interior SOG Joint Sealants	1	LS	$ 4,180.00	$ 4,180.00	Pro-Seal Restoration
Interior Expansion Joint Assemblies	1	LS	$ 5,383.00	$ 5,383.00	Commercial Builders
Payment & Performance Bond	1.55%	LS	$ 5,383.00	$ 84.00	Commercial Builders
TOTAL - DIV 7				**$ 2,155,557.00**	
08 OPENINGS					
08100015 Doors and Hardware - Interior					
Install Doors & Hardware	1	LS	$ 36,584.00	$ 36,584.00	Commercial Builders
Payment & Performance Bond	1.55%	%	$ 36,584.00	$ 568.00	Commercial Builders
Furnish Only - Hollow Metal Doors	1	LS	$ 56,368.00	$ 56,368.00	DH Pace
Furnish Only - Hollow Metal Frames	1	LS	$ 28,126.00	$ 28,126.00	DH Pace
Furnish Only - Door Hardware	1	LOT	$ 121,291.00	$ 121,291.00	DH Pace
Furnish Only - Flush Wood Doors	1	LS	$ 7,868.00	$ 7,868.00	DH Pace
Furnish Only - Gate Hardware	1	LS	$ 6,472.00	$ 6,472.00	DH Pace
Furnish Only - Storefront Door Hardware	1	LS	$ 11,960.00	$ 11,960.00	DH Pace
Furnish Only - ADA Operator	1	LS	$ 5,094.00	$ 5,094.00	DH Pace
Alternate DEDUCT: Phase 1 - Temporary Work - Doors & Hardware	1	LS	$ (14,890.00)	See Alternate X	DH Pace
Aluminum Door - Aluminum Frame - Interior					
133F/1 - Alm 3' - 0" 7' - 0" 1 3/4" Alum Alum	1	EA	$ 3,000.00	INCLUDED	AGP, Inc.
133B/1 - Alm 3' - 0" 7' - 0" 1 3/4" Alum Alum	1	EA	$ 3,000.00	INCLUDED	AGP, Inc.
Aluminum Door - Aluminum Frame - Exterior					
Install - Aluminum Door Hardware	1	LS	$ 36,600.00	$ 36,600.00	IWR North America
Install - ADA Operator	1	LS	$ 2,000.00	$ 2,000.00	IWR North America
Ext-02/1 - Alm 3' - 10" - 8' - 11 5/8" 1 3/4" Alum Cw01 Alum	1	EA	$ 4,000.00	INCLUDED	AGP, Inc.
132/2 - Alm 3' - 3 1/4" 9' - 10 3/4" 2 5/16" Alum Cw01 Alum	1	EA	$ 4,000.00	INCLUDED	AGP, Inc.
132/1 - Alm 3' - 3 1/4" 9' - 9 1/8" 2 5/16" Alum Cw01 Alum	1	EA	$ 4,000.00	INCLUDED	AGP, Inc.
08330000 Overhead Coiling Doors - Exterior					
Overhead Coiling Door - 162/1 - S 8' - 0" 10' - 0" 1 1/2" Stl - Stl (Loading Dock)	1	EA	$ 19,306.00	$ 19,306.00	Brookline Doorworks
08440000 Fabricated Curtain Wall - Non-Blast Resistant					
CW1 - GI-1 - Curtain Wall Glazing, 10' High	1	LS	$ 587,540.00	$ 587,540.00	IWR North America
Payment & Performance Bond	1	LS	$ 10,630.00	$ 10,630.00	IWR North America
Visual Façade Mock-up - ALLOWANCE	1	LS	$ 15,000.00	$ 15,000.00	ALLOWANCE
Exterior 3rd Party Envelope Consultant	1	LS	$ 47,600.00	$ 47,600.00	Miller Engineering
08800005 Glass and Glazing - Interior					
PY01- TEMP Demountable Glass Partitions	1	LS	$ 145,710.00	$ 145,710.00	IWR North America
Door Lite Glazing	1	LS	$ 3,380.00	$ 3,380.00	IWR North America
Alternate DEDUCT: Phase 1 - Temporary Work - Glass & Glazing	1	LS	$ (161,620.00)	See Alternate X	IWR North America
TOTAL - DIV 8				**$ 1,142,097.00**	
09 FINISHES					
09211615 Gypsum Wall Board Exterior Wall					
Exterior Studs and Sheathing - Backup to Skin System		SF		$ -	Commerical Builders - Div. 5
09211640 Gypsum Wall Board Interior Partition					
Engineered Framing Shop Drawings	1	LS	$ 5,500.00	$ 5,500.00	Commerical Builders
Interior Framing	1	LS	$ 121,803.00	$ 121,803.00	Commerical Builders
Interior Drywall and Finishing	1	LS	$ 349,618.00	$ 349,618.00	Commerical Builders
Trimless Door Frame – 118/4	1	LS	$ 300.00	$ 300.00	Commerical Builders
Premium for Cementitious Backer board	-	SF	$ 2.75	EXCLUDED	
Premium for Level 5 Finish	-	SF	$ 1.50	EXCLUDED	Excluded per 8/16/24 Meeting
Acoustical Sealants	30,000	SF	$ 0.42	$ 12,600.00	Commercial Builders
Payment & Performance Bond	1.55%	%	$ 489,821.00	$ 7,593.00	Commercial Builders
Alternate DEDUCT: Phase 1 - Temporary Work - Framing & Drywall	1	LS	$ (120,272.00)	See Alternate X	Commercial Builders
09211645 Gypsum Wall Board Suspended Ceilings					
GYP GWB Ceilings - 3-1/2" framed with 5/8" GWB, no insul.	1	LS	$ 75,223.00	$ 75,223.00	Commerical Builders
GWB Bulkheads	-	SF	$ 7.50	INCLUDED	Commerical Builders
Existing Ceiling Patching for New Fire Protection	1	LS	$ 50,000.00	$ 50,000.00	ALLOWANCE
Payment & Performance Bond	1.55%	%	$ 125,223.00	$ 1,941.00	Commerical Builders
09510000 Acoustical Suspended Ceilings					
AC01 (CL6) - ACT, Armstrong, Ultima, 24"x24"	1	LS	$ 81,897.00	$ 81,897.00	Commerical Builders
Payment & Performance Bond	1.55%	%	$ 81,897.00	$ 1,270.00	Commerical Builders
09540000 Specialty Ceilings					
CL5 - Specialty Ceiling, TBD, Study Room		SF	$ -	$ -	EXCLUDED - Phase 1
LC02 (CL1) - TEMP Linear Wood Ceiling Systems, Outdoor, Insect Screen Backing	-	LS	$ -	INCLUDED	Commerical Builders
LC02 (CL1) - Linear Wood Ceiling Systems, Outdoor, Incect Screen Backing	1	LS	$ 494,687.00	$ 494,687.00	Commerical Builders
LC01 (CL2) - TEMP Linear Wood Ceiling Systems, Sloped	1	LS	$ -	INCLUDED	Commerical Builders
LC01 (CL2) - Linear Wood Ceiling Systems, Sloped	-	LS	$ -	INCLUDED	Commerical Builders
LC01 (CL2) - Linear Wood Ceiling Systems, Indoor	-	LS	$ -	INCLUDED	Commerical Builders
Payment & Performance Bond	1.55%	%	$ 494,687.00	$ 7,668.00	Commerical Builders
09300000 Tile Interiors					
Tile	1	LS	$ 59,100.00	$ 59,100.00	Joplin Floor Designs
Anti-Fracture Membrane	1	SF	$ 2.00	INCLUDED	Joplin Floor Designs
Waterproofing Membrane - fleece polyethylene (tile floors)	1	SF	$ 3.00	INCLUDED	Joplin Floor Designs

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
09600000 Flooring					
Carpet Tile	1	LS	21,900	$ 21,900.00	Joplin Floor Designs
Transition Strips	1	LS	1,700	$ 1,700.00	Joplin Floor Designs
RF01 - Resilient Sheet Flooring	1	LS	$ 7,800.00	$ 7,800.00	Joplin Floor Designs
Payment & Performance Bond	1	LS	$ 2,940.00	$ 2,940.00	Joplin Floor Designs
RF02 - Linquid Linoleum	1,635	SF	$ 16.00	EXCLUDED	Excluded - Removed in Addendum
CF01 - Sealed Concrete Flooring - Interior	10,945	SF	$ 2.13	$ 23,351.00	Cameron Concrete Polishing
CF01 - Sealed Concrete Flooring - Exterior	1,625	SF	$ 2.00	EXCLUDED	Cameron Concrete Polishing
CF02 - Polished Concrete Flooring	13,050	SF	$ 2.87	$ 37,503.00	Cameron Concrete Polishing
Concrete Patching & Repair for Polished Concrete	13,050	SF	$ 1.00	$ 13,050.00	Cameron Concrete Polishing
Precast Terazzo Stair Treads	-	SF	$ 125.00	Excluded	Excluded per 8/16 Estimate Review Meeting
Rubber Base					
RB01 - 4" Rubber Base, Tarkett, Rubber Straight Base, Roll Stock	400	LF	$ 2.35	$ 940.00	Joplin Floor Designs
RB02 - 4" Rubber Base, Tarkett, Rubber Cove Base, Roll Stock	2,800	LF	$ 2.35	$ 6,580.00	Joplin Floor Designs
Flooring Protection	27,900	SF	$ 1.25	$ 34,875.00	
Alternate DEDUCT: Phase 1 - Temporary Work - Flooring	1	LS	$ (5,750.00)	See Alternate X	Joplin Floor Designs
09720000 Wall Coverings					
PX01 - Acoustical Wall Panels	1	LS	$ 43,622.00	$ 43,622.00	Commerical Builders
PX02 - Acoustical Wall Panel	1	LS	$ 35.00	INCLUDED	Commerical Builders
PX03 - Acoustical Wall Panel	1	LS	$ 35.00	INCLUDED	Commerical Builders
PP01 - FRP, 4' above MOP Sink	1	LS	$ 5,067.00	$ 5,067.00	Commerical Builders
Payment & Performance Bond	1.55%	%	$ 48,689.00	$ 755.00	Commerical Builders
09911300 Painting - Exterior					
Paint EIFS, Exterior	4,215	SF	$ 2.15	$ 9,063.00	N.E. Painting
09912300 Painting - Interior					
Interior Painting	72,105	SF	$ 2.15	$ 155,026.00	N.E. Painting
Intumescent Painting	1	LS	$ 4,200.00	$ 4,200.00	N.E. Painting
Paint Exposed Structure Ceilings/MEP, Dryfall Black	7,050	SF	$ 1.50	INCLUDED	N.E. Painting
Wood Base Stain / Paint	1	LS	$ 10,230.00	$ 10,230.00	N.E. Painting
High Performance Coatings	1	LS	$ 1,700.00	$ 1,700.00	N.E. Painting
Paint Mock-ups - ALLOWANCE	5	EA	$ 2,500.00	$ 12,500.00	ALLOWANCE
Misc. Painted Finishes - ALLOWANCE	30,000	GF	$ 0.50	$ 15,000.00	ALLOWANCE
Paint Touch-up / Final Painting - ALLOWANCE	30,000	GF	$ 0.50	$ 15,000.00	ALLOWANCE
Payment & Performance Bond	1	LS	$ 17,790.00	$ 17,790.00	N.E. Painting
Alternate DEDUCT: Phase 1 - Temporary Work - Painting	1	LS	$ (8,130.00)	See Alternate X	N.E. Painting
TOTAL - DIV 9				**$ 1,709,792.00**	

10 SPECIALTIES

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
10140000 Interior Signage					
Code Required Signs (ADA, Fire, Address, etc)	1	LS	$ 2,500.00	$ 2,500.00	Life Safety
Signage	1	LS	$ 61,284.00	$ 61,284.00	Signarama
10200000 Interior Specialties					
Vuisual Display Units	1	LS	$ 4,500.00	$ 4,500.00	DH Pace
Corner Guards	1	LS	$ 3,700.00	$ 3,700.00	DH Pace
Toilet & Bathroom Accessories	1	LS	$ 35,100.00	$ 35,100.00	DH Pace
Toilet Compartments	1	LS	$ 45,000.00	$ 45,000.00	DH Pace
Bike Rack (Exterior)	1	LS	$ 8,300.00	$ 8,300.00	DH Pace
Bike Storage (Interior)	1	LS	$ 2,100.00	$ 2,100.00	DH Pace
Litter Receptacles	1	LS	$ 7,200.00	$ 7,200.00	DH Pace
Fire Extinguisher & Cabinet	9	EA	$ 375.00	$ 3,400.00	DH Pace
Knox Box	1	LS	$ 500.00	$ 500.00	DH Pace
Alternate DEDUCT: Phase 1 - Temporary Work - Specialties	1	LS	$ (38,700.00)	See Alternate X	DH Pace
Commercial Builders:					
Install - Toilet Compartments	1	LS	$ 3,689.00	$ 3,689.00	Commercial Builders
Install - Fire Extinguishers & Cabinets	1	LS	$ 3,512.00	$ 3,512.00	Commercial Builders
Install - Misc Specialties	1	LS	$ 3,500.00	$ 3,500.00	Commercial Builders
Payment & Performance Bond	1.55%	LS	$ 7,201.00	$ 112.00	Commercial Builders
10560000 Stroage Assemblies					
Glass and Frame Storage - 172 (East)	17	LF	$ 750.00	**Excluded**	
OFOI - Art Storage Racks 28'W x 16'D x 6"H	28	LF	$ 186.00	**Excluded**	
Adjustable Shelving 77" x 84", Standards and Brackets	6	LF	$ 250.00	**Excluded**	
OFOI - Artifact Shelf Storage 7' x 10'-6" x 11'-6"	4	EA	$ 5,000.00	**Excluded**	Excluded per 8/16/24 Meeting. Will be OFOI
TOTAL - DIV 10				**$ 184,397.00**	

11 EQUIPMENT

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
11130000 Loading Dock Equipment					
Re-Install Existing Dock Lift	1	EA	$ 1,560.00	$ 1,560.00	Brookline Doorworks
11240000 Maintenance Equipment					
Maintenance Equipment	-	LS	$ 15,000.00	$ -	Removed/Excluded, none shown in specs
11301300 Office Appliances					
OFCI - Dryer	2	EA	$ 500.00	$ 1,000.00	
OFCI - Steamer	-	EA	$ 500.00	$ -	Excluded - NIC
OFCI - Washer	1	EA	$ 750.00	$ 750.00	
11520000 Audio-Visual Equipment					
AV Equipment - Rough-in ONLY - ALLOWANCE	1	LS	$ 35,000.00	$ 35,000.00	Multi-Craft
AV Equipment - Wire, Wire Pull, Terminate, Install	30,000	GF	$ -	$ -	Excluded
TOTAL - DIV 11				**$ 38,310.00**	

12 FURNISHINGS

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
12120000 Wall Decorations					
OFCI - 78" Art Hanging	1	EA	$ 500.00	$ 500.00	
12200000 Window Treatments					
Manual Roller Shades	1	LS	$ 9,375.00	$ 9,375.00	Benton Daylight Control System
Automatic Rolle Shades	1	LS	$ 28,125.00	$ 28,125.00	Benton Daylight Control System
Alternate DEDUCT: Phase 1 - Temporary Work - Window Coverings	1	LS	$ (11,150.00)	See Alternate X	Benton Daylight Control System
12360000 Countertops					
Solid Surface Material Countertop (SS01, SS02, SS03)	1	LS	$ 28,173.00	$ 28,173.00	Parks Cabinets
Payment & Performance Bond	1.50%	%	$ 28,173.00	$ 423.00	Parks Cabinets
12500000 Furniture					
Furniture	-	SF	$ -	$ -	Excluded
F-5 - Task Chair, Sit-on-it, Sona 5723	38	EA	$ -	$ -	Excluded
F-4 - TEMP Chair, Coalesse, Montara 650	2	EA	$ -	$ -	Excluded
Desk - TEMP 2'-6" x 5'-6"	16	EA	$ -	$ -	Excluded
TOTAL - DIV 12				**$ 66,596.00**	

13 SPECIAL CONSTRUCTION

13122305 Interior Water Features					
Fountains		EA		$ -	
13341900 Metal Building System					
Metal Building System		SF		$ -	
TOTAL - DIV 13				**$ -**	

14 CONVEYING SYSTEMS

14200000 Elevators					
Elevators - Service		ST	$ 65,000.00	$ -	5/3/24 - Per discussion with BNIM, no work to existing elevator. WT removed cost to demo old and install new elevator.
Cab Finishes - Service -ALLOWANCE		LS	$ 15,000.00	$ -	
Construction use of elevator during construction		MO	$ 10,000.00	$ -	
Re-inspection/cleaning before turnover		LS	$ 5,850.00	$ -	
Cab finish protection ALLOWANCE during construction		MO	$ 2,000.00	$ -	
TOTAL - DIV 14				**$ -**	

21 FIRE SUPPRESSION

21010000 Fire Suppression					
Design / Shop Drawings / Engineering	1	LS	$ 40,000.00	$ 40,000.00	Mainline
Fire Protection - Wet System	1	LS	$ 308,000.00	$ 308,000.00	Mainline
Fire Protection - Dry System	1	LS	$ 44,000.00	$ 44,000.00	Mainline
Fire Protection - Preaction System	1	LS	$ 33,000.00	$ 33,000.00	Mainline
Payment & Performance Bond	1	LS	$ 4,000.00	$ 4,000.00	Mainline
FDC Alternate Location	1	LS	$ 25,000.00	$ 25,000.00	ALLOWANCE
TOTAL - DIV 21				**$ 454,000.00**	

22 PLUMBING

22010000 Plumbing					
Mobilization, Equipment, General Conditions	1	LS	$ 306,018.00	$ 306,018.00	SECO
Plumbing Demolition	1	LS	$ 75,834.00	$ 75,834.00	SECO
Temporary Reroutes	1	LS	$ 15,000.00	$ 15,000.00	SECO
22110000 Domestic Water Piping					
Domestic Water	1	LS	$ 362,073.00	$ 362,073.00	SECO
22130000 Sanitary Sewerage Piping					
Sanitary Sewer	1	LS	$ 204,641.00	$ 204,641.00	SECO
22140000 Stormwater Drainage Piping					
Storm Drainage	1	LS	$ 251,435.00	$ 251,435.00	SECO
22010000 Plumbing					
Plumbing Fixtures & Equipment	1	LS	$ 190,394.00	$ 190,394.00	SECO
Payment & Performance Bond	1	LS	$ 13,904.00	$ 13,904.00	SECO
Alternate DEDUCT: Phase 1 - Temporary Work - Plumbing	1	LS	$ (74,419.00)	See Alternate X	SECO
TOTAL - DIV 22				**$ 1,419,299.00**	

23 HVAC

23010000 Mechanical Demolition					
HVAC Demolition & Safe-off for demolition contractor	30,000	GF	$ 6.95	$ 208,513.00	SECO
Temporary Conditioning	1	LS	$ 50,000.00	$ 50,000.00	SECO
23070000 Mechanical Insulation					
Mechanical Insulation	1	LS	$ 497,881.00	$ 497,881.00	SECO
23210000 Hydronic Distribution					
Hydronic Piping Distribution System	1	LS	$ 1,009,281.00	$ 1,009,281.00	SECO
23310000 HVAC Ductwork					
HVAC / Ductwork	1	LS	$ 624,744.00	$ 624,744.00	SECO
Startup & Commissioning	1	LS	$ 55,479.00	$ 55,479.00	SECO
Test & Balance	1	LS	$ 66,000.00	$ 66,000.00	SECO
23310000 Air Outlets & Inlets					
Grills, Diffusers, Accessories	1	LS	$ 291,993.00	$ 291,993.00	SECO
2360000 Air-Source Water Chiller					
MAWHP-1 - Trane, MASA030, Chiller, 152,546 CFM, 191.2 TN Cooling	1	EA	$ 850,000.00	Included Above	

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
2370000 Air Handling Equipment					
Mechanical Equipment	1	LS	$ 2,377,430.00	$ 2,377,430.00	SECO
23000000 Mechanical General Conditions / General Requirements					
HVAC General Conditions & Supervision	1	LS	$ 696,751	$ 696,751.00	SECO
HVAC Bond	1	LS	$ 44,252	$ 44,252.00	SECO
Alternate DEDUCT: Phase 1 - Temporary Work - Mechanical	1	LS	$ (1,028,213)	See Alternate X	SECO
TOTAL - DIV 23				**$ 5,922,324.00**	
25 INTEGRATED AUTOMATION					
25050000 Integrated Automation Control					
BMS Controls	30,000	GF	$ 16.46	$ 493,663.00	SECO
TOTAL - DIV 25				**$ 493,663.00**	
26 ELECTRICAL					
26010000 Electrical					
Mobilization, Equipment, General Conditions	1	LS	$ 10,000.00	$ 10,000.00	Multi-Craft
Temporary Electric	1	LS	$ 50,000.00	$ 50,000.00	Multi-Craft
Electrical Demolition	30,000	GF	$ 2.78	Included	Multi-Craft
Electrical Distribution	1	LS	$ 500,000.00	$ 500,000.00	Multi-Craft
Electrical Equipment	1	LS	$ 670,000.00	$ 670,000.00	Multi-Craft
Branch Circuitry	30,000	GF	$ 15.56	$ 466,880.00	Multi-Craft
Lighting	1	LS	$ 700,000.00	$ 700,000.00	Multi-Craft
Lighting Controls	1	LS	$ 93,000.00	$ 93,000.00	Multi-Craft
Payment & Performance Bond	1	LS	$ 28,000.00	$ 28,000.00	Multi-Craft
Alternate DEDUCT: Phase 1 Temporary Work	1	LS	$ (277,740.00)	See Alternate X	Multi-Craft
Electrical Gap Fill - Allowance	1	LS	$ 25,000.00	$ 25,000.00	ALLOWANCE
TOTAL - DIV 26				**$ 2,542,880.00**	
27 COMMUNICATIONS					
27010000 Communications Systems					
Tele/Data Rough In	30,000	GF	$ 2.00	$ 60,000.00	Multi-Craft
TOTAL - DIV 27				**$ 60,000.00**	
28 ELECTRONIC SAFETY & SECURITY					
28010000 Electronic Safety and Security					
Fire Alarm System Install/Renovation	30,000	LS	$ 5.53	$ 165,900.00	Multi-Craft
VESDA System - EXCLUDED	30,000	GF	$ 2.50	EXCLUDED	Excluded per 8/16/24 Estimate Review Meeting
Security & Access Control - Rough-in Only	1	LS	$ 35,000.00	$ 35,000.00	Multi-Craft
TOTAL - DIV 28				**$ 200,900.00**	
31 EARTHWORK					
31231600 Substructure Excavation					
Building Pad Subgrade	1,819	CY	$ 67.25	$ 122,296.00	JD Wallace
Excavation & Export	909	CY	$ 36.15	$ 32,870.00	JD Wallace
18" LVC for slab on grade at building addition	682	CY	$ 30.00	Included	
6" Aggregate for slab on grade at building addition	227	CY	$ 45.00	Included	
Earthwork Additional Import - ALLOWANCE	1,000	CY	$ 35.00	$ 35,000.00	ALLOWANCE
Payment & Performance Bond	1	LS	$ 11,391.00	$ 11,391.00	JD Wallace
Contaminated Soil/ Unforeseen Soils Conditions ALLOWANCE	-	TN	$ -	$ -	Excluded
3rd Party Testing - Excavation	-	LS	$ -	$ -	Excluded
31410000 Sheeting and Shoring					
Existing foundation underpinning	12	EA	$ -	$ -	Excluded
TOTAL - DIV 31				**$ 201,557.00**	
32 EXTERIOR IMPROVEMENTS					
32310000 Fences and Gates					
Decorative Metal Fence/Gate, Mech./Utility Court	35	LF	$ 350.00	$ 12,250.00	
TOTAL - DIV 32				**$ 12,250.00**	
33 SITE UTILITIES					
33461300 Foundation Drainage					
Foundation Drain @ Perimeter		LF		$ -	
33461900 Underslab Drainage					
Underslab Drainage System		SF		$ -	
TOTAL - DIV 33				**$ -**	
TOTAL BUILDING - PHASE 1				**$ 21,533,219**	

Springfield ART Museum

Section 06: Site Cost Estimate Detail

WHITING-TURNER

SITEWORK - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
02411315 Selective Site Demolition					
Remove Asphalt Paving	1	EA	$ 1,000.00	Included	
Site Demo & Clearing	1	LS	$ 96,948.00	$ 96,948.00	JD Wallace
10140005 Exterior Signage					
Site Signage		EA		$ -	Facility Sign
10750000 Flagpoles					
Ground Set Flag Poles		EA		$ -	
26562300 Area Lighting					
Site Lighting		SF		$ -	
Site Lighting - Parking Lot		SF		$ -	
02300000 Subsurface Investigation					
Utility Locating - Test pits / Potholing - Allowance	1	LS	$ 10,000.00	$ 10,000.00	ALLOWANCE
31200000 Earthwork					
Rough Grading	1	LS	$ 120,980.00	$ 120,980.00	JD Wallace
Final Grading	1	LS	$ 42,865.00	$ 42,865.00	JD Wallace
Rework grades for new storm retention/drainage	106	CY	$ 50.00	Included	
Bulk Cut - South Sidwalk Extension at Creek	28	CY	$ 50.00	Included	
Bulk Fill - South Sidwalk Extension at Creek	50	CY	$ 50.00	Included	
Import Aggregate - Sidewalk base	11	CY	$ 45.00	Included	
Bulk Fill - Existing North Delivery Entrance Drive	221	CY	$ 35.00	Included	
Bulk Cut - New Delivery Entrance Drive/Utilty Court	460	CY	$ 35.00	Included	
Bulk Fill - New Delivery Entrance Drive/Utilty Court	2,108	CY	$ 35.00	Included	
Import Aggregate - Delivery Entrance Drive/Utilty Court	1,054	CY	$ 45.00	Included	
Rock Excavation and Removal - Mass Rock - **ALLOWANCE**	50	CY	$ 125.00	$ 6,250.00	ALLOWANCE
Rock Excavation and Removal - Trench Rock - **ALLOWANCE**	20	CY	$ 250.00	$ 5,000.00	ALLOWANCE
Unforeseen Conditions / Unsuitable Soils - **ALLOWANCE**	1,260	CY	$ 50.00	$ 63,000.00	ALLOWANCE
31250000 Erosion and Sedimentation Controls					
Erosion Control & SWPPP	1	LS	$ 34,448.00	$ 34,448.00	JD Wallace
Gutter socks	2	EA	$ 500.00	Included	
Ditch Checks	4	EA	$ 500.00	Included	
Construction Entrance - Fabric and Stone	2	EA	$ 10,000.00	Included	
Construction Entrance - Temp Water & Labor	1	EA	$ 5,000.00	Included	
Dust Control/Street Cleaning	6	MO	$ 3,000.00	Included	
SEC Maintenance	1	LS	$ 15,000.00	Included	
32100000 Roadway Pavement					
Asphalt Pavement - Light Duty (Parking Lots)	1	LS	$ 24,979.00	$ 24,979.00	Springfield Striping
Pavement Markings & Striping	1	LS	$ 1,814.00	$ 1,814.00	Springfield Striping
ADA Signage	1	LS	$ 2,650.00	$ 2,650.00	Springfield Striping
32100010 Pedestrian Pavement					
Sidewalk	540	SF	$ 7.50	Included	KCI
32160000 Site Concrete					
Exterior Concrete	1	LS	$ 203,394.00	$ 203,394.00	KCI
CP-04 - CIP Concrete Paving, Type 2, Vehicular Rated 6" Thick	3,500	SF	$ 15.00	Included	
CP-01 - Concrete Paving, Type 1 / Sidewalk	3,845	SF	$ 12.00	Included	
Concrete Curb & Gutter - 6"	270	LF	$ 28.00	Included	
2'x3'-8" Concrete Footing - 8" DIA for Bollards	4	CY	$ 950.00	Included	Drawing C1.103
32320000 Retaining Walls				$ -	
Stone Masonry on Monument Sign Wall	655	SF	$ -	$ -	Originally in Phase 2, see phase 2 estimate
Site Concrete - Concrete Wall Base 02' x 02', Monument Sign	145	SF	$ -	$ -	Originally in Phase 2, see phase 2 estimate
Site Concrete - Concrete Wall, 01' x 04'-06", Monument Sign	320	SF	$ -	$ -	Originally in Phase 2, see phase 2 estimate
Concrete Continuous Footing for site walls, 3'x1'	75	SF	$ -	$ -	Originally in Phase 2, see phase 2 estimate
08" Width x 04'-9" High Concrete Wall	7	CY	$ 950.00	Included	KCI
32310000 Fences and Gates					
Boardwalk/Sidewalk Guardrailing					
Site Railing At Creek Overlooks - Metal rail with wood cap	285	LF	$ 631.00	$ 179,835.00	Sightline
32390000 Site Specialties					
SF-04 - Courtyard Bench	1	EA	$ 1,500.00	$ 1,500.00	
32800000 Irrigation					
Planting Drip Irrigation including power feed	1	LS	$ 66,000.00	$ 66,000.00	A-1 Walls & Landscaping
32900000 Landscaping					
Plantings & Wildflower Seed	1	LS	$ 34,000.00	$ 34,000.00	A-1 Walls & Landscaping

SITEWORK - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	COMMENTS
Black Trap Rock	25	TNS	$ 200.00	$ 5,000.00	A-1 Walls & Landscaping
Mexican Beach Pebbles	1	LS	$ 750.00	$ 750.00	A-1 Walls & Landscaping
Metal Edging	700	LF	$ 10.00	$ 7,000.00	A-1 Walls & Landscaping
Mulch	55	YDS	$ 55.00	$ 3,025.00	A-1 Walls & Landscaping
Topsoil	600	SY	$ 35.00	$ 21,000.00	A-1 Walls & Landscaping
Flagstone Rock	420	SF	$ 30.00	$ 12,600.00	A-1 Walls & Landscaping
Stone Benches	1	LS	$ 6,000.00	$ 6,000.00	A-1 Walls & Landscaping
Sod	3,900	SY	$ 8.00	$ 31,200.00	A-1 Walls & Landscaping
Landscaping Labor	1	LS	$ 35,200.00	$ 35,200.00	A-1 Walls & Landscaping
Payment & Performance Bond	1	LS	$ 6,653.00	$ 6,653.00	A-1 Walls & Landscaping
33300000 Sanitary Sewerage Utilities					
Sanitary Sewer - Tie Into Existing	1	EA	$ 5,000.00	$ 5,000.00	
33400000 Storm Drain Utilities					
Storm Utility Piping System	1	LS	$ 299,252.00	$ 299,252.00	JD Wallace
Foundation Drainage at Courtyard	1	LS	$ 32,772.00	$ 32,772.00	Shown on Architectural, Not Civil
Culvert Piping - 10" RCP, Downspout Tie-In	65	LF	$ 150.00	Included	
Culvert Piping - 15" RCP, Delivery/Dock Area	275	LF	$ 229.91	Included	
Stormwater Piping - Trench Drain, Delivery/Dock Area	18	LF	$ 1,306.00	Included	
Tie Drain into RCP, Delivery/Dock Area	1	EA	$ 2,500.00	Included	
Storm Sewer Piping - 15" RCP Courtyard Drain	72	LF	$ 229.91	Included	
Stormwater 24" Nyoplast Inlet Structure	7	EA	$ 8,271.00	Included	
Stormwater 15" Flared End Section w/ BFP	2	EA	$ 2,500.00	Included	
Payment & Performance Bond	1	LS	$ 11,391.00	$ 11,391.00	JD Wallace

Springfield ART Museum

Section 07: Alternates

NOTE: Reference additional CN's for accepted allowances. CN's for the alternates accepted are listed below.

Accepted Alternates:

CN-002 - Alternate #1 - BOH Clerestory
CN-004 - Alternate #6 - R-Panels at Utility Court
CN-005 - Alternate #9 - Rotating Exhibit Skylight
CN-006 - Alternate #10 - Monument Sign
CN-007 - Alternate #11 - Courtyard Planting

WHITING-TURNER

ALTERNATES & VALUE ENGINEERING

Item	DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	ADD or DEDUCT to GMP	Initiation Date	Status	Accepted Date	Ball in Court	Due Date
A1.X	**PH1 - Temporary Scope Breakdown**				**$ (2,451,101.00)**	**Deduct Alternate**	**6/25/2024**	**Potential**		**Owner**	
	Concrete	(1)	LS	$ 14,930	$ (14,930.00)	KCI					
	Masonry	(1)	LS	$ 120,500	$ (120,500.00)	Blevins					
	Steel	(1)	LS	$ 25,177	$ (25,177.00)	Carson-Mitchell					
	Ornamental Steel	(1)	LS	$ 53,621	$ (53,621.00)	Sightline					
	Millwork	(1)	LS	$ 27,114	$ (27,114.00)	Parks Cabinets					
	Waterproofing	(1)	LS	$ 62,985	$ (62,985.00)	Pro-Seal					
	EIFS	(1)	LS	$ 34,590	$ (34,590.00)	Oaks Brothers					
	Metal Wall Panels	(1)	LS	$ 96,000	$ (96,000.00)	Watkins					
	Doors, Frames, & Hardware	(1)	LS	$ 14,890	$ (14,890.00)	DH Pace					
	Glass and Glazing	(1)	LS	$ 161,620	$ (161,620.00)	IWR North America					
	Framing & Drywall	(1)	LS	$ 120,272	$ (120,272.00)	Commercial Builders					
	Painting	(1)	LS	$ 8,130	$ (8,130.00)	NE Painting					
	Flooring	(1)	LS	$ 5,750	$ (5,750.00)	Joplin Flooring					
	Miscellanous Specialties	(1)	LS	$ 38,700	$ (38,700.00)	DH Pace					
	Window Treatment	(1)	LS	$ 11,150	$ (11,150.00)	Benton Daylight					
	Plumbing	(1)	LS	$ 74,419	$ (74,419.00)	SECO					
	Mechanical	(1)	LS	$ 1,028,213	$ (1,028,213.00)	SECO					
	Electrical	(1)	LS	$ 277,740	$ (277,740.00)	Multi-Craft					
	Asphalt Paving	(1)	LS	$ 24,979	$ (24,979.00)	Springfield Striping					
	SUBTOTAL - COST OF WORK				**$ (2,200,780.00)**						
	SUBTOTAL - MARKUPS				**$ (250,321.00)**						
A1.01	**PH1 - BOH Clerestory**				**$ 121,658.00**	**Add Alternate**	**7/23/2024**	**Accepted**	**12/11/2024**	**Owner**	
	ADD - Steel	1	LS	$ 27,747	$ 27,747.00	Carson-Mitchell					
	ADD - Roofing	1	LS	$ 2,500	$ 19,035.00	Missouri Builders					
	ADD - Glass & Glazing	1	LS	$ 33,290	$ 33,290.00	IWR North America					
	ADD - Framing & Drywall	1	LS	$ 29,159	$ 29,159.00	Commercial Builders					
	SUBTOTAL - COST OF WORK				**$ 109,231.00**						
	SUBTOTAL - MARKUPS				**$ 12,427.00**						
A1.02	**PH1 - Façade Panel MP01**				**$ (50,121.00)**	**Deduct Alternate**	**7/23/2024**	**Accepted**	**12/11/2024**	**Owner**	
	DEDUCT - Façade Panel	1	LS	$ (45,000)	$ (45,000.00)	Watkins					
	SUBTOTAL - COST OF WORK				**$ (45,000.00)**						
	SUBTOTAL - MARKUPS				**$ (5,121.00)**						
A1.03	**PH1 - Signage**				**$ 3,187.00**	**Add Alternate**	**7/23/2024**	**Potential**		**Owner**	
	ADD - Signage AB0	3	EA	$ 185	$ 555.00	Signarama					
	ADD - Signage AB2	1	EA	$ 185	$ 185.00	Signarama					
	ADD - Signage AB10	1	EA	$ 185	$ 185.00	Signarama					
	ADD - Signage AB11	1	EA	$ 185	$ 185.00	Signarama					
	ADD - Signage AC1	2	EA	$ 875	$ 1,750.00	Signarama					
	SUBTOTAL - COST OF WORK				**$ 2,860.00**						
	SUBTOTAL - MARKUPS				**$ 327.00**						
A1.04	**PH1 - Gallery Acoustical Ceiling Panels**				**$ 17,563.00**	**Add Alternate**	**7/23/2024**	**Potential**		**Owner**	
	ADD - Gallery Acoustical Ceiling Panels	1	LS	$ 15,767	$ 15,767.00	Commercial Builders					
	SUBTOTAL - COST OF WORK				**$ 15,767.00**						
	SUBTOTAL - MARKUPS				**$ 1,796.00**						
A1.05	**PH1 - MEP/FP For Phase 1 (MEP ONLY)**				**$ (1,537,380.00)**	**Deduct Alternate**	**7/23/2024**	**Potential**		**Owner**	
	DEDUCT - Plumbing	(1)	LS	$ 74,419	$ (74,419.00)	See Alternate X					
	DEDUCT - Mechanical	(1)	LS	$ 1,028,213	$ (1,028,213.00)	See Alternate X					
	DEDUCT - Electrical	(1)	LS	$ 277,740	$ (277,740.00)	See Alternate X					
	SUBTOTAL - COST OF WORK				**$ (1,380,372.00)**						
	SUBTOTAL - MARKUPS				**$ (157,008.00)**						
A1.06	**PH1 - Façade R-Panels at Utility Court**				**$ (20,050.00)**	**Deduct Alternate**	**8/16/2024**	**Accepted**	**12/11/2024**	**Owner**	
	DEDUCT - Alternate Panels at Utility Yard	1	LS	$ (18,000)	$ (18,000.00)	Watkins					
	SUBTOTAL - COST OF WORK				**$ (18,000.00)**						
	SUBTOTAL - MARKUPS				**$ (2,050.00)**						
A1.07	**PH1 - Light Fixture**				**$ (91,328.00)**	**Deduct Alternate**	**8/16/2024**	**Potential**		**Owner**	

ALTERNATES & VALUE ENGINEERING

Item	DESCRIPTION	QTY	UNIT	UNIT $	TOTAL	ADD or DEDUCT to GMP	Initiation Date	Status	Accepted Date	Ball in Court	Due Date
	DEDUCT - Alternate Light Fixtures	1	LS	$ (82,000)	$ (82,000.00)	Multi-Craft					
	SUBTOTAL - COST OF WORK				$ (82,000.00)						
	SUBTOTAL - MARKUPS				$ (9,328.00)						
A1.08	**PH1 - Remove Foundation Tie-Beams**				$ (15,944.00)	**Deduct Alternate**	**8/16/2024**	**Rejected**	**12/11/2024**	**Owner**	
	DEDUCT - Concrete - Remove Foundation Tie-Beams	(1)	LS	$ 14,313	$ (14,313.00)						
	SUBTOTAL - COST OF WORK				$ (14,313.00)						
	SUBTOTAL - MARKUPS				$ (1,631.00)						
A1.09	**PH1 - Rotating Exhibit Skylight**				$ 159,689.00	**Add Alternate**	**7/23/2024**	**Accepted**	**12/11/2024**	**Owner**	
	ADD - Steel	1	LS	$ 27,556	$ 27,556.00	Carson-Mitchell					
	ADD - Roofing	1	LS	$ 12,853	$ 12,853.00	Missouri Builders					
	ADD - Glass & Glazing	1	LS	$ 38,260	$ 38,260.00	IWR North America					
	ADD - Framing & Drywall	1	LS	$ 50,159	$ 50,159.00	Commercial Builders					
	ADD - Horizontal Blackout Roller Shade	1	LS	$ 14,550	$ 14,550.00	Benton Daylight					
	SUBTOTAL - COST OF WORK				$ 143,378.00						
	SUBTOTAL - MARKUPS				$ 16,311.00						
A1.10	**PH1 - Monument Sign**				$ (97,856.00)	**Deduct Alternate**	**7/23/2024**	**Accepted**	**12/11/2024**	**Owner**	
	DEDUCT - Concrete at Monument Sign	1	LS	$ (21,359)	$ (21,359.00)	KCI					
	DEDUCT - Masonry at Monument Sign	1	LS	$ (59,500)	$ (59,500.00)	Blevins Masonry					
	DEDUCT - Electric to Monument Sign	1	LS	$ (2,000)	$ (2,000.00)	Multi-Craft					
	DEDUCT - Plantings at Monument Sign	1	LS	$ (5,000)	$ (5,000.00)	A-1 Landscaping					
	SUBTOTAL - COST OF WORK				$ (87,859.00)						
	SUBTOTAL - MARKUPS				$ (9,997.00)						
A1.11	**PH1 - Courtyard Planting**				$ (19,493.00)	**Deduct Alternate**	**7/23/2024**	**Accepted**	**12/11/2024**	**Owner**	
	DEDUCT - Courtyard Plantings	(1)	LS	$ 17,500	$ (17,500.00)	A-1 Landscaping					
	SUBTOTAL - COST OF WORK				$ (17,500.00)						
	SUBTOTAL - MARKUPS				$ (1,993.00)						
A1.12	**PH1 - Per Month Cost Savings for Delayed Start / Phase 2 Overlap**				$ (110,164.00)	**Deduct Alternate**	**7/23/2024**	**Potential**		**Owner**	
	DEDUCT - Delay PH1 construction until Summer 2025 - I	(1)	MO	$ 83,911	$ (83,911.00)						
	DEDUCT - Reduced GR's per Month - ROM	(1)	MO	$ 15,000	$ (15,000.00)						
	SUBTOTAL - COST OF WORK				$ (98,911.00)						
	SUBTOTAL - MARKUPS				$ (11,253.00)						

Springfield ART Museum

Section 08: Notes, Qualifications & Exclusions

WHITING-TURNER

Springfield Art Museum - Notes, Qualifications and Exclusions

1/23/2025

1	**Whiting-Turner Staffing** - WT has included 17 months of staffing costs to manage Phase 1 of this project based on the current design, known project requirements and assumptions. Per the RFP response and contract agreements, staffing costs for the project will be $83,911 per month for a term of 17-months for Phase 1. Should the construction schedule require additional months then the lump sum staffing costs of $83,911/MO will apply. Within the budget for Phase 2, Whiting-Turner included additional staffing costs to complete construction of Phase 2. This is under the assumption that Phase 2 will be approved via an Owner Change Order by September 1, 2025. An additional 7 Months of staffing is included in the Phase 2 budget to complete Phase 2 work. Reference the construction schedule included herein dated 12/02/2024.
2	**Phase 2 Estimate** - Phase 2 is ***NOT*** included in the total GMP amount and is only included as a budget/estimate for reference at this time, pending final design documentation and trade partner pricing. The estimate for Phase 2 Construction is based on proceeding with Phase 2 construction in September 2025 per the CPM Schedule dated 12/02/2024 included herein. Should Phase 2 not be released for Design and Construction per this schedule there will be cost impacts to the current Phase 2 estimate. By starting Phase 2 construction per the schedule there are cost savings on General Conditions and General Requiremetnts.
3	**Estimate Documentation** - This estimate is based on 100% CD Documents listed below, and developed by BNIM Architects: **Phase 1:** - 08/29/2024 - 100% CD's - 09/19/2024 - Addendum #1 - 10/10/2024 - Addendum #2 - 10/11/2024 - Addendum #3 **Phase 2 (Budget only)**: - 10/18/2024 - Phase 2 50% CD's
4	**Limit of Building Construction** - Certain scopes and systems will require work in areas outside of the main construction areas for Phase 1. This could lead to added cost in a future estimate due to potential missed scope/cost in the GMP. Whiting-Turner used our best judgement of the known project scope and cost assumptions at this time. Whiting-Turner included an allowance of $30,000 for additional demo that can be utilized for situations that require additional demo other than what is shown on the demolition drawings. We have also included an Allowance of $50,000 for removal and patching of existing ceilings to remain in place in order to install the fire protection piping throughout the existing building (in non-renovated areas)
5	**Phase 1 Temporary Work**: GMP **INCLUDES** the alternate work shown on the drawings as temporary.
6	**Special Inspections** - 3rd party special inspections have not been included in this estimate. These will be contracted directly with the City of Springfield
8	**Permit Review Impacts** - This estimate does not include any costs associated with local jurisdiction comments and/or associated revisions due to permitting review comments.
9	**Epidemics** - The GMP Schedule and Price do not presently include any time or amounts for delays and/or impacts on the price of materials, equipment, or labor outside of Whiting-Turner's reasonable control, from epidemics such as the Coronavirus. Contractor shall be entitled to an equitable adjustment in time and money for costs that it incurs directly or indirectly that arise out of or relate to such events including, without limitation, labor, material and equipment price escalation, delays, delay in time, damages and acceleration costs, costs to re-procure, costs to change subcontractors and suppliers, escalation in the costs of manufactured equipment or goods, or other costs of any kind resulting from such events.

