



BLUE SPRINGS MISSOURI

CITY COUNCIL WORK SESSION **Tuesday, June 9, 2026, 5:00 PM**

210 Administration Conference Room
City Hall
903 W Main Street
Blue Springs, Missouri 64015

Agenda

1. Call meeting to order
2. Confirmation of a Quorum
3. Conference Center
4. Downtown Developments
5. Adjourn

Upcoming Meetings

Public Arts Commission Meeting – June 10, 4:00 PM

Land Bank Meeting – June 15, 3:00 PM

City Council Meeting – June 15, 6:00 PM

Economic Development Council – June 17, 8:15 AM

Juneteenth – **City Offices Closed** – June 19

Planning Commission Meeting – June 22, 6:30 PM

Public Safety Citizen's Advisory Meeting – June 23, 6:00 PM

Independence Day – **City Offices Closed** – July 3

World Cup Task Force Meeting – July 6, 10:00 AM

City Council Meeting – July 6, 6:00 PM

This agenda was posted at City Hall and on the City's website on Friday, June 5, 2026.

Erin Ford, City Clerk



BLUE SPRINGS MISSOURI

EXPLANATIONS

DATE: June 5, 2026

TO: Mayor, City Council, Department Directors, and Press

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3 – Conference Center

Assistant City Administrator Dennis Dovel will present study documents and options for reuse / development of the Adams Pointe Conference Center site. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 4 – Downtown Developments

Discussion regarding City owned properties and future development in Downtown Blue Springs. Refer to Council Information Form from Director of Strategic Initiatives George Schmitz for additional information.



BLUE SPRINGS MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 4, 2026

ITEM TYPE: Presentation

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Community Identity

ITEM DESCRIPTION

Assistant City Administrator Dennis Dovel will present study documents and options for reuse / development of the Adams Pointe Conference Center site.

BACKGROUND

The Adams Pointe Conference Center has been operated by Rockgate Management since its opening in 2000. Over time, demand for conference center services has declined, resulting in decreased utilization of the facility. To maintain operations, the City has provided both operational support and capital improvement funding.

In 2024, staff initiated discussions with the City Council regarding the long-term future of the Conference Center as the management agreement approached expiration. Following those discussions, the City Council approved a one-year extension of the management contract in 2025 to provide staff additional time to evaluate potential alternatives for the facility.

Staff has completed an analysis of potential reuse and redevelopment scenarios for the Conference Center and will present those options to the City Council for consideration and direction regarding the facility's future use.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	October 1, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY

Requesting Director: Dennis Dovel

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A



BLUE SPRINGS MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 4, 2026

ITEM TYPE: Discussion

SUBMITTED BY: George Schmitz

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Downtown Revitalization

ITEM DESCRIPTION

Discussion regarding City owned properties and future development in Downtown Blue Springs.

BACKGROUND

The City of Blue Springs' 2024 Downtown Master Plan was developed with residents and stakeholders, designed to enhance the image of Downtown Blue Springs and reflect the residents' desired outcomes for Downtown. The stated goal for Master Plan was to:

"Make Downtown Blue Springs the distinct and unique destination to become a regional destination for culture, commerce, and street life."

The Master Plan Development Agenda goals were identified as:

- **More diverse business mix** – providing a customer experience of unique goods and services to create a diverse shopping experience
- **Residential development** –redevelopment in the form of higher density housing anchored by a unique center of activity to absorb the City’s population growth.
- **Redevelopment and reuse** – restoration and reuse of buildings Downtown. Vacant lots are opportunities for transformation into new development that aligns with Downtown’s aesthetic character.
- **Stimulate private investment** – initial investments in the public realm create conditions for economic growth.

The City Council unanimously adopted the Downtown Master Plan on March 18, 2024, after months of public meetings and gathering stakeholder input. The Council created the Downtown Master Plan Implementation Task Force on May 6, 2024 to identify strategies, priorities and timelines. In August 2024, recommendations were presented to the City Council. Voters of the City of Blue Springs approved a \$40 million bond in August 2024 for various improvements throughout the City, which included \$5 million for Downtown Master Plan Capital improvements, including sidewalks, curbs, and streetscapes.

