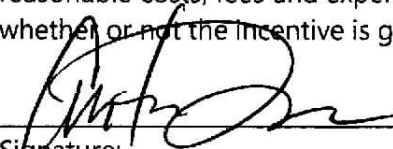


APPENDIX I: GRANT APPLICATION

| | | |
|--|---|--|
| Date of Application: | November 12, 2020 | |
| Building/Property Address: | 151 Vance Avenue | |
| Applicant's Name: | Anton Mack | |
| Ownership Status: (check all that apply) | <input checked="" type="checkbox"/> I own the property <input type="checkbox"/> I lease the property | <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> Other _____ |
| If you lease the property, when does your lease expire? | | |
| Primary Project Contact: | Name: Anton Mack | |
| | Phone: 901.833.7796 | Email: anton@rga5.com |
| | Mailing Address: 151 Vance Avenue, Memphis, TN 38103 | |
| Proposed Improvements: (check all that apply) | <input type="checkbox"/> Exterior building repair <input checked="" type="checkbox"/> Tuck-pointing/masonry <input checked="" type="checkbox"/> Exterior painting <input type="checkbox"/> Exterior signage <input checked="" type="checkbox"/> New awning(s) <input type="checkbox"/> Fencing <input type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Sidewalk repair <input checked="" type="checkbox"/> Door repair/replacement <input checked="" type="checkbox"/> Window repair/replacement <input type="checkbox"/> Storefront repair/replacement <input type="checkbox"/> Exterior lighting <input type="checkbox"/> Other (describe below) |
| If you listed <i>Other</i> above, Please briefly describe | | |
| Project Goals: Why are you applying for the grant? What positive impacts do you anticipate for your business and the neighborhood? | <p>To improve and preserve the exterior facade of a historically significant building and downtown business in South Main. The restored building and sidewalks will help revitalize the area southwest of the FedEx Forum, increase property value, and generate more business for Century House.</p> | |
| Architect (if applicable) | Name: Jimmie Tucker Phone: 901.261.1505 Company: Self+Tucker Architects | |
| Total Project Budget: | \$76,725.00 | |
| Total Grant Requested: | \$50,000 | |

| | |
|---|---|
| Property Owner: (If not the applicant) | Name: Anton Mack |
| | Phone: 901.833.7796 Email: anton@rga5.com |
| | Mailing Address: 151 Vance Avenue, Memphis, TN 38103 |
| Legal Disclosure: | 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. |
| Applicant's Certification: | <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 contractors. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <p style="text-align: right;">  11/12/2020 Signature: _____ Date: _____ </p> |

Attachments

In addition to this completed and signed application, don't forget to include the following attachments when you submit your grant request:

- Photograph(s) showing all sides of the building or property facing a public street
- Drawing(s) showing proposed improvements
- Itemized budget for proposed improvements
- Copy of all bids submitted for the project
- Lease agreement and approval letter from property owner (if applicable)

N/A



CENTURY HOUSE

South City Good Neighbor Grant
November 2020

Century House
151 Vance Avenue
Memphis, TN 38103

Presented by Anton Mack, Owner
Self+Tucker Architects

Executive Summary

Century House is seeking and applying for the South City Good Neighbor Grant as administered by the Center City Development Corporation and the Downtown Memphis Commission in conjunction with the City of Memphis Division of Housing and Community Development (HCD) and the South City Choice Neighborhood Initiative (CNI) for the renovation of the property at 151 Vance Avenue, Memphis, Tennessee 38103.

Applicant and Property Owner Contact Information

Applicant: Anton Mack, Founder and Owner, Century House

Address: 151 Vance Avenue, Memphis, TN 38103

Phone: 901.833.7796

Email: anton@rga5.com

Company Overview

Name of Business: Powell Renaissance Holdings, LLC dba Century House

Business Practice: Social Club, Film and Photography Studio

Owner: Anton Mack

Number of Employees: 2

Building Location

Property Address: 151 Vance Avenue, Memphis, TN 38103

Grant Target Area: South City and CBID

Building History

151 Vance Avenue was originally built in 1940 by the 20th Century Fox Pictures Company, and operated as a regional film promotion and distribution house for Hollywood films. The single story building was constructed over a two year period in the Art Moderne style along Film Row (Second Street from Vance to Butler).

Tri-State Theater Supply purchased the building in 1977 and operated as a commercial theater and stage supply business. Later beginning in 2004, the building lay vacant and blighted for 10 years until its second and most recent purchase in 2014.

About Century House

Century House is a private social club located in the downtown South Main Historic Arts District of Memphis and housed in the former 20th Century Fox

Pictures Building. The club features a collection of classically-styled rooms, bars, lounges, offices and a state-of-the-art screening room. Century House also serves as a film and photography studio, and has been the set of feature and documentary films, television shows, music videos and podcasts, including the Netflix film, *Uncorked*.

Economic and Social Impact

Century House is a minority-owned business enterprise employing numerous minority contractors, including local chefs, musicians, artists and photographers. Century House serves as a frequent venue for business and non-profit events and fundraisers, including the monthly Memphis Investment and Advisory Club hosted by Epicenter and Innova, Memphis Bioworks Conference, Community Foundation GiVE365 and Indie Memphis Opening Night Gala Reception.

Century House also hosts regular community meetings and events free-of-charge, including the South Main Association, ArtUp and the National Bar Association.

Grant Assistance

Century House will use this period of restricted activity during the coronavirus pandemic to complete essential exterior repairs. The renovations will improve the look and lighting of the building exterior as well as help eliminate future decay and degradation. The work includes replacing windows with etched graffiti, removal of outdated driveway aprons and installation of proper drainage systems. Grant assistance is being requested for exterior repairs and renovations in the following categories:

- Awning and Lighting,
- Sidewalks and Drainage,
- Masonry,
- Painting,
- Windows and Door, and
- Planters

Renovation Plan

The renovations will include the following work:

Windows Replacement

- Removal and installation of 95 insulated windows into original steel frames
- Removal and installation of clerestory windows

Front Door Entry System

- Removal and installation of aluminum-clad front entry system

Sidewalks

- Demolition of old sidewalks along Vance Avenue and Second Street, including removal of existing driveway aprons per code
- Installation of new sidewalks, vertical curbs and trench frame drainage

Masonry

- Pressure wash, tuck-point and seal brick walls with historic masonry sealer

Awning

- Installation of metal canopy above front entry with braces and spotlights

Paint

- Strip and paint window frames, gutter spouts, and light canopies

Project Timeline

The renovations will begin immediately following approval of the grant funding. The work will proceed as follows: masonry, windows, painting, awning, lighting, sidewalks and planters. The estimated duration of completion is 2 1/2 months during the winter.

