



**Memphis Tower
Group, LLC**

**100 North Main
Redevelopment Proposal**

August 31, 2021

Memphis Tower Group, LLC

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REGINALD FENTRESS - DEVELOPMENT/MBE COORDINATOR

CRAIG DANDRIDGE - ECONOMIC DEVELOPMENT ADVISOR

ABERNATHY PRIVATE FUND ADVISORS - INVESTMENT FIRM

3. DESIGN & CONSTRUCTION TEAM

KLR ARCHITECTS, INC. - MIAMI, FL - ARCHITECT

URBANARCH ASSOCIATES, PC - MEMPHIS, TN - ARCHITECT

TRC WORLDWIDE - PLANTATION, FL - STRUCTURAL ENGINEER

SMITH SECKMAN REID, INC. (SSR ENGINEERS) - MEMPHIS, TN - BUILDING SYSTEMS

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Memphis Tower Group, LLC

Firm Name: **MEMPHIS TOWER GROUP, LLC**
Type: LIMITED LIABILITY COMPANY
Address: 648 RIVERSIDE DRIVE, SUITE 403, MEMPHIS TN 383103
Contact: WILLIAM MCCRARY - PRINCIPAL DEVELOPER
Telephone: 901.498.8748
Email: billmccddehc@gmail.com



A, Cover Letter

Selection Committee

Downtown Memphis Commission

114 N. Main Street, Memphis, TN 38103

Selection Committee:

RE: 100 N. Main Street & Contiguous Block

On behalf of Abernathy Private Fund Advisors & Memphis Tower Group (MTG) Development, We are excited about the chance to work with you and the Downtown Memphis Commission team as partners in providing development / architectural services for the 100 N. Main Street and the Contiguous Block.

We consider these two properties as a prime redevelopment opportunity in the heart of Downtown Memphis and promise to offer you our best efforts to make sure this project is a great success for everyone involved. We commit to partner with you throughout the term of service, providing consistency and continuity from the project's first discussion through construction and occupancy.

With consideration for the 100 N. Main Tower and Contiguous block, Abernathy and MTG brings the following key differences to you:

OFFICE / RESIDENTIAL / RETAIL / HOTEL / PROGRAMMING / DESIGN EXPERTISE – Our team has programmed and designed over 15 million square feet of new and renovated office, residential and retail projects in the last 8 years as part of stand-alone and mixed-use projects. Our strength hinges on visionary designs and innovative developments of contemporary apartments, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods that enhance the lives of all its residents.

RENOVATION EXPERTISE FOR OFFICE AND RESIDENTIAL BUILDINGS - Our team is adept at working on renovation projects for office and residential. We understand the challenges of integrating new designs into existing systems and infrastructure and the latest code implications for renovations. The component, KLR Architects of our team brings a wealth of experience in adaptive reuse of existing facilities for fully updated luxury apartments and Class-A office buildings including Southgate Towers Apartments and Morgan Stanley Offices in Miami, FL.

HISTORY OF COLLABORATING WITH THE DMC – Over 19 years ago, the component UrbanARCH of our team began its relationship with the DMC. Since that time, UrbanARCH has designed numerous projects, including the Four98 South Main office space situated in the historic South Main District. UrbanARCH converted this dilapidated building that had been unoccupied for nearly 20 years into a modern office space without compromising the aesthetic of the existing Art Deco façade. Additionally, UrbanARCH was recently selected as one of the on-call choice designers for the DMC's Exterior Grant Incentive program. This experience gives our team a unique perspective and knowledge of collaboratively working together with the DMC.

TEAM COHESIVENESS – We offer a highly qualified Memphis-based team located in the heart of downtown Memphis. Our core team, which includes our in-house office space planners and residential and retail experts, along with key consultants such as SSR Engineers have successfully delivered these types of projects for more than a decade.