With this energy and momentum, it was important to identify Downtown Revitalization as a priority area for the City’s Strategic Plan. The stated goal for the Downtown Revitalization Strategic Priority Area is:

Continue to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing opportunities and diverse dining, entertainment, and retail.

The stated goals for Downtown Revitalization were as follows:

1. Improve streetscape to create a pedestrian-friendly environment.
2. Develop Central Park to offer recreational gathering areas Downtown.
3. Encourage and support higher density residential units to attract new residents to Downtown.
4. Foster a business-friendly environment where a mix of commercial uses is incorporated throughout Downtown.
5. Promote redevelopment of underutilized and incompatible properties to implement the City's Downtown Master Plan.
6. Utilize grants, the Main Center Redevelopment Corporation Policy, and other funding opportunities to further incentivize different types of development.

Staff will be leading a discussion regarding the City owned properties at the Lumberyard, the site of the Former First Baptist Church, and the buildings at 1104 – 1110 Main Street and the City's approach to development in Downtown Blue Springs.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	N/A

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Selections from Downtown Master Plan
2. First Baptist Church Asbestos and Lead-Based Paint Budgetary Cost of Remediation 11-10-24
3. McCown Gordon Construction Conceptual Estimate 204 NW 15th Street

REVIEWED BY

Requesting Director: George Schmitz

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

OVERALL PROGRAM

The concepts in the Blue Springs Downtown Master Plan combine input received from the public, review of current conditions and trends, previous plans and studies, and recommendations by the consultant team to create a feasible and realistic program for development and implementation. Downtown is not isolated. Conditions in the entire City and region shape the approach to downtown revitalization and the appropriate policies to implement.

The vision begins by establishing a development program, much like the architectural program for a building project. This program includes three agendas, including development, community and functional.

DEVELOPMENT AGENDA

The development agenda is based on the development potential of retail, office, residential, and cultural uses.

- **More diverse business mix.** Blue Springs' restaurant and retail strength lies in its ability to attract customers from outside of the neighborhood. Strategies to attract spending to the Downtown district relies on providing a customer experience of unique goods and services to create a diverse shopping experience.
- **Residential development.** Blue Springs will experience steady population growth in the future and downtown has the ability to absorb that growth through redevelopment in the form of higher density housing (townhomes and multi-family buildings) anchored by a unique center of activity.
- **Redevelopment and reuse.** Blue Springs has a stock of historical-contributing buildings, yet many of them have been adapted over the decades. Restoring and reusing buildings should be a priority, particularly for the structures along Main Street. Sites beyond repair or out of character with downtown are candidates for redevelopment. Vacant lots are opportunities to transform them into new development that aligns with typical development practices in downtowns.

- **Stimulate private investment.** Initial investments in the public realm, such as a refreshed streetscape, can create conditions for economic growth that are unlikely to happen spontaneously. These investments will maintain property values, increase sales tax revenues, and create a central district that adds business to the city.

COMMUNITY AGENDA

The community agenda is based on goals and recommendations that enhance the image of the district and reflect the citizen's desired outcomes for the downtown area.

- **Attract customers.** Blue Springs' strength as a retail center should continue by creating new opportunities to capture customers through destinations in new unique businesses and scheduled activities.
- **Retain the pedestrian-scale atmosphere.** Strategies for downtown should be sensitive to the historical charm of the area. Development in downtown should be scaled to historical main streets that invite pedestrian activity.
- **Create memories.** The district should have a cohesive atmosphere that creates a sense of place for downtown. Enhancing the image of the corridor will tell visitors they've arrived and add an element of excitement for reaching their destination.