10	**Tariffs, Escalation, & Taxes** - The Price does include a rough order of magnitude for Escalation through 2025. This estimate does not include any amounts for changes in taxes, tariffs or other similar changes that are enacted after the date of this Quotation ("Changes"). Contractor shall be entitled to an equitable adjustment in time and money for costs that it incurs directly or indirectly that arise out of or relate to such Changes including, without limitation, additional escalation and/or delay damages, costs to reprocure, costs to change suppliers, costs of manufactured equipment or goods, or other costs of any kind resulting from the Changes.
11	**Jobsite Trailer:** A Whiting-Turner jobsite trailer is excluded. It is Whiting-Turner's intention to use interior building space for our jobsite offices, and meeting space.
12	**Overall Jobsite Utility Consumption:** Whiting-Turner inluded allowances for the cost of utility consumption during construction, for Water, Power and Internet only. Utility costs are calculated from historical costs provided by the City and forecasted through Construction. Utility Costs will be tracked closely against the allowance.
13	**Working Hours** - All scopes are based on normal working hours 7am to 3:30pm.
14	**Building Permit** - Whiting-Turner has excluded any costs for the general building permit to be provided by the ownerk including any addendums to the permits. All mechanical, electrical, plumbing, and fire sprinkler permits are included by the associated Trade Partner.
15	**Jobsite Web Camera** - Whiting-Turner included costs for a jobsite web camera.
16	**Offsite Storage for Art:** Whiting-Turner excludes any costs associated with handling or storing existing art for the museum. This includes handling, moving or otherwise touching the existing artwork, renting an offsite storage unit, or any other type of storage facility.
17	**Onsite Art Insurance**: Whiting-Turner excludes any additional insurance coverage for the art the will be stored at the Springfield Art Museum art storage vault for the duration of construction. This insurance coverage is expected to be covered by the Owner. Whiting-Turner's standard Builder's Risk Policy is provided for the building during the course of construction, and excludes coverage for the artwork.
18	**GMP Line Items**: The budget created for the GMP represents the Guaranteed Maximum Price of the project based on the drawings and specifications noted, and in no way constitutes a separate Guaranteed Maximum Price of each individual line item in the schedule of values. Whiting-Turner may reallocate costs within line items in the schedule of values so long as the total Guaranteed Maximum Price is not exceeded.
19	**Contingency**: The Guaranteed Maximum Price includes a contractors contingency that shall be used throughout construction for contractor related costs. The contingency shall be used at Whiting-Turner's discretion and shall not be used for design errors, design ommissions, added scope, etc. Whiting-Turner may notify the owner when contingency is utilized, but approval for use of contingency shall not be required by the owner. Contingency will be closely tracked throughout construction and any unused contingency will be returned to the owner at the completion of the project.
20	**3D Model**: Costs for BIM Coordination are included for trade partners and Whiting-Turner. We have excluded costs for re-creating new 3D models, and our cost includes utilizing the design team's 3D models as the basis for coordination. This requires use of the design team's 3D models to assist with these efforts and does not transfer any design responsibility for using the design team's models for the BIM coordination efforts.
21	**Utility Costs**: Estimate includes an allowance for the utility costs to be paid for by Whiting-Turner during construction. These utility costs are an allowance developed from historical costs provided by the Springfield Art Museum.
22	**Creek Work** - Whiting-Turner excludes any work related to the creek. This included modifying the creek embankments, rip rap stone, drainage structures, existing bridges, existing railing, or anything else related to the Creek. Unless specifically shown on the drawings this work is excluded.
23	**Unforeseen Conditions** - Any cost associated to site and building unforeseen conditions are excluded.

24	**Hazardous Materials** - Any costs associated to site and building hazardous materials handling and removal are excluded. City of Springfield will contract with the abatement company and perform any abatement prior to construction starting. Any additional abatement identified will also be performed by the City of Springfield's abatement contractor.
25	**Unsuitable Soils** - Any cost associated to handling, and removal of site unsuitable soils are excluded. We have included an allowance of $63,000 for Unsuitable Soils.
26	**Rock Excavation** - Any cost associated to rock excavation, breaking, trenching, and removal is excluded. We have included an allowance of $6,250 for Mass rock excavation and $5,000 for Trench Rock Excavation.
27	**Site Utilities** - Whiting-Turner has included cost for scope shown and interpreted from the drawings, which includes storm utility rework, and RCP for surface water drainage to the creek. Any other site utility work is excluded.
28	**Unforeseen Building Utilities** - Whiting-Turner has not been provided as-built drawings of the existing building and therefore does not know where the existing underground utilities are. Whiting-Turner will make every effort to find, identify, and work around any underground utilities, but Whiting-Turner has not included any costs associated with re-routing or reconnecting any utility that is found during demolition/excavation, or accidentally cut/broken during demolition/concrete activities.
29	**Vibration or Settlement Monitoring** - Whiting-Turner excludes any costs associated with the monitoring of building settlement or vibration.
30	**Façade Limits** - Exterior skin/façade demolition stops are areas shown on the drawings. Whiting-Turner has not included any additional costs for demolition or new finishes beyond what is currently shown on the drawings.
31	**Furniture** - All furniture is excluded, this is assumed to be Owner Furnished, Owner Installed unless noted on the drawings otherwise.
33	**Drywall Level 5 Finish** Whiting-Turner has **EXCLUDED** level 5 drywall finish
34	**Fireproofing** - Whiting-Turner has **EXCLUDED** any fireproofing of the building structure.
35	**Fire Water Service Phase 1 & 2** - Current Building Fire Suppression incoming service water flow is assumed to be sufficient to support upgrades and building expansion additional loads. Any upgrades to incoming building fire water piping, fire pump, backflow preventer, etc. are excluded.
36	**Telecommunication**: Whiting-Turner only included the rough-in for the Telecom / Network items as shown on the drawings. The furnish and install of devices, wire pulls, network equipment, patch cables, startup and commissioning will be contracted directly with the City of Springfield and is **EXCLUDED** from the estimate
37	**Existing Fire Protection at Vault**: Current Estimate **EXCLUDES** fire protection removal and replacement at the existing art storage vault. The existing fire protection system has a dedicated service to the art storage vault.
38	**Fire Department Connection**: The drawings show a new Fire Department Connection (FDC) in the building. This location may be at a greater distance than allowed by code. Whiting-Turner has included an Allowance of $25,000 to exend the FDC to a new location if required.

Springfield Art Museum

Section 09: Document Log

WHITING-TURNER

	Springfield Art Museum **Document Log - Phase 1**	AMRN - Phase 1 2024-07-12 50% CDs	AMRN - Phase 1 024-08-29 100% CDs	AMRN - Phase 1 2024-09-19 Addendum #1	AMRN - Phase 1 - 2024-10-09 Addendum #2	AMRN - Phase 1 - 2024-10-11 Addendum #3	AMRN - 100% CD - PBA - Current Set
Sheet/Spec	**Title**						
Project Drawings							
General							
G1.000	Cover Sheet & Index	X	X	X	X	X	X
G1.001	Project Information & Code Analysis - Phase 1	X	X	X	X	X	X
G1.002	Life Saftey Plans - Phase 1	X	X	X	X	X	X
G1.003	Survey		X	X	X	X	X
Civil							
C1.00	Existing Features		X	X	X	X	X
C1.01	Demo Plan	X	X	X	X	X	X
C1.02	Site Plan	X	X	X	X	X	X
C1.03	Site Plan	X	X	X	X	X	X
C1.04	Grading Plan	X	X	X	X	X	X
C1.05	Grading Plan	X	X	X	X	X	X
C1.06	Storm Profiles		X	X	X	X	X
C1.07	Storm Details				X	X	X
C1.08	Temp Erosion Control Plan	X	X	X	X	X	X
C1.09	Temp Erosion Control Plan				X	X	X
C1.10	Fire Action Plan				X	X	X
Landscaping							
L1.100	Landscape Schedule & General Notes	X	X	X	X	X	X
L1.101	Site & Hardscape Plan	X	X	X	X	X	X
L1.110	Hardscapes Schedule & General Notes - Monument Sign				X	X	X
L1.111	Enlarged Monument Sign Plan				X	X	X
L1.300	Construction Details	X	X	X	X	X	X
L1.301	Construction Details		X	X	X	X	X
L1.310	Construction Details - Monument Sigh				X	X	X
L1.500	Irragation Plan		X	X	X	X	X
L1.501	Irragation Plan		X	X	X	X	X
L1.502	Irragation Plan		X	X	X	X	X
L1.503	Irragation Plan		X	X	X	X	X
L1.504	Irragation Plan		X	X	X	X	X
L1.600	Planting Schedule & General Notes	X	X	X	X	X	X
L1.601	Planting Plan	X	X	X	X	X	X
L1.610	Planting Schedule & Genral Notes - Monument Sign				X	X	X
L1.611	Enlarged - Planting Plan - Monument Sign				X	X	X
L1.700	Planting Details	X	X	X	X	X	X
Architectual							
AD1.100	Demolition Plans - Overall	X	X	X	X	X	X
AD1.103	Demolition Roof Plan	X	X	X	X	X	X
AD1.151	Demolition Reflected Ceiling Plan - Level 1 Overall	X	X	X	X	X	X
A1.001	ADA & Installation Standards	X	X	X	X	X	X
A1.002	ADA & Installation Standards	X	X	X	X	X	X
A1.010	Door Schedule, Door Types, Frame Profiles, Door Details - Phase 1	X	X	X	X	X	X
A1.030	Finish and Material Index - Phase 1	X	X	X	X	X	X
A1.031	Typ. Finish Details	X	X	X	X	X	X
A1.040	Partition Types, UL Assemblies and Data - Phase 1	X	X	X	X	X	X
A1.060	Renderings - Phase 1	X	X	X	X	X	X
A1.061	Renderings - Phase 1	X	X	X	X	X	X
A1.101	Overall Floor Plan - Level 1 - Phase 1	X	X	X	X	X	X
A1.101.1	Part Plan - Level 1 West - Phase 1	X	X	X	X	X	X
A1.101.2	Part Plan - Level 1 East - Phase 1	X	X	X	X	X	X
A1.102	Overall Floor Plan - Mezzanine West - Phase 1	X	X	X	X	X	X
A1.102.1	Part Plan - Mezzanine West - Phase 1	X	X	X	X	X	X
A1.102.2	Part Plan - Mezzanine East - Phase 1	X	X	X	X	X	X

A1.103	Overall Roof Plan - Phase 1	X	X	X	X	X	X
A1.110.1	Slab Plan Level 1 West - Phase 1		X	X	X	X	X
A1.110.2	Slab Plan Level 1 East		X	X	X	X	X
A1.151	Overall Reflected Ceiling Plan - Level 1 - Phase 1	X	X	X	X	X	X
A1.151.1	Ceiling Part Plan - Level 1 West - Phase 1	X	X	X	X	X	X
A1.151.2	Celing Part Plan - Level 1 East - Phase 1	X	X	X	X	X	X
A1.200	Exterior Elevations	X	X	X	X	X	X
A1.201	Exterior Elevations	X	X	X	X	X	X
A1.202	Exterior Elevations	X	X	X	X	X	X
A1.203	Exterior Elevations	X	X	X	X	X	X
A1.250	Building Sections	X	X	X	X	X	X
A1.251	Building Sections	X	X	X	X	X	X
A1.300	Exterior Wall Sections	X	X	X	X	X	X
A1.301	Exterior Wall Sections	X	X	X	X	X	X
A1.302	Exterior Wall Sections	X	X	X	X	X	X
A1.303	Exterior Wall Sections	X	X	X	X	X	X
A1.304	Exterior Wall Sections	X	X	X	X	X	X
A1.305	Exterior Wall Sections	X	X	X	X	X	X
A1.306	Exterior Wall Sections		X	X	X	X	X
A1.307	Exterior Wall Sections		X	X	X	X	X
A1.350	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.351	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.352	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.353	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.354	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.355	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.356	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.357	Exterior Section Details - Phase 2		X	X	X	X	X
A1.358	Exterior Section Details - Phase 3		X	X	X	X	X
A1.360	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.361	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.362	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.363	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.364	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.365	Exterior Plan Details - Phase 1	X					
A1.366	Exterior Plan Details - Phase 1	X					
A1.367	Exterior Plan Details - Phase 1	X					
A1.401	Vertical Circulation - Stairs	X	X	X	X	X	X
A1.500	Interior Elevations - Pubilc Space	X	X	X	X	X	X
A1.501	Interior Elevations - Pubilc Space	X	X	X	X	X	X
A1.503	Interior Elevations + Enlarged Plans - Temporary Office Suite	X	X	X	X	X	X
A1.504	Interior Elevations - Existing + New Galleries	X	X	X	X	X	X
A1.505	Interior Elevations - Rotating Exhibits	X	X	X	X	X	X
A1.507	Interior Elevations + Enlarged Plans - Curatorial Spaces	X	X	X	X	X	X
A1.508	Interior Elevations - Curitorial Spaces	X	X	X	X	X	X
A1.509	Interior Elevations + Enlarged Floor Plans - BOH + Facilities	X	X	X	X	X	X
A1.514	Interior Elevations + Enlarged Plans - Study Room	X	X	X	X	X	X
A1.515	Interior Enlarged Plans - Temp Classroom	X	X	X	X	X	X
A1.516	Interior Elevations - Temp Classroom	X	X	X	X	X	X
A1.530	Restroom Enlarged Plans	X	X	X	X	X	X
A1.531	Interior Elevations + Enlarged Plans - Support Spaces	X	X	X	X	X	X
A1.550	Interior Details - Public Circulation		X	X	X	X	X
A1.551	Interior Details - Public Circulation	X	X	X	X	X	X
A1.552	Interior Details - Public Circulation	X	X	X	X	X	X
A1.553	Interior Details - Temporary Office Suite	X	X	X	X	X	X
A1.554	Interior Details - Existing Galleries	X	X	X	X	X	X
A1.555	Interior Details - Rotating Exhibts		X	X	X	X	X
A1.556	Interior Details - Existing Galleries		X	X	X	X	X
A1.557	Interior Details - BOH + Facilities	X	X	X	X	X	X
A1.564	Interior Details - Study Room	X	X	X	X	X	X

A1.570	Interior Details - Restrooms	X	X	X	X	X	X
A1.571	Interior Details - Temporary Classrooms		X	X	X	X	X
A1.601.1	Finish Floor Plan - Level 1 West	X	X	X	X	X	X
A1.601.2	Finish Floor Plan - Level 1 East	X	X	X	X	X	X
A1.602.1	Finish Floor Plan - Mezzanine West	X	X	X	X	X	X
A1.602.2	Finish Floor Plan - Mezzanine East	X	X	X	X	X	X
A1.800	Signage Graphics	X	X	X	X	X	X
A1.801	Signage Graphics	X	X	X	X	X	X
A1.802	Signage Graphics	X	X	X	X	X	X
A1.803	Signage Graphics	X	X	X	X	X	X
A1.804	Signage - Site Plan	X	X	X	X	X	X
A1.805	Signage Plan - Level 1 West	X	X	X	X	X	X
A1.806	Signage Plan - Level 1 East	X	X	X	X	X	X
A1.807	Signage Plan - Level 2	X	X	X	X	X	X
A1.808	Signage Plan - Level 2	X	X	X	X	X	X
Structural							
S0.00	Structural Cover	X	X	X	X	X	X
S0.01	General Notes	X	X	X	X	X	X
S0.02	General Notes	X	X	X	X	X	X
S0.03	Structural Symbols and Annotations	X	X	X	X	X	X
S0.04	Concrete Strength, Cover, and Bar Detailing	X	X	X	X	X	X
S0.10	Typical Foundation Details	X	X	X	X	X	X
S0.11	Typical Foundation Details	X	X	X	X	X	X
S0.20	Steel Plates and Angles Embedded in Concrete	X	X	X	X	X	X
S0.21	Anchors into Concrete and Misc Concrete Details	X					
S0.30	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.31	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.32	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.40	Reinforced Concrete Masonry Details	X	X	X	X	X	X
S0.50	Common Sections and Elevations	X	X	X	X	X	X
S0.60	Common Foundation Details	X	X	X	X	X	X
S0.70	Common Framing Details	X	X	X	X	X	X
S0.71	Common Framing Details		X	X	X	X	X
S1.000	Structural Axonometric		X	X	X	X	X
S1.101	Overall Floor Plan - Level 1	X	X	X	X	X	X
S1.101.1	Enlarged Floor Plan - Level 1 West	X	X	X	X	X	X
S1.101.2	Enlarged Floor Plan - Level 1 East	X	X	X	X	X	X
S1.102	Overall Floor Plan - Level 2	X	X	X	X	X	X
S1.102.1	Enlarged Floor Plan - Level 2 West	X	X	X	X	X	X
S1.102.2	Enlarged Floor Plan - Level 2 East	X	X	X	X	X	X
S1.103	Overall Roof Plan	X	X	X	X	X	X
S1.103.1	Enlarged Roof Plan - West	X	X	X	X	X	X
S1.103.2	Enlarged Roof Plan - East	X	X	X	X	X	X
S1.250	Sections and Elevations	X	X	X	X	X	X
S1.300	Foundation Details	X	X	X	X	X	X
S1.301	Framing Details	X	X	X	X	X	X
SD1.101	Overall Demo Plan - Level 1	X	X	X	X	X	X
SD1.102	Overall Demo Plan - Level 1	X	X	X	X	X	X
Fire Protection							
F1.000	Fire Protection Coversheet	X	X	X	X	X	X
F1.201.1	Level 01 Plan - West - Fire Protection - Phase 1	X	X	X	X	X	X
F1.201.2	Level 01 Plan - East - Fire Protection - Phase 1	X	X	X	X	X	X
F1.202.1	Mezzanine Plan - West - Fire Protection - Phase 1	X	X	X	X	X	X
F1.202.2	Mezzanine Plan - East - Fire Protection - Phase 1	X	X	X	X	X	X
F1.400	Fire Protection Schedule & Details		X	X	X	X	X
FD1.201.1	Level 01 Demo Plans West		X	X	X	X	X
FD1.201.2	Level 01 Demo Plans East		X	X	X	X	X
Plumbing							
P1.000	Plumbing Coversheet	X	X	X	X	X	X
P1.201.1	Underfloor Plan - West - Plumbing - Phase 1	X	X	X	X	X	X

P1.201.2	Underfloor Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.211.1	Level 01 Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.211.2	Level 01 Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.212.1	Mezzanine Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.212.2	Mezzanine Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.213.1	Roof Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.213.2	Roof Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.400	Plumbing Details		X	X	X	X	X
P1.401	Plumbing Details		X	X	X	X	X
P1.500	Plumbing Riser Diagram		X	X	X	X	X
P1.510	Plumbing Control Diagram		X	X	X	X	X
P1.600	Plumbing Schedules	X	X	X	X	X	X
P1.801.1	Underfloor Plan - West - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.801.2	Underfloor Plan - East - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.811.1	Level 01 Plan - West - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.811.2	Level 01 Plan - East - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.812.1	Mezzanine Plan - West - Plumbing - Deduct Alternate	X					
P1.812.2	Mezzanine Plan - East - Plumbing - Deduct Alternate	X					
PD1.101.1	Underfloor Demo Plan - West Plumbing - Phase 1	X	X	X	X	X	X
PD1.101.2	Underfloor Demo Plan - East Plumbing - Phase 1	X	X	X	X	X	X
PD1.111.1	Level 01 Demolition Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
PD1.111.2	Level 01 Demolition Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
PD.112.1	Mezzanine Demolition Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
PD.112.2	Mezzanine Demolition Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
Mechanical							
M1.000	Mechanical Coversheet	X	X	X	X	X	X
MD.101.1	Level 01 Demolition Plan - West - Piping - Phase 1	X	X	X	X	X	X
MD.101.2	Level 01 Demolition Plan - East - Piping - Phase 1	X	X	X	X	X	X
MD.102.1	Mezzanine Demolition Plan - West - Piping - Phase 1	X	X	X	X	X	X
MD.102.2	Mezzanine Demolition Plan - East- Piping - Phase 1	X	X	X	X	X	X
MD.111.1	Level 01 Demolition Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
MD.111.2	Level 01 Demolition Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
MD.112.1	Mezzanine Demolition Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
MD.112.2	Mezzanine Demolition Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.201.1	Level 01 Plan - West - Piping - Phase 1	X	X	X	X	X	X
M1.201.2	Level 01 Plan - East - Piping - Phase 1	X	X	X	X	X	X
M1.202.1	Mezzannie Plan - West - Piping - Phase 1	X	X	X	X	X	X
M1.202.2	Mezzannie Plan - East - Piping - Phase 1	X	X	X	X	X	X
M1.211.1	Level 01 Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
M1.211.2	Level 01 Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.212.1	Mezzanine Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
M1.212.2	Mezzanine Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.213.1	Roof Plan - West - Ventilation - Phase 1		X	X	X	X	X
M1.213.2	Roof Plan - East - Ventilation - Phase 1		X	X	X	X	X
M1.400	HVAC Details	X	X	X	X	X	X
M1.401	HVAC Details	X	X	X	X	X	X
M1.500	HVAC Flow Diagrams	X				X	X
M1.501	HVAC Control Diagrams	X				X	X
M1.510	HVAC Plant Chilled Water Control Diagram						X
M1.513	HVAC Air Handling Unit Control Diagrams				X	X	X
M1.514	HVAC Control Diagrams				X	X	X
M1.600	HVAC Schedules	X	X	X	X	X	X
M1.601	HVAC Schedules	X	X	X	X	X	X
M1.602	HVAC Schedules						X
M1.801.1	Level 01 Plan - West - Piping - Deduct Alternate	X	X	X	X	X	X
M1.801.2	Level 01 Plan - East - Piping - Deduct Alternate	X	X	X	X	X	X
M1.810.1	Level 01 Plan - West - Ventilation - Deduct Alternate	X	X	X	X	X	X
M1.810.2	Level 01 Plan - East - Ventilation - Deduct Alternate	X	X	X	X	X	X
M1.813.1	Roof Plan - West - Ventilation - Deduct Alternate		X	X	X	X	X
M1.813.2	Roof Plan - East - Ventilation - Deduct Alternate		X	X	X	X	X

Eletrical							
E1.000	Electrical Coversheet	X	X	X	X	X	X
ET1.020	Electrical Site Plan - East - Phase 1	X	X	X	X	X	X
E1.101.1	Level 01 Demolition Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.101.2	Level 01 Demolition Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.102.1	Mezzanine Demolition Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.102.2	Mezzanine Demolition Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.111.1	Level 01 Demolition Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.111.2	Level 01 Demolition Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.112.1	Mezzanine Demolition Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.112.2	Mezzanine Demolition Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.121.1	Level 01 Demolition Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.121.2	Level 01 Demolition Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.122.1	Mezzanine Demolition Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.122.2	Mezzanine Demolition Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.201.1	Level 01 Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.201.2	Level 01 Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.202.1	Mezzanine Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.202.2	Mezzanine Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.211.1	Level 01 Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.211.2	Level 01 Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.212.1	Mezzanine Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.212.2	Mezzanine Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.221.1	Level 01 Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.221.2	Level 01 Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.222.1	Mezzanine Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.222.2	Mezzanine Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.410	Electrical Details	X	X	X	X	X	X
E1.411	Electrical Details	X	X	X	X	X	X
E1.500	Electrical Diagrams	X	X	X	X	X	X
E1.501	Electrical Diagrams	X	X	X	X	X	X
E1.520	Eletrical Systems Diagram & Schedules	X	X	X	X	X	X
E1.600	Electrical Lighting Schedules	X	X	X	X	X	X
E1.700	Electrical Panel Schedules	X	X	X	X	X	X
E1.701	Electrical Panel Schedules	X	X	X	X	X	X
E1.801.1	Level 01 Plan - West - Lighting - Deduct Alternate	X	X	X	X	X	X
E1.801.2	Level 01 Plan - East - Lighting - Deduct Alternate	X	X	X	X	X	X
E1.811.1	Level 01 Plan - West - Power - Deduct Alternate	X	X	X	X	X	X
E1.811.2	Level 01 Plan - East - Power - Deduct Alternate	X	X	X	X	X	X
E1.812.1	Mezzanine Plan - West - Power - Deduct Alternate	X	X	X	X	X	X
E1.812.2	Mezzanine Plan - East - Power - Deduct Alternate	X	X	X	X	X	X
E1.821.1	Level 01 Plan - West - Systems - Deduct Alternate	X	X	X	X	X	X
E1.821.2	Level 01 Plan - East - Systems - Deduct Alternate	X	X	X	X	X	X
E1.822.1	Level 02 Plan - West - Systems - Deduct Alternate	X	X	X	X	X	X
Technology							
T1.000	Technology Coversheet	X	X	X	X	X	X
T1.101.1	Level 01 Demolition Plan - West - Technology - Phase 1	X	X	X	X	X	X
T1.101.2	Level 01 Demolition Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.102.2	Mezzanine Demolition Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.201.1	Level 01 Plan - West - Technology - Phase 1	X	X	X	X	X	X
T1.201.2	Level 01 Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.202.1	Mezzanine Plan - West - Technology - Phase 1		X	X	X	X	X
T1.202.2	Mezzanine Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.300	Technology Enlarged Plans	X	X	X	X	X	X
T1.400	Technology Details	X	X	X	X	X	X
T1.401	Technology Details	X	X	X	X	X	X
T1.500	Technology DIagrams	X	X	X	X	X	X
T1.600	Technology Schedules	X	X	X	X	X	X
T1.801.1	Level 01 Plan - West - Technology - Deduct Alternate	X	X	X	X	X	X
T1.801.2	Level 01 Plan - East - Technology - Deduct Alternate	X	X	X	X	X	X

Project Specifications							
Division 0							
00 00 00	Cover Phase 1	X	X	X	X	X	X
00 01 01	Title Page Phase 1	X	X	X	X	X	X
00 01 07	Seals		X	X	X	X	X
00 01 10	Table Of Contents - Phase 1	X			X	X	X
00 21 10	Procurement & Financial Assistance Requirements	X					
00 26 00	Procurement Subsitution Procedures	X					
00 26 00.00	Substitution Request During The Bidding Negotiation Period	X					
00 31 19	Existing Condition Information	X	X	X	X	X	X
00 31 26	Existing Hazardous Material Information	X	X	X	X	X	X
00 31 32	Geotechnical Data	X	X	X	X	X	X
00 80 00	General Conditions For Building Projects	X					
00 87 00	Prevailing Wages	X					
Division 1 - General Requirements							
01 00 00	General Conditions For Building Projects				X	X	X
01 11 00	Summary	X			X	X	X
01 21 00	Allowances				X	X	X
01 22 00	Unit Prices				X	X	X
01 23 00	Alternates	X			X	X	X
01 25 00	Substitution Procedures	X			X	X	X
01 25 00.00	Substitution Request After Award of Contract	X					
01 26 00	Contract Modification Procedures				X	X	X
01 29 00	Payment Procedures				X	X	X
01 31 00	Project Management and Coordination				X	X	X
01 32 00	Construction Progress Documentation				X	X	X
01 33 00	Submittal Procuderes				X	X	X
01 40 00	Quality Requirement				X	X	X
01 42 00	References				X	X	X
01 43 39	Mockups	X	X	X	X	X	X
01 45 29	Structural Testing and Inspections	X	X	X	X	X	X
01 50 00	Temporary Facilities and Controls				X	X	X
01 56 39	Temporary Tree & Plant Protection	X	X	X	X	X	X
01 60 00	Product Requirements				X	X	X
01 64 00	Owner - Furnished Products	X	X	X	X	X	X
01 73 00	Execution				X	X	X
01 74 19	Construction Waste Management & Disposal	X			X	X	X
01 77 00	Closeout Procedures				X	X	X
01 78 23	Operation and Maintenance Data				X	X	X
01 78 23	Project Record Documents				X	X	X
01 79 00	Demonstration Training				X	X	X
01 81 13	Sustainable Design Requirements	X					
01 81 13.13	Sustainable Design Requirements - LEED for New Construction				X	X	X
01 91 13	General Commissioning Requirements				X	X	X
Division 2 - Demolition							
02 41 19	Selective Structure Demolition	X	X	X	X	X	X
Division 3 - Concrete							
03 10 00	Concrete Forming and Accessories	X	X	X	X	X	X
03 20 00	Concrete Reinforcing	X	X	X	X	X	X
03 30 00	Cast-in-Place Concrete	X	X	X	X	X	X
03 35 10	Concrete Floor Finishing	X	X	X	X	X	X
Division 4 - Masonry							
04 20 00	Unit Masonry	X	X	X	X	X	X
04 43 13.13	Anchored Stone Masonry Veneer		X	X	X	X	X
Division 5 - Metals							
05 12 00	Structural Steel Framing	X	X	X	X	X	X
05 31 00	Steel Decking	X	X	X	X	X	X
05 40 00	Cold-Formed Metal Framing	X	X	X	X	X	X
05 50 00	Metal Fabrications	X	X	X	X	X	X
05 51 00	Metal Stairs	X	X	X	X	X	X
05 70 00	Decorative Metal	X	X	X	X	X	X
05 73 00	Decorative Metal Railings	X	X	X	X	X	X
Division 6 - Wood, Plastics, & Composities							

06 10 00	Rough Carpentry	X	X	X	X	X	X
06 16 00	Sheathing	X	X	X	X	X	X
06 40 23	Interior Architectural Woodwork	X	X	X	X	X	X
06 64 00	Plastic Paneling	X	X	X	X	X	X
Division 7 - Thermal & Moisture Protection							
07 01 50.19	Preparation For Reroofing	X	X	X	X	X	X
07 10 00	Waterproofing	X	X	X	X	X	X
07 21 00	Thermal Insulation	X	X	X	X	X	X
07 24 19	Water Drainage Exterior Insulation & Finish System		X	X	X	X	X
07 27 00	Air Barriers	X	X	X	X	X	X
07 40 13	Metal Panels		X	X	X	X	X
07 51 13	Built-up Asphalt Roofing	X	X	X	X	X	X
07 54 23	Thermoplastic Polyolefin (TPO) Roofing	X	X	X	X	X	X
07 62 00	Sheet Metal Flashing & Trim		X	X	X	X	X
07 71 00	Roof Specialties	X	X	X	X	X	X
07 72 00	Roof Accessories	X	X	X	X	X	X
07 84 13	Penetration Firestopping	X	X	X	X	X	X
07 84 43	Joint Firestopping	X	X	X	X	X	X
07 92 00	Joint Sealants	X	X	X	X	X	X
07 95 00	Expansion Control		X	X	X	X	X
Division 8 - Openings							
08 11 13	Hollow Metal Doors & Frames	X	X	X	X	X	X
08 12 14	Trimless Door Frame				X	X	X
08 14 16	Flush Wood Doors	X	X	X	X	X	X
08 17 00	Integrated Door Opening Assemblies		X	X	X	X	X
08 31 13	Access Doors & Frames	X	X	X	X	X	X
08 33 00	Overhead Doors & Grilles	X	X	X	X	X	X
08 44 00	Aluminum Framed Glazing Systems	X	X	X	X	X	X
08 71 00	Door Hardware		X	X	X	X	X
08 80 00	Glazing	X	X	X	X	X	X
08 83 00	Mirrors	X	X	X	X	X	X
08 90 00	Louvers & Vents	X	X	X	X	X	X
Division 9 - Finishes							
09 21 16	Gypsum Board Assemblies	X	X	X	X	X	X
09 26 13	Gypsum Veneer Plastering	X	X	X	X	X	X
09 30 00	Tiling	X	X	X	X	X	X
09 51 13	Acoustical Panel Ceilings	X	X	X	X	X	X
09 54 26	Suspended Wood Ceilings	X	X	X	X	X	X
09 65 00	Resilent Flooring	X	X	X	X	X	X
09 65 13	Resilent Base & Accessories	X	X	X	X	X	X
09 68 00	Carpeting	X	X	X	X	X	X
09 84 30	Sound-Absorbing Units	X	X	X	X	X	X
09 91 00	Painting	X	X	X	X	X	X
09 93 00	Staining & Transparent Finishing	X	X	X	X	X	X
Division 10 - Specialties							
10 11 00	Visual Display Units	X	X	X	X	X	X
10 14 00	Signage		X	X	X	X	X
10 21 13	Toilet Compartments	X	X	X	X	X	X
10 22 19	Demountable Partitions		X	X	X	X	X
10 26 00	Wall & Door Protection	X	X	X	X	X	X
10 28 00	Toilet, Bath, & Laundry Accessories		X	X	X	X	X
10 41 16	Emergency Access Key Box				X	X	X
10 44 00	Fire Protection Specialties	X	X	X	X	X	X
Division 11 - Equipment							
11 24 00	Maintenance Equipement		X	X	X	X	X
11 31 00	Residential Appliances	X			X	X	X
Division 12 - Furnishings							
12 24 13	Roller Window Shades	X	X	X	X	X	X
12 93 00	Site Furnishings		X	X	X	X	X
Division 21 - Fire Suppression							
21 05 00	Basic Fire Suppression Requirements	X	X	X	X	X	X
21 05 03	Through Penetration Firestopping	X	X	X	X	X	X
21 05 05	Fire Suppression Demolition For Remodeling	X	X	X	X	X	X

21 05 29	Fire Suppression Supports & Anchors	X	X	X	X	X	X
21 05 48	Fire Protection Vibration Isolation	X	X	X	X	X	X
21 05 53	Fire Suppression Identification	X	X	X	X	X	X
21 08 00	Commissioning Of Fire Suppression	X					
21 23 00	Fire Suppression Systems	X	X	X	X	X	X
Division 22 - Plumbing							
22 05 00	Basic Plumbing Requirements	X	X	X	X	X	X
22 05 03	Through Penetration Firestopping	X	X	X	X	X	X
22 05 05	Plumbing Demolition For Remodeling	X	X	X	X	X	X
22 05 13	Motors		X	X	X	X	X
22 05 16	Plumbing Expansion Compensation	X	X	X	X	X	X
22 05 29	Plumbing Supports & Anchors	X	X	X	X	X	X
22 05 48	Plumbing Vibration Isolation	X	X	X	X	X	X
22 05 53	Plumbing Identification	X	X	X	X	X	X
22 05 93	Plumbing Testing, Adjusting, & Balancing	X	X	X	X	X	X
22 07 16	Plumbing Equipment Insulation	X	X	X	X	X	X
22 07 19	Plumbing Piping Insulation		X	X	X	X	X
22 08 00	Commissioning Of Plumbing	X	X	X	X	X	X
22 09 00	Instrumentation	X	X	X	X	X	X
22 10 00	Plumbing Piping	X	X	X	X	X	X
22 10 30	Plumbing Specialties	X	X	X	X	X	X
22 11 23	Domestic Water Pumps	X	X	X	X	X	X
22 30 00	Plumbing Equipment	X	X	X	X	X	X
22 40 00	Plumbing Fixtures	X	X	X	X	X	X
Division 23 - HVAC							
23 05 00	Basic HVAC Requirements	X	X	X	X	X	X
23 05 03	Through Penetration Firestopping	X	X	X	X	X	X
23 05 05	HVAC Demolition for Remodeling		X	X	X	X	X
23 05 13	Motors	X	X	X	X	X	X
23 05 16	HVAC Expansion Compensation	X	X	X	X	X	X
23 05 29	HVAC Supports & Anchors	X	X	X	X	X	X
23 05 48	HVAC Vibration Isolation	X	X	X	X	X	X
23 05 53	HVAC Identification	X	X	X	X	X	X
23 05 93	Testing, Adjusting, & Balancing	X	X	X	X	X	X
23 07 13	Ductwork Insulation	X	X	X	X	X	X
23 07 16	HVAC Equipment Insulation	X	X	X	X	X	X
23 07 19	HVAC Piping Insulation	X	X	X	X	X	X
23 08 00	Comissioning of HVAC	X	X	X	X	X	X
23 09 00	Controls	X	X	X	X	X	X
23 09 05	Small Equipment Controls	X					
23 09 13	Instrumentation	X	X	X	X	X	X
23 21 00	Hydronic Piping	X	X	X	X	X	X
23 21 16	Hydronic Specialties	X	X	X	X	X	X
23 21 23	HVAC Pumps	X	X	X	X	X	X
23 21 24	Variable Speed Pumping System		X	X	X	X	X
23 22 00	Steam & Steam Condensate Piping	X					
23 22 18	Steam & Steam Condensate Specialties	X					
23 23 00	Refrigeration Piping & Specialties	X	X	X	X	X	X
23 25 00	Chemical (Water) Treatment	X	X	X	X	X	X
23 25 33	HVAC Water Filtration Equipment	X	X	X	X	X	X
23 31 00	Ductwork	X	X	X	X	X	X
23 33 00	Ductwork Accessories	X	X	X	X	X	X
23 34 13	Axial Fans		X	X	X	X	X
23 34 16	Centrifugal Fans	X	X	X	X	X	X
23 34 23	Power Ventilators	X	X	X	X	X	X
23 35 14	Dust Collection Systems						X
23 36 00	Air Terminal Units	X	X	X	X	X	X
23 37 00	Air Inlets & Outlets	X	X	X	X	X	X
23 40 00	Air Cleaning	X	X	X	X	X	X
23 52 13	Electric Boilers		X	X	X	X	X
23 52 16	Condensing Boilers	X					
23 52 33.14	High Efficiency Non-condensing Finned Water Tube Boilers	X					
23 57 00	Heat Exchangers	X	X	X	X	X	X

23 62 13	Air Cooled Condensing Units	X					
23 63 13	Air Cooled Refrigerant Condensers	X					
23 64 33	Modular Water Chillers	X					
23 64 33	Air Source Modular Mulit-Pipe Chiller		X	X	X	X	X
23 70 01	Manufacturer Built HVAC Skid Systems		X	X	X	X	X
23 73 13	Indoors Modular Air Handling Units	X	X	X	X	X	X
23 73 23	Custom Air Handling Units	X					
23 73 23	Dessicant Dehumidification Outside Air Units		X	X	X	X	X
23 74 16.15	Packaged Rooftop Air Conditioning Units for Dedicated Outside Air	X					
23 81 13	Packaged Terminal Air Conditioning Units	X					
23 81 26	Split System Air Conditioning Units	X	X	X	X	X	X
23 81 46	Packaged Water Source Heat Pumps	X					
23 82 00	Terminal Heat Transfer Units	X	X	X	X	X	X
23 82 16	Air Coilers	X	X	X	X	X	X
23 83 00	Radiant Floor Heating Systems	X					
23 84 13	Humidifiers	X	X	X	X	X	X
Division 26 - Electrical							
26 05 00	Basic Electrical Requirements	X	X	X	X	X	X
26 05 03	Through Penetration Firestopping		X	X	X	X	X
26 05 05	Electrical Demolition for Remodeling	X	X	X	X	X	X
26 05 13	Wire & Cable	X	X	X	X	X	X
26 05 23	Manufactured Wiring Systems	X					
26 05 26	Grounding & Bonding	X	X	X	X	X	X
26 05 27	Supporting Devices	X	X	X	X	X	X
26 05 33	Conduit & Boxes	X	X	X	X	X	X
2605 35	Surface Raceways		X	X	X	X	X
26 05 53	Electrical Identification	X	X	X	X	X	X
26 05 73	Power System Study	X	X	X	X	X	X
26 08 00	Comissioning of Electrical	X	X	X	X	X	X
26 09 13	Energy Metering & Management System	X	X	X	X	X	X
26 09 33	Lighting Control Systems	X	X	X	X	X	X
26 20 00	Service Entrance	X	X	X	X	X	X
26 24 13	Switchboards	X	X	X	X	X	X
26 24 16	Panelboards	X	X	X	X	X	X
26 27 16	Cabinets & Enclosures	X	X	X	X	X	X
26 27 26	Wiring Devices	X	X	X	X	X	X
26 28 13	Fuses		X	X	X	X	X
26 27 29	Electric Vehicle Charging Station	X					
26 28 16	Disconnect Switches	X	X	X	X	X	X
26 36 00	Transfer Switch	X	X	X	X	X	X
26 43 00	Surge Protection Devices	X	X	X	X	X	X
26 51 19	LED Lighting	X	X	X	X	X	X
26 52 15	Emergency Lighting Inverter	X	X	X	X	X	X
Division 27 - Communications							
27 05 00	Basic Communications Systems Requirements	X	X	X	X	X	X
27 05 03	Through Penetratin Firestopping		X	X	X	X	X
27 05 26	Communications Bonding	X	X	X	X	X	X
27 05 28	Interior Communications Pathways	X	X	X	X	X	X
27 05 43	Exterior Communications Pathways	X	X	X	X	X	X
27 05 53	Identification for Communication Systems	X	X	X	X	X	X
27 41 00	Professional Audio/Video System	X	X	X	X	X	X
Division 28 - Electronic Safety & Security							
28 31 00	Fire Alarm & Detection Systems	X	X	X	X	X	X
Division 31 - Earthwork							
31 00 00	Earthwork	X	X	X	X	X	X
31 10 00	Site Clearing	X	X	X	X	X	X
31 11 00	Clearing & Grubbing	X	X	X	X	X	X
31 23 33	Trenching & BackFilling	X	X	X	X	X	X
Division 32 - Exterior Improvements							
32 11 23	Aggregate Base Course for Paving	X	X	X	X	X	X
32 13 13	Concrete Paving	X	X	X	X	X	X
32 13 73	Concrete Joint Sealant	X	X	X	X	X	X
32 14 70	Stone Paving		X	X	X	X	X

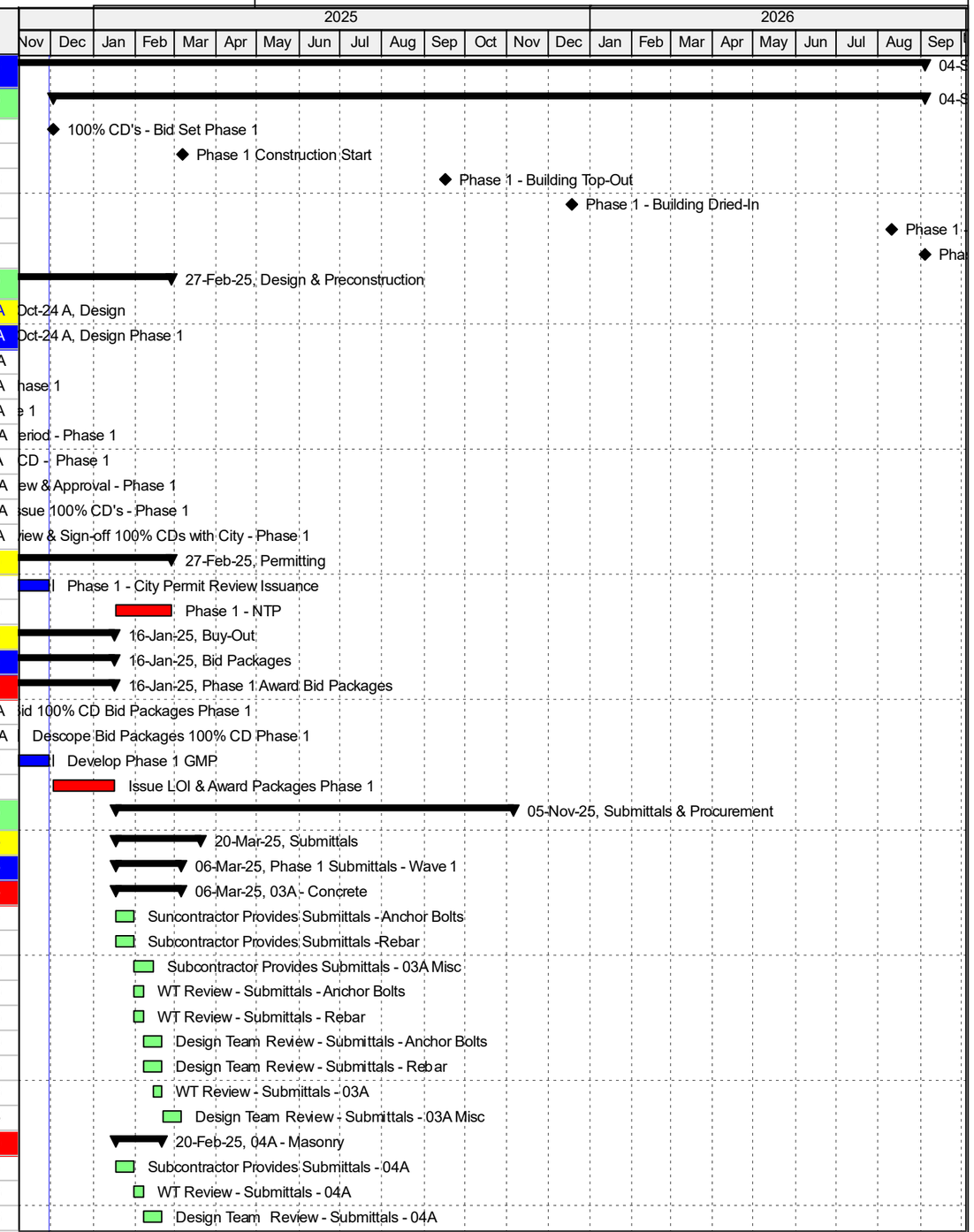
32 16 00	Sidewalks, Curb & Gutter	X	X	X	X	X	X
32 17 23	Pavement Markings	X	X	X	X	X	X
32 80 00	Landscaping Irrigation		X	X	X	X	X
32 91 13	Soil Preperation		X	X	X	X	X
32 92 00	Turf & Grass		X	X	X	X	X
32 93 00	Plants		X	X	X	X	X
Division 33 - Utilities							
33 42 00	Stormwater Conveyance	X	X	X	X	X	X
33 46 13	Foundation Drainage		X	X	X	X	X