MIXED-USE DEVELOPMENT TEAM – Our team, in particular KLR Architects have a very strong portfolio as it pertains to mixed-use design containing retail and residential components. We commit our staff to be available to respond to your needs and can address all aspects of service – feasibility, master planning, programming, existing condition assessment, concept design and project delivery. With multiple staff members versed in this project type, MTG will be able to scale the team to the needs of this project.

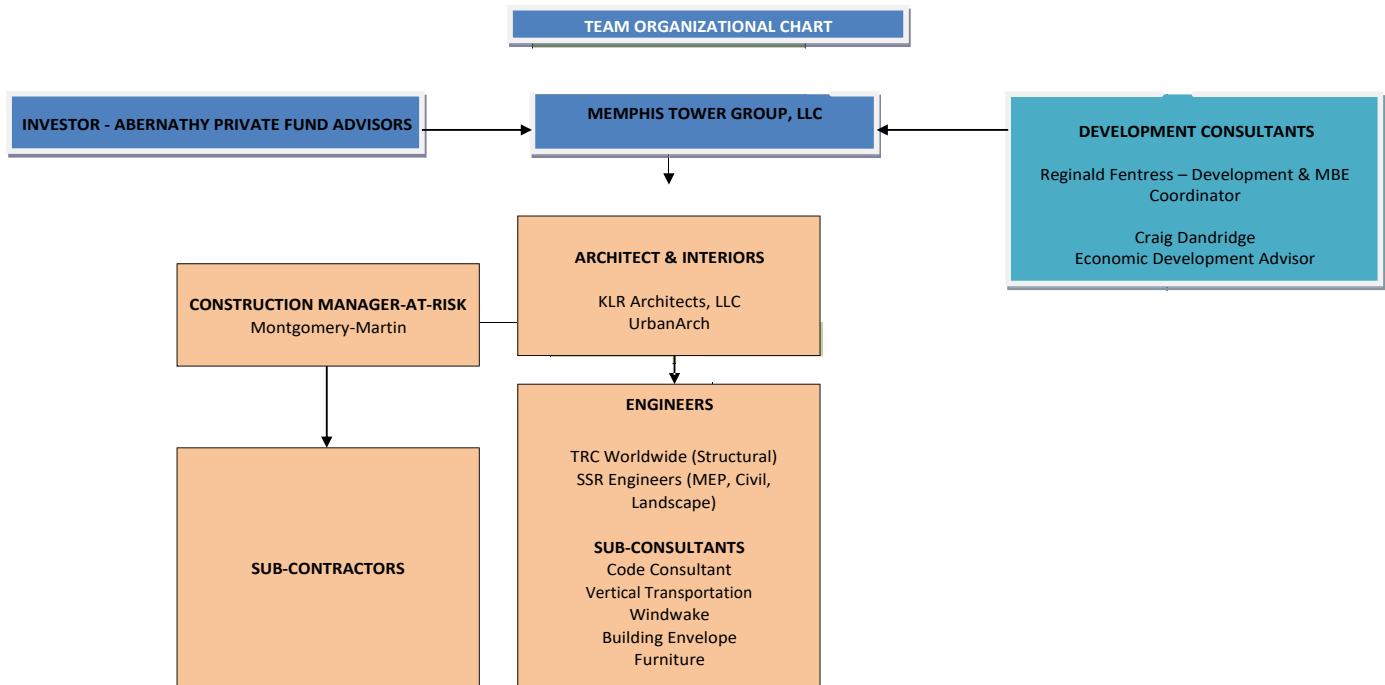
DELIVERY – Our development team has a strong track record in the successful delivery of mixed-use and office buildings in the State of Florida and Tennessee. We strive to help our clients make informed decisions by understanding the impact of alternate decisions regarding space utilization, life cycle costs, budgets and construction considerations. This team provides in-depth office planning and retail design expertise, and an outstanding group of people with a whole-hearted commitment to delivering highly successful, world-class concepts, tailored to meet the needs of the City. We are incredibly excited about this opportunity and the prospect of continuing as your partner. Thank you in advance for your consideration.