- **Enhance undeveloped spaces.** All spaces should be aesthetically pleasing and enhanced for their best use, including both private and public spaces. Opportunities to transform lawns or unused paved areas will enhance the overall atmosphere of downtown until redevelopment occurs.
- **Enhance Central Park.** Central Park should be an attraction for those who live, work, and visit downtown. Increasing public access to the pond through pedestrian pathways creates a new user experience in downtown. Integrating existing culture and history into the park reinforces the unique heritage and creates a sense of place.

FUNCTIONAL AGENDA

The functional agenda is based on improving access to, and circulation through, the downtown area.

- **Improve parking availability and convenience.** Parking is an issue in nearly every downtown across the nation, and in many cases the availability of parking can either make or break a district. Downtown Blue Springs does not have a shortage of parking, but it is often considered private-parking or inconvenient. Signage and pathways defined by landscaping or alternative paving should direct drivers to parking areas, and pedestrians from parking areas to downtown destinations.
- **Make downtown more walkable.** Pedestrian safety is a key ingredient to a walkable downtown. Pedestrians need to feel safe crossing streets, exiting their cars, and utilizing public spaces. Improvements should focus on the pedestrian as a primary user of the streetscape. The sidewalks in downtown are functional, but have numerous ADA conflicts (tripping hazards, side slopes, and steps). Reconstructing the sidewalks and pedestrian amenities will create a friendly, and safer, pedestrian environment that invites people to walk from destination to destination in the district.
- **Update wayfinding system.** As people approach downtown from the highways, they should be clearly aware of downtown's presence. Gateways should be more prominent, enhanced with lighting and landscaping. Once in downtown, wayfinding should guide people to destinations and available parking.





4440 Oliver Street
Kansas City, KS 66106
913-355-5303

November 10, 2024

Dennis Dovel

Assistant City Administrator
City of Blue Springs
903 Main St.
Blue Springs, MO 64015

Re: Asbestos & Lead-Based Paint Budgetary Cost Estimate for 7 Buildings
Address: 204 NW 15th St., 1405 W. Main St., 1301 W. Main St, 1500 NW Summit St.
401 NW Vesper St. & 208 NW 15th St.

Dear Mr. Dovel:

We appreciate the opportunity to provide this budgetary cost estimate for the removal of the asbestos & Lead-Based Paint identified during the survey of the approximately 131,500 square foot buildings located at the above listed address. This letter outlines a general cost to remediate the identified materials, there are many options available and can be discussed and priced with a more defined scope of work. This pricing is based on removal and disposal of the materials identified.

The following pricing is broken out per building address identifying costs for each asbestos abatement and lead-based paint abatement consisting of component removal of materials.

204 NW 15th St Bldg. A:

Asbestos: \$260,000
Lead-Based Paint: No LBP

**1405 W. Main St.
Bldg. B**

Asbestos: \$61,000
Lead-Based Paint: \$3000

Bldg. C

Asbestos: \$90,000
Lead-Based Paint: \$35,000

1301 W. Main St.

Asbestos: \$41,000

Lead-Based Paint: No LBP

1500 Summit St.

Asbestos: NO ASBESTOS

Lead-Based Paint: NO LBP

208 NW 15th St.

Asbestos: \$40,000

Lead-Based Paint: \$5,000

1401 Vesper

Asbestos: \$5,000

Lead-Based Paint: \$10,000

204 NW 15th & 1405 W. Main St. Exterior

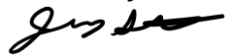
Asbestos: \$30,000

Lead-Based Paint: \$72,000

Total Estimated Project Cost: \$652,000.00

Please call me at 816-918-6160 if there are questions and we look forward to working with you on this important project.

