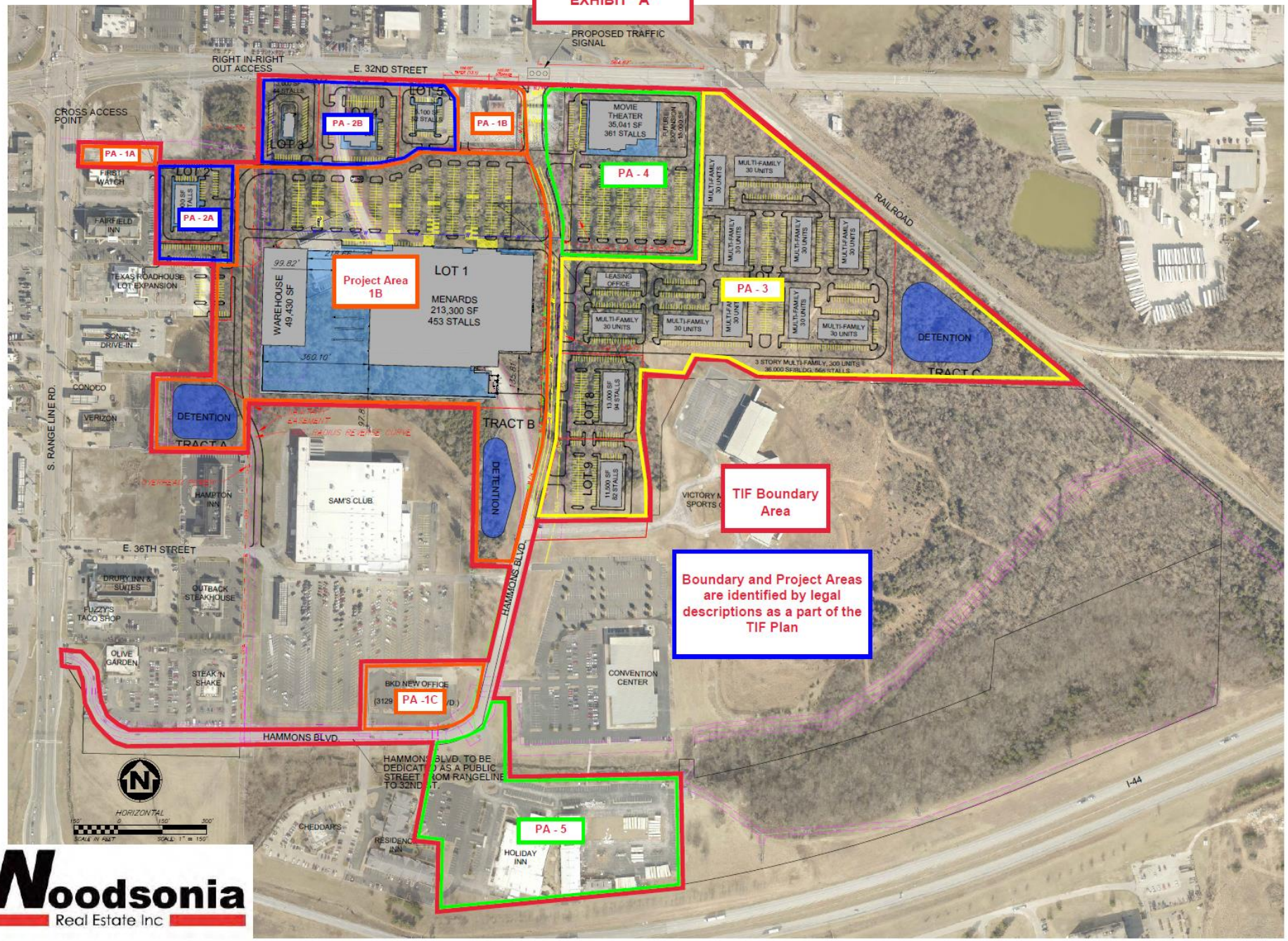


32nd Street Place Development Update

Presented By: Drew Snyder of Woodsonia Joplin, LLC (Developer)

EXHIBIT "A"

