PROPOSAL FORM..... 00301

Proposal of Neal Group Construction, LLC (hereinafter called "CONTRACTOR"), organized and existing under the laws of the State of Missouri doing business as * same

_____ to the City of Joplin, Missouri (hereinafter called "OWNER").

In compliance with your request for PROPOSALS, the CONTRACTOR hereby proposes to perform all WORK for the 506 & 508 Virginia Ave. Demolition & Rehabilitation project in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein and at the prices stated below.

By submission of this PROPOSAL, each CONTRACTOR certifies, and in the case of a joint PROPOSAL, each party thereto certifies as to his own organization, that this PROPOSAL has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this PROPOSAL with any other CONTRACTOR or with any competitor.

CONTRACTOR hereby agrees that if this PROPOSAL is accepted, CONTRACTOR will, within ten (10) calendar days after the date of Notice of Award, enter into an Agreement of form attached herein, and will at that time deliver to the Owner the prescribed Performance Bond, Payment Bond, and all other documents as required in these documents.

As PROPOSAL security, CONTRACTOR provides herewith a PROPOSAL Bond (Cashier's check, Certified check), in the amount of five percent (5%) of the total PROPOSAL amount, to become the property of the Owner as liquidated damages without condition, at the Owner's option in the event the CONTRACTOR fails to enter into an Agreement, and/or deliver the Bonds and other contract documents within the period of time herein previously established.

CONTRACTOR agrees to provide to the Owner, the certificates of insurance specified in these Documents, and to maintain the scope of insurance throughout the term of the Agreement.

The CONTRACT DOCUMENTS contain the provisions required for the construction of the PROJECT. Information obtained from an officer, agent or employee of the OWNER or any other person shall not affect the risks or obligations assumed by the CONTRACTOR or relieve him from fulfilling any of the conditions of the contract.

CONTRACTOR hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within 90 consecutive calendar days thereafter if awarded option 1.

CONTRACTOR hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within 180 consecutive calendar days thereafter if awarded option 2.

CONTRACTOR agrees to pay as liquidated damages to the OWNER, the sum of $1500.00 each consecutive calendar day thereafter as provided in Section 15 of the General Conditions. CONTRACTOR further agrees to reimburse suppliers, manufacturers and other contractors and subcontractors for damages suffered by reason of delays attributable to failure by the CONTRACTOR to fully complete the PROJECT within the established time, as provided in Section 15 of the General Conditions.

*Insert "a corporation", "a partnership", or "an individual" as applicable.

CONTRACTOR acknowledges receipt of the following ADDENDA:

NO.	DATE
1	7-26-2018

PROPOSAL FORM

CONTRACTOR agrees to perform all the work described in the Contract Documents for the following unit or lump sum prices. Amounts are to be shown in both written words and figures. In case of discrepancy, written words shall govern. Contractor has the option of submitting a PROPOSAL for Option 1, Option 2, or for both Options. Contractor may also elect to submit additive alternate PROPOSALS for Option 2.

506 & 508 Virginia Ave. Demolition & Rehabilitation – OPTION 1: Demo of 506 & 508 Virginia Ave. Completely

Item No.	No. of Units	Item Description with PROPOSAL Price Written in Words	Total Price Dollars & Cents
1	Lump Sum	Demolish 506 Virginia Ave., Complete _____ _____ /LS	$ N/A
2	Lump Sum	Demolish 508 Virginia Ave., Complete _____ _____ /LS	$ N/A
3	Lump Sum	Remove 2 Skywalks Connecting 508 Virginia Ave. and South Bldg., Complete _____ _____ /LS	$ N/A
4	Lump Sum	Weatherproofing of 501 Main Street East Wall, Elevator Shaft, and Openings in South Building, Complete _____ _____ /LS	$ N/A
5	Lump Sum	Filling Basement/Crawl Spaces, Compacting, Base Rock, Chip Seal, and Testing, Complete _____ _____ /LS	$ N/A
6	Lump Sum	Bonding, Insurance, Mobilization, and Any Work Required for the Perfection of the Project Not Listed Elsewhere in the PROPOSAL Form _____ _____ /LS	$ N/A

OPTION 1 TOTAL PROPOSAL AMOUNT_____

_____ DOLLARS ($ N/A)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amounts shown in words will govern.)

The following MUST be filled out if submitting a TOTAL PROPOSAL AMOUNT for option 1. This will not affect the award of the Contract but will be used by the City for planning purposes.