Sincerely,



Jerry Senter

Vice President of Operations

jsenter@smartenvironmentalservices.com

Cell: 816-918-6160

Smart Environmental Services

4440 Oliver Street

Kansas City, KS 66106

www.smartenvironmentalservices.com

ESTIMATE NARRATIVE

CITY OF BLUE SPRINGS, MISSOURI | 204 NW 15TH Street
CONCEPTUAL ESTIMATE | 05/08/2026

EXECUTIVE SUMMARY

This conceptual estimate is for the renovation to 204 NW 15th Street Blue Springs, Missouri. This building is a 3-story structure built in the late 1970s or early 1980s and is comprised of a basement level (approximately 9,200SF), a main auditorium level (approximately 9,200SF), and a 2nd floor for circulation space and balcony seating (approximately 3,700SF). A site walk was completed with Blue Springs staff on 05/01/2026 to observe existing conditions and discuss the desired outcome for the building. This estimate has costs allocated for several different levels of renovation to the existing building, beginning with necessary code required and building system improvements through a full renovation of the building.

TOTAL RENOVATION OF 204 NW 15TH STREET

This table highlights the total expected cost for the renovation of this building into a performance center for use by the City of Blue Springs, Missouri. Further breakout details are provided below for consideration.

- Construction costs are inclusive of the following:
 - Trade Partner Values
 - Fees/Insurance
 - Project Staffing
 - Design Contingency
- Suggested Soft Costs are inclusive of the following:
 - Design Fees for Civil, Architectural, Structural, Mechanical, and Electrical
 - FFE
 - Abatement
 - Project Contingency

Baseline Renovations	\$6,106,000
Full Renovation of 1 st and 2 nd Floor	\$4,039,000
Basement Renovations	\$2,574,000
Kitchen Equipment	\$529,000
New Seating	\$419,000
New Stage	\$228,000
Mill and overlay of existing parking lot	\$170,000
Potential Grand Total including owner's soft costs	\$14,065,000

BASELINE RENOVATION – 1st AND 2nd FLOOR ONLY

This option focuses on leaving the majority of the building in its existing condition and making upgrades to bring the building up to code for ADA and Fire Safety compliance as well as replacement of existing mechanical equipment and roofing system so it can be utilized as a city performance center.

Construction Costs	\$5,088,000
Suggested Owner's Soft Costs: 20% of Construction Costs	\$1,018,000
Total	\$6,106,000

INCLUSIONS IN BASELINE RENOVATIONS

1. ADA Upgrades
 - a. Replace exterior wheelchair ramp
 - b. Replace all interior stair handrails to required height
 - c. Replace Limited Use Elevator in existing shaft
 - d. Add ADA ramp to access performance stage
 - e. Full renovation of all existing restrooms

2. Fire Safety
 - a. Replacement and upgrade of existing fire alarm throughout
 - b. Addition of wet fire suppression system throughout
3. Mechanical
 - a. Replacement of all packaged rooftop or air handling unit to the building
 - i. Will maintain existing air distribution duct system
 - b. Add a mini-split system to existing theatrical control room
4. Electrical
 - a. Anticipated replacement of (2) two branch panel boards to meeting code for theater equipment or rigging apparatuses
5. Theater Equipment
 - a. Replacement of existing lighting and sound control boards, speakers, lighting
6. Interior Finishes
 - a. Patch existing gypsum surfaces
 - b. Paint entirety of 1st and 2nd floors
 - c. Replacement of existing lay-in acoustical ceiling tiles
7. Exterior Improvements
 - a. Full roof replacement
8. Schedule
 - a. Anticipated 6-month construction duration

FULL RENOVATION OF 1ST AND 2ND FLOOR

This option is in addition to the baseline renovations and includes full renovation of the 1st and 2nd floors.

Construction Costs	\$3,366,000
Suggested Owner's Soft Costs: 20% of Construction Costs	\$673,000
Total	\$4,039,000

INCLUSIONS IN FULL RENOVATION OF 1ST AND 2ND FLOOR

1. Demolition
 - a. Full demolition of existing finishes in lobby and back of house areas
2. Structural
 - a. Minimal structural improvements to CMU walls or steel framing
 - b. Addition of structural elements to support full stage buildout with theatrical equipment
3. Interior Finishes
 - a. New flooring throughout
 - b. New paint throughout
 - c. New ceilings throughout
 - d. Addition of walls and doors to facilitate desired layout and connection to back of stage
4. Electrical
 - a. Upgraded branch panels to serve new layout
 - b. New lighting throughout
 - c. New power distribution for outlets and lighting controls throughout
5. Theatrical
 - a. New curtains and suspension system
 - b. New lighting and controls
 - c. New sound equipment and controls
6. Mechanical
 - a. New ductwork and air distribution equipment to serve new layout
7. Schedule
 - a. Anticipated additional 3-month construction duration

BASEMENT RENOVATION

This option is in addition to the baseline renovations and includes full renovation to the lower level.

