

1. Agenda

Documents:

[PUBLIC WORKS AGENDA 11-2-2021.PDF](#)

2. Minutes

Documents:

[PUBLIC WORKS MINUTES 11-2-2021.PDF](#)

3. Meeting Materials

Documents:

[PUBLIC WORKS PACKET 11-2-2021.PDF](#)

--NOTICE OF MEETING--
PUBLIC WORKS COMMITTEE
November 2, 2021
5:30 PM
CITY HALL
326 GRANT STREET
2ND FLOOR CONFERENCE ROOM
-- AGENDA--

OLD BUSINESS

1. Consideration and approval of minutes from previous meeting

CITIZENS PARTICIPATION

None.

NEW BUSINESS

1. Consider and discuss parking lots.
2. Consider and discuss contract with Sprouls Construction for the widening and storm water project on Garrison Ave.
3. Consider and discuss change orders for Hazel St project.

OTHER BUSINESS

1. Discuss the 2020 Census Report.

STAFF REPORTS - Zeb Carney & Tom Short

ADJOURNMENT

PERSONS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE CALL 417-237-7000 (VOICE) OR 1-800-735-2466 (TDD VIA RELAY MISSOURI) AT LEAST 24 HOURS PRIOR TO MEETING.

POSTED: 10/29/2021

BY: Chelsea Rives

PUBLIC WORKS COMMITTEE

Public Works Department 623 E 7th Carthage MO 64836
Tele: (417) 237-7010 Fax: (417) 237-7011

"America's Maple Leaf City"



11-2-2021 PUBLIC WORKS COMMITTEE MEETING MINUTES

Committee Members present: David Armstrong, Craig Diggs, and Mike Daugherty

Staff Members present: Zeb Carney, Public Works Director, Chelsea Rives, Public Works Administrative Assistant, and Greg Dagnan, Assistant City Administrator

Citizens: Abi Almandinger, Bren Flanigan, and Ed Barlow

Chairman David Armstrong called the Public Works Committee meeting to order at 5:30 p.m.

A motion was made by Mike Daugherty to accept the minutes from the October 5, 2021 Committee meeting. All ayes, motion passed.

New Business: The committee considered and discussed several parking lots throughout the city of Carthage. After many discussions, the committee decided to table the discussion until next meeting. At the next meeting, the committee will take a tour of all city owned parking lots then meet and discuss plans for renovation.

The committee considered and discussed the contract with Sprouls Construction for the widening and storm water project on Garrison Ave. The bid came in at \$700,828.00. Mike Daugherty made a motion to accept the bid and forward the bill to City Council. All ayes, motion passed.

The committee considered and discussed change orders to the Hazel Street project. The change order included reinforcing the concrete to better support the weight of the trucks coming and going from Schreiber's. Craig Diggs made a motion to approve the change order and forward the bill to City Council. All ayes, motion passed.

Staff Reports:

Zeb reported on the following:

- Schreiber's construction is moving forward on schedule, they are currently pouring footings.
- Greg, Zeb, and Jason Eckhart met and went over the Salvation Army building.
- City Council has received the appraisal back for Myer's Park.
- The citywide leaf pickup program starts this month on November 8th.
- The sidewalk project on Central is nearing completion. Zeb estimates another two weeks.

Greg reported on the following:

- Greg reported to the committee that Ray West has turned in his resignation for City Council. He asked if the committee had any nominations for his spot to let him know.

Craig Diggs made a motion to adjourn the meeting at 6:40 p.m. All ayes, motion carried.

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POSTED: 10/28/2021

BY: Chelsea Rives

October 26, 2021

Mr. Zeb Carney
Director of Public Works
623 East 7th Street
Carthage, MO 64836

RE: Garrison Avenue Stormwater & Street Widening
Carthage, Missouri

Dear Mr. Carney:

The bids for the above referenced project have been reviewed and tabulated. It is the recommendation of this office to accept the bid from Sprouls Construction Co., Inc. of Lamar, Missouri in the amount of \$700,828.00.

Attached is a copy of the bid tab for your review.

Sincerely,



Jason Eckhart, P.E.

cc: Sprouls Construction Co., Inc.

NOTICE OF AWARD00501

TO: Sprouls Construction Co., Inc.
397 W. Hwy. DD
Lamar, Missouri 64759

PROJECT Description: Garrison Avenue Stormwater & Street Widening, Carthage, Missouri.

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Invitation to Bid dated September 23, 2021 and Instructions to Bidders.

You are hereby notified that you BID has been accepted in the amount of Seven Hundred Thousand Eight Hundred Twenty-Eight and no/100 Dollars (\$700,828.00).

You are required by the Instructions to Bidders to execute the Agreement and furnish the required CONTRACTORS PERFORMANCE BOND, PAYMENT BOND and CERTIFICATES OF INSURANCE within fourteen (14) consecutive calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS and INSURANCE CERTIFICATES within fourteen (14) consecutive calendar days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 20____.

City of Carthage

By: _____

Title: Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by this the _____ day of _____ 20____.

By _____

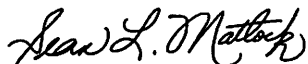
Title _____

BID TABULATION
GARRISON AVENUE STORMWATER & STREET WIDENING
CARTHAGE, MISSOURI

Bid Opening: October 19, 2021 @ 10 a.m.

				SPROULS CONSTRUCTION, INC.		EMERY SAPP AND SONS, INC.	
				397 W. HWY. DD		5350 E. STATE HWY. AA	
				LAMAR, MO 64759		SPRINGFIELD, MO 65803	
Item No.	Description	No. Units	Unit	Unit Price	Extended Total	Unit Price	Extended Total
1	MOBILIZATION	1	LS	\$ 48,000.00	\$ 48,000.00	\$ 95,737.01	\$ 95,737.01
2	SEEDING & MULCH	0.60	AC	\$ 9,000.00	\$ 5,400.00	\$ 6,207.75	\$ 3,724.65
3	REMOVAL OF IMPROVEMENTS	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 107,118.77	\$ 107,118.77
4	RELOCATE SIGN/MAILBOX	5	EA	\$ 250.00	\$ 1,250.00	\$ 824.74	\$ 4,123.70
5	15" RCP	48	LF	\$ 60.00	\$ 2,880.00	\$ 103.15	\$ 4,951.20
6	24" RCP	144	LF	\$ 80.00	\$ 11,520.00	\$ 130.31	\$ 18,764.64
7	36" RCP	1655	LF	\$ 150.00	\$ 248,250.00	\$ 175.84	\$ 291,015.20
8	PRECAST CONCRETE CURB INLETS 4'X4'	17	EA	\$ 3,800.00	\$ 64,600.00	\$ 5,250.07	\$ 89,251.19
9	PRECAST CONCRETE CURB INLETS 7'X4'	2	EA	\$ 5,000.00	\$ 10,000.00	\$ 6,038.81	\$ 12,077.62
10	CONCRETE DRIVEWAY ENTRANCES, 7" THICK W/ BASE ROCK	233	SY	\$ 86.00	\$ 20,038.00	\$ 166.83	\$ 38,871.39
11	STANDARD CURB & GUTTER W/ 6" BASE ROCK	2132	LF	\$ 31.00	\$ 66,092.00	\$ 32.02	\$ 68,266.64
12	3" MAXIMUM DEPTH MILL	2327	SY	\$ 3.50	\$ 8,144.50	\$ 4.70	\$ 10,936.90
13	3" ASPHALTIC CONCRETE SURFACE COURSE	148	TONS	\$ 94.00	\$ 13,912.00	\$ 94.65	\$ 14,008.20
14	2" ASPHALTIC CONCRETE SURFACE COURSE	384	TONS	\$ 85.00	\$ 32,640.00	\$ 91.64	\$ 35,189.76
15	4" ASPHALTIC CONCRETE BASE	287	TONS	\$ 85.00	\$ 24,395.00	\$ 93.01	\$ 26,693.87
16	6" COMPACTED CRUSHED STONE BASE	1315	SY	\$ 15.00	\$ 19,725.00	\$ 12.54	\$ 16,490.10
17	6" COMPACTED EARTH (100% MIN. DENSITY)	1315	SY	\$ 10.00	\$ 13,150.00	\$ 6.93	\$ 9,112.95
18	PRIME COAT	270	GAL	\$ 3.15	\$ 850.50	\$ 5.47	\$ 1,476.90
19	LIQUID ASPHALT TACK COAT (SURFACE COURSE)	300	GAL	\$ 2.50	\$ 750.00	\$ 5.47	\$ 1,641.00
20	CLASS 3 EXCAVATION	2738	CY	\$ 10.00	\$ 27,380.00	\$ 9.94	\$ 27,215.72
21	UNCLASSIFIED EXCAVATION	614	CY	\$ 14.00	\$ 8,596.00	\$ 19.00	\$ 11,666.00
22	COMPACTED EMBANKMENT	321	CY	\$ 16.00	\$ 5,136.00	\$ 6.37	\$ 2,044.77
23	WATER LINE LOWERING, 6" DIAMETER	1	EA	\$ 5,500.00	\$ 5,500.00	\$ 8,202.88	\$ 8,202.88
24	MANHOLE RIM ADJUSTMENT	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 709.94	\$ 2,129.82
25	HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING PAINT	2733	LF	\$ 1.00	\$ 2,733.00	\$ 0.86	\$ 2,350.38
26	TURN ARROW (HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING PAINT)	11	EA	\$ 200.00	\$ 2,200.00	\$ 199.53	\$ 2,194.83
27	STOP BAR (HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING PAINT)	63	LF	\$ 2.00	\$ 126.00	\$ 2.00	\$ 126.00
28	INLET CHECK (SAND BAG SEDIMENT TRAP)	17	EA	\$ 200.00	\$ 3,400.00	\$ 79.81	\$ 1,356.77
29	SILT FENCE	2132	LF	\$ 5.00	\$ 10,660.00	\$ 3.33	\$ 7,099.56
30	TRAFFIC CONTROL	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 6,820.98	\$ 6,820.98
TOTAL BID AMOUNT					\$ 700,828.00		\$ 920,659.40

This is to certify that at 10:00 A.M. on October 19, 2021, at the office of the City of Carthage City Hall, Carthage, Missouri, the bids tabulated herein were publicly opened, read aloud and checked. The totals are correct as to additions and extensions.