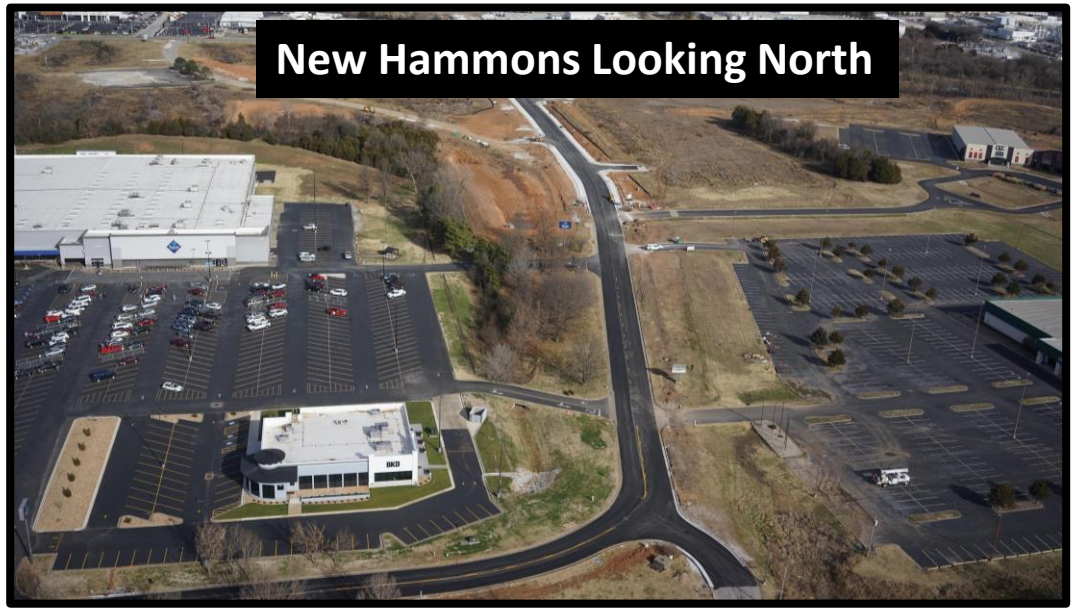


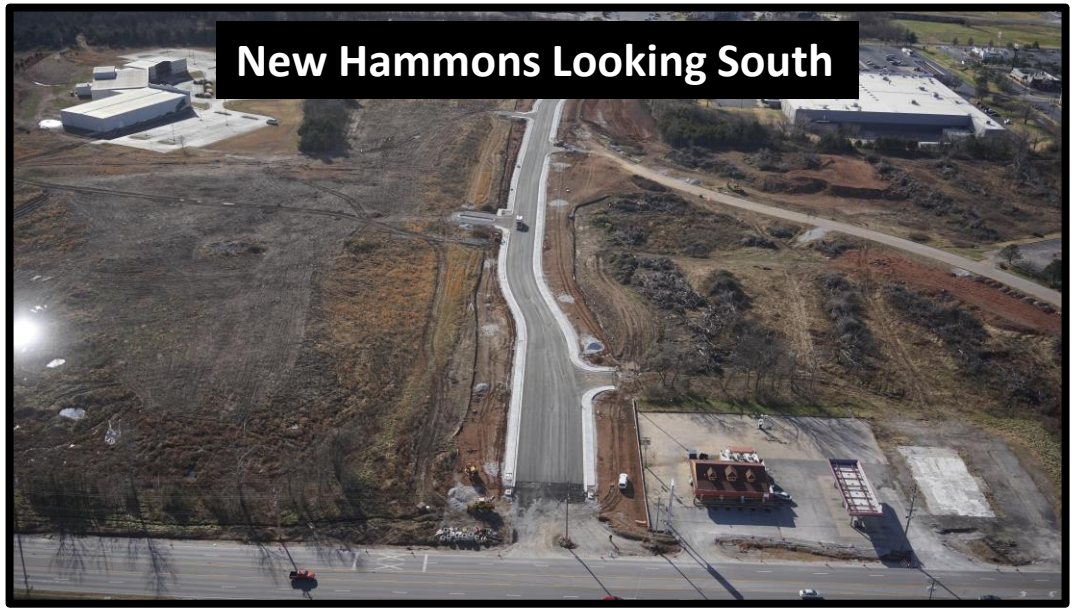
Woodsonia Real Estate Inc

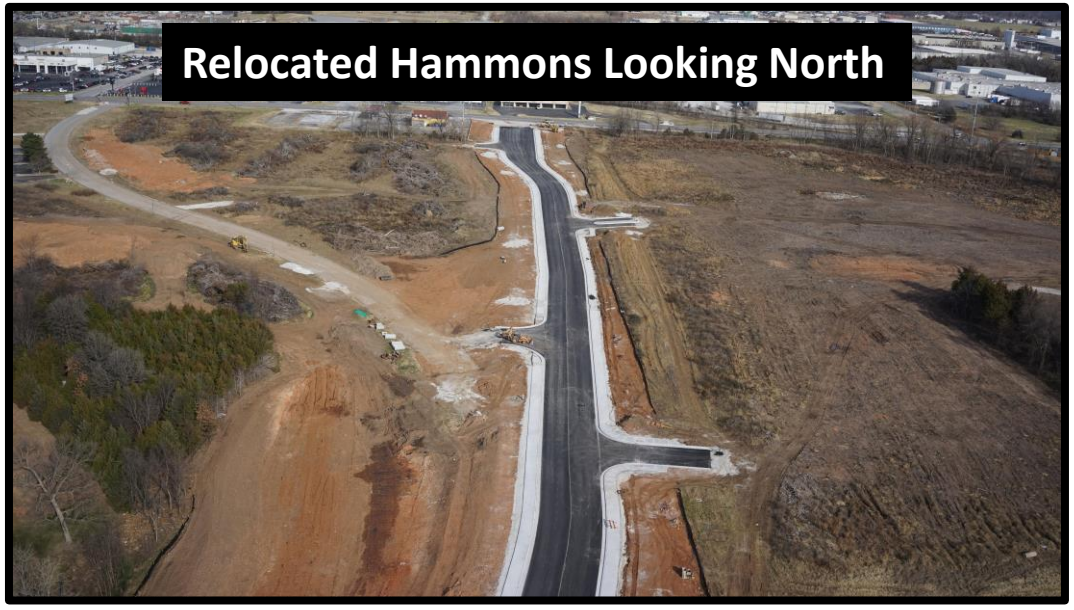

JASPER
92ND STREET