Construction Costs	\$2,145,000
Suggested Owner's Soft Costs: 20% of Construction Costs	\$429,000
Total	\$2,574,000

INCLUSIONS IN BASEMENT RENOVATION

1. Demolition
 - a. Full demolition of existing finishes in the lower level
2. Structural
 - a. Minimal structural improvements to CMU walls or steel framing
3. Interior Finishes
 - a. New flooring throughout
 - b. New paint throughout
 - c. New ceilings throughout
 - d. Addition of walls and doors to facilitate desired layout
4. Electrical
 - a. Upgraded branch panels to serve new layout
 - b. New lighting throughout
 - c. New power distribution for outlets and lighting controls throughout
5. Mechanical
 - a. New ductwork and air distribution equipment to serve new layout
6. Schedule
 - a. Anticipated additional 2-month construction duration

KITCHEN EQUIPMENT

This option is in addition to the baseline and basement renovations.

Construction Costs	\$481,000
Suggested Owner's Soft Costs: 10% of Construction Costs	\$48,000
Total	\$529,000

INCLUSIONS IN KITCHEN EQUIPMENT

1. Demolition
 - a. Removal of all existing kitchen equipment
2. Equipment
 - a. Replacement of existing equipment with new
3. Electrical
 - a. Upgraded circuitry to accommodate new equipment

NEW SEATING

This option is in addition to the baseline renovations

Construction Costs	\$381,000
Suggested Owner's Soft Costs: 10% of Construction Costs	\$38,000
Total	\$419,000

INCLUSIONS IN KITCHEN EQUIPMENT

1. Demolition
 - a. Removal of all existing theater seating and flooring
2. Interior Finishes
 - a. New mid-grade theater seating and carpet flooring

NEW STAGE

This option is in addition to the baseline renovations

Construction Costs	\$190,000
Suggested Owner's Soft Costs: 20% of Construction Costs	\$38,000
Total	\$228,000

INCLUSIONS IN NEW STAGE

1. Demolition
 - a. Removal of all existing stage and understructure
2. Interior Finishes
 - a. Construction of a new stage with desired layout and height

MILL AND OVERLAY OF EXISTING PARKING AREA

This option is in addition to the baseline renovations

Construction Costs	\$155,000
Suggested Owner's Soft Costs: 10% of Construction Costs	\$15,000
Total	\$170,000

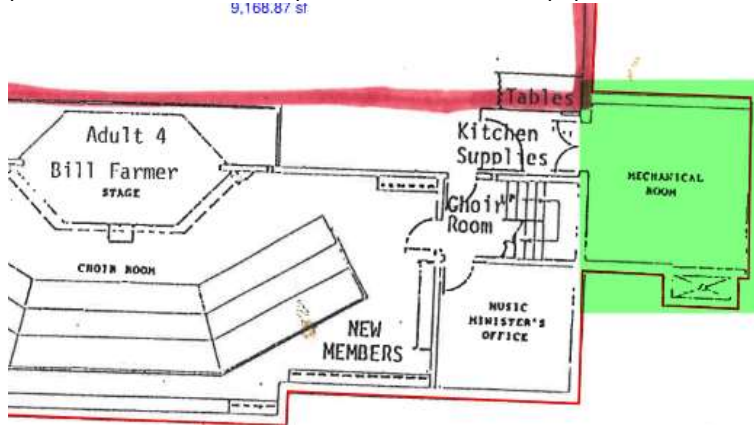
INCLUSIONS IN MILL AND OVERLAY OF EXISTING PARKING AREA