Attachments

The attachments include the following documents:

- A - Current Site Photos
- B - Architectural Renderings
- C - Estimated Costs and Bids, and Itemized Budget
- D - EBO Representation Detail

Attachment A: Current Site Photos



Attachment A: Current Site Photos



Attachment A: Current Site Photos





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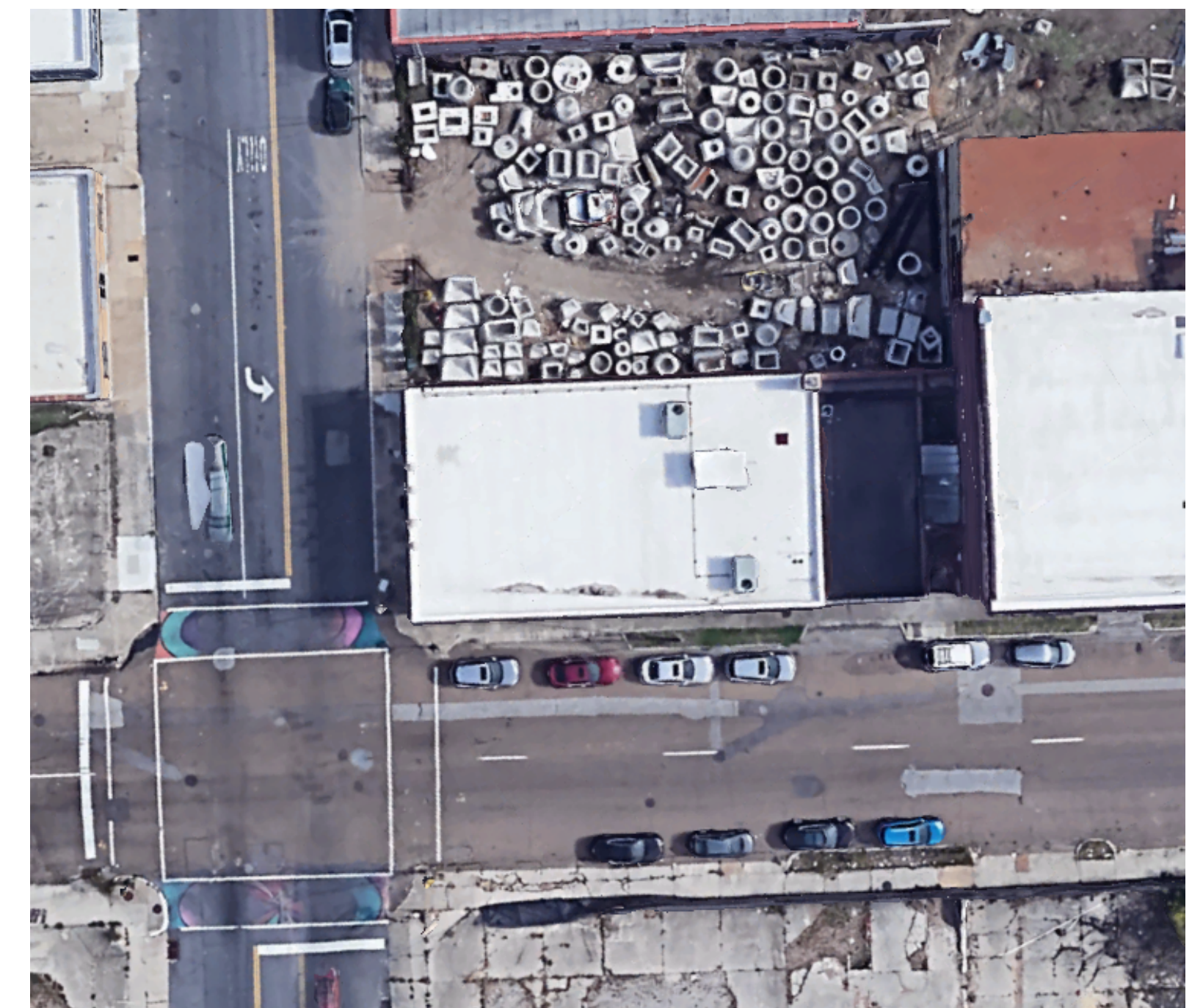
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CENTURY HOUSE