JASPER
RANGE LINE ROAD
HAMMONS BOULEVARD
KANSAS CITY SOUTHERN RAILROAD

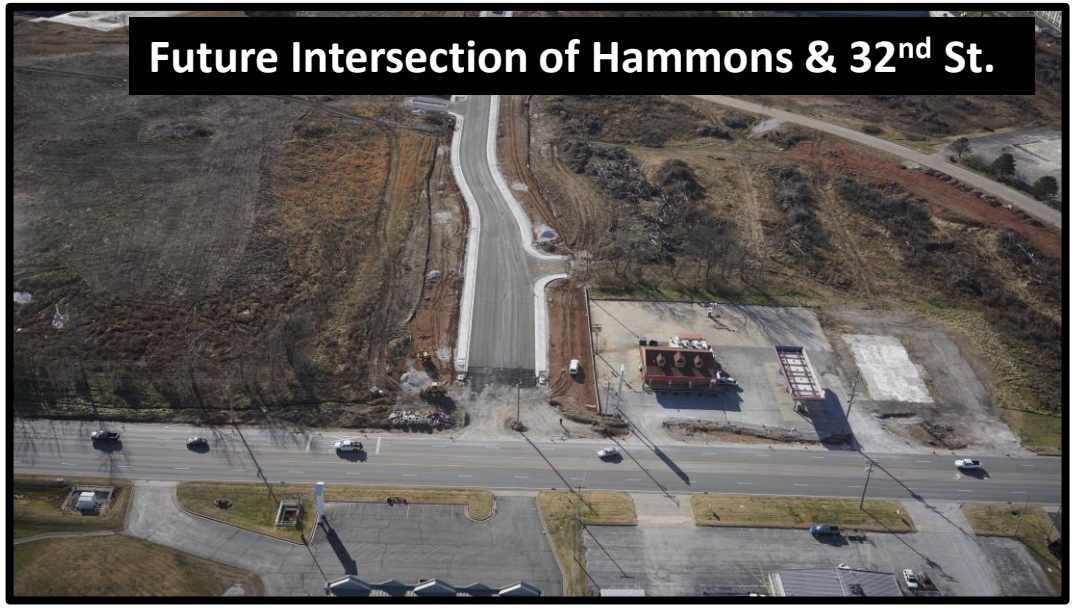
https://www.youtube.com/watch?v=X7thSslKePE