Springfield ART Museum

Section 10: Construction Schedule

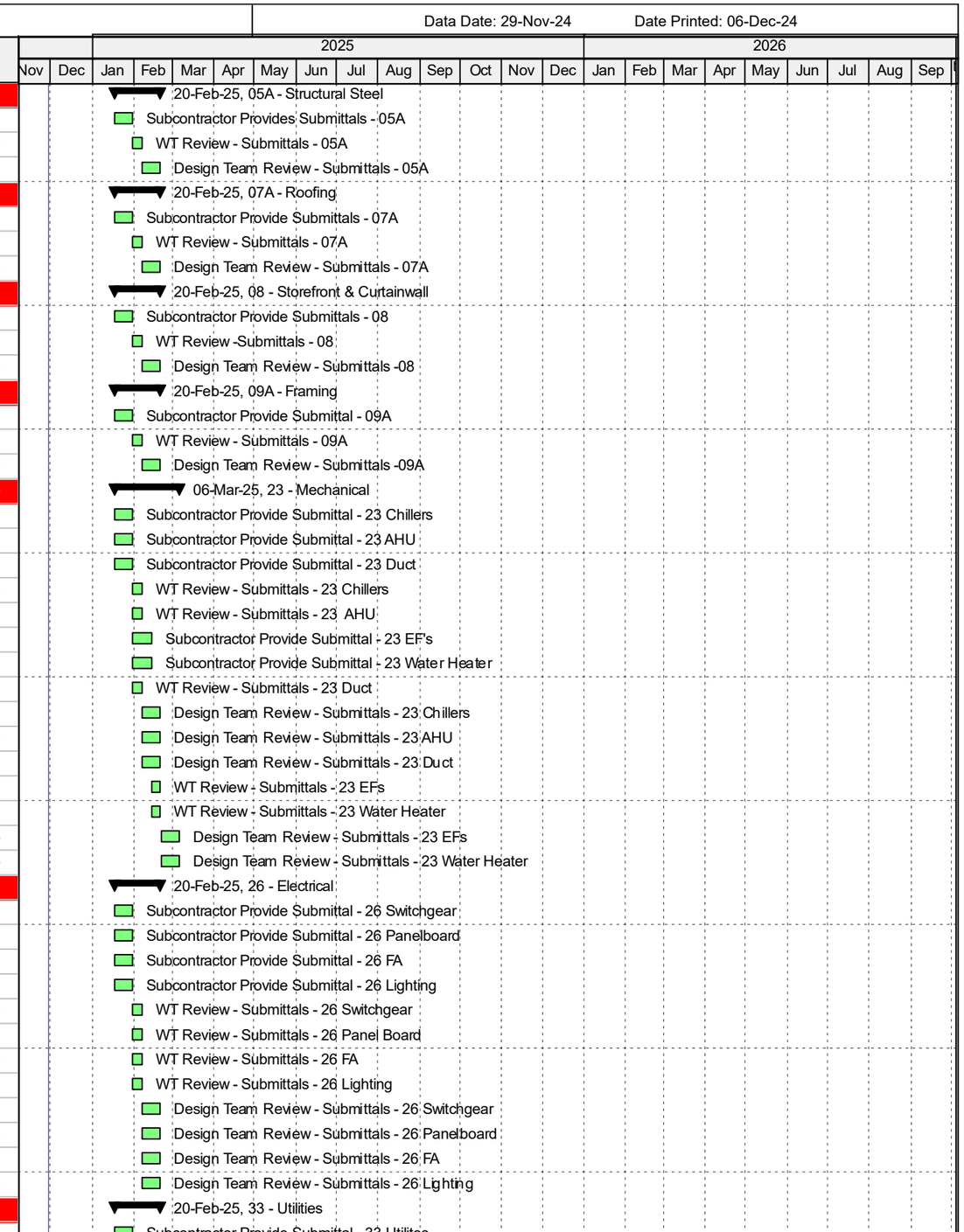
WHITING-TURNER

Activity ID	Activity Name	OD	RD	Start	Finish
Springfield Art Museum - 100% CD Schedule 12.02.24		609	444	01-Jan-24 A	04-Sep-26
Project Milestones		444	444	02-Dec-24	04-Sep-26
A1000	100% CD's - Bid Set Phase 1	0	0		02-Dec-24
A1020	Phase 1 Construction Start	0	0	07-Mar-25	
A1240	Phase 1 - Building Top-Out	0	0		16-Sep-25
A1220	Phase 1 - Building Dried-In	0	0		18-Dec-25
A1250	Phase 1 - Substanial Completion & Owner Move-In	0	0	10-Aug-26	
A1040	Phase 1 - Final Completion	0	0		04-Sep-26
Design & Preconstruction		225	60	01-Jan-24 A	27-Feb-25
Design		137	0	01-Jan-24 A	10-Oct-24 A
Design Phase 1		137	0	01-Jan-24 A	10-Oct-24 A
A1060	Develop & Issue 50% DD Set - Phase 1	53	0	01-Jan-24 A	14-Mar-24 A
A1160	50% DD Estimate & Comment Period - Phase 1	21	0	14-Mar-24 A	12-Apr-24 A
A1070	Develop & Issue 100% DD Set - Phase 1	30	0	15-Mar-24 A	26-Apr-24 A
A1170	100% DD Estimate & Comment Period - Phase 1	15	0	29-Apr-24 A	17-May-24 A
A1090	Develop & Issue 50% CD - Phase 1	37	0	20-May-24 A	12-Jul-24 A
A1100	50% CD City Review & Approval - Phase 1	15	0	12-Jul-24 A	01-Aug-24 A
A1110	Develop & Issue 100% CD's - Phase 1	15	0	15-Jul-24 A	29-Aug-24 A
A1080	Review & Sign-off 100% CDs with City - Phase 1	25	0	29-Aug-24 A	10-Oct-24 A
Permitting		60	60	11-Oct-24 A	27-Feb-25
A1200	Phase 1 - City Permit Review Issuance	45	0	11-Oct-24 A	02-Dec-24
A1230	Phase 1 - NTP	30	30	17-Jan-25	27-Feb-25
Buy-Out		61	30	06-Sep-24 A	16-Jan-25
Bid Packages		61	30	06-Sep-24 A	16-Jan-25
Phase 1 Award Bid Packages		61	30	06-Sep-24 A	16-Jan-25
A2480	Bid 100% CD Bid Packages Phase 1	20	0	06-Sep-24 A	22-Oct-24 A
A2490	Descope Bid Packages 100% CD Phase 1	10	0	23-Oct-24 A	06-Nov-24 A
A2470	Develop Phase 1 GMP	15	0	07-Nov-24 A	02-Dec-24
A2500	Issue LOI & Award Packages Phase 1	30	30	02-Dec-24	16-Jan-25
Submittals & Procurement		205	205	17-Jan-25	05-Nov-25
Submittals		45	45	17-Jan-25	20-Mar-25
Phase 1 Submittals - Wave 1		35	35	17-Jan-25	06-Mar-25
03A - Concrete		35	35	17-Jan-25	06-Mar-25
A4180	Suncontractor Provides Submittals - Anchor Bolts	10	10	17-Jan-25	30-Jan-25
A4190	Subcontractor Provides Submittals -Rebar	10	10	17-Jan-25	30-Jan-25
A4170	Subcontractor Provides Submittals - 03A Misc	10	10	31-Jan-25	13-Feb-25
A4210	WT Review - Submittals - Anchor Bolts	5	5	31-Jan-25	06-Feb-25
A4220	WT Review - Submittals - Rebar	5	5	31-Jan-25	06-Feb-25
A4240	Design Team Review - Submittals - Anchor Bolts	10	10	07-Feb-25	20-Feb-25
A4250	Design Team Review - Submittals - Rebar	10	10	07-Feb-25	20-Feb-25
A4200	WT Review - Submittals - 03A	5	5	14-Feb-25	20-Feb-25
A4230	Design Team Review - Submittals - 03A Misc	10	10	21-Feb-25	06-Mar-25
04A - Masonry		25	25	17-Jan-25	20-Feb-25
A4260	Subcontractor Provides Submittals - 04A	10	10	17-Jan-25	30-Jan-25
A4270	WT Review - Submittals - 04A	5	5	31-Jan-25	06-Feb-25
A4280	Design Team Review - Submittals - 04A	10	10	07-Feb-25	20-Feb-25



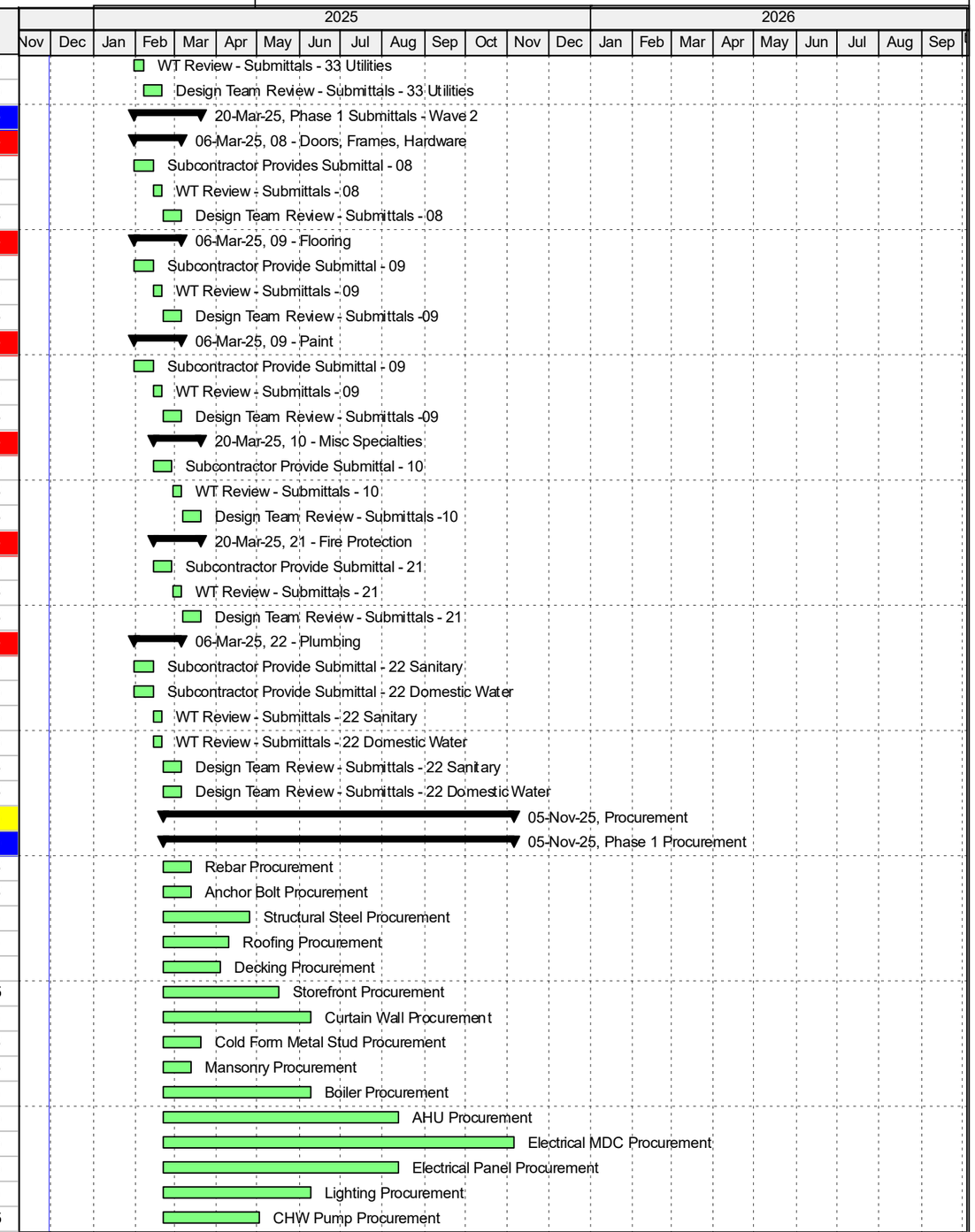
Actual Work | Critical Remaining Work | Remaining Work | Milestone

Activity ID	Activity Name	OD	RD	Start	Finish
05A - Structural Steel		25	25	17-Jan-25	20-Feb-25
A4290	Subcontractor Provides Submittals - 05A	10	10	17-Jan-25	30-Jan-25
A4300	WT Review - Submittals - 05A	5	5	31-Jan-25	06-Feb-25
A4310	Design Team Review - Submittals - 05A	10	10	07-Feb-25	20-Feb-25
07A - Roofing		25	25	17-Jan-25	20-Feb-25
A4320	Subcontractor Provide Submittals - 07A	10	10	17-Jan-25	30-Jan-25
A4330	WT Review - Submittals - 07A	5	5	31-Jan-25	06-Feb-25
A4340	Design Team Review - Submittals - 07A	10	10	07-Feb-25	20-Feb-25
08 - Storefront & Curtainwall		25	25	17-Jan-25	20-Feb-25
A4380	Subcontractor Provide Submittals - 08	10	10	17-Jan-25	30-Jan-25
A4390	WT Review -Submittals - 08	5	5	31-Jan-25	06-Feb-25
A4400	Design Team Review - Submittals -08	10	10	07-Feb-25	20-Feb-25
09A - Framing		25	25	17-Jan-25	20-Feb-25
A4410	Subcontractor Provide Submittal - 09A	10	10	17-Jan-25	30-Jan-25
A4420	WT Review - Submittals - 09A	5	5	31-Jan-25	06-Feb-25
A4430	Design Team Review - Submittals -09A	10	10	07-Feb-25	20-Feb-25
23 - Mechanical		35	35	17-Jan-25	06-Mar-25
A4590	Subcontractor Provide Submittal - 23 Chillers	10	10	17-Jan-25	30-Jan-25
A4680	Subcontractor Provide Submittal - 23 AHU	10	10	17-Jan-25	30-Jan-25
A4770	Subcontractor Provide Submittal - 23 Duct	10	10	17-Jan-25	30-Jan-25
A4600	WT Review - Submittals - 23 Chillers	5	5	31-Jan-25	06-Feb-25
A4690	WT Review - Submittals - 23 AHU	5	5	31-Jan-25	06-Feb-25
A4710	Subcontractor Provide Submittal - 23 EF's	10	10	31-Jan-25	13-Feb-25
A4740	Subcontractor Provide Submittal - 23 Water Heater	10	10	31-Jan-25	13-Feb-25
A4780	WT Review - Submittals - 23 Duct	5	5	31-Jan-25	06-Feb-25
A4610	Design Team Review - Submittals - 23 Chillers	10	10	07-Feb-25	20-Feb-25
A4700	Design Team Review - Submittals - 23 AHU	10	10	07-Feb-25	20-Feb-25
A4790	Design Team Review - Submittals - 23 Duct	10	10	07-Feb-25	20-Feb-25
A4720	WT Review - Submittals - 23 EFs	5	5	14-Feb-25	20-Feb-25
A4750	WT Review - Submittals - 23 Water Heater	5	5	14-Feb-25	20-Feb-25
A4730	Design Team Review - Submittals - 23 EFs	10	10	21-Feb-25	06-Mar-25
A4760	Design Team Review - Submittals - 23 Water Heater	10	10	21-Feb-25	06-Mar-25
26 - Electrical		25	25	17-Jan-25	20-Feb-25
A4620	Subcontractor Provide Submittal - 26 Switchgear	10	10	17-Jan-25	30-Jan-25
A4800	Subcontractor Provide Submittal - 26 Panelboard	10	10	17-Jan-25	30-Jan-25
A4830	Subcontractor Provide Submittal - 26 FA	10	10	17-Jan-25	30-Jan-25
A4860	Subcontractor Provide Submittal - 26 Lighting	10	10	17-Jan-25	30-Jan-25
A4630	WT Review - Submittals - 26 Switchgear	5	5	31-Jan-25	06-Feb-25
A4810	WT Review - Submittals - 26 Panel Board	5	5	31-Jan-25	06-Feb-25
A4840	WT Review - Submittals - 26 FA	5	5	31-Jan-25	06-Feb-25
A4870	WT Review - Submittals - 26 Lighting	5	5	31-Jan-25	06-Feb-25
A4640	Design Team Review - Submittals - 26 Switchgear	10	10	07-Feb-25	20-Feb-25
A4820	Design Team Review - Submittals - 26 Panelboard	10	10	07-Feb-25	20-Feb-25
A4850	Design Team Review - Submittals - 26 FA	10	10	07-Feb-25	20-Feb-25
A4880	Design Team Review - Submittals - 26 Lighting	10	10	07-Feb-25	20-Feb-25
33 - Utilities		25	25	17-Jan-25	20-Feb-25
A8510	Subcontractor Provide Submittal - 33 Utilites	10	10	17-Jan-25	30-Jan-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

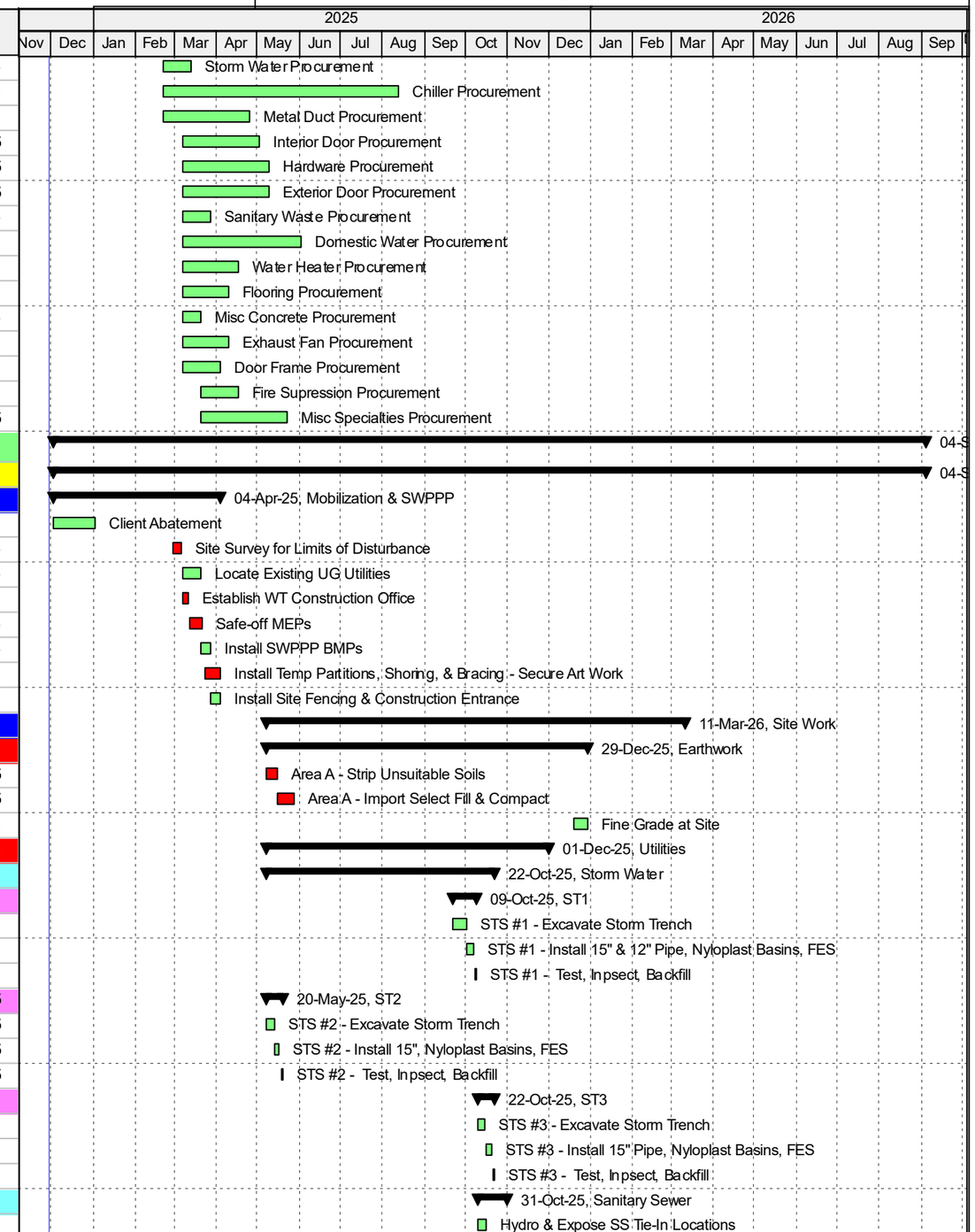
Activity ID	Activity Name	OD	RD	Start	Finish
A8520	WT Review - Submittals - 33 Utilities	5	5	31-Jan-25	06-Feb-25
A8530	Design Team Review - Submittals - 33 Utilities	10	10	07-Feb-25	20-Feb-25
Phase 1 Submittals - Wave 2		**35**	**35**	**31-Jan-25**	**20-Mar-25**
08 - Doors, Frames, Hardware		**25**	**25**	**31-Jan-25**	**06-Mar-25**
A4350	Subcontractor Provides Submittal - 08	10	10	31-Jan-25	13-Feb-25
A4360	WT Review - Submittals - 08	5	5	14-Feb-25	20-Feb-25
A4370	Design Team Review - Submittals - 08	10	10	21-Feb-25	06-Mar-25
09 - Flooring		**25**	**25**	**31-Jan-25**	**06-Mar-25**
A4440	Subcontractor Provide Submittal - 09	10	10	31-Jan-25	13-Feb-25
A4450	WT Review - Submittals - 09	5	5	14-Feb-25	20-Feb-25
A4460	Design Team Review - Submittals -09	10	10	21-Feb-25	06-Mar-25
09 - Paint		**25**	**25**	**31-Jan-25**	**06-Mar-25**
A4470	Subcontractor Provide Submittal - 09	10	10	31-Jan-25	13-Feb-25
A4480	WT Review - Submittals - 09	5	5	14-Feb-25	20-Feb-25
A4490	Design Team Review - Submittals -09	10	10	21-Feb-25	06-Mar-25
10 - Misc Specialties		**25**	**25**	**14-Feb-25**	**20-Mar-25**
A4500	Subcontractor Provide Submittal - 10	10	10	14-Feb-25	27-Feb-25
A4510	WT Review - Submittals - 10	5	5	28-Feb-25	06-Mar-25
A4520	Design Team Review - Submittals -10	10	10	07-Mar-25	20-Mar-25
21 - Fire Protection		**25**	**25**	**14-Feb-25**	**20-Mar-25**
A4530	Subcontractor Provide Submittal - 21	10	10	14-Feb-25	27-Feb-25
A4540	WT Review - Submittals - 21	5	5	28-Feb-25	06-Mar-25
A4550	Design Team Review - Submittals - 21	10	10	07-Mar-25	20-Mar-25
22 - Plumbing		**25**	**25**	**31-Jan-25**	**06-Mar-25**
A4560	Subcontractor Provide Submittal - 22 Sanitary	10	10	31-Jan-25	13-Feb-25
A4650	Subcontractor Provide Submittal - 22 Domestic Water	10	10	31-Jan-25	13-Feb-25
A4570	WT Review - Submittals - 22 Sanitary	5	5	14-Feb-25	20-Feb-25
A4660	WT Review - Submittals - 22 Domestic Water	5	5	14-Feb-25	20-Feb-25
A4580	Design Team Review - Submittals - 22 Sanitary	10	10	21-Feb-25	06-Mar-25
A4670	Design Team Review - Submittals - 22 Domestic Water	10	10	21-Feb-25	06-Mar-25
Procurement		**180**	**180**	**21-Feb-25**	**05-Nov-25**
Phase 1 Procurement		**180**	**180**	**21-Feb-25**	**05-Nov-25**
A8270	Rebar Procurement	15	15	21-Feb-25	13-Mar-25
A8280	Anchor Bolt Procurement	15	15	21-Feb-25	13-Mar-25
A8290	Structural Steel Procurement	45	45	21-Feb-25	25-Apr-25
A8300	Roofing Procurement	35	35	21-Feb-25	10-Apr-25
A8310	Decking Procurement	30	30	21-Feb-25	03-Apr-25
A8320	Storefront Procurement	60	60	21-Feb-25	16-May-25
A8330	Curtain Wall Procurement	75	75	21-Feb-25	09-Jun-25
A8340	Cold Form Metal Stud Procurement	20	20	21-Feb-25	20-Mar-25
A8370	Mansonry Procurement	15	15	21-Feb-25	13-Mar-25
A8420	Boiler Procurement	75	75	21-Feb-25	09-Jun-25
A8430	AHU Procurement	120	120	21-Feb-25	12-Aug-25
A8440	Electrical MDC Procurement	180	180	21-Feb-25	05-Nov-25
A8450	Electrical Panel Procurement	120	120	21-Feb-25	12-Aug-25
A8460	Lighting Procurement	75	75	21-Feb-25	09-Jun-25
A8470	CHW Pump Procurement	50	50	21-Feb-25	02-May-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

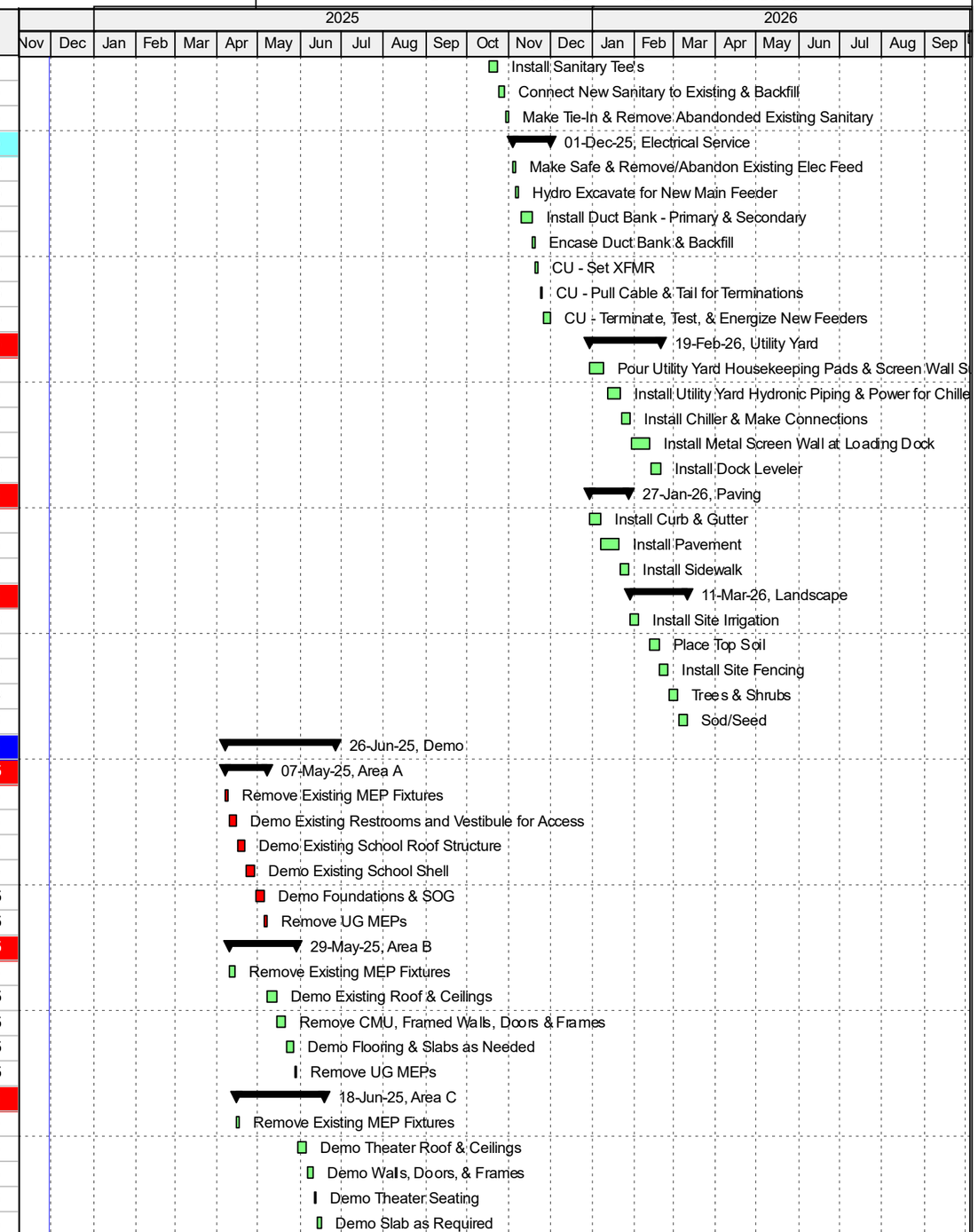
Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A8500	Storm Water Procurement	15	15	21-Feb-25	13-Mar-25
A8550	Chiller Procurement	120	120	21-Feb-25	12-Aug-25
A8560	Metal Duct Procurement	45	45	21-Feb-25	25-Apr-25
A8350	Interior Door Procurement	40	40	07-Mar-25	02-May-25
A8360	Hardware Procurement	45	45	07-Mar-25	09-May-25
A8380	Exterior Door Procurement	45	45	07-Mar-25	09-May-25
A8400	Sanitary Waste Procurement	15	15	07-Mar-25	27-Mar-25
A8410	Domestic Water Procurement	60	60	07-Mar-25	02-Jun-25
A8480	Water Heater Procurement	30	30	07-Mar-25	17-Apr-25
A8490	Flooring Procurement	25	25	07-Mar-25	10-Apr-25
A8540	Misc Concrete Procurement	10	10	07-Mar-25	20-Mar-25
A8570	Exhaust Fan Procurement	25	25	07-Mar-25	10-Apr-25
A8580	Door Frame Procurement	20	20	07-Mar-25	03-Apr-25
A8390	Fire Supression Procurement	20	20	21-Mar-25	17-Apr-25
A8780	Misc Specialties Procurement	45	45	21-Mar-25	23-May-25
Construction		444	444	02-Dec-24	04-Sep-26
Phase 1 Construction		444	444	02-Dec-24	04-Sep-26
Mobilization & SWPPP		86	86	02-Dec-24	04-Apr-25
A1370	Client Abatement	20	20	02-Dec-24	02-Jan-25
A1310	Site Survey for Limits of Disturbance	5	5	28-Feb-25	06-Mar-25
A1330	Locate Existing UG Utilities	10	10	07-Mar-25	20-Mar-25
A1350	Establish WT Construction Office	3	3	07-Mar-25	11-Mar-25
A1320	Safe-off MEPs	8	8	12-Mar-25	21-Mar-25
A1340	Install SWPPP BMPs	5	5	21-Mar-25	27-Mar-25
A1420	Install Temp Partitions, Shoring, & Bracing - Secure Art Work	10	10	24-Mar-25	04-Apr-25
A1360	Install Site Fencing & Construction Entrance	5	5	28-Mar-25	03-Apr-25
Site Work		212	212	08-May-25	11-Mar-26
Earthwork		161	161	08-May-25	29-Dec-25
A8790	Area A - Strip Unsuitable Soils	6	6	08-May-25	15-May-25
A8800	Area A - Import Select Fill & Compact	8	8	16-May-25	28-May-25
A8190	Fine Grade at Site	5	5	19-Dec-25	29-Dec-25
Utilities		143	143	08-May-25	01-Dec-25
Storm Water		117	117	08-May-25	22-Oct-25
ST1		14	14	22-Sep-25	09-Oct-25
A8020	STS #1 - Excavate Storm Trench	8	8	22-Sep-25	01-Oct-25
A8030	STS #1 - Install 15" & 12" Pipe, Nyloplast Basins, FES	4	4	02-Oct-25	07-Oct-25
A8040	STS #1 - Test, Inpsect, Backfill	2	2	08-Oct-25	09-Oct-25
ST2		9	9	08-May-25	20-May-25
A2840	STS #2 - Excavate Storm Trench	4	4	08-May-25	13-May-25
A2850	STS #2 - Install 15", Nyloplast Basins, FES	3	3	14-May-25	16-May-25
A2860	STS #2 - Test, Inpsect, Backfill	2	2	19-May-25	20-May-25
ST3		9	9	10-Oct-25	22-Oct-25
A8050	STS #3 - Excavate Storm Trench	4	4	10-Oct-25	15-Oct-25
A8060	STS #3 - Install 15" Pipe, Nyloplast Basins, FES	3	3	16-Oct-25	20-Oct-25
A8070	STS #3 - Test, Inpsect, Backfill	2	2	21-Oct-25	22-Oct-25
Sanitary Sewer		16	16	10-Oct-25	31-Oct-25
A8150	Hydro & Expose SS Tie-In Locations	5	5	10-Oct-25	16-Oct-25



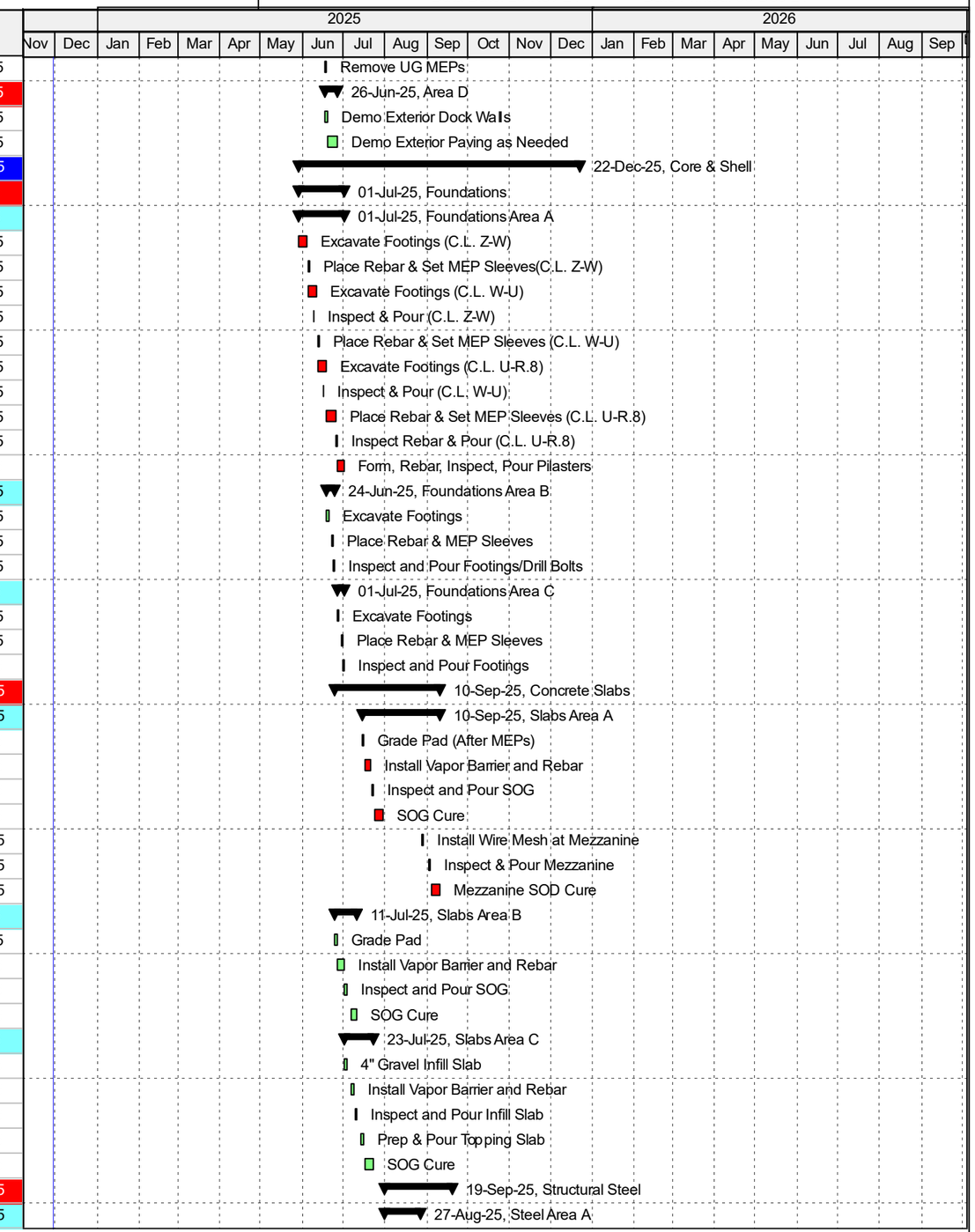
Actual Work | Critical Remaining Work | Remaining Work | Milestone

Activity ID	Activity Name	OD	RD	Start	Finish
A8160	Install Sanitary Tee's	5	5	17-Oct-25	23-Oct-25
A8170	Connect New Sanitary to Existing & Backfill	3	3	24-Oct-25	28-Oct-25
A8180	Make Tie-In & Remove Abandonded Existing Sanitary	3	3	29-Oct-25	31-Oct-25
Electrical Service		19	19	03-Nov-25	01-Dec-25
A8140	Make Safe & Remove/Abandon Existing Elec Feed	3	3	03-Nov-25	05-Nov-25
A8080	Hydro Excavate for New Main Feeder	2	2	06-Nov-25	07-Nov-25
A8090	Install Duct Bank - Primary & Secondary	6	6	10-Nov-25	17-Nov-25
A8100	Encase Duct Bank & Backfill	2	2	18-Nov-25	19-Nov-25
A8110	CU - Set XFMR	2	2	20-Nov-25	21-Nov-25
A8120	CU - Pull Cable & Tail for Terminations	2	2	24-Nov-25	25-Nov-25
A8130	CU - Terminate, Test, & Energize New Feeders	2	2	26-Nov-25	01-Dec-25
Utility Yard		37	37	30-Dec-25	19-Feb-26
A8720	Pour Utility Yard Housekeeping Pads & Screen Wall Supports	8	8	30-Dec-25	09-Jan-26
A8750	Install Utility Yard Hydronic Piping & Power for Chiller	8	8	12-Jan-26	21-Jan-26
A8740	Install Chiller & Make Connections	5	5	22-Jan-26	28-Jan-26
A8730	Install Metal Screen Wall at Loading Dock	10	10	29-Jan-26	11-Feb-26
A8760	Install Dock Leveler	5	5	13-Feb-26	19-Feb-26
Paving		20	20	30-Dec-25	27-Jan-26
A8200	Install Curb & Gutter	5	5	30-Dec-25	06-Jan-26
A8210	Install Pavement	10	10	07-Jan-26	20-Jan-26
A8770	Install Sidewalk	5	5	21-Jan-26	27-Jan-26
Landscape		31	31	28-Jan-26	11-Mar-26
A8230	Install Site Irrigation	5	5	28-Jan-26	03-Feb-26
A8240	Place Top Soil	5	5	12-Feb-26	18-Feb-26
A8220	Install Site Fencing	5	5	19-Feb-26	25-Feb-26
A8250	Trees & Shrubs	5	5	26-Feb-26	04-Mar-26
A8260	Sod/Seed	5	5	05-Mar-26	11-Mar-26
Demo		57	57	07-Apr-25	26-Jun-25
Area A		22	22	07-Apr-25	07-May-25
A2890	Remove Existing MEP Fixtures	3	3	07-Apr-25	09-Apr-25
A2540	Demo Existing Restrooms and Vestibule for Access	4	4	10-Apr-25	15-Apr-25
A2510	Demo Existing School Roof Structure	3	3	16-Apr-25	21-Apr-25
A2520	Demo Existing School Shell	5	5	22-Apr-25	28-Apr-25
A2530	Demo Foundations & SOG	5	5	29-Apr-25	05-May-25
A2760	Remove UG MEPs	2	2	06-May-25	07-May-25
Area B		34	34	10-Apr-25	29-May-25
A2900	Remove Existing MEP Fixtures	3	3	10-Apr-25	14-Apr-25
A2550	Demo Existing Roof & Ceilings	5	5	08-May-25	14-May-25
A2560	Remove CMU, Framed Walls, Doors & Frames	5	5	15-May-25	21-May-25
A2570	Demo Flooring & Slabs as Needed	3	3	22-May-25	27-May-25
A2770	Remove UG MEPs	2	2	28-May-25	29-May-25
Area C		45	45	15-Apr-25	18-Jun-25
A2910	Remove Existing MEP Fixtures	3	3	15-Apr-25	17-Apr-25
A2580	Demo Theater Roof & Ceilings	5	5	30-May-25	05-Jun-25
A2610	Demo Walls, Doors, & Frames	3	3	06-Jun-25	10-Jun-25
A2590	Demo Theater Seating	2	2	11-Jun-25	12-Jun-25
A2600	Demo Slab as Required	2	2	13-Jun-25	16-Jun-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

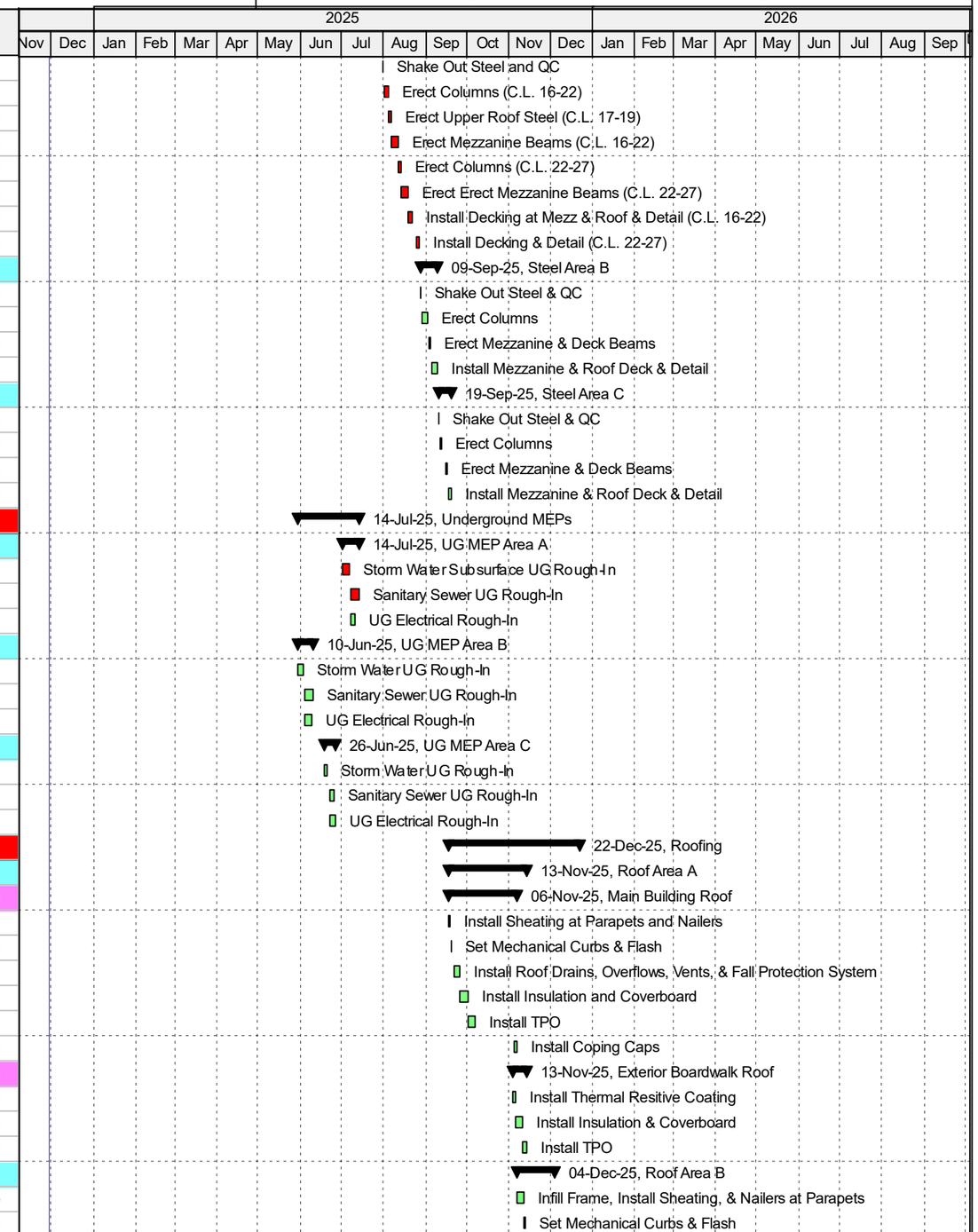
Activity ID	Activity Name	OD	RD	Start	Finish
A2780	Remove UG MEPs	2	2	17-Jun-25	18-Jun-25
Area D		8	8	17-Jun-25	26-Jun-25
A2620	Demo Exterior Dock Walls	3	3	17-Jun-25	19-Jun-25
A2630	Demo Exterior Paving as Needed	5	5	20-Jun-25	26-Jun-25
Core & Shell		144	144	29-May-25	22-Dec-25
Foundations		24	24	29-May-25	01-Jul-25
Foundations Area A		24	24	29-May-25	01-Jul-25
A2640	Excavate Footings (C.L. Z-W)	5	5	29-May-25	04-Jun-25
A2650	Place Rebar & Set MEP Sleeves(C.L. Z-W)	2	2	05-Jun-25	06-Jun-25
A2670	Excavate Footings (C.L. W-U)	5	5	05-Jun-25	11-Jun-25
A2660	Inspect & Pour (C.L. Z-W)	1	1	09-Jun-25	09-Jun-25
A2690	Place Rebar & Set MEP Sleeves (C.L. W-U)	2	2	12-Jun-25	13-Jun-25
A2700	Excavate Footings (C.L. U-R.8)	5	5	12-Jun-25	18-Jun-25
A2680	Inspect & Pour (C.L. W-U)	1	1	16-Jun-25	16-Jun-25
A2710	Place Rebar & Set MEP Sleeves (C.L. U-R.8)	5	5	19-Jun-25	25-Jun-25
A2720	Inspect Rebar & Pour (C.L. U-R.8)	1	1	26-Jun-25	26-Jun-25
A2830	Form, Rebar, Inspect, Pour Pilasters	3	3	27-Jun-25	01-Jul-25
Foundations Area B		4	4	19-Jun-25	24-Jun-25
A2730	Excavate Footings	2	2	19-Jun-25	20-Jun-25
A2740	Place Rebar & MEP Sleeves	1	1	23-Jun-25	23-Jun-25
A2750	Inspect and Pour Footings/Drill Bolts	1	1	24-Jun-25	24-Jun-25
Foundations Area C		3	3	27-Jun-25	01-Jul-25
A2800	Excavate Footings	1	1	27-Jun-25	27-Jun-25
A2810	Place Rebar & MEP Sleeves	1	1	30-Jun-25	30-Jun-25
A2820	Inspect and Pour Footings	1	1	01-Jul-25	01-Jul-25
Concrete Slabs		54	54	25-Jun-25	10-Sep-25
Slabs Area A		41	41	15-Jul-25	10-Sep-25
A2930	Grade Pad (After MEPs)	2	2	15-Jul-25	16-Jul-25
A2940	Install Vapor Barrier and Rebar	3	3	17-Jul-25	21-Jul-25
A2950	Inspect and Pour SOG	2	2	22-Jul-25	23-Jul-25
A3030	SOG Cure	5	5	24-Jul-25	30-Jul-25
A3050	Install Wire Mesh at Mezzanine	2	2	28-Aug-25	29-Aug-25
A3060	Inspect & Pour Mezzanine	2	2	02-Sep-25	03-Sep-25
A3070	Mezzanine SOD Cure	5	5	04-Sep-25	10-Sep-25
Slabs Area B		12	12	25-Jun-25	11-Jul-25
A3110	Grade Pad	2	2	25-Jun-25	26-Jun-25
A3120	Install Vapor Barrier and Rebar	3	3	27-Jun-25	01-Jul-25
A3130	Inspect and Pour SOG	2	2	02-Jul-25	03-Jul-25
A3140	SOG Cure	5	5	07-Jul-25	11-Jul-25
Slabs Area C		15	15	02-Jul-25	23-Jul-25
A3150	4" Gravel Infill Slab	2	2	02-Jul-25	03-Jul-25
A3160	Install Vapor Barrier and Rebar	3	3	07-Jul-25	09-Jul-25
A3170	Inspect and Pour Infill Slab	2	2	10-Jul-25	11-Jul-25
A6510	Prep & Pour Topping Slab	3	3	14-Jul-25	16-Jul-25
A3180	SOG Cure	5	5	17-Jul-25	23-Jul-25
Structural Steel		36	36	31-Jul-25	19-Sep-25
Steel Area A		20	20	31-Jul-25	27-Aug-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

