



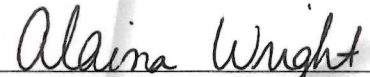
303 North Main Street • P.O. Box 447 • Carl Junction, MO 64834 • 417-649-7237
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NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A MEETING OF THE ECONOMIC DEVELOPMENT COMMITTEE OF THE CITY OF CARL JUNCTION, MISSOURI, WILL BE HELD AT THE CITY HALL, 303 N MAIN STREET OF CARL JUNCTION ON JULY 7, 2026, AT 6:30 PM. TO CONSIDER AND ACT UPON THE MATTER ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME

1. Meeting Called to Order
2. Economic Development Committee
 - a. Discussion of conceptual and cost estimate for commercial property
3. Adjournment

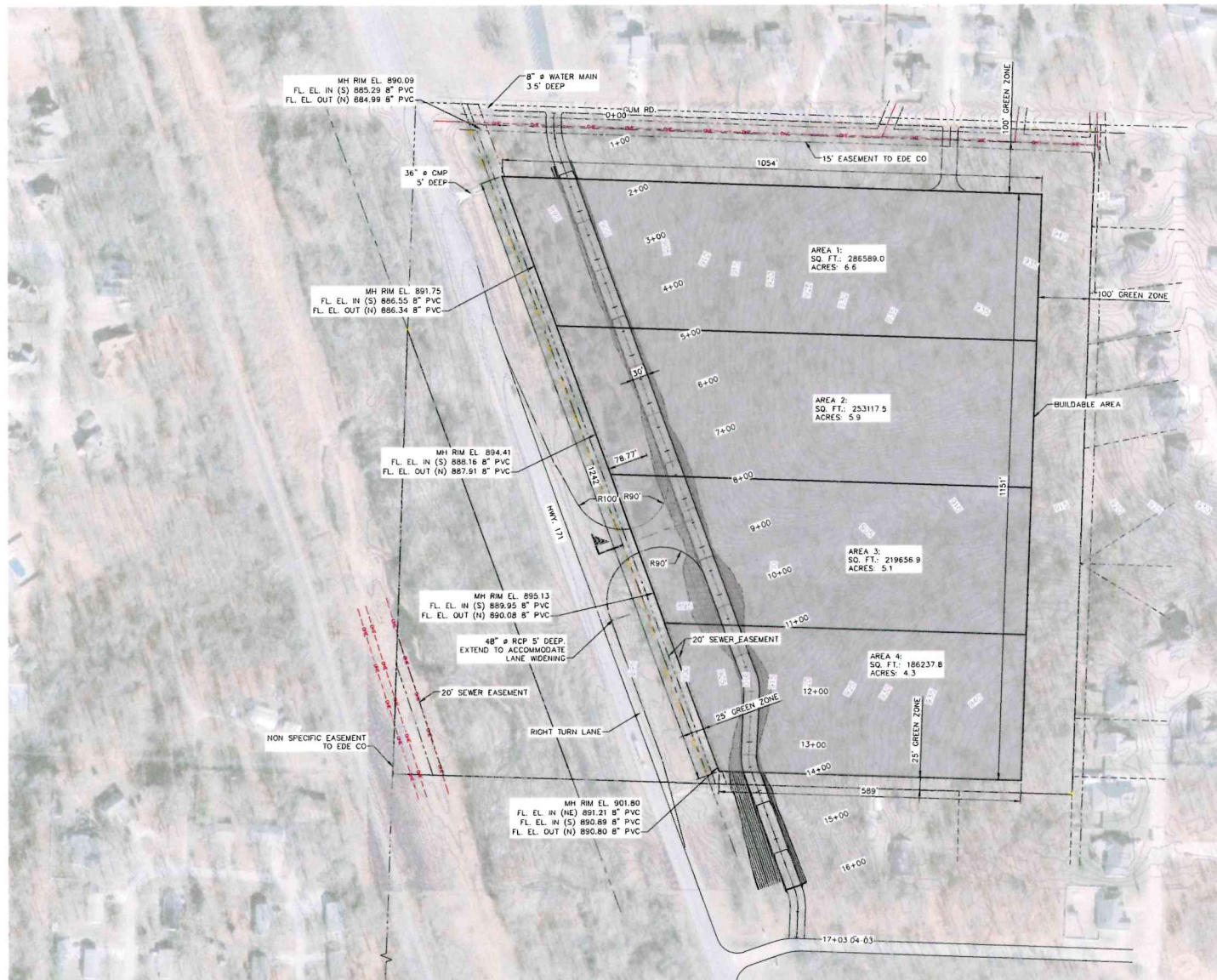
THE MEETING WILL BE OPEN TO THE PUBLIC DATED THIS 2ND DAY OF JULY, 2026 AT 11:30 AM.



Alaina Wright, City Clerk

The City of Carl Junction will represent our citizens, provide high level services,
and plan for the future of our community.