Contractor shall fill in the blank: Close 5th Street for ___0___ Days

506 & 508 Virginia Ave. Demolition & Rehabilitation – OPTION 2: Rehab 506 & Demo 508 Virginia Ave.			
Item No.	No. of Units	Item Description with PROPOSAL Price Written in Words	Total Price Dollars & Cents
1	Lump Sum	Remove and Replace 506 Virginia Ave. Roof, Complete seventy-one thousand four hundred and forty-seven dollars /LS	$ 71,447
2	Lump Sum	Demolish All of 508 Virginia Ave. Including Skywalks, Complete N/A /LS	$ N/A
4	Lump Sum	Weatherproofing of Exposed Walls & Openings and Any Masonry Work Required, Complete forty-seven thousand dollars /LS	$ 47,000
5	Lump Sum	Drying Out Building(s) to Required Moisture Content, Complete fifty-eight thousand seven hundred and thirty-three dollars /LS	$ 58,733
6	Lump Sum	Filling Basement/Crawl Spaces, Compacting, Base Rock, Chip Seal, and Testing, Complete fifty-one thousand two hundred dollars /LS	$ 51,200
7	Lump Sum	Bonding, Insurance, Mobilization, and Any Work Required for the Perfection of the Project Not Listed Elsewhere in the PROPOSAL Form forty-six thousand four hundred and sixty-six dollars /LS	$ 46,466

OPTION 2 TOTAL PROPOSAL AMOUNT five hundred and thirty-two thousand four hundred fifty-five DOLLARS ($ 532,455)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amounts shown in words will govern.)

506 & 508 Virginia Ave. Demolition & Rehabilitation – OPTION 2 ADDITIVE PROPOSALS			
Item No.	No. of Units	Item Description with PROPOSAL Price Written in Words	Total Price Dollars & Cents
Add 1	Lump Sum	Demolish Part of 508 Virginia Ave. and Rehabilitate Part, Including Construction of Any Walls or Roof Required to Make an Enclosed Structure, Complete. see proposal two hundred forty-eight thousand six hundred eighty-nine dollars /LS	$ 248,689
Add 2	Lump Sum	Rehabilitate Skywalks by Removing and Replacing Roofs and Refinishing Siding, Complete repair only eight thousand nine hundred and twenty dollars /LS	$ 8,920

The following MUST be filled out if submitting a TOTAL PROPOSAL AMOUNT for option 2. This will not affect the award of the Contract but will be used by the City for planning purposes.

Contractor shall fill in the blank:

Close 5th Street for 0 Days

CONTRACTOR shall provide a detailed explanation in writing of what is being proposed with option 2, including any additive proposals if additive proposals are being submitted. The written, detailed explanation will be used to evaluate and compare PROPOSALS.

The PROPOSAL price for each item shall include the cost of all adjacent or related items that are shown on the plans, are called for in the specifications, or are otherwise necessary to complete the project.

The CONTRACTOR agrees that this PROPOSAL shall be good and may not be withdrawn for a period of sixty (60) consecutive calendar days after the scheduled closing time for receiving PROPOSALS.

Respectfully submitted,

Neal Group Construction, LLC
Name of Contractor

ATTEST:

By Carolina Neal.

C.F.O. Neal Group C.
Title

By Jeffrey A. Neal

President
Title

(SEAL)
(If PROPOSAL is a Corporation)

204 S. Joplin Avenue
Address (Including Zip Code)

Joplin, MO 64801

CONTRACTOR STATEMENT OF QUALIFICATIONS 00302

Firm Name: Neal Group Construction, LLC
(Company Name)

204 S. Joplin Avenue, Joplin, MO 64801
(Address) (City, State, Zip Code)

417-206-4910 417-623-0418 jneal@nealgroupconstruction.com
(Phone Number) (Fax Number) (E-mail)

Date: 7-29-18

Construction Capabilities:

- [x] General Contracting
- [ ] Electrical
- [ ] Plumbing
- [ ] HVAC
- [ ] Demolition
- [ ] Earthmoving
- [ ] Asbestos Abatement
- [ ] Other: _____

For Corporations Only:

Federal ID Number:

Name of State(s) in which incorporated:

Date(s) of incorporation:

If not incorporated in Missouri:

1. Attach Certificate of Authority to do Business in Missouri
2. Certificate Number:_____ Date:

_____ (President's Name)

_____ (Vice-President's Name)

_____ (Secretary's Name)

_____ (Treasurer's Name)

For Partnerships Only: Date of Organization: 9-5-2007

Type of Partnership: ☐ General ☒ Limited (LLC) ☐ Association

Names and Addresses of all partners: (use additional sheet if necessary)

1. Jeff Neal, 307 Metalwood Circle, Carl Junction, MO 64834
(Name) (Address) (City, State, Zip Code)

2. Carolina Neal, Same
(Name) (Address) (City, State, Zip Code)

General Information:

Federal ID Number: 26-0843318

Percent of work done by Contractor: 80% Number of years in business: 11 years

or SSN: _____ Number of Permanent Employees: 5

Geographical limits of operation:

Generally Southwest Missouri, NE Oklahoma

If you have done business under a different name, please give name and location: _____

Neal Group, LLC, Joplin, MO

Has firm ever failed to complete a project or defaulted on a contract? If so, state where and why:

No

Date: Dated this 29th day of July, 2018.

Signatures:

☐ Individual ☒ Partnership (LLC) ☐ Joint Venture ☐ Corporation

Business Name: Neal Group Construction, LLC

Address: 204 S. Joplin Avenue
Joplin, MO 64801

Telephone: 417-206-4910 Fax Number: 417-623-0418

Federal ID Number: 26-0843318 Social Security Number: —

Duns Number: —

Incorporated under the laws of the State of: Missouri

(If a corporation organized in a state other than Missouri, attach certificate of Authority to do business in the State of Missouri.)