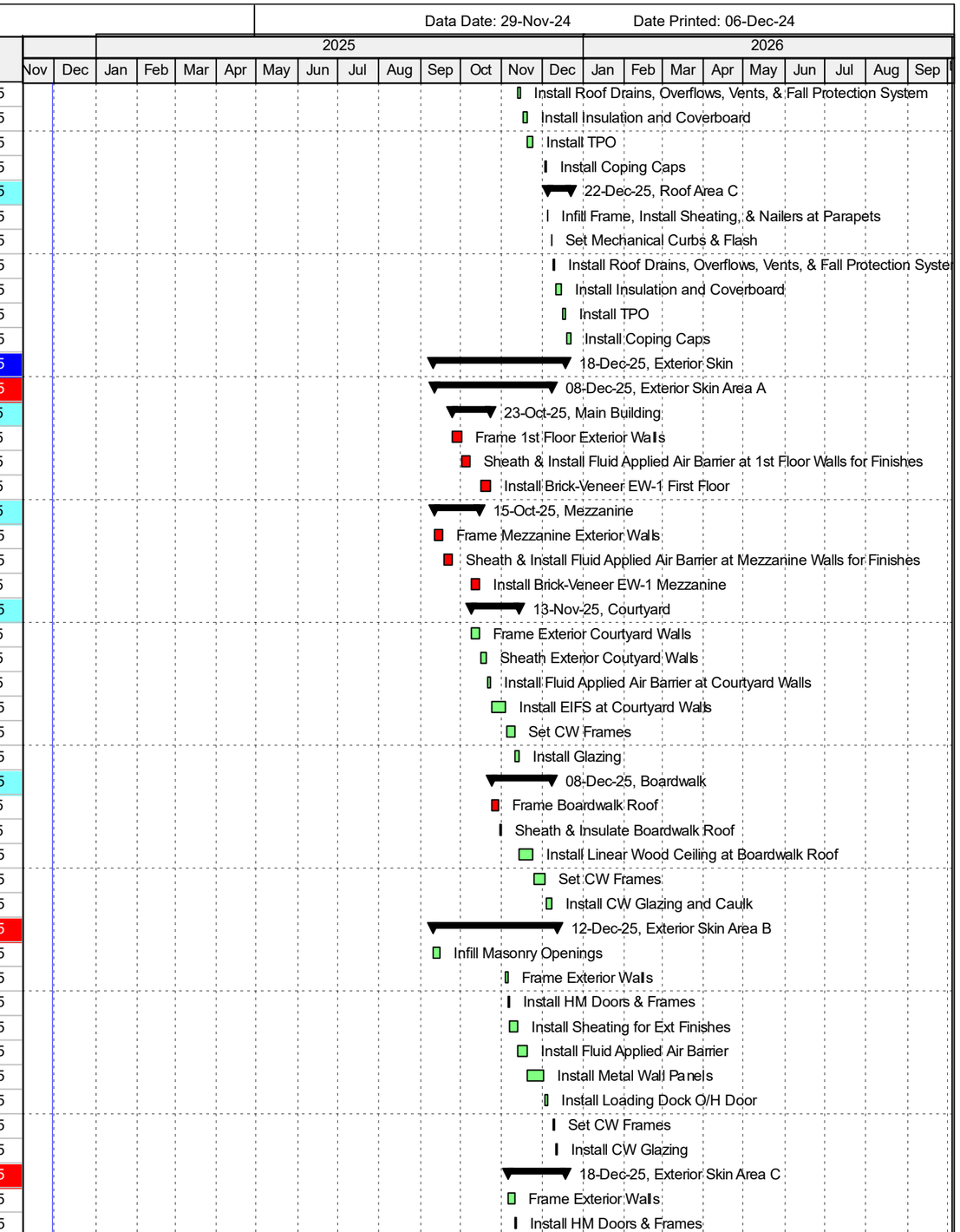
Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A2960	Shake Out Steel and QC	1	1	31-Jul-25	31-Jul-25
A2970	Erect Columns (C.L. 16-22)	2	2	01-Aug-25	04-Aug-25
A3040	Erect Upper Roof Steel (C.L. 17-19)	2	2	05-Aug-25	06-Aug-25
A2990	Erect Mezzanine Beams (C.L. 16-22)	3	3	07-Aug-25	11-Aug-25
A2980	Erect Columns (C.L. 22-27)	2	2	12-Aug-25	13-Aug-25
A3000	Erect Erect Mezzanine Beams (C.L. 22-27)	3	3	14-Aug-25	18-Aug-25
A3010	Install Decking at Mezz & Roof & Detail (C.L. 16-22)	4	4	19-Aug-25	22-Aug-25
A3020	Install Decking & Detail (C.L. 22-27)	3	3	25-Aug-25	27-Aug-25
Steel Area B		8	8	28-Aug-25	09-Sep-25
A3220	Shake Out Steel & QC	1	1	28-Aug-25	28-Aug-25
A3230	Erect Columns	2	2	29-Aug-25	02-Sep-25
A3240	Erect Mezzanine & Deck Beams	2	2	03-Sep-25	04-Sep-25
A3250	Install Mezzanine & Roof Deck & Detail	3	3	05-Sep-25	09-Sep-25
Steel Area C		8	8	10-Sep-25	19-Sep-25
A3260	Shake Out Steel & QC	1	1	10-Sep-25	10-Sep-25
A3270	Erect Columns	2	2	11-Sep-25	12-Sep-25
A3280	Erect Mezzanine & Deck Beams	2	2	15-Sep-25	16-Sep-25
A3290	Install Mezzanine & Roof Deck & Detail	3	3	17-Sep-25	19-Sep-25
Underground MEPs		31	31	30-May-25	14-Jul-25
UG MEP Area A		8	8	02-Jul-25	14-Jul-25
A2880	Storm Water Subsurface UG Rough-In	3	3	02-Jul-25	07-Jul-25
A2870	Sanitary Sewer UG Rough-In	5	5	08-Jul-25	14-Jul-25
A2920	UG Electrical Rough-In	4	4	08-Jul-25	11-Jul-25
UG MEP Area B		8	8	30-May-25	10-Jun-25
A3080	Storm Water UG Rough-In	3	3	30-May-25	03-Jun-25
A3100	Sanitary Sewer UG Rough-In	5	5	04-Jun-25	10-Jun-25
A3090	UG Electrical Rough-In	4	4	04-Jun-25	09-Jun-25
UG MEP Area C		6	6	19-Jun-25	26-Jun-25
A3190	Storm Water UG Rough-In	2	2	19-Jun-25	20-Jun-25
A3210	Sanitary Sewer UG Rough-In	3	3	23-Jun-25	25-Jun-25
A3200	UG Electrical Rough-In	4	4	23-Jun-25	26-Jun-25
Roofing		67	67	17-Sep-25	22-Dec-25
Roof Area A		42	42	17-Sep-25	13-Nov-25
Main Building Roof		37	37	17-Sep-25	06-Nov-25
A3300	Install Sheating at Parapets and Nailers	2	2	17-Sep-25	18-Sep-25
A3310	Set Mechanical Curbs & Flash	1	1	19-Sep-25	19-Sep-25
A3320	Install Roof Drains, Overflows, Vents, & Fall Protection System	4	4	22-Sep-25	25-Sep-25
A3330	Install Insulation and Coverboard	4	4	26-Sep-25	01-Oct-25
A3340	Install TPO	4	4	02-Oct-25	07-Oct-25
A3350	Install Coping Caps	3	3	04-Nov-25	06-Nov-25
Exterior Boardwalk Roof		9	9	03-Nov-25	13-Nov-25
A3560	Install Thermal Resitive Coating	3	3	03-Nov-25	05-Nov-25
A3570	Install Insulation & Coverboard	3	3	06-Nov-25	10-Nov-25
A3580	Install TPO	3	3	11-Nov-25	13-Nov-25
Roof Area B		18	18	07-Nov-25	04-Dec-25
A3360	Infill Frame, Install Sheating, & Nailers at Parapets	3	3	07-Nov-25	11-Nov-25
A3370	Set Mechanical Curbs & Flash	1	1	12-Nov-25	12-Nov-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

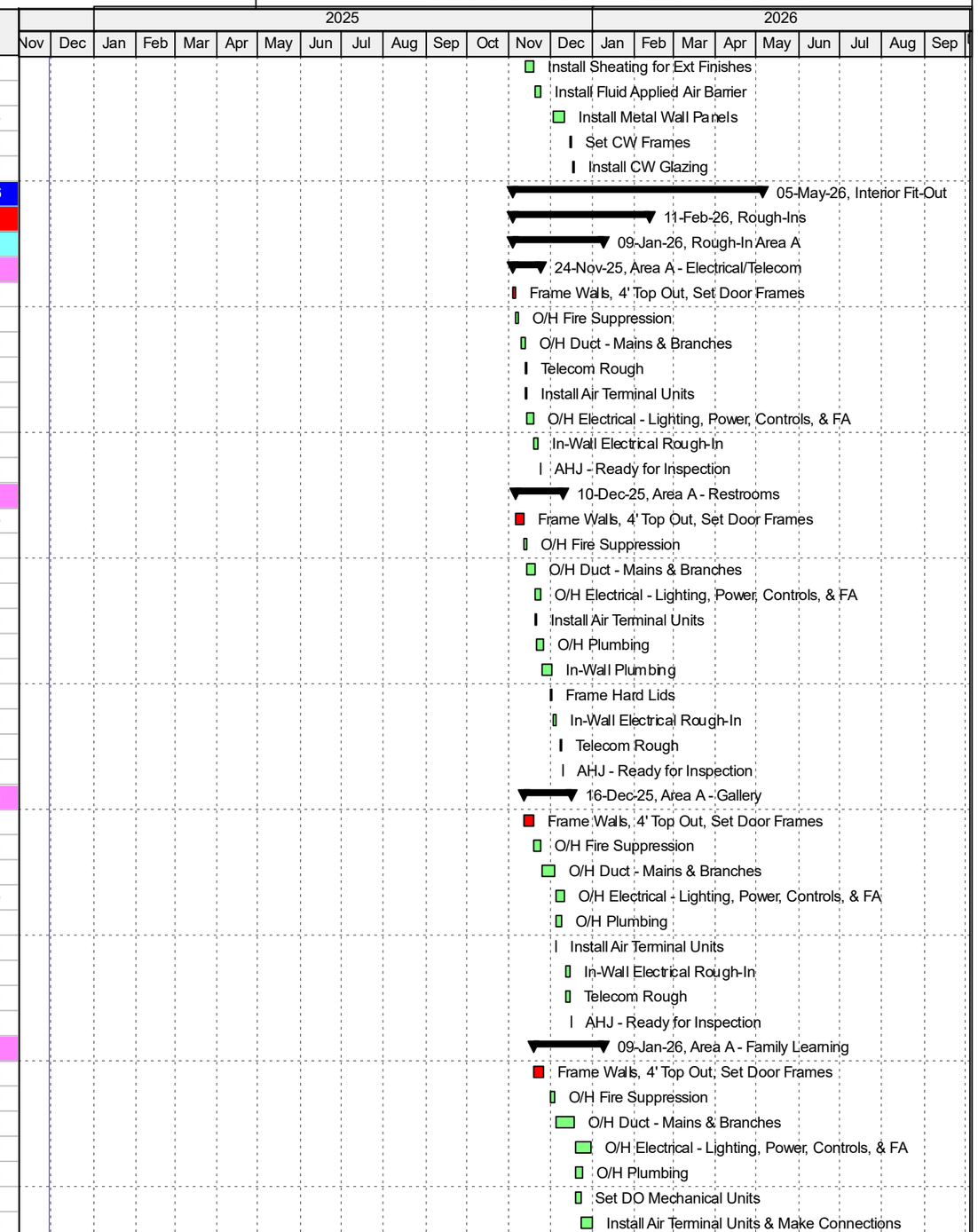
Activity ID	Activity Name	OD	RD	Start	Finish
A3380	Install Roof Drains, Overflows, Vents, & Fall Protection System	2	2	13-Nov-25	14-Nov-25
A3390	Install Insulation and Coverboard	3	3	17-Nov-25	19-Nov-25
A3400	Install TPO	3	3	20-Nov-25	24-Nov-25
A3410	Install Coping Caps	2	2	03-Dec-25	04-Dec-25
Roof Area C		12	12	05-Dec-25	22-Dec-25
A3420	Infill Frame, Install Sheating, & Nailers at Parapets	1	1	05-Dec-25	05-Dec-25
A3430	Set Mechanical Curbs & Flash	1	1	08-Dec-25	08-Dec-25
A3440	Install Roof Drains, Overflows, Vents, & Fall Protection System	2	2	09-Dec-25	10-Dec-25
A3450	Install Insulation and Coverboard	3	3	11-Dec-25	15-Dec-25
A3460	Install TPO	3	3	16-Dec-25	18-Dec-25
A3470	Install Coping Caps	2	2	19-Dec-25	22-Dec-25
Exterior Skin		70	70	10-Sep-25	18-Dec-25
Exterior Skin Area A		61	61	11-Sep-25	08-Dec-25
Main Building		21	21	25-Sep-25	23-Oct-25
A3480	Frame 1st Floor Exterior Walls	5	5	25-Sep-25	01-Oct-25
A3490	Sheath & Install Fluid Applied Air Barrier at 1st Floor Walls for Finishes	5	5	02-Oct-25	08-Oct-25
A3550	Install Brick-Veneer EW-1 First Floor	6	6	16-Oct-25	23-Oct-25
Mezzanine		25	25	11-Sep-25	15-Oct-25
A3500	Frame Mezzanine Exterior Walls	5	5	11-Sep-25	17-Sep-25
A3510	Sheath & Install Fluid Applied Air Barrier at Mezzanine Walls for Finishes	5	5	18-Sep-25	24-Sep-25
A3540	Install Brick-Veneer EW-1 Mezzanine	5	5	09-Oct-25	15-Oct-25
Courtyard		26	26	09-Oct-25	13-Nov-25
A3620	Frame Exterior Courtyard Walls	5	5	09-Oct-25	15-Oct-25
A3630	Sheath Exterior Coutyard Walls	3	3	16-Oct-25	20-Oct-25
A3730	Install Fluid Applied Air Barrier at Courtyard Walls	3	3	21-Oct-25	23-Oct-25
A3640	Install EIFS at Courtyard Walls	7	7	24-Oct-25	03-Nov-25
A3650	Set CW Frames	5	5	04-Nov-25	10-Nov-25
A3660	Install Glazing	3	3	11-Nov-25	13-Nov-25
Boardwalk		30	30	24-Oct-25	08-Dec-25
A3520	Frame Boardwalk Roof	4	4	24-Oct-25	29-Oct-25
A3530	Sheath & Insulate Boardwalk Roof	2	2	30-Oct-25	31-Oct-25
A3590	Install Linear Wood Ceiling at Boardwalk Roof	7	7	14-Nov-25	24-Nov-25
A3600	Set CW Frames	5	5	25-Nov-25	03-Dec-25
A3610	Install CW Glazing and Caulk	3	3	04-Dec-25	08-Dec-25
Exterior Skin Area B		66	66	10-Sep-25	12-Dec-25
A3670	Infill Masonry Openings	4	4	10-Sep-25	15-Sep-25
A3680	Frame Exterior Walls	3	3	03-Nov-25	05-Nov-25
A3750	Install HM Doors & Frames	1	1	06-Nov-25	06-Nov-25
A3690	Install Sheating for Ext Finishes	4	4	07-Nov-25	12-Nov-25
A3720	Install Fluid Applied Air Barrier	5	5	13-Nov-25	19-Nov-25
A3700	Install Metal Wall Panels	7	7	20-Nov-25	02-Dec-25
A3760	Install Loading Dock O/H Door	3	3	03-Dec-25	05-Dec-25
A3710	Set CW Frames	2	2	09-Dec-25	10-Dec-25
A3740	Install CW Glazing	2	2	11-Dec-25	12-Dec-25
Exterior Skin Area C		29	29	06-Nov-25	18-Dec-25
A3770	Frame Exterior Walls	3	3	06-Nov-25	10-Nov-25
A3780	Install HM Doors & Frames	1	1	11-Nov-25	11-Nov-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

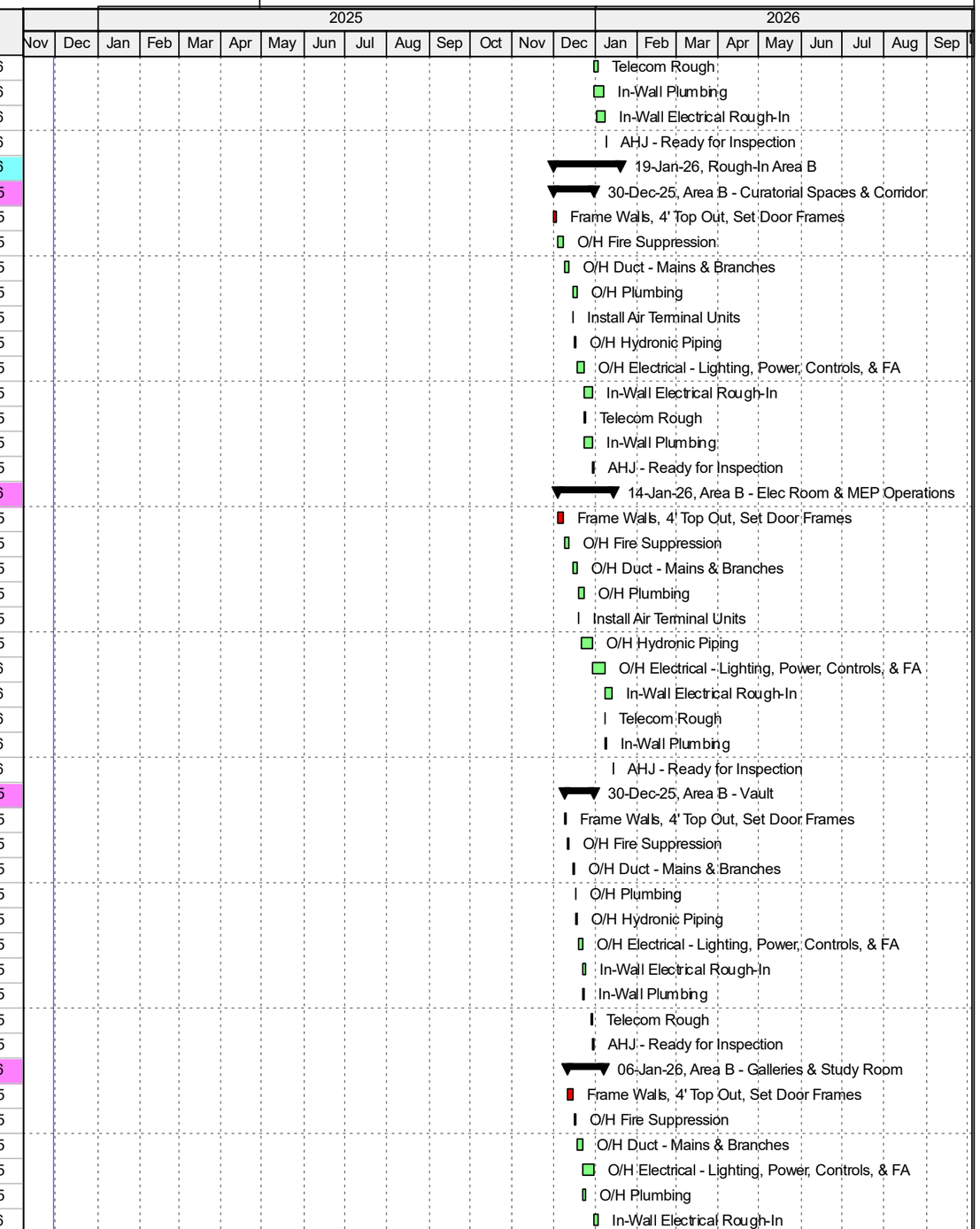
Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A3790	Install Sheating for Ext Finishes	4	4	13-Nov-25	18-Nov-25
A3800	Install Fluid Applied Air Barrier	3	3	20-Nov-25	24-Nov-25
A3810	Install Metal Wall Panels	7	7	03-Dec-25	11-Dec-25
A3820	Set CW Frames	2	2	15-Dec-25	16-Dec-25
A3830	Install CW Glazing	2	2	17-Dec-25	18-Dec-25
Interior Fit-Out		126	126	03-Nov-25	05-May-26
Rough-Ins		68	68	03-Nov-25	11-Feb-26
Rough-In Area A		45	45	03-Nov-25	09-Jan-26
Area A - Electrical/Telecom		16	16	03-Nov-25	24-Nov-25
A3840	Frame Walls, 4' Top Out, Set Door Frames	3	3	03-Nov-25	05-Nov-25
A3860	O/H Fire Suppression	2	2	06-Nov-25	07-Nov-25
A3870	O/H Duct - Mains & Branches	3	3	10-Nov-25	12-Nov-25
A3890	Telecom Rough	1	1	13-Nov-25	13-Nov-25
A5930	Install Air Terminal Units	1	1	13-Nov-25	13-Nov-25
A3850	O/H Electrical - Lighting, Power, Controls, & FA	3	3	14-Nov-25	18-Nov-25
A3880	In-Wall Electrical Rough-In	3	3	19-Nov-25	21-Nov-25
A3900	AHJ - Ready for Inspection	1	1	24-Nov-25	24-Nov-25
Area A - Restrooms		23	23	06-Nov-25	10-Dec-25
A3910	Frame Walls, 4' Top Out, Set Door Frames	4	4	06-Nov-25	11-Nov-25
A3930	O/H Fire Suppression	2	2	12-Nov-25	13-Nov-25
A3940	O/H Duct - Mains & Branches	4	4	14-Nov-25	19-Nov-25
A3920	O/H Electrical - Lighting, Power, Controls, & FA	3	3	20-Nov-25	24-Nov-25
A6050	Install Air Terminal Units	1	1	20-Nov-25	20-Nov-25
A3970	O/H Plumbing	4	4	21-Nov-25	26-Nov-25
A3980	In-Wall Plumbing	4	4	25-Nov-25	02-Dec-25
A5230	Frame Hard Lids	2	2	01-Dec-25	02-Dec-25
A3950	In-Wall Electrical Rough-In	3	3	03-Dec-25	05-Dec-25
A3990	Telecom Rough	2	2	08-Dec-25	09-Dec-25
A3960	AHJ - Ready for Inspection	1	1	10-Dec-25	10-Dec-25
Area A - Gallery		23	23	12-Nov-25	16-Dec-25
A4000	Frame Walls, 4' Top Out, Set Door Frames	5	5	12-Nov-25	18-Nov-25
A4020	O/H Fire Suppression	4	4	19-Nov-25	24-Nov-25
A4030	O/H Duct - Mains & Branches	6	6	25-Nov-25	04-Dec-25
A4010	O/H Electrical - Lighting, Power, Controls, & FA	5	5	05-Dec-25	11-Dec-25
A4060	O/H Plumbing	3	3	05-Dec-25	09-Dec-25
A6060	Install Air Terminal Units	1	1	05-Dec-25	05-Dec-25
A4040	In-Wall Electrical Rough-In	2	2	12-Dec-25	15-Dec-25
A4070	Telecom Rough	2	2	12-Dec-25	15-Dec-25
A4050	AHJ - Ready for Inspection	1	1	16-Dec-25	16-Dec-25
Area A - Family Learning		33	33	19-Nov-25	09-Jan-26
A4080	Frame Walls, 4' Top Out, Set Door Frames	6	6	19-Nov-25	26-Nov-25
A4100	O/H Fire Suppression	4	4	01-Dec-25	04-Dec-25
A4110	O/H Duct - Mains & Branches	10	10	05-Dec-25	18-Dec-25
A4090	O/H Electrical - Lighting, Power, Controls, & FA	6	6	19-Dec-25	30-Dec-25
A4140	O/H Plumbing	4	4	19-Dec-25	24-Dec-25
A6120	Set DO Mechanical Units	3	3	19-Dec-25	23-Dec-25
A6070	Install Air Terminal Units & Make Connections	4	4	24-Dec-25	31-Dec-25



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Activity ID	Activity Name	OD	RD	Start	Finish
A4150	Telecom Rough	2	2	31-Dec-25	02-Jan-26
A4160	In-Wall Plumbing	4	4	31-Dec-25	06-Jan-26
A4120	In-Wall Electrical Rough-In	5	5	02-Jan-26	08-Jan-26
A4130	AHJ - Ready for Inspection	1	1	09-Jan-26	09-Jan-26
Rough-In Area B		33	33	01-Dec-25	19-Jan-26
Area B - Curatorial Spaces & Corridor		20	20	01-Dec-25	30-Dec-25
A4890	Frame Walls, 4' Top Out, Set Door Frames	3	3	01-Dec-25	03-Dec-25
A4900	O/H Fire Suppression	3	3	04-Dec-25	08-Dec-25
A4910	O/H Duct - Mains & Branches	4	4	09-Dec-25	12-Dec-25
A4930	O/H Plumbing	4	4	15-Dec-25	18-Dec-25
A6040	Install Air Terminal Units	1	1	15-Dec-25	15-Dec-25
A4980	O/H Hydronic Piping	2	2	16-Dec-25	17-Dec-25
A4920	O/H Electrical - Lighting, Power, Controls, & FA	4	4	18-Dec-25	23-Dec-25
A4940	In-Wall Electrical Rough-In	2	2	24-Dec-25	29-Dec-25
A4950	Telecom Rough	1	1	24-Dec-25	24-Dec-25
A4960	In-Wall Plumbing	2	2	24-Dec-25	29-Dec-25
A4970	AHJ - Ready for Inspection	1	1	30-Dec-25	30-Dec-25
Area B - Elec Room & MEP Operations		27	27	04-Dec-25	14-Jan-26
A4990	Frame Walls, 4' Top Out, Set Door Frames	3	3	04-Dec-25	08-Dec-25
A5000	O/H Fire Suppression	4	4	09-Dec-25	12-Dec-25
A5010	O/H Duct - Mains & Branches	4	4	15-Dec-25	18-Dec-25
A5020	O/H Plumbing	3	3	19-Dec-25	23-Dec-25
A6080	Install Air Terminal Units	1	1	19-Dec-25	19-Dec-25
A5030	O/H Hydronic Piping	4	4	22-Dec-25	29-Dec-25
A5040	O/H Electrical - Lighting, Power, Controls, & FA	6	6	30-Dec-25	07-Jan-26
A5050	In-Wall Electrical Rough-In	4	4	08-Jan-26	13-Jan-26
A5060	Telecom Rough	1	1	08-Jan-26	08-Jan-26
A5070	In-Wall Plumbing	2	2	08-Jan-26	09-Jan-26
A5080	AHJ - Ready for Inspection	1	1	14-Jan-26	14-Jan-26
Area B - Vault		14	14	09-Dec-25	30-Dec-25
A5090	Frame Walls, 4' Top Out, Set Door Frames	2	2	09-Dec-25	10-Dec-25
A5100	O/H Fire Suppression	2	2	11-Dec-25	12-Dec-25
A5110	O/H Duct - Mains & Branches	2	2	15-Dec-25	16-Dec-25
A5120	O/H Plumbing	1	1	17-Dec-25	17-Dec-25
A5130	O/H Hydronic Piping	2	2	17-Dec-25	18-Dec-25
A5140	O/H Electrical - Lighting, Power, Controls, & FA	2	2	19-Dec-25	22-Dec-25
A5150	In-Wall Electrical Rough-In	2	2	23-Dec-25	24-Dec-25
A5170	In-Wall Plumbing	1	1	23-Dec-25	23-Dec-25
A5160	Telecom Rough	1	1	29-Dec-25	29-Dec-25
A5180	AHJ - Ready for Inspection	1	1	30-Dec-25	30-Dec-25
Area B - Galleries & Study Room		16	16	11-Dec-25	06-Jan-26
A5190	Frame Walls, 4' Top Out, Set Door Frames	3	3	11-Dec-25	15-Dec-25
A5200	O/H Fire Suppression	2	2	16-Dec-25	17-Dec-25
A5210	O/H Duct - Mains & Branches	3	3	18-Dec-25	22-Dec-25
A5240	O/H Electrical - Lighting, Power, Controls, & FA	4	4	23-Dec-25	30-Dec-25
A5220	O/H Plumbing	2	2	23-Dec-25	24-Dec-25
A5250	In-Wall Electrical Rough-In	2	2	31-Dec-25	02-Jan-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A5270	In-Wall Plumbing	1	1	31-Dec-25	31-Dec-25
A5260	Telecom Rough	1	1	05-Jan-26	05-Jan-26
A5280	AHJ - Ready for Inspection	1	1	06-Jan-26	06-Jan-26
Area B - Staff RR, Laundry, Security		14	14	16-Dec-25	07-Jan-26
A5290	Frame Walls, 4' Top Out, Set Door Frames	2	2	16-Dec-25	17-Dec-25
A5300	O/H Fire Suppression	2	2	18-Dec-25	19-Dec-25
A5310	O/H Duct - Mains & Branches	2	2	22-Dec-25	23-Dec-25
A5320	O/H Plumbing	3	3	24-Dec-25	30-Dec-25
A5330	O/H Hydronic Piping	1	1	24-Dec-25	24-Dec-25
A5340	O/H Electrical - Lighting, Power, Controls, & FA	3	3	29-Dec-25	31-Dec-25
A5350	In-Wall Electrical Rough-In	2	2	02-Jan-26	05-Jan-26
A5370	In-Wall Plumbing	2	2	02-Jan-26	05-Jan-26
A5360	Telecom Rough	1	1	06-Jan-26	06-Jan-26
A5380	AHJ - Ready for Inspection	1	1	07-Jan-26	07-Jan-26
Area B - Dock & Freight		20	20	18-Dec-25	19-Jan-26
A5390	Frame Walls, 4' Top Out, Set Door Frames	3	3	18-Dec-25	22-Dec-25
A5400	O/H Fire Suppression	2	2	23-Dec-25	24-Dec-25
A5410	O/H Duct - Mains & Branches	3	3	29-Dec-25	31-Dec-25
A5420	O/H Plumbing	2	2	02-Jan-26	05-Jan-26
A6090	Install Air Terminal Units	1	1	02-Jan-26	02-Jan-26
A5430	O/H Hydronic Piping	2	2	06-Jan-26	07-Jan-26
A5440	O/H Electrical - Lighting, Power, Controls, & FA	4	4	08-Jan-26	13-Jan-26
A5450	In-Wall Electrical Rough-In	2	2	14-Jan-26	15-Jan-26
A5470	In-Wall Plumbing	2	2	14-Jan-26	15-Jan-26
A5460	Telecom Rough	1	1	16-Jan-26	16-Jan-26
A5480	AHJ - Ready for Inspection	1	1	19-Jan-26	19-Jan-26
Rough-In Area C		34	34	23-Dec-25	11-Feb-26
Area C - Admin Suite		25	25	23-Dec-25	29-Jan-26
A5490	Frame Walls, 4' Top Out, Set Door Frames	3	3	23-Dec-25	29-Dec-25
A5500	O/H Fire Suppression	2	2	30-Dec-25	31-Dec-25
A5510	O/H Duct - Mains & Branches	5	5	02-Jan-26	08-Jan-26
A5520	O/H Plumbing	2	2	09-Jan-26	12-Jan-26
A5530	O/H Hydronic Piping	5	5	13-Jan-26	19-Jan-26
A5540	O/H Electrical - Lighting, Power, Controls, & FA	4	4	20-Jan-26	23-Jan-26
A5550	In-Wall Electrical Rough-In	2	2	26-Jan-26	27-Jan-26
A5570	In-Wall Plumbing	2	2	26-Jan-26	27-Jan-26
A5560	Telecom Rough	1	1	28-Jan-26	28-Jan-26
A5580	AHJ - Ready for Inspection	1	1	29-Jan-26	29-Jan-26
Area C - Sensory, RR, & Support Rooms		23	23	30-Dec-25	30-Jan-26
A5590	Frame Walls, 4' Top Out, Set Door Frames	3	3	30-Dec-25	02-Jan-26
A5600	O/H Fire Suppression	2	2	05-Jan-26	06-Jan-26
A5610	O/H Duct - Mains & Branches	5	5	07-Jan-26	13-Jan-26
A5620	O/H Plumbing	2	2	14-Jan-26	15-Jan-26
A5630	O/H Hydronic Piping	3	3	16-Jan-26	20-Jan-26
A5640	O/H Electrical - Lighting, Power, Controls, & FA	4	4	21-Jan-26	26-Jan-26
A5650	In-Wall Electrical Rough-In	2	2	27-Jan-26	28-Jan-26
A5670	In-Wall Plumbing	2	2	27-Jan-26	28-Jan-26

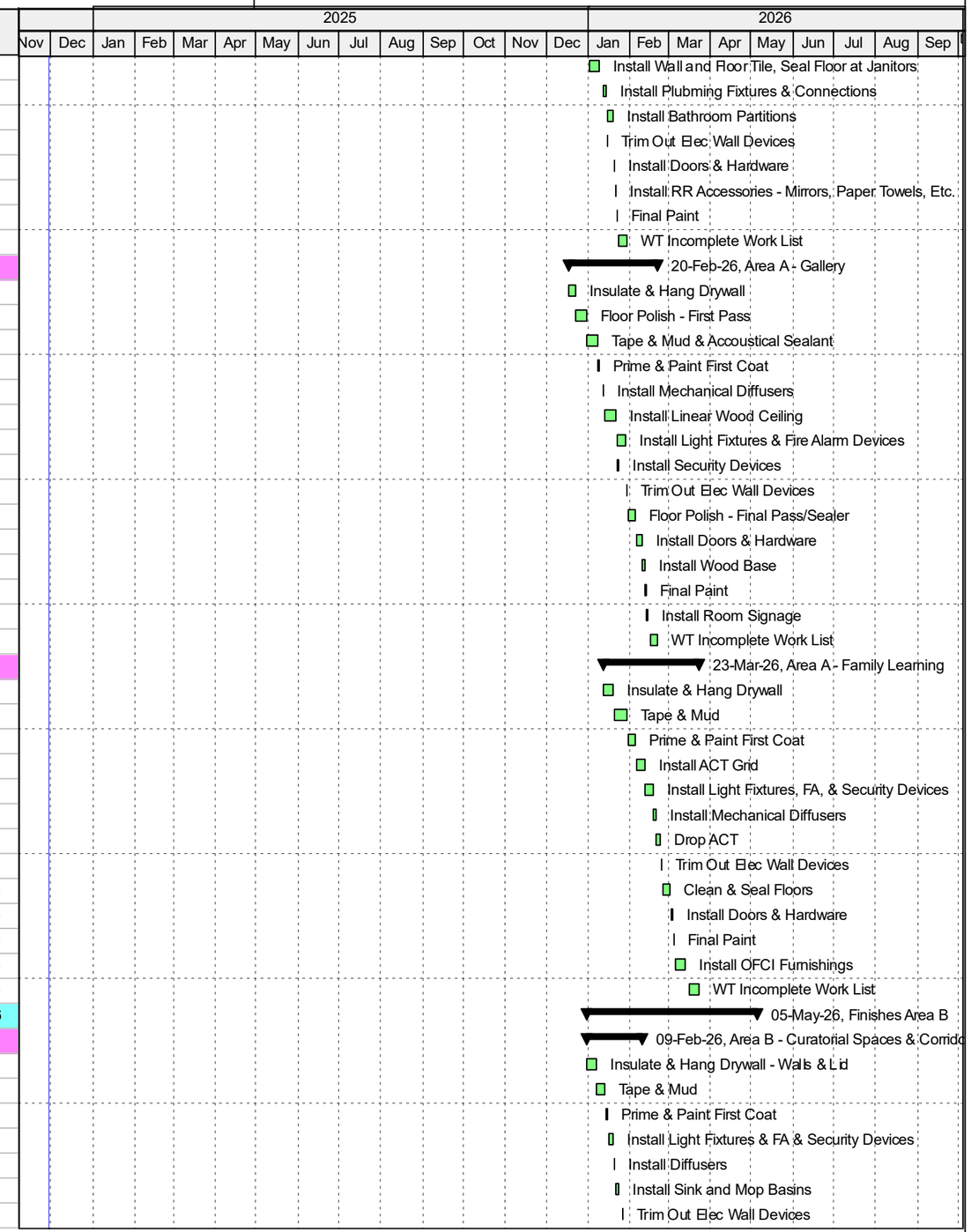
Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A5660	Telecom Rough	1	1	29-Jan-26	29-Jan-26
A5680	AHJ - Ready for Inspection	1	1	30-Jan-26	30-Jan-26
Area C - Rotating Exhibits		23	23	05-Jan-26	04-Feb-26
A5690	Frame Walls, 4' Top Out, Set Door Frames	3	3	05-Jan-26	07-Jan-26
A5700	O/H Fire Suppression	2	2	08-Jan-26	09-Jan-26
A5710	O/H Duct - Mains & Branches	5	5	12-Jan-26	16-Jan-26
A5720	O/H Plumbing	2	2	19-Jan-26	20-Jan-26
A5730	O/H Hydronic Piping	3	3	21-Jan-26	23-Jan-26
A5740	O/H Electrical - Lighting, Power, Controls, & FA	4	4	26-Jan-26	29-Jan-26
A5750	In-Wall Electrical Rough-In	2	2	30-Jan-26	02-Feb-26
A5770	In-Wall Plumbing	2	2	30-Jan-26	02-Feb-26
A5760	Telecom Rough	1	1	03-Feb-26	03-Feb-26
A5780	AHJ - Ready for Inspection	1	1	04-Feb-26	04-Feb-26
Area C - East Storage Rooms		25	25	08-Jan-26	11-Feb-26
A5790	Frame Walls, 4' Top Out, Set Door Frames	3	3	08-Jan-26	12-Jan-26
A5800	O/H Fire Suppression	2	2	13-Jan-26	14-Jan-26
A5810	O/H Duct - Mains & Branches	5	5	15-Jan-26	21-Jan-26
A5820	O/H Plumbing	2	2	22-Jan-26	23-Jan-26
A5830	O/H Hydronic Piping	5	5	26-Jan-26	30-Jan-26
A5840	O/H Electrical - Lighting, Power, Controls, & FA	4	4	02-Feb-26	05-Feb-26
A5850	In-Wall Electrical Rough-In	2	2	06-Feb-26	09-Feb-26
A5870	In-Wall Plumbing	2	2	06-Feb-26	09-Feb-26
A5860	Telecom Rough	1	1	10-Feb-26	10-Feb-26
A5880	AHJ - Ready for Inspection	1	1	11-Feb-26	11-Feb-26
Finishes		110	110	25-Nov-25	05-May-26
Finishes Area A		80	80	25-Nov-25	23-Mar-26
Area A - Electrical/Telecom		18	18	25-Nov-25	22-Dec-25
A5890	Insulate & Hang Drywall	1	1	25-Nov-25	25-Nov-25
A5900	Tape & Mud	1	1	26-Nov-25	26-Nov-25
A5910	Hang Plywood & Apply Intumescent Paint	1	1	01-Dec-25	01-Dec-25
A5950	Install Light Fixtures & FA Devices	1	1	02-Dec-25	02-Dec-25
A5940	Set Panel Cans, Dist. Panels, & XFMR	1	1	03-Dec-25	03-Dec-25
A5920	Set 2-Post Racks & Cable Tray	1	1	04-Dec-25	04-Dec-25
A6020	Pull Fiber, Terminate to Biscuit & Test	1	1	05-Dec-25	05-Dec-25
A5960	Install Security & IT Devices	1	1	08-Dec-25	08-Dec-25
A5970	Pull Feeder Cables to Brach Panels/XFMR & Terminate	3	3	09-Dec-25	11-Dec-25
A5980	Seal Floor	1	1	12-Dec-25	12-Dec-25
A5990	Install Doors & Hardware	1	1	15-Dec-25	15-Dec-25
A6030	Install Rubber Base	1	1	16-Dec-25	16-Dec-25
A6000	Final Paint	1	1	17-Dec-25	17-Dec-25
A6010	WT Incomplete Work List	3	3	18-Dec-25	22-Dec-25
Area A - Restrooms & Janitor		33	33	11-Dec-25	29-Jan-26
A6100	Insulate & Hang Drywall - Walls & Lid	4	4	11-Dec-25	16-Dec-25
A6110	Tape & Mud	5	5	17-Dec-25	23-Dec-25
A6170	Prime & Paint First Coat	2	2	24-Dec-25	29-Dec-25
A6130	Install Light Fixtures & FA Devices	2	2	30-Dec-25	31-Dec-25
A6230	Install Diffusers	1	1	30-Dec-25	30-Dec-25

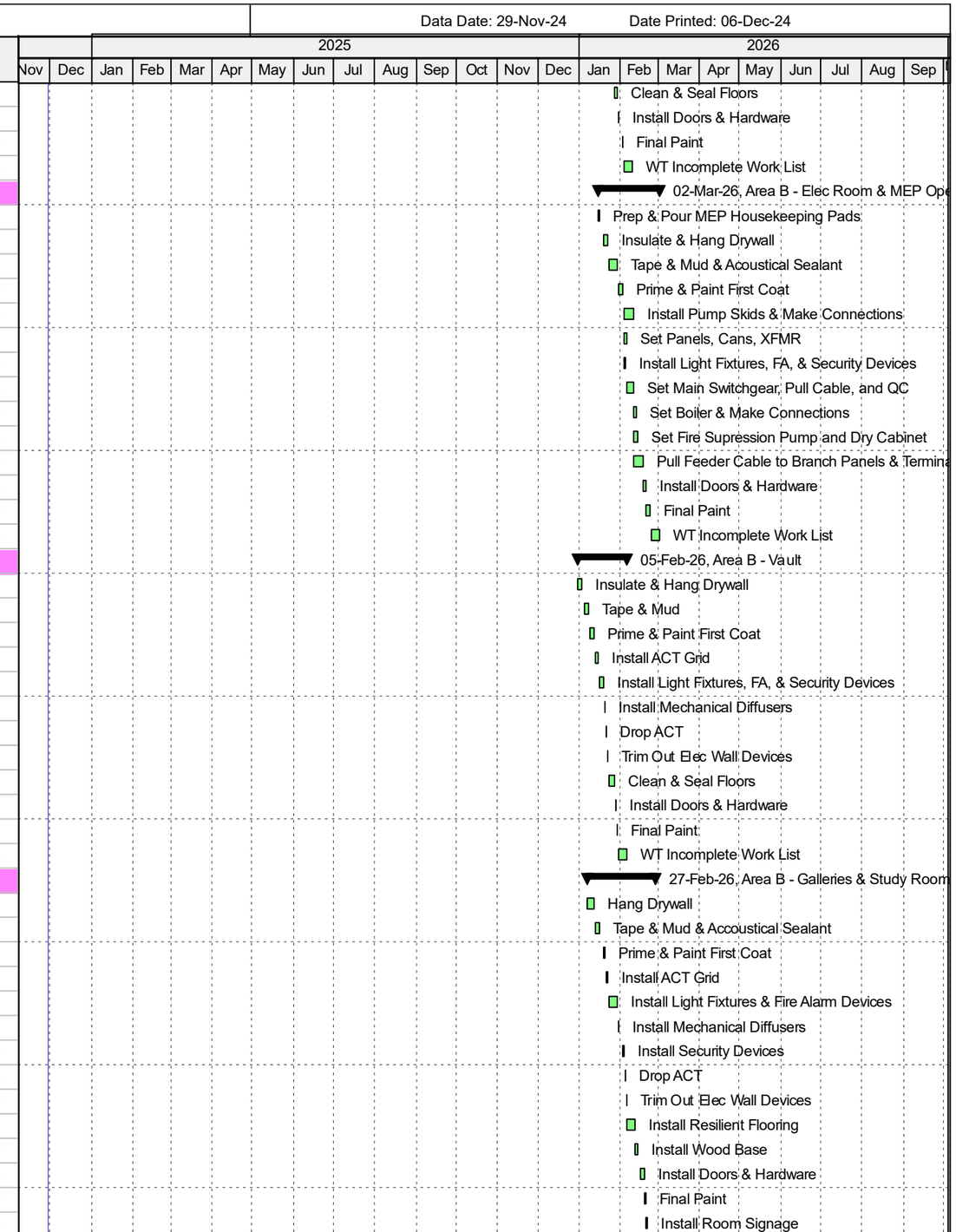
Actual Work | Critical Remaining Work | Remaining Work | Milestone