151 VANCE AVE, MEMPHIS, TN 38103



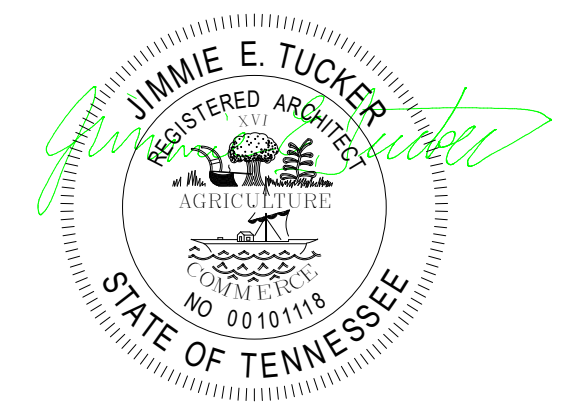
Anton Mack



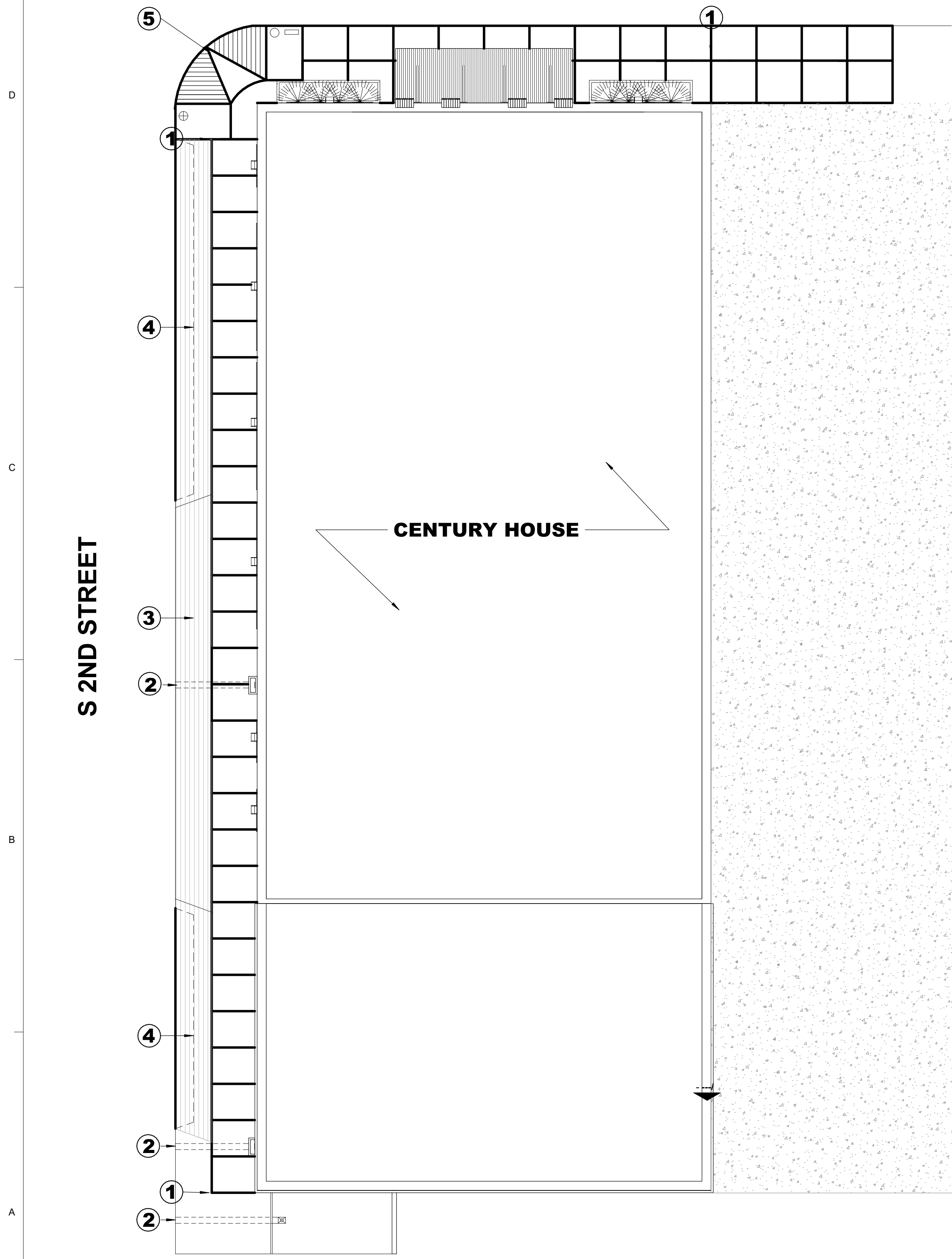
DMC EXTERIOR IMPROVEMENT GRANT DRAWINGS

12.2.2020

STA PROJECT #2040



VANCE AVENUE



S 2ND STREET

CENTURY HOUSE

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

SITE PLAN KEYNOTES

| | |
|---|---|
| 1 | NEW SIDEWALK TO ALIGN WITH PERIMETER OF BUILDING |
| 2 | NEW DRAINAGE PIPE UNDER SIDEWALK TO EXIT AT CURB |
| 3 | EXISTING CURB PLANTER STRIP TO REMAIN |
| 4 | REMOVE EXISTING DRIVEWAY APRON AND EXTEND EXISTING CURB PLANTER STRIP |
| 5 | REPLACE ADA RAMPING PER CODE FOR EXISTING CONDITIONS |

ARCHITECTURAL SITE PLAN GENERAL NOTES

- DEMOLITION ACTIVITIES WILL BE LIMITED TO THOSE AREAS OF BUILDING INDICATED IN DRAWINGS AND SCOPE OF WORK. COORDINATE OWNER USE AND ACCESS OF BUILDING TO UNAFFECTED AREAS DURING PHASED DEMOLITION.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ON PLANS ONLY TO EXTENT REQUIRED FOR NEW CONSTRUCTION AND AS INDICATED ON DEMOLITION PLANS. PATCH AND RESTORE DAMAGED WORK "LIKE NEW" CONDITION UNLESS DIRECTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN DUST PROOF PARTITIONS AND TEMPORARY ENCLOSURES TO CONTROL DUST MIGRATION AND TO SEPARATE OCCUPIED AREAS FROM FUMES AND NOISE.
- ALL DEMOLITION WORK TO BE PERFORMED WITHIN LIMITATIONS SET BY GOVERNING AGENCY(S) AND ACCORDING TO THE BEST PRACTICES:
 - HOLES & OPENINGS CUT TRUE & SQUARE AS INDICATED ON PLANS. USE METHODS PLACING MINIMUM IMPACT TO ADJOINING CONSTRUCTION AND/ OR CONNECTIONS.
 - ALL CUTTING OR DRILLING TO BE FROM FINISH SIDE TO CONCEALED SIDE. WHEN USING WELDING EQUIPMENT, VERIFY AREA OF WORK CLEARED OF FLAMMABLE MATERIALS, VERIFY SAME AT CONCEALED AREAS. PROVIDE ADEQUATE VENTILATION.
 - DISPOSE, OFF-SITE, ANY DISCOVERED DECAYED, TOXIC, OR UNSUITABLE MATERIALS.
 - DISTRIBUTE HEAVY EQUIPMENT AND BE AWARE OF GATHERING DEBRIS IN ORDER NOT TO STRAIN SUPPORTING BUILDING STRUCTURE (I.E. FLOORS, WALLS, FRAMING MEMBERS).
- MAINTAIN THE OWNER/ OCCUPANT ACCESS TO DRIVES AND PEDESTRIAN CIRCULATION TO UNAFFECTED AREAS OF SITE AND BUILDING DURING DEMOLITION.
- IF UNFORESEEN OR UNINTENDED ELECTRICAL OR PLUMBING DISCONNECT AND/ OR REMOVAL OPERATIONS ARE IN CONFLICT WITH BUILDING DEMOLITION/ FUTURE INSTALLATIONS, PROMPTLY PREPARE WRITTEN REPORT UPON EXAMINATION AND SUBMIT TO ARCHITECT BEFORE PROCEEDING WITH DEMOLITION.
- UPON DISCOVERY OF LATENT ASBESTOS CONTAINING MATERIALS (ACMs) DURING DEMOLITION, DO NOT DISTURB THESE AREAS PRIOR TO NOTIFYING THE ARCHITECT FOR REVIEW AND DEVELOPMENT OF A CORRECTIVE PLAN OF ACTION.
- AT AREAS OF OCCUPANCY OUTSIDE THE LIMITS OF DEMOLITION, PROTECT AIR HANDLING EQUIPMENT.
- ON SITE BURNING OF MATERIALS IS NOT ALLOWED. UPON COMPLETION OF DEMOLITION, AREA OF WORK SHALL BE LEFT STRIPPED, CLEANED, AND PREPARED FOR NEW CONSTRUCTION.
- THE GENERAL CONTRACTOR TO REMOVE ALL DEMOLITION DEBRIS FROM PROJECT SITE.
- THERE ARE TWO 2 EXISTING ROOF SCUPPERS ALONG SECOND STREET. THESE ARE TO REMAIN AND BE MODIFIED AS FOLLOWS:
 - FOR THE NORTHERN MOST DOWNSPOUT, INSTALL A NEW BOOT AT THE END OF THE DOWNSPOUT TO TRANSITION TO A NEW DRAIN PIPING IN A TRENCH ACROSS THE NEW SIDEWALK. THE NEW DRAIN PIPE WILL EXTEND TO THE FACE OF THE NEW CONCRETE CURB. THE NEW DRAIN PIPE SHOULD BE INSTALLED PERPENDICULAR TO CURB. AFTER CONNECTING THE WORK ASSOCIATED WITH THE ROOF DRAINAGE REPAIR EXISTING RAIN LEADERS.
 - FOR THE SOUTHERN MOST DOWNSPOUT AND EXISTING CAST IRON, INSTALL A NEW BOOT AT THE END OF THE EXISTING CAST IRON BOOT TO TRANSITION TO A NEW DRAIN PIPING IN A TRENCH ACROSS THE NEW SIDEWALK. THE NEW DRAIN PIPE WILL EXTEND TO THE FACE OF THE NEW CONCRETE CURB AND SHOULD BE INSTALLED PERPENDICULAR TO CURB. AFTER CONNECTING THE WORK ASSOCIATED WITH THE ROOF DRAINAGE REPAIR EXISTING RAIN LEADERS.
- AT BUILDING'S SOUTHWEST CORNER, MODIFY EXISTING DRAWING AS REQUIRED TO ACCOMMODATE THE NEW CONCRETE.
- REPLACE SIDEWALKS ON VANCE AVENUE AND SECOND STREET WITH INSTALLATION OF VERTICAL CURB AND TRENCH FRAME DRAINAGE. REMOVE EXISTING DRIVEWAY APRONS PER CODE. CAULK AND SEAL SIDEWALK AS NEEDED.