1. Demolition
 - a. 2" mill and overlay of the existing parking area



ADDITIONAL ITEMS

1. The main auditorium has a ceiling height of approximately 30', providing 26' of clear height above the stage area. This does not provide enough space to raise theatrical curtains, or scene sets vertically above the stage. Curtains and scenic props will need to travel horizontally to an off-stage position to facilitate typical theatrical productions, and this may require narrowing of the viewable stage area. In turn this will require adjustments to the seating at the far right and left of the stage to provide line of site to the production.
2. When considering future demolition of the adjacent buildings to the South, the small connection space resides above the basement mechanical room (highlighted in green) and will need further investigation to determine where the connection can be terminated and if the 1st floor space will need to remain intact to provide an exterior envelope to the lower-level equipment.



GENERAL ITEMS

3. Inclusions

- Bonds
- Builder's Risk and General Liability Insurances
- Subcontractor Default Program
- 10% Design/Estimate Contingency
- 3% of Construction Contingency

4. Exclusions

- Notwithstanding anything to the contrary in the Agreement between the Construction Manager and the Owner, the effect of all unknown material cost increases due to recently enacted or future tariffs.
- Payment and performance bonds
- Design Fees, Environmental/Geotechnical Surveys, Special Inspection Fees
- Utility company fees, system development fees
- Construction testing and special inspection expenses
- FF&E
- Unforeseen subsurface conditions and removal of underground structures
- Hazardous materials abatement or removal
- Building permit and plan review fees
- Sales Tax

ESTIMATE SUMMARY

Blue Springs Performance Center | Blue Springs, MO

05/08/2026

Description	Takeoff Quantity	Total Cost/Unit	Total Amount	% Total
01 31 00 - General Conditions	22,100.00 sf	45.19 /sf	998,805	8.46%
02 40 00 - Demolition	22,100.00 sf	3.53 /sf	78,088	0.66%
03 00 00 - Concrete	22,100.00 sf	1.24 /sf	27,370	0.23%
05 00 00 - Steel	22,100.00 sf	9.56 /sf	211,378	1.79%
06 00 00 - General Trades	22,100.00 sf	2.33 /sf	51,443	0.44%
07 40 00 - Roofing - Metal Wall Panels - Flashing	22,100.00 sf	22.72 /sf	502,030	4.25%
09 20 00 - Drywall & Ceilings	22,100.00 sf	5.29 /sf	116,868	0.99%
09 90 00 - Painting & Wall Coverings	22,100.00 sf	5.07 /sf	112,119	0.95%
11 61 00 - Theater, Stage, & Musical Equipment	22,100.00 sf	32.23 /sf	712,287	6.03%
14 40 00 - Lifts	22,100.00 sf	5.07 /sf	112,119	0.95%
21 00 00 - Fire Suppression	22,100.00 sf	7.05 /sf	155,912	1.32%
22 00 00 - Plumbing	22,100.00 sf	3.70 /sf	81,781	0.69%
23 00 00 - HVAC	22,100.00 sf	50.04 /sf	1,105,778	9.37%
23 08 00 - Commissioning	22,100.00 sf	1.65 /sf	36,439	0.31%
26 00 00 - Electrical	22,100.00 sf	5.41 /sf	119,582	1.01%
33 00 00 - Site Utilities	22,100.00 sf	1.19 /sf	26,381	0.22%
Base	22,100.00 sf	201.28 /sf	4,448,380	37.68%
01 21 00 - Allowances	9,200.00 sf	160.92 /sf	1,480,451	12.54%
01 31 00 - General Conditions	9,200.00 sf	54.28 /sf	499,403	4.23%
Basement Renovation	9,200.00 sf	215.20 /sf	1,979,854	16.77%
01 21 00 - Allowances	12,700.00 sf	205.31 /sf	2,607,437	22.09%
01 31 00 - General Conditions	12,700.00 sf	39.32 /sf	499,403	4.23%
Full Reno 1st & 2nd	12,700.00 sf	244.63 /sf	3,106,839	26.32%
11 40 00 - Foodservice Equipment	500.00 sf	1,055.24 /sf	527,620	4.47%
Kitchen Equipment	500.00 sf	1,055.24 /sf	527,620	4.47%
09 65 00 - Carpet & Resilient Flooring	12,900.00 sf	8.57 /sf	110,602	0.94%
12 60 00 - Multiple Seating	12,900.00 sf	21.47 /sf	277,000	2.35%
New Seating	12,900.00 sf	30.05 /sf	387,603	3.28%
01 31 00 - General Conditions	1,500.00 sf	27.74 /sf	41,617	0.35%
11 61 00 - Theater, Stage, & Musical Equipment	1,500.00 sf	105.52 /sf	158,286	1.34%
New Stage	1,500.00 sf	133.27 /sf	199,903	1.69%