Activity ID	Activity Name	OD	RD	Start	Finish
A6200	Install Wall and Floor Tile, Seal Floor at Janitors	6	6	02-Jan-26	09-Jan-26
A6190	Install Plubming Fixtures & Connections	3	3	12-Jan-26	14-Jan-26
A6180	Install Bathroom Partitions	3	3	15-Jan-26	19-Jan-26
A6210	Trim Out Elec Wall Devices	1	1	15-Jan-26	15-Jan-26
A6140	Install Doors & Hardware	1	1	20-Jan-26	20-Jan-26
A6220	Install RR Accessories - Mirrors, Paper Towels, Etc.	1	1	21-Jan-26	21-Jan-26
A6150	Final Paint	1	1	22-Jan-26	22-Jan-26
A6160	WT Incomplete Work List	5	5	23-Jan-26	29-Jan-26
Area A - Gallery		45	45	17-Dec-25	20-Feb-26
A6240	Insulate & Hang Drywall	4	4	17-Dec-25	22-Dec-25
A6280	Floor Polish - First Pass	4	4	23-Dec-25	30-Dec-25
A6250	Tape & Mud & Accoustical Sealant	5	5	31-Dec-25	07-Jan-26
A6260	Prime & Paint First Coat	2	2	08-Jan-26	09-Jan-26
A6270	Install Mechanical Diffusers	1	1	12-Jan-26	12-Jan-26
A6290	Install Linear Wood Ceiling	7	7	13-Jan-26	21-Jan-26
A6300	Install Light Fixtures & Fire Alarm Devices	5	5	22-Jan-26	28-Jan-26
A6380	Install Security Devices	2	2	22-Jan-26	23-Jan-26
A6330	Trim Out Elec Wall Devices	1	1	29-Jan-26	29-Jan-26
A6370	Floor Polish - Final Pass/Sealer	4	4	30-Jan-26	04-Feb-26
A6320	Install Doors & Hardware	3	3	05-Feb-26	09-Feb-26
A6310	Install Wood Base	2	2	10-Feb-26	11-Feb-26
A6340	Final Paint	1	1	12-Feb-26	12-Feb-26
A6360	Install Room Signage	1	1	13-Feb-26	13-Feb-26
A6350	WT Incomplete Work List	5	5	16-Feb-26	20-Feb-26
Area A - Family Learning		51	51	12-Jan-26	23-Mar-26
A8590	Insulate & Hang Drywall	6	6	12-Jan-26	19-Jan-26
A8600	Tape & Mud	8	8	20-Jan-26	29-Jan-26
A8610	Prime & Paint First Coat	4	4	30-Jan-26	04-Feb-26
A8620	Install ACT Grid	5	5	05-Feb-26	11-Feb-26
A8630	Install Light Fixtures, FA, & Security Devices	4	4	12-Feb-26	17-Feb-26
A8640	Install Mechanical Diffusers	2	2	18-Feb-26	19-Feb-26
A8650	Drop ACT	2	2	20-Feb-26	23-Feb-26
A8660	Trim Out Elec Wall Devices	1	1	24-Feb-26	24-Feb-26
A8670	Clean & Seal Floors	4	4	25-Feb-26	02-Mar-26
A8680	Install Doors & Hardware	2	2	03-Mar-26	04-Mar-26
A8690	Final Paint	1	1	05-Mar-26	05-Mar-26
A8710	Install OFCI Furnishings	6	6	06-Mar-26	13-Mar-26
A8700	WT Incomplete Work List	6	6	16-Mar-26	23-Mar-26
Finishes Area B		88	88	31-Dec-25	05-May-26
Area B - Curatorial Spaces & Corridor		28	28	31-Dec-25	09-Feb-26
A6400	Insulate & Hang Drywall - Walls & Lid	4	4	31-Dec-25	06-Jan-26
A6410	Tape & Mud	5	5	07-Jan-26	13-Jan-26
A6420	Prime & Paint First Coat	2	2	14-Jan-26	15-Jan-26
A6430	Install Light Fixtures & FA & Security Devices	2	2	16-Jan-26	19-Jan-26
A6440	Install Diffusers	1	1	20-Jan-26	20-Jan-26
A6450	Install Sink and Mop Basins	3	3	21-Jan-26	23-Jan-26
A6460	Trim Out Elec Wall Devices	1	1	26-Jan-26	26-Jan-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

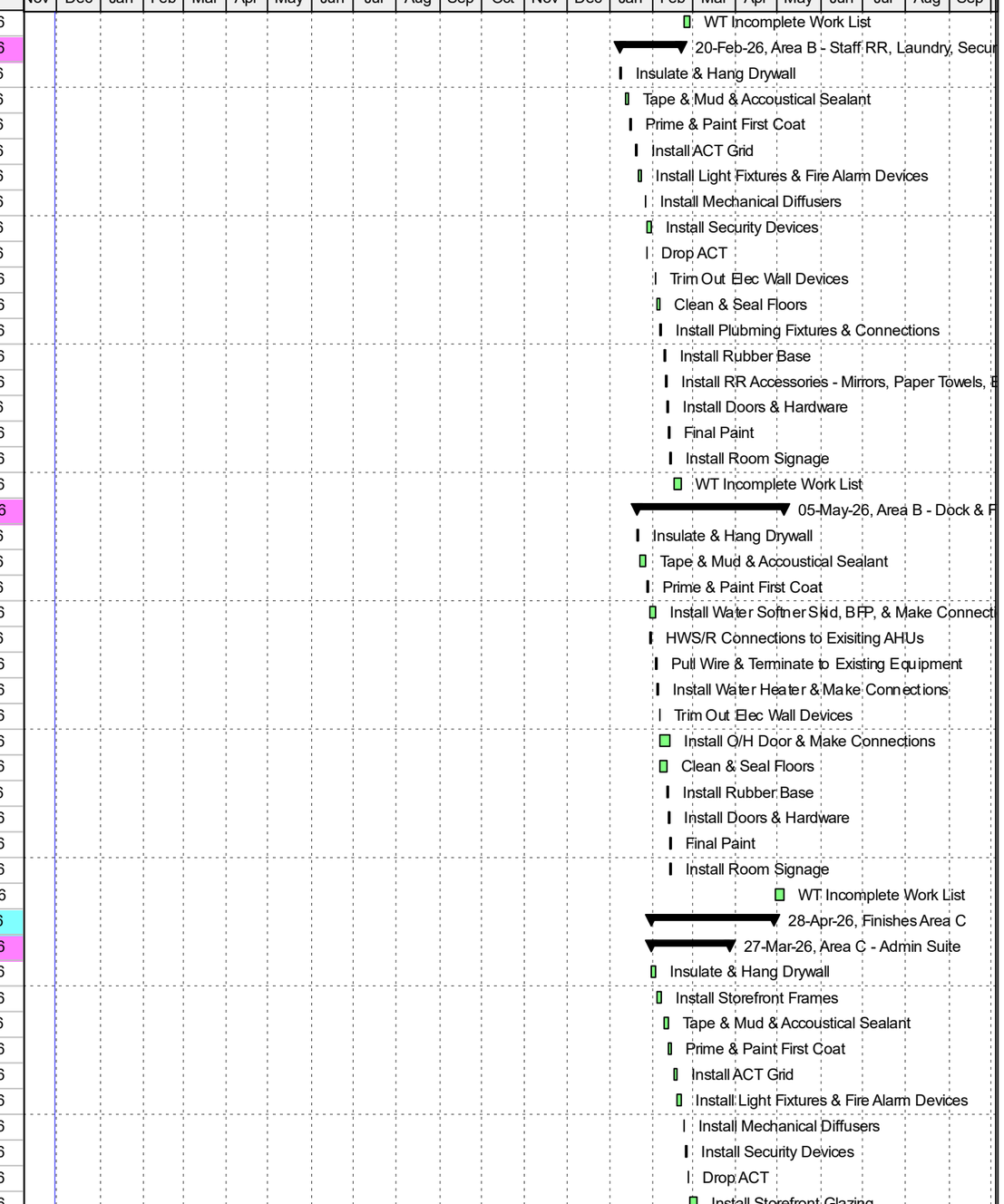
Activity ID	Activity Name	OD	RD	Start	Finish
A6500	Clean & Seal Floors	3	3	27-Jan-26	29-Jan-26
A6470	Install Doors & Hardware	1	1	30-Jan-26	30-Jan-26
A6480	Final Paint	1	1	02-Feb-26	02-Feb-26
A6490	WT Incomplete Work List	5	5	03-Feb-26	09-Feb-26
Area B - Elec Room & MEP Operations		33	33	15-Jan-26	02-Mar-26
A6520	Prep & Pour MEP Housekeeping Pads	2	2	15-Jan-26	16-Jan-26
A6530	Insulate & Hang Drywall	4	4	19-Jan-26	22-Jan-26
A6540	Tape & Mud & Acoustical Sealant	5	5	23-Jan-26	29-Jan-26
A6560	Prime & Paint First Coat	2	2	30-Jan-26	02-Feb-26
A6550	Install Pump Skids & Make Connections	6	6	03-Feb-26	10-Feb-26
A6590	Set Panels, Cans, XFMR	3	3	03-Feb-26	05-Feb-26
A7100	Install Light Fixtures, FA, & Security Devices	2	2	03-Feb-26	04-Feb-26
A6620	Set Main Switchgear, Pull Cable, and QC	3	3	06-Feb-26	10-Feb-26
A6570	Set Boiler & Make Connections	2	2	11-Feb-26	12-Feb-26
A6580	Set Fire Supression Pump and Dry Cabinet	3	3	11-Feb-26	13-Feb-26
A6610	Pull Feeder Cable to Branch Panels & Terminate	5	5	11-Feb-26	17-Feb-26
A6600	Install Doors & Hardware	2	2	18-Feb-26	19-Feb-26
A6630	Final Paint	2	2	20-Feb-26	23-Feb-26
A6640	WT Incomplete Work List	5	5	24-Feb-26	02-Mar-26
Area B - Vault		26	26	31-Dec-25	05-Feb-26
A6650	Insulate & Hang Drywall	2	2	31-Dec-25	02-Jan-26
A6660	Tape & Mud	4	4	05-Jan-26	08-Jan-26
A6670	Prime & Paint First Coat	2	2	09-Jan-26	12-Jan-26
A6750	Install ACT Grid	3	3	13-Jan-26	15-Jan-26
A6680	Install Light Fixtures, FA, & Security Devices	2	2	16-Jan-26	19-Jan-26
A6690	Install Mechanical Diffusers	1	1	20-Jan-26	20-Jan-26
A6760	Drop ACT	1	1	21-Jan-26	21-Jan-26
A6700	Trim Out Elec Wall Devices	1	1	22-Jan-26	22-Jan-26
A6710	Clean & Seal Floors	3	3	23-Jan-26	27-Jan-26
A6720	Install Doors & Hardware	1	1	28-Jan-26	28-Jan-26
A6730	Final Paint	1	1	29-Jan-26	29-Jan-26
A6740	WT Incomplete Work List	5	5	30-Jan-26	05-Feb-26
Area B - Galleries & Study Room		38	38	07-Jan-26	27-Feb-26
A6770	Hang Drywall	4	4	07-Jan-26	12-Jan-26
A6790	Tape & Mud & Accoustical Sealant	4	4	13-Jan-26	16-Jan-26
A6800	Prime & Paint First Coat	2	2	19-Jan-26	20-Jan-26
A6820	Install ACT Grid	2	2	21-Jan-26	22-Jan-26
A6830	Install Light Fixtures & Fire Alarm Devices	5	5	23-Jan-26	29-Jan-26
A6810	Install Mechanical Diffusers	1	1	30-Jan-26	30-Jan-26
A6840	Install Security Devices	2	2	02-Feb-26	03-Feb-26
A6920	Drop ACT	1	1	04-Feb-26	04-Feb-26
A6850	Trim Out Elec Wall Devices	1	1	05-Feb-26	05-Feb-26
A6860	Install Resilient Flooring	4	4	06-Feb-26	11-Feb-26
A6880	Install Wood Base	2	2	12-Feb-26	13-Feb-26
A6870	Install Doors & Hardware	3	3	16-Feb-26	18-Feb-26
A6890	Final Paint	1	1	19-Feb-26	19-Feb-26
A6900	Install Room Signage	1	1	20-Feb-26	20-Feb-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield Art Museum
CPM Schedule

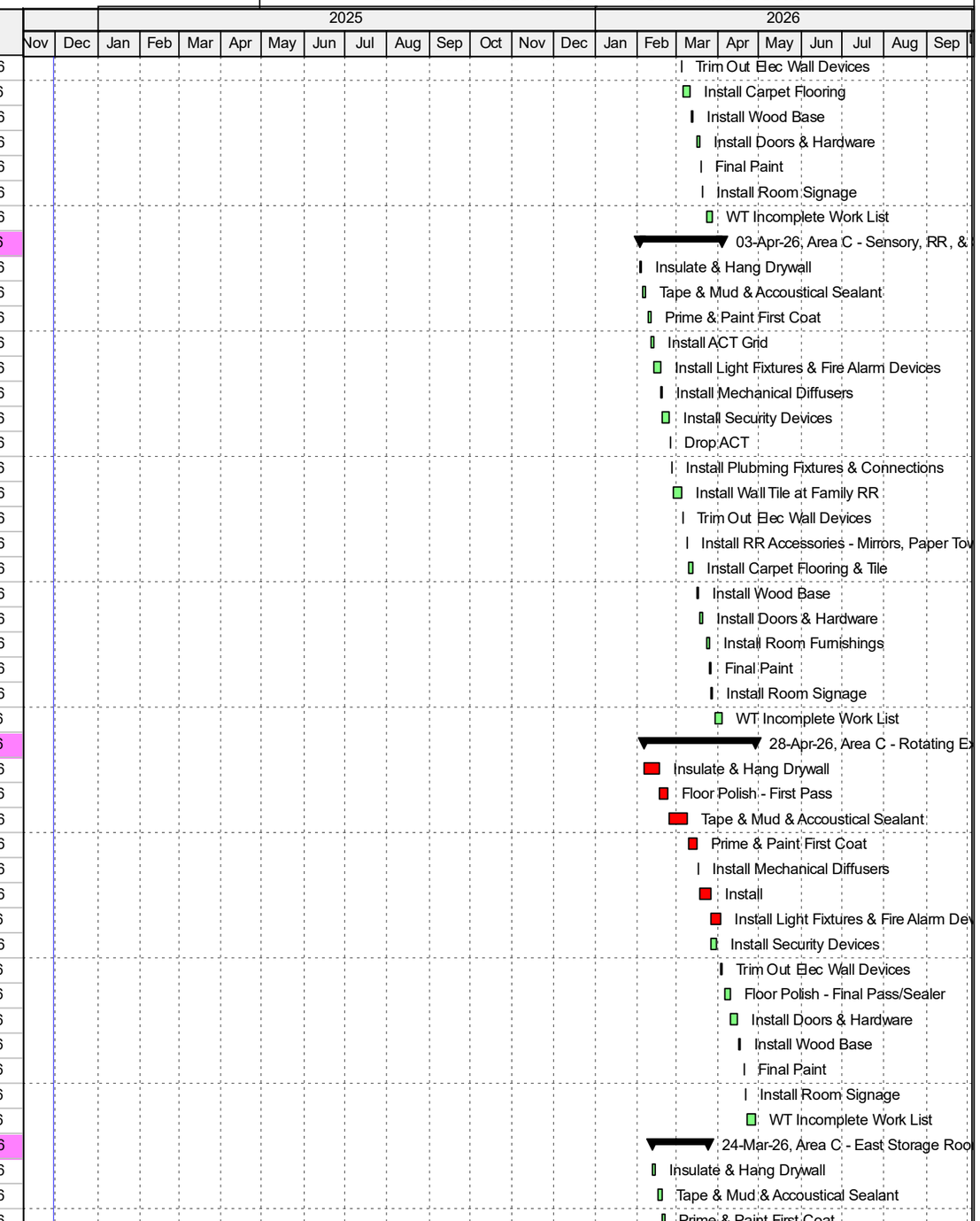
Activity ID	Activity Name	OD	RD	Start	Finish
A6910	WT Incomplete Work List	5	5	23-Feb-26	27-Feb-26
Area B - Staff RR, Laundry, Security		32	32	08-Jan-26	20-Feb-26
A6930	Insulate & Hang Drywall	2	2	08-Jan-26	09-Jan-26
A6940	Tape & Mud & Accoustical Sealant	3	3	12-Jan-26	14-Jan-26
A6950	Prime & Paint First Coat	2	2	15-Jan-26	16-Jan-26
A6960	Install ACT Grid	2	2	19-Jan-26	20-Jan-26
A6970	Install Light Fixtures & Fire Alarm Devices	3	3	21-Jan-26	23-Jan-26
A6980	Install Mechanical Diffusers	1	1	26-Jan-26	26-Jan-26
A6990	Install Security Devices	4	4	27-Jan-26	30-Jan-26
A7000	Drop ACT	1	1	27-Jan-26	27-Jan-26
A7010	Trim Out Elec Wall Devices	1	1	02-Feb-26	02-Feb-26
A7110	Clean & Seal Floors	3	3	03-Feb-26	05-Feb-26
A7070	Install Plubming Fixtures & Connections	1	1	06-Feb-26	06-Feb-26
A7020	Install Rubber Base	1	1	09-Feb-26	09-Feb-26
A7090	Install RR Accessories - Mirrors, Paper Towels, Etc.	1	1	10-Feb-26	10-Feb-26
A7030	Install Doors & Hardware	1	1	11-Feb-26	11-Feb-26
A7040	Final Paint	1	1	12-Feb-26	12-Feb-26
A7050	Install Room Signage	1	1	13-Feb-26	13-Feb-26
A7060	WT Incomplete Work List	5	5	16-Feb-26	20-Feb-26
Area B - Dock & Freight		75	75	20-Jan-26	05-May-26
A7170	Insulate & Hang Drywall	2	2	20-Jan-26	21-Jan-26
A7180	Tape & Mud & Accoustical Sealant	3	3	22-Jan-26	26-Jan-26
A7190	Prime & Paint First Coat	2	2	27-Jan-26	28-Jan-26
A7120	Install Water Softner Skid, BFP, & Make Connections	3	3	29-Jan-26	02-Feb-26
A7140	HWS/R Connections to Exisiting AHUs	2	2	29-Jan-26	30-Jan-26
A7150	Pull Wire & Terminate to Existing Equipment	2	2	02-Feb-26	03-Feb-26
A7130	Install Water Heater & Make Connections	2	2	03-Feb-26	04-Feb-26
A7200	Trim Out Elec Wall Devices	1	1	05-Feb-26	05-Feb-26
A7160	Install O/H Door & Make Connections	5	5	06-Feb-26	12-Feb-26
A7210	Clean & Seal Floors	3	3	06-Feb-26	10-Feb-26
A7220	Install Rubber Base	1	1	11-Feb-26	11-Feb-26
A7230	Install Doors & Hardware	1	1	12-Feb-26	12-Feb-26
A7240	Final Paint	1	1	13-Feb-26	13-Feb-26
A7250	Install Room Signage	1	1	13-Feb-26	13-Feb-26
A7260	WT Incomplete Work List	5	5	29-Apr-26	05-May-26
Finishes Area C		62	62	30-Jan-26	28-Apr-26
Area C - Admin Suite		41	41	30-Jan-26	27-Mar-26
A7270	Insulate & Hang Drywall	2	2	30-Jan-26	02-Feb-26
A7420	Install Storefront Frames	4	4	03-Feb-26	06-Feb-26
A7340	Tape & Mud & Accoustical Sealant	3	3	09-Feb-26	11-Feb-26
A7350	Prime & Paint First Coat	2	2	12-Feb-26	13-Feb-26
A7360	Install ACT Grid	2	2	16-Feb-26	17-Feb-26
A7370	Install Light Fixtures & Fire Alarm Devices	3	3	18-Feb-26	20-Feb-26
A7380	Install Mechanical Diffusers	1	1	23-Feb-26	23-Feb-26
A7390	Install Security Devices	2	2	24-Feb-26	25-Feb-26
A7400	Drop ACT	1	1	26-Feb-26	26-Feb-26
A7430	Install Storefront Glazing	4	4	27-Feb-26	04-Mar-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield Art Museum
CPM Schedule

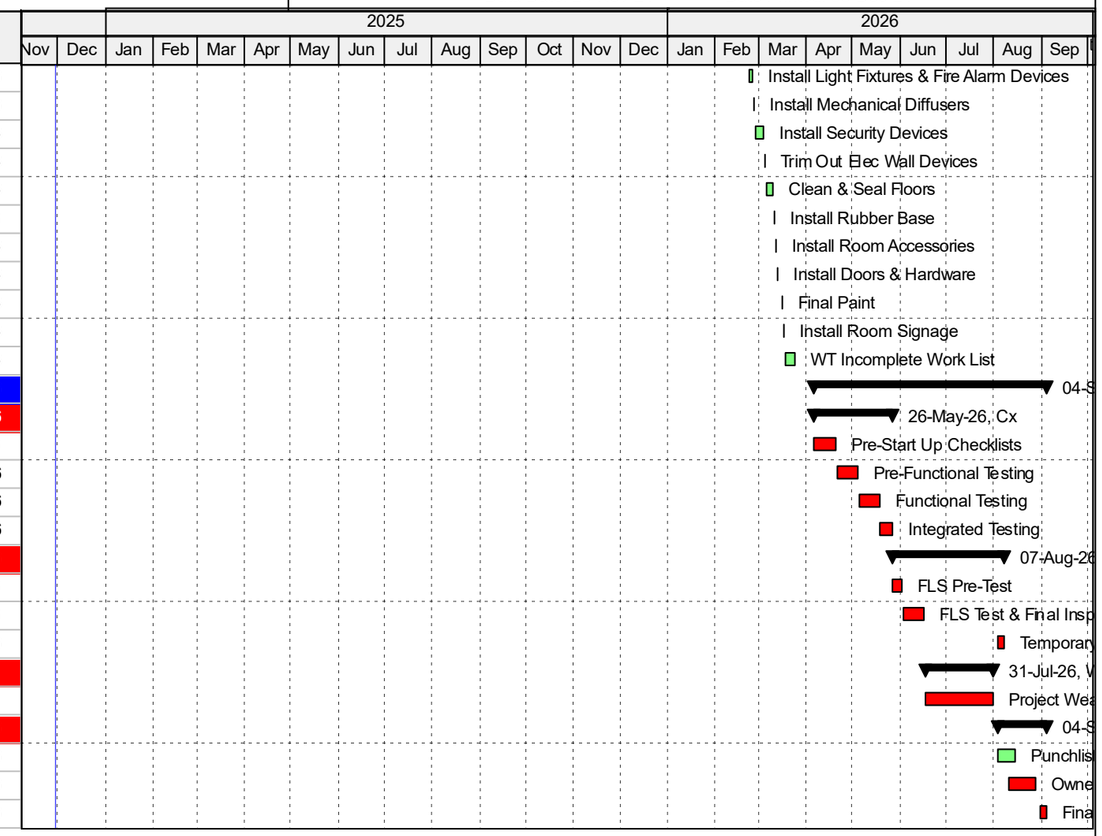
Activity ID	Activity Name	OD	RD	Start	Finish
A7410	Trim Out Elec Wall Devices	1	1	05-Mar-26	05-Mar-26
A7280	Install Carpet Flooring	4	4	06-Mar-26	11-Mar-26
A7290	Install Wood Base	2	2	12-Mar-26	13-Mar-26
A7300	Install Doors & Hardware	3	3	16-Mar-26	18-Mar-26
A7310	Final Paint	1	1	19-Mar-26	19-Mar-26
A7320	Install Room Signage	1	1	20-Mar-26	20-Mar-26
A7330	WT Incomplete Work List	5	5	23-Mar-26	27-Mar-26
Area C - Sensory, RR, & Support Rooms		45	45	02-Feb-26	03-Apr-26
A7440	Insulate & Hang Drywall	2	2	02-Feb-26	03-Feb-26
A7450	Tape & Mud & Accoustical Sealant	3	3	04-Feb-26	06-Feb-26
A7460	Prime & Paint First Coat	2	2	09-Feb-26	10-Feb-26
A7470	Install ACT Grid	2	2	11-Feb-26	12-Feb-26
A7480	Install Light Fixtures & Fire Alarm Devices	3	3	13-Feb-26	17-Feb-26
A7490	Install Mechanical Diffusers	1	1	18-Feb-26	18-Feb-26
A7500	Install Security Devices	4	4	19-Feb-26	24-Feb-26
A7510	Drop ACT	1	1	25-Feb-26	25-Feb-26
A7760	Install Plubming Fixtures & Connections	1	1	26-Feb-26	26-Feb-26
A6390	Install Wall Tile at Family RR	5	5	27-Feb-26	05-Mar-26
A7520	Trim Out Elec Wall Devices	1	1	06-Mar-26	06-Mar-26
A7600	Install RR Accessories - Mirrors, Paper Towels, Etc.	1	1	09-Mar-26	09-Mar-26
A7530	Install Carpet Flooring & Tile	4	4	10-Mar-26	13-Mar-26
A7540	Install Wood Base	2	2	16-Mar-26	17-Mar-26
A7550	Install Doors & Hardware	3	3	18-Mar-26	20-Mar-26
A7590	Install Room Furnishings	3	3	23-Mar-26	25-Mar-26
A7560	Final Paint	1	1	26-Mar-26	26-Mar-26
A7570	Install Room Signage	1	1	27-Mar-26	27-Mar-26
A7580	WT Incomplete Work List	5	5	30-Mar-26	03-Apr-26
Area C - Rotating Exhibits		58	58	05-Feb-26	28-Apr-26
A7610	Insulate & Hang Drywall	8	8	05-Feb-26	16-Feb-26
A7620	Floor Polish - First Pass	5	5	17-Feb-26	23-Feb-26
A7630	Tape & Mud & Accoustical Sealant	10	10	24-Feb-26	09-Mar-26
A7640	Prime & Paint First Coat	5	5	10-Mar-26	16-Mar-26
A7650	Install Mechanical Diffusers	1	1	17-Mar-26	17-Mar-26
A7660	Install	7	7	18-Mar-26	26-Mar-26
A7670	Install Light Fixtures & Fire Alarm Devices	5	5	27-Mar-26	02-Apr-26
A7680	Install Security Devices	2	2	27-Mar-26	30-Mar-26
A7690	Trim Out Elec Wall Devices	1	1	03-Apr-26	03-Apr-26
A7700	Floor Polish - Final Pass/Sealer	4	4	06-Apr-26	09-Apr-26
A7710	Install Doors & Hardware	3	3	10-Apr-26	15-Apr-26
A7720	Install Wood Base	2	2	16-Apr-26	17-Apr-26
A7730	Final Paint	1	1	20-Apr-26	20-Apr-26
A7740	Install Room Signage	1	1	21-Apr-26	21-Apr-26
A7750	WT Incomplete Work List	5	5	22-Apr-26	28-Apr-26
Area C - East Storage Rooms		29	29	12-Feb-26	24-Mar-26
A7770	Insulate & Hang Drywall	2	2	12-Feb-26	13-Feb-26
A7780	Tape & Mud & Accoustical Sealant	3	3	16-Feb-26	18-Feb-26
A7790	Prime & Paint First Coat	2	2	19-Feb-26	20-Feb-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield Art Museum
CPM Schedule

Activity ID	Activity Name	OD	RD	Start	Finish
A7800	Install Light Fixtures & Fire Alarm Devices	3	3	23-Feb-26	25-Feb-26
A7810	Install Mechanical Diffusers	1	1	26-Feb-26	26-Feb-26
A7820	Install Security Devices	4	4	27-Feb-26	04-Mar-26
A7830	Trim Out Elec Wall Devices	1	1	05-Mar-26	05-Mar-26
A7840	Clean & Seal Floors	3	3	06-Mar-26	10-Mar-26
A7850	Install Rubber Base	1	1	11-Mar-26	11-Mar-26
A7860	Install Room Accessories	1	1	12-Mar-26	12-Mar-26
A7870	Install Doors & Hardware	1	1	13-Mar-26	13-Mar-26
A7880	Final Paint	1	1	16-Mar-26	16-Mar-26
A7890	Install Room Signage	1	1	17-Mar-26	17-Mar-26
A7900	WT Incomplete Work List	5	5	18-Mar-26	24-Mar-26
Close-Out		107	107	06-Apr-26	04-Sep-26
Cx		35	35	06-Apr-26	26-May-26
A7910	Pre-Start Up Checklists	10	10	06-Apr-26	20-Apr-26
A7920	Pre-Functional Testing	10	10	21-Apr-26	04-May-26
A7930	Functional Testing	10	10	05-May-26	18-May-26
A7940	Integrated Testing	5	5	19-May-26	26-May-26
Fire & Life Safety		52	52	27-May-26	07-Aug-26
A7950	FLS Pre-Test	5	5	27-May-26	02-Jun-26
A7960	FLS Test & Final Inspection	10	10	03-Jun-26	16-Jun-26
A7970	Temporary Certificate Of Occupancy	5	5	03-Aug-26	07-Aug-26
Weather		32	32	17-Jun-26	31-Jul-26
A7980	Project Weather Contingency	32	32	17-Jun-26	31-Jul-26
Punchlist & Owner Move-In		25	25	03-Aug-26	04-Sep-26
A7990	Punchlist	10	10	03-Aug-26	14-Aug-26
A8000	Owner Move-In	15	15	10-Aug-26	28-Aug-26
A8010	Final Closeout - Documentation	5	5	31-Aug-26	04-Sep-26



Actual Work | Critical Remaining Work | Remaining Work | Milestone

Springfield ART Museum

Section 11: Bid Tabulation / Bid Comparison

WHITING-TURNER

Bid Package: 02A -Demolition
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**	**Carson Mitchell**	**KCI**	**Spirtas**
Building Demolition	$ 127,703	$ 127,703	$ 241,500	$ 518,108
Selective Demolition	$ 530,522	$ 530,522	$ 426,738	$ 900,000
Additional Demolition	$ 30,000	$ 30,000	$ 30,000	$ 30,000
P&P bond	$ 5,596	$ 5,596	$ 5,595	$ 14,324
Subtotal	**$ 693,821**	**$ 693,821**	**$ 703,833**	**$ 1,462,432**
Cost Difference	**$ -**	**$ -**	**$ 10,012**	**$ 768,611**
% Difference	**0%**	**0%**	**1%**	**111%**

Notes, Exclusions & Qualifications

Bid Package: 03A - Concrete
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**KCI**	**Carson Mitchell**
Concrete Foundations	$ 121,540	$ 121,540	$ 521,347
Concrete Slab on Grade / Slab on Deck	$ 421,741	$ 421,741	$ 521,315
Concrete Reinforcement	$ 120,046	$ 120,046	$ 155,785
Equipment Pads	$ 19,630	$ 19,630	$ 15,000
Topping Slabs	$ 19,340	$ 19,340	$ 22,908
Fine Grade / Bedding Course	$ 66,047	$ 66,047	$ 67,759
Termite Treatment	$ 11,826	$ 11,826	$ 3,629
Under Slab Vapor Barrier	$ 40,005	$ 40,005	$ 9,353
Deep Foundation Waterstops	$ 14,575	$ 14,575	$ 13,448
Anchor Bolt / Embed Install	$ 41,252	$ 41,252	$ 16,963
Exterior Concrete	$ 203,394	$ 203,394	$ 276,851
Drilled Piers	$ 51,017	$ 51,017	$ 40,770
P&P Bond	$ 8,525	$ 8,525	$ 13,987
Subtotal	**$ 1,138,938**	**$ 1,138,938**	**$ 1,679,115**

Alternates, Allowances & Bid Leveling			
Polished Concrete	$ -	Excluded	$ (90,900)
Unit Pavers	$ -	Excluded	$ (12,000)
Winter Conditions	$ 5,000	$ 5,000	$ 5,000
Additional Housekeeping Pads	$ 7,500	$ 7,500	$ 7,500
Additional Depth Concrete Footing	$ 5,600	$ 5,600	$ 5,600
Additional Concrete Grade Beams	$ 21,000	$ 21,000	$ 21,000
Additional Steel (Rebar) Reinforcement	$ 40,000	$ 40,000	$ 40,000
Subtotal	**$ 79,100**	**$ 79,100**	**$ (23,800)**

Grand Total	**$ 1,218,038**	**$ 1,218,038**	**$ 1,655,315**
Cost Difference	**$ -**	**$ -**	**$ 437,277**
% Difference	**0%**	**0%**	**36%**

Required Alternates			
Alternate X - Deduct	$ (14,930)	$ (14,930)	$ (14,930)
Alternate 1 - BOH Clerestory	$ -	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ (14,313)	$ (14,313)	$ (30,931)
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -
Alternate 10 - Monument Sign	$ (21,359)	$ (21,359)	$ (33,139)
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ (50,602)**	**$ (50,602)**	**$ (79,000)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 04A - Masonry
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**		**Blevins**	
CMU Masonry	$	25,500	$	25,500
Brick Veneer Masonry	$	180,000	$	180,000
Reinforcement Materials	$	2,500	$	2,500
Flashing and Drainage System	$	14,500	$	14,500
Subtotal	**$**	**222,500**	**$**	**222,500**
Cost Difference	**$**	**-**	**$**	**-**
% Difference		**0%**		**0%**

Required Alternates				
Alternate X - Deduct	$	(120,500)	$	(120,500)
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	(59,500)	$	(59,500)
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**(180,000)**	**$**	**(180,000)**

Notes, Exclusions & Qualifications

Bid Package: 05A - Steel
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**	**Carson Mitchell**	**Doherty Steel**	**Kansas City Structural Steel**
Structural Steel Framing	$ 661,259	$ 661,259	$ 772,916	$ 1,359,322
Metal Deck	$ 96,365	$ 96,365	$ 224,963	Included
Anchor Bolts / Embeds	$ 1,818	$ 1,818	$ 4,139	Included
Stairs & Railings	$ 26,756	$ 26,756	$ 41,169	Included
Miscelaneous Steel Plates	$ 2,737	$ 2,737	$ 3,050	Included
Utility Yard Screen Wall Steel Framing	$ 32,014	$ 32,014	$ 51,986	Included
Engineered Shop Drawings	$ 34,637	$ 34,637	$ 38,673	Included
P&P Bond	$ 8,733	$ 7,187	$ 11,847	Included
Subtotal	**$ 864,319**	**$ 862,773**	**$ 1,148,743**	**$ 1,359,322**

Alternates, Allowances & Bid Leveling				
Lintels	Included	Included	Included	Included
Perforated Metal Door Assembly	Excluded	Excluded	Excluded	Excluded
Linear Bar Grille	$ 84,390	$ 84,390	$ 84,390	$ 84,390
Steel Plate Closure	$ 17,643	$ 17,643	$ 17,643	$ 17,643
Bollards (5) 6" STD Pipe	Included	Included	Included	Included
Miscellaneous Metals	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Subtotal	**$ 117,033**	**$ 117,033**	**$ 117,033**	**$ 117,033**

Grand Total	**$ 981,352**	**$ 979,806**	**$ 1,265,776**	**$ 1,476,355**
Cost Difference	**$ -**	**$ (1,546)**	**$ 284,424**	**$ 495,003**
% Difference	**0%**	**0%**	**29%**	**50%**

Required Alternates				
Altternate X - Deduct	**$ (25,177)**	**$ (25,177)**	**$ (119,267)**	**$ (25,177)**
Alternate 1 - BOH Clerstory	$ 27,747	$ 27,747	**$ (14,774)**	$ 68,075
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ 27,556	$ 27,556	$ 27,556	$ 90,398
Alternate 10 - Mnument Sign	$ -	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -	$ -
Subtotal	**$ 30,126**	**$ 30,126**	**$ (106,485)**	**$ 133,296**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 05B - Ornamental Steel
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**		**Sightline Commercial Solutions**	
Linear Bar Grille		Excluded	$	287,562
Boardwalk Guardrail	$	179,835	$	179,824
Perforated Metal Door Assembly	$	61,515	$	61,515
Custom Aluminum Fascia	$	93,898	$	93,898
Custom Aluminum Gutter & Rain Chain	$	19,411	$	18,411
Stainless Steel Wire Mesh	$	81,925	$	81,925
Steel Plate Closure		Excluded	$	47,680
Decorative Metal Fence/Gate, Mech./Utility Court	$	12,250		Excluded
P&P Bond		Excluded	$	11,563
Total	**$**	**448,834**	**$**	**782,378**
Cost Difference	**$**	**-**	**$**	**333,544**
% Difference		**0%**		**74%**

Required Alternates				
Alternate X - Deduct	**$**	**(53,621)**	**$**	**(53,621)**
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	-	$	-
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**(53,621)**	**$**	**(53,621)**

Notes, Exclusions & Qualifications

Bid Package: 06A - Millwork
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**	**Parks Cabinets**	**RCS Millwork**	**Cabinet Masters**
Plastic Laminate Casework (PL01, PL02, PL03, PL04)	$ 70,489	$ 70,489.00	$ 454,352	$ 498,098
Solid Surface (SS01, SS02, SS03)	$ 28,173	$ 28,173	Included	$ 6,351
Shelf Hooks (SH01)	$ 400	$ 400	$ 400	$ 400
Upholstered Built-In Bench	$ 16,500	$ 16,500	Included	$ 6,028
Upholstered Built-In Bench	$ 26,000	$ 26,000	Included	$ 6,028
Wood Wall Panels (WD01, WD02)	$ 95,395	$ 95,395	Included	$ 18,679
Wall Mounted Easel	Included	Included	Included	Included
P&P Bond	$ 4,635	$ 4,635	$ -	$ 17,667
Subtotal	**$ 241,592**	**$ 241,592**	**$ 454,752**	**$ 543,602**
Cost Difference	**$ -**	**$ -**	**$ 213,160**	**$ 302,010**
% Difference	**0%**	**0%**	**88%**	**125%**

Required Alternates				
Alternate X - Deduct	**$ (27,114)**	**$ (27,114)**	**$ (27,114)**	**$ (27,114)**
Alternate 1 - BOH Clerestory	$ -	$ -		$ -
Alternate 2 - Façade Panel MP01	$ -	$ -		$ -
Alternate 3 - Signage	$ -	$ -		$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -		$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -		$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -		$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -		$ -
Alternate 10 - Monument Sign	$ -	$ -		$ -
Alternate 11 - Courtyard Plantings	$ -	$ -		$ -
Subtotal	**$ (27,114)**	**$ (27,114)**	**$ (27,114)**	**$ (27,114)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07A - Roofing
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**	**Missouri Builders**	**Delta (Disqualified)**	**Watkins**
Demo Existing Roof	$ 48,934	$ 48,934	$ 83,500	$ 275,000
TPO Membrane, Insulating, & Flashing	$ 737,102	$ 737,102	$ 934,648	$ 750,000
Built Up Roofing	$ 37,802	$ 37,802	$ 50,000	$ 85,000
Gutters& Downspouts	Included in 07C	Included in 07C	Included in 07C	Included in 07C
Roof Vapor Barrier	$ 49,206	$ 49,206	$ 71,000	$ 50,000
Roof Cover Boards	$ 41,312	$ 41,312	$ 29,450	$ 60,000
Roof Curb Detail	$ 3,750	$ 3,750	$ 5,000	$ 50,000
Temporary Roofing	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Warranty	$ 3,600	$ 3,600	$ 4,500	$ 6,850
P&P Bond	$ 9,718	$ 8,500	$ 22,958	$ 24,000
Total	**$ 981,424**	**$ 980,206**	**$ 1,251,056**	**$ 1,350,850**
Cost Difference	**$ -**	**$ (1,218)**	**$ 269,632**	**$ 369,426**
% Difference	**0%**	**-0.12%**	**27.47%**	**37.64%**

Required Alternates				
Alternate 1 - BOH Clerestory	$ 2,500	$ 19,035	$ 18,000	$ 2,500
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ 12,853	$ 12,853	$ 12,000	$ 2,500
Alternate 10 - Monument Sign	$ -	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -	$ -
Subtotal	**$ 15,353**	**$ 31,888**	**$ 30,000**	**$ 5,000**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07B - Waterproofing
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**Pro-Seal Restoration**	**Atkins Weatherproofing**
Fluid Applied Air Barrier	$ 22,455	$ 22,455	$ 57,925
Fluid Applied Thermal Break (Tnemec)	$ 11,500	$ 11,500	$ 8,200
Below Grade Waterproofing (Excludes Waterstops)	$ 4,085	$ 4,085	$ 24,930
Mineral-Wool Board Insulation	$ 26,860	$ 26,860	$ 26,860
Self-Adhering High Temperature Sheets	$ 2,155	$ 2,155	$ 1,865
Exterior Expansion Joint Assemblies (Excludes Roof Expansion Joints)	$ 22,110	$ 22,110	$ 4,330
Interior Expansion Joint Assemblies	Included	Included	$ 3,730
Interior Slab-on-Grade Joint Sealants	$ 4,180	$ 4,180	$ 6,545
P&P Bond	$ 2,334	$ 2,334	$ 1,635
Subtotal	**$ 95,679**	**$ 95,679**	**$ 136,020**

Alternates, Allowances & Bid Leveling			
Mineral-Wool Board Insulation (Exterior Wall Assemblies)	$ 4,850	$ 4,850	$ 4,850
Below Grade Board Insulation	$ 1,300	$ 1,300	$ 1,300
High Compression Molded-Sheet Drainage	$ -	$ -	$ -
Joint Firestopping (All locations including MEP penetrations)	$ -	$ -	$ -
Exterior Joint Sealants (Provide locations)	$ 15,000	$ 15,000	$ 15,000
Misc. Joint Sealants (Scope Delineation)	$ 10,500	$ 10,500	$ 1,450
Subtotal	**$ 31,650**	**$ 31,650**	**$ 22,600**

Grand Total	**$ 127,329**	**$ 127,329**	**$ 158,620**
Cost Difference	**$ -**	**$ -**	**$ 31,291**
% Difference	**0.00%**	**0.00%**	**24.57%**

Required Alternates			
Alternate X - Deduct	$ (62,985)	$ (62,985)	$ (71,615)
Alternate 1 - BOH Clerestory	$ -	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ (62,985)**	**$ (62,985)**	**$ (71,615)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07C - Metal Wall Panels
Date: 12/02/2024

Bid Comparison					
Description	**WT GMP**	**Watkins**	**Delta Roofing (Disqualified)**	**IWR North America**	**Missouri Builders**
Metal Wall Panels (MP01)	$ 380,000	$ 380,000	$ 245,982	$ 365,630	$ 267,882
Metal Wall Panels (MP02)	$ 152,000	$ 152,000	$ 115,000	$ 212,030	$ 298,014
Metal Wall Panel Flashings & Trims	$ 30,950	$ 30,950	$ 80,000	$ 81,360	$ 20,720
Thermally Broken Sub-Framing	$ 61,000	$ 61,000	$ 66,000	$ 132,820	$ 149,893
Mineral Wool Board Insulation	$ 23,000	$ 23,000	$ 74,000	$ 86,470	$ 114,743
P&P Bond	$ 13,579	$ 10,850	INCLUDED IN 07A	$ 11,240	$ 12,155
Subtotal	**$ 660,529**	**$ 657,800**	**$ 580,982**	**$ 889,550**	**$ 863,407**
Alternates, Allowances & Bid Leveling					
Thermally Broken Sub-Framing (Delegated Design Required)	$ 23,000	$ 23,000	$ 23,000	$ 23,000	$ 7,150
Metal Wall Panels - Flashings & Trim	$ 96,000	$ 96,000	$ 80,000	Included	$ 111,691
Metal Insect Screens	$ 9,500	$ 9,500	$ 9,500	Included	$ 2,500
Gutters & Downspouts / Trim / Anchors	$ 31,000	$ 31,000	$ 31,000	$ 31,000	$ 31,000
Custom Aluminum Gutter & Rain Chain Install	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000
Mockup	$ 21,500	$ 21,500	$ 21,500	$ 21,500	$ 21,500
Subtotal	**$ 194,000**	**$ 194,000**	**$ 178,000**	**$ 88,500**	**$ 186,841**
Grand Total	**$ 854,529**	**$ 851,800**	**$ 758,982**	**$ 978,050**	**$ 1,050,248**
Cost Difference	**$ -**	**$ (2,729)**	**$ (95,547)**	**$ 123,521**	**$ 195,719**
% Difference	**0%**	**0%**	**-11%**	**14%**	**23%**
Required Alternates					
Altternate X - Deduct	**$ (96,000)**	**$ (96,000)**	**$ (35,000)**	**$ (80,560)**	**$ (182,295)**
Alternate 1 - BOH Clerstory	$ -	$ -	$ -	$ -	
Alternate 2 - Façade Panel MP01	**$ (45,000)**	**$ (45,000)**	**$ (180,000)**	**$ (49,330)**	**$ (151,579)**
Alternate 3 - Signage	$ -	$ -	$ -	$ -	
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -	$ -	
Alternate 6 - Façade R-Panels at Utility Court	**$ (18,000)**	**$ (18,000)**	**$ (7,000)**	**$ (68,790)**	**$ (18,000)**
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -	$ -	
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ 6,000	$ -	
Alternate 10 - Monument Sign	$ -	$ -	$ -	$ -	
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -	$ -	
Subtotal	**$ (159,000)**	**$ (159,000)**	**$ (216,000)**	**$ (198,680)**	**$ (351,874)**
Grand Total - with Alternates	**$ 695,529**	**$ 692,800**	**$ 542,982**	**$ 779,370**	**$ 698,374**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07D - EIFS
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Oak Brothers**
Exterior Insulation and Finish System (EIFS)	$ 85,035	$ 85,035
Mineral-Wool Board Insulation (EIFS Only Locations)	$ 9,801	$ 9,801
Flashings & Trims	$ 3,754	$ 3,754
Joint Sealants (EIFS Only Locations)	INCLUDED	INCLUDED
P&P Bond	$ 985	$ 985
Subtotal	**$ 99,575**	**$ 99,575**
Cost Difference	**$ -**	**$ -**
% Difference	**0%**	**0%**

Required Alternates		
Alternate X - Deduct	$ (34,590)	$ (34,590)
Alternate 1 - BOH Clerestory	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -
Alternate 3 - Signage	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -
Subtotal	**$ (34,590)**	**$ (34,590)**

Notes, Exclusions & Qualifications

EPS Insulation ILO Mineral Wool (EIFS Only)

Bid Package: 08A - Doors, Frames & Hardware
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**DH Pace**	**Felix Thomson (Disqualified)**
Supply - Hollow Metal Doors	$ 56,368	$ 56,368	$ -
Supply - Hollow Metal Frames	$ 28,126	$ 28,126	$ 53,475
Supply – Door Hardware	$ 121,291	$ 121,291	$ 114,230
Supply - Flush Wood Doors	$ 7,868	$ 7,868	$ -
Subtotal	**$ 213,653**	**$ 213,653**	**$ 53,472**

Alternates, Allowances & Bid Leveling			
Supply - Aluminum Frames (At Interior Wood Doors)	$ -	$ -	$ -
Supply - Perforated Sliding Door / & Hardware	Included in 05B	Excluded	Excluded
Supply – Aluminum/Storefront Hardware	$ 11,960	$ 11,960	$ -
Supply - ADA Operators	$ 5,094	$ 5,094	$ -
Supply – Gate Hardware	$ 6,472	$ 6,472	$ -
Subtotal	**$ 23,526**	**$ 23,526**	**$ -**