- Carl Junction Mission Statement



AM ALLGEIER, MARTIN and ASSOCIATES, INC.
 CONSULTING ENGINEERS and SURVEYORS
 7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

DATE	REVISION

DRAWN BY: AJM
 CHECKED BY: MCK
 APPROVED BY: MCK
 DATE: 10/14/2025

EXHIBIT
 GUM RD. & HWY 171 32 ACRE LOT
 CARL JUNCTION, MISSOURI

DWG. NO.
EX-2



ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers

7231 E. 24th Street | Joplin, MO 64804 | 417.680.7200
Branch Offices: Kansas City, Rolla, Springfield, Tulsa and Bentonville
Tabulation of Bids

Project: CJ Mo Development PRELIMINARY Estimate CONCEPT ONLY
Location: Route 171 and Gum Road
Bid Date:
Engineers Estimate: \$1.5 million
Engineers: Steve Campbell, P.E., Sr. Project Engineer

Bid Items:

Item No.	Description	Unit	Quantity	Unit Price	Extended Total	Comments
1	Removal of Existing Improvements	LS	1	\$ 10,000.00	\$ 10,000.00	
2	Clearing and Grubbing	Ac	10	\$ 5,000.00	\$ 50,000.00	10 Ac w mature timber (REMOVES TREES TO A POINT 30' E OF OUTER ROAD
3	Linear Grading - Earthwork/Finish Grading Including All Excavation, Compaction of Embankment, Import Fill, Finishing and Dressing	Sta	38	\$ 5,800.00	\$ 220,400.00	(1700 LF + 200 LF)x2 OR 4000 CY Cut and 4000 CY Fill at \$55 combined
4	Rock Excavation - to only be used if Rock is encountered during LG ops	CY	250	\$ 100.00	\$ 25,000.00	likely to be underran
5	Pavement Edge Treatment	LF	1700	\$ 5.00	\$ 8,500.00	
6	Sawcutting existing asphalt	LF	1700	\$ 5.00	\$ 8,500.00	not needed if shoulders are full depth
7	*Remove and Replace Unsuitable Soils with 4"-6" Rock Gabion Fill	CY	300	\$ 90.00	\$ 27,000.00	
8	Modified Coldmilling - depth transitions for tie ins	SY	45	\$ 15.00	\$ 675.00	10 LF each end 20' wide
9	BP1 or BP2 Surface - 2" - Outer Road and Drive	Ton	610	\$ 100.00	\$ 61,000.00	1900 LF @ 26' wide *1.15 covers radii
10	Bbase - 8"-Outer Road and Drive	Ton	2440	\$ 80.00	\$ 195,200.00	""
11	6" MoDOT Type 5 Base - Outer Road and Drive	SY	5488	\$ 17.00	\$ 93,296.00	""
12	BP1 or BP2 Surface - 2" - MoDOT	Ton	465	\$ 100.00	\$ 46,500.00	1500 LF + 200 LF Storage+330 LF Taper 25' added
13	Bbase - 8"-MoDOT	Ton	1860	\$ 80.00	\$ 148,800.00	""
14	6" MoDOT Type 5 Base - MoDOT	SY	4166	\$ 17.00	\$ 70,822.00	""
15	Curb and Gutter - all types	LF	3800	\$ 30.00	\$ 114,000.00	
16	36" Dia. RCP for drive	LF	70	\$ 180.00	\$ 12,600.00	
17	36" Dia RCP under outer road	LF	70	\$ 180.00	\$ 12,600.00	
18	48" Dia RCP Extension	LF	14	\$ 150.00	\$ 2,100.00	
19	Pavement Striping	LS	1	\$ 7,500.00	\$ 7,500.00	
20	Temporary Traffic Control During Construction	LS	1	\$ 10,000.00	\$ 10,000.00	
21	Mobilization and Contract Bonds	LS	1	\$ 61,000.00	\$ 61,000.00	5%
22	Contractor Furnished Surveying and Staking	LS	1	\$ 8,000.00	\$ 8,000.00	
23	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	
24	Fertilizer and Hydroseeding	LS	1	\$ 15,000.00	\$ 15,000.00	
25	*Utility Adjustments	LS	1	\$ 15,000.00	\$ 15,000.00	
26	All Other Miscellaneous Required for Perfection of Job	LS	1	\$ 15,000.00	\$ 15,000.00	1%
27	20% Contingency	LS	1	\$ 250,000.00	\$ 250,000.00	1%
TOTAL BID AMOUNT					\$ 1,492,493.00	

* quantities will be field measured if encountered. If not needed, underran

ESTIMATE IS PRELIMINARY ONLY BASED ON BEST AVAILABLE INFO AND CONCEPT ONLY
ESTIMATE IS FOR CONSTRUCTION ONLY, DOES NOT INCLUDE DESIGN FEES
ESTIMATE DOES NOT INCLUDE ANY SIDEWALKS
ESTIMATE ASSUMES ROUTE 171 SHOULDERS ARE FULL DEPTH WHICH ALLOWS SOME FLEXIBILITY ON REMOVALS OF EXISTING PAVEMENT.
IF ROUTE 171 SHOULDERS ARE NOT FULL DEPTH, THEY WILL HAVE TO BE REMOVED WHICH WILL ADD COSTS
CLEARING DOES NOT CLEAR ENTIRE PROPERTY. ONLY TO A POINT 30' E OF AND PARALLEL TO OUTER ROAD
UTILITY ADJUSTMENTS UNKNOWN AT TIME ESTIMATE PREPARED