(Bidder's Signature) (Corporate Secretary's Signature and Seal)

Jeffrey A. Neal
(Typed or Printed Name of Signor) (Seal)

(Partner/Joint Venture Signature)

Carolina Neal
(Typed or Printed Name of Signor)

AIA® Document A310™ – 2010

Bid Bond

Bond Number: 2390895

CONTRACTOR:
(Name, legal status and address)
Neal Group Construction, LLC
204 S Joplin Ave
Joplin, MO 64801-2332

SURETY:
(Name, legal status and principal place of business)
West Bend Mutual Insurance Company
PO Box 620976
Middleton, WI 53562

OWNER:
(Name, legal status and address)
City of Joplin
602 S Main St
Joplin MO 64801-2316

BOND AMOUNT: $ Five Percent of the Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Rehab of 506 Virginia and demo of 508 Virginia

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init.
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User Notes:
(3B9ADA17)

Signed and sealed this 30 day of July , 2018

(Witness)	Neal Group Construction, LLC (Contractor as Principal) (Seal) (Title) Jeffrey A Neal, President
(Witness)	West Bend Mutual Insurance Company (Surety) (Seal) (Title) BETH BASS , Attorney-In-Fact

Init.
/

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User Notes: (3B9ADA17)

WEST BEND
A MUTUAL INSURANCE COMPANY®

THE SILVER LINING®

Bond No. 2390895

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

BETH BASS

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Seven Million Five Hundred Thousand Dollars ($7,500,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 22nd day of September, 2017.

Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary

WEST BEND MUTUAL INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO., WIS.

Kevin A. Steiner
Kevin A. Steiner
Chief Executive Officer/President

State of Wisconsin
County of Washington

On the 22nd day of September, 2017, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

JULI A. BENEDUM NOTARY PUBLIC STATE OF WISCONSIN

Juli A. Benedum
Juli A. Benedum
Senior Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 30th day of July, 2018.

WEST BEND MUTUAL INSURANCE COMPANY CORPORATE SEAL WASHINGTON CO., WIS.

Heather A Dunn
Heather Dunn
Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.

* See attached West Bend Mutual Insurance Company bond.

PROPOSAL BOND 00409

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____

as Surety, are hereby held and firmly bound unto the CITY OF JOPLIN, MISSOURI, as OWNER, in the penal sum of _____

_____

DOLLARS ($_____) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this _____ day of_____, 2018.

The Condition of the above obligation is such that whereas the principal has submitted to the CITY OF JOPLIN, MISSOURI a certain PROPOSAL, attached hereto and hereby made a part hereof to enter into a contract in writing, for the:

506 & 508 Virginia Ave. Demolition & Rehabilitation

NOW, THEREFORE,

(a) If said PROPOSAL shall be rejected, or

(b) If said PROPOSAL shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said PROPOSAL) and shall furnish BONDS for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said PROPOSAL.

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired, diminished, or affected by any extension of the time within which the OWNER may reject or accept the Principal's PROPOSAL, and Surety does hereby waive notice of any extension.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____ (L.S.)
Principal

_____
Surety

By_____

IMPORTANT – Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to transact business in the state where the project is located.

ANTI-COLLUSION STATEMENT.....00480

STATE OF MISSOURI

CITY/COUNTY OF Joplin/Jasper

Jeffrey A. Neal

being first duly sworn, deposes and says that he/she is

President

Title of Person Signing

of Neal Group Construction, LLC

Name of Contractor

that all statements made and facts set out in the proposal for the **506 & 508 Virginia Ave. Demolition & Rehabilitation** project are true and correct; and the Contractor (The person, firm, association, or corporation making said proposal) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive proffering in connection with said proposal or any contract which may result from its acceptance.

Affiant further certifies that Contractor is not financially interested in, or financially affiliated with, any other Contractor for the above project.

BY _____

BY _____

BY _____

SWORN to before me this 30th day of July 20 18.

M. K. Kleeman

Notary Public

My Commission Expires 6/3/2022

M. K. Kleeman
Notary Public - Notary Seal
State of Missouri
Reg. No. 13658403
My Commission Expires 6/3/2022

Neal Group Construction, LLC
Construction & Restoration

506 & 508 Virginia Avenue Demolition & Rehabilitation Proposal

We propose to demolish the majority of 508 S. Virginia (saving the southwestern corner where the skywalks attach) and re-roof, dry-in, and clean out 506 S. Virginia for future development.

This proposal includes an offer from 200 Block Commons, LLC (owned by Carolina & Jeff Neal) to purchase the remaining lots and structures from the City of Joplin once the "RFP work" is complete and the City obtains "clean" or insurable title to the properties.