Grand Total	**$ 237,179**	**$ 237,179**	**$ 53,472**
Cost Difference	**$ -**	**$ -**	**$ (183,707)**
% Difference	**0%**	**0%**	**-77%**

Required Alternates			
Alternate X - Deduct	$ -	$ (14,890)	$ -
Alternate 1 - BOH Clerestory	$ -	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ -**	**$ (14,890)**	**$ -**

Grand Total	**$ 237,179**	**$ 222,289**	**$ 53,472**
Cost Difference	**$ -**	**$ (14,890)**	**$ (183,707)**
% Difference	**0%**	**-6%**	**-77%**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: - 08B - Overhead Doors
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Brookline Doorworks**
Overhead Coiling Doors	$ 19,021	$ 19,021
P&P Bond	$ 285	$ 285
Subtotal	**$ 19,306**	**$ 19,306**

Bid Package: 08C - Glass and Glazing
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**AGP, Inc.**	**IWR North America**
Exterior Storefront / Curtain Wall	$ 617,320	$ 617,320	$ 587,540
Interior Storefront	Included	Included	Included
Demountable Glazing Partition	$ 94,485	$ 94,485	$ 145,710
Aluminum Door Hardware	$ 13,245	$ 11,245	$ 36,600
ADA Operators	$ 2,000	$ 2,000	$ 2,000
Payment & Performance Bond	$ 14,775	$ 14,775	$ 10,630
Subtotal	**$ 741,825**	**$ 739,825**	**$ 782,480**

Alternates, Allowances & Bid Leveling			
Mockup	$ 15,000	$ 15,000	$ 15,000
Door Lite Glazing	$ 3,380	$ 3,380	$ -
Perforated Metal Door Assembly	Included in 05B	Excluded	Excluded
Subtotal	**$ 18,380**	**$ 18,380**	**$ 15,000**

Grand Total	**$ 760,205**	**$ 758,205**	**$ 797,480**
Cost Difference	**$ -**	**$ (2,000)**	**$ 37,275**
% Difference	**0.00%**	**-0.26%**	**4.90%**

Required Alternates			
Alternate X - Deduct	**$ (97,735)**	**$ (97,735)**	**$ (161,620)**
Alternate 1 - BOH Clerestory	$ 70,175	$ 70,175	$ 33,290
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ 90,775	$ 90,775	$ 38,260
Alternate 10 - Monument Sign	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ 63,215**	**$ 63,215**	**$ (90,070)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09A - Framing & Drywall
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**Commercial Builders**	**PCI**
Interior CFM Framing	$ 121,803	$ 121,083	$ 321,798
Exterior CFM Framing	$ 85,400	$ 85,400	$ 510,738
Exterior Sheathing	$ 172,114	$ 172,114	$ 105,886
Interior Drywall & Finish	$ 349,618	$ 349,618	$ 999,655
In-Wall Strapping	$ 63,900	$ 63,670	$ 373,799
Acoustical Sealants	$ 12,600	$ 12,506	$ 56,600
Joint Firestopping	$ 13,800	$ 13,652	$ 7,600
In-wall Batt Insulation (Includes mineral batt insulation)	$ 73,140	$ 73,140	$ 74,990
Gypsum Board Ceilings (GB01, GB02, GB03)	$ 75,223	$ 75,223	$ 142,631
Acoustical Ceilings (AC01, AC02, AC03)	$ 81,897	$ 81,897	$ 85,005
Acoustical Wall Panels (PX01, PX02, PX03)	$ 43,622	$ 43,622	$ 18,870
Linear Wood Ceilings (LC01, LC02)	$ 494,687	$ 494,687	$ 611,196
Plastic Paneling (PP01)	$ 5,067	$ 5,067	$ 1,164
Install Only - Doors / Frames / Hardware	$ 36,584	$ 36,584	$ 54,615
Install Only – Toilet Accessories / Partitions	$ 3,689	$ 3,689	$ 44,470
Install Only – Fire Extinguishers / Cabinets	$ 3,512	$ 3,512	$ 1,382
Engineered Shop Drawings	$ 5,500	$ 5,500	$ 15,000
P&P bond	$ 26,825	$ 26,207	$ 35,000
Subtotal	**$ 1,668,981**	**$ 1,667,171**	**$ 3,460,399**

Alternates, Allowances & Bid Leveling			
Roof Blocking	Included	Included	$ 34,000
Rough Blocking	$ 22,500	$ 22,500	$ 22,500
Plywood at IT Rooms	$ 2,000	$ 2,000	$ 2,000
Existing Ceiling Patching for New Fire Protection	$ 50,000	$ 50,000	$ 50,000
Exterior Mineral Wall Board (Exterior Wall Assemblies)	Included in 07C	Excluded	Excluded
Exterior Sub-Framing	Included in 07C	Excluded	Excluded
Interior Expansion Joint Assemblies	$ 5,383	$ 5,383	$ 5,383
Wood Wall Panels (WD01, WD02)	Included in 06A	Excluded	Excluded
Trimless Door Frame – 118/4	$ 300	$ 300	$ 300
Storage 154 Elevated Platform	$ 3,357	$ 3,357	$ 3,357
Wood Base WD03 & WD04	$ 30,608	$ 30,607	$ 30,607
Shelving Systems SY01 & SY02	$ 37,019	$ 37,019	$ 37,019
Pegboard SP01	$ 4,977	$ 4,977	$ 4,977
Install Specialties	$ 3,500	$ 3,500	$ 3,500
Supply - Doors / Frames / Hardware	Included in 08A	Excluded	Excluded
Supply - Toilet Accessories / Partitions	Included in 08A	Excluded	Excluded
Supply - Fire Extinguishers / Cabinets	Included in 08A	Excluded	Excluded
Selective Interior Demolition	Included in 02A	Excluded	Excluded
Subtotal	**$ 159,644**	**$ 159,643**	**$ 193,643**

Grand Total	**$ 1,828,625**	**$ 1,826,814**	**$ 3,654,042**
Cost Difference	**$ -**	**$ (1,811)**	**$ 1,825,417**
% Difference	**0%**	**0%**	**100%**

Required Alternates			
Alternate X - Deduct	$ (120,272)	$ (120,272)	$ (217,298)
Alternate 1 - BOH Clerestory	$ 29,159	$ 29,159	$ 48,422
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ 15,767	$ 15,767	$ 18,821
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ 50,159	$ 50,159	$ 22,909
Alternate 10 - Monument Sign	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ (25,187)**	**$ (25,187)**	**$ (127,146)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09B - Painting
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**		**N.E. Painting**	
Interior Painting	$	155,026	$	154,770
Exterior Painting	$	9,063	$	7,000
High Performance Coating (PA07)	$	1,700	$	1,700
Intumescent Paint	$	4,200	$	4,200
Wood Base Paint / Stain	$	10,230	$	10,230
Payment & Performance Bond	$	17,790	$	17,790
Subtotal	**$**	**198,009**	**$**	**195,690**

Alternates, Allowances & Bid Leveling				
Paint Mock-Ups	$	12,500	$	12,500
Miscellaneous Painted Finishes	$	15,000	$	15,000
Paint Touchup / Final Painting	$	15,000	$	15,000
Subtotal	**$**	**42,500**	**$**	**42,500**

Grand Total	**$**	**240,509**	**$**	**238,190**
Cost Difference	**$**	**-**	**$**	**(2,319)**
% Difference		**0%**		**-1%**

Required Alternates				
Alternate X - Deduct	**$**	**(8,130)**	**$**	**(8,130)**
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	-	$	-
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**(8,130)**	**$**	**(8,130)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09C - Flooring
Date: 12/02/2024

Bid Comparison			
Description	**WT GMP**	**Joplin Floor Designs**	**Flooring Systems**
Resilient Floor (RF01)	$ 7,800	$ 7,800	$ 17,949
Resilient Base (RB01, RB02, RB03)	$ 7,520	$ 7,500	$ 7,800
Transitions Strips (TS01, TS02, TS03, TS04, TS05)	$ 1,700	$ 1,700	$ 400
Carpet (CA01, CA02, CA03)	$ 21,900	$ 21,900	$ 13,336
Tiling (TL01, TL02, TL03)	$ 59,100	$ 59,100	$ 69,365
P&P Bond	$ 2,940	$ 2,940	$ 1,088
Subtotal	**$ 100,960**	**$ 100,940**	**$ 109,938**

Alternates, Allowances & Bid Leveling			
Flooring Patching / Leveling (Where Applicable)	$ -	$ 1,250	$ -
Fluid Applied Flooring (RF02)	$ 26,160	$ 26,160	$ 26,160
Flooring Protection	$ 34,875	$ 34,875	$ 34,875
Subtotal	**$ 61,035**	**$ 62,285**	**$ 61,035**

Grand Total	**$ 161,995**	**$ 163,225**	**$ 170,973**
Cost Difference	**$ -**	**$ 1,230**	**$ 8,978**
% Difference	**0%**	**1%**	**6%**

Required Alternates			
Alternate X - Deduct	**$ (5,750)**	**$ (5,750)**	**$ (16,905)**
Alternate 1 - BOH Clerestory	$ -	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -
Subtotal	**$ (5,750)**	**$ (5,750)**	**$ (16,905)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09D - Polished Concrete
Date: 12/02/2024

Bid Comparison							
Description	**WT GMP**	**Cameron Concrete Polishing**	**Amtech**	**Desco Coating**	**Midwest Floor Restoration**	**Pro Concrete**	**Centimark Roofing**
Polished Concrete (CF02)	$ 37,503	$ 37,503	$ 52,576	$ 137,930	$ 61,336	$ 72,337	$ 48,995
Sealed Concrete (CF01)	$ 23,351	$ 23,351	$ 14,403	$ 128,932	$ 17,586	$ 49,000	$ -
Payment & Performance Bond	Excluded	$ 1,522	$ -	$ 5,233	$ 2,244	$ 3,033	$ 588
Subtotal	**$ 60,854**	**$ 62,376**	**$ 66,979**	**$ 272,095**	**$ 81,166**	**$ 124,370**	**$ 49,583**
Alternates, Allowances & Bid Leveling							
Concrete Patching & Repair for Polished Concrete	$ 13,050	$ 13,050	$ 13,050	$ 13,050	$ 13,050	$ 13,050	$ 13,050
Subtotal	**$ 13,050**	**$ 13,050**	**$ 13,050**	**$ 13,050**	**$ 13,050**	**$ 13,050**	
Grand Total	**$ 73,904**	**$ 75,426**	**$ 80,029**	**$ 285,145**	**$ 94,216**	**$ 137,420**	**$ 49,583**
Cost Difference	**$ -**	**$ 1,522**	**$ 6,125**	**$ 211,241**	**$ 20,312**	**$ 63,516**	
% Difference	**0%**	**2%**	**8%**	**286%**	**27%**	**86%**	
Required Alternates							
Alternate X - Deduct	$ -	$ -	$ -	$ -	$ (10,606)	$ (12,327)	
Alternate 1 - BOH Clerestory	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 3 - Signage	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 10 - Monument Sign	$ -	$ -	$ -	$ -	$ -	$ -	
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -	$ -	$ -	$ -	
Subtotal	**$ -**	**$ -**			**$ (10,606)**		

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 10A - Signage
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Signarama**
Signage	$ 61,284	$ 61,284
Subtotal	**$ 61,284**	**$ 61,284**

Bid Package: 10B - Misc. Specialties
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**DH Pace**
Supply - Toilet Compartments	$ 45,000	$ 45,000
Supply - Toilet and Bathroom Accessories	$ 35,100	$ 35,100
Supply - Fire Extinguishers & Cabinets	$ 3,400	$ 3,400
Supply - Bike Rack (Exterior)	$ 8,300	$ 8,300
Supply - Visual Display Units	$ 4,500	$ 4,500
Supply - Corner Guards	$ 3,700	$ 3,700
Supply - Knox Box	$ 500	Included
Supply – Bike Storage (Interior)	$ 2,100	$ 2,100
Supply – Litter Receptacle	$ 7,200	$ 7,200
Supply – Courtyard Bench	$ 1,500	$ 1,500
Subtotal	**$ 111,300**	**$ 110,800**

Required Alternates		
Alternate X - Deduct	**$ (38,700)**	**$ (38,700)**
Alternate 1 - BOH Clerestory	$ -	
Alternate 2 - Façade Panel MP01	$ -	
Alternate 3 - Signage	$ -	
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	
Alternate 6 - Façade R-Panels at Utility Court	$ -	
Alternate 8 - Remove Foundation Tie Beams	$ -	
Alternate 9 - Rotating Exhibit Skylight	$ -	
Alternate 10 - Monument Sign	$ -	
Alternate 11 - Courtyard Plantings	$ -	
Subtotal	**$ (38,700)**	**$ (38,700)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 11A - Loading Dock Equipment
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Brookline**
Loading Dock Equipment	$ 1,560	$ 1,560
Subtotal	**$ 1,560**	**$ 1,560**

Bid Package: 12A - Window Treatment
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Benton Daylight Control Systems**
Manual Roller Shades	$ 9,375	$ 9,375
Automatic Roller Shades	$ 28,125	$ 28,125
Subtotal	**$ 37,500**	**$ 37,500**

Required Alternates		
Alternate X - Deduct	**$ (11,150)**	**$ (11,150)**
Alternate 1 - BOH Clerestory	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -
Alternate 3 - Signage	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ 14,550	$ 14,550
Alternate 10 - Monument Sign	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -
Subtotal	**$ 3,400**	**$ 3,400**

Bid Package: 21A - Fire Protection
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Western States**
Design / Shop Drawings / Engineering	$ 40,000	$ 40,000
Fire Protection - Wet System	$ 308,000	$ 308,000
Fire Protection - Dry System	$ 44,000	$ 44,000
Fire Protection - Preaction System	$ 33,000	$ 33,000
Payment & Performance Bond	$ 4,000	$ 4,000
Subtotal	**$ 429,000**	**$ 429,000**

Alternates, Allowances & Bid Leveling		
FDC Alternate Location	$ 25,000	$ 25,000
Subtotal	**$ 25,000**	**$ 25,000**

Grand Total	**$ 454,000**	**$ 454,000**
Cost Difference	**$ -**	**$ -**
% Difference	**0%**	**0%**

Required Alternates		
Alternate X - Deduct	$ -	$ -
Alternate 1 - BOH Clerestory	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -
Alternate 3 - Signage	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -
Subtotal	**$ -**	**$ -**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 22A - Plumbing
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**		**SECO**	
Mobilization / GC's / GR's / Miscellaneous	$	306,018	$	306,018
Demolition & Safe Off	$	75,834	$	75,834
Temporary Reroutes - $15,000 Allowance	$	15,000	$	15,000
Storm Drainage	$	251,435	$	251,435
Sanitary Sewer, Waste, & Vent	$	204,641	$	204,641
Domestic Water	$	362,073	$	362,073
Plumbing Fixtures & Equipment	$	190,394	$	190,394
P&P Bond	$	13,904	$	13,904
Subtotal	**$**	**1,419,299**	**$**	**1,419,299**

Required Alternates				
Alternate X - Deduct	$	-	$	-
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	**$**	**(74,419)**	**$**	**(74,419)**
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	-	$	-
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**(74,419)**	**$**	**(74,419)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 23A - Mechanical
Date: 12/02/2024

Bid Comparison				
Description		**WT GMP**		**SECO**
Mobilization / GC's / GR's / Miscellaneous	$	696,751	$	696,751
Mechanical Demolition & Safe off	$	208,513	$	208,513
Temporary Conditioning	$	50,000	$	50,000
HVAC / Ductwork	$	624,744	$	624,744
Grills, Diffusers, Accessories	$	291,993	$	291,993
Mechanical Equipment	$	2,377,430	$	2,377,430
Hydronic Piping	$	1,009,281	$	1,009,281
Insulation	$	497,881	$	497,881
Startup / Commissioning	$	55,479	$	55,479
Test & Balance	$	66,000	$	66,000
BMS Controls	$	493,663	$	493,663
P&P Bond	$	44,252	$	44,252
Subtotal	**$**	**6,415,987**	**$**	**6,415,987**

Alternates, Allowances & Bid Leveling				
Alternate X - Deduct	$	-	$	-
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	**$**	**(1,028,213)**	**$**	**(1,028,213)**
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	-	$	-
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**(1,028,213)**	**$**	**(1,028,213)**

Phase 2 - Budget				
PH2 - GC's / GR's / Miscellaneous	$	-	$	331,892
PH2 - Mechanical Demolition & Safe Off	$	3,752	$	3,752
PH2 - Temporary Conditioning ($50,000 Allowance)	$	25,000	$	50,000
PH2 - HVAC Ductwork	$	1,003,346	$	1,114,881
PH2 - Grills, Diusers, Accessories, Etc.	$	43,730	$	43,730
PH2 - Mechanical Equipment	$	707,197	$	907,197
PH2 - Hydronic Piping	$	423,786	$	423,786
PH2 - Insulation	$	289,652	$	289,718
PH2 - Start-up / Commissioning	$	-	$	10,000
PH2 - Test & Balance	$	36,480	$	52,500
PH2 - BMS Controls - Parts, Smarts, Programming, Wire-pulls, etc.	$	257,118	$	454,545
PH2 - Payment & Performance Bond	$	-	$	25,424
Subtotal	**$**	**2,790,061**	**$**	**3,707,425**

Grand Total	**$**	**8,177,835**	**$**	**9,095,199**
Cost Difference	**$**	**-**	**$**	**917,364**
% Difference		**0%**		**11%**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 26A - Electrical
Date: 12/02/2024

Phase 1 - Bid Comparison						
Description	**WT GMP**	**Multi Craft**	**Pro Electric**	**Arcstar**	**Meyer**	**A-1 Electric**
Mobilization / GC's / GR's / Miscellaneous	$ 10,000	$ 10,000	$ 52,628	$ 162,380	$ 40,000	$ 383,700
Additional Temp Electric	$ 50,000	$ 50,000	$ 67,542	$ 50,000	$ 50,000	$ 50,000
Electrical Distribution	$ 500,000	$ 500,000	$ 578,002	$ 598,659	$ 1,230,800	$ 641,000
Electrical Equipment	$ 670,000	$ 670,000	$ 676,744	Included	$ 75,800	$ 675,000
Electrical Branch Circuitry	$ 466,880	$ 466,880	$ 515,344	$ 1,495,388	$ 572,700	$ 274,000
Lighting	$ 700,000	$ 700,000	$ 409,440	$ 438,980	$ 646,900	$ 837,000
Lighting Controls	$ 93,000	$ 93,000	$ 1	Included	$ 120,000	$ 50,000
Telecommunications Rough-in Only	$ 60,000	$ 60,000	$ 65,000	$ 53,311	$ 48,300	$ 117,000
Audio Visual Rough-in Only	$ 35,000	$ 35,000	$ 6,960	$ 4,012	$ 7,500	$ 5,000
Fire Alarm	$ 165,900	$ 166,000	$ 170,000	$ 88,966	$ 150,500	$ 276,000
Security & Access Control Rough-in Only	$ 35,000	$ 35,000	$ 12,000	$ 14,056	$ 6,000	$ 14,000
P&P Bond	$ 28,000	$ 28,000	$ 38,637	$ 27,103	$ 28,000	$ 33,300
Subtotal	**$ 2,813,780**	**$ 2,813,880**	**$ 2,592,298**	**$ 2,932,856**	**$ 2,976,500**	**$ 3,356,000**

Alternates, Allowances & Bid Leveling						
BIM	Included	Included	$ 37,652	Included	Included	Included
Demo	Included	Included	$ 32,872	Included	Included	Included
Electical Connections	Included	Included	$ 75,000	Included	Included	Included
Gen Docking Station	Included	Included	$ 58,575	Included	Included	Included
Site	Included	Included	$ 26,241	Included	Included	Included
Electrical Gap Fill	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Subtotal	**$ 25,000**	**$ 25,000**	**$ 255,340**	**$ 25,000**	**$ 25,000**	**$ 25,000**

Grand Total	**$ 2,838,780**	**$ 2,838,880**	**$ 2,847,638**	**$ 2,957,856**	**$ 3,001,500**	**$ 3,381,000**
Cost Difference		**$ 100**	**$ 8,858**	**$ 119,076**	**$ 162,720**	**$ 542,220**
% Difference	**0%**	**0%**	**0%**	**4%**	**6%**	**19%**

Required Alternates						
Alternate 1 - BOH Clerestory	$ -	$ -	$ -	$ -	$ 1,600	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -	$ -	$ -	$ -	$ -
Alternate 3 - Signage	$ -	$ -	$ -	$ -	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -	$ -	$ -	$ -	$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	**$ (277,740)**	**$ (277,740)**	**$ (229,889)**	**$ (276,710)**	**$ (199,800)**	$ 215,000
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -	$ -	$ -	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -	$ -	$ -	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -	$ -	$ -	$ 1,670	$ -
Alternate 10 - Monument Sign	**$ (2,000)**	**$ (2,000)**	**$ (7,500)**	$ -	**$ (2,650)**	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	**$ (279,740)**	**$ (279,740)**	**$ (237,389)**	**$ (276,710)**	**$ (199,180)**	**$ 215,000**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 31A - Sitework & Utilities
Date: 12/02/2024

Bid Comparison				
Description	**WT GMP**		**JD Wallace**	
Site Demo & Clearing (Building Demolition by Others)	$	96,948	$	96,948
Erosion Control & SWPPP	$	34,448	$	34,448
Excavation & Export	$	32,870	$	32,865
Building Pad Subgrade	$	122,296	$	122,242
Rough Grading	$	120,980	$	120,980
Final Grading	$	42,865	$	42,865
Storm Utilities	$	299,252	$	299,252
P&P Bond	$	22,782	$	11,391
Subtotal	**$**	**772,441**	**$**	**760,991**

Alternates, Allowances & Bid Leveling				
Utility Locates / Hydro-Excavation	$	10,000	$	10,000
Rock Excavation - Mass Rock	$	6,250	$	6,250
Rock Excavation - Trench Rock	$	5,000	$	5,000
Unforeseen Conditions / Unsuitable Soils	$	63,000	$	63,000
Sanitary - Tie-in to Existing	$	5,000	$	5,000
Foundation Drainage at Courtyard	$	32,772	$	32,772
Earthwork - Additional Import	$	35,000	$	35,000
Subtotal	**$**	**157,022**	**$**	**157,022**

Grand Total	**$**	**929,463**	**$**	**918,013**
Cost Difference	**$**	**-**	**$**	**(11,450)**
% Difference		**0%**		**-1%**

Required Alternates				
Alternate X - Deduct	$	-	$	-
Alternate 1 - BOH Clerestory	$	-	$	-
Alternate 2 - Façade Panel MP01	$	-	$	-
Alternate 3 - Signage	$	-	$	-
Alternate 4 - Gallery Acoustical Ceiling Panels	$	-	$	-
Alternate 6 - Façade R-Panels at Utility Court	$	-	$	-
Alternate 8 - Remove Foundation Tie Beams	$	-	$	-
Alternate 9 - Rotating Exhibit Skylight	$	-	$	-
Alternate 10 - Monument Sign	$	-	$	-
Alternate 11 - Courtyard Plantings	$	-	$	-
Subtotal	**$**	**-**	**$**	**-**

Bid Package: 32A - Asphalt
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**Springfield Striping & Sealing**
Asphalt	$ 24,979	$ 24,979
Pavement Markings	$ 1,814	$ 1,814
ADA Signage at Parking Lot	$ 2,650	$ 2,650
Subtotal	**$ 29,443**	**$ 29,443**

Required Alternates		
Alternate X - Deduct	$ -	$ -
Alternate 1 - BOH Clerestory	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -
Alternate 3 - Signage	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -
Alternate 10 - Monument Sign	$ -	$ -
Alternate 11 - Courtyard Plantings	$ -	$ -
Subtotal	**$ -**	**$ -**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 32E - Landscape
Date: 12/02/2024

Bid Comparison		
Description	**WT GMP**	**A-1 Walls & Landscaping**
Plantings & Wildflower Seeds	$ 34,000.00	$ 34,000.00
Black Trap Rock	$ 5,000.00	$ 5,000.00
Mexican Beach Pebels	$ 750.00	$ 750.00
Metal Edging	$ 7,000.00	$ 7,000.00
Mulch	$ 3,025.00	$ 3,025.00
Topsoil	$ 21,000.00	$ 21,000.00
Flagstoner Rock	$ 12,600.00	$ 12,600.00
Stone Benches	$ 6,000.00	$ 6,000.00
Sod	$ 31,200.00	$ 31,200.00
Labor	$ 35,200.00	$ 35,200.00
Irrigation	$ 66,000.00	$ 66,000.00
P&P Bond	$ 6,653.00	$ 6,653.00
Subtotal	**$ 228,428**	**$ 228,428**

Required Alternates		
Altternate X - Deduct	$ -	$ -
Alternate 1 - BOH Clerstory	$ -	$ -
Alternate 2 - Façade Panel MP01	$ -	$ -
Alternate 3 - Signage	$ -	$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	$ -	$ -
Alternate 5 -	$ -	$ -
Alternate 6 - Façade R-Panels at Utility Court	$ -	$ -
Alternate 8 - Remove Foundation Tie Beams	$ -	$ -
Alternate 9 - Rotating Exhibit Skylight	$ -	$ -
Alternate 10 - Mnument Sign	**$ (5,000)**	**$ (5,000)**
Alternate 11 - Courtyard Plantings	**$ (17,500)**	**$ (17,500)**
Subtotal	**$ (22,500)**	**$ (22,500)**

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

EXPLANATION TO COUNCIL BILL 2025-033 (HORTON)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance approving the plans and specifications for the Historic City Hall Rehabilitation project; accepting the guaranteed maximum price proposed by J.E. Dunn Construction Company in the amount of $19,331,366 for said project; authorizing the City Manager, or designee, to enter into a contract with J.E. Dunn Construction Company for the purpose of constructing said project; and amending the Fiscal Year 2024-2025 budget in the amount of $6,500,000.

PURPOSE: Authorizing the City Manager, or his designee, to execute the construction contract between the City of Springfield, Missouri and by J.E. Dunn Construction Company ("J.E. Dunn") to set the Guaranteed Maximum Price ("GMP") for construction of the Historic City Hall Rehabilitation Project at 830 North Boonville Avenue in the amount of $19,331,366; and amending the Fiscal Year 2024-2025 budget of the Public Works Department in the amount of $6,500,000.

BACKGROUND INFORMATION: Resolution 10687 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Historic City Hall Rehabilitation Project.

The construction phase will include a variety of scopes of work to reach the following project goals:

- Accessibility for all users
- Second enclosed stair and elevator
- Modern code compliant mechanical, electrical, and plumbing systems
- Modern office spaces for various municipal departments and City Council
- Historic components addressed at a local, state, and federal level
- Building envelope improvements

J.E. Dunn solicited bids for various work packages for the Historic City Hall Rehabilitation Project by advertising in the Daily Events and Kansas City Star from October 16, 2024, through November 3, 2024. On November 14, 2024, J.E. Dunn opened individual bid packages and read publicly those packages receiving more than one bid. Bid packages receiving one or no bids were resolicited. J.E. Dunn received, opened, and read publicly all remaining bids on December 18, 2024. The Guaranteed Maximum Price Proposal ("Exhibit A") includes the following low bidders for the various work packages:

JE Dunn Pre-Construction Fee	Bid Amount
CMAR - Pre-Construction Phase	$98,724

Work Package (low bidder)	Bid Amount
Final & Construction Clean (Turnkey Cleaner)	$34,475
Selective & Building Demolition	$460,441
Building & Site Concrete & Earthwork (Bulldog Demolition)	$392,650
Masonry (Advanced Concrete)	$214,945
Stone Restoration (Mid-Continental Restoration)	$516,815
Struct Steel and Misc. Metal Furnish (Design Fabrication)	$95,187
Structural Steel Erect (Phoenix Hill)	$131,500
Metal Repair and Restoration (Mid-Continental Restoration)	$61,000
Millwork and Finish Carpentry (AF Johnson)	$574,481
Shingle Roofing & Sheet Metal (G&R Construction)	$316,966
Dampproofing and Waterproofing (Atkins Waterproofing)	$19,035
Memb Roofing, Mtl Panels & Soffits (G&R Construction)	$193,951
Joint Sealants (Allowance)	$25,000
General Trades (JE Dunn)	$603,935
Glass & Glazing (AGP)	$120,580
Wood Windows (Review)	$909,964
Drywall & Ceilings (Performance Contracting)	$1,691,773
Plaster Work (Evergreene/Oak Brothers)	$804,133
Tile and Flooring Work (Flooring Systems Inc)	$372,278
Painting & Wallcoverings (Elliott Painting)	$431,464
Fireplaces (Allowance)	$10,000
Signage (Pinnacle Sign)	$12,612
Casework (AF Johnson & JE Dunn Value)	$28,211
Window Treatments (CIC)	$89,776
Elevators (Schindler)	$161,902
Fire Protection (Aegis Fire Protection)	$300,150
Plumbing & Site Utilities (Sharp Mechanical)	$794,946
HVAC (Gold Mechanical)	$2,999,442
Electrical & Fire Alarm (Meyer Electric)	$1,817,258
Landscaping and Irrigation (Allowance)	$7,500
Temporary Fence (Robinson Fence)	$18,207
General Requirements (JE Dunn)	$274,780
Work Package Subtotal	**$14,485,357**

General Conditions & Fees	Bid Amount
CMAR - General Conditions ($67,181 at 18.5 months)	$1,242,846
Insurance (G/L)	$229,992
GC Performance Bond	$211,592
Sub Default Program Rate	$248,391
Builder's Risk (includes $50K deductible)	$328,860

OCP	$14,719
Construction Contingency (6%)	$1,011,629
CM Fee	$527,227
General Conditions & Fees Subtotal	**$3,815,256**

Alternate Bids	**Bid Amount**
Perform Lower Priority Exterior Stone Restoration Work	$323,351
Complete Replacement of Lower-Level Windows	$47,683
Refinish Woodwork @ Council Chambers	$25,118
New Wainscot @ New Lobby 101	$61,748
Marble Surrounds @ New Elevator Doors	$13,477
CH, HW, Glycol Pumps	$41,624
New Wood Windows by Review ILO Pella	$239,294
Replace Custom transoms at 1A, 1B, 1F, 1G, 3H	$179,734
Alternate Bids Subtotal	**$932,029**

JE Dunn GMP	**$19,331,366**

The previously approved project budget of $16,519,000, which includes funding from Level Property Tax, City Bonds, ARPA, City Manager's Contingency and General Fund, has covered project expenses already incurred such as relocation of City Council, winterization, design fees, hazardous material testing and abatement, and other miscellaneous expenses.

Additional funding in the amount of $6,720,930 needed to cover remaining construction costs for the Historic City Hall Rehabilitation Project is proposed to be budgeted from the following sources and as shown in attached budget adjustment ("Exhibit B"):

- $6,500,000 of Fiscal Year 24 General Fund Carry Over.

Grant funding source proposed in a separate Council Bill:

- $220,930 of the EECBG Grant for Window Replacement.

Supports City Council priorities:

- Quality of place
- Fiscal Sustainability and Accountability
- Economic Vitality

REMARKS: Public Works recommends award of the construction contract and approval of the budget adjustment to set the GMP for construction of the Historic City Hall Rehabilitation Project.

Submitted By: Eric Claussen, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. City Hall GMP_ord
2. Historic City Hall Rehab GMP_ExhA
3. Historic City Hall Rehab BA_ExhB

One-rdg. _____
P. Hrngs. _____
Pgs. 17
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-033 SPECIAL ORDINANCE _____

AN ORDINANCE

APPROVING the plans and specifications for the Historic City Hall Rehabilitation project; accepting the guaranteed maximum price proposed by J.E. Dunn Construction Company in the amount of $19,331,366 for said project; authorizing the City Manager, or designee, to enter into a contract with J.E. Dunn Construction Company for the purpose of constructing said project; and amending the Fiscal Year 2024-2025 budget in the amount of $6,500,000.

WHEREAS, Resolution 10687 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Historic City Hall Rehabilitation Project ("Project"); and

WHEREAS, J.E. Dunn Construction Company ("J.E. Dunn") was selected as the CMAR for the Project; and

WHEREAS, the Project was designed to accomplish several goals, including improving accessibility, adding a second enclosed stair and elevator, adding modern code-compliant mechanical, electrical, and plumbing systems, creating modern office spaces for City Council and various municipal departments, incorporating historic components, and improving the building envelope; and

WHEREAS, bids for various work packages for the Project were solicited by advertisement in the *Daily Events* and *Kansas City Star* from October 16, 2024, through November 3, 2024, and for those work packages receiving multiple bids, bids were opened and read publicly by J.E. Dunn on November 14, 2024; and

WHEREAS, for work packages receiving one or no bids, J.E. Dunn solicited additional bids which were opened and read publicly on December 18, 2024; and

WHEREAS, based on the plans, specifications, and bids received, J.E. Dunn developed the guaranteed maximum price ("GMP") of $19,331,366 for the Project, as depicted in GMP Proposal attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the GMP, if accepted, will be funded from several funding sources, including previously budgeted funds from the Level Property Tax, special obligation bonds, ARPA grant funds, City Manager's Contingency and General Fund; and

WHEREAS, to provide the additional $6,720,930 necessary to cover remaining construction costs, $220,930 will be funded by federal Energy Efficiency and Conservation Block Grant funds to be budgeted by a separate council bill, and $6,500,000 will be allocated from carryover funds from Fiscal Year 2024-2025 to be budgeted by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby approves the plans and specifications for the Historic City Hall Rehabilitation Project and accepts the guaranteed maximum price ("GMP") of J.E. Dunn Construction Company for said Project at the not to exceed price and sum of $19,331,366.

Section 2 – The City Manager, or designee, is hereby authorized to enter into a contract with J.E. Dunn Construction Company for such work in accordance with the terms of the bid, the plans, the specifications, and "Exhibit A," provided such contract is in a form approved by the City Attorney.

Section 3 – The budget of the Historic City Hall Rehabilitation Project for Fiscal Year 2024-2025 is hereby amended in the accounts and in the amounts shown on Budget Adjustment No. 47, a copy of which is attached hereto and incorporated herein by reference as "Exhibit B."

Section 4 – City Council finds that the budget adjustment made above has been recommended by the City Manager.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, Interim City Manager

EXHIBIT A

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
TEL 816.474.8600 | FAX 816.391.2510
www.jedunn.com

January 22nd, 2025

Jennifer Swan
City of Springfield, Public Works
840 N. Boonville Ave. / P.O. Box 8368
Springfield, MO 65802

RE: Historic City Hall Renovation
JE Dunn Job No. 23031300
Partial / Component GMP Proposal

Dear Jennifer:

We are pleased to submit this GMP proposal in the amount of $19,331,366.

The proposal's cost breakdown, Bid Alternates, Unit Prices, and proposed Subcontractors are as listed on the attached bid summary.

Clarifications and exclusions are listed on the following pages.

Please contact me at 417-353-4845 if you would like any further information or if we can be of further assistance.

Sincerely,

J.E. Dunn Construction Company

David Atkisson
Senior Project Manager

cc: Jim Coulter, JE Dunn
Chris Allen, JE Dunn
Erin Aldridge, JE Dunn
Terry Bogart, JE Dunn
David Slovikoski, JE Dunn

File: Contract & Agreements with Owner

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CLARIFICATIONS:

General Clarifications / Qualifications:

1. This proposal is based on the drawings and specifications as follows:
    a. Drawings and Project Manual dated 9/30/24
    b. Addendum No. 01 dated 10/30/24
    c. Addendum No. 02 dated 10/31/24
    d. Addendum No. 03 dated 11/7/24
2. Proposal pricing based on initial trade partner bids is valid through December 27, 2024. We have requested that low/successful bidders hold their pricing until 2/28/25, with confirmations received from all trade partners.
3. Standard working hours will be Monday through Friday from 7:00 am - 3:30 pm. Overtime or premium time is not included in trade partner pricing.
4. General Conditions are included at a monthly rate of $67,181 for a duration of 18.5 months, including 16 months of field supervision during the onsite construction phase. Schedule is based on anticipated City Council approval by 2/24/25, with signed GMP prior to 2/28 to allow for notice of award to trade partners by 2/28/25. Projected start date for mobilization activities is +/- 3/17/25, start of actual construction activities 3/31/25, and substantial completion 7/17/2026.
5. Preconstruction services for a total of 18 months is included in the amount of $98,724.
6. Among other costs necessarily incurred by the Construction Manager in the performance of the Work, the following shall be included as reimbursable costs that are part of the Total Construction Costs: (1) Construction Manager's insurance coverage program including, but not limited to, General Liability Insurance and other insurance at the rate of One and Twenty-Five Hundredths percent (1.25%) of the Total Construction Costs for coverage of Construction Manager and enrolled subcontractors (as defined in the CIP Manual); (2) Construction Manager's Payment and Performance Bonds at the rate of One and Fifteen Hundredths percent (1.15%) of the Total Construction Costs; (3) Premiums for Builders' Risk insurance and deductibles incurred for Builders' Risk claims, if applicable; (4) Premiums for Owner's and Contractor's Protective Liability Insurance; and (5) Construction Manager's subcontractor default program at the rate of One and Thirty-Five Hundredths percent (1.35%) of the value of the subcontract and material agreements.
7. In the event there are changes in laws after the date of this proposal, including, without limitation changes in laws that affect taxes or tariffs, the Guaranteed Maximum Price, estimated Cost of the Work, Construction Manager's Fee, and the construction schedule for the Work shall be equitably adjusted for additional costs or delay resulting from the laws enacted or changed.
8. Accepted VE and Contractor-provided options include:
    a. Delete metering section and associated components for the 1600-amp MSB Switchboard. Savings of <$3,472> reflected in Base Bid value. Accepted.
    b. Change 3/8" shadow mold at crown (both walls and ceilings) to simple tear-away. Savings of <$12,960> included in Base Bid pricing. <u>Note: Revised pricing pending to keep 3/8" shadow mold at joint between crown and wall but eliminate at joint between crown and ceiling. Cost impact will be adjusted within GMP via CM Contingency.</u>

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   c. Alternate HVAC controls with Trane ILO C&C Group. Potential cost savings of $112,659. See Mechanical/HVAC section No. 23 below for additional details. Decision pending.
   d. Change Tower roof from modified bit overlay to new TPO (including tear-off of existing). An allowance of $5,000 is included in current Base Bid pricing. Note: Per 1/16/24 OAC meeting, it is understood that the City's desire is to proceed with modified bit overlay per the drawings, allowing this $5,000 allowance to be redirected within the GMP.
   e. New roof drain piping in lieu of lining existing. Design & pricing pending decision. See Section No. 22 below for additional information.
   f. Additional 19 LF of new wainscot in south entry Lobby to replace water damaged materials. $15,625 is included in the Base Bid. Note: Per 1/21/25 OAC meeting, this additional scope may not be required, with potential cost savings to result.
   g. Replace bottom ¾" x 3" base trim at Rotunda (4 levels). $11,537 included in Base Bid. Notes: Per 1/21/25 OAC meeting, this may or may not be required. Pending details for how floorcovering terminates at base. May be necessary for clean joint.
   h. Window treatment V/E option. TBD
9. Accepted Alternates include:
   a. Alternate No. 01 – Perform Lower Priority Exterior Stone Restoration Work
   b. Alternate No. 02 – Replacement of Complete Window Units & Misc. Repairs/Maintenance at South Rotunda Windows
   c. Alternate No. 03 – Replacement of Complete Window Units at Lower Level
   d. Alternate No. 04 – Refinish Woodwork at Council Chambers
   e. Alternate No. 05 – New Wainscot in Lobby 101
   f. Alternate No. 06 – Marble Surrounds at New Elevator Doors
   g. Alternate No. 07 – CH, HW, Glycol Pumps
   h. Alternate No. 09 – New Wood Windows by Re-View ILO Pella
   i. Alternate No. 10 – Replace Custom Transoms at 1A, 1B, 1F, 1G, 3H by Re-View
10. Rejected Alternates:
   a. Alternate No. 08 – Holiday Lighting

General Exclusions:

1. Building permit, plan review fees, and tech. fees.
2. Tap fees (by Owner).
3. Temporary or permanent utility consumption fees as needed for construction (electric, gas, water, etc.). It is assumed that existing utility services can be utilized to power/fuel temporary HVAC equipment. Setting/re-setting of meter(s) for temporary use by Owner.
4. Environmental study of any kind.
5. Hazardous material abatement.
6. Design reimbursables and fees.
7. Contract drawing and specification reproduction for Owner and Architect.
8. Labor to unload or install Owner furnished equipment except as required by the Contract Documents.
9. Special inspections and testing (i.e. soils, concrete, steel).
10. A geotechnical report has not been provided for this project. No unforeseen civil conditions have been included.
11. Repairs or improvements to existing parking lot and drive lanes and/or re-striping.
12. Commissioning and specialty consultants.

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13. Communication systems.
14. Audio/Visual systems.
15. Security systems.
16. Owner project contingency.

Specific Clarifications / Qualifications / Exclusions:

1. Selective & Building Demolition
    a. Existing walls and stair at NW corner of basement conflict with new foundations required for new steel columns. Additional demolition is anticipated (stair, walls, slab) that is not indicated in the demolition drawings. An allowance is included.
    b. Demo of topping slab at 2nd floor in Rooms 225 & 226 is included. It is assumed that the structural slab underneath can receive new flooring with minor floor prep.
2. Building & Site Concrete & Earthwork
    a. Excavation is considered to be classified, thus solid rock excavation is not included.
    b. Removal and replacement of unsuitable soils is not included.
    c. Excavation and underpinning at the new elevator pit are included as an allowance since existing/actual conditions are unknown.
    d. Lightweight concrete may not be available in the small quantity required for this project. As such, it may be more cost-effective to use standard weight concrete and increase the steel/deck gauge to support it.
3. Stone Restoration
    a. Repair work is included only as specifically noted in the drawings. If additional work is desired/required, work will be performed on a time and material and/or unit price basis.
4. Structural and Misc. Steel
    a. Schindler Elevator requires two (2) hoist beams to install the new elevator, for which the cost is included. Drawings indicate a single beam.
    b. AISC certification of steel fabricator (Design Fabrication) is not included.
5. Metal Repair & Restoration
    a. GMP budget includes pricing from Mid-Continental Restoration.
    b. Pricing has been requested of Pishny, but not yet received.
6. Millwork and Finish Carpentry
    a. Existing interior wood trim at windows to remain in place or be removed and reinstalled as required, with new/additional wood trim where noted in the drawings.
    b. Modification of existing wood pews is included in supplemental AF Johnon pricing.
    c. Specifications call for Red Oak, which is what AF Johnson's initial bid was based on. Based on a post-bid site visit, AF Johnson believes most existing trim is Fir (cost premium), with some areas of Red Oak. Pricing reflects Fir at existing Fir and Red Oak at existing Red Oak.
    d. Basement window trim is included with Fir in SE corner office, existing window trim to remain where applicable (west), and new simple stain-grade trim at NW & North areas.
7. Shingle Roofing, Slate Roofing, and Sheet Metals
    a. The GMP budget is based on a combination bid from G&R Construction, with Watkins Roofing providing the sheet metal scope as part of G&R's bid proposal.
    b. Trade partner pricing assumes existing decking is all in good condition. An allowance is included for minor decking repairs and/or replacement.

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c. Trade partner bids initially based on all existing copper to be salvaged and reinstalled, which is not realistic. Based on post-bid walk-through with bidders, pricing reflects an allowance for 100 LF of new copper at ridges/hips at $14,100. Note: New copper will stand out (visibly) for extended period of time until new copper weathers and patinas.
d. Existing gutter joints to be inspected and sealed with sealant. No soldering, riveting, and/or replacement of existing gutter materials is included.
e. G&R Construction pricing reflects combo package discount of $37,173 to provide all roofing & sheet metal scope (incl. TPO, asphalt shingles, ACM panels, & sheet metal).
f. An allowance is included to provide the new coating at back side of stone parapet on Tower. Both roofing and waterproofing trade partners have expressed reservations in performing this work, both suggesting the other trade perform it. Resolution TBD.

8. Damp-proofing and Waterproofing
   a. Waterproofing of the existing basement wall is included to depth of exposure only (as required for new foundations at east vestibule and exterior stair/ramp).
9. Membrane Roofing and Metal Panels & Soffits
   a. A combination bid from G&R Construction is currently included in the GMP pricing.
10. Joint Sealants
    a. New caulking at existing Rotunda and Tower windows is included in the Base Bid painting bid package by Re-View.
11. Glass & Glazing
    a. An allowance is included in the Base Bid for glass in wood storefronts SF-5, SF-9, SF-10 (not provided by Pella). These wood storefronts will be provided by Re-View with the acceptance of Bid Alternate No. 09.
12. Wood Windows
    a. Project budget was based on replacing wood window sashes only (not full framed units).
    b. Pella's scope (as described in Alternate 2) is included in the Base Bid budget as follows:
       i. Full window replacement of bottom sashes only, with top transoms to remain at 1st floor.
       ii. Full window replacement (sashes and frames) at 2nd floor.
       iii. Full window replacement (sashes and frames) at 3rd floor.
       iv. Pella is unable to provide wood/glass storefronts SF-5, SF-9, SF-10. GMP budget includes an allowance for others to provide.
       v. Pella will not modify and/or repair existing windows at the Rotunda or Tower. Allowances are included for this work to be performed by others.
       vi. Existing exterior wood trim and sills will remain and/or be salvaged and reinstalled where possible with Pella's scope.
       vii. All new and/or existing wood trim will be painted by others (painter).
    c. Alternate No. 9 – Window Replacement by Review ILO Pella
       i. Full window replacement of bottom sashes only, with top transoms to remain at 1st floor.
       ii. Full window replacement (sashes and frames) at 2nd floor.
       iii. Full window replacement (sashes and frames) at 3rd floor.
       iv. Wood/glass storefronts SF-5, SF-9, SF-10 included.
       v. Existing exterior wood trim and sills will be replaced with all new wood trim/sills, where windows are being replaced.
       vi. All exterior wood will be painted by Review.

