

PRELIMINARY ENGINEERING REPORT

**MARK TWAIN MULTIPURPOSE
FACILITY**

PREPARED FOR THE

**MARK TWAIN RURAL
DEVELOPMENT CORPORATION**

42494 DELAWARE LANE
PERRY, MO 63462

PROJECT NO. 21-0167

AUGUST, 2021



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza ▪ Hannibal, MO. 63401 ▪ Phone: 573-406-5533

PRELIMINARY ENGINEERING REPORT

MARK TWAIN MULTIPURPOSE FACILITY

PREPARED FOR THE

MARK TWAIN RURAL DEVELOPMENT CORPORATION


42494 DELAWARE LANE
PERRY, MO 63462

PROJECT NO. 21-0167

AUGUST, 2021

I HEREBY CERTIFY THAT THESE SPECIFICATIONS
WERE PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION, AND THAT I AM A DULY REGISTERED
PROFESSIONAL ENGINEER EXITING UNDER THE
LAWS OF THE STATE OF MISSOURI:




KYLE T. POCIASK, PE-2008002197



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza ▪ Hannibal, MO 63401 ▪ Phone: 573-406-5533

*PRELIMINARY ENGINEERING REPORT
FOR MARK TWAIN MULTIPURPOSE FACILITY*

TABLE OF CONTENTS

INTRODUCTION	1
TECHNICAL CENTER DESCRIPTION AND COST ESTIMATE	2
CONCLUSION	2

APPENDIX A – DETAILED COST ESTIMATE

APPENDIX B – EXHIBIT MAPS

LOCATION MAP AND BASIC FLOOR PLAN CONCEPT
SITE LAYOUT

THIS PAGE INTENTIONALLY LEFT BLANK



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza ▪ Hannibal, MO. 63401 ▪ Phone: 573-406-5533

PRELIMINARY ENGINEERING REPORT FOR MARK TWAIN MULTIPURPOSE FACILITY

AUGUST, 2021

Introduction:

The City of Perry is a small community located in southwest Ralls County and is often referred to as the southern gateway to Mark Twain Lake. Though small, Perry is an active community of permanent residents and of a transient population that includes tourists, second homes, and other recreational occupancies. Perry has many amenities such as a grocery store, lumber yard, restaurants, gas stations, a motel, commercial and industrial businesses, and close access to Mark Twain Lake. Unfortunately, Perry is fairly isolated from larger communities. Hannibal and Mexico are both at least a 30-minute drive. For those seeking educational opportunities or a location to gather for technical education or technical presentations, there is nothing close. Therefore, it is desired to construct a Multipurpose Facility within the City Limits that would offer significant technical and communication resources.

Throughout the Covid-19 pandemic, it has been even more important that people have access to technical resources close to home. Many colleges, high schools, and even grade schools were shut down for long durations forcing children to engage in online courses. Furthermore, many businesses issued work from home directives. In order to be prepared for potential future situations either related to Covid or other potential emergencies, having a local technical center could be imperative.

Even outside of critical times such as the Covid pandemic, having a multipurpose facility with an emphasis on technical capacity and communications would provide the opportunity for more residents to access online courses, hold and engage in technical presentations, engage in community activities that rely heavily on technical resources, and other similar situations. This would be a significant benefit to the community and the region. It could also help local employers by providing an opportunity for local residents to receive specialized training.

Multipurpose Facility Description and Cost Estimate:

The proposed building is to consist of the following attributes:

- The building will be approximately 74'x76' and include:
 - A commercial kitchen,
 - 3-stall men's bathroom
 - and 3-stall women's bathroom,
 - an office,
 - a technical meeting room, and a 50'x74' multipurpose area.
 - In addition to these key features, there will also be elements and amenities such as storage closets and extensive communications and networking capabilities
 - The building will be designed using energy efficiency and LEAD principles as guiding ideals.
 - The building will be steel framed, with steel roof, steel siding with brick or similar front façade.
 - The location for the proposed multipurpose facility will be on Delaware Street at the northwest region of the city limits, near Perry Machine and Die.
1. The total project cost is estimated to be: ***\$1,172,700.00***
A detailed cost estimate is included at the end of this report.

Conclusion:

If adequate funding can be secured, it is recommended to develop and construct a new Multipurpose Facility for the City of Perry. This would offer a significant benefit to the residents and the businesses in the region. In addition to the benefits of the technical capacity, when not being used to for its technical resources, the building could also provide for community gatherings and other such occasions. Revenue received from the events and functions can be used to pay for utilities, maintenance, repairs, and other future needs.

