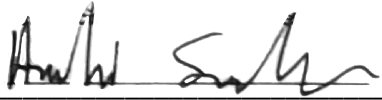


<p>Disclaimer:</p>	<p>The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.</p>
<p>Legal Disclosure:</p>	<p><i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment:</i></p>
<p>Board Relationship Disclosure:</p>	<p><i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i></p>
<p>Applicant's Certification:</p>	<p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically</p>

	agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.  _____ Signature: _____ Date: _____
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Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- **Required Drawings and Exhibits**
Work with CCDC staff to determine which of the following application materials are necessary for your specific project:
 - Architectural drawings, including dimensions and materials listed
 - Rendering or sketch of proposed improvements
 - Current photo(s) of the subject property
 - Color and material samples for paint, awning, signs, etc.
 - Sign plans, including dimensions/measurements and materials listed
 - Other information and drawings as deemed necessary by staff
- **Estimated Costs & Bids**
 - Complete Sources and Uses Statement (Attachment B)
 - If requested by DMC staff, provide copies of vendor bids / estimates
- **Project Timeline**
List estimated dates to begin and finish construction

ESTIMATED COSTS & BIDS

Estimated Exterior Sources & Uses

Sources:	Amount
<i>List the amount of CCDC grant funding requested</i>	\$60,000
<i>List the source and amount of the matching funds you are providing</i>	\$128,924
Total Sources	\$188,924
Uses:	Cost
Demolition	\$14,300
Terra Cotta Repair	\$63,413
Masonry	\$22,950
Window Refurbishment	\$10,761
Groundfloor Storefront	\$65,000
New Metal Panels	\$12,500
Total Uses:	\$188,924

Project Design and Construction Schedule

Phase	Start	End	Cal. Days	Notes
Design & Permit Approvals	Feb 7, 2023	Jul 8, 2023	151 days	
Design Development	Feb 7, 2023	Mar 24, 2023	45 days	
Prelim. Permit Review		Apr 5, 2023		
CM/GC RFQ Submission, Selection Process	Mar 24, 2023	Apr 14, 2023	21 days	
CM/GC Review, Owner Review, & VE		Mar 28, 2023	7 days	
Construction Documents	Apr 4, 2023	May 19, 2023	45 days	
HTC Part 1 Submission		Mar 27, 2023		
HTC Part 1 Approval		May 26, 2023	60 days	
HTC Part 2 Submission		Apr 7, 2023		
HTC Part 2 Approval		Jun 6, 2023	60 days	<i>*Pending Part 1 approval.</i>
Submission to EIG Review Board		Apr 26, 2023		
EIG / CCDC Board Meeting		May 17, 2023		
Submission to Design Review Board		May 17, 2023		
Design Review Board Response		Jun 7, 2023		
Submit for Permit Review		<u>May 19, 2023</u>		<i>*45 day review.</i>
Bidding & Negotiation	May 19, 2023	Jun 9, 2023	21 days	
Permit Issued		Jul 3, 2023		<i>*Subject to Shelby County review periods.</i>
Notice to Proceed		<u>Jul 8, 2023</u>		
Construction Administration	Jul 8, 2023	Mar 4, 2024	240 days	<i>*Subject to selected General Contractor.</i>
25% Construction Completion		Sep 6, 2023	60 days	
50% Construction Completion		Nov 5, 2023	120 days	
75% Construction Completion		Jan 4, 2024	180 days	

Project Design and Construction Schedule

119 Madison Ave Core & Shell Construction	Jul 8, 2023	Mar 4, 2024	240 days	<i>*Subject to selected General Contractor.</i>
Long Lead Submittals	Jul 8, 2023	Sep 6, 2023	60 days	
Existing Conditions	Jul 8, 2023	Aug 7, 2023	30 days	
Roof Demolition				
4th Floor Demolition				
3rd Floor Demolition				
2nd Floor Demolition				
1st Floor Demolition				
Basement Demolition				
MLGW Coordination	Jan 20, 2024	Feb 3, 2024	14 days	
Domestic Water Hook-Up				
Electrical Service Hook-Up				
Gas Service Hook-Up				
Concrete	Aug 7, 2023	Sep 18, 2023	42 days	
Field Survey & Engineer Layout				
Roof Level Slab & Stairs				
Elevator Shaft Repairs				
Masonry	Aug 7, 2023	Oct 30, 2023	84 days	
Terra Cotta Façade				
Interior Masonry Patching & Repair				
Steel and Metals	Aug 28, 2023	Nov 20, 2023	84 days	
Mobilization/Shoring				
Hoist Beam				
Elevator Bracing				
Raised Elevator/Stair Roof Framing				
Metal Exterior on South Façade				
Metal Exterior at Elevator/Stair Roof				
Stair, Mezz, Roof Guard- & Handrails				
Wood, Plastics, and Composites	Aug 19, 2023	Nov 6, 2023	79 days	
Rough Framing / Blocking				
Roof				
4th Floor				
3rd Floor				
2nd Floor				
Mezzanine				
1st Floor				
Basement				
Roofing	Aug 10, 2023	Aug 19, 2023	9 days	
Repair Existing Membrane				
Flash-in boots/sealing				
Flash-in Tower wall finish				
Gutter & Downspout				
Openings				
Storefront	Sep 4, 2023	Nov 20, 2023	77 days	
Survey & Record Existing Conditions				
Protective Measures for Glazing				
Removal of Finish				
New Glazing & new Wood Finish				
New Wood Frames & Glazing (West)				
Sealing & Weatherstripping				
Windows	Sep 14, 2023	Nov 13, 2023	60 days	
Survey & Record Existing Conditions				
Protective Measures for Glazing				
Removal of Finish				
Repaired Glazing & new Wood Finish				
Resealing & Weatherstripping				
Doors	Nov 6, 2023	Dec 4, 2023	28 days	
Install Frames				
Hang Doors				
Hardware Install				