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13. Light Gauge Framing, Drywall & Ceilings
    a. See V/E item 8.b above regarding 3/8" shadow mold at drywall overlay.
    b. Skim coating of existing plaster walls is not included where drywall overlay occurs. It is anticipated that the 3/8" drywall will adequately span over irregularities without significant telegraphing through the drywall.
14. Plaster
    a. At hairline cracks in plaster walls, routing out and repairing cracks is not included. It is assumed that skim coating and prime/paint will adequately cover the hairline cracks. Should a mesh overlay be required to cover cracks, this would be additional scope/cost.
    b. At hairline cracks in plaster crown mold, routing out and repairing cracks is not included. It is expected that sanding/prime/paint will adequately cover the hairline cracks.
    c. Plaster repairs would occur at a "loss of plaster" (at decorative/ornate plaster).
    d. Major holes in existing plaster ceilings and walls to be repaired with gypsum patch, prior to drywall overlay (by drywall trade partner).
    e. Skim coating of existing crown mold is not included. While it is anticipated that many hairline cracks will disappear with sanding, priming, and painting, many cracks and existing imperfections in crown mold will remain visible.
    f. New plaster at existing columns in Lobby 101 is included (not specifically shown in drawings).
15. Tile and Flooring
    a. Black adhesive/underlayment that remains on some existing floors is assumed to <u>not</u> contain hazardous materials. JE Dunn understands Gerken has had this material tested and does not contain hazardous materials.
    b. Generally, new underlayment is not included for new flooring.
16. Painting and Wallcoverings
    a. Repairs or painting of existing vault doors scheduled to remain.
    b. An allowance to sand and prep existing crown mold is included, prior to priming and painting. Skim coating of crown mold is not included.
17. Fireplaces
    a. An allowance is included to repair existing fireplace finishes.
18. Signage
    a. Additional room signage included per email correspondence with Sapp Design 12/3 – 12/4/24.
19. Window Treatments
    a. Clarifying documents received from Sapp Design 12/31/24.
    b. Bidders have been asked to review & update pricing based on above.
    c. Low bidder may change with revised pricing.
20. Elevators
    a. An allowance is included to make existing elevator operational for construction use.
    b. An allowance is included to add a lockout/access control function to the existing elevator.
    c. A "cube" to provide wireless phone service to the elevator (new and/or existing) can be provided by Schindler, eliminating the requirement of a land line phone service. An initial purchase price, plus ongoing monthly cost for this service would be required.

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21. Fire Protection
    a. Fire protection within existing floor cavity spaces or separation/division of existing floor cavity space(s) to eliminate fire protection requirements is not included. JE Dunn is not certain if this needs to be considered or not. Direction from Sapp/IMEG is needed.
    b. A nitrogen generator has been recommended by IMEG for the dry pipe system. This is included in the base bid budget.
22. Plumbing & Site Utilities
    a. Existing trenches in basement floor do not appear to be open to allow new piping within them (vaults only with no open trenches between vaults).
    b. An allowance is included in Sharp Mechanical's pricing to line existing roof drain piping. However, based on initial feedback from the City team (via Farr Better Plumbing) and post-bid site visits, there is concern that the condition of the existing piping is not good enough to be lined and/or that the various fittings and branches in the piping will not be conducive to lining, and will require pipe replacement instead. Should replacement be required, additional hazardous material abatement and selective demolition by Owner/Gerken would be required, along with additional wall repairs. An allowance is included for additional wall repairs. JE Dunn and Sharp Mechanical believe it is possible that the allowance currently included to line the piping could be sufficient to provide new piping, but actual cost will be dependent upon design/re-design TBD.
    c. An allowance is included to demo/remove existing surface-mounted sanitary sewer piping not shown to be removed.
23. Mechanical / HVAC
    a. Initial bidder feedback has provided potential cost-saving ideas including:
        i. PVC flue in lieu of double-wall stainless steel. This option is not accepted per Sapp/IMEG recommendations and City staff direction.
        ii. Potential change in controls providers could product cost savings, if acceptable.
            1. Change from original bid from Gold Mechanical which includes controls by C&C Group, major equipment by Trane, and FCUs by JCI.
            2. Change to option from Gold Mechanical which includes controls by Trane, major equipment by Trane, and FCUs by JCI.
                a. Trane will provide factory-mounted controls on Trane equipment and field-mount controls on FCUs by JCI.
            3. Potential cost savings from Gold Mechanical vs. amount included in this GMP proposal = <$112,659>
    b. See general exclusions regarding utility consumption for temporary & permanent HVAC systems.
24. Pre-Purchased Mechanical Equipment
    a. All mechanical equipment is included in the trade partner's bid (based on re-bid process and single GMP approach).
25. Electrical & Low Voltage
    a. Low bidder could be determined by whether Alternate No. 8, holiday lighting, is accepted or not.
    b. See general exclusions regarding utility consumption during construction.

JE DUNN CONSTRUCTION
1001 LOCUST STREET
KANSAS CITY, MO 64106
TEL 816.474.8600 | FAX 816.391.2510
www.jedunn.com

c. Meyer Electric takes exception to this maximum specification:
    i. From Switchboard Specs: 48” L x 24” W x 92” H
    ii. MSB Without Metering: 90” H x 66” W x 30” D

26. Pre-Purchased Electrical Equipment
    a. All electrical gear/equipment is included in trade partner’s bid (based on single GMP approach).
    b. Transformer is Owner-furnished, Contractor installed.
27. Landscaping & Irrigation
    a. An allowance to repair existing grass areas is included.
    b. We are not aware of any existing irrigation systems that could be damaged by construction traffic.
28. Temporary Fence
    a. Temporary chain link fence panels are included around the construction site per the Site Access Plan. Screening with custom graphics to be supplied by Owner.

Springfield Historic City Hall Renovation

Project Cost Summary

1/22/2025

Bid Pkg.	Description	Trade Partner Base Bid	Adjustments & Allowances	Total Amount	Trade Partner	Bid / Allowance Comment
100A	General Conditions and PreCon Services			$ 1,341,570.00	**JE Dunn**	
124A	Final & Construction Clean	$ 23,995.00	$ 10,480.00	$ 34,475.00	**Turnkey Cleaner**	Adjustments: Site & office clean + touch-up clean
02B	Selective & Building Demolition	$ 394,641.00	$ 65,800.00	$ 460,441.00	**Bulldog Demolition**	Unforeseen/Misc. Demolition Allowance, Additional Basement Demo, Demo Existing Sanitary Sewer Pipe
03A	Building & Site Concrete & Earthwork	$ 366,350.00	$ 26,300.00	$ 392,650.00	**Advanced Concrete**	Allowance includes SWPPP, Street Traffic Control, Sidewalk Replacement
04A	Masonry	$ 214,945.00	$ -	$ 214,945.00	**Bryant Edgeman Masonry**	
04B	Stone Restoration	$ 496,815.00	$ 20,000.00	$ 516,815.00	**Mid-Continental Restoration**	Additional Joint Repointing & Repairs Allowance
05A	Structural Steel And Misc Metal Furnish	$ 94,433.00	$ 754.00	$ 95,187.00	**Design Fabrication**	Add for additional elevator hoist beam
05B	Structural Steel Erect	$ 131,500.00	$ -	$ 131,500.00	**Phoenix Hill**	
05D	Metal Repair and Restoration	$ 61,000.00	$ -	$ 61,000.00	**Mid Continental**	Potential for additional pricing from Pishny. TBD
06E	Millwork And Finish Carpentry	$ 305,061.00	$ 269,420.00	$ 574,481.00	**AF Johnson**	Allowance includes Tower window trim, modify pews, Fir vs. Red Oak in certain locations, missing scope in AFJ original bid, basement window trim, general repairs & replacement.
07A	Shingle Roofing & Sheet Metals	$ 306,966.00	$ 10,000.00	$ 316,966.00	**G&R Construction**	Allowance to replace existing decking
07B	Dampproofing And Waterproofing	$ 11,300.00	$ 7,735.00	$ 19,035.00	**Atkins Weatherproofing**	Basement waterproofing below new east entrance
07E	Membrane Roofing & Metal Panels & Soffits	$ 182,098.00	$ 11,853.00	$ 193,951.00	**G&R Construction**	Allowances for awning, exist. copper replacement, coating back side Tower parapet, temp dry-in, replace Tower roof with new TPO (vs. overlay mod. bit)
07I.1	Joint Sealants	$ -	$ 25,000.00	$ 25,000.00	**Allowance**	Misc. Joint Sealants Allowance
08C	Gen. Trades (DFH, Div. 10 Specialties, Rough Carp.)	$ 563,900.00	$ 40,035.00	$ 603,935.00	**JE Dunn**	Allowance: Add for wood infills at Green Room & duct chase; dais platform reconfiguration; patch holes & trenches in floors, blocking/insul. @ Tower windows
08G	Glass And Glazing	$ 117,400.00	$ 3,180.00	$ 120,580.00	**AGP**	Allowance includes glazing at wood storefronts
08H	Wood Windows	$ 789,964.00	$ 120,000.00	$ 909,964.00	**Pella Windows**	Window Sill and Blocking Replacement and Repairs - Allowance & existing window re-caulking not by Pella
09A	Drywall & Ceilings	$ 1,564,733.00	$ 127,040.00	$ 1,691,773.00	**Performance Contracting**	Allowance incl. patch/float of existing walls prior to lamination; patching, repairs, maint., cut roof opening, patch walls at roof drain piping
09B	Plaster Work	$ 487,350.00	$ 316,783.00	$ 804,133.00	**Evergreene/Oak Brothers**	Allowance for additional plaster repairs, Green Room 317 Ceiling, crown/cornice substrate
09C	Tile and Flooring Work	$ 325,450.00	$ 46,828.00	$ 372,278.00	**Flooring Systems Inc**	Allowance includes adhesive removal; floor prep/patch and adds for floor protection and 5% extra stock
09D	Painting & Wallcoverings	$ 384,000.00	$ 47,464.00	$ 431,464.00	**Elliott Painting**	Allowance includes general painting, stain wood storefronts, plaster crown prep for paint, paint/caulk Tower & Rotunda windows (ext.) by Re-View
10E	Fireplaces		$ 10,000.00	$ 10,000.00	**Allowance**	
10G	Signage	$ 4,281.00	$ 8,331.00	$ 12,612.00	**Pinnacle Sign**	Includes additional signage at bathrooms, mech/elec rooms, meeting rooms etc.
10K	Awnings & Canopies			0	**-**	In Roofing
10P	Storage Shelving			0	**-**	By Owner
11C	Food Service Equipment			0	**-**	By Owner
12A	Casework	$ 28,211.00	$ -	$ 28,211.00	**AF Johnson (JE Dunn Value)**	AJ Johnson Combo
12C	Window Treatments	$ 89,776.00	$ -	$ 89,776.00	**CIC**	Pending CIC & Patterson Re-Pricing per SDA clarif.
14A	Elevators	$ 135,000.00	$ 26,902.00	$ 161,902.00	**Schindler**	Allowance includes temporary hoistway barricades & termporary elevator use
21A	Fire Protection	$ 265,550.00	$ 34,600.00	$ 300,150.00	**Aegis Fire Protection**	Allowance includes add for dry pipe system. Includes Nitrogen Generator per A/E recommendation
22A	Plumbing & Site Utilities	$ 792,546.00	$ 2,400.00	$ 794,946.00	**Sharp Mechanical**	
23A	HVAC	$ 3,017,007.00	$ (17,565.00)	$ 2,999,442.00	**Gold Mechanical**	C&C with Alt. Elect., Allow. for equipment procurement
26A	Electrical & Fire Alarm	$ 1,797,430.00	$ 19,828.00	$ 1,817,258.00	**Meyer Electric**	Temporary F/A & power for temp. HVAC, procurement
32G	Landscaping And Irrigation	$ 7,500.00	$ -	$ 7,500.00	**Allowance**	
32H	Temporary Fence	$ 18,207.00	$ -	$ 18,207.00	**Robinson Fence**	
33A	Site Utilities			0	**-**	In Plumbing
41C	General Requirements			$ 274,780.00	**JE Dunn**	Examples: Cleanup, Dumpsters, Toilets, BIM, Equip., Video Owner Training
	Subtotal			15,826,927.00		
0.00%	Building Permit			0		
1.25%	Insurance (G/L)			229,992		
1.15%	GC Performance Bond			211,592		
1.35%	Sub Default Program Rate			248,391		
1.52%	Builder's Risk (incl. $50k deductible)			328,860		
0.08%	OCP			14,719		
6.00%	Construction Contingency			1,011,629		
0.00%	Escalation			0		
0.00%	Design Contingency			0		
2.95%	Fee			527,227		
	Base Bid Total			**18,399,337**		

Alt. No.	Alternate Description			Total Amount	Notes	Accepted / Rejected Alternates
BID ALT-1	Perform Lower Priority Exterior Stone Restoration Work			323,351		Accepted
BID ALT-2	Replacement of Complete Window Units & Misc. Repairs/Maintenance @ South Rotunda Windows			N/A	Paint/Caulk Rot. & Tower in BB	In Allts 3, 9, 10. Rotunda In Base Bid
BID ALT-3	Replacement of Complete Window Units @ Lower Level Windows			47,683	Re-View	Accepted
BID ALT-4	Refinish Woodwork @ Council Chambers			25,118		Accepted
BID ALT-5	New Wainscot @ Lobby 101			61,748	Increase for Fir vs. Red Oak	Accepted
BID ALT-6	Marble Surrounds @ New Elevator Doors			13,477		Accepted
BID ALT-7	CH, HW, Glycol Pumps			41,624		Accepted
BID ALT-8	New Holiday Lighting			279,918	Rejected	Rejected
BID ALT-9	New Wood Windows by Review ILO Pella			239,294		Accepted
BID ALT-10	Replace Custom Transoms at 1A, 1B, 1F, 1G, 3H (With Review Alt. 9 Only)			179,734	Re-View	Accepted
						Total Accepted Alternates
	Total Alternates			**1,211,947**		**932,029**
						Total Bid Bid + Accepted Alternates
	Total Base Bid + All Alternates			**19,611,284**		**19,331,366**

Unit Price	Unit Price Description	Window Type	Manufacturer	Total Amount
1	Full window replacement cost for window type:	1A	Pella	5,869
2	Full window replacement cost for window type:	1B	Pella	5,889
3	Full window replacement cost for window type:	1C	Pella	7,589
4	Full window replacement cost for window type:	1D	Pella	6,300
5	Full window replacement cost for window type:	1E	Pella	9,923
6	Full window replacement cost for window type:	1F	Pella	5,889
7	Full window replacement cost for window type:	1G	Pella	5,889
8	Full window replacement cost for window type:	2A	Pella	7,000
9	Full window replacement cost for window type:	2B	Pella	7,000
10	Full window replacement cost for window type:	2C	Pella	7,000
11	Full window replacement cost for window type:	2D	Pella	2,307
12	Full window replacement cost for window type:	3A	Pella	5,980
13	Full window replacement cost for window type:	3B	Pella	5,904
14	Full window replacement cost for window type:	3C	Pella	5,844
15	Full window replacement cost for window type:	3D	Pella	4,457
16	Full window replacement cost for window type:	3E	Pella	5,980
17	Full window replacement cost for window type:	3F	Pella	5,904
18	Full window replacement cost for window type:	3G	Pella	4,127
19	Full window replacement cost for window type:	3H	Pella	8,081
20	Full window replacement cost for window type:	3J	Pella	5,919
21	Full window replacement cost for window type:	3K	Pella	5,904
22	Full window replacement cost for window type:	0A	Pella	1,707
23	Full window replacement cost for window type:	0B	Pella	5,481

**Note: These prices are for Pella cost only, not considering exterior paint, interior trim, or interior wood finishing*

**Note: Unit prices N/A if Re-View Alternates are accepted.*

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
047

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	20	73020	509110	100912	00000	6,500,000	PW-Historic City Hall Project
Net Expenditure Adjustment						$ 6,500,000	

Fund Balance Appropriation:

Fund		Title	Amount
10110		General Fund	(6,500,000)

Explanation: To amend the FY2024-25 General Fund budget by appropriating FY24 carryover for one-time needs for Historic City Hall Rehabilitation project.

Requested By:
Dan Smith 2-04-2025
Department Head Date

Approved By:
2-04-2025
Director of Finance Date

City Manager Date

Authorization:
Council Bill No. 2025-033
Ordinance No.
1st Reading
2nd Reading
Journal Imp No.

EXPLANATION TO COUNCIL BILL 2025-034 (CARROLL)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of $1,920,549.

PURPOSE: Amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of $1,920,549.

BACKGROUND INFORMATION: The City has $8,420,549 in carryover funds in the General Fund. These carryover funds are the result of actual revenue that exceeded the budget estimate and/or expenses that were lower than budget during the last fiscal year (Fiscal Year 2023-2024). The City wishes to amend the budget of the following departments providing additional one-time funds for the following activities that are one-time expenses in addition to the Historic City Hall Rehabilitation Project carryover budget adjustment totaling $6.5 million in a companion council bill:

1. City Manager: City Manager severance package $487,376
2. Planning: Commercial CID Funding $50,000
3. Parks: McDaniel Park Pump Track Phase I $106,325
4. Fire: Fire Station Alerting System $166,848
5. Parks: Dickerson Park Zoo Boardwalk Replacement $580,000
6. Planning: Historic Survey Update $30,000
7. Planning: Restore SGF Down Payment Assistance $500,000

Total carryover funds - $8,420,549 (including the Historic City Hall Rehabilitation Project budget adjustment in a companion council bill)

Submitted By: David Holtmann, Director of Finance

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:
1. Fiscal Year 2024-25 Budget Adjustment Carryover Funds
2. 051 FY24 Carryover for Various Projects

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 02-04-25

Sponsored by: Carroll

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-034 SPECIAL ORDINANCE _____

AN ORDINANCE

AMENDING the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of $1,920,549.

_____

WHEREAS, there are $8,420,549 in carryover funds remaining from the fiscal year 2023-2024 budget; and

WHEREAS, carryover funds occur when actual revenue exceeds the City's budget estimates or actual expenses are lower than the City's budget estimates; and

WHEREAS, City Council desires to amend the budget to provide one-time funding for certain activities from carryover funds; and

WHEREAS, the City wishes to amend the budget for Fiscal Year 2023-2024 to appropriate $1,920,549 in carryover funds from Fiscal Year 2023-2024 and to provide for $1,920,549 in costs expected to be incurred, as set forth in "Exhibit A," Budget Adjustment No. 051.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, is hereby amended in the accounts and amounts shown on Budget Adjustment No. 051, which is attached hereto as "Exhibit A" and incorporated herein by reference.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sylva, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
051

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
44040	16	80020	417010	000000	00000	$ 580,000	PRK - Transfer to Parks Funds from General Fund
Net Revenue Adjustment						$ 580,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	06	13010	500110	000000	00000	487,376	CM - City Manager severance package
10110	06	13010	504580	000000	00000	50,000	CM - Commercial Street CID funding
10110	10	15010	508170	000000	00000	166,848	FIRE - Fire Staion Alerting System
10110	20	73020	509110	000000	00000	106,325	PW - McDaniel Park Pump Track Phase I
10110	09	14120	509910	000000	00000	580,000	FIN - Transfer to Parks Funds from General Fund
10110	17	62550	504580	000000	00000	30,000	PLN - Historic Survey Update
10110	17	62550	504580	000000	00000	500,000	PLN - Restore SGF Down Payment Assistance
44040	16	80020	508220	000000	10099	580,000	PRK - Dickerson Park Zoo Boardwalk Replacement
Net Expenditure Adjustment						$ 2,500,549	

Fund Balance Appropriation:

Fund		Title	Amount
10110		General Fund	(1,920,549)

Explanation: To amend the FY2024-25 General Fund budget by appropriating FY24 carryover for one-time needs for various projects.

Requested By:

Department Head Date

Approved By:

Director of Finance Date

City Manager Date

Authorization:

Council Bill No. _____
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

EXPLANATION TO COUNCIL BILL 2025-035 (MCCLURE, HOSMER)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Police

TITLE: A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2, Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose of authorizing the Police Department to impound vehicles based on missing, invalid, or expired license plates or registration tabs.

PURPOSE: To amend Springfield City Code to allow for the towing of vehicles displaying missing, invalid, or expired plates and registration tabs.

BACKGROUND INFORMATION: Motor vehicles operating within the City of Springfield with missing, invalid, or expired plates have become pervasive and a potential issue for other motorists. Those with missing, invalid, or expired plates often do not have valid insurance or other issues related to their motor vehicle. This places a burden on other motorists traveling in the city. City Code authorizes the Police Department to have a vehicle towed in certain situations, however does not address expired or missing license plates despite the fact that current license plates and registration tabs are required for all vehicles on the roadway. Allowing a City Code modification will enable officers to tow vehicles that are not legally allowed to operate on roadways due to missing, invalid, or expired license plates or registration tabs.

Submitted By: Eric Reece, Police Major

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. 610-101 Amendment Ord

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-04-25

Sponsored by: McClure, Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-035 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2, Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose of authorizing the Police Department to impound vehicles based on missing, invalid, or expired license plates or registration tabs.

WHEREAS, motor vehicles with missing, invalid, or expired license plates and registration tabs are a pervasive issue within the City of Springfield; and

WHEREAS, motor vehicles with missing, invalid, or expired license plates and registration tabs are often delinquent in the payment of personal property taxes, which deprives all entities supported by property taxes necessary revenue, including the City, Greene County, School Districts, and the Library District; and

WHEREAS, failure of property owners to remain current on their personal property taxes imposes an increased burden on all other tax payers; and

WHEREAS, motor vehicles with missing, invalid, or expired license plates and registration tabs can be more difficult to identify in the event of motor vehicle crashes or other incidents, creating an increased burden on law enforcement to identify vehicles involved in crashes or criminal activity.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

(NOTE: Underlined language is to be added. Language to be removed is stricken.)

Section 1 – The City Council hereby amends the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2,

Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, which section and subsections shall read as follows:

Sec. 106-101. - Impoundment of vehicles.

(a) The police department is hereby authorized to remove or have removed any vehicle from the streets or other public places by the official towing agent under the following conditions:

(1) When any vehicle is left unattended upon any bridge, viaduct or causeway or in any tunnel where such vehicle constitutes an obstruction to traffic.

(2) When a vehicle upon a highway is so disabled as to constitute an obstruction to traffic and the person in charge of the vehicle is, by reason of physical injury, incapacitated to such an extent as to be unable to provide for its custody or removal.

(3) When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic, when any vehicle is left continuously and unattended upon any street for a period of more than 48 hours, any time a vehicle is parked in a prohibited area that is so designated by signs or other official markings, and any time a vehicle shall be parked in a loading zone in violation of the provisions of this chapter.

(4) Whenever an operator of a vehicle is arrested or detained by a law enforcement officer, and such arrest or detention would leave such vehicle unattended.

(5) Whenever a motor vehicle is parked upon any property owned or operated by the city for the parking of motor vehicles for a longer period of time than is lawfully permitted for a vehicle to remain parked thereon, without regard to parking charges.

(6) Whenever a motor vehicle is found unattended upon any property owned or controlled by the city not devoted to the parking of motor vehicles.

<u>(7) Whenever a vehicle cannot be legally operated on the roadway due to missing, invalid, or expired license plates or registration tabs as required by the laws of this state.</u>

(b) Any such vehicle shall be impounded until claimed or disposed of as provided in chapter 118, article III, division 2.

Section 2 – Savings Clause. Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, Interim City Manager

EXPLANATION TO COUNCIL BILL 2025-037 (CARROLL)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A general ordinance amending the Fee Schedule for certain City services as provided in the Springfield City Code Section 2-425, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services"; and adopting new fees for certain City Services.

PURPOSE: A general ordinance amending the Fee Schedule for certain City services as provided in the Springfield City Code, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services"; and adopting new fees for certain City Services.

BACKGROUND INFORMATION: Annually, the Budget and Evaluation Division of the Finance Department reviews fees for municipal services. The fees are reviewed to determine if reasonable and appropriate levels of cost recovery are being maintained. Adjustments to municipal fees are recommended based on the policy statement included in the fee study and the recommendations of the Finance and Administration Committee from its January 23, 2025, meeting.

The schedules of fees and charges evaluated are attached to the proposed Council Bill as "Exhibit A." Per the policy, approximately one-third of the fees are fully evaluated on an annual rotating basis. The remaining two-thirds of the fees not included in "Exhibit A" will increase by the Consumer Price Index of 3.0% for Fiscal Year 2025-2026 to keep pace with inflation. 83 fees are included in the evaluation of charges and the cost recovery of the recommended fees is 100% percent.

All fees are recommended by staff to be effective July 1, 2025.

REMARKS: The evaluation report, including the recommended fee adjustments, was presented and approved for Council consideration by the Finance and Administration Committee at its January 23, 2025, meeting.

Submitted By: Tammy Beeman, Financial Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 2/13/2025

Attachments:
1. Annual Evaluation of Charges for Municipal Services
2. _Exhibit A - Evaluation of Charges for Municipal Services

One-rdg. _____
P. Hrngs. _____
Pgs. 37
Filed 02-18-25

Sponsored by Carroll

First Reading _____ Second Reading _____

COUNCIL BILL 2025-037 GENERAL ORDINANCE_____

AN ORDINANCE

AMENDING the Fee Schedule for certain City services as provided in the Springfield City Code Section 2-425, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services"; and adopting new fees for certain City Services.

_____

WHEREAS, City Code Section 2-425 authorizes the City to charge various fees in amounts contained on schedules adopted by this Ordinance and on file with the City Clerk; and

WHEREAS, an "Evaluation of Charges for Municipal Services" has been compiled by the City's Finance Department and said Evaluation contains the Fee Schedule for various City fees to be charged; and

WHEREAS, the "Evaluation of Charges for Municipal Services" was presented to the Finance and Administration Committee on January 23, 2025, and said Committee recommended that it be forwarded to City Council for adoption; and

WHEREAS, a public hearing was held on February 24, 2025, concerning the proposed changes to the "Evaluation of Charges for Municipal Services," including the contained Fee Schedule.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby adopts the Fee Schedule contained within the "Evaluation of Charges for Municipal Services," which is attached hereto as "Exhibit A" and incorporated herein, a copy of which shall be maintained on file with the City Clerk pursuant to Sec. 2-425 of the City Code.

Section 2 – Starting July 1, 2025, City officials are authorized to charge the adopted and approved schedule of fees and charges shown in "Exhibit A" for various departments of the City.

Section 3 – The two-thirds of City-imposed fees or charges not included in "Exhibit A" will increase by the Consumer Price Index of three percent (3.0%) on July 1, 2025.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Collin Sybey, Interim City Manager

Exhibit A

CITY OF SPRINGFIELD, MISSOURI

EVALUATION OF CHARGES FOR MUNICIPAL SERVICES

BASED ON 2024 FISCAL YEAR ACTIVITY

CITY OF Springfield

DEPARTMENT OF FINANCE
BUDGET AND EVALUATION

MISSION

The people of our community are the only
reason we are here.
Therefore,

We are committed to

WORKING WITH THE COMMUNITY

to provide ethical and responsible local government
so that everyone can enjoy the benefits
of living and working in Springfield.

We will achieve this through:

Integrity and Pride of Service

in everything we say and do, and with dedication to quality.

Cooperation and Communication

with one another and with citizens to ensure open government,
and open management with no surprises.

Continuous Improvement of Services

through cost-effective utilization of,
people, materials, equipment and technology.

Leadership and Knowledge

through staff training and development.

Innovation

in how we meet present and future needs of our city.

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CITY OF Springfield

Fee Study Overview

Fees and charges for various City services are required to be established by Ordinance and on file with the City Clerk pursuant to Section 2-425 of the Springfield City Code. Fees established are evaluated using the criteria below:

1. This evaluation shall utilize information on Service Efforts and Accomplishments (SEAs) for each category of charges as compiled by the various departments.

2. The report will be reviewed by the City Council Finance and Administration Committee before submittal to the full Council. The final report shall be submitted to the full Council no later than February 15.

3. If approved by City Council, fee changes and new fees are effective on July 1, unless otherwise stated in the proposed ordinance.

4. The following general guidelines were used in the annual evaluation:

    - We will recover 100 percent of the related cost to provide the service except in the instance of Hazelwood Cemetery and some Springfield-Greene County Health Department fees.

    - The director of finance shall determine the annual percentage change in costs by using the All-Urban Consumer Price Index (CPI) to determine the increase, if any, from the previous 12 months. Per City Code Sec. 2-425(b). One-third of fees will be fully evaluated on an annual rotating basis. The remaining two-thirds of fees not evaluated, will increase by the CPI to keep pace with inflation.

    - Some Springfield-Greene County Health Department fees require special consideration. They are intentionally set below 100% cost recovery for public health and welfare purposes such as animal shelter turn-ins and impoundments, and vaccine administration for food handlers. These fees should not be so high it discourages use by the public.

    - Any efficiency achieved in the process of providing a service, which reduces costs, should be accompanied by a corresponding reduction in the related charges for services.

    - Enterprise funds are determined differently than other fees in the fee study. They are established to recover operating costs as well as long-term capital investments. They are included in the fee study to ensure annual review.

    - Administrative boards, such as Parks, Art Museum and the Airport are allowed to review and set their own schedule of charges. Accordingly, charges set by these boards are not reviewed as part of this evaluation.

BASED ON 2024 ACTIVITY

The Budget and Evaluation Section of the Finance Department has completed the annual review of the City's charges for municipal services. These charges are reviewed to determine if reasonable and appropriate levels of cost recovery are being maintained. Recommended fee adjustments from the current evaluation based on FY2023-24 data are presented in this report.

OVERVIEW

The term "cost" in relationship to municipal services is the total of the allocable cost of direct and indirect labor, supplies, charges, and capital outlay used to provide each specific service. Allocations for both departmental and city-wide administrative overhead are also included in the cost determination.

Service Efforts and Accomplishments (SEAs) measures used to review the charges for services include, as appropriate, the following:

Measures of Efforts
- Non-financial resources
  - Number of labor hours, by position, expended to deliver services
- Financial resources
  - Fully burdened labor costs, by position, expended to deliver services
  - Expenditures used to deliver services, including both direct and indirect costs

Measures of Accomplishments
- Output measures
  - Number of service units produced
- Outcome measures
  - Average cost per service unit produced
  - Average revenue generated per service unit produced

Measures of Efficiency
- Percentage of cost recovery
- Percentage increase or decrease of average cost per service unit from prior period
- Percentage increase or decrease of cost recovery from prior period

FINDINGS AND RECOMMENDATIONS

This year's evaluation of charges for municipal services included a detailed analysis of the departmental and financial data that compose service costs. Recommendations for adjustments to the evaluated charges are based on the policy approved by City Council in September 2020. This is the fourth year of the three-year cycle, so we have come full circle and are back to the first fees utilizing this methodology.

The new methodology was recommended to reduce large fluctuations in fees and improve efficiency in the process. A three-year average is used for determining direct and indirect costs. Also, the average of a larger pool of positions within a job title (not just within the specific department) is utilized to provide a more consistent average and reduce fluctuations due to retirements and/or vacancies.

Only fees evaluated this year

A total of eighty-three charges for municipal services were evaluated for all Economic Vitality, Planning, Licensing, Municipal Court, Public Information Office and Environmental Services fees. The recommended adjustments for these charges are summarized as follows:

- There is no new fees proposed or fees recommended to be removed.
- Of the eighty-three established fees, eighteen charges are recommended to be held constant.
- Five charges are recommended to be reduced.
- The remaining sixty are recommended to be increased.

All fee changes are recommended by staff to be effective July 1st, 2025.

FINDINGS AND RECOMMENDATIONS (cont.)

If the recommended fee adjustments are approved the cost recovery would be set at 100%. The recommended fee adjustments would generate an additional $1,352,231 in total revenue. Of this potential revenue increase, $38,717 would be in the general fund and $1,313,514 in non-general fund revenue. Total proposed revenue generated is $17,227,805; $176,383 of which is general fund revenue, $17,051,422 is derived from Environmental Services fees.

Sanitary landfill fees represent $16,398,012, or 95.2% of projected revenue generated for this year's evaluation. The largest portion of additional revenue generated is the change in tipping fees would generate an estimated $1,235,465 for FY2025-26.

The fees and charges evaluated are grouped into several descriptive categories: Permit, Plan Review, and Inspection Fees; Charges for Services; Fee In Lieu Of; Ordinance Violations; and Enterprise Fund Fees. Each category of charges has distinct characteristics and considerations that impact cost recovery decisions. The following page of narrative presents a summary of the charges within each category and an explanation of charges of particular interest.

LAYOUT OF THIS DOCUMENT

This comprehensive report includes a large set of data. Reading the numeric information from left to right, this document includes the following information: The **current fee** is as of July 1st, 2024. The **city cost** is the result of this year's evaluation and the percent of **cost recovery** based on the current fee. Next is the **units of service** recorded for the most recent fiscal year end June 30, 2024. The **revenue generated** is the estimated revenue for fiscal year 2025 based on the current fee. The **proposed fee** is the City's recommendation to increase cost recovery beginning July 1, 2025. Next is the **change in fee** from the current fee and then the **new cost recovery** based on the recommendation. Finally, the **projected revenue** is based on the FY24 units of service and the **change in revenue** is the projected difference.

Only fees evaluated this year

Fee Type	Revenue Generated	Projected Revenue	Change in Revenue
General Fund			
Permits	$ 112,346	$ 148,756	$ 36,410
Licensing	15,518	17,545	2,027
Charges for Services	9,802	10,082	280
Enterprise			
General Fund Total	$ 137,666	$ 176,383	$ 38,717
Non-General Fund			
Permits	$ 54,097	$ 60,937	$ 6,840
Licensing			
Charges for Services	-	-	-
Enterprise	15,683,811	16,990,485	1,306,674
Non-General Fund Total	$ 15,737,908	$ 17,051,422	$ 1,313,514
Total Revenue	**$ 15,875,574**	**$ 17,227,805**	**$ 1,352,231**

PERMIT, PLAN REVIEW, AND INSPECTION FEES SUMMARY

The permit, plan and inspection fees are the traditional fees charged by the City for the various permits issued and plan reviews and inspections conducted in relation to land development, commercial and residential construction, and specific activities within the City. Individuals and entities desiring to participate in such development or activities are required by City ordinance to apply for various permits and submit to plan reviews and inspections to ensure the public's safety, health, and general welfare.

The City's goal in charging these fees is to recover incurred costs that can be clearly identified as being directly associated with specific consumers of the City's regulatory services. Examples of fees included in this category are final plat reviews, building permits, sign permits, driveway permits, taxicab inspections, and food permits.

There are no new fees in this section this year. A total of forty-one charges are identified in this category for Environmental Services and Planning and Development. The current average cost recovery for these charges is 86.5%. If the recommended fee adjustments are approved, the average cost recovery would be 100%. The technology fee will be reviewed for all departments in next year's evaluation.

LICENSING FEES SUMMARY

The fees evaluated in this section are for liquor license location investigations, after hours establishment investigations, tanning location security and escort services background checks. The recommended fee for issuing catering letters is set according to State Statute Section 311.485. There have not been any changes made to this statute during the current year, so the fee will remain the same.

There are no new fees in this section. A total of four charges are identified in this category. The current average cost recovery for these charges is 91.5%. If the recommended fee adjustments are approved, the average cost recovery would be 100%.

CHARGES FOR SERVICES SUMMARY

The City has established charges for some services that are not regulatory in nature, nor imposed by City ordinance. These services provide a tangible product to a relatively small number of individuals and entities, with some services offered as an alternative to what is available in the private sector. The consumers of these City services have the freedom to choose whether the products provided have enough value to justify paying the established charge.

Examples of charges within this category include; community room rentals, vaccination administration fees and health testing, traffic signs, and Hazelwood Cemetery burial services. As with other fee charges, the City restricts its cost recovery for these services to the actual cost incurred, except for the services offered at Hazelwood Cemetery, which require sensitivity to local market conditions and concerns.

There are no new fees in this section this year. A total of seventeen Economic Vitality, Municipal Court, and Public Information Office charges are identified in this category. The current average cost recovery is 95.5%, if the recommended fee adjustments are approved, the average cost recovery would be 100%.

ENTERPRISE FUND FEES SUMMARY

A total of twenty-one fees are identified in this section and there are no new fees proposed. The fees in this section are determined differently than the other fees in this study. These fees are established to recover operating costs as well as recover long-term capital investment. These funds are not supported by general tax revenue. They are being included in this document to ensure annual review.

CITY OF Springfield

Permit, Plan Review, and Inspection Fees

These fees are traditional fees charged by the City for the various permits issued and plan reviews and inspections conducted in relation to land development, commercial and residential construction, and specific activities within the City. Individuals and entities desiring to participate in such development or activities are required by City ordinance to apply for various permits and submit to plan reviews and inspections to ensure the public's safety, health, and general welfare.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	**Fee Category**	**Service Description**	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**	**Comments**
Environmental Services	Asbestos Inspection Fee	Asbestos Inspection Fee	$ 172	$ 178	97%	122	$ 20,984	$ 178	3.5%	100%	$ 21,716	$ 732	Any asbestos removal project within the City of Springfield, may be inspected by an asbestos inspector with the Department of Environmental Services. The fee shall be charged to the abatement contractor or the owner of the property.
Environmental Services	Open Burning Permit	Open Burning Permit	$ 125	$ 128	98%	21	$ 2,625	$ 128	2.4%	100%	$ 2,688	$ 63	A property owner must obtain a permit to be able to burn brush or trees that originate on the property. The property owner has to meet several requirements in order to obtain a permit.
Environmental Services	Land Disturbance Permit	Sites < 1 acre	$ 55	$ 55	100%	1	$ 55	$ 55	0.0%	100%	$ 55	$ -	The less than one acre fee is only for sites that are part of a larger common plan of development or sale that will disturb a cumulative total of one or more acres over the life of the project. Permits are required for these sites under federal and state regulations. A permit is not required for sites that disturb less than 1 acre, which is not part of a larger common plan.
		Sites Between 1 and 5 acres	$ 483	$ 597	81%	32	$ 15,456	$ 597	23.6%	100%	$ 19,104	$ 3,648	The Land Disturbance Permits are a requirement of the City's Municipal Separate Storm Sewer System (MS4) Permit with the Missouri Department of Natural Resources under the federal National Pollutant Discharge Elimination System (NPDES) program. Permit fee is for review and approval of plans and inspections, based on number of acres disturbed.
		Sites Between 5 and 20 acres	$ 579	$ 692	84%	12	$ 6,948	$ 692	19.5%	100%	$ 8,304	$ 1,356	
		Sites > 20 acres	$ 670	$ 767	87%	1	$ 670	$ 767	14.5%	100%	$ 767	$ 97	
		Technology Fee	18.5%	18.5%	100%	$ 46	$ 4,279	18.5%	0.0%	100%	$ 5,223	$ 944	The technology fee is assessed on the city cost for the license and maintenance of the electronic plan submission and review system.
Environmental Services	Trash Truck Inspections	Trash Truck Inspections	$ 28	$ 28	100%	110	$ 3,080	$ 28	0.0%	100%	$ 3,080	$ -	Trash trucks are inspected annually for compliance with sanitation requirements.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Planning and Development	Planned Development	Planned Development (Rezoning)	$ 1,751	$ 1,832	96%	3	$ 5,253	$ 1,832	4.6%	100%	$ 5,496	$ 243	The preliminary plan for property development that either cannot be accommodated by the existing zoning laws or that requires additional regulations to protect a neighborhood from the proposed development. A specific ordinance approved by the Planning and Zoning Commission and City Council is produced, which also specifies how the final development plan may be approved.
		Planned Development - Final Development Plan (Comm/Council)	$ 1,072	$ 1,149	93%	3	$ 3,216	$ 1,149	7.2%	100%	$ 3,447	$ 231	Submitted site plan, which must be approved by the Planning and Zoning Commission and City Council, that shows specific development and how it complies with the preliminary development plan.
		Planned Development - Final Development Plan (Administrative)	$ 753	$ 902	83%	10	$ 7,530	$ 902	19.8%	100%	$ 9,020	$ 1,490	Submitted site plan, which can be administratively approved, that shows specific development and how it complies with the preliminary development plan.
		Technology Fee	18.5%	18.5%	100%	$ 16	$ 2,960	18.5%	0.0%	100%	$ 3,323	$ 363	The technology fee is assessed on the city cost for the license and maintenance of the electronic plan submission and review system.
Planning and Development	Development Review	Conditional Use Permit	$ 1,522	$ 1,578	96%	0	$ -	$ 1,578	3.7%	100%	$ -	$ -	Allows land to be used for certain specified uses subject to specified conditions.
		Zoning Map/Text Amendment	$ 1,236	$ 1,320	94%	3	$ 3,708	$ 1,320	6.8%	100%	$ 3,960	$ 252	A change in a property's zoning to allow a land use that is not under the existing zoning.
		Vacation (street, alley, or subdivision)	$ 949	$ 1,027	92%	10	$ 9,490	$ 1,027	8.2%	100%	$ 10,270	$ 780	Changes the ownership of a street or alley from public to private, or voids a platted subdivision.
		Relinquishment of Easement	$ 375	$ 466	80%	10	$ 3,750	$ 466	24.3%	100%	$ 4,660	$ 910	Legal measure where the City gives up its right to cross private property with public utility lines (gas, water, electric, sanitary sewer) because the easement is no longer needed.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Planning and Development	Development Review	Master Sign Plan	$ 882	$ 939	94%	1	$ 882	$ 939	6.5%	100%	$ 939	$ 57	An applicant can apply for a master sign plan which would allow multiple on-premise signs as long as the effective area of the signs do not exceed the total allowed sign area for the zoning district.
		Street Name Change	$ 1,090	$ 1,148	95%	1	$ 1,090	$ 1,148	5.3%	100%	$ 1,148	$ 58	A citizen or the city may request to change a street name if there are any emergency management issues or inconsistencies with the current addressing system. Emergency Communications (E-911) requests many of these and we would not charge 911. We will only charge for private requests.
		Technology Fee	18.5%	18.5%	100%	25	$ 3,500	18.5%	0.0%	100%	$ 3,881	$ 381	The technology fee is assessed on the city cost for the license and maintenance of the electronic plan submission and review system.
Planning and Development	Major Subdivisions	Preliminary Plat	$ 1,305	$ 1,482	88%	5	$ 6,525	$ 1,482	13.6%	100%	$ 7,410	$ 885	The submission of preliminary plans to subdivide private property into sellable lots.
		Preliminary Plat (Renewal)	$ 942	$ 1,148	82%	1	$ 942	$ 1,148	21.9%	100%	$ 1,148	$ 206	Required if the final plat is not submitted within one year of City Council approval of the preliminary plat.
		Final Plat (Administrative)	$ 962	$ 935	103%	5	$ 4,810	$ 935	-2.8%	100%	$ 4,675	$ (135)	Final version of a subdivision that will be recorded, creating sellable lots. City staff may approve administratively if the final plat submittal conforms to the preliminary plat that was approved by City Council.
		Final Plat (Appeal)	$ 605	$ 729	83%	0	$ -	$ 729	20.5%	100%	$ -	$ -	An appeal may be made to the Planning and Zoning Commission and City Council for approval of a final plat that was administratively denied.
		Final Plat (Commission/Council)	$ 602	$ 814	74%	2	$ 1,204	$ 814	35.2%	100%	$ 1,628	$ 424	Final version of a subdivision that must be approved by the Planning and Zoning Commission and City Council because it does not meet the adopted criteria for administrative approval.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Planning and Development	Major Subdivisions	Subdivision Variance (Submitted with Preliminary Plat)	$ 733	$ 1,425	51%	1	$ 733	$ 1,425	94.4%	100%	$ 1,425	$ 692	An applicant will often request a subdivision variance at the same time as their preliminary plat. The subdivision variance is a request to vary from the City of Springfield subdivision regulations if certain criteria are met.
		Subdivision Variance (Submitted Independent of Preliminary Plat)	$ 663	$ 932	71%	0	$ -	$ 932	40.6%	100%	$ -	$ -	A request for modification of the standard subdivision regulations.
		Request to Extend Security Agreement	$ 263	$ 271	97%	0	$ -	$ 271	3.0%	100%	$ -	$ -	An applicant may request Section 303(2) of the Subdivision Regulations which states that the Commission "may, upon proof of hardship, extend the completion date set forth in said bond or agreements for a maximum period of one additional year; provided a request for said extension is made prior to the end of the one year following recordation and provided the amount of said security agreement is revised pursuant to a revised estimate by the Department of Public Works."
		Technology Fee	18.5%	18.5%	100%	14	$ 2,630	18.5%	0.0%	100%	$ 3,013	$ 383	The technology fee is assessed on the city cost for the license and maintenance of the electronic plan submission and review system.
Planning and Development	Administrative Subdivisions	Lot Line Adjustment	$ 38	$ 204	19%	7	$ 266	$ 204	436.8%	100%	$ 1,428	$ 1,162	An administrative lot line adjustment involves adjusting the location of a lot line or property line.
		Lot Combination - Substantial Impact	$ 539	$ 478	113%	0	$ -	$ 478	-11.3%	100%	$ -	$ -	An administrative lot combination that substantially increases the potential for development or substantially increases demands on public infrastructure serving existing and proposed tracts, and parcels or lots.
		Lot Combination - No Substantial Impact	$ 35	$ 80	44%	18	$ 630	$ 80	128.6%	100%	$ 1,440	$ 810	An administrative lot combination that does not substantially increase the potential for development or does not substantially increase demands on public infrastructure serving existing and proposed tracts and parcels or lots.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Planning and Development	Administrative Subdivisions	Administrative RePlat - Non-Residential	$ 530	$ 580	91%	8	$ 4,240	$ 580	9.4%	100%	$ 4,640	$ 400	The subdivision of land shall be classified as an administrative re-plat if an existing lot in a previously recorded subdivision is subdivided into not more than five (5) tracts, parcels or lots, and does not include the dedication of a new street or other public way or change in existing streets or alleys. The only difference between commercial and residential is whether it is a subdivision or commercially or residentially zoned land.
		Administrative RePlat Residential	$ 461	$ 553	83%	15	$ 6,915	$ 553	20.0%	100%	$ 8,295	$ 1,380	
		Administrative Condominium	$ 625	$ 667	94%	3	$ 1,875	$ 667	6.7%	100%	$ 2,001	$ 126	The subdivision of an existing structure or structures on a lot of record into units on a common element.
		Technology Fee	18.5%	18.5%	100%	51	$ 2,576	18.5%	0.0%	100%	$ 3,294	$ 717	The technology fee is assessed on the City cost for the license and maintenance of the electronic plan submission and review system.
Planning and Development	Planning - Other	Board of Adjustment (Variance, Appeal, and Special Exception)	$ 828	$ 836	99%	0	$ -	$ 836	1.0%	100%	$ -	$ -	A property owner request for modification of the standard zoning ordinance regulations because strict enforcement of the regulations creates some type of hardship upon the utilization of the property.
		Annexation	$ 1,662	$ 1,573	106%	3	$ 4,986	$ 1,573	-5.4%	100%	$ 4,719	$ (267)	An applicant would request the city to incorporate their property within the domain of the City of Springfield.
		Zoning Certificate (General)	$ 52	$ 72	72%	41	$ 2,132	$ 72	38.5%	100%	$ 2,952	$ 820	An applicant would apply to have staff provide official certification of the zoning district of a particular property on the date the zoning certificate is issued. The zoning certificate also provides notice of any rezoning applications on file for the property in the Planning and Development Department office.