ESTIMATE SUMMARY

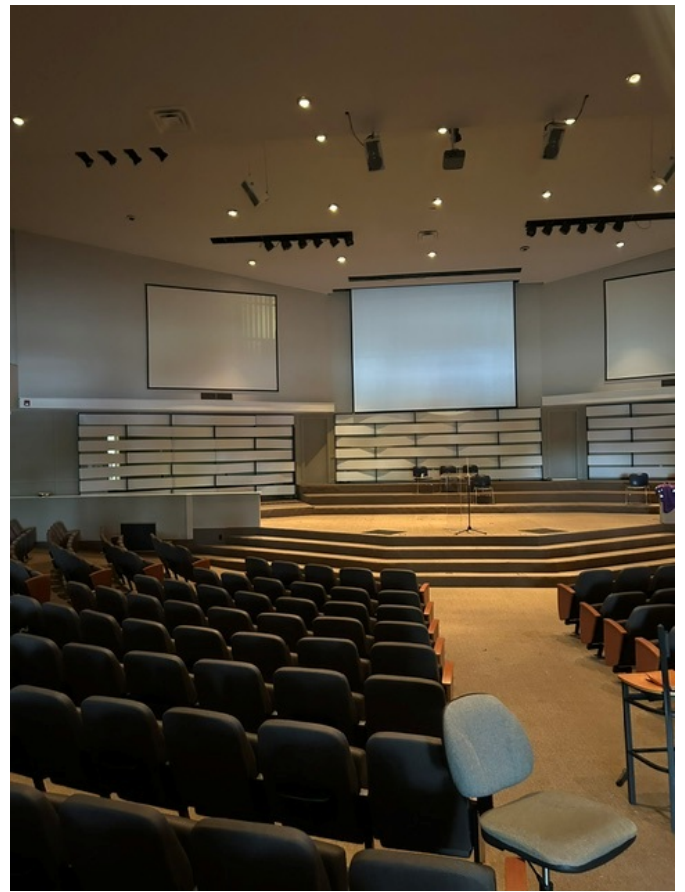
Blue Springs Performance Center | Blue Springs, MO