LEGEND

| | |
|------------------|-------|
| DEMOLITION | ---- |
| EXISTING | _____ |
| NEW CONSTRUCTION | ===== |
| BELOW | ---- |



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480 Dr. M L King Jr., Ave. Suite 201
Memphis, Tennessee 38126
Telephone: 901.261.1505
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ARCHITECT: JIMMIE E. TUCKER
ARCHITECTURAL REG. NO. 00101118
DATE: 12.2.2020

PROJECT

CENTURY HOUSE

Anton Mack

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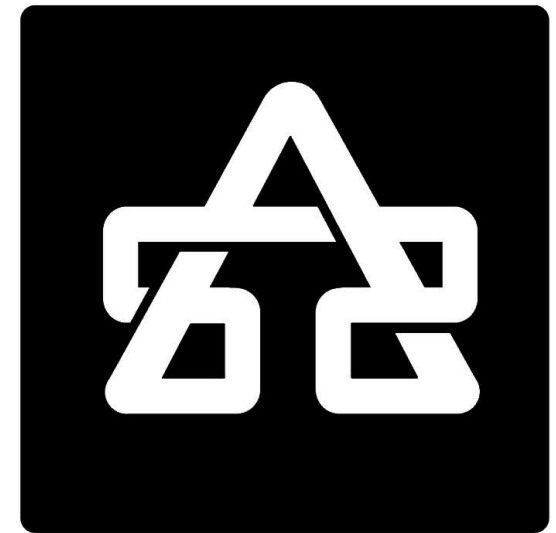
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PROJECT STATUS: DMC EXTERIOR IMPROVEMENT GRANT DRAWINGS
DRAWN BY: ONJELICA HARRIS
CHECKED BY: ROBERT FOUNTAIN
APPROVED BY: JIMMIE TUCKER
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A100

V1



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EXTERIOR ELEVATION KEYNOTES

| | |
|----|--|
| 1 | INSTALL NEW BRONZE AWNING WITH DOWN LIGHTING |
| 2 | PROVIDE WALL MOUNTED UPLIGHT WALLWASH |
| 3 | PAINT ALL FRAMES NEW BLUE, PT-01 |
| 4 | PROVIDE NEW SHRUBBERY IN PRECAST PLANTERS |
| 5 | REPAINT EXISTING DOWNSPOUTS (2 COUNT) |
| 6 | INSTALL ALL NEW DRAINAGE PIPE (3 COUNT) INTO NEW CONCRETE |
| 7 | DRAINAGE PIPE UNDER SIDEWALK TO EXIT AT CURB |
| 8 | LEVEL SIDEWALK AND INSTALL VERTICAL CURB AND TRENCH FRAME DRAINAGE |
| 9 | PAINT NEW NUMBERS ON REPLACED GLAZING |
| 10 | PAINT BRICK FACADE NEW BROWN PAINT, PT-02 |
| 11 | NEW BRONZE ALUMINUM-CLAD ENTRANCE SYSTEM WITH SECURITY HARDWARE |
| 12 | INSTALL NEW MAIL SLOT APPROPRIATE FOR NEW ENTRY GLASS DOORS |

EXTERIOR GENERAL NOTES

- EXISTING WINDOWS (95 COUNT) TO BE REPLACED BY INSULATED WINDOWS DESIGNED FOR EXISTING HISTORIC STEEL FRAMES.
- EXISTING CLERESTORIES (4 COUNT) TO BE REPLACED BY ALUMINUM-CLAD COMMERCIAL WINDOWS.
- REPLACE SIDEWALKS ON VANCE AVENUE AND SECOND STREET WITH INSTALLATION OF VERTICAL CURB AND TRENCH FRAME DRAINAGE. REMOVE EXISTING DRIVEWAY APRONS PER CODE. CAULK AND SEAL SIDEWALK AS NEEDED.
- TRIM ELEMENTS INCLUDING WINDOW FRAMES, DOWNSPOUTS, AND EXTERIOR LIGHT CANOPIES TO BE REPAINTED TO MATCH EXISTING PAINT UNLESS OTHERWISE NOTED IN KEYNOTES.
- REPLACE EXISTING ENTRY DOOR WITH INSULATED STEEL SECURITY DOOR. FRAME TO BE BRONZE ALUMINUM-CLAD.

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ARCHITECT: JIMMIE E. TUCKER
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PROJECT