New Hammons Looking North

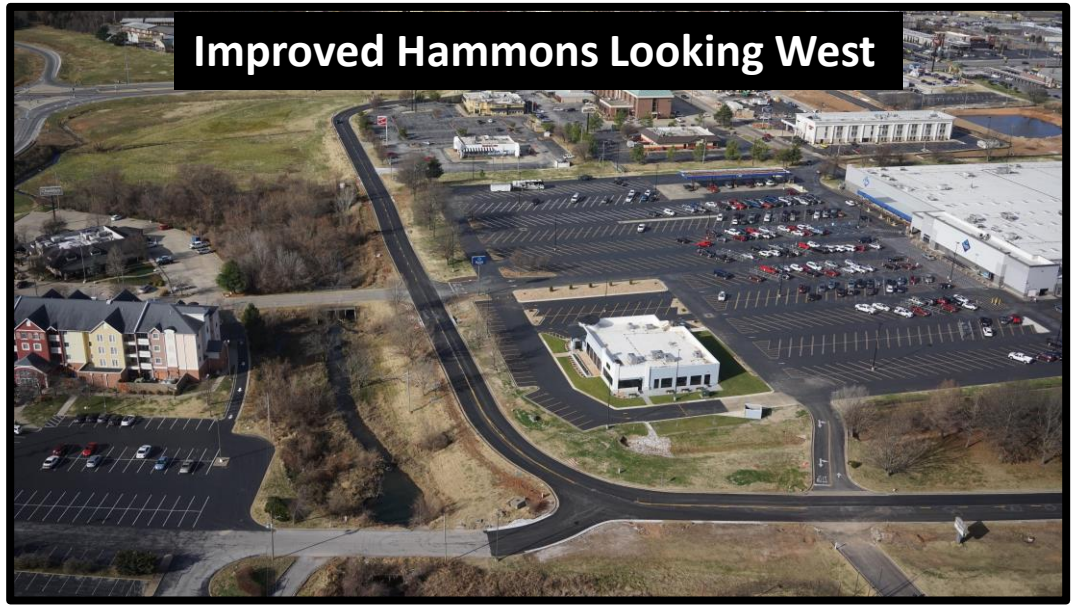

New Hammons Looking South


Relocated Hammons Looking North

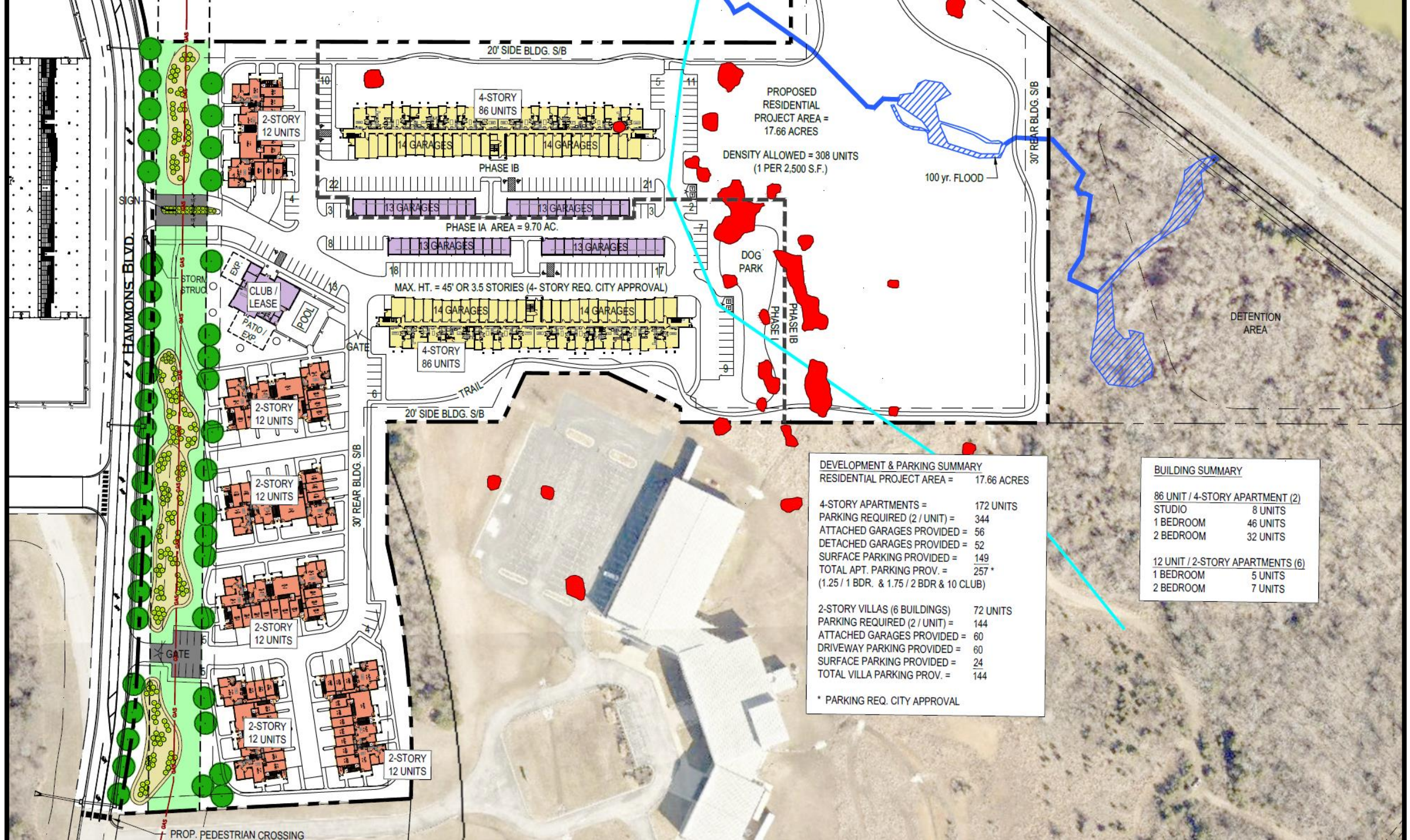

Future Intersection of Hammons & 32nd St.


New Hammons Looking North


Improved Hammons at Rangeline Rd.


Improved Hammons Looking West


Improved Hammons Looking West



DEVELOPMENT & PARKING SUMMARY

RESIDENTIAL PROJECT AREA =	17.66 ACRES
4-STORY APARTMENTS =	172 UNITS
PARKING REQUIRED (2 / UNIT) =	344
ATTACHED GARAGES PROVIDED =	56
DETACHED GARAGES PROVIDED =	52
SURFACE PARKING PROVIDED =	149
TOTAL APT. PARKING PROV. =	257 *
(1.25 / 1 BDR. & 1.75 / 2 BDR & 10 CLUB)	
2-STORY VILLAS (6 BUILDINGS)	72 UNITS
PARKING REQUIRED (2 / UNIT) =	144
ATTACHED GARAGES PROVIDED =	60
DRIVEWAY PARKING PROVIDED =	60
SURFACE PARKING PROVIDED =	24
TOTAL VILLA PARKING PROV. =	144

* PARKING REQ. CITY APPROVAL

BUILDING SUMMARY

86 UNIT / 4-STORY APARTMENT (2)	
STUDIO	8 UNITS
1 BEDROOM	46 UNITS
2 BEDROOM	32 UNITS
12 UNIT / 2-STORY APARTMENTS (6)	
1 BEDROOM	5 UNITS
2 BEDROOM	7 UNITS