Project Design and Construction Schedule

Finishes	Nov 13, 2023	Jan 30, 2024	78 days
Roof			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor			
Basement			
Specialties	Oct 30, 2023	Nov 20, 2023	21 days
Residential Kitchen Equipment			
Furnishings	Jan 9, 2024	Feb 6, 2024	28 days
Trim Carpentry & Millwork			
Conveying Equipment	Aug 7, 2023	Feb 3, 2024	180 days
Manufacturing Lead Time			
Shipping/Delivery			
Work Platforms & Mobilization			
Cab Installation			
Testing			
Fire Protection	Sep 18, 2023	Nov 6, 2023	49 days
Roof			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor			
Basement			
Plumbing	Aug 26, 2023	Oct 30, 2023	42 days
Roof			
4th Floor			
3rd Floor			
2nd Floor			
1st Floor			
Basement			
Mechanical	Aug 12, 2023	Oct 7, 2023	56 days
Roof			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor			
Basement			
Electrical	Aug 5, 2023	Nov 4, 2023	91 days
Roof			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor			
Basement			
Electronic Safety & Security	Jan 26, 2023	Feb 9, 2023	14 days
Access Control			
Cameras			
Close-Out	Feb 3, 2024	Mar 4, 2024	30 days
Final Inspections			
Close-Out Documents / Punch List			
Substantial Completion		Feb 3, 2024	<i>*Subject to selected General Contractor.</i>

119 Madison Avenue
EIG Presentation

May 2023

- 2 Historic Images
- 3 Existing Exterior Conditions
- 4 Existing Interior Conditions
- 5 Area Site Plan
- 6 North Facade
- 7 West Facade
- 8 East Facade
- 9 South Facade
- 10 Exterior Rendering
- 11 Exterior Precedents
- 12 Level 00 Floor Plan
- 13 Level 01 Floor Plan
- 14 Level 1.5 Floor Plan
- 15 Level 02-04 Floor Plan
- 16 Level 05 Floor Plan
- 17 Guestroom Interior Renderings
- 18 Guestroom Interior Precedents

Historic Images

1. Madison Ave. Looking West 1930's, 119 Madison Middle Of Image On Left Side of Street
2. Madison Ave. Looking West 1917, 119 Madison On Left Side Of Image
3. Aerial Image 1930's, 119 Madison Ave. Bottom Right Of Image
4. Enlarged Shot of 119 Madison on left of image in 1917. There were many tenants over the years, but none known better than Memphis's famous and colorful public figure "Doc" Hottum. Christopher Hottum opened his restaurant and soft drink business on the ground floor in 1917 due to his popular saloon being shut down by the Tennessee Liquor Prohibition in 1916.
5. Federal Bake Shop, part of a national chain, opened at 119 Madison in 1923. Photo was taken in 1947. The exterior of the bakery was quite spiffy-looking with its gleaming black, white, and stainless-steel panels. September 26, 1955 a gas oven incident caused a large explosion blowing all the glass out of the first level. Reports say there were two men injured and glass scattered over 100 feet from the building. The bake shop remained until 1976 due to the struggling business and low sales after the death of Dr. Martin Luther King Jr. in 1968.



Existing Photos

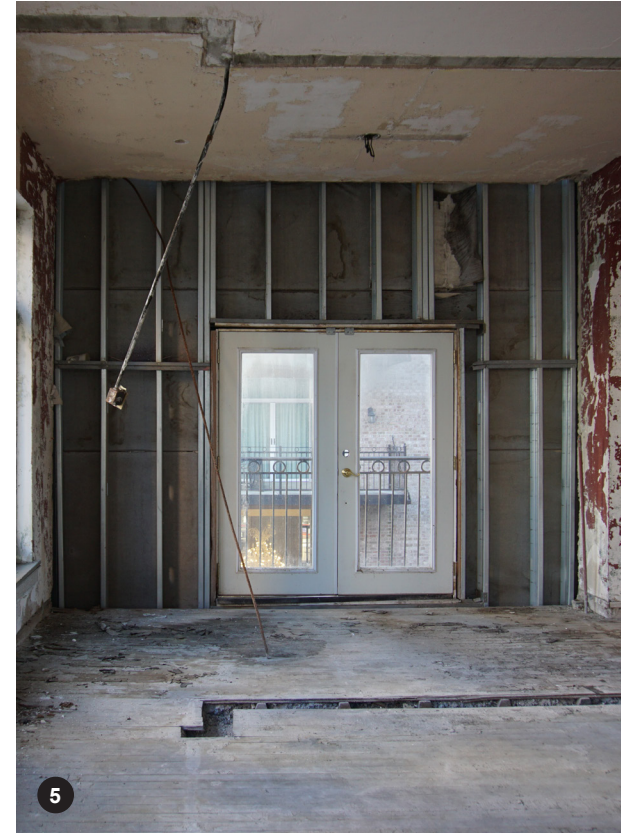
1. Northwest Corner Looking West On Madison Ave.
2. Northwest Roof Line Detail
3. Northwest Corner Levels 2-4
4. Northeast Corner Looking East On Madison Ave.
5. North Elevation Looking South Through November 6th Street