APPENDIX A

COST ESTIMATE

THIS PAGE INTENTIONALLY LEFT BLANK



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza ▪ Hannibal, MO. 63401 ▪ Phone: 573-406-5533

DATE: AUGUST 6, 2021
PROJECT No.: 21-0167

MARK TWAIN MULTIPURPOSE FACILITY

ESTIMATED COST OF CONSTRUCTION

No.	ITEM	QUANTITY	UNIT	UNIT COST	QUANTITY COST
1.	SITE PREPARATION	1	LS	\$ 25,000.00	\$ 25,000.00
2.	SLAB FOUNDATION AND FOOTINGS	1	LS	\$ 100,000.00	\$ 100,000.00
3.	APPROXIMATELY 74'x76' BUILDING INCLUDING ROOF, SIDING, INSULATION, ETC.	1	LS	\$ 245,000.00	\$ 245,000.00
4.	ELECTRICAL, LIGHTING, COMMUNICATIONS, PLUMBING, AND HVAC	1	LS	\$ 185,000.00	\$ 185,000.00
5.	DOORS, FLOORING, TRIM, FINISHING, ETC.	1	LS	\$ 100,000.00	\$ 100,000.00
6.	KITCHEN WITH COOLER (NOT INCLUDING FURNISHINGS)	1	LS	\$ 115,000.00	\$ 115,000.00
7.	ENTRANCE, PARKING LOT, SIDEWALKS, AND HELICOPTER PAD	1	LS	\$ 185,000.00	\$ 185,000.00
8.	WATER, SEWER, AND POWER SERVICE CONNECTIONS	1	LS	\$ 45,000.00	\$ 45,000.00
9.	SITE RESTORATION AND LANDSCAPING	1	LS	\$ 30,000.00	\$ 30,000.00
					\$ 1,030,000.00
	ESTIMATED CONSTRUCTION COST				\$ 1,030,000.00
	DESIGN FEE				\$ 70,100.00
	CONSTRUCTION OBSERVATION FEE				\$ 52,600.00
	GRANT ADMINISTRATION (IN-KIND)				\$ -
	LEGAL FEES				\$ 10,000.00
	PROPERTY ACQUISITION AND EASEMENTS				\$ 10,000.00
	ESTIMATED TOTAL PROJECT COSTS:				\$ 1,172,700.00

TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF THE ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT BASED ON THE CONDITIONS AT THE TIME THIS DOCUMENT WAS CREATED. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THIS ESTIMATE. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED HEREIN.

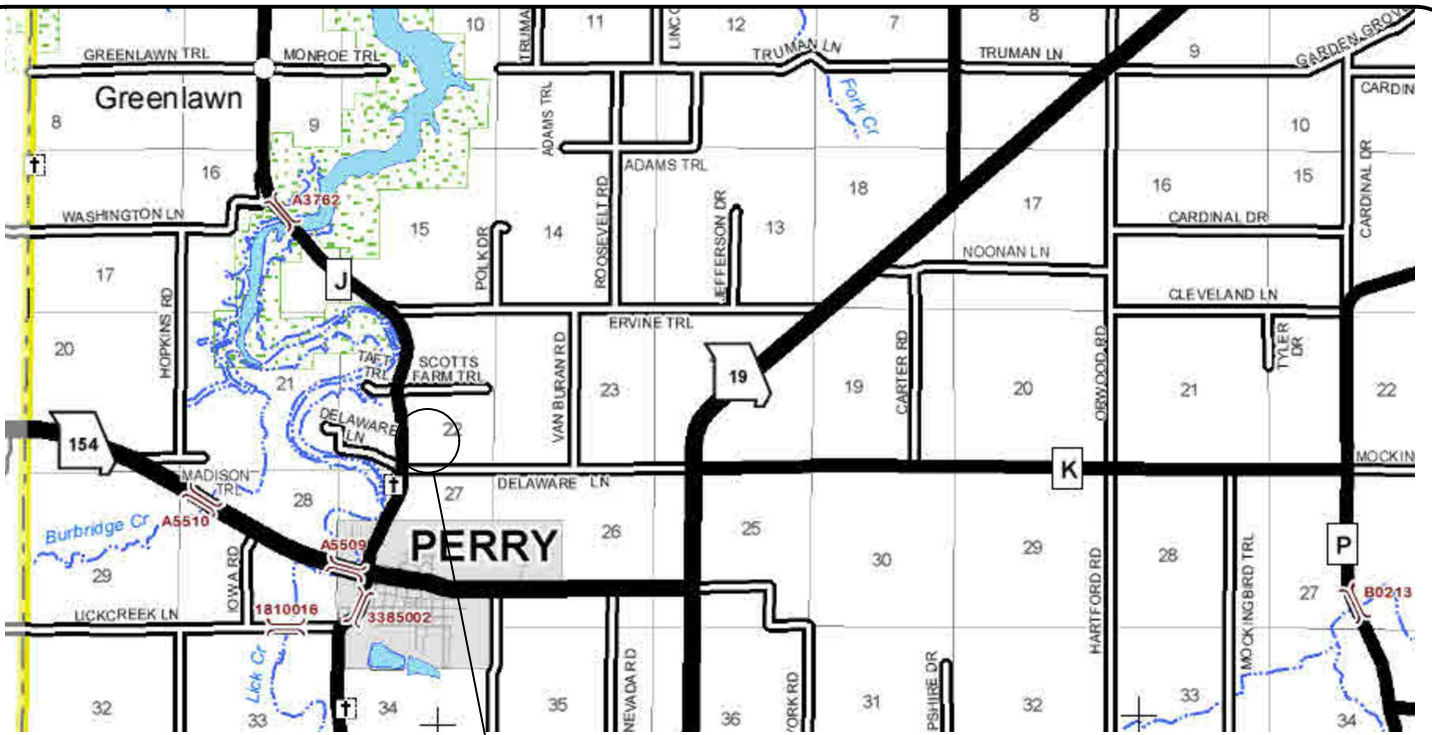
THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX B