PERMIT, PLAN REVIEW, AND INSPECTION FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	**Fee Category**	**Service Description**	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**	**Comments**
Planning and Development	Planning - Other	Zoning Certificate - (Marijuana)	$ 121	$ 236	51%	6	$ 726	$ 236	95.0%	100%	$ 1,416	$ 690	An applicant would apply to have staff provide official certification of the zoning district of a particular property on the date the zoning certificate is issued. Marijuana facilities require physical site visit to assess separation requirements. The zoning certificate also provides notice of any rezoning applications on file for the property in the Planning and Development Department office.
		Short Term Rental Type 2	$ 332	$ 603	55%	72	$ 23,904	$ 603	81.6%	100%	$ 43,416	$ 19,512	The Planning and Development Department processes and reviews Short-Term Rental Type 2 permit applications pursuant to Section 36-473 of the Zoning Ordinance.
		Technology Fee	18.5%	18.5%	100%	$ 122	$ 5,873	18.5%	0.0%	100%	$ 9,713	$ 3,840	The technology fee is assessed on the City cost for the license and maintenance of the electronic plan submission and review system.

CITY OF Springfield

Licensing Fees

There are five fees identified in this section. They are for issuing letters of approval for catering, determining liquor license location restrictions, and background investigations for after-hours establishments, tanning location security and escort services. The recommended fee for issuing catering letters is set according to State Statute Section 311.485. There have not been any changes made to this statute during the current year, so the fee will remain the same.

LICENSING FEES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Finance	Licensing Background Checks	After-Hours Establishment Investigation	$ 183	$ 183	100%	0	$ -	$ 183	0.0%	100%	$ -	$ -	City Code provides for the recovery of the costs incurred by the City to perform background investigation of applicants for permission to operate an after-hours establishment.
		Tanning Location Security & Background Fee	$ 148	$ 165	90%	6	$ 888	$ 165	11.5%	100%	$ 990	$ 102	For compliance with City Ordinance, security and background checks are reviewed by the City on persons engaging in this type of business activity. This fee recovers the costs incurred by the Licensing and Police Departments in performing this task.
		Escort Service License Application Fee	$ 136	$ 155	88%	0	$ -	$ 155	14.0%	100%	$ -	$ -	For compliance with City Ordinance, upon the initial application, background checks are reviewed by the City on persons engaging in this type of activity. Escort business owners as well as individual employee escorts must obtain this license. This fee recovers the costs incurred by the Licensing and Police Departments in performing the background investigation and license process.
	Liquor Licensing	Letters of Approval for Catering	$15-$30/day	N/A				$15-$30/day	N/A				Fee to be charged is set by Missouri Statute sections 311.220 and 311.485 of the Liquor Control Law. These letters of approval are for caterers or other persons holding licenses to serve liquor at a particular function, occasion or event at a particular location other than the licensed premises.
		Liquor License Location Investigation	$ 190	$ 215	88%	77	$ 14,630	$ 215	13.2%	100%	$ 16,555	$ 1,925	When a liquor license application is submitted, investigation of the location for licensing restrictions is required. The investigation involves checking restrictions regarding zoning, residential zoned property, church, park, school and other liquor license locations. The investigation also includes a criminal records check preformed by the Police Department.

Charges for Services

This category of charges is for services that are not regulatory in nature, nor imposed by City ordinance. These services provide a tangible product to a relatively small number of individuals and entities, with some services offered as an alternative to what is available in the private sector. The consumers of these City services have the freedom to choose whether or not the products provided have enough value to justify paying the established charges.

CHARGES FOR SERVICES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	**Fee Category**	**Service Description**	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**	**Comments**
Economic Vitality	Access & Infrastructure Agreement	Access & Infrastructure Agreement	$ 1,085	$ 1,220	89%	0	$ -	$ 1,220	12.4%	100%	$ -	$ -	The Economic Vitality Department negotiates and processes requests for sales tax rebate generated by new development, which is used to reimburse the developer for the cost of required public improvements surrounding the new development.
Economic Vitality	Chapter 99 Services	Chapter 99 Redevelopment Plan and Blight Report	$ 2,765	$ 2,910	95%	0	$ -	$ 2,910	5.2%	100%	$ -	$ -	The Planning and Development Department processes and reviews applications containing a blight report and redevelopment plan submitted pursuant to Section 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law ("Chapter 99") that request City Council make a determination of blight within a proposed redevelopment area and approve a redevelopment plan to facilitate redevelopment.
		Chapter 99 Redevelopment Plan Only	$ 2,494	$ 2,665	94%	0	$ -	$ 2,665	6.9%	100%	$ -	$ -	The Planning and Development Department process and reviews applications containing a redevelopment plan submitted pursuant to Section 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law ("Chapter 99") that request City Council to approve plans for the redevelopment of a proposed redevelopment area. A blight report and determination of blight is not necessary if the proposed redevelopment area is currently blighted pursuant to Chapter 99.
		Chapter 99 Redevelopment Plan and Blight Report (Multi-project Redevelopment Area)	$ 2,011	$ 2,172	93%	0	$ -	$ 2,172	8.0%	100%	$ -	$ -	Redevelopment Plans for Multi-Project Redevelopment Areas are exempted from the But-for-Test and Scorecard requirements; however, they shall include an explanation as to how they satisfy the criteria in the Workable Program.
		Chapter 99 Redevelopment Plan Only (Multi-project Redevelopment Area)	$ 1,760	$ 1,919	92%	0	$ -	$ 1,919	9.0%	100%	$ -	$ -	

CHARGES FOR SERVICES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	**Fee Category**	**Service Description**	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**	**Comments**
Economic Vitality	Chapter 99 Services	Request for Chapter 99 Property Tax Abatement	$ 656	$ 812	81%	3	$ 1,968	$ 812	23.8%	100%	$ 2,436	$ 468	The Planning and Development Department processes and reviews applications requesting the Land Clearance for Redevelopment Authority to authorize partial real property tax abatement for projects that are consistent with an approved redevelopment plan.
Economic Vitality	Chapter 100 Services	Chapter 100 Industrial Development Bonds (Initial Fee)	$ 3,168	$ 2,464	129%	0	$ -	$ 2,464	-22.2%	100%	$ -	$ -	Industrial Development Bonds issued pursuant to Chapter 100 RSMo. may be used to provide real and personal property tax exemption and to provide sales tax exemption on qualified purchases. The initial fee reflects the costs for city staff time involved with putting the incentive in place, including Council approval.
		Chapter 100 PILOT Collection/Distribution (Annual Fee)	$ 519	$ 301	172%	4	$ 2,076	$ 301	-42.0%	100%	$ 1,204	$ (872)	Industrial Development Bonds issued pursuant to Chapter 100 RSMo. may be used to provide real and personal property tax exemption and to provide sales tax exemption on qualified purchases. The annual fee reflects city staff time for calculating and billing the company for the annual PILOT payment, and distribution of the PILOTs to the taxing jurisdictions.
Economic Vitality	Chapter 353 Services	Chapter 353 Fee	$ 2,706	$ 2,905	93%	1	$ 2,706	$ 2,905	7.4%	100%	$ 2,905	$ 199	The Planning and Development Department processes and reviews applications filed by urban redevelopment corporations pursuant to Chapter 353, RSMo and Chapter 36, Springfield City Code that request City Council make a determination of blight within a proposed redevelopment area, approve a redevelopment plan, and authorize partial real property tax abatement to facilitate redevelopment.

CHARGES FOR SERVICES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	Fee Category	Service Description	Current Fee	City Cost	Cost Recovery	Units of Service	Revenue Generated	Proposed Fee	% Change in Fee	New Cost Recovery	Projected Revenue	Change in Revenue	Comments
Economic Vitality	Enhanced Enterprise Zone (EEZ)	Administrative Approval - Initial Application (All)	$ 296	$ 393	75%	5	$ 1,480	$ 393	32.8%	100%	$ 1,965	$ 485	The Enhanced Enterprise Zone (EEZ) program encourages business development and job creation by granting property tax abatement to business enterprises that locate or expand within designated enhanced enterprise zones. Zone boundaries are established in conjunction with the Missouri Department of Economic Development and are based on areas of low income and high unemployment, the potential to create sustainable jobs in a targeted industry and the impact on local industry cluster development. The initial application fee includes staff time to review eligibility and ensure all information has been received from the applicant. The initial application fee includes staff time to review eligibility and ensure all information has been received from the applicant.
		Administrative Renewal - Service Based Businesses	$ 244	$ 244	100%	0	$ -	$ 244	0.0%	100%	$ -	$ -	The fee for renewal applies to service-based businesses that must prove that at least 51% of revenues come from out of state in order to maintain eligibility for the incentive.
		City Council Approval Required	$ 654	$ 959	68%	0	$ -	$ 959	46.6%	100%	$ -	$ -	The fee for Council approval applies when applicants seek incentives in excess of those authorized by City Council for administrative approval, and specific Council approval for an incentive must be obtained.
Economic Vitality	Tax Increment Financing (TIF) Redevelopment Plan	Negotiate Redevelopment Agreement	$ 2,457	$ 2,980	82%	0	$ -	$ 2,980	21.3%	100%	$ -	$ -	The Economic Vitality Department reviews applications, negotiates and processes requests for the redirection of all or a portion of the incremental increase in real property taxes or sales and use taxes generates by the new development, which is used to reimburse the developer for the cost of required public improvements surrounding the new development.

CHARGES FOR SERVICES

			Current Status Based on FY 23-24 Data					Proposed Fees for FY 25-26					
Department	**Fee Category**	**Service Description**	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**	**Comments**
Economic Vitality	Tax Increment Financing (TIF) Redevelopment Plan	Activate Project Area	$ 694	$ 806	86%	0	$ -	$ 806	16.1%	100%	$ -	$ -	The Economic Vitality Department reviews applications and processes request to initiate collection of TIF revenues in a defined geographic area within an approved TIF Redevelopment Area.
Municipal Court	Access to Conviction Records (Per Name)	Access to Conviction Records (Per Name)	$ 12	$ 12	100%	131	$ 1,572	$ 12	0.0%	100%	$ 1,572	$ -	Research court conviction records for individual names as requested. The charge is for each name to be researched.
Public Information Office	Rental Fee	Cityview Studio Reservation and Daily Rental	$ 762	$ 762	100%	0	$ -	$ 762	0.0%	100%	$ -	$ -	The Cityview studio may be rented to individuals for video recording purposes. The Public Information Office has the authority to charge up to the full cost for the facility based the length of the rental. A minimum fee of $250 is required; this includes, reservation, setup and tear down time.
		Equipment Operator Per Hour	$ 57	$ 76	75%	0	$ -	$ 76	33.3%	100%	$ -	$ -	Audio, visual and studio equipment is available upon request to be rented per day, per event. City staff may be provided or required to operate certain equipment. Outside of normal business hours, personnel cost is calculated at 150% of the standard rate.

CITY OF Springfield

Enterprise Fund Fees

Fees in this section are determined differently than the other fees in this study. These fees are established to recover operating costs as well as recover long-term capital investment. They are being included in this document to ensure annual review. These charges relate to Sanitary Landfill and Clean Water Services.

ENTERPRISE FUND FEES

			Current Status Based on FY 23-24 Data			Proposed Fees for FY 25-26				
Department	**Fee Category**	**Service Description**	**Current Fee**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**Projected Revenue**	**Change in Revenue**	**Comments**
Environmental Services	Clean Water Services	Billing and Meter Quarterly Charge	$3,450 Per Quarter	4	$ 55,200	$3,450 Per Quarter	0.0%	$ 55,200	$ -	A fee to recover billing and meter related costs through a fixed monthly charge, based on meter size. The charge is based on the size of the flow meter used to measure flow from each satellite community, and is designed to recover meter and meter maintenance related costs as well as costs associated with billing and providing customer service to the satellite communities. Satellite invoicing will be conducted each calendar quarter.
		Fats, Oils, and Grease (FOG)	$ 196	1,080	$ 211,680	$ 215	9.7%	$ 232,200	$ 20,520	As a result of the new EPA/MDNR mandates, all Food Service Establishments (FSEs) must be permitted and inspected regularly to ensure proper FOG removal devices are in place and maintained properly.
		Industrial Pretreatment Fees (IPP): Categorical Industrial User (CIU)	$ 3,779	23	$ 86,917	$ 4,067	7.6%	$ 93,541	$ 6,624	Any industrial user subject to a regulation containing pollutant discharge limits promulgated by the USEPA in accordance with section 307(b) and © of the act, which applies to industrial users. Includes prohibitive discharge limits established pursuant to section 403.5 of the act, categorical pretreatment standards, restricted discharges and local limits.
		Categorical Industrial User - No Discharge (CIU-ND)	$ 1,158	3	$ 3,474	$ 1,181	2.0%	$ 3,543	$ 69	Any industrial user subject to a regulation containing pollutant discharge limits promulgated by the USEPA in accordance with section 307(b) and (c) of the act, which applies to industrial users. Includes prohibitive discharge limits established pursuant to section 403.5 of the act, categorical pretreatment standards, restricted discharges and local limits. Must be permitted and monitored as a no-discharge facility to ensure they do not discharge wastewaters to the Publicly Owned Treatment Works; either by evaporation, off-site treatment, or other means of wastewater disposal.

ENTERPRISE FUND FEES

			Current Status Based on FY 23-24 Data			Proposed Fees for FY 25-26				
Department	**Fee Category**	**Service Description**	**Current Fee**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**Projected Revenue**	**Change in Revenue**	**Comments**
Environmental Services	Clean Water Services	Significant Industrial User (SIU)	$ 5,265	11	$ 57,915	$ 5,607	6.5%	$ 61,677	$ 3,762	Industrial user that discharges an average of 25,000 gdp or more of process wastewater to the POTW, contributes a process waste stream which makes up five percent more of the average dry weather hydraulic or organic capacity of the POTW treatment plant, is designated as such by the POTW on the basis that it has reasonable potential for adversely affecting the POTW's operation or for violating any pretreatment standard or requirement.
		Industrial User (IU)	$ 858	26	$ 22,308	$ 914	6.5%	$ 23,764	$ 1,456	Any nonresidential user identified in division A, B, D, E, or I of the Standard Industrial Classification Manual or any user which discharges wastewater containing toxic or poisonous substances or any substance which cause interference or pass through in the POTW.
		Surcharge-Industrial User-High Strength With Excess BOD/TSS	$ 877	22	$ 19,294	$ 934	6.5%	$ 20,548	$ 1,254	Some industrial customers have wastewater that is made up of higher concentrations of pollutants that increase the City's cost for treatment. As a result, these customers pay a surcharge for wastewater treatment. Currently, the surcharge is applied to two pollutants; Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS). BOD is regulated because of low levels of oxygen in the water causes fish kills and other aquatic life impacts. TSS is regulated because the solids in water block sunlight and make photosynthesis more difficult so plant food sources don't grow for fish and aquatic life.
		Testing Charges	*		$ 94,985	*		$ 102,000	$ 7,015	*Testing charges vary by industry due to number and type of parameter analyses required, pricing based on local private laboratory charges.

ENTERPRISE FUND FEES

			Current Status Based on FY 23-24 Data			Proposed Fees for FY 25-26				
Department	**Fee Category**	**Service Description**	**Current Fee**	**Units of Service**	**Revenue Generated**	**Proposed Fee**	**% Change in Fee**	**Projected Revenue**	**Change in Revenue**	**Comments**
Environmental Services	Sanitary Landfill and Associated Facilities	One Yard of Wood Mulch	$ 8.75	7,396	$ 64,715	$ 9.00	2.9%	$ 66,564	$ 1,849	An unscreened landscaping mulch of ground, woody materials for use on flower beds, shrubs, trees, and pathways.
		One Yard of Fine Wood Mulch	$ 20.00	1,983	$ 39,660	$ 20.00	0.0%	$ 39,660	$ -	A fine textured landscaping mulch of ground, woody materials for use on flower beds, shrubs, trees and pathways.
		One Yard of Finished Compost	$ 30.00	3,365	$ 100,950	$ 33.00	10.0%	$ 111,045	$ 10,095	A high quality compost of yard and garden organic materials.
		Brush Lot Fee Car/SUV/Pickup or Trailer <8'	$ 10.25	16,122	$ 165,251	$ 11.00	7.3%	$ 177,342	$ 12,092	Gate fee for brush disposal at Yardwaste Recycling Center.
		Brush Lot Fee Trailer 8'-12'	$ 19.50	4,855	$ 94,673	$ 20.00	2.6%	$ 97,100	$ 2,428	
		Brush Lot Fee Trailer 12'-16'	$ 25.50	3,500	$ 89,250	$ 26.00	2.0%	$ 91,000	$ 1,750	
		Brush Lot Fee Trailer Dump Truck	$ 38.00	10	$ 380	$ 38.00	0.0%	$ 380	$ -	
		Brush Lot Fee Large Volume $/cubic yard	$ 6.50	36	$ 234	$ 7.00	7.7%	$ 252	$ 18	
		One Bag Mopost	$ 4.50	4,556	$ 20,502	$ 5.00	11.1%	$ 22,780	$ 2,278	Fee for bagged compost and mulch products and sold at City recycling sites.
		One Bag Momulch	$ 3.50	1,955	$ 6,843	$ 3.50	0.0%	$ 6,843	$ -	
		YRC Delivery Fee (10 Mile Radius)	$ 46.00	64	$ 2,944	$ 46.00	0.0%	$ 2,944	$ -	Fee for delivery of bulk mulch or compost and mulch products produced and sold at City recycling sites.
		YRC Delivery Fee (Per Mile 10-20 Miles)	$ 2.60	248	$ 645	$ 2.60	0.0%	$ 645	$ -	
		Tipping Fees	$ 38.50	377,818	$ 14,545,993	$ 41.77	8.5%	$ 15,781,458	$ 1,235,465	Minimum fee for disposal of Municipal Solid Waste, Construction & Demolition Waste, and Other Special Waste accepted by prior approval.

City Code Section Reference Guide

City Code Section Reference Guide

Page #	Description	Code Section	Code Section Title	Department
12	Asbestos Inspection Fee	2-425	Fees	Environmental Services
12	Open Burning Permit	6-284	Permit for burning of certain materials	Environmental Services
12	Land Disturbance Permit	96-55	Permit application and fees	Environmental Services
12	Trash Truck Inspection	2-425	Fees for City services; license and inspection fees	Environmental Services
13	Planned Development	36-334	Fees	Planning & Development
13	Conditional Use Permit	36-334	Fees	Planning & Development
13	Change in Zoning	36-334	Fees	Planning & Development
13	Vacations (street or alley)	98-158	Fees	Planning & Development
13	Relinquishment of Easement	98-158	Fees	Planning & Development
14	Master Sign Plan	36-334	Fees	Planning & Development
14	Street Name Change	2-425	Fees for City services; license and inspection fees	Planning & Development
14	Platting	36-273	Processing fees	Planning & Development
15	Subdivision Variance	36-273	Processing fees	Planning & Development
15	Request to Extend Security Agreement	36-273	Processing fees	Planning & Development
15	Lot Line Adjustment/Combination	36-273	Processing fees	Planning & Development
16	Administrative Re-plat or condo	36-273	Processing fees	Planning & Development
16	Board of Adjustment	36-334	Fees	Planning & Development
16	Annexation	2-425	Fees	Planning & Development
16	Zoning Certificate	36-334	Fees	Planning & Development
17	Zoning Certificate - Medical Marijuana	36-334	Fees	Planning & Development

City Code Section Reference Guide

Page #	Description	Code Section	Code Section Title	Department
17	Short Term Rental Type 2	36-473	Short-term rentals	Planning & Development
20	After-Hours Establishment Investigation	70-353	Registration, license, and fees required	Finance - Licensing
20	Tanning Location Security & Background Fee	70-595	Investigation Fee	Finance - Licensing
20	Escort Service License Application Fee	70-324	Investigation Fee	Finance - Licensing
20	Letters of Approval for Catering	(RSMo 311.20 and 311.485)	NA	Finance - Licensing
20	Liquor License Location Investigation	10-37	Premises near schools, parks or churches	Finance - Licensing
22	Access & Infrastructure Agreement	40-3	Fees for economic development incentives	Economic Vitality
22-23	Chapter 99 Redevelopment Plan/Blight Report	40-3	Fees for economic development incentives	Economic Vitality
23	Chapter 100	40-3	Fees for economic development incentives	Economic Vitality
23	Chapter 353	40-35	Redevelopment proposals	Economic Vitality
24	Enhanced Enterprise Zone	40-3	Fees for economic development incentives	Economic Vitality
24-25	Tax Increment Financing (TIF) Redevelopment Plan	40-3	Fees for economic development incentives	Economic Vitality
25	Access to Conviction Records	2-423	Municipal Court records	Municipal Court
25	Studio Rental	2-425	Fees	Public Information Office
28	Clean Water Billing and Metering Charge	120-5	Fees and charges	Clean Water Services
28	Fats, Oils, Grease	2-425	Fees for City services; license and inspection fees	Clean Water Services
28-29	Industrial Pretreatment Fees	120-5	Fees and charges	Clean Water Services
29	Biosolids	2-425	Fees	Clean Water Services
30	Sanitary Landfill Mulch	2-425	Fees for City services; license and inspection fees	Sanitary Landfill

EXPLANATION TO COUNCIL BILL 2025-038 (HOSMER)

FILED: 02/12/2025

ORIGINATING DEPARTMENT: Police

TITLE: A special ordinance amending the budget of the City of Springfield for Fiscal Year 2024-2025, in the amount of $782,150, to appropriate unused funds originally budgeted for Police Department salaries to address unfunded Police Department equipment needs.

PURPOSE: Transferring funds within the Police Department's Fiscal Year 2024-2025 approved budget from salary and benefits to capital expenditures.

BACKGROUND INFORMATION: The police department continues to experience a higher than normal number of sworn officer vacancies. While the historical average number of vacancies is 25, the police department currently has over 50. This has resulted in a significant amount of budgeted salary monies remaining in the FY 2024-2025 police department budget that will not be expended. The police department wishes to use $782,150 of those funds to address unfunded equipment needs. The money would be used to purchase equipment that will enhance department efficiency and effectiveness, increase safety for officers and citizens, or to replace outdated or worn out items. Those items are as follows:

1. Flock LPR Cameras (15) - $45,000
2. In car Mobile Data Terminals (45) - $135,225
3. Public Safety Barriers -$109,619
4. Cyber Crime forensics computer- $6,000
5. Special Response Team explosive panels -$40,121
6. Rifle rated ballistic shields (6)- $35,056
7. Axis Panoramic Network Cameras for HQ and SDS (10) -$22,500
8. Axis Panoramic Network Cameras for property room annex- $9,000
9. Shot Bot portable target system- $19,867
10. Physical training mats -$14,570
11. Smartboard for HQ and SDS - $10,000
12. Office chairs-Records $18,000
13. Chairs HQ and SDS Briefing and report writing rooms-$27,694
14. Bearcat armored vehicle $289,498

Total transfer of salary savings requested = $782,150

Submitted By: Paul Williams, Police Chief, , Police Chief

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Interim City Manager 2/13/2025

Attachments:
1. Police Department Budget Adjustment Ord
2. 052 FY25 - PD Salary Saving Equipment Needs

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 02-18-25

Sponsored by: Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-038 SPECIAL ORDINANCE _____

AN ORDINANCE

AMENDING the budget of the City of Springfield for Fiscal Year 2024-2025, in the amount of $782,150, to appropriate unused funds originally budgeted for Police Department salaries to address unfunded Police Department equipment needs.

WHEREAS, the Police Department continues to experience a higher than usual number of sworn officer vacancies; and

WHEREAS, the Police Department currently has over 50 vacant sworn officers' positions, compared to a historical average of 25; and

WHEREAS, as a result of the higher than usual number of sworn officer vacancies, a significant amount of money budgeted for police officer salaries for Fiscal Year 2024-2025 will not be expended for its intended purpose; and

WHEREAS, the Police Department has identified unfunded equipment needs that, if funded, would enhance department efficiency and effectiveness, increase safety for officers and citizens, and replace outdated or worn-out items; and

WHEREAS, in order to continue to provide high quality law enforcement services to the community while experiencing officer shortages, the Police Department wishes to appropriate unused salary money to fund crucial equipment needs.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The budget for Fiscal Year 2024-2025 of the City of Springfield is hereby amended in the accounts and in the amounts as shown on Budget Adjustment No. 0052, a copy of which is attached hereto and incorporated herein by this reference as "Exhibit A".

Section 2 – The City Manager is directed to cause the appropriate entries to be made in the books and records of the City.

Section 3 - This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
052

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	18	97510	501190	000000		$ 289,498	PD Mini Bearcat
10110	18	97510	501190	000000		27,694	PD Chairs for Briefing Room
10110	18	97510	501190	000000		18,000	PD Chairs for Records
10110	18	97510	501190	000000		10,000	PD Smartboard
10110	18	97510	501190	000000		14,570	PD New mats
10110	18	97510	501190	000000		19,867	PD Shot Bot portable target systems
10110	18	97510	501190	000000		9,000	PD Axis Panoramic Network Camera for off-site property
10110	18	97510	501190	000000		22,500	PD Axis Panoramic Network Camera for HQ and SDS
10110	18	97510	501190	000000		35,056	PD MRAPS Level 4 Rifle Rated Shields
10110	18	97510	501190	000000		40,121	PD SRT Explosive Panels
10110	18	97510	501190	000000		6,000	PD Cyber Crime to build forensics computer
10110	18	97510	501190	000000		109,619	PD Public Safety Barriers
10110	18	97510	501190	000000		135,225	PD MDT Replacement (45)
10110	18	97510	501190	000000		45,000	PD Flock Cameras (15)
10110	18	90100	500110	000000		$ (782,150)	FY25 SPD SALARY SAVINGS
Net Expenditure Adjustment						$ -	

Fund Balance Appropriation:

Fund		Title	Amount

Explanation: To amend the FY2024-25 budget by appropriating $782,150 from PD salary saving for equipment needs.

Requested By:

Amanda Livingston 2/12/2025
Department Head Date

Approved By:

2-18-2025
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-038
Ordinance No.
1st Reading
2nd Reading
Journal Imp No.

EXPLANATION TO COUNCIL BILL 2025-039 (LEE)

FILED: 02/05/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a License Agreement to Use Public Right-of-Way with Hickory Village 55 Plus, LLC, for the purpose of allowing an encroachment onto City rights-of-way for the maintenance of two existing stone monuments, under the same terms and conditions as encroachments are permitted on City rights-of-way under Chapter 98, Article VII of the Springfield City Code.

PURPOSE: To authorize the City Manager, or designee, to enter into an agreement with Hickory Village 55 Plus, LLC to maintain two (2) sub-division monuments on public right-of-way. The purpose of the monuments is to provide identification to the existing sub-division. The city will bear no cost for this agreement or maintenance.

BACKGROUND INFORMATION: The city annexed this property in May 2023. At time of annexation the two (2) monuments were present. The license agreement allows Hickory Village 55 Plus, LLC to maintain two (2) sub-division monuments in the public right-of-way in a location and manner approved by a designated representative of the Director of Public Works. There is no cost to the city.

Proof of insurance has been received by the Department of Public Works to protect the interests of the City of Springfield in connection with this project.

Supports the following City Council Priorities:

- Quality of Place
- Public Safety
- Economic Vitality

REMARKS: Public Works recommends passage of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 2/13/2025

Attachments: 1. Hickory Village ROW_Ord

2. Hickory Village 55 Plus LLC Agree_ExhA

One-rdg._____
P. Hrngs. _____
Pgs. 14
Filed: 02-18-25

Sponsored by: Lee

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-039 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or designee, to enter into a License Agreement to Use Public Right-of-Way with Hickory Village 55 Plus, LLC, for the purpose of allowing an encroachment onto City rights-of-way for the maintenance of two existing stone monuments, under the same terms and conditions as encroachments are permitted on City rights-of-way under Chapter 98, Article VII of the Springfield City Code.

_____

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is hereby authorized to enter into a License Agreement to Use Public Right-of-Way with Hickory Village 55 Plus, LLC, said agreement to be substantially under the same terms and conditions as encroachments permitted under Chapter 98, Article VII of the Springfield City Code and to be substantially in the form and content as that document attached hereto and incorporated herein by reference as “Exhibit A,” for the purpose of allowing an encroachment onto City rights-of-way for the maintenance of two existing stone monuments located adjacent to South Hickory Avenue at its intersection with East Cherry Street.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, Interim City Manager

Exhibit A

ROUTING ORDER	(1) LICENSEE	(2) PUBLIC WORKS TRAFFIC ENGINEERING	(3) FINANCE DEPARTMENT
	(4 PUBLIC WORKS	(5) AW DEPARTMENT	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE	TERMINATION DATE	**CONTRACT NUMBER:**	

GRANTOR	**LICENSEE**
City of Springfield **840 Boonville, P.O. BOX 8368** **Springfield, MO 65802** **Phone: 417-864-1950** **Attn: Dan Smith, Public Works**	**Hickory Village 55 Plus, LLC** **PO Box 2965** **Springfield, MO 65801** **Phone: 417-866-2741** **Attn: Jason Murray** **Email: PC@weareown.com**

LICENSE AGREEMENT TO USE PUBLIC RIGHT-OF-WAY

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by the Encroachment Licensee identified above, hereinafter "Licensee," and the City of Springfield, Missouri, a municipal corporation, Grantor, hereinafter "City."

1. The City, in consideration of the covenants and agreements hereinafter contained, to be kept and performed by Licensee, hereby grants permission to Licensee to erect, install, and maintain the encroachment, monument sign on City right-of-way at 3740 &3728 E Cherry St., described as shown below and on ***Exhibit A***. Licensee shall erect, install, and maintain in good repair said encroachment in strict accordance with the terms and conditions of the permit issued by the City Public Works Department; Chapter 98, Article VII, of the Springfield City Code and all other applicable codes of the City; and State and Federal laws and regulations.

PROPERTY DESCRIPTION: SEE EXHIBIT A,
WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

2. The Licensee is the owner of the encroachment and shall be bound by the duties and obligations assigned herein to the Licensee during Licensee's possession and after, until the encroachment is removed and any and all claims are settled or adjudicated.

3. All signs and markings on the encroachment shall conform to the approved permit and shall not be altered. Licensee grants to City a cross-easement to the property identified on ***Exhibit A*** as may be necessary to allow City to enter said property to remove the encroachment in the event Licensee fails to comply with the provisions of Chapter 98, Article VII of the Springfield City Code or fails to remove the encroachment on termination of this license. Licensee (if Licensee is a tenant, Licensee's landlord) consents that in such event that a lien may be placed by the City on the property for the reasonable cost of removal of the encroachment. Licensee (if Licensee is a tenant, Licensee's Landlord) also agrees that City, its agents and employees, shall be immune from any damage to the structures at 3740 &3728 E Cherry St. occasioned by the removal of such encroachment under this paragraph in addition to the rights of the City, its agents and employees under paragraphs 3 and 5.

4. Licensee shall at all times during the term of this agreement carry a premises-liability-insurance policy on the property. Such policy shall name the City as an additional insured. This year, such insurance shall be in an amount of not less than Three Million and 00/100 Dollars ($3,000,000) combined, single-limits coverage with an insurance company qualified to transact business in Missouri and acceptable to City. Licensee agrees to furnish the City with a certificate of insurance evidencing that Licensee will have at all times during the terms of this agreement the above-required insurance. The certificate of insurance shall be filed with the City within ten (10) days after the date of effectiveness of this agreement. All insurance policies shall provide at least thirty (30) days' written notice to be given to the City prior to modification or cancellation of such insurance. Such notice shall be mailed to the City Attorney, City of

Springfield, P.O. Box 8368, Springfield, MO 65801. Licensee further agrees that the proceeds of such insurance policy shall first be used to pay any damages, costs, attorney's fees incurred by or assessed against City, its employees, officers and agents, and second any damages, costs, or attorney's fees incurred by or assessed against Owner, its employees, officers and agents, and before any award or costs of Licensee, its employees, officers or agents is/are paid. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general hereunder.

5. City shall have the absolute right at its discretion to terminate this license or refuse to allow the Licensee to continue to have the encroachment over, under, or across City's property or right-of-way if City determines that City property is being substantially damaged by the encroachment, or that the Licensee has failed to maintain the required insurance on file with City, or that the encroachment constitutes a hazard to the traveling public or other persons. City shall furnish Licensee with notice requiring removal as is reasonable under the circumstances. After receipt of notice, Licensee shall thereafter immediately remove the encroachment and restore City property or right-of-way to the same or better condition as existed prior to the installation of the encroachment. In the event Licensee fails to promptly remove the encroachment and restore the right-of-way within the time required by the notice, City may cause the same to be done at the cost of Licensee and a lien to be placed upon the abutting real property for the cost of removal, to which Licensee and Licensee's Landlord agree.

6. This license terminates upon transfer of either the abutting property owner's property interest or the encroachment property owner's property interest within thirty (30) days of such transfer unless a new encroachment license has been issued, provided that the obligation to indemnify and insure on behalf of City shall survive and continue to run with the land until the encroachment and all parts thereof have been removed or a new license with adequate insurance and indemnification guarantees are provided to City. This license shall be recordable in the land records of the Greene County recorder's office.

7. Licensee, as a further consideration for the aforesaid license, hereby agrees to defend, indemnify, and save harmless City from any and all claims, demands, causes of action, damages, judgments, costs, attorney's fees, and expenses that City may sustain, incur, or become liable for because of loss, destruction, or damage to property, and because of injury or death to any persons resulting from any act, failure to act, or negligence of Licensee, or its contractors or agents in the installation, erection, construction, repair, maintenance, or removal of the encroachment, or by any reason of any defects in the design or installation of the encroachment, the location of the encroachment or its placement, collapse, failure, or combustion of the encroachment, in whole or in part. Licensee agrees to be responsible for all losses, destruction, or damage to any property of City, including said right-of-way, growing out of the erection, installation, construction, maintenance, repair, or removal of said encroachment, or the failure of Licensee to comply fully with the obligations of Licensee hereunder. Licensee further agrees to reimburse City for any fines, costs, damages, or attorney's fees resulting from the presence of the encroachment on the right-of-way.

8. In no event, shall City be liable to Licensee or any third person for damage or injury to Licensee's (if Licensee is a tenant, to Licensee's Landlord's) facilities and property placed on the right-of-way pursuant to this license or to Licensee's (if Licensee is a tenant, to Licensee's Landlord's) real property if City is required to remove the encroachment. The obligation of Licensee to indemnify City shall survive the termination of the license as to occurrences taking place prior to removal of the encroachment.

9. Additional terms: Licensee shall abide by the terms and conditions of the permit to be issued by the Department of Public Works to construct said encroachment. Signs or banners on the sidewalk café fence or barrier shall not violate the current sign ordinance adopted by the City of Springfield.

10. The obligations of this license shall run with the land identified in ***Exhibit A*** and shall be binding upon Licensee's respective grantees, heirs, personal representatives, successors and assigns, as long as the encroachment shall remain upon City property or right-of-way.

11. Signing this agreement does not grant a right or interest in this license.

12. All notices required or permitted herein under and required to be in writing may be given by first class mail addressed to City and Licensee at the addresses shown above or by facsimile transmission to the numbers shown. The date of delivery of any notice by mail shall be the date falling on the second full day after the day of its mailing.

13. This agreement shall contain the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by all parties.

14. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

Approved by:

_____
Traffic Engineer

Approved as to Form:

_____
City Attorney or Assistant City Attorney

CITY OF SPRINGFIELD, MISSOURI

_____
Director of Public Works or Acting Director

ACKNOWLEDGMENT OF CITY

STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

On this _____ day of _____, 20____, before me personally appeared _____, to me personally known, who, being by me duly sworn did say that he is Director/Acting Director of Public Works of the City of Springfield, Missouri, a municipal corporation of the State of Missouri, and that the seal affixed to foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council and said _____ acknowledged said instrument to be the free act and deed of said municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield the day and year first above written.

_____
Notary Public

My Commission expires: _____

Encroachment Licensee:

By: Hickory Village 55 Plus, LLC

Name & Title: Jason Murray, Managing Member

Jason Murray

ACKNOWLEDGMENT of LIMITED LIABILITY CORPORATION

STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

On this 22 day of January, 2025, before me personally appeared Jason Murray to me known, who by me being duly sworn, did state that he/she is Managing Member of Hickory Village 55 Plus LLC a limited liability company of the State of Missouri, that he/she is authorized to sign the foregoing instrument under the operating agreement of said company and he/she acknowledged executing said instrument as the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield the day and year first above written.

Lacey Holtcamp
Notary Public

Lacey Holtcamp
Printed Name

My Commission expires: 03/30/2028

LACEY HOLTCAMP
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Mar. 30, 2028
Commission #16470982

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
StateFarm
Chuck Medley
5912 Barbara Street
Rogersville MO 65742

CONTACT NAME: Chuck Medley
PHONE (A/C, No, Ext): 417-890-1813 FAX (A/C, No):
E-MAIL ADDRESS: chuck.medley.gigf@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Hickory Village 55 Plus LLC
PO Box 2965
Springfield MO 65801-2965

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUB'R WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		95-N6-9616-4	03/09/2024	03/09/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 300,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y		95-PA-0335-5	10/31/2024	10/31/2025	EACH OCCURRENCE	$ 3,000,000
							AGGREGATE	$ 3,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE [ ] OTH-ER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 day notice of cancellation is included on all State Farm Policies

CERTIFICATE HOLDER

City of Springfield
840 Bonneville Avenue
Springfield MO 65802

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Larry L. Leister

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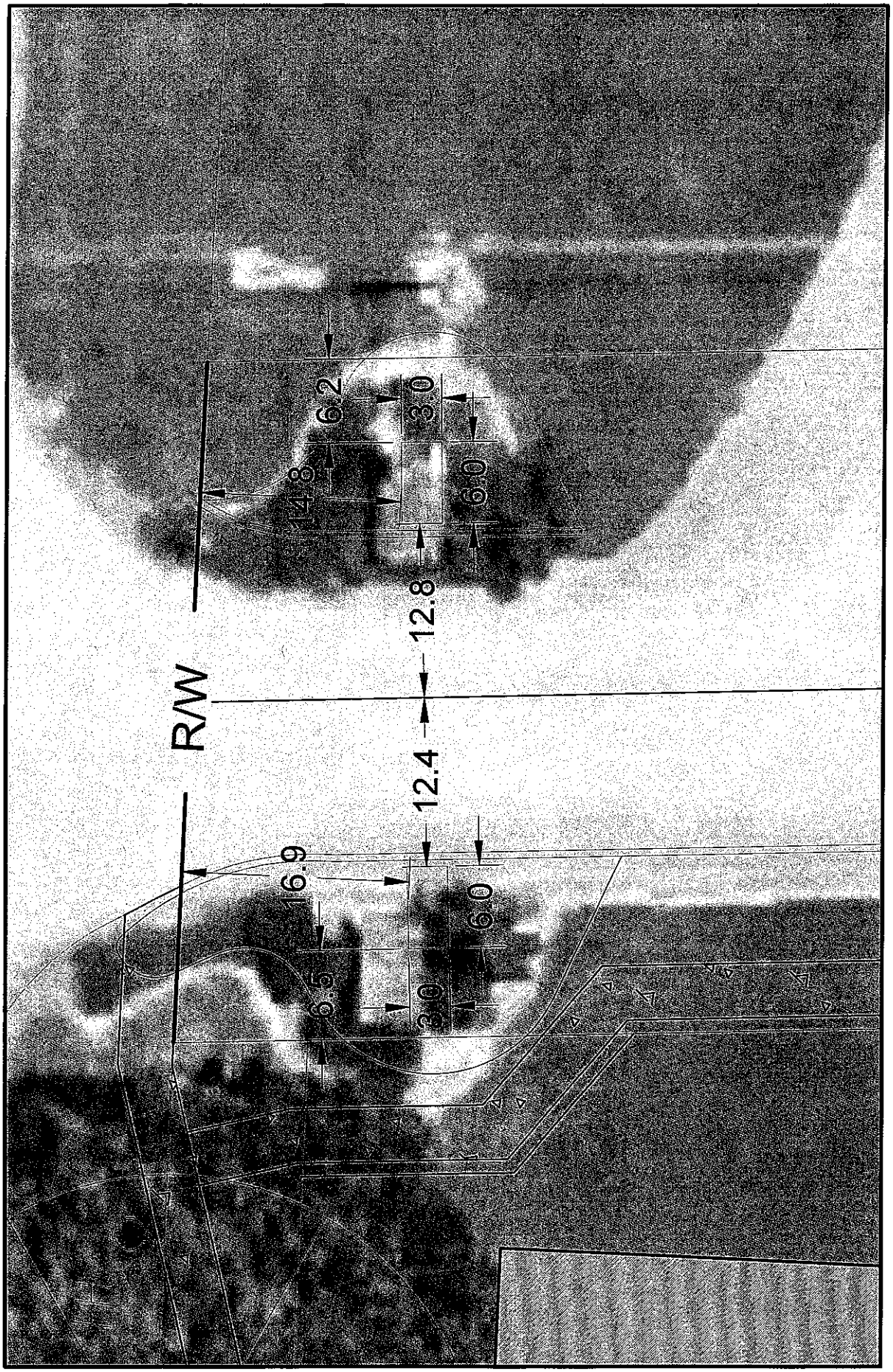
Exhibit 1



DATE:
12-17-2024

ENCROACHMENT EXHIBIT
HICKORY VILLAGE ADDITION
22SP10278

OWN
Engineering beyond.™
3213 S. West Bypass
Springfield, MO 65807
417.866.2741
COA# 00062

Ave 600 S
UNIT
AVAILABLE
CALL/TEXT

EXPLANATION TO COUNCIL BILL 2025-040 (HARDINGER)

FILED: 02/05/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A resolution authorizing the City Manager, or designee, to apply for a grant of up to $50,000 from the Missouri Department of Transportation to fund the salary and travel expenses for City or contract personnel to manage the City of Springfield's Pedestrian Safety Campaign and to pay for local pedestrian safety education.

PURPOSE: A resolution authorizing the City Manager, or designee, to apply for a grant of up to $50,000 from the Missouri Department of Transportation ("MoDOT") to fund the salary and travel expenses for City or contract personnel to manage Springfield's shareable Pedestrian Safety Campaign, SafeAcross, and to pay for local pedestrian safety education.

BACKGROUND INFORMATION: Springfield's Pedestrian Safety Campaign, SGF Yields, has measuredly achieved high rates of driver compliance at crosswalks in Springfield and has drawn the attention of other communities and states. In 2021 and 2022, MoDOT funded production of a shareable version of SGF Yields, named SafeAcross. The program is now available to other communities to increase pedestrian safety and awareness. This grant would reimburse the City for staff time spent maintaining, promoting and managing SafeAcross, as well as pay for local pedestrian safety education.

Supports the following City Council Priorities:

- Public Safety
- Quality of Place

REMARKS: Public Works recommends approval of this Resolution.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 2/13/2025

Attachments: 1. SafeAcross Grant App_res

One-rdg. X
P. Hrngs. _____
Pgs. 3
Filed: 02-18-25

Sponsored by: Hardinger

COUNCIL BILL 2025-040 RESOLUTION _____

A RESOLUTION

AUTHORIZING the City Manager, or designee, to apply for a grant of up to $50,000 from the Missouri Department of Transportation to fund the salary and travel expenses for City or contract personnel to manage the City of Springfield's Pedestrian Safety Campaign and to pay for local pedestrian safety education.

WHEREAS, Springfield's Pedestrian Safety Campaign ("SGF Yields") has achieved high rates of driver compliance at crosswalks in Springfield and has drawn the attention of other communities and states; and

WHEREAS, in 2021 and 2022, the Missouri Department of Transportation ("MoDOT") funded production of a sharable version of SGF Yields ("SafeAcross") which is now available to other communities to increase pedestrian safety and awareness; and

WHEREAS, this MoDOT Grant would reimburse the City for staff time spent maintaining, promoting, and managing SafeAcross, as well as paying for local pedestrian safety education.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is hereby authorized to apply for a grant of up to $50,000 from the Missouri Department of Transportation to fund the salary and travel expenses for City or contract personnel to manage the City of Springfield's Pedestrian Safety Campaign and to pay for local pedestrian safety education.

Section 2 – This Resolution shall be in effect from and after passage.

Passed at Meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to Form: _____, Assistant City Attorney

Approved for Council Action: _____, Interim City Manager