Sincerely,

William McCrary
Principal Developer, MTG

Memphis Tower Group, LLC

B1, Organizational Chart



B1, Statement of Declarations

I. Our team member for this project who will have the primary responsibility for diversity outreach and inclusion will be Reginald Fentress. Contact information: 330.268.3446; Rfentress1@yahoo.com

II. This development team includes a group of professionals with clean and immaculate backgrounds, who all prides themselves with practicing with a standard of care. With that being said, we can declare as a group that no member of our team has ever been sued by a municipal government or government agency.

III. This is a very cross-pollened team giving us a unique “DNA” of diverse expertise. UrbanARCH has worked with The Downtown Memphis Commission in the past on several projects here in the Memphis area. Montgomery Martin Contractors are a premier builder and renovation specialist for downtown projects. KLR is currently working with the MTG/Blues Note development group on some promising potential developments here in Memphis, and has also a long-standing working relationship with structural engineer TRC Worldwide Engineering. As a final piece to this woven group, SSR Engineers have worked with UrbanARCH for many years here in the city of Memphis.

IV. CURRENT OR EXISTING COMMITMENTS THAT COULD IMPACT OR DELAY OUR COMPLETION OF THIS PROJECT:

WORKLOAD AND AVAILABILITY: Our team commits to providing high quality services to the city of Memphis. What sets us apart from other teams is our depth of resources and desire to please clients. Our project team is comprised of leaders ready to serve your needs. We have the mobility, enthusiasm, and knowledge to provide the services required and are looking forward to serving as an extension of the city of Memphis and DMC staff.

We can begin work immediately upon receiving your authorization to proceed. Our current workload will allow for the required application of our assigned staff and company resources to meet your schedule and deadlines.

As proven by our remote working experience during Covid-19 crisis, we have the necessary technology and communication systems in place to share work through each of our offices and have the added capability of additional staff available to QA/QC our work performed.

LOCATION PROXIMITY TO PROJECT SITE

UrbanARCH office is fully staffed and operational at their location on South Main St. in Memphis, TN. KLR Architects just recently opened an office in the downtown Memphis area on South Main St. as well and is currently ramping up staff to be responsive to the scope of this project. Other local members in our group will include SSR Engineers, Montgomery Martin Construction and the Memphis Tower Group.

B2, Development Partners - project team

Memphis Tower Group, LLC

MTG RELATED EXPERIENCE

Bill McCrary (Project Manager) – Courtesy of DDEHC



Construction, Project Management, Development, Consulting Services

Bill McCrary -President

648 Riverside Drive, Ste. 403 - Memphis, TN 38103

ph: 901-498-8748 email: billmccddehc@gmail.com

Planning, Development, Construction & Project Management Services

1. Planning and Development
2. Design and layout
3. Architectural Services
4. Bidding and Procurement
5. Project Management
6. Licensures and Permits
7. Project Engineering
8. Finance Consultation
9. Sustainability and Management

Development Company:
DDEHC, LLC

Construction Company:
RD&M, Inc.
Licensed & Bonded
General Contractors



B2, Development Partners - project team

Memphis Tower Group, LLC

Related experience



Lane College Five Completed Dorm Projects 2009-2012



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



Alcorn State Univ. Dorm Projects



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



Alcorn State Univ. Dorm Projects



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



*Project Management Services
Lane College Cafeteria and Science building Projects*



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



New 2017 Lane College Steel Arch Project



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



Planned 2018 Hotel Project in Downtown Memphis



Memphis Tower Group, LLC

B2, Development Partners - project team

Related experience



*Project Management Services
MT. Zion Baptist Church Jackson, TN*



- We delivered 23,000 sq. ft. Church
- 750 seating capacity with 42 feet sanctuary roof and balcony seating
- Extensive class rooms & office space
- Raised baptismal, chapel & elevator