Sean Matlock, P.E.
Anderson Engineering, Inc.

Change Order No.

3

Owner: City of Carthage
 Contractor: Sprouls Construction, Inc.
 Contract Date: June 22, 2021

Project: Hazel St. Roadway Improvements
 Carthage, Missouri
 Date: October 27, 2021

This change order is issued to authorize a change in the scope of contractual obligations and to revise the contract price in accordance thereof. The following items are hereby deducted or added to the contract:

Description and Reason for Change:

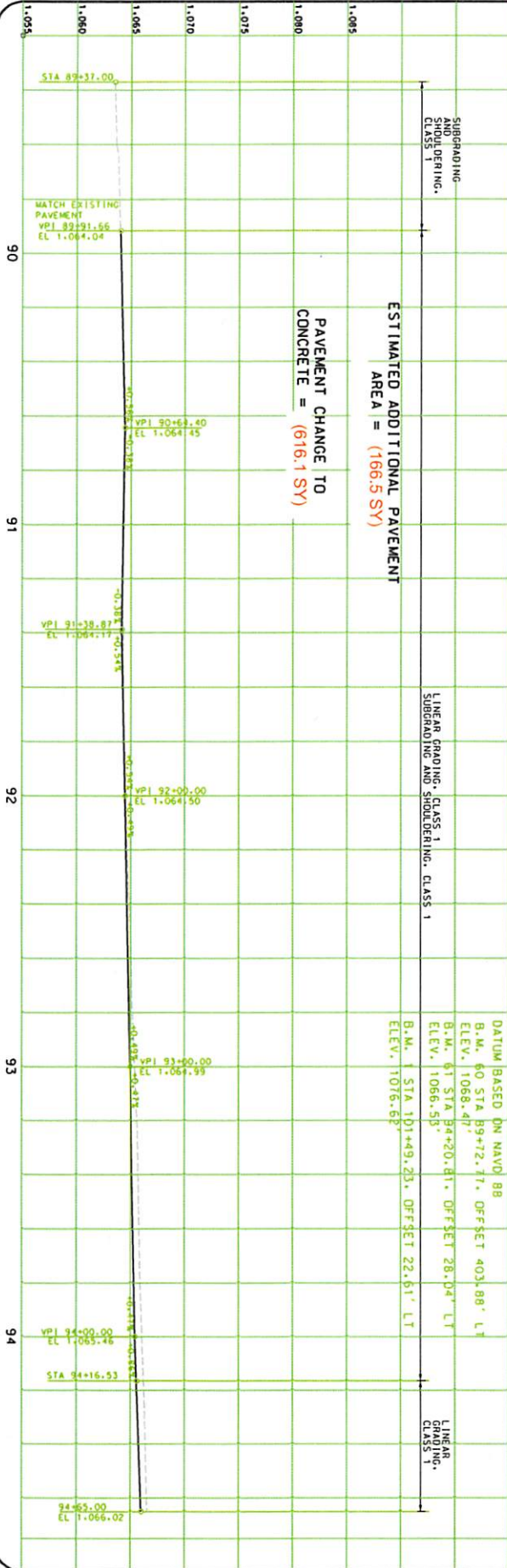
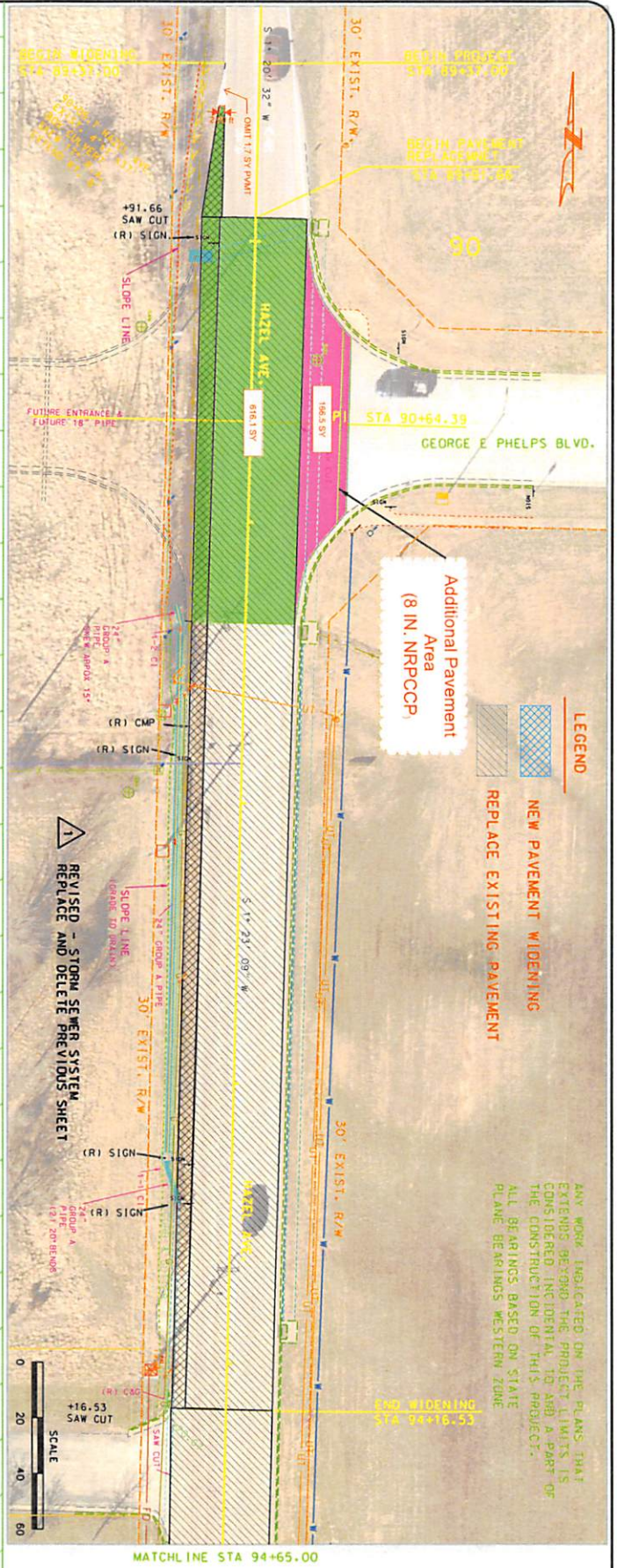
4039905	Underrun - The City made an administrative decision to substitute 8 inch concrete pavement for the planned 4 inch asphalt pavement at the intersection of George Phelps Blvd and Hazel Street. The City also decided to add additional pavement along George Phelps Blvd. See the attached drawing for details.
CO3-1 (5021308)	Extra Work - Settlement of costs based upon the agreed price of \$68.00 per square yard. See reason for item 4039905.
This change order is also to extend the contract completion date to accommodate the additional work as outlined in change orders No. 1, No. 2, and No. 3, and due to utility delays and weather delays encountered to date. The current contract completion date of November 1, 2021 is hereby revised to a new contract completion date of December 31, 2021 .	

Item No.	Description	Unit	Original Units	Add or Deduct Units	Revised Total Units	Unit Price	Extended Total
4039905	MISC. - 4 IN. FIBER REINFORCED ASPHALTIC PAVEMENT (PG64-22, BP-1)	SY	5672.9	-617.8	5055.1	\$ 18.00	\$ (11,120.40)
CO3-1 (5021308)	CONCRETE PAVEMENT (8 IN. NON-REINFORCED, 15 FT. JOINTS)	SY	0	782.6	782.6	\$ 68.00	\$ 53,216.80
Total Amount							\$ 42,096.40

Original Contract Amount	\$ 470,093.50
Net ADD, per Change Order No. 3	\$ 42,096.40
Net ADD, per Change Order No. 2	\$ 6,915.00
Net ADD, per Change Order No. 1	\$ 6,955.00
Revised Contract Amount, per Change Order No. 3	\$ 526,059.90

The terms of Settlement outlined above are hereby agreed to.

Accepted by Contractor: Sprouls Construction, Inc.	
By _____ Dwight Sprouls	Date: _____
Accepted by Engineer: Anderson Engineering, Inc.	
By <u>Kevin K. Marti</u> Kevin Marti, P.E.	Date: 10/27/2021
Accepted by Owner: City of Carthage	
By _____ Dan Rife, Mayor	Date: _____