CENTURY HOUSE

Anton Mack

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CHECKED BY: ROBERT FOUNTAIN
APPROVED BY: JIMMIE TUCKER

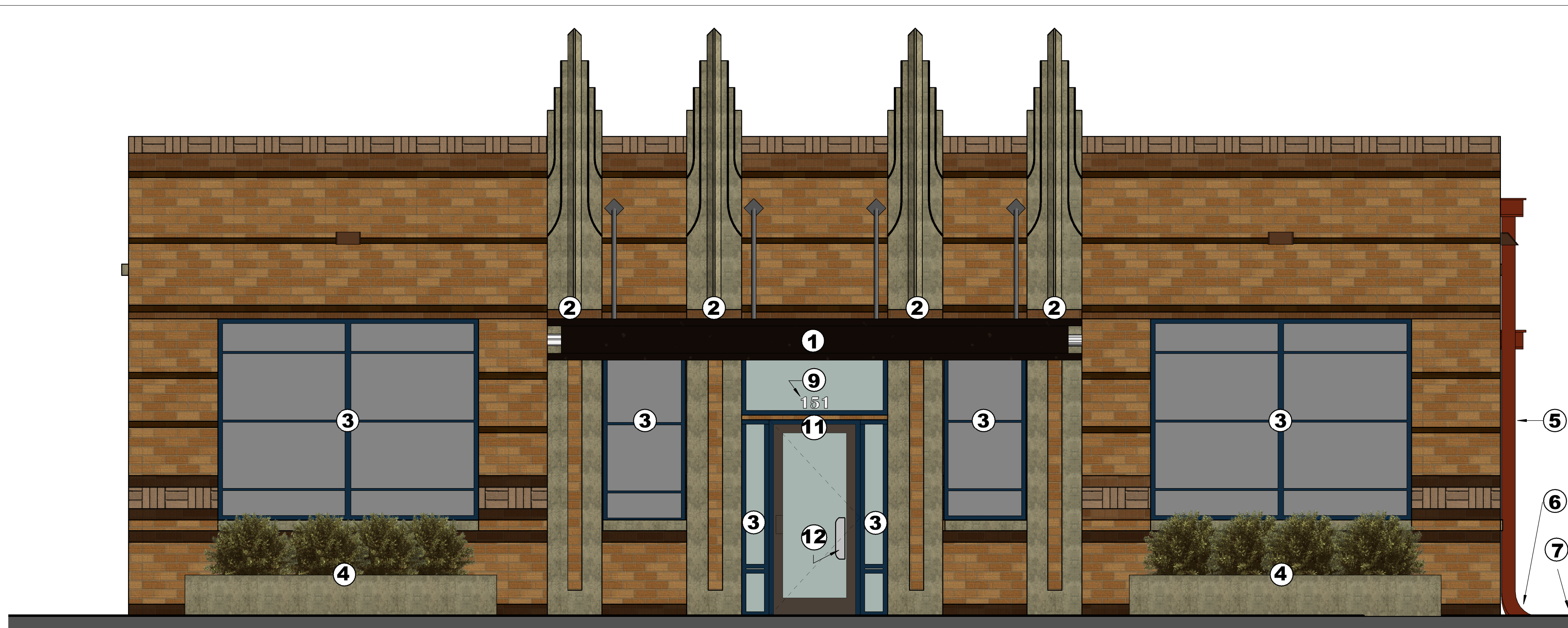
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**EXTERIOR
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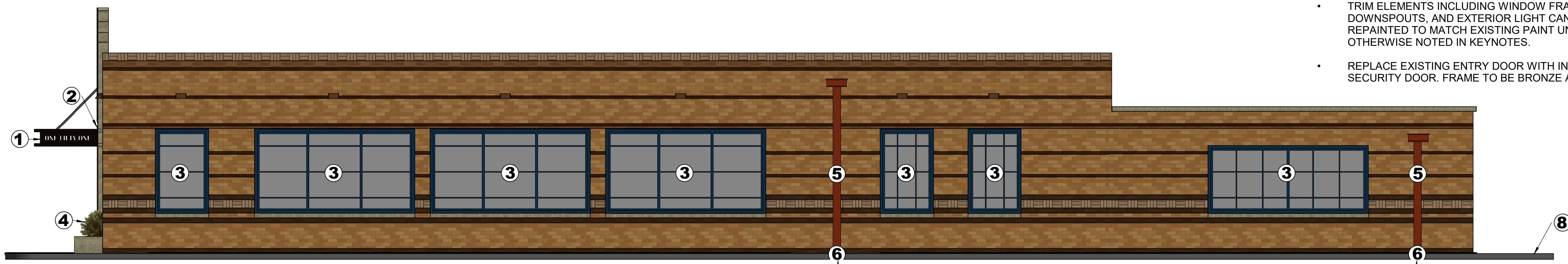
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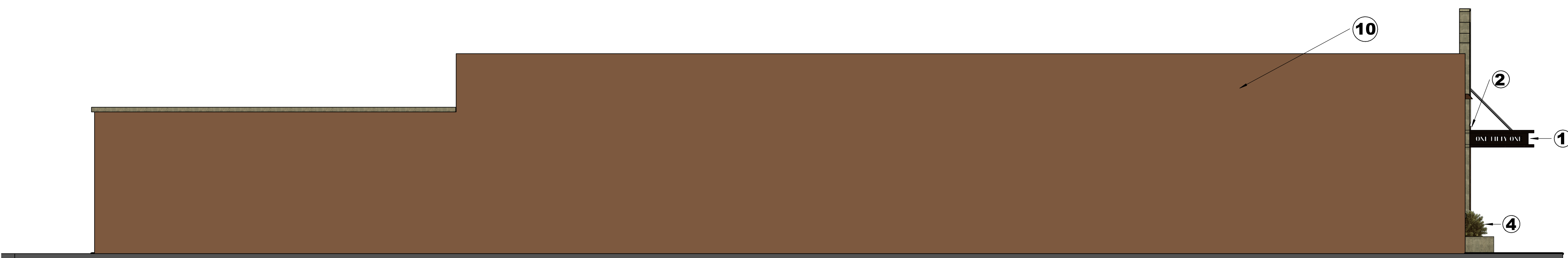
V1



1A NORTH ELEVATION
3/8" = 1'-0"



1B WEST ELEVATION
3/16" = 1'-0"



1C EAST ELEVATION
3/16" = 1'-0"