200 Block Commons, LLC has signed an agreement to purchase the 39,000 square foot 512-520 Virginia Avenue building from North Main Redevelopment, LLC for $185,000. The 512-520 building is structurally sound and dry without mold issues. Additionally, it has functioning mechanical, electrical, plumbing, an elevator, Phase I and Phase II environmental surveys, and was recently added to the National Register of Historic Places. Based on the per square foot price of this purchase, 200 Block Commons proposes to purchase 506 & 508 S. Virginia from the City of Joplin for $78,000.

This proposal is not contingent upon a future Real Estate agreement between the City of Joplin and 200 Block Commons. However, if the City chooses this proposal and accepts the offer to purchase the properties with insurable titles, the Neal's will further pursue plans to retrofit the joined properties as 50+ market rate apartments and associated commercial spaces. Guaranty Bank has expressed interest in funding the project.

Based on this future use, we propose the following changes to the work specified in the City of Joplin Request for Proposals dated July 15, 2018 and Addenda Number 1 issued July 25, 2018:

- Retain a portion of the exterior masonry walls of 508 S. Virginia (approximately 20 feet of the western wall and approximately 30 feet of the southern wall). These walls, joining the skywalks to the freight elevator shaft, will be stabilized using a steel beam system which will comprise part of the planned roofed exterior emergency stair for the apartments. The beam system will be designed by one of two engineering firms that have been consulted. Toth & Associates and Bob D. Campbell & Company have submitted proposals to NGC for this work and certifying the 506 Building as "structurally sound" upon completion of the RFP.

- Leave the skywalks to 512-520 South Virginia in place. The northern 2nd and 3rd floor entrances to the skywalks will be framed in and sheathed with painted plywood.

- The openings on south side of the existing freight elevator and the south side of 506 S. Virginia will be framed in and sheathed with painted plywood. In the future these openings will be used as entrances, windows or hallways for the apartments.

- Based on Preservation Brief #1 from the National Park Service and emails with Engineer Jared Nichols, no masonry water repellents or sealers are included in this proposal.

- Following discussions with environmental contractors and DNR, we plan to have the site inspected and tested for asbestos. It is assumed from those discussions, the basement and trench pipe wrapping in 508 Virginia is the only friable asbestos. The basement will be remediated prior to commencing demolition thus reducing the possibility of costly change orders. An on-site asbestos inspector will also be contracted for up to 15 work days and wet demolition techniques will be followed if required by DNR.

- Visual inspections by qualified asbestos contractors of the photographs supplied by AMCE have not shown any other friable asbestos. The probable presence of non-friable asbestos in the roofing material, window caulking, and the large roof chiller was noted. Non-friable asbestos can be sent to C&D landfills in Kansas with no special handling.

- Should testing identify additional asbestos hazards or DNR require additional steps beyond those outlined above, those costs are not covered in this proposal.

Note: Mike Robison of Robison Construction is our demolition contractor. His recent and rapid work on the demolition of a Pittsburg building that had collapsed into the street has been highly praised by city representatives. Robison's experience with difficult demolitions is unsurpassed in the area. Demolishing the south building quickly will remove the public safety issues and avoid the hazards associated with a demolition on 5th Street near the entrance to 501 Main's Apartments.

Due to the inaccessible and unstable condition of the site, our proposal is based on available knowledge about the buildings and their condition. With the changes or exceptions noted above, the total bid amount in our proposal covers the scope of work described in the RFP and its addenda.

Please review the attached drawings which further detail this proposal. We would welcome the opportunity to further discuss our proposal and answer any questions.

Respectfully submitted,

Jeff Neal, President

The RFP's Options 1 and 2 do not represent equal outcomes for the City of Joplin

- Option 1 results in a vacant lot of little value to the city or county and a decrease in tax revenue.
- Option 2 results in a stabilized 16,500 sf National Register Building with significant resale value and potential to increase future retail and property tax revenue.
- As noted by Karen Bode Baxter from DNR and Lori Haun from DJA, once demolished historic buildings are irreplaceable and represent much higher future revenue potential than vacant lots.
- Historic Preservation pays. It is economically sound, fiscally responsible, and cost effective. It produces "visible and measurable economic development." (General Assembly of Georgia).



506 and 508
Virginia Street
Currently



506 S. Virginia Street:

Christman Annex Building: 1903

Was warehouse and showroom space on the upper floors and small retail stores on the 1st floor.