Memphis Tower Group, LLC

B2, Development Partner / Special Consultant- project team



5510 Lake Branch Cove
Memphis, TN 38109

330-268-3446
Rfentress1@yahoo.com

EDUCATION

Union University

Education Specialist:

Administrative Leadership

Freed-Hardeman University

Masters Degree in Education:

Curriculum and Instruction

Lemoyne Owen College

Bachelor of Arts

Liberal Studies:

Elementary Education

YEARS OF EXPERIENCE

18

Reginald Fentress

I am an accomplished professional utilizing leading-edge capabilities for advancing projects and campaigns within a demanding environment. An astute troubleshooter with a unique ability to quickly diagnose problems and execute creative solutions, I have succeeded in various political campaigns throughout my career. A respected Director who motivates teams to excel and empowers others to reach their full potential. A summary of my achievements are:

- **One of nine persons selected to participate in the National Education Association's internship.**
- **Managing Senate Bill 5 Campaign won by 65% of the vote due to campaign organization.**
- **Worked in conjunction with NEA and WEAC, Wisconsin in the Senate Recall Election and specifically on behalf of State Senate Candidate John Lehman where the target was to increase voter participation in urban Racine, Racine's voter turnout was the same as in 2008 when Barack Obama ran.**

Throughout my career I have won numerous awards and am a hard-working, loyal professional that has served in a leadership capacity in various divisions. During my tenure, I have designed programs and created and implemented strategies that I feel will consequently improve situations for your organization.

I have an earned reputation for success in any endeavor I encounter, and my leadership abilities include strategic vision and delivering positive results across multiple business functions. My experience in the business world has taught me the importance of responding, prioritizing and reacting in a timely manner to ensure optimal results.

CORE COMPETENCES

Executive Leadership

Problem Resolution

Communication Skills

Negotiation Skills

High Integrity

Organizational Development

Alternative Dispute Resolution

Motivated by Challenge

Relationship Management

EXPERIENCE

Tennessee Education Association

Nashville, Tennessee

Illinois Education Association

Springfield, Illinois

Memphis City Schools

Memphis, Tennessee

National Education Association

Washington, District of Columbia

Ohio Education Association

Columbus, Ohio

Memphis Tower Group, LLC

B2, Development Partner / Special Consultant- project team



Craig Dandridge

President & Managing Partner

The Dandridge Companies

EXPERIENCE

Managing Partner

- **Provide consultation to individuals and/or companies who are interested in starting a business, buying a business or expanding an existing business.**
- **Assist in structuring financing plans, preparing loan applications, strategic planning and guidance in writing business plans.**
- **Introduce clients to an extensive network of public and private sector key contacts and business resources.**

Facilities Maintenance Experts, Memphis, TN 1998- 2006

Chief, Operating Officer and Shareholder

- Created and implemented the company's organizational and operational structure
- Developed internal and external systems to support the goals and objectives set forth by the Board of Directors.
- Established the company's operating budget and closely manage the cash flow of the organization.
- Monitored the delivery of services through the various department heads to ensure that the operational plans are followed.
- Oversaw human resources issues to ensure that all departments conform to the organization's staffing levels, hiring practices, training and other personnel policies.
- Developed, managed, and guided sales activities for the organization.
- Implemented and executed policies and programs to achieve maximum sales volume potential for services.
- Developed appropriate communications procedures to ensure that all employees are informed regarding the policies and directions of the organization.
- Worked closely with vendors to secure the best pricing and purchasing options.
- Generated and reviewed monthly reports tracking overall profitability of the organization and by account.
- Drove decisions on technology, legal and compliance issues.
- Reviewed systems to ensure improve efficiency and/or service delivery to customers as needed.
- Developed and maintained communication with clients, community groups, agencies, and key business partners to obtain information and provide advice that will assist the organization and promote the interests of the company.