Future Clubhouse



Future 12 Plex Villas



Future 12 Plex Villas



Future 86 Plex



EXHIBIT E-2 - CID PROJECT BUDGET

	32nd Street Place, Joplin, MO CID Project Budget			Date:	2/17/2021
NO.	**Land Acquisition for Public Property**	**Acres**	**Sq. Ft.**	**Cost/PSF**	**Total Cost**
1	Existing Hammons Blvd	2.55	111,276	$ 6.50	$ 723,294
2	New Hammons Blvd.	2.95	128,443	$ 6.50	$ 834,878
3	Detention Tract A - to be owned by the CID	1.81	78,688	$ 6.00	$ 472,127
4	Detention Tract B - to be owned by the CID	2.14	93,424	$ 8.00	$ 747,392
5	Detention Tract C - to be owned by the CID	4.09	178,250	$ 4.34	$ 773,338
	TOTAL LAND COST	13.55	590,081	$ 6.02	$ 3,551,029
	PUBLIC IMPROVEMENT CONSTRUCTION COSTS				
NO.	**DESCRIPTION**	**QUANTITY**	**UNITS**	**UNIT PRICE**	**TOTAL COST**
1	GENERAL CONDITIONS & MOBILIZATION	1	LS	$175,000	$175,000
2	EROSION CONTROL	6	AC	$7,500	$45,000
3	SITE GRADING (Hammons Blvd only)	13,000	CY	$8	$104,000
4	DETENTION GRADING	16,000	CY	$10	$160,000
5	REPLACE TOPSOIL	3,000	CY	$25	$75,000
6	UNDERGRADING	2,000	CY	$70	$140,000
7	ROCK BREAKING - Mass Rock	500	CY	$100	$50,000
8	ROCK BREAKING - Trench Rock	1,500	CY	$200	$300,000
9	TREE CLEARING	6	AC	$7,000	$40,950
10	ROAD DEMOLITION - South Hammons	12,500	SY	$8	$100,000
11	4 STATE BUILDING DEMOLITION	6,000	SF	$15	$90,000
12	SANITARY SEWER PIPING	2,820	LF	$120	$338,400
13	SANITARY LATERALS	3	EA	$2,000	$6,000
14	SANITARY STRUCTURES	10	EA	$7,000	$70,000
15	STORM SEWER PIPING	1,700	LF	$150	$255,000
16	STORM STRUCTURES (new)	10	EA	$5,000	$50,000
17	STORM STRUCTURES (remove and replace)	4	EA	$10,000	$40,000
18	DETENTION OUTLET STRUCTURES	2	EA	$20,000	$40,000
19	CULVERT REPLACEMENT	150	LF	$3,500	$525,000
20	STREET LIGHTING	32	EA	$10,000	$320,000
21	WATER LINE PIPING	1,530	LF	$105	$160,650
22	ROADWAY ASPHALT (new)	6,200	SY	$100	$620,000
23	ROADWAY ASPHALT (remove and replace)	2,700	SY	$100	$270,000
24	ROADWAY ASPHALT (mill and overlay)	4,500	SY	$30	$135,000
25	CURB & GUTTER	5,200	LF	$20	$104,000
26	SIDEWALK	2,000	SY	$35	$70,000
27	STRIPING AND SIGNAGE	3,800	LF	$20	$76,000
28	LANDSCAPING	3,800	LF	$30	$114,000
29	TRAFFIC CONTROL	1	LUMP	$50,000	$50,000
30	COMMERICAL ENTRY REPLACEMENT	3	EA	$10,000	$30,000
31	MINE REMEDIAITON (in public area only)	8	EA	$15,000	$120,000
	SUBTOTAL				$4,674,000
	32nd STREET MoDOT Work within CID (SOUTH of CL)				
32	GENERAL CONDITIONS & MOBILIZATION	1	LS	$5,000	$5,000
33	EROSION CONTROL				$0
34	DEMOLITION	1	LS	$15,000	$15,000
35	32nd STREET WIDEING	350	CY	$100	$35,000
36	8" Reinforced Concrete	1,575	SY	$80	$126,000
37	3" ROADWAY ASPHALT (widening)	1,575	SY	$25	$39,375
38	CURB & GUTTER	1,415	LF	$20	$28,300
39	SIDEWALK	550	SY	$35	$19,250
40	CONCRETE DRIVES	200	SY	$70	$14,000
41	MEDIANS & ISLANDS	380	SY	$70	$26,600
42	TRAFFIC SIGNAL & CONTROL	1	LS	$277,500	$277,500
43	STRIPING AND SIGNAGE	1,500	LF	$10	$15,000