EXTERIOR NORTH ELEVATION



EXTERIOR EAST ELEVATION



EXTERIOR WEST ELEVATION

DEMOLITION GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL PROTECT BUILDING PROPERTY NOT SCHEDULED FOR DEMOLITION AND/OR REMOVAL. THIS INCLUDES BUT IS NOT LIMITED TO WINDOWS, DOORS, STRUCTURE & EQUIPMENT.
- UPON REQUEST, THE OWNER SHALL HAVE RIGHT TO ANY FIXTURES, FURNISHINGS, AND EQUIPMENT IN AREA OF WORK AT START OF DEMOLITION. COORDINATE RELOCATION, STORAGE AND/OR SECURITY AS REQUESTED BY OWNER.
- DEMOLITION ACTIVITIES WILL BE LIMITED TO THOSE AREAS OF BUILDING INDICATED IN DRAWINGS AND SCOPE OF WORK. COORDINATE OWNER USE AND ACCESS OF BUILDING TO UNAFFECTED AREAS DURING PHASED DEMOLITION.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ON PLANS ONLY TO EXTENT REQUIRED FOR NEW CONSTRUCTION AND AS INDICATED ON DEMOLITION PLANS. PATCH AND RESTORE DAMAGED WORK "LIKE NEW" CONDITION UNLESS DIRECTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN DUST PROOF PARTITIONS AND TEMPORARY ENCLOSURES TO CONTROL DUST MIGRATION AND TO SEPARATE OCCUPIED AREAS FROM FUMES AND NOISE.
- ALL DEMOLITION WORK TO BE PERFORMED WITHIN LIMITATIONS SET BY GOVERNING AGENCY(S) AND ACCORDING TO THE BEST PRACTICES:
 - HOLES & OPENINGS CUT TRUE & SQUARE AS INDICATED ON PLANS. USE METHODS PLACING MINIMUM IMPACT TO ADJOINING CONSTRUCTION AND/OR CONNECTIONS.
 - ALL CUTTING OR DRILLING TO BE FROM FINISH SIDE TO CONCEALED SIDE. WHEN USING WELDING EQUIPMENT, VERIFY AREA OF WORK CLEARED OF FLAMMABLE MATERIALS, VERIFY SAME AT CONCEALED AREAS. PROVIDE ADEQUATE VENTILATION.
 - DISPOSE, OFF-SITE, ANY DISCOVERED DECAYED, TOXIC, OR UNSUITABLE MATERIALS.
 - DISTRIBUTE HEAVY EQUIPMENT AND BE AWARE OF GATHERING DEBRIS IN ORDER NOT TO STRAIN SUPPORTING BUILDING STRUCTURE (I.E. FLOORS, WALLS, FRAMING MEMBERS).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTS, EXIT LIGHTING, AND FIRE ALARM SYSTEMS DURING DEMOLITION.
- MAINTAIN THE OWNER/ OCCUPANT ACCESS TO DRIVES AND PEDESTRIAN CIRCULATION TO UNAFFECTED AREAS OF SITE AND BUILDING DURING DEMOLITION
- IF UNFORESEEN OR UNINTENDED ELECTRICAL OR PLUMBING DISCONNECT AND/ OR REMOVAL OPERATIONS ARE IN CONFLICT WITH BUILDING DEMOLITION/ FUTURE INSTALLATIONS, PROMPTLY PREPARE WRITTEN REPORT UPON EXAMINATION AND SUBMIT TO ARCHITECT BEFORE PROCEEDING WITH DEMOLITION.
- UPON DISCOVERY OF LATENT ASBESTOS CONTAINING MATERIALS (ACMs) DURING DEMOLITION, DO NOT DISTURB THESE AREAS PRIOR TO NOTIFYING THE ARCHITECT FOR REVIEW AND DEVELOPMENT OF A CORRECTIVE PLAN OF ACTION.
- PRIOR TO START OF DEMOLITION, OWNER IS TO ARRANGE FOR SHUT DOWN OF UTILITIES AT AREAS WHERE WALLS/PARTITIONS SHOWN TO REMAIN CAP, PLUG OR, SEAL PIPE/ CONDUIT.
- AT AREAS OF OCCUPANCY OUTSIDE THE LIMITS F DEMOLITION, PROTECT AIR HANDLING EQUIPMENT.
- ON SITE BURNING OF MATERIALS IS NOT ALLOWED. UPON COMPLETION OF DEMOLITION, AREA OF WORK SHALL BE LEFT STRIPPED, CLEANED, AND PREPARED FOR NEW CONSTRUCTION.
- THE GENERAL CONTRACTOR TO REMOVE ALL DEMOLITION DEBRIS FROM PROJECT SITE.
- REMOVE ALL PAINT, FASTENERS, AND DEBRIS FROM EXISTING EXTERIOR BRICK MASONRY AND PREP FOR CLEANING AND PATCHWORK. REPAIR EXTERIOR MASONRY AS NEEDED.
- EXTERIOR WINDOWS TO REMAIN UNDISTURBED; PROTECT AS REQUIRED TO AVOID DAMAGE DURING SELECT DEMOLITION. PREP WINDOW SURFACES AND FRAMES FOR NEW FINISH.
- ALL DOOR AND WINDOW FRAMES TO BE STRIPPED AND PAINTED PT-01 FINISH. SPECIFICATIONS TO BE DETERMINED.
- REMOVE EXISTING PLASTIC SEALANT WHERE OCCUR AND REPLACE WITH NEW MORTAR SEALANT IDENTICAL TO H40 PROSCOCO WEATHER SEAL.
- PROVIDE TUCK-POINTING WHERE MORTAR IS MISSING.
- THERE ARE TWO 2 EXISTING ROOF SCUPPERS ALONG SECOND STREET. THESE ARE TO REMAIN AND BE MODIFIED AS FOLLOWS:
 - FOR THE NORTHERN MOST DOWNSPOUT,
 - INSTALL A NEW BOOT AT THE END OF THE DOWNSPOUT TO TRANSITION TO A NEW DRAIN PIPING IN A TRENCH ACROSS THE NEW SIDEWALK. THE NEW DRAIN PIPE WILL EXTEND TO THE FACE OF THE NEW CONCRETE CURB. THE NEW DRAIN PIPE SHOULD BE INSTALLED PERPENDICULAR TO CURB.
 - AFTER CONNECTING THE WORK ASSOCIATED WITH THE ROOF DRAINAGE REPAIR EXISTING RAIN LEADERS.
 - FOR THE SOUTHERN MOST DOWNSPOUT AND EXISTING CAST IRON,
 - INSTALL A NEW BOOT AT THE END OF THE EXISTING CAST IRON BOOT TO TRANSITION TO A NEW DRAIN PIPING IN A TRENCH ACROSS THE NEW SIDEWALK. THE NEW DRAIN PIPE WILL EXTEND TO THE FACE OF THE NEW CONCRETE CURB AND SHOULD BE INSTALLED PERPENDICULAR TO CURB.
 - AFTER CONNECTING THE WORK ASSOCIATED WITH THE ROOF DRAINAGE REPAIR EXISTING RAIN LEADERS.
- AT BUILDING'S SOUTHWEST CORNER,
 - MODIFY EXISTING DRAWING AS REQUIRED TO ACCOMMODATE THE NEW CONCRETE.
- REPLACE EXISTING WINDOWS (95 COUNT) WITH TINTED INSULATED WINDOWS IDENTICAL TO SOLARBAN 60 LOW E GLASS.
- REPLACE ALL DAMAGED WINDOW FRAMES AS NEEDED.
- REPLACE EXISTING CLERESTORIES (4COUNT) WITH ALUMINUM-CLAD COMMERCIAL WINDOWS.
- PROVIDE STRUCTURAL BEAM ABOVE ENTRY DOOR ASSEMBLY TO PROVIDE SUPPORT FOR NEW AWNING.
- REPLACE SIDEWALKS ON VANCE AVENUE AND SECOND STREET WITH INSTALLATION OF VERTICAL CURB AND TRENCH FRAME DRAINAGE. REMOVE EXISTING DRIVEWAY APRONS PER CODE. CAULK AND SEAL SIDEWALK AS NEEDED.
- TRIM ELEMENTS INCLUDING WINDOW FRAMES, DOWNSPOUTS, AND EXTERIOR LIGHT CANOPIES TO BE REPAINTED TO MATCH EXISTING PAINT UNLESS OTHERWISE NOTED ON SHEET A501.
- REPLACE EXISTING ENTRY DOOR WITH INSULATED STEEL SECURITY DOOR. FRAME TO BE BRONZE ALUMINUM-CLAD.
- PRESSURE VISIBLE WASH NORTH, EAST, AND WEST EXTERIOR FACADES.
- PROVIDE PAINTED NUMBERING ON NEW ENTRY TRANSOM GLAZING. SCALE AND FONT TO BE DETERMINED.