Worldwide Business Forms, Memphis, TN

Vice-President and Shareholder

1997-1999

- Created external operational systems to enhance customer satisfaction and achieve sales goals.
- Provided direction for long-term growth plans based on previous success in a start-up capacity.
- Introduced and promoted new products to clients and target

EDUCATION

University of Tennessee at Knoxville

BA African American Studies/Biology 1989

YEARS OF EXPERIENCE

25

TDC FOUNDED

2000

Memphis Tower Group, LLC

B2, Investment partners- project team



ABERNATHY PRIVATE FUND ADVISORS LP
SENIOR MANAGING PARTNER
EAIN S. ABERNATHY, PHD

“When Excellence matters, why accept anything else beneath it!” E.S.A. PhD

Memphis Tower Group, LLC

B2, Investment partners- project team



About

- 4.3Billion Assets Under Management
- Private Equity | Capital Markets
- 25 Years Structured Finance
- 5B Finance Deals and Transactions

Experience

⇒ **Managing General Partner of Abernathy Private Fund Advisors LP with 4.3Billion**

Assets Under Management:

- Senior Manager
- Co-Manager
- Investment Advisory
- Sell Group
- Tax Allocation Bonds, Senior Development Bonds, Revenue Refunding, General Obligation Funds and Refunding, Transportation Bond Allocation, Multi-purpose Bonds, Airport Revenue, Housing and Senior Housing Bond Allocations.

⇒ **Minority Business Enterprise (MBE)**

- Market research and sub-advisory management tailored specifically for environmental, social and governance (ESG) investing

Memphis Tower Group, LLC

B2, Investment partners- project team



- Investment banking capabilities for corporations seeking minority inclusion
- Trade execution and transition management services to institutional investors with diverse supplier mandates

⇒ **Community Development Entity (CDE) (“Abernathy Urban Enterprise Development Fund LP” Subsidiary of Abernathy Private Fund Advisors LP)**

- Community Wealth Mapping
- Impact Investing
- Transportation Oriented Development
- Work, Play, Live Communities
- CDFI Funding
- Investments in economically disadvantaged areas.
- Abernathy Urban Enterprise Development Fund via its Partnerships has access to a division of the US Treasury that administers the program— has made 836 awards, allocating \$40 billion in NMTC allocation, to CDFI-certified Community Development Entities (CDEs). In order to use NMTCs, a project must obtain financing from a CDE that has been awarded tax credits.
- Abernathy Urban Enterprise Development Fund via its Partnerships has access to UDF’s program is used primarily to fund owner-occupied businesses and Non-Profit community facilities located in severely distressed qualifying Census tracts. Minority community or a small business owned by a minority member. Qualifying Census tracts, known as Low Income Communities (LICs), are determined by income and poverty data from U.S. Census data. NMTCs can also be layered with many different financing sources, such as traditional debt, grants, tax increment financing and Historic Tax Credits.

Memphis Tower Group, LLC

B2, Investment partners- project team



⇒ Corporate Finance Specialist

- Developed New Institutional Accounts
 - Managed 800 Employee City of New Orleans Financial Services Account
 - Managed 5,000+ Employee State of Louisiana Account
 - Managed 1,000+ Employee Southern University New Orleans Account
 - Managed 500 Church Member Account
- Backstrom McCarley Berry Co.
 - Atlanta Airport Municipal Underwriting
 - African Methodist Episcopal Church Sixth District
 - Morris Brown College
 - African Methodist Episcopal Church 9th District
 - Union Bethel AME Church
 - Historic St. James AME
 - Southwest Doctors Hospital
 - Blessing Ministries - Community Development Corporation
 - Trump Towers Las Vegas Nevada
 - Senior Housing Developments
 - Talladega College
 - Church of God in Christ - Central Georgia Jurisdiction
 - Church of God in Christ - Northern 1st Jurisdiction
 - Church of God in Christ - Northern 2nd Jurisdiction
 - Church of God in Christ - California
 - Conference of Black Mayors Inc
 - City of New Orleans Municipality
 - Light Global Missions

Memphis Tower Group, LLC

B2, Investment partners- project team



Higher Call International

New Spirit Revival

St. John AME

Pillar of Glory Ministries Inc.