SHEET NUMBER
04

PLAN SHEET
HAZEL AVE. ROADWAY IMPROVEMENTS
19CA0001

SEC 16, T28N, R31W
CARTHAGE, MISSOURI

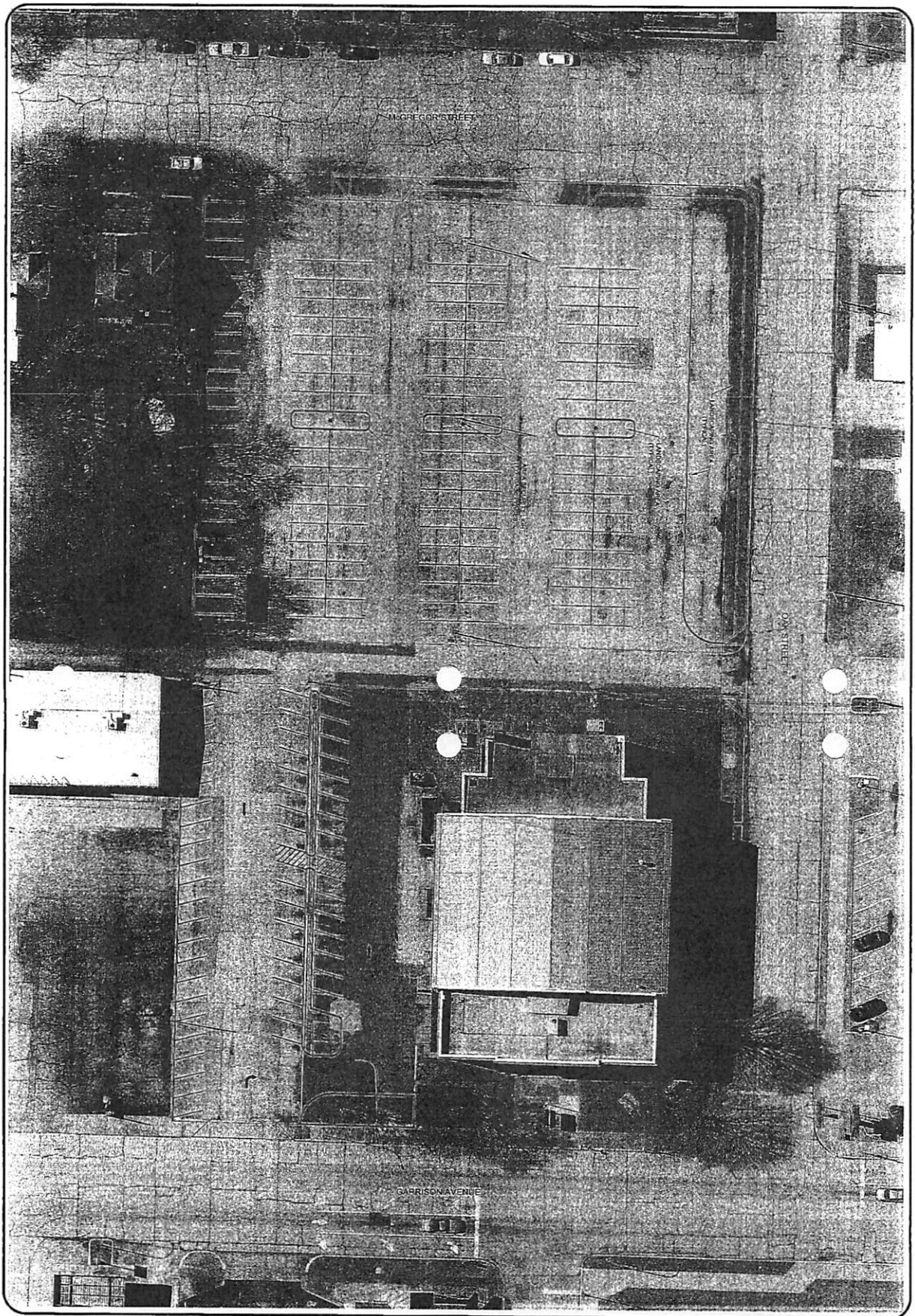
REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY	
1	RESIZED STORM SYSTEM		8/26/21	DRAWN BY	
2				CHECK BY	
3				DATE	
4				FIELD BOOK	
5				JOB NUMBER	

AE ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
1745 S. CANTON AVE., CARTHAGE, MISSOURI 64836-1001
PHONE: 417.354.8551
FAX: 417.354.8552
WWW.AE-ENGINEERING.COM

Preliminary Opinion of Probable Cost
Memorial Hall Parking Lot
Carthage, Missouri

Item No.	Description	No. Units	Units	Unit Cost	Extended Total
1	Mobilization	1	L.S.	25,470.00	25,470.00
2	Sawcut Existing Pavement	68	L.F.	2.50	170.00
3	Removal of Improvements	106	S.Y.	12.80	1,356.80
4	Aggregate Base, Type 5 (6" thick)	106	S.Y.	12.80	1,356.80
5	Concrete Driveway Entrance, 7" thick	106	S.Y.	57.60	6,105.60
6	Parking Blocks	111	Each	70.40	7,814.40
7	Concrete Bench	1	Each	640.00	640.00
8	Landscaping	1	L.S.	3,379.00	3,379.00
9	Wrought Iron Trash Receptacle	2	Each	1,152.00	2,304.00
10	Area Security Lighting	6	Each	3,200.00	19,200.00
Estimated Construction Cost					67,796.60
Contingencies					19,125.00
Engineering					5,000.00
Contract Administration & Construction Inspection					3,000.00
Total Estimated Project Cost					<u>94,921.60</u>



SHEET NUMBER

1

OF

LOT I

PHASE 2 IMPROVEMENTS
CITY PARKING FACILITIES
OAK ST. FROM MCGREGOR ST. - GARRISON AVE.
CARTHAGE, MISSOURI

REVISIONS			DRAWING INFO		
NO.	DESCRIPTION	BY	DATE	FIELD BY	DATE

PRELIMINARY

AE ANDERSON
ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

Phase 1 - Building & front parking lot

1. New concrete from below front steps on east side by where LED sign is.
2. New sidewalk around entirety of building
3. New curbing & guttering around entirety of building
4. Make a wrought iron railing around the patio portion (on north side), incorporate lighting into this
5. Stamped epoxy coat over concrete at north entrance
6. Add trees to either side of north patio area
7. Add curb against south property line for definition; add curb on west side at end of alley
8. Turn the 2 entrances to Memorial Hall on east side into only one entrance
9. Add curbing in between the two parking areas where handicap spots area (planters will go all along this line of curbing)
10. Irrigation
 - a. Maple Leaf/canon area
 - b. planters to the south
 - c. new green space where the entrance is turned into one entrance
 - d. east side up close to building
11. Landscaping plan
 - a. Maple leaf sculpture area; consider moving canon
 - b. new green space at corner
 - c. north side
 - d. east side next to marble columns of building needs tall shrubs
12. Car charging stations
13. Fencing around dumpsters; tuck dumpster back in east corner
14. Fencing around air conditioner units (make it brick to blend into building)
15. Possibly remove trees by Maple Leaf sculpture if diseased

Phase 2 - Large back parking lot

16. Create green space on Oak and McGregor streets (Remove current grass on north side of sidewalk on Oak Street side)
17. Replace sidewalk all along Oak/McGregor streets
18. Combine 4 entrances/exits into only 2 on McGregor side
19. One island in the middle of large parking lot
20. Irrigation/conduit running to island (bore irrigation instead of trenching it)
21. Additional surfacing on south side of large lot to create new parking spaces there
22. Lamp posts instead of light poles

A Masterplan for a Living Memorial Dedicated
to Honoring the Sacrifice of our Veterans
through Community Use



Proposal for
Carthage Memorial Hall

PELLHAM PHILLIPS HAGERMAN
ARCHITECTS ENGINEERS

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"It is for us, the living, rather to be dedicated here to the unfinished work which they who fought here have thus far so nobly advanced. It is rather for us to be here dedicated to the great task remaining before us, that from these honored dead we take increased devotion to that cause for which they gave the last full measure of devotion; that we here highly resolve that these dead shall not have died in vain; that this nation, under God, shall have a new birth of freedom, and that government of the people, by the people, and for the people, shall not perish from the earth."

Abraham Lincoln

Speech at the Dedication of the National Cemetery
At Gettysburg, November 19, 1863



HISTORY & MISSION

History of the Facility

The Carthage Memorial Hall was dedicated September 12, 1921, created originally to memorialize the veterans of World War I. Its mission was expanded later to recognize the service and sacrifice of all veterans.

The building was renovated in 1966 to serve as an emergency public shelter and Civil Defense Facility. A basement addition followed. Since then, HVAC systems and lease spaces have been upgraded..

The Mission

"The Memorial Hall is to be a *living, working* memorial to the veterans of WWI and all military veterans since that time." Special memorialization is given to the veterans of the following wars:

- Civil War
- WWI
- WWII
- Korean Conflict
- Vietnam
- Desert Storm.

A "living memorial" is interpreted to imply a serviceable facility benefiting the entire community with priority given to veterans and their unique activities. "Living" suggests the facility is adequately *flexible* for the changing lifestyles of changing generations.

"September 24, 1999, is the 75th anniversary of the dedication of the building. In keeping with the original mission to memorialize veterans, veterans' presence and monuments must be maintained"
- Marvin Van Gilder, LRPC Chairman.

Memorialization of Veterans

There are many ways to memorialize veterans; the facility itself stands on the site as a public memorial. The facility's activities and the public outreach of its uses all speak to the community as a "living memorial."

Other opportunities for memorialization are proposed within the facility: grand murals may depict conflict similar to those presently exhibited at the Civil War Museum in Carthage or the Court House. The community offers talented artists with unique capabilities to express and memorialize historic events through powerful panels of art.

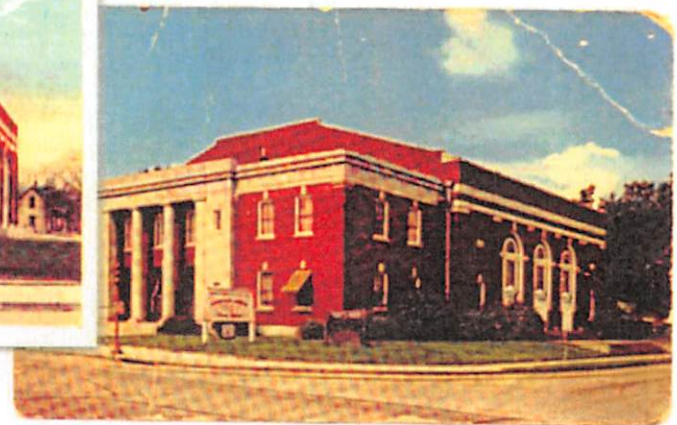
Specific military groups with their artifacts and ceremonies can contribute to the living memorial in the form of displays and literature. Walks, halls, and corridors can become "living museums."

"A preference of the committee was to see the building maintained in a manner befitting its memorial and historical aspects by retaining present features and historical character while accommodating the need for modernization, flexibility, and accessibility."