Currently listed on the National Register of Historic Places

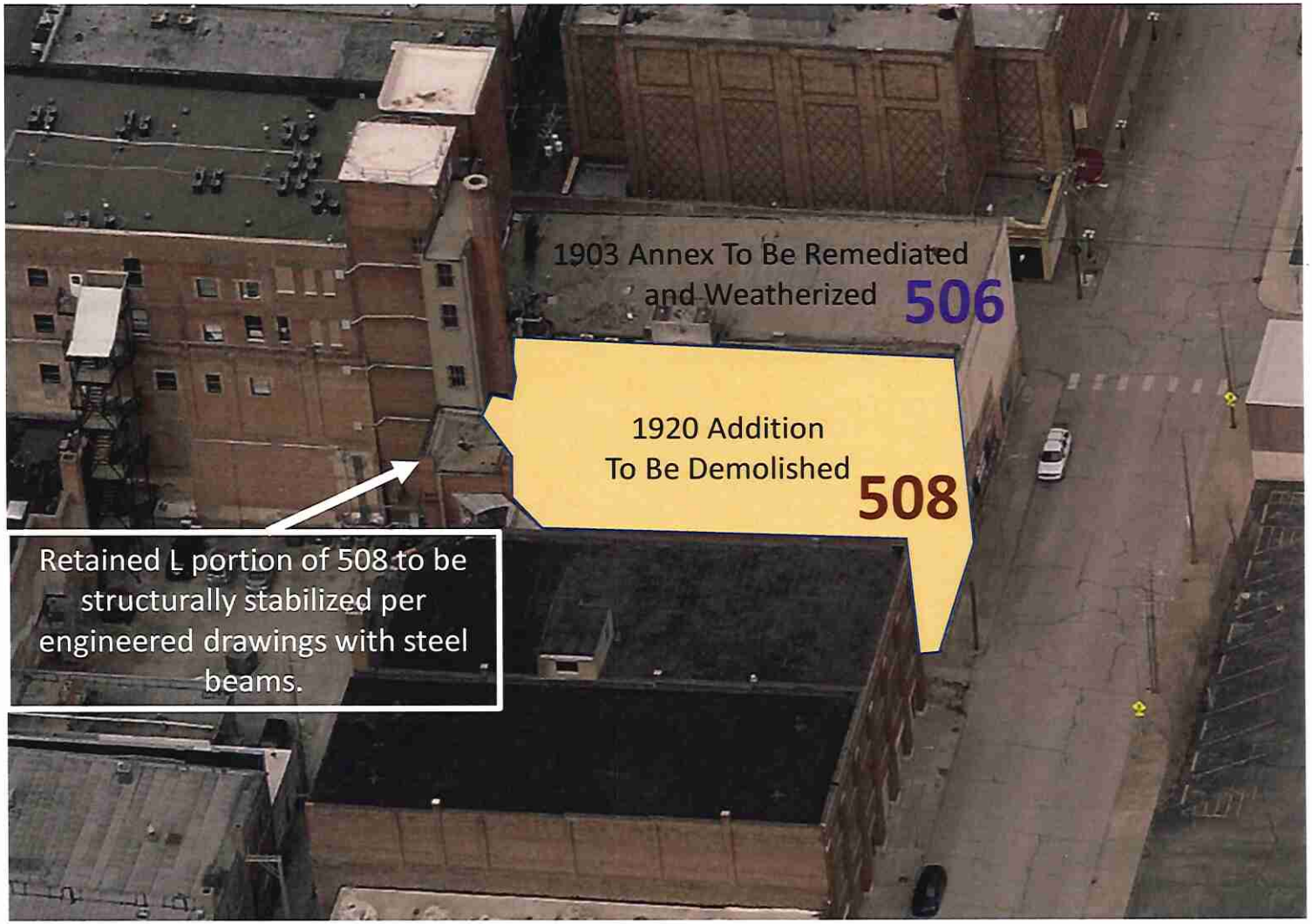
Stand alone building with exterior brick on the south party wall shared with later addition