- ⇒ **Bishop and Assistant Presiding Bishop, Global Covenant Fellowship of Churches and Senior Metropolitan Bishop of Finance.**

- ⇒ **Administrative Assistant and District Superintendent Church of God in Christ**

- ⇒ **Education:** Loyola University New Orleans, Tulane University A. B. Freeman School of Business. Continuing Education, Finance and Executive Education Courses at Harvard School of Business, University of Chicago School of Business, Columbia School of Business, Wharton School of Business and London School of Economics and Finance.

- ⇒ **Married 24 Years (Lady Sylvia Abernathy) and father of 5 children (Matthew, Daniel, Joshua, Andrew and Sarah-Elizabeth)**

Architecture / Planning: KLR Architects + UrbanARCH

Principal Architect: Kennieth Richardson, AIA / NCARB
 Principal Architect: Brian Bullard, AIA / NCARB
 Project Manager: Ryan Morris, AIA
 Project Design Assistance & Production Lead: Johnathan Patterson
 Project Design & Production Assistant: Claire Sims

Engineering Team

TRC WORLDWIDE: Structural Engineer: Donata Williams, PE, MBA, LEED AP, CM BIM
 SSR Engineering: Civil, HVAC/Electrical/Plumbing/Fire Protection: David Bradford, PE, LEED AP
 Ritchie Smith Associates: Landscape Architecture

Construction Team

MONTGOMERY MARTIN CONTRACTORS: Construction Manager at Risk

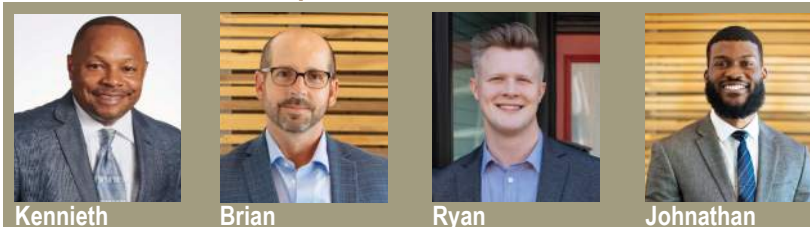
Role Descriptions

KLR Architects: Kennieth Richardson will serve as lead for contract matters and will participate in all major stakeholder meetings and work sessions. Kennieth will lead the programming phase of the project, will collaborate on the conceptual design and will serve as architect of record for the project.

UrbanARCH: Brian Bullard, AIA will lead UA’s efforts as Principal in Charge and will participate in all major stakeholder meetings and work sessions. Ryan Morris, AIA will serve as the day-to-day contact for UrbanARCH. He will organize and participate in all major stakeholder meetings and work sessions, and will be in charge of all documents produced by UrbanARCH and consultants on behalf of the project. Ryan will coordinate the team effort and will dedicate a large percentage of his time to the project from beginning to end. Ryan’s duties will include project manager, lead project designer, drawing and specifications overseer, and construction administrator. Johnathan Patterson will serve in design assistance and will play a key role in production of technical drawings and communications with consultant team members during programming, conceptual design and estimating efforts.

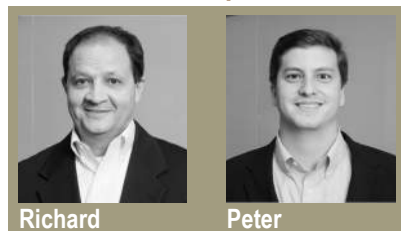
TRC Worldwide Engineering will provide structural building analysis and structural engineering for the project. The SSR Engineering team will lead the engineering efforts for all building systems design. Each will play important roles in their respective disciplines in establishing design goals, budgets, and in offering creative options for achieving the project goals successfully.