VICTORY

Quotes on this page that are not specifically attributed to someone originated in the document, "A Report to the Carthage City Council by LRPC"



FACILITY NEED & OPPORTUNITY

A Living Multi-use Facility

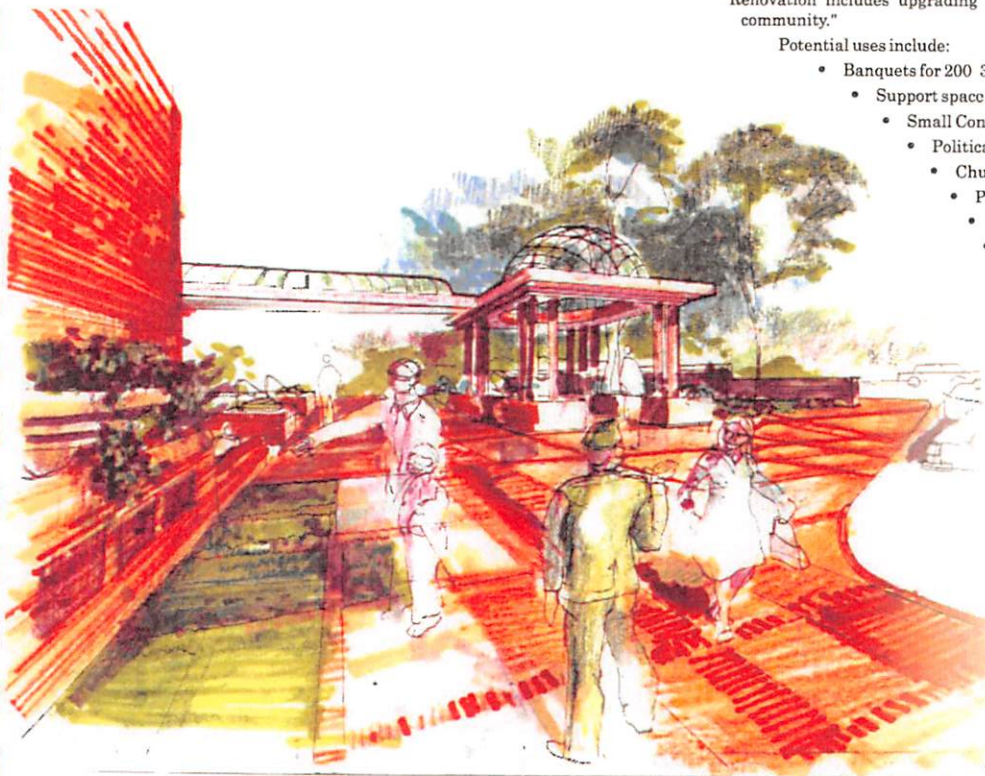
"We feel that the best use of this facility is a 'civic and small convention center.'"

"Our ultimate recommendation is to restore or renovate the facility back to the way it appeared externally when it was first constructed."

"Renovation includes upgrading the building in such a manner as to provide a better service to the community."

Potential uses include:

- Banquets for 200-300 people to have sit down dinners with speakers
- Support space and break out meeting rooms for banquets and small group meetings
- Small Conventions
 - Political groups
 - Church groups
 - Professional groups
 - Town Hall meetings
 - Trade Shows / Small Exhibitions
- Guns shows
- Garden shows
- Building supplier shows
- Auctions
- Furniture shows
- Stamp shows
- Craft shows
- Fishing shows
- Family and Small Group Meetings / Meeting Room
- Bridge group
- Weddings
- Funerals
- Receptions
- Reunions
- Seminars (including distance learning / satellite downlink)
- Master Classes
- Distance learning interactive classes, seminar rooms, meeting rooms
- Recreation
 - City sponsored recreational activities
 - Rainout alternative space
 - Golden Gloves Competition (boxing)
 - Dances and Socials
 - Hispanic Group Dance



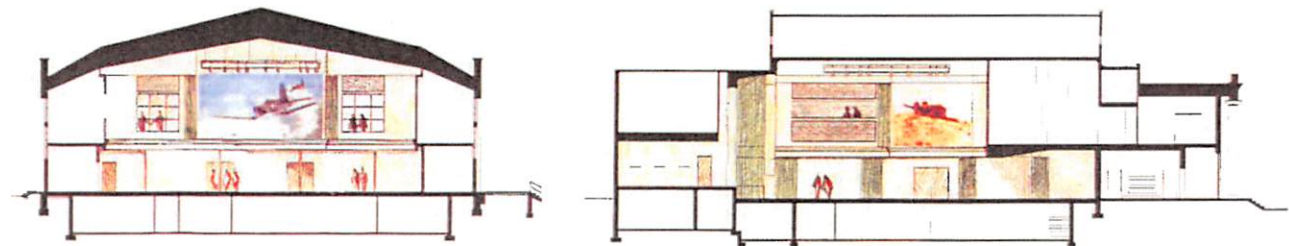
View of Landscaped Courtyard

FACILITY CONCEPTS

Facility Concepts and Conclusions.

As a multi-purpose facility, the uses identified have common needs and make similar requirements on the facility:

- Large flexible open spaces--community hall
- Movable seating
- Portable risers
- Smaller break out support spaces such as dressing rooms and small meeting rooms
- Food service capability
- Extensive public toilets with peak period use
- Load in / load out capability accessing the hall
- Special controlled lighting /spotlighting
- Sound control
- Extensive public parking
- Easy accessibility for an aging society (biggest problem is stairs)
- Handicap accessibility
- Special management and control.



The sections depict concepts for the Main Hall and demonstrate the opportunities for sound control, natural lighting, and flexibility. They also feature large expanses of wall surface ideal for murals depicting scenes and events unique to Carthage area veterans.

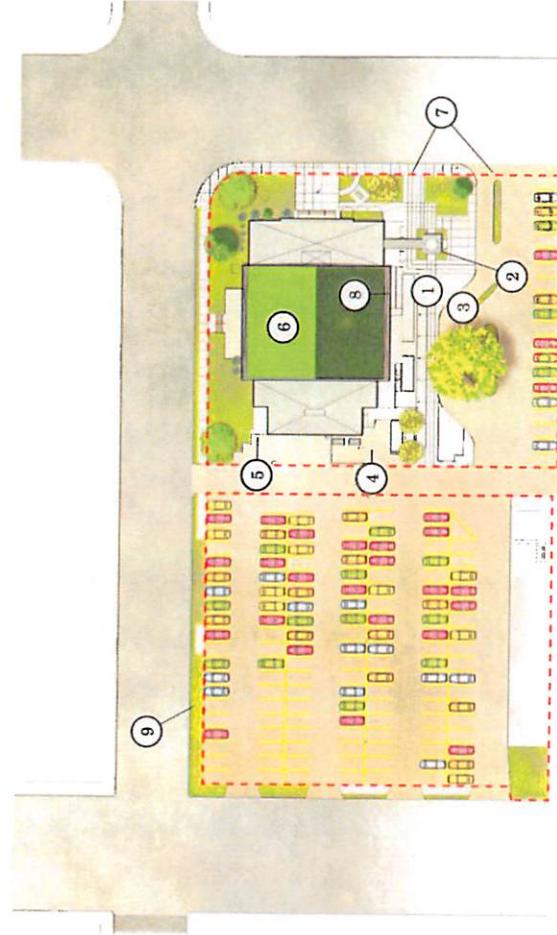
THE SITE & GROUNDS

The Memorial Hall first speaks to the community as a historic public building, with other civic buildings nearby. Fourth Street presently terminates at the East (Garrison Avenue) elevation. Shown here is a proposed modification to Fourth Street to align with Oak Avenue to simplify traffic flow.

This proposal suggests new elements within the site to reinforce the memorialization opportunities as visitors move from the parking lot into the building.

- 1 New courtyard linking parking and entrance
- 2 New pergola and canopy as focus of courtyard and defining the entrance
- 3 New drive-thru and drop off
- 4 New screened service and shipping/receiving area
- 5 New accessway to lease spaces
- 6 Proposed standing-seam roofing at vaulted roof
- 7 Improved drive/entry; abandon driveway nearest building
- 8 Typical screenway and feature wall to memorialize veterans. See pg. 4,7
- 9 Improved parking lot lighting

See page 12 for a more detailed description of the work



THE COMMUNITY FACES

The community faces of the Memorial Hall make the first and last impressions. Retaining the original character while accommodating those needs for a functional facility was a primary concern of the planning committee. Shown here on the South Elevation is the courtyard. The courtyard features the screen wall at the Service Area, replacement of the arched windows to their original character, the new entrance into the Schrantz Museum and Lobby, and a monument screen wall which screens the kitchen while memorializing the veterans.



SOUTH ELEVATION

WEST ELEVATION



This view greets guests who park before entering the facility. Features include a new entrance along the North, separating lease-space users from Main Hall visitors, and a screen wall and gate at the Service Area. Brick fencing and planting defines the entrance to the courtyard and primary public access to the entrance.

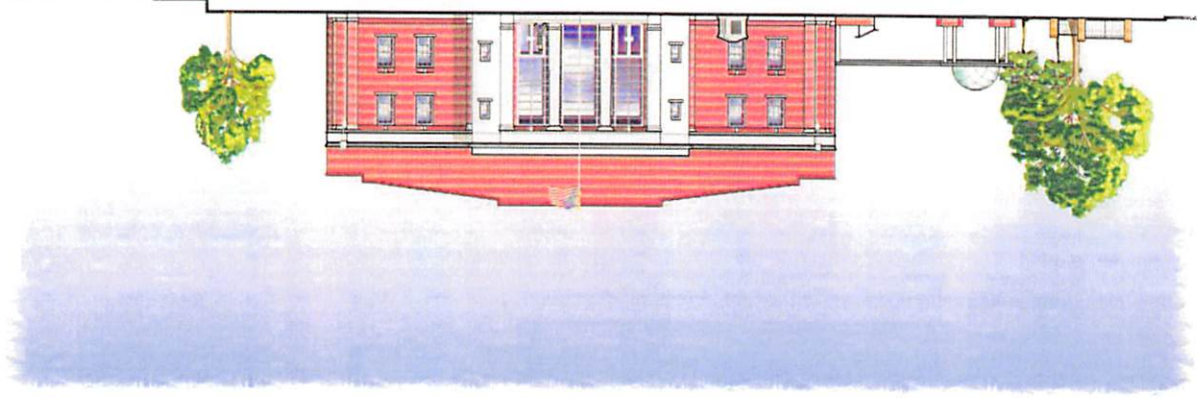
New windows are shown at the Second Level to enhance those lease spaces.