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ARCHITECT: JIMMIE E. TUCKER
 ARCHITECTURAL REG. NO. 00101118
 DATE: 12.2.2020

PROJECT

CENTURY HOUSE

Anton Mack

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ISSUES AND REVISIONS:

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| Revision 1 | Date 1 |

PROJECT NUMBER: 2040
 PROJECT STATUS: DMC EXTERIOR IMPROVEMENT GRANT DRAWINGS
 DRAWN BY: ONJELICA HARRIS
 CHECKED BY: ROBERT FOUNTAIN
 APPROVED BY: JIMMIE TUCKER

SHEET NAME

EXTERIOR EXISTING ELEVATIONS

SHEET NUMBER

AD101

V1

Attachment C: Estimated Costs and Bids

| Sources | Amount |
|--------------------------------|-------------|
| South City Good Neighbor Grant | \$50,000.00 |
| Property Owner | \$26,725.00 |

Itemized Budget

| Uses | Amount |
|-------------------------------------|--------------------|
| Windows and Front Entry System | \$35,373.00 |
| Sidewalks and Drainage ¹ | \$14,775.00 |
| Masonry | \$9,400.00 |
| Canopy | \$8,227.00 |
| Paint ² | \$4,250.00 |
| Planters | \$2,700.00 |
| Design/Architecture ³ | \$2,000.00 |
| Total | \$76,725.00 |
| | |
| EBO Representation | 27% |

¹ EBO Contractor

² EBO Contractor

³ EBO Contractor

Attachment D: EBO Representation Detail

Century House has completed the required steps of the Equal Business Opportunity program by utilizing the pre-development MWBE database and directory to seek bids for the project renovations. The directory generated 11 MWBE contractors performing the types of work needed for the project. All contractors were contacted by email and phone to solicit bids and project estimates. Copies of the list of contractors contacted, email communications, and bids were submitted to the EBO office for review.

Century House has identified competitive bids from MWBE contractors for the following renovations:

- Sidewalks and Drainage - Davis & Davis, Inc.
- Painting - Woods Painting Company
- Design - Self+Tucker Architects

Attachment E: Bids and Estimates



Date: July 9, 2020 (Revised August 03, 2020)

To: Anton Mack

RE: 151 Vance Ave

**Scope of Work:
Supply & Install:**

- Change out front entrance door and sidelites to bronze aluminum, wide stile door with mail slot and insulated glass in transom and sidelites.
- Change out 95 lites of glass in steel windows to insulated Soalrban 60 Low E glass.

Total price including tax, material and labor is \$27,340.00

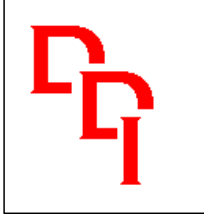
Add \$1,607.00 including tax to put satin etch obscure glass in bottom lites on west elevation.

Add \$732.00 including tax to tint glass (bronze or grey)

Add \$7,301.00 including tax, material and labor to replace 4 clerestory windows and add a structural horizontal member across the head of front door for awning to attach

QUOTE VALID FOR 30 DAY

Attachment E: Bids and Estimates



PROPOSAL/CONTRACT
Davis & Davis, Inc.
 P. O. Box 25191
 Memphis, TN 38125

Phone: (901) 309-3855 / Fax: (901) 309-7929

| | | |
|--|---|--|
| PROPOSAL SUBMITTED TO Century House | OWNER PHONE No: (901) 833.7796 | DATE 8-30-20 |
| STREET 151 Vance Ave. | JOB NAME Concrete Sidewalk | JOB NUMBER 4098 |
| CITY, STATE AND ZIP CODE Memphis, TN 38103 | JOB LOCATION: 151 Vance Ave. | +Project Manager: Martin Davis |
| Contact Person for Owner: Mr. Anton Mack | OWNER e-mail: anton@rga5.com Centuryhousememphis.com | Contact for DDI: Martin Davis 901-351-3085 © |

DDI hereby submits specifications and estimates for:

Demo & Install New Concrete Sidewalks & Curbs

1. **Demo Existing Concrete Sidewalk & H/C Ramp – Haul away. (North & West Side)**
2. **Saw Cut & Demo Curb Cut Ramp Areas. (West Side.)**
3. **Form & Pour Vertical Curb & Install 3’ Grass Strip Behind New Curb. (West Side)**
(67’@\$16/L.F. = \$1,072.00)
4. **Grade and Form for 4” Concrete Sidewalk & H/C Ramp.**
(1,589 sq. ft. @ \$7 sq. ft. for Demo & Install = \$11,123.00)
5. **Addition – Set Grades, Form & Pour New 4’ Sidewalk Area on East Side.**
(516 sq. ft. @ \$5 sq. ft. for Install = \$2,580.00)
6. **Concrete to be a Broom Finish.**
7. **Street Cut Permits – Not Included in Price.**
8. **Clean-Up Project Site After Completion.**

DDI proposes hereby to furnish material, equipment and labor - complete in accordance with above specifications, for the sum of:

Fourteen Thousand Seven Hundred Seventy-Five No/100***** Dollars \$14,775.00

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed

only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon delays beyond our control.

Martin Davis

Authorized Signature, Davis & Davis, Inc.

8-30-20

Date

Note: This proposal may be withdrawn by DDI if it is not accepted within thirty 30 days

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. DDI is authorized to do the work as specified. The client agrees to all cost of collection and litigation including reasonable attorney fees together with interest of 10% per annum if monies due are placed in the hands of an attorney, by suit or otherwise.

Signature _____ Date _____

Please sign and return, if accepted!
Thank You

Attachment E: Bids and Estimates



Anton Mack <anton@rga5.com>

Payment

Century House <anton@rga5.com>
Draft To: Shellie Jarratt <shellie@swrmemphis.com>

Mon, Oct 5, 2020 at 11:59 PM

On Tue, Jun 23, 2020 at 10:36 AM Shellie Jarratt <shellie@swrmemphis.com> wrote:

Hi Anton,

It's Bill Downes with SWR. I looked at your building and your mortar between the brick is relatively soft and noticeably deteriorating. We recommend a product called ProSoCo Weather Seal H40. It's not just a sealer, it strengthens weathered masonry. You can google the product data.

The wash and seal with H40 is \$6,200.00.

Another problem you have is some missing mortar that leaves you with open holes the sealer won't fix. To tuckpoint the missing mortar is an additional \$3,200.00.

I look forward to hearing from you.

Bill

Bill Downes asked me to reach out to you for a 50% payment so they can get started.

You may pay with a credit card via email or by phone or mail a check to 335-B Cumberland Street Memphis, TN 38112.

Please let me know if you have any questions.