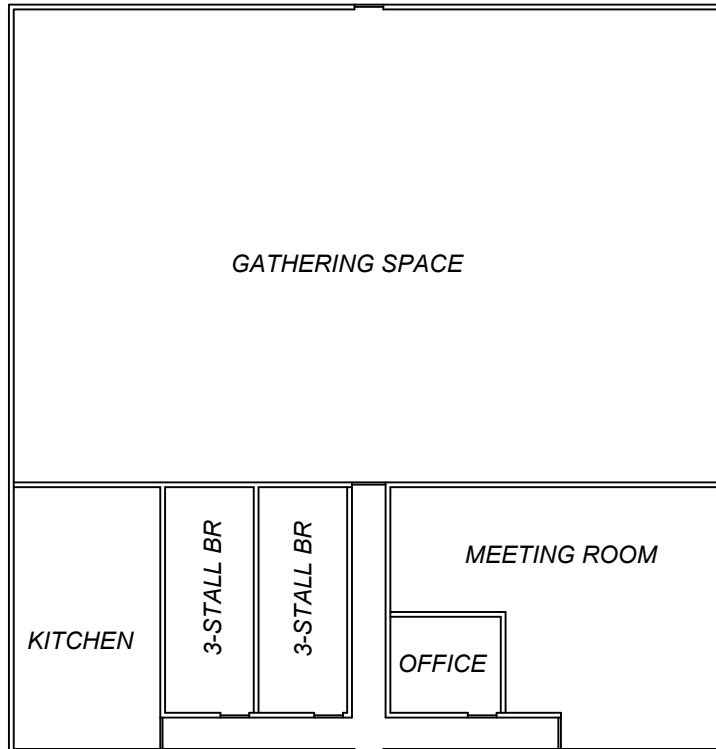
EXHIBIT MAPS

- LOCATION MAP AND BASIC FLOOR PLAN CONCEPT
- SITE LAYOUT

THIS PAGE INTENTIONALLY LEFT BLANK



PROJECT LOCATION



BASIC FLOOR PLAN CONCEPT



FOUR POINTS LAND
 SURVEYING & ENGINEERING, INC.
 17 NORTHPORT PLAZA
 HANNIBAL, MO 63401
 573-406-5533
 MISSOURI CERTIFICATE OF AUTHORITY #2013032896

**MARK TWAIN MULTIPURPOSE
 FACILITY
 LOCATION AND
 FLOOR PLAN CONCEPT**



HIGHWAY "J"

MARK TWAIN REGIONAL
COUNCIL OF GOVERNMENTS

DELAWARE LANE

H



FOUR POINTS LAND
SURVEYING & ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO 63401
573-406-5533
MISSOURI CERTIFICATE OF AUTHORITY #2013032896

**MARK TWAIN MULTIPURPOSE
FACILITY
SITE LAYOUT
EXHIBIT MAP**