THE COMMUNITY FACES

Changes to the North face include a new, large, glassed-in stairwell to the West, defining the public accessway to lease spaces. The large arched windows are returned to their original form. The elevation is de-emphasized on this entrance making the doors for egress only. The new metal roofing is clearly visible here.



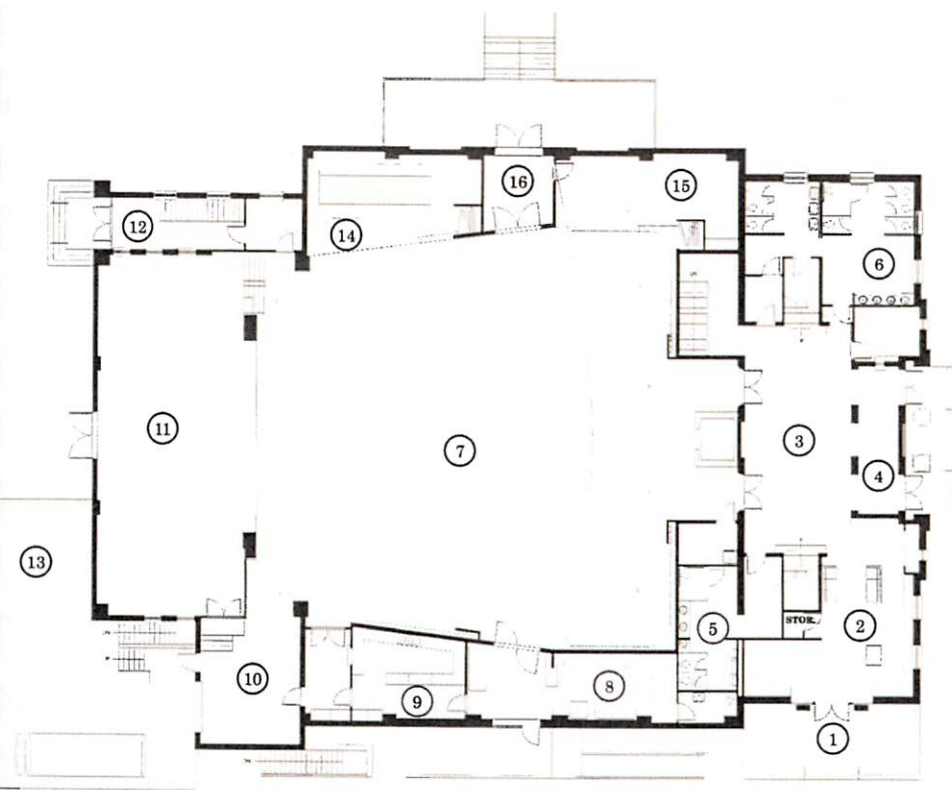
NORTH ELEVATION
EAST ELEVATION



This is the historic front door of the facility and will remain visually as the primary entrance. New curtainwall is proposed behind the columns to make the interior more open and inviting to passers-by. The existing windows will be replaced with insulated glass replicated to match the existing style. Shown in the courtyard are the pergola and canopy. The pergola is the vertical element in the courtyard that becomes the pivot for traffic and defines a second entrance from the South.

FIRST FLOOR PLAN

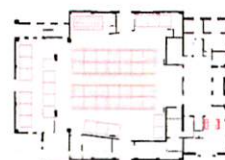
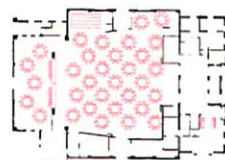
This level is the core of the facility's operation. It is the primary public level and is anticipated to serve the majority of the total users. It features a new entrance on the South (through the Schrantz Museum) into the Main Lobby. Other levels may be accessed by stair and elevator. There are expanded bathrooms off the lobby/pre-convene areas. The Lobby serves the Main Hall--a multi-purpose area (see sketches below showing typical uses). The Hall is expandable into the stage (chair lift accessible) and into meeting rooms. The space is equipped with professional sound and lighting systems. Technical assistance may be required for its use. Along the South is a new state-of-the-art catering kitchen featuring a prep area, serving area, wash area, and access to the dock through the load-in/load-out area serving the Main Hall.



BOXING
BANQUET
EXHIBITION
AUDITORIUM



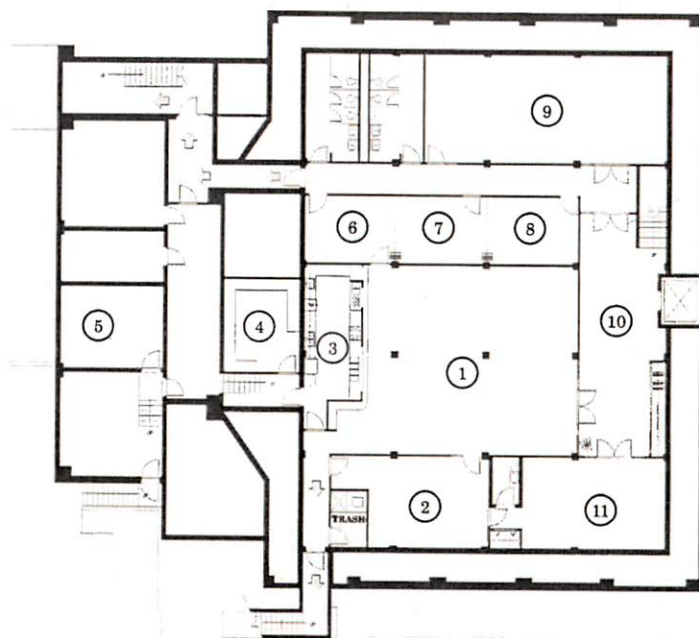
- 1 New Entrance
From Plaza/East Parking
- 2 Museum/Lounge
- 3 Removable Lobby/Vestibule
- 4 Curtain Wall Entry
(See Elevations)
- 5 New Men's Toilet
- 6 New Women's Toilet
- 7 Multi Use Arena/Convention/
Exhibition Hall
- 8 Catering Kitchen
- 9 Catering Kitchen
- 10 Shipping and Receiving
- 11 Arena Annex
(Old Storage)
- 12 New West Entrance
To Office Area @ 2nd Flr. & Basement
- 13 Screened Service Area
- 14 Seating Stack Area & Aux. Space
- 15 Meeting Room/Flexible Space
- 16 Fire Exit



LOWER LEVEL PLAN

The Basement Level becomes a more intimate reflection of the Main Hall. It serves as a spill-over space for Main Hall activities or can be a self-sufficient Mini Hall on its own. It is oriented for small group activities. Portions of this level are designated for veteran's use.

Some space is available for long-term tenants or it can remain flexible for short-term meetings. A new stairwell exit is shown at the Northwest corner. The entire area is ADA accessible. The kitchen is equipped with residential scale equipment--more familiar to families and untrained users.

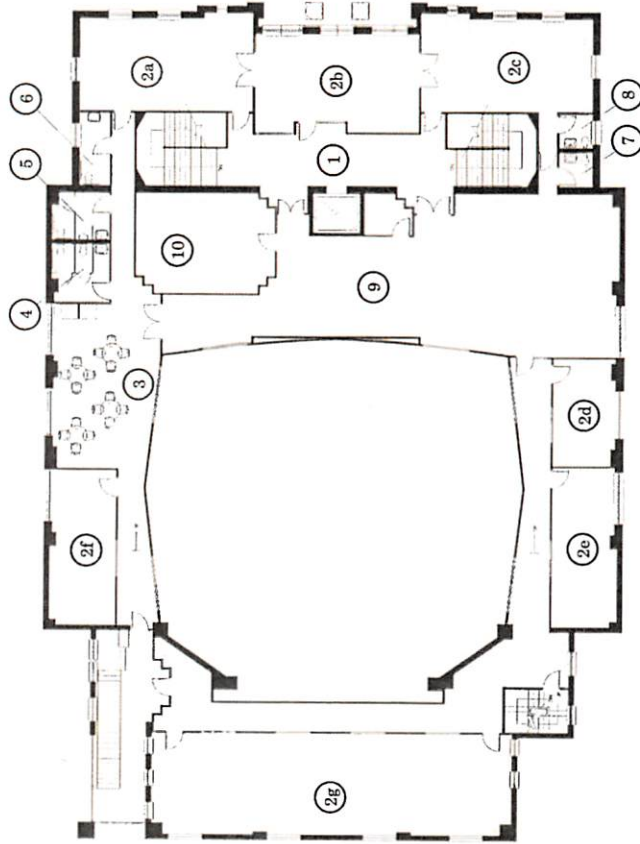


- ① Small Group Commons
- ② American Legion
Sm. Dining Rm./Multi-Purpose
- ③ Kitchen
- ④ Pantry/Storage
- ⑤ Mechanical Room
- ⑥ Chair/Table Storage
Room R1
- ⑦ Meeting Room R2
- ⑧ Meeting Room R3
- ⑨ Lease Space
Room B1
- ⑩ Foyer
- ⑪ American Legion
Meeting Room



2nd FLOOR PLAN

The Second Floor promises to be one of the most exciting concepts for space use in the region. This level features a public lobby with adjacent long-term tenant spaces. The lobby flows into the new Civil War Museum (proposed to be moved from its existing location). The Museum is an open facility with displays, dioramas, and the wonderful mural depicting the Battle of Carthage. Although supervised, the Museum is anticipated to be an open circulation space for visitors to view the Main Hall and access adjacent lease spaces. The North, South, and West corridors; and adjacent lease spaces are created by framing new floors over existing high-ceiling spaces.