Approximately 16,500 sf

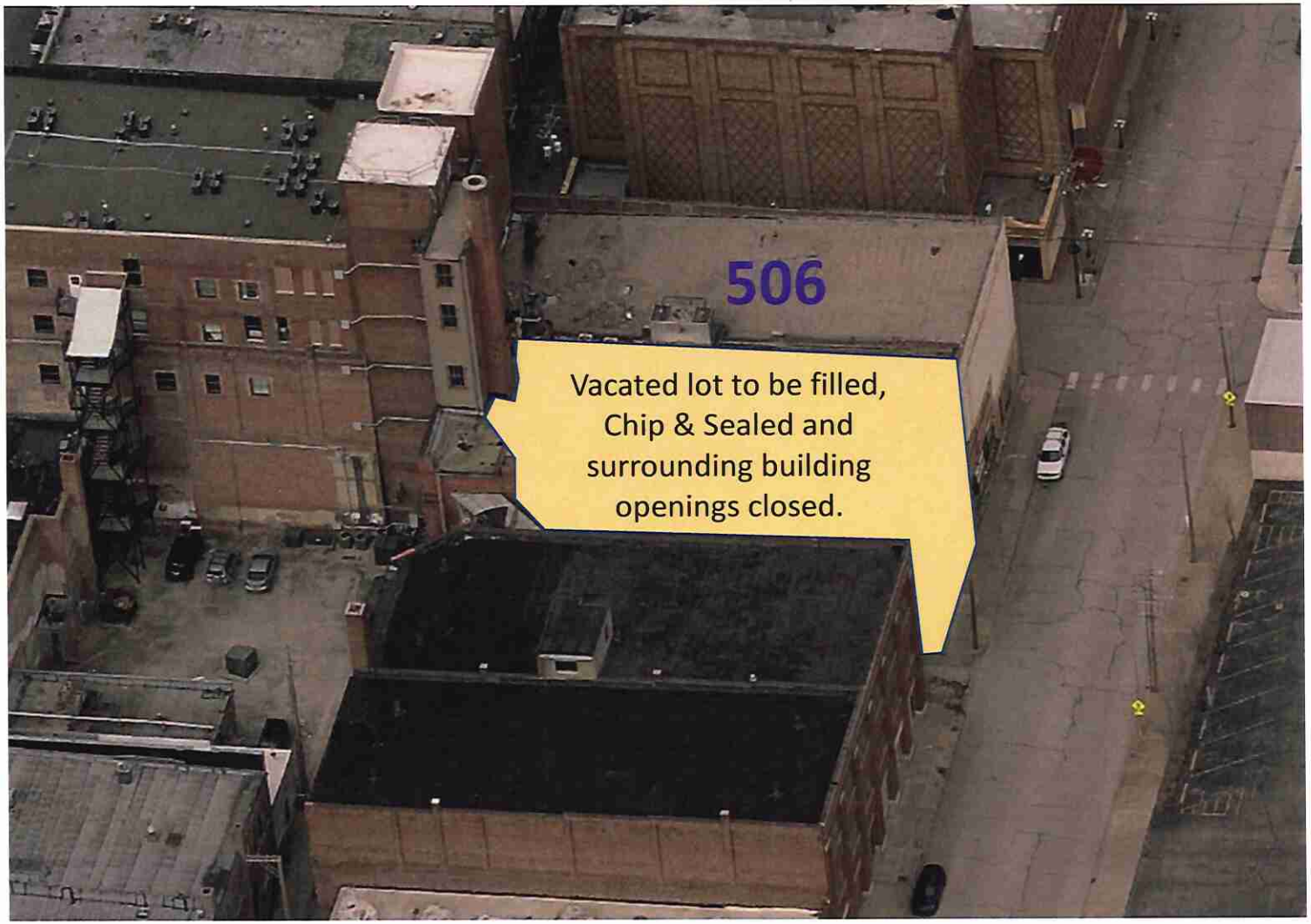
Possible Future Uses: Boutique Retail and Small Professional Offices below with market rate apartments above.