	SUBTOTAL				$601,025
	32nd STREET MoDOT Work - Painted Stallion (northside of 32nd Street)				
45	GENERAL CONDITIONS & MOBILIZATION	1	LS	$5,000	$5,000
46	EROSION CONTROL				$0
47	DEMOLITION	1	LS	$10,000	$10,000
48	32nd STREET WIDEING	100	CY	$100	$10,000
49	8" Reinforced Concrete	340	SY	$80	$27,200
50	3" ROADWAY ASPHALT (widening)	340	SY	$25	$8,500
51	CURB & GUTTER	895	LF	$20	$17,900
52	CONCRETE DRIVES	400	SY	$70	$28,000
53	MEDIANS & ISLANDS	322	SY	$70	$22,540
54	TRAFFIC SIGNAL & CONTROL	1	LS	$102,500	$102,500
55	STRIPING AND SIGNAGE	750	LF	$20	$15,000
	SUBTOTAL				$246,640
	36th STREET MoDOT Work				
57	GENERAL CONDITIONS & MOBILIZATION	1	LS	$5,000	$5,000
58	EROSION CONTROL	1	LS	$2,500	$2,500
59	DEMOLITION	1	LS	$10,000	$10,000
60	36th STREET WIDEING	100	CY	$100	$10,000
61	ROADWAY ASPHALT (widening)	160	SY	$100	$16,000
62	CURB & GUTTER	350	LF	$20	$7,000
63	TRAFFIC CONTROL	1	LS	$3,000	$3,000
64	STRIPING AND SIGNAGE	800	LF	$10	$8,000
	SUBTOTAL				$61,500
	TOTAL				$ 5,583,165
	CONTINGENCY	18.32	PERCENT	18.32%	$1,022,925
	TOTAL CID PUBLIC IMPROVEMENT CONSTRUCTION COSTS				$ 6,606,090
NO.	**PUBLIC IMPROVEMENT PROJECT SOFT COSTS**				
1	CID Legal				$ 105,000
2	Engineering				$ 410,000
3	Project Management / Development Fee				$ 420,000
4	Entitlement/Public Finance Consulting Fee				$ 414,000
5	Third Party Reports				$ 35,000
6	Closing and Title				$ 50,000
7	Performance Bond for Public Work	1.00%	PERCENT		$ 66,061
8	Contingency	10.00%	PERCENT		$ 150,006
	TOTAL PROJECT SOFT COSTS				$ 1,650,067
NO.	**PRIVATE RECONSTRUCTION COSTS**				
1	Reconstruction, Building Improvements and Soft Costs related to 3129 Hammons Blvd.- Future BKD Remodel				**$ 2,147,676**
	TOTAL CID BOND ISSUANCE PROJECT BUDGET				**$ 13,954,862**

Notes:

(1) The above referenced Costs are estimates - Bond Proceeds deposited to the Project Fund shall be spent as allowed by the CID Statute and in accordance with Trust Indenture and Tax Compliance Agreement.

(2) Notwithstanding anything contained herein to the contrary, the Developer may, without prior District or City approval, transfer amounts among each line item category in Exhibit E-2 so long as the Developer does not (a) exceed the aggregate of the total CID Bond Project Costs, (b) transfer to line items that are not approved for the District's funds, (c) transfer amounts to the Construction Management or Project Administration line items that result in an increase to said line items of more than ten percent (10%), or (d) result in any additional fees or payments directly to the Developer.

Initial Bond Proceeds Net to Project Fund: $13,954,862.00

Bonds Funds / Costs incurred to date: $8,630,657.85

Anticipated Costs to complete CID work: $3,324,204.00

Projected Remaining Bond Funds: +/- $2,000,000.00

Anticipated Completion Date for CID Work: June 1st, 2022

Discussion / Questions