|3

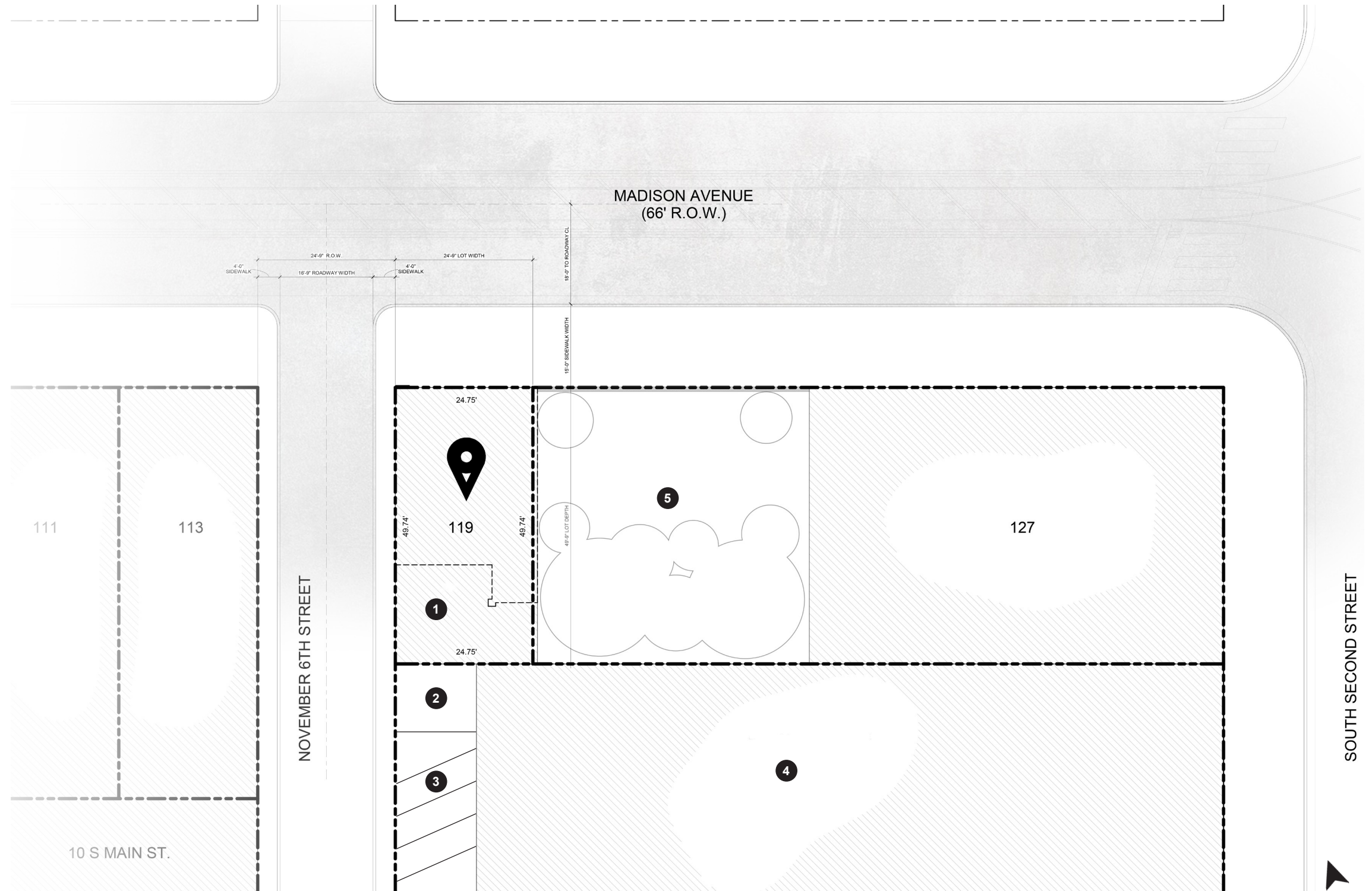
Existing Photos

1. Basement Level View Facing North
2. Basement Level View Facing South
3. Level 01 View Facing North
4. Level 01 View Facing Southeast
5. Typical Level 02-04 View Facing East
6. Level 02-03 View Facing Northwest
7. Level 04 View Facing Northwest
8. Stair Mezzanine Level View Facing North



Site Plan

1. Perpetual Non-Exclusive Trash Easement
2. Existing Crane Hoist
3. Existing Parking
4. Existing Parking Structure
5. Adjacent Property Courtyard



North Elevation

ARCHITECTURAL ELEVATIONS

1. Expanded elevator and rooftop penthouse beyond.
2. Pre-finished charcoal box ribbed metal panels.
3. All existing glazed exterior tile to be tuckpointed and restored as required.
4. Existing wood framed windows and glazing to be restored.
5. Custom steel corner cap to match existing tile contour.
6. New railing and entry improvements to basement level.