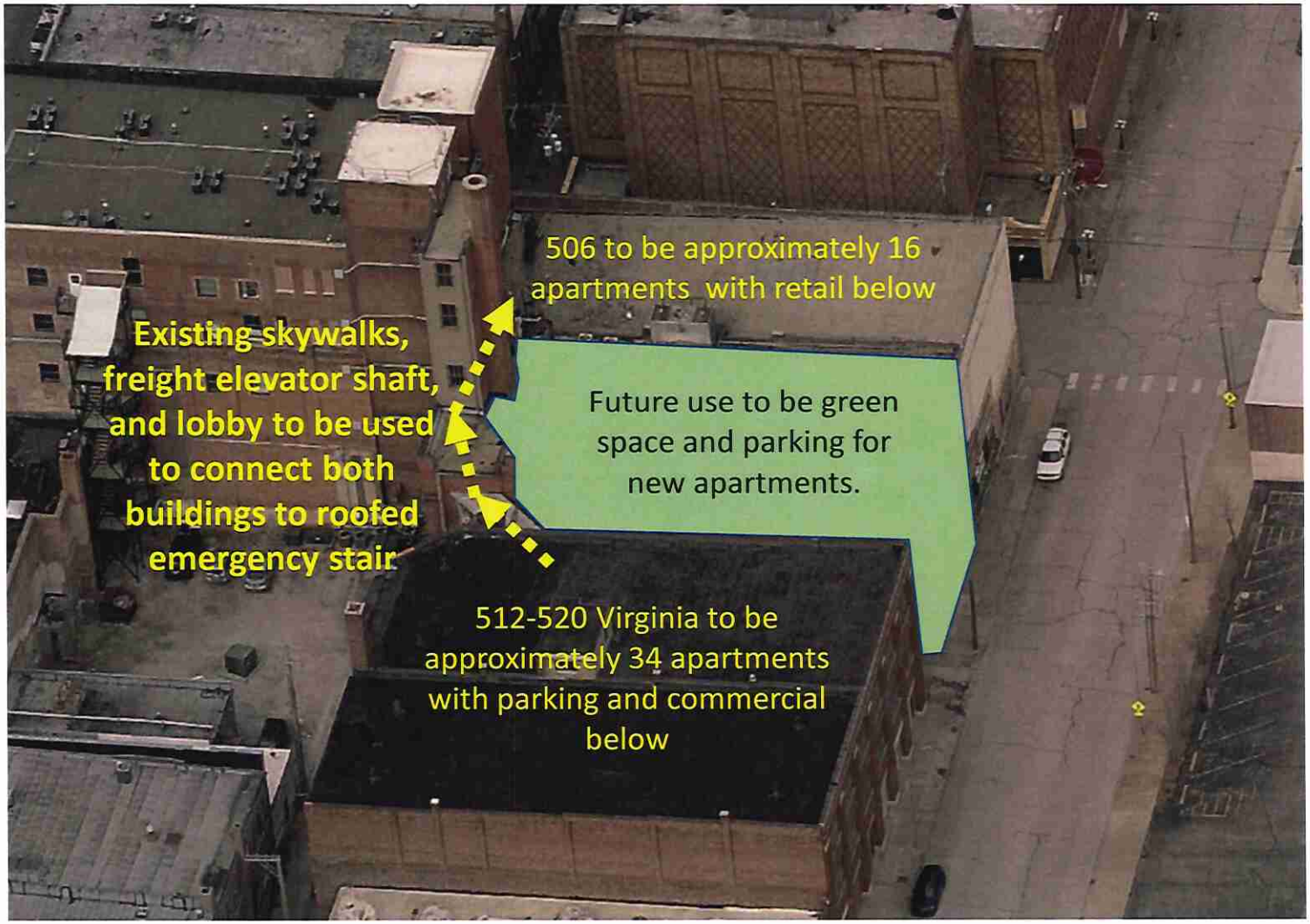


Allgeier Martin's Illustration of the 506 and 508 Virginia Buildings

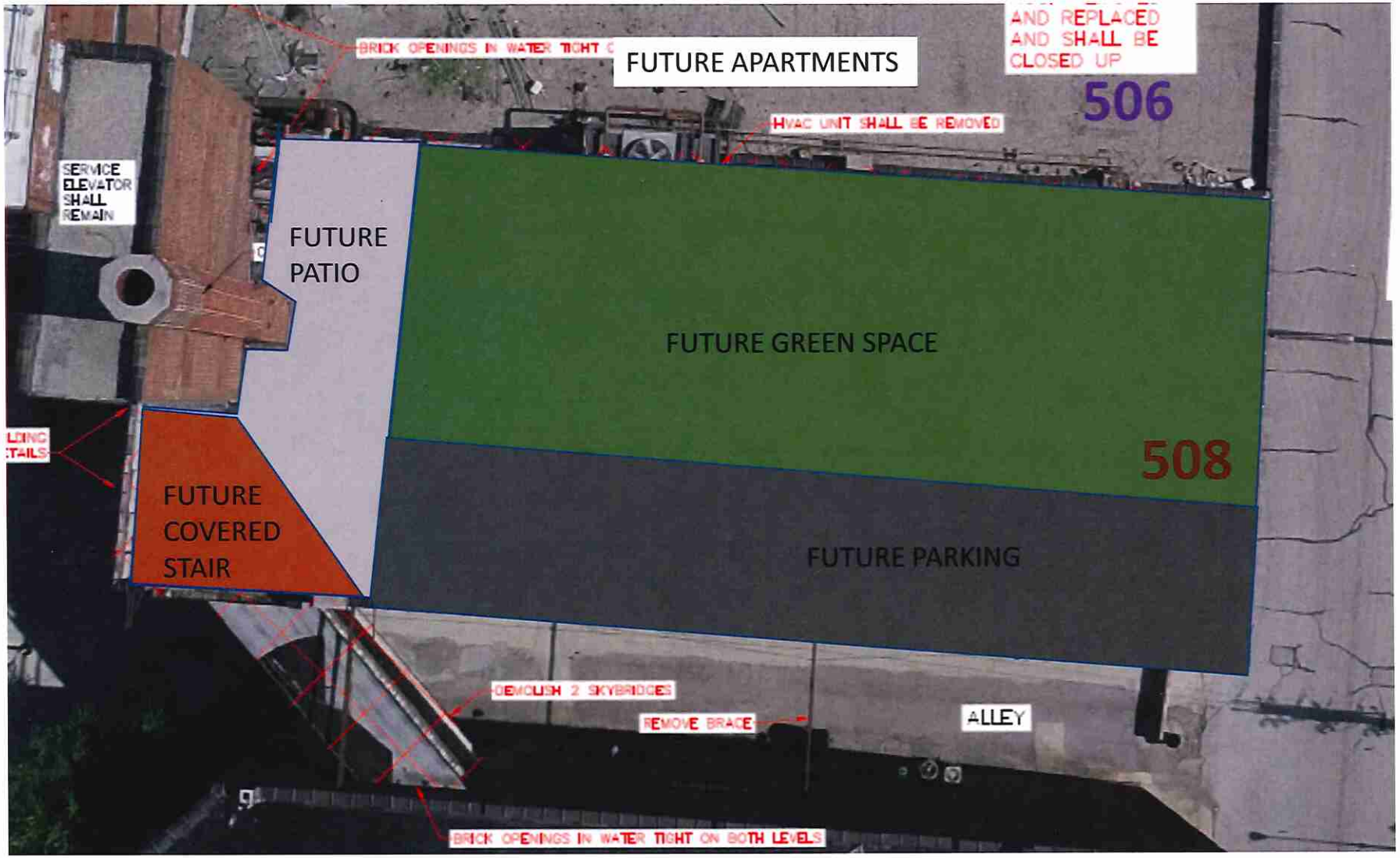


Neal Group Construction's proposal


506
Vacated lot to be filled,
Chip & Sealed and
surrounding building
openings closed.



Future Use (if proposal to purchase is accepted)