- 1 Public Corridor
- 2a Lease Space
500 Sq. Ft.
- 2b Lease Space
480 Sq. Ft.
- 2c Lease Space
500 Sq. Ft.
- 2d Lease Space
200 Sq. Ft.
- 2e Lease Space
500 Sq. Ft.
- 2f Lease Space
300 Sq. Ft.
- 2g Lease Space
1,100 Sq. Ft.
- 3 Open Area/Meeting Room
- 4 Public Toilet - Women's
- 5 Public Toilet - Men's
- 6 Handicap Toilet
- 7 Public Toilet
- 8 Lease Space Toilet
- 9 Civil War Museum
- 10 Distance Learning
Classroom/Meeting Room



SCOPE OF WORK

Carthage Memorial Hall Scope of Work and Statement of Probable Cost 11/29/1998

A. Site & Grounds

Preparation for New Construction	
1. Demolition/cutting	15,000
2. Grading Plaza Pad; Trenching	15,000
3. Plaza and Walks (Bomonte & Concrete)	30,000
4. Screen Wall/Masonry	18,000
5. Rolling Gate 20'W	4,000
6. New Drive/drop	10,000
7. Seal & Paint parking lot	13,333
8. Lighting - Ped.	10,000
9. Improved parking lot lighting	15,000
10. New Concrete curbs and sidewalks	20,000
11. Irrigation	10,000
12. Landscape Allowance	10,000
13. Special Features Allowance - Gazebo to define new entrance	30,000
Total Site Work	200,333

B. Shipping & Receiving

1. Canopy @ Dock	9,000
2. Building Addition	30,000
3. Drive up Dock, Steps	10,000
Total Dock	249,333

C. Building Costs (General)

1. Stairwell at N.W. Corner	56,250
2. New metal Coping	5,416
3. New metal Roof & Trim	64,000
4. New Single ply roof	24,000
5. New Entrance @ S.E. Corner	-
Glazing and Door, Limestone Arch, H.C. ramp	20,000
6. New Arched Windows to Replace Panel	47,520
7. Retrofit windows @ N.S.	12,000
8. New Windows at West Elevation over storage	5,000
9. New Curtainwall Glass at East Entrance	17,100
10. New Elevator	36,000
Shaft work	12,000
Basement work	5,000
New H.C. Chair Lift at Hall	10,000
Subtotal Elevator	63,000
Total Building General	314,286

D. Basement Renovation

1. Demolition	12,000
** 2. Architectural Elements	120,000
3. Lighting/Elec	12,000
4. HVAC Rework	32,000
5. Folding Doors and Hardware	12,000
6. New Kitchen Equipment Allowance	15,000
7. Fire Protection	12,000
Total Basement	215,000

E. 1st Floor

1. Demolition	15,000
** 2. Architectural Elements	280,000
3. Lighting/Elec	28,000
4. HVAC Rework	70,000
5. Acoustical provisions (See also Specialties.)	-
6. Fire Protection	21,000
Total 1st Floor	393,000

F. 2nd Floor

1. Demolition & Rework	25,000
2. Floor Framing	85,000
** 3. Architectural Elements	122,000
4. Infill Existing Spaces	36,000
5. Fire Protection	13,500
6. Lighting/Elec	18,000
7. HVAC	72,000
Total 2nd Floor	256,500

G. Specialties

1. Auditorium Acoustical Treatment	25,000
2. Power Grid & Lighting Controls, Instruments	55,000
3. Audio/Visual & Sound Equipment	25,000
4. Telecommunications Backbone	45,000
5. Kitchen Equipment	65,000
6. Furnishings	20,000
Total Specialties	235,000

** Architectural Elements include- Partitions, Finishes, Framing,
misc. matls., Doors, Frames, Hardware

TOTAL PROJECT	1,549,786
Soft Costs	106,742
PROJECT COST	<u>1,656,528</u>

ECONOMICS & FUNDING

Economics:

The Sources of Funding include but are not limited to the following:

- The City of Carthage is the owner and caretaker for this facility. The City provides funding for operating and maintaining the facility. "It is anticipated that regardless of the final form the facility takes, the City will likely limit its annual expenditure of the Hall to around \$75,000" Tom Short.

The City of Carthage will be the **fund raising catalyst** for the capital improvement of the facility. "A big worry is that we create a majestic facility but are unable to operate it or keep it up. To avoid this we should make every effort to involve as many people and as diverse a social group as possible to utilize the facility and promote its use. It must be a public service facility, although it is unrealistic to expect it to pay for itself."

In addition to annual budget expenditures, the City has the ability to provide public funding through bond issues and taxes and private funding through foundations.

Two foundations are identified that support selected community projects:

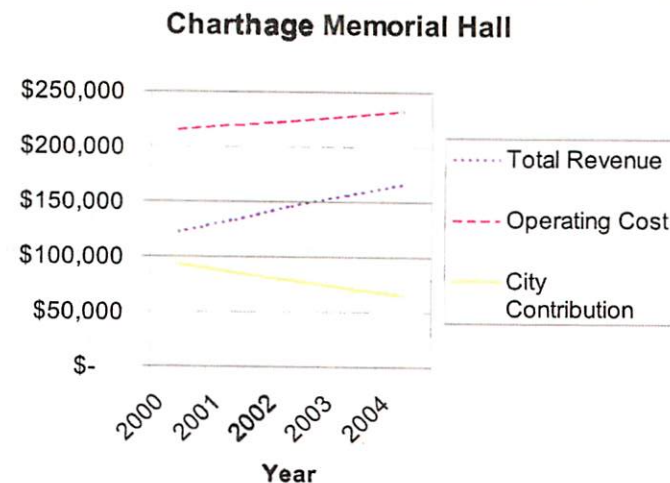
- Broland Foundation
- Steadley Foundation.
- Other sources of funds:
 - Tenants who lease space in the Hall. Tenants comprise the following:
 - Long-term lease tenants
 - Regular users of facilities
 - One time or seasonal users for special events including promotions of special events, community group rentals, and not for profit users
 - Veterans Groups.



ECONOMIC MODEL

Carthage Memorial Hall Revenue and Expense Projections-Summary

Income:	2000	2001	2002	2003	2004
Events	\$ 56,396	\$ 61,093	\$ 65,793	\$ 70,493	\$ 75,193
Commons Area	\$ 8,313	\$ 10,094	\$ 11,875	\$ 13,656	\$ 15,438
Office Rent	\$ 25,780	\$ 27,828	\$ 29,875	\$ 31,923	\$ 33,970
Meeting Rooms	\$ 10,050	\$ 11,825	\$ 13,800	\$ 14,625	\$ 15,250
Civil War Museum	\$ 22,500	\$ 23,625	\$ 24,806	\$ 26,047	\$ 27,349
Total Revenue	\$ 123,039	\$ 134,465	\$ 146,149	\$ 156,744	\$ 167,200
Operating Cost	\$ 216,000	\$ 219,950	\$ 224,012	\$ 228,190	\$ 232,486
City Contribution	\$ 92,961	\$ 85,485	\$ 77,862	\$ 71,446	\$ 65,286



Carthage Memorial Hall Revenue and Expense Projections-Detail

Events-Auditorium

User Type	% of Use	Auditorium Fee	Kitchen Fee	Kitchen Usage	
Promoter	33%	\$500	\$100	100%	
Community	33%	\$300	\$75	50%	
Not for Profit	33%	\$200	\$75	50%	
	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Event per year	144	156	168	180	192
Assumed usage to be equal among user types					

Events-Small Group Commons

Events-Small Group Commons	\$ 100	\$ 25	75%		
	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Event per year	70	85	100	115	130

Office Space Rental

Space ID	Sq Ft	2000 Rate	2001	2002	2003	2004
2A	480	\$ 7.00	\$ 7.50	\$ 8.00	\$ 8.50	\$ 9.00
2B	250	\$ 7.00	\$ 7.50	\$ 8.00	\$ 8.50	\$ 9.00
2C	480	\$ 7.00	\$ 7.50	\$ 8.00	\$ 8.50	\$ 9.00
2D	240	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00
2E	320	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00
2F	325	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00
2G	1,200	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00
Museum	1,200	-	-	-	-	-
B1	800	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.50	\$ 8.00
American Legion	800	-	-	-	-	-
Total Sq Ft	6,095	\$ 5.10	\$ 5.50	\$ 5.90	\$ 6.30	\$ 6.70

Meeting Rooms

Location	Rate	2000 Usage	2001	2002	2003	2004
Open Area	\$ 45	30	35	40	45	50
Basement R1	\$ 50	50	55	60	60	60
Basement R2	\$ 50	50	55	60	60	60
Basement R3	\$ 50	50	55	60	60	60
Distance Learning	\$ 200	6	10	15	18	20

Operating Cost

	2000	2001	2002	2003	2004
Personnel Expenses	\$ 80,000	\$ 82,400	\$ 84,872	\$ 87,418	\$ 90,041
Direct Payroll Exp	\$ 16,000	\$ 16,480	\$ 16,974	\$ 17,484	\$ 18,008
General Office	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Property Insurance	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
Telephone	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Utilities	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Building Maint	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Supplies	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
Advertising	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138
Depreciation & Replacement	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Civil War Museum Operations	\$ 32,000	\$ 32,320	\$ 32,643	\$ 32,970	\$ 33,299
Total Operating Cost	\$216,000	\$ 219,950	\$ 224,012	\$ 228,190	\$ 232,486

ABOUT THIS STUDY

This study represents a culmination of work by the Carthage Memorial Hall Long Range Planning Committee. It represents many meetings over the past year to achieve a consensus of mission, use, and recommendations to be proposed to the City Council by the LRPC. This work included a community survey.

As a part of those activities, the committee selected Pellham-Phillips-Hagerman Architects and Engineers to assist them in the evaluation and proposed solutions portion of this effort.