West Elevation

ARCHITECTURAL ELEVATIONS

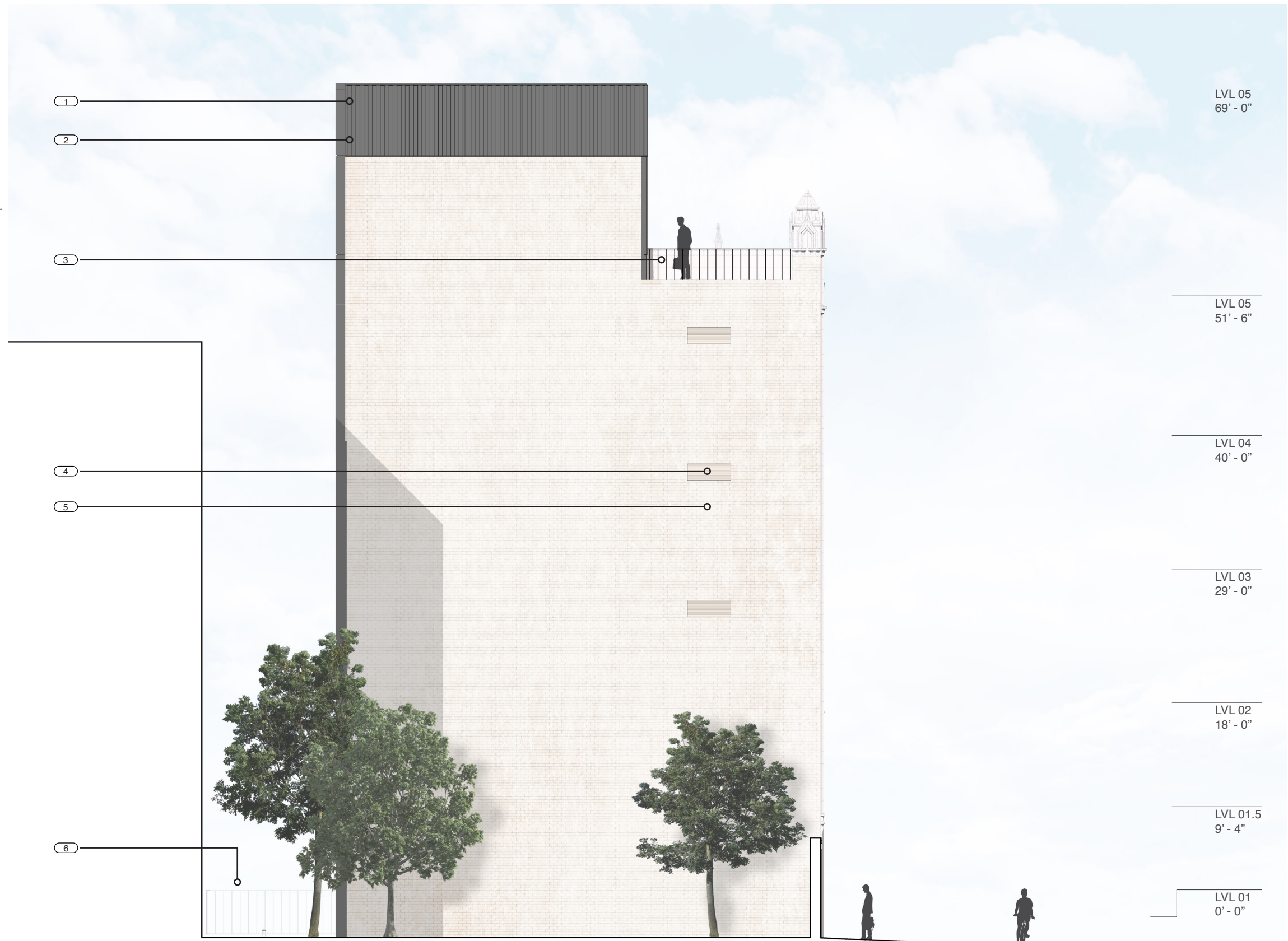
1. Expanded elevator and rooftop penthouse beyond.
2. Pre-finished charcoal box ribbed metal panels.
3. All existing glazed exterior tile to be tuckpointed and restored as required.
4. Existing wood framed windows and glazing to be restored.
5. Planter above new basement stairs.
6. Utility and trash easement access with new railing.



East Elevation

ARCHITECTURAL ELEVATIONS

1. Expanded elevator and rooftop penthouse.
2. Pre-finished charcoal box ribbed metal panels.
3. Black railing mounted to roof deck
4. New PTAC vent grill to match surrounding brick.
5. Existing doors to be filled with brick matching existing.
6. Utility and trash easement access with new railing.



South Elevation

ARCHITECTURAL ELEVATIONS

- 1. Expanded elevator and rooftop penthouse beyond.
- 2. Pre-finished charcoal box ribbed metal panels.
- 3. New scupper and downspout to match metal panels.
- 4. New railing and entry improvements to basement level.