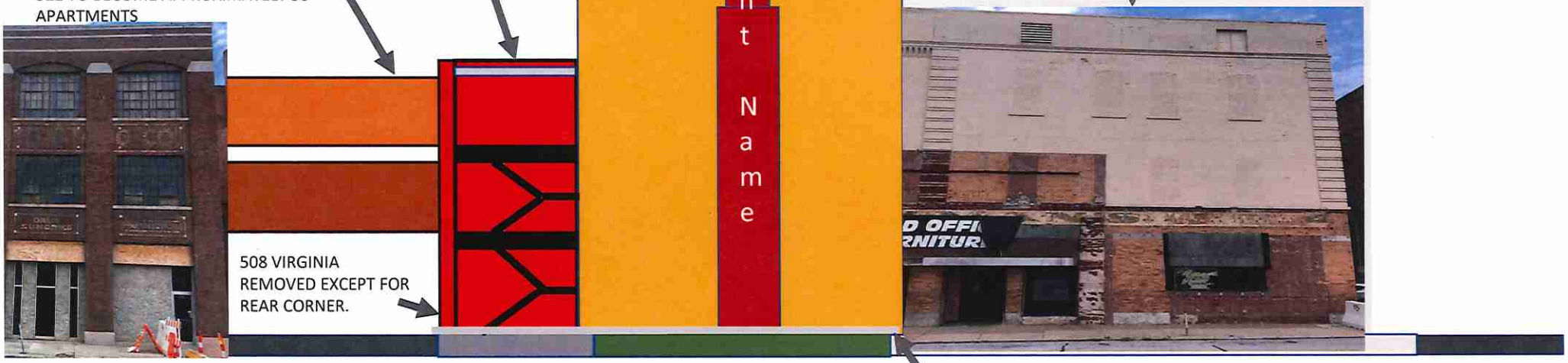

BRICK OPENINGS IN WATER TIGHT
FUTURE APARTMENTS
AND REPLACED
AND SHALL BE
CLOSED UP
506
HVAC UNIT SHALL BE REMOVED
SERVICE
ELEVATOR
SHALL
REMAIN
FUTURE
PATIO
FUTURE GREEN SPACE
508
FUTURE
COVERED
STAIR
FUTURE PARKING
DEMOLISH 2 SKYBRIDGES
REMOVE BRACE
ALLEY
BRICK OPENINGS IN WATER TIGHT ON BOTH LEVELS

FUTURE EMERGENCY STAIR FOR BOTH 506 AND 512: TO BE CONSTRUCTED OF STRUCTURAL STEEL AND TO HAVE EXISTING MASONRY WALLS ATTACHED TO IT. STAIRS WILL BE COVERED AND SHELTERED ON 3 SIDES

506 VIRGINIA:
IF THE CITY OF JOPLIN OBTAINS INSURABLE TITLE TO THE PROPERTY AND ACCEPTS THE OFFER TO PURCHASE: THE BUILDING WILL BE FULLY REHABILITATED WITH COMMERCIAL BELOW AND APPROXIMATELY 16 APARTMENTS ABOVE.

TWO EXISTING SKY-BRIDGES TO SOUTH BUILDING TO BE FULLY REHABILITATED.

512 TO BECOME APPROXIMATELY 38 APARTMENTS



512 SIDEWALK | EXISTING ALLEY | NEW PARKING | NEW GREEN SPACE/QUAD | 506 SIDEWALK | 5TH STREET

PATIO AROUND BASE OF TOWER AND STAIRCASE

508 **506**

Support for Option 2:

- Structural Engineer Report noted:

  "We feel the 508 Virginia Avenue structure is in need of demolition; however, the 506 Virginia Avenue structure can be rehabilitated...The 506 Virginia Avenue structure is obviously in better condition.....no sagging of floors were observed. If immediate rehabilitation of 506 Virginia Avenue is undertaken, the building can be waterproofed and deteriorated building members can be repaired or replaced....." -- *Michael Falbe, P.E., President, Bob D. Campbell & Co., Inc.*

Guaranty Bank

July 30, 2018

City of Joplin Staff and Council Member
602 S Main St.
Joplin, MO 64801

Dear Sirs:

Guaranty Bank is interested in funding Jeff and Carolina Neal's plan for the development of approximately 50 student-oriented apartments and associated commercial spaces in the buildings at 506 and 512-520 South Virginia, Joplin, MO. Guaranty Bank would take a security interest in the State and Federal Historic Tax Credits resulting from the $5 million plus historic rehabilitation.

Preserving and acquiring the 506 Virginia building with a clean insurable title is essential to their business plan. Its 16,500 square feet is a key element in achieving the economics of scale (number of apartments) necessary for the plan's financial success.

Guaranty Bank has committed to extend a $200,000 line of credit to Mr. and Mrs. Neal, should it be necessary, for working capital during their accomplishment of the initial RFP for Demolition and Rehabilitation of the Structures at 506 and 508 Virginia, Joplin, MO.

Sincerely,

Jeffrey Williams
President – Joplin Region