Thanks,
Shellie Tucker

Accounting
Structural Waterproofing and Restoration LLC
335-B Cumberland Street
Memphis, TN 38112
Office-901-454-6531
Fax-901-454-6532
shellie@swrmemphis.com

Attachment E: Bids and Estimates

PROPOSAL/CONTRACT

Page 1 of 1

Parasol Awnings, LLC

4834 Hickory Hill (901) 368-4477
 Memphis, TN 38141-8215 FAX (901) 368-1798

Quote Number **205533**

Date Quoted: 11/25/2020
 Sales Rep. C. Folk
 Terms 1/2 Deposit: Balance COD
 Add 3% for VISA or MC

Century House Memphis
 Anton Mack
 151 Vance Ave.
 Memphis, TN 38103
 Phone Fax
 Mobile (901) 833-7796 Email anton@rga5.com

Project Name / Locatio
 Century House Memphis
 Anton Mack
 151 Vance Ave.
 Memphis, TN 38103 Map: DT 35-e
 Phone Mobile (901) 833-7796

| Qty | Drop | Pro. | Width | Description | Kind | Style | R/C | Unit Price | Ext. |
|--|------|-------|---------|--|-----------|----------|-----|-------------------|------------|
| 1 | | 4' 0" | 14' 10" | Suspended Canopy with Cut Outs and Hangers | Suspended | Extruded | Com | \$8,277.00 | \$8,277.00 |
| Subtotal | | | | | | | | \$8,277.00 | |
| Tax | | | | | | | | \$0.00 | |
| Grand Total (Add 3% for VISA or MC) | | | | | | | | \$8,277.00 | |

Notes Concerning Quote:

Suspended Canopy with Outriggers
8" Wood header by others

Price Includes:
Fascia: 6" Extruded
Decking: Roll Form Flat Pan
Drainage: Scuppers

Suspended Canopy

Decking: Roll Form Flat Pan
 Color: Bronze
 Fascia: 6" Extruded
 Color: Bronze
 Drainage: Scuppers
 Other: Outriggers

WARRANTIES

Work is guaranteed for one year for labor and materials. Fabric manufacturers warranty varies from 5-8 years, prorated warranty. Recovers on frames other than Parasol's carry fabric manufacturer's warranty only.

SALES CONTRACT

This order is not subject to cancellation, since it calls for made-to-measure goods. All agreements are made subject to strikes and other causes of delay or inability to perform that are beyond the Seller's control. It is mutually understood and agreed that the merchandise covered by the contract shall remain the property of the Seller until fully paid for. The Seller at any time hereafter may enter said premises and remove said merchandise, retaining as liquidated damages all money previously paid on account. If any payment due seller is not within 10 days of its due date, owner waives all rights to guarantees and warranties. Purchaser agrees that in the event seller retains an attorney to enforce any of the provisions of this contract, including, but not limited to, payment thereof, he shall be entitled to recover from purchaser all costs incurred, including, but not limited to, responsible attorney fees. The seller will not be responsible for damage to building or structures.

It is the signer's responsibility to obtain permission from the building owner and any permits required to have the work done included in this contract.

** Approximate delivery after detailed field measurement

Standard 7' clearance
 1" X 1" Aluminum Frame (Mill Finish)

Proper blocking and electrical hookup are the customer's responsibility unless otherwise specified.

NOTE: Deposit required at time of order. Balance due when installed. Prices quoted are valid for 30 days.

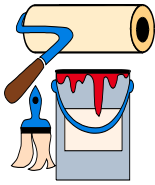
| |
|---|
| <p>Customer Acceptance: _____</p> <p style="text-align: right;">Date: _____</p> <p>Estimated Completion Time: 4-6 Weeks **</p> |
|---|

MAXIMUM INTEREST will be charged on ALL PAST DUE accounts

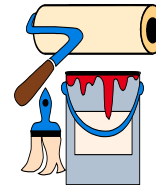
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THANK YOU FOR YOUR BUSINESS!

Attachment E: Bids and Estimates



Woods Painting Company
 2174 Freemont
 Memphis, TN 38114
 (901) 744-0285 Phone (901) 744-0286 Fax
 (901) 598-1734 Cell Kevin Woods
 (901) 481-5023 Willie Woods
woodspaintingco@bellsouth.net



| | | |
|---------------------|------------------------------|---------------------|
| Name: Anton Mack | Phone: 901-833-7796 | Date: 11/16/2020 |
| Address: | Job: 151 Vance Ave | |
| City, State, Zip: | Job Location: Memphis, TN | |

We hereby submit specifications and estimates for:

- A. Labor, materials & Equipment to clean Window Frames at above address hand sand metal frames to remove build up rust and other debris from frames. Prime Frames with one coat of 597 Premium Primer after new glass install apply two finish coat of D.T.M. finish Paint. Clean and Prime Metal Fire Alarm, gutters and down sprouts, light covers and frames.**

Total Cost: \$4,250.00

- B. OPTION
To clean brick and window frame doors and frames. Apply one coat of block filler and two coats of Latex Paint.**

Total Cost: \$1,056.00

MBE, SBE, DBE CERTIFIED

Thanks for considering our bid on:

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Base Bid: _____ *Dollars \$* _____.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____ *Note: This proposal may be withdrawn by us if not accepted within _____ days.*

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

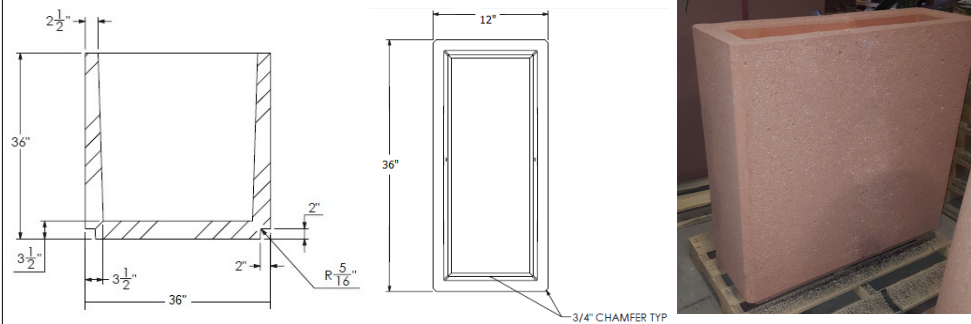
Attachment E: Bids and Estimates



Specification Sheet

Model #: PC36x12x36REC

36" L x 12" W x 36" tall Classic Series concrete planter



*Shown in Terra Cotta color and Weathered finish.

Specifications:

- **Dimensions:** 36" L x 12" W x 36" tall with 2" tall x 2" deep toe kick at base.
- **Weight:** 910lbs
- **Materials:** 3/8" steel rebar, Type III Portland cement conforming to ASTM C150. All aggregate conforming to ASTM C33. All Steel Rebar conforming to ASTM – A 615. Due to the natural air entraining properties of Portland Type III cement, additional air entraining agents are not required. Air void content naturally occurring in a Type III Portland Cement mixture conforms to ASTM C457.
- **Stress Load:** Minimum 5000 PSI at 28 days
- **Color & Finish Options:** Please reference standard color/finish sheet.
- **Warranty:** One year warranty against manufacturer's defects.