The committee was further assisted by input from city engineer Joe Butler regarding site, building conditions, and structural evaluation; and from Mary Catherine Krause, ADA Specialist. Steven K. Lett provided a preliminary engineering report on HVAC and lighting for the hall. Joe Hardin Inc. and Michelle Montague provided information regarding commercial food service equipment.

Interviews were conducted with the following individuals who provided unique insight into the facilities:

- Tom Short, City Administrator: economic and operational issues
- Max McKnight: economic issues
- Sandy Baker: operations and fees
- Marvin Van Gilder: history
- Dave Boswell: custodial and physical plant
- Neel Baucom: veteran's groups
- Joe Baker, Bud Rogers, and Mr. Clayton: physical plant

Respectfully submitted by the members of the Memorial Hall Long Range Planning Committee:

Marvin Van Gilder, Chairman and Historian

Kate Anderson

Neel Baucom

Dr. Ken Bowman

Jackie Boyer

Charles Cook

Bob Copeland

L.J. Downey

Dexter Friesen

Mike Harris

Lonnie Heckmaster

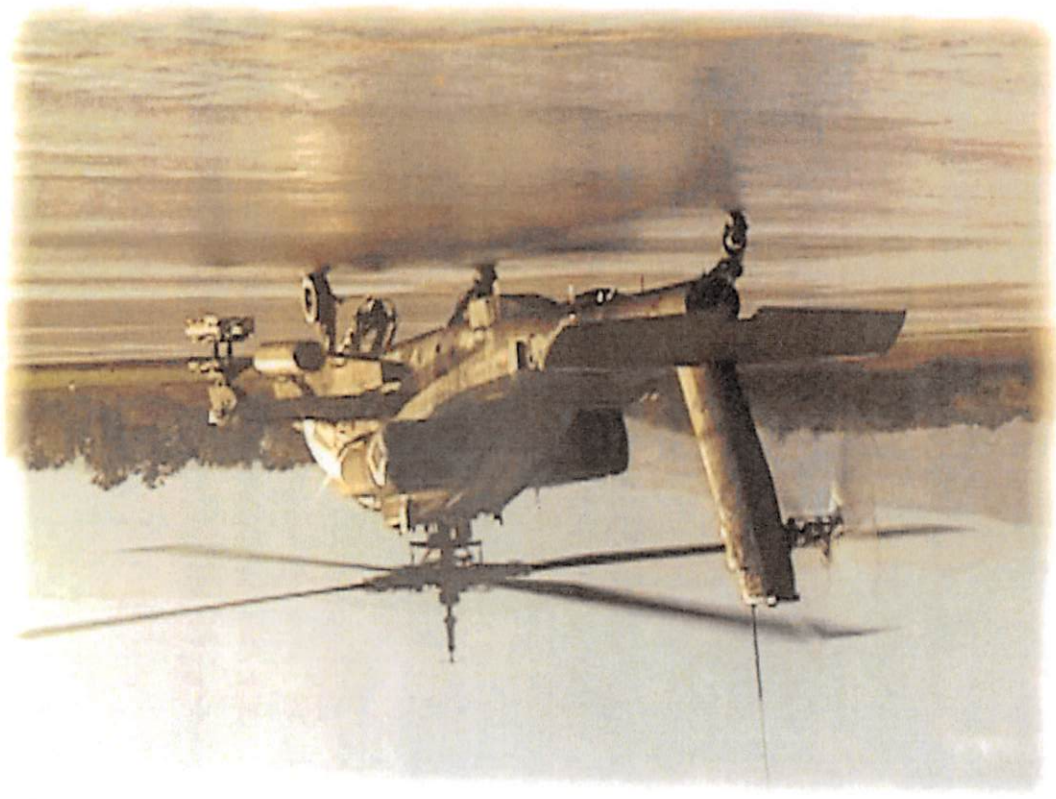
Heather Kelly

Terry McDonald

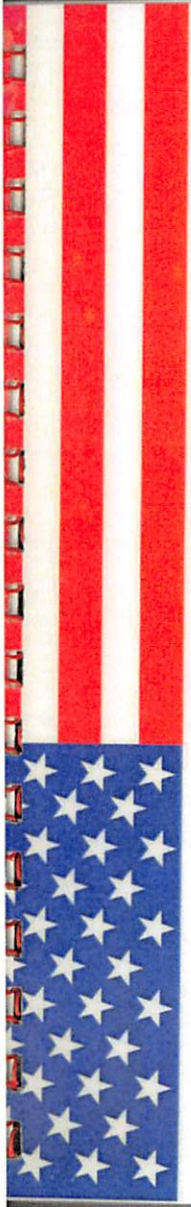
Max McKnight

Tom Short





Pellham-Phillips-Hagerman 1111 S. Glenstone Springfield, Missouri 65804 T (417) 865-1672 F (417) 865-2461 <http://www.pphae.com>



Preliminary Opinion of Probable Cost
Parking Lot A - 6th & Main
Carthage, Missouri

Item No.	Description	No. Units	Units	Unit Cost	Extended Total
A-1	Mobilization	1	L.S.	\$4,000.00	\$4,000.00
A-2	Sawcut Existing Pavement	245	L.F.	\$1.60	\$392.00
A-3	Removal of Improvements	1	L.S.	\$2,600.00	\$2,600.00
A-4	Repair of Damage Sub Grade and Bituminous Repair	180	S.Y.	\$34.00	\$6,120.00
A-5	Bituminous Surface Course 2" (PG64-22 mixture)	950	S.Y.	\$15.00	\$14,250.00
A-6	White High Build Acrylic Waterborne Pavement Marking Paint - Solid - 4"	540	L.F.	\$5.20	\$2,808.00
A-7	High Build Acrylic Waterborne Pavement Marking Paint - Solid - Symbol	3	Each	\$260.00	\$780.00
A-8	Parking Blocks	19	Each	\$70.40	\$1,337.60
A-9	Miscellaneous Signs	5	Each	\$320.00	\$1,600.00
A-10	2" Water Line to Planter	221	L.F.	\$70.40	\$15,558.40

Subtotal Section A **\$49,446.00**

Section B - Beautification Enhancements

Item No.	Description	No. Units	Units	Unit Cost	Extended Total
B-1	Decorative Concrete (6" Thick)	36	S.Y.	\$77.00	\$2,772.00
B-2	Concrete Curb (24" Width)	104	L.F.	\$38.40	\$3,993.60
B-3	Concrete Curb (6" Width)	250	L.F.	\$32.00	\$8,000.00
B-4	Concrete Planter - 5' Diameter	6	Each	\$640.00	\$3,840.00
B-5	Concrete Planter - Rectangular	22	L.F.	\$70.40	\$1,548.80
B-6	Landscaping	1	L.S.	\$5,000.00	\$5,000.00
B-7	Concrete Bench	1	Each	\$640.00	\$640.00
B-8	Wrought Iron Trash Receptacle	2	Each	\$1,152.00	\$2,304.00
B-9	Decorative Light Pole	1	Each	\$4,480.00	\$4,480.00

Subtotal Section B **\$32,578.40**

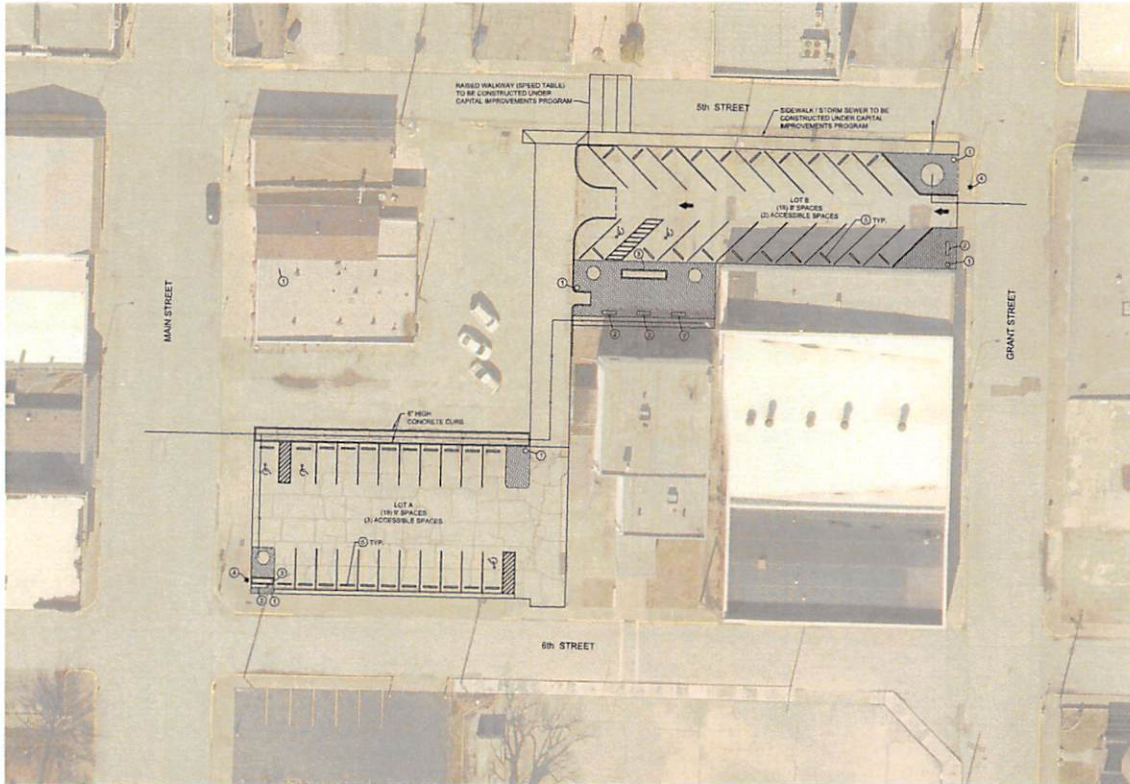
Estimated Construction Cost **\$82,024.40**