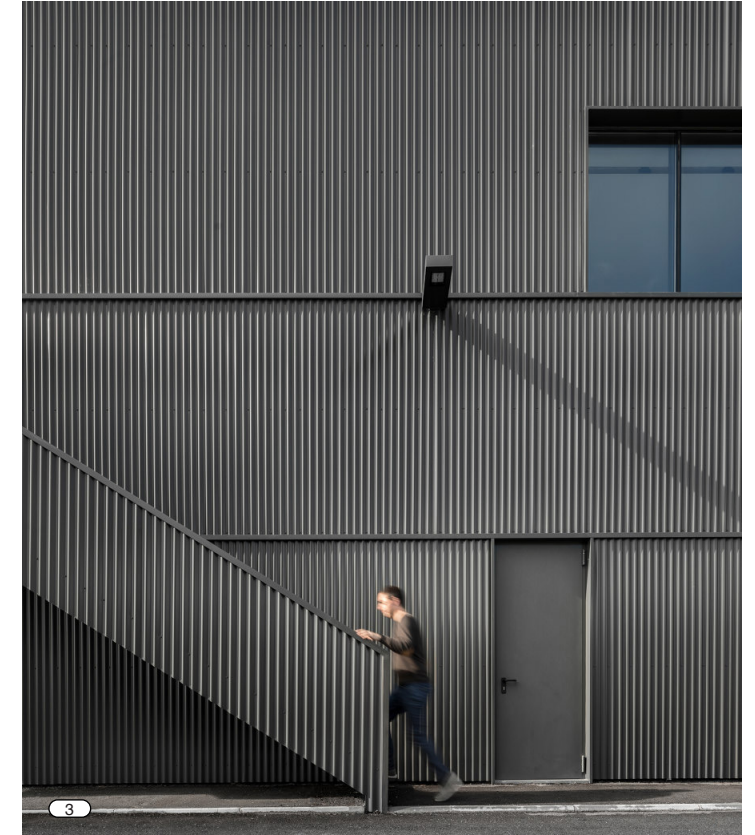
Exterior Rendering



|10

Exterior Precedents

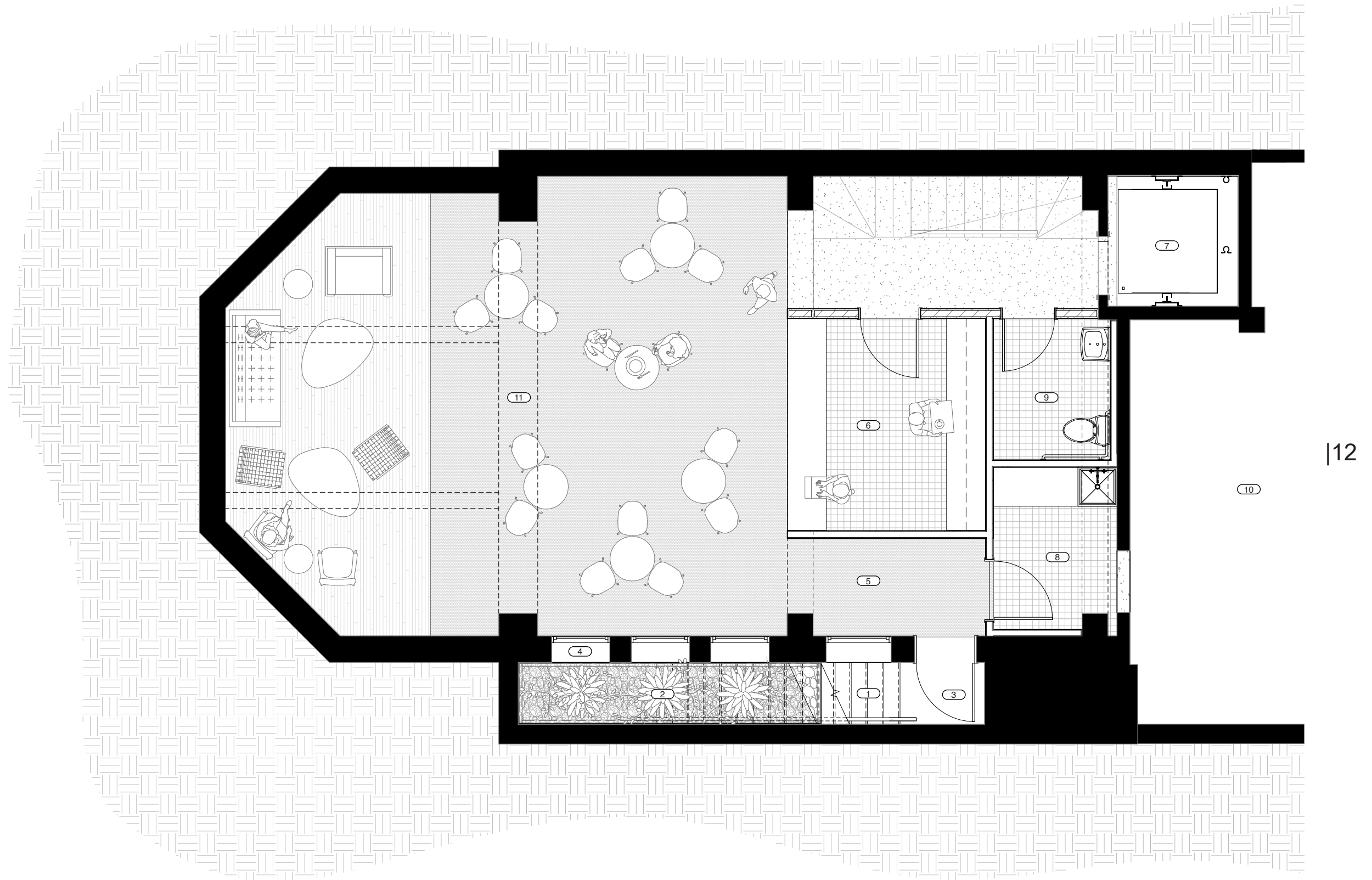
1. Custom fabricated black break metal column profile to match profile of existing white stone cladding.
2. Custom fabricated black break metal column profile to match profile of existing white stone cladding.
3. Black box-rib metal panels with flashing details.