05/08/2026

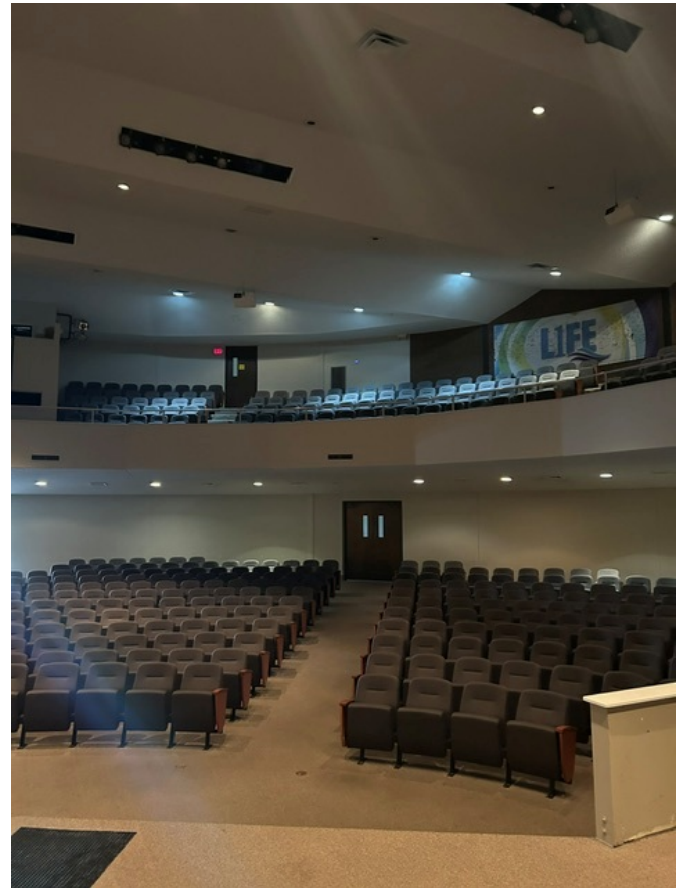
Description	Takeoff Quantity	Total Cost/Unit	Total Amount	% Total
01 31 00 - General Conditions	26,000.00 sf	3.20 /sf	83,234	0.70%
32 12 00 - Asphalt	26,000.00 sf	2.74 /sf	71,229	0.60%
Parking Mill/Overlay	26,000.00 sf	5.94 /sf	154,462	1.31%

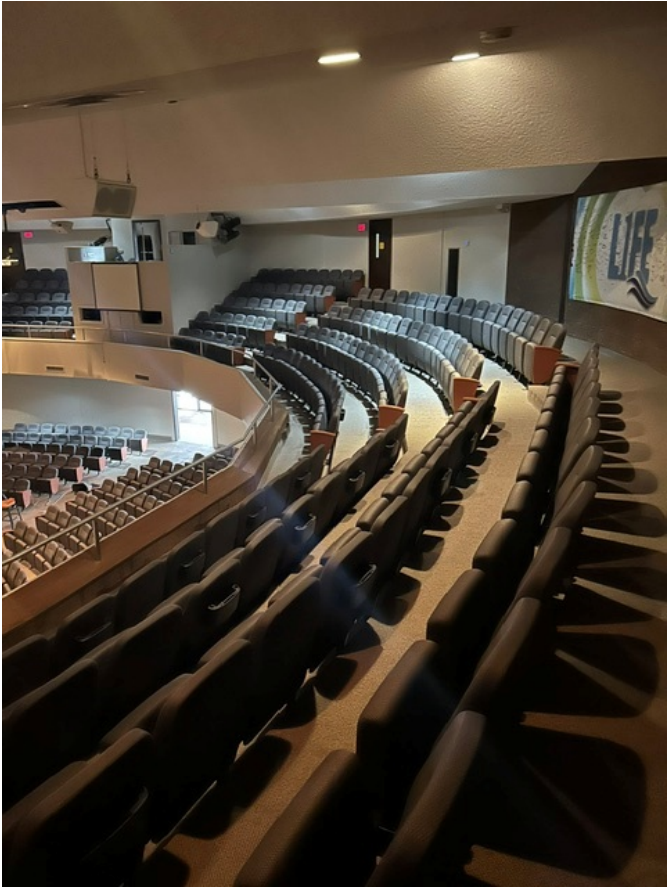
Estimate Totals

Description	Amount	Totals	Rate
*General Liability Insurance	118,063		1.000 %
*Builder's Risk Insurance	41,322		0.350 %
Construction Contingency	328,921		3.000 %
Contractor's Fee	395,254		3.500 %
Perf & Payment Bond (standard)	118,063		1.000 %
Total		11,806,286	



Site Walk Photos





Site Walk Photos



Fire Procedure

Go to
Sanctuary
level. Exit
through
Front Foyer
doors.