Contingencies **\$9,280.00**

Engineering **\$10,000.00**

Contract Administration & Construction Inspection **\$7,000.00**

Total Estimated Project Cost **\$108,304.40**



REVISION	DATE	BY	CHKD BY	DATE
1				





Migration
Assistant

Sc



Preliminary Opinion of Probable Cost
Parking Lot B - 5th & Grant
Carthage, Missouri

Item No.	Description	No. Units	Units	Unit Cost	Extended Total
A-1	Mobilization	1	L.S.	\$8,500.00	\$8,500.00
A-2	Sawcut Existing Pavement	464	L.F.	\$1.60	\$742.40
A-3	Removal of Improvements	1	L.S.	\$8,000.00	\$8,000.00
A-4	Concrete Patch for Water Line	31	S.Y.	\$89.60	\$2,777.60
A-5	Crack Sealing of Lot	0	L.F.	\$0.00	\$0.00
A-6	Bituminous Surface Course 2" (PG64-22 mixture)	1,100	S.Y.	\$15.00	\$16,500.00
A-7	White High Build Acrylic Waterborne Pavement Marking Paint - Solid - 4"	540	L.F.	\$5.20	\$2,808.00
A-8	High Build Acrylic Waterborne Pavement Marking Paint - Solid - Symbol	4	Each	\$260.00	\$1,040.00
A-9	Parking Blocks	20	Each	\$70.40	\$1,408.00
A-10	Miscellaneous Signs	5	Each	\$320.00	\$1,600.00
A-11	Light Arm on Existing Pole	1	Each	\$960.00	\$960.00
A-12	2" Water Line to Planter	118	L.F.	\$70.40	\$8,307.20

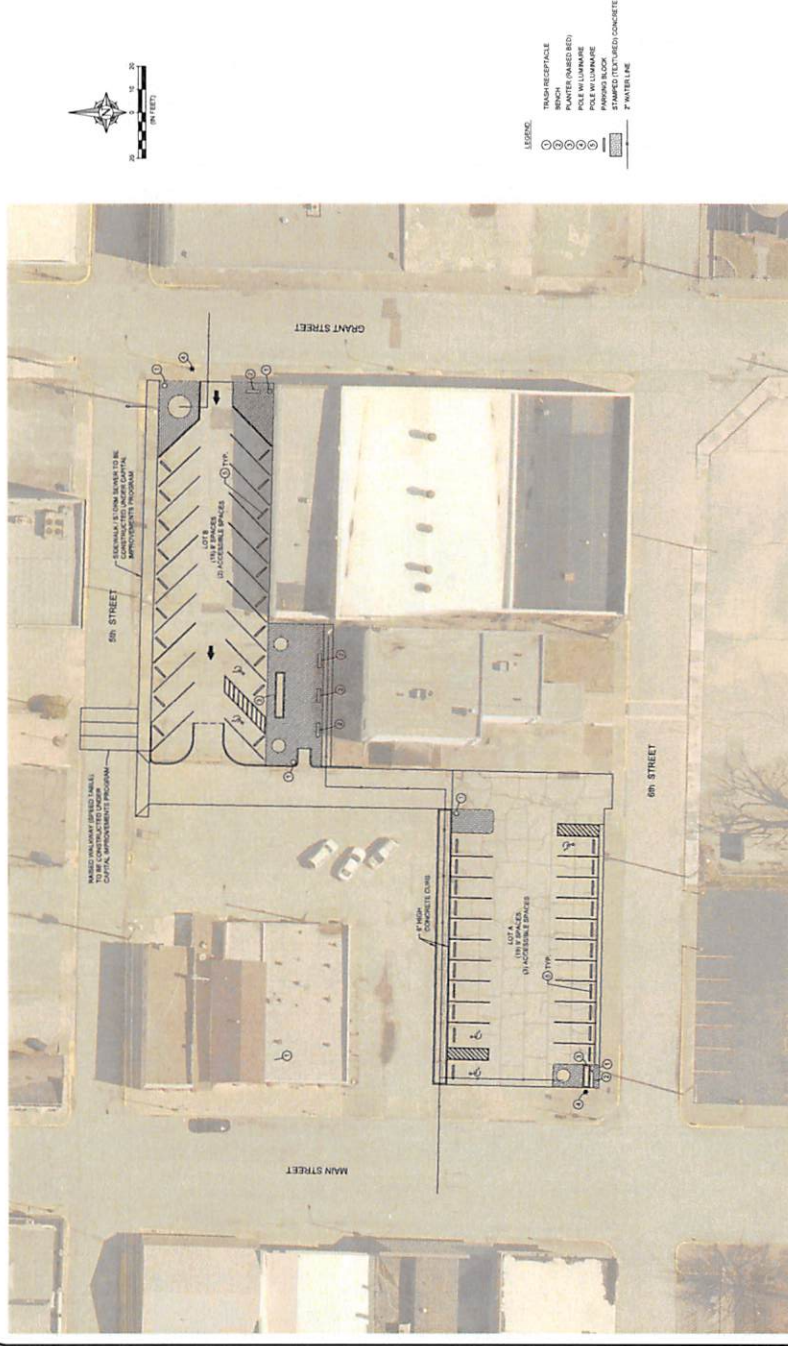
Subtotal Section A \$52,643.20

Section B - Beautification Enhancements

Item No.	Description	No. Units	Units	Unit Cost	Extended Total
B-1	Decorative Concrete (6" Thick)	220	S.Y.	\$77.00	\$16,940.00
B-2	Type S Curb	130	L.F.	\$44.80	\$5,824.00
B-3	Concrete Planter - Rectangular	48	L.F.	\$55.00	\$2,640.00
B-4	Landscaping	1	L.S.	\$5,000.00	\$5,000.00
B-5	Concrete Bench	4	Each	\$640.00	\$2,560.00
B-6	Wrought Iron Trash Receptacle	2	Each	\$1,152.00	\$2,304.00
B-7	Decorative Light Pole	1	Each	\$4,480.00	\$4,480.00

Subtotal Section B \$39,748.00

Estimated Construction Cost	\$92,391.20
Contingencies	\$10,000.00
Engineering	\$14,500.00
Contract Administration & Construction Inspection	\$10,000.00
Total Estimated Project Cost	\$126,891.20

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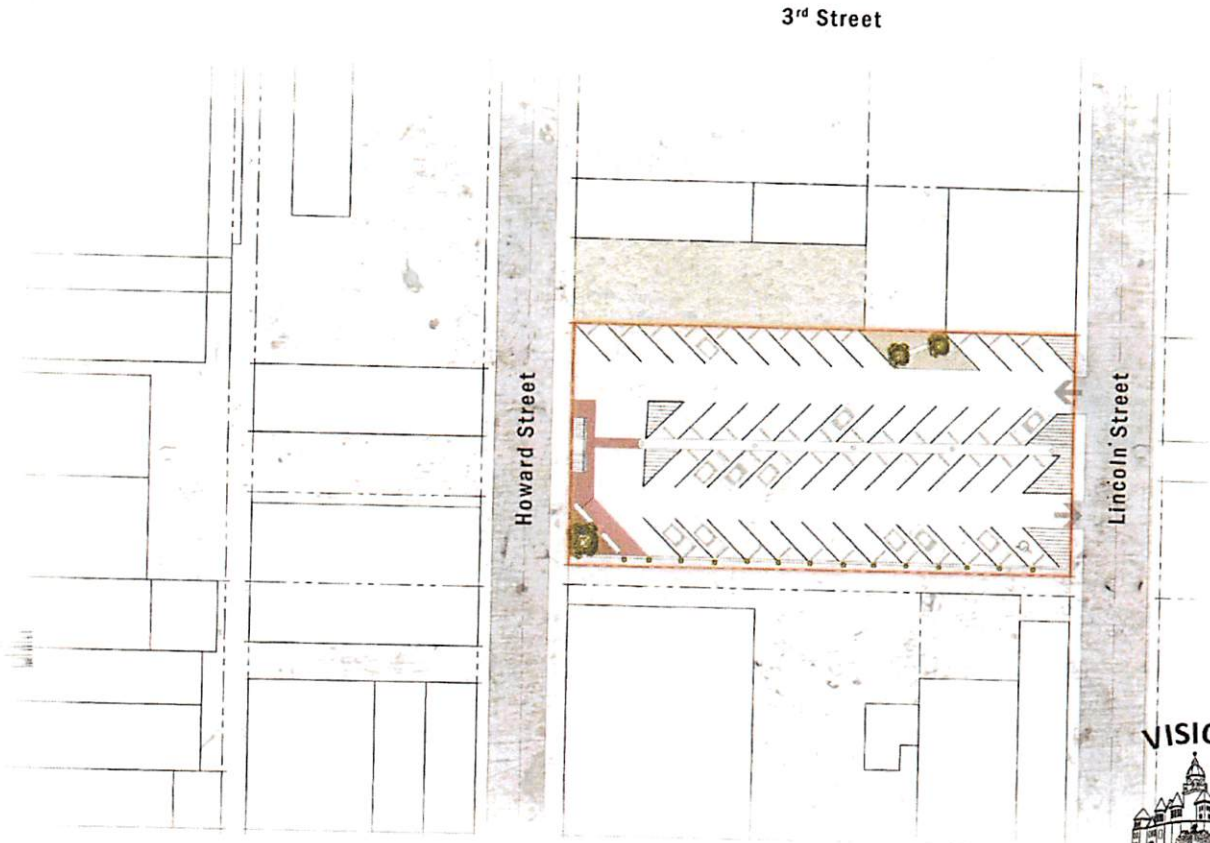


HUNTER & MILLARD ARCHITECTS, INC.



12/18/2018

site a plan.jpg



HUNTER & MILLARD ARCHITECTS, INC. 

4th Street



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12/18/2018

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HUNTER & MILLARD ARCHITECTS, INC.

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12/18/2018

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HUNTER & MILLARD ARCHITECTS, INC.

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