Level 00 - Cocktail Bar

ARCHITECTURAL PLANS

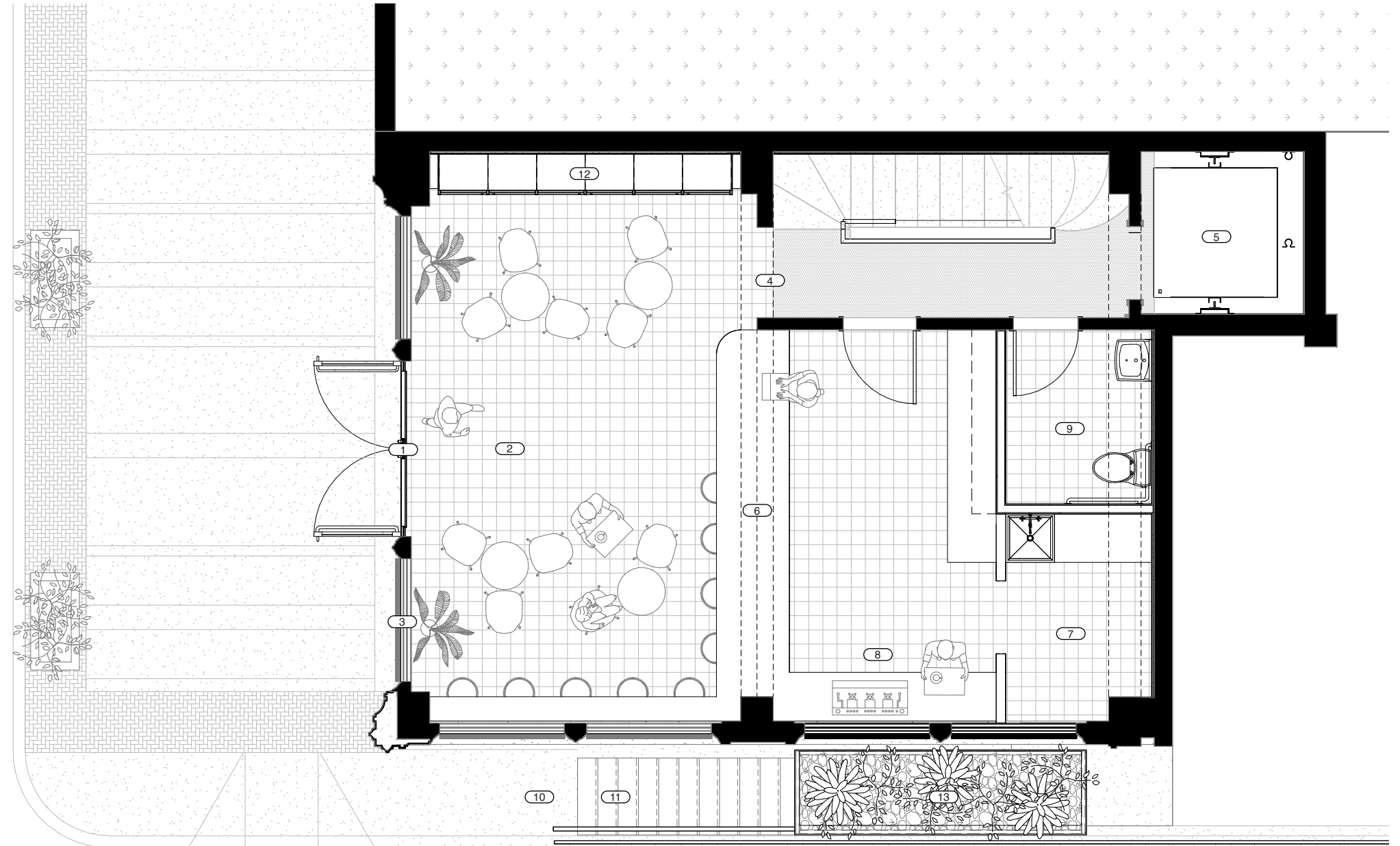
1. New steel stair with bar grate tread for light transfer.
2. Planting bed below bar grate stair
3. Existing subway tile walls repaired at basement entry.
4. New windows in existing openings.
5. Repair existing tile floors.
6. New bar location.
7. Elevator in existing shaft.
8. Utility Closet
9. Restroom
10. Trash easement and access to adjacent building.
11. Lounge and seating area.



Level 01 - Lobby & Café

ARCHITECTURAL PLANS

1. New Entry door system.
2. Existing tile floors restored and or matched.
3. Existing wood storefront restored and glazing replaced.
4. Entry to upper levels.
5. New elevator in existing shaft.
6. Coffee bar.
7. Dish Room.
8. Prep kitchen.
9. Restroom.
10. Basement entry.
11. New steel stair with bar grate tread for light transfer.
12. Millwork storage wall.
13. New planter above entry stairs to basement.