Architectural Leadership



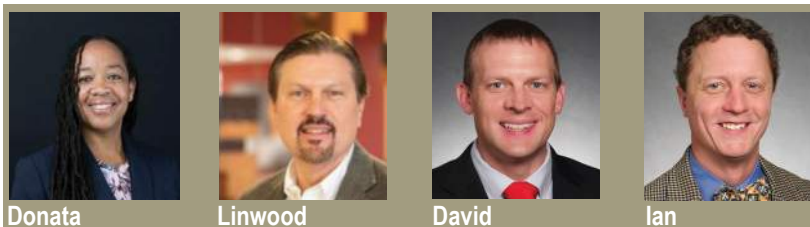
Kennieth Brian Ryan Johnathan

CM/GC Leadership



Richard Peter

Engineering Leadership



Donata Linwood David Ian



B3, Design - project team



KENNIETH L. RICHARDSON AIA

CEO | PRESIDENT

With more than 21 years of architectural experience and regional leadership, Kennieth oversees Miami's studio operation and marketing efforts as well as serving as Principal-in-Charge on key projects. His professional experience encompasses several market sectors, with a key focus on Residential, Mixed-Use, Corporate and Commercial projects. Key to his success as a studio leader, Kennieth has a unique ability to effectively balance a client's vision and goals with the demands of the budget and schedule, while maximizing efficiencies through all phases of a project in order to build seamless collaborations between all project stakeholders.

His extensive background in and thorough knowledge of the architectural industry and the construction process has built his strength in identifying and solving problems while projects are developing, which ultimately saves time and money in the construction process. Kennieth has been heavily involved in several signature projects in Miami that ranges from design collaboration of SLS Brickell to the Royal Caribbean Corporate Headquarters at the Port of Miami. Kennieth has made the high-rise industry a field of specialty, but he welcomes the challenges of other architectural sectors as well.

EDUCATION

University of Florida
Master of Architecture, 2000

Mississippi Valley St. Univ.
Bachelor of Science in Industrial Technology, 1994

YEARS OF EXPERIENCE

21

KLR FOUNDED

2012

PROFESSIONAL REGISTRATIONS

Registered Architect, Florida #AR96065
Interior Designer, Florida #ID5990

MEMBERSHIPS

Member, American Institute of Architects

ORGANIZATIONS

(NOMA) National Organization Of Minority Architects

REFERENCES

Tom Walsh
Related Group
508.663.7190
twalsh@relatedgroup.com

Tom Mauri
Quadra Consulting
786.246.2512
tom@quadra.pro

Sherri Gutierrez
Arquitectonica
954.668.3576
sgutierrez@arquitectonica.com

EXPERIENCE

HOSPITALITY EXPERIENCE

Luminary Hotel and Garage
Fort Myers, Florida

AC Hotel by Marriot & Element
Brickell, Florida

Michael Swartz Filia Restaurant at SLS
Brickell, Florida

Jose Andres Bazar Mar Restaurant at SLS
Brickell, Florida

Michael Swartz Tigertail + Mary Restaurant
Coconut Grove, Florida

Michael Swartz Amara Restaurant at Paraiso
Miami, Florida

River Oyster Bar Restaurant
Miami, Florida

CORPORATE EXPERIENCE

Royal Caribbean Corp. Headquarters
Miami, Florida

Morgan Stanley
Miami, Florida

Related Group Headquarters
Coconut Grove, Florida

Citigroup Technology, Inc.
Tampa, Florida

RESIDENTIAL EXPERIENCE

Southgate Towers Residential Apartments
South Beach, Florida

Paramount Condominiums
Miami, Florida

MIXED-USE EXPERIENCE

Brickell City Center Mall
Brickell, Florida

SLS Brickell Hotel & Residences
Brickell, Florida

SLS Lux Hotel & Residences
Brickell, Florida

Paraiso Bay Towers – Retail & Residences
Miami, Florida

Park Grove Towers – Bank, Retail & Residences