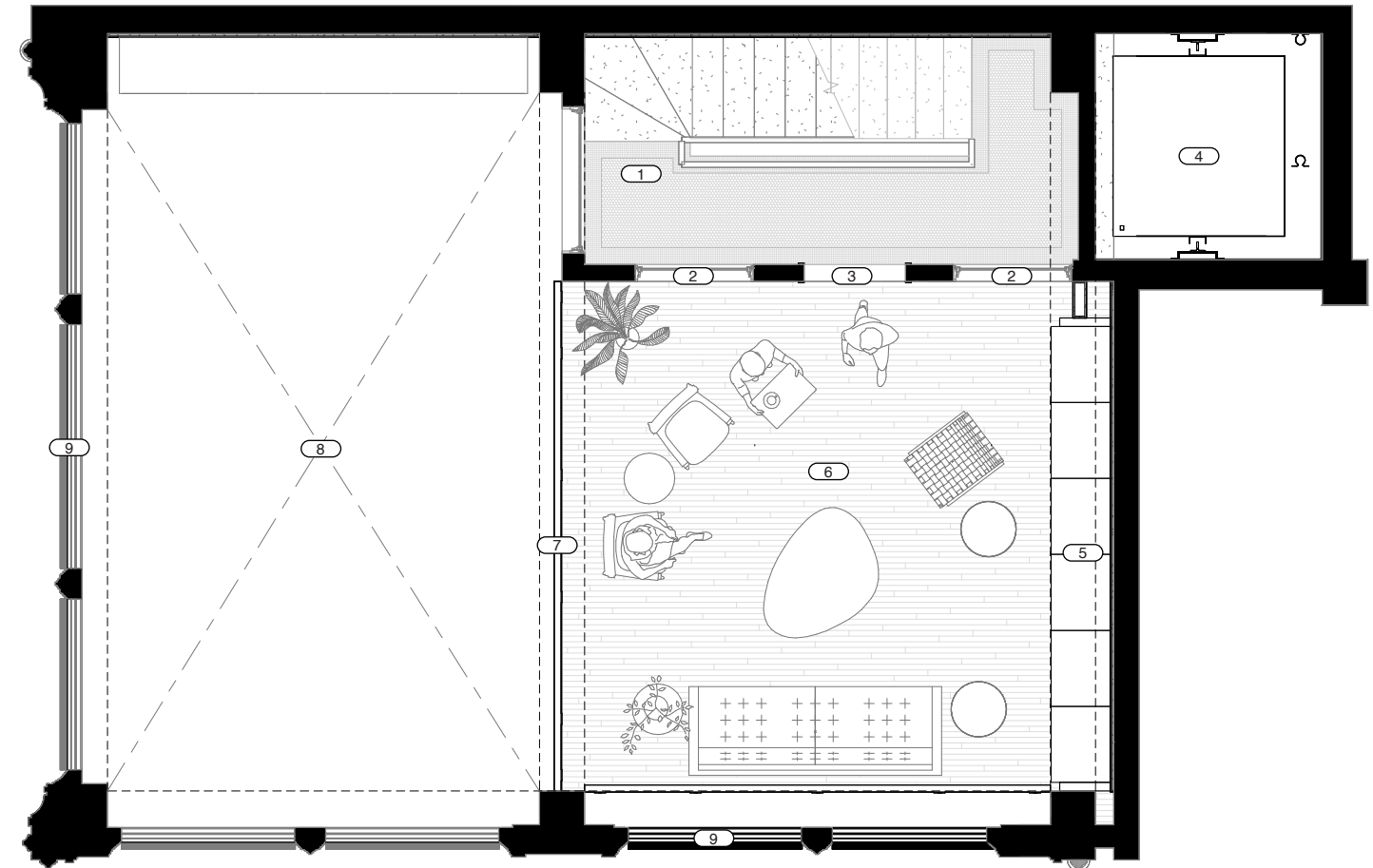


|13

Level 01.5 - Café Mezzanine

ARCHITECTURAL PLANS

1. Existing stair railings and tile restored.
2. Glazing in existing mezzanine openings.
3. Existing mezzanine opening cut for door passage.
4. New elevator in existing shaft.
5. Storage.
6. New hardwood and framing mezzanine.
7. Steel guardrail.
8. Open to below.
9. Restore existing wood storefront and new glazing.



|14

Level 02 / 04 - Apartments

ARCHITECTURAL PLANS

1. Existing stair railings and tile restored.
2. New elevator in existing shaft.
3. Wood floors installed with existing wood and furring strips.
4. Entry storage millwork.
5. Washer and dryer behind millwork door.
6. Kitchen.
7. Dining area.
8. Living room.
9. Custom millwork piece.
10. Sleeping area.
11. Storage and side table millwork wall.
12. Desk nook.
13. Bathroom.
14. Walk-in shower.

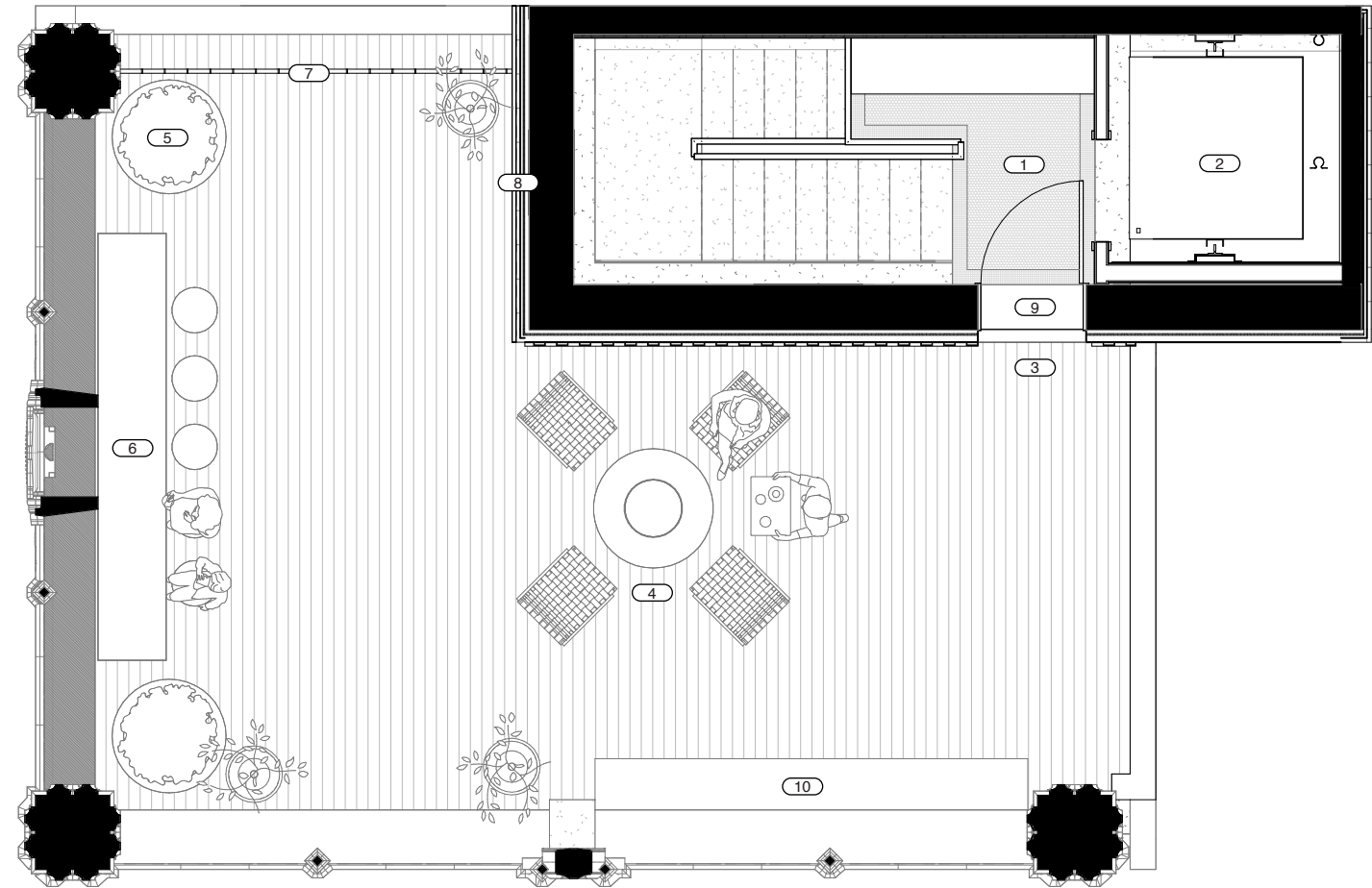


|15

Level 05 - Rooftop Deck & Lounge

ARCHITECTURAL PLANS

1. Existing stair railings and tile restored.
2. New elevator in existing shaft.
3. Wood decking on pedestal system
4. Lounge seating and biofuel fire pit.
5. Potted landscaping and greenery.
6. Built-in bar and stools.
7. Metal guard rail.
8. Existing penthouse wrapped in box ribbed metal facade.
9. New storefront entry to private rooftop lounge.
10. Bar stand



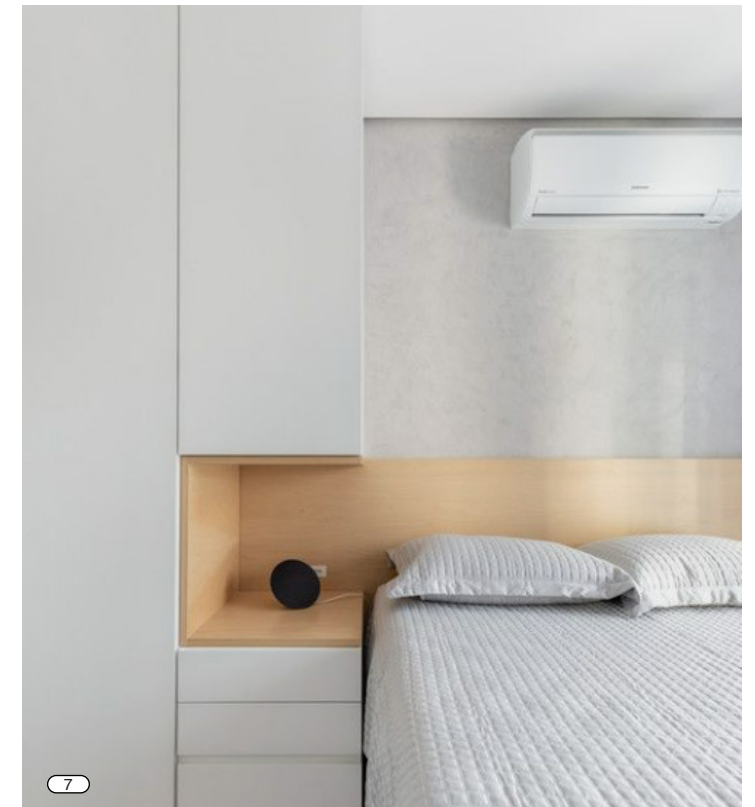
Guestroom Interior Renderings

1. Northwest corner view of guestroom.
2. Framed path from living room to kitchen.
3. Bathroom from sleeping area.
4. Small working nook and sleeping area.
5. Southwest corner view of guestroom.



Guestroom Interior Precedents

1. Painted wall with simple trim details.
2. Opening with recessed frame and base board.
3. Simple kitchen with half backsplash and modern pendant above kitchen table.
4. Small painted nook with work surface.
5. Curved wall with recessed base board.
6. PTAC system integrated into millwork.
7. Millwork system designed for sleeping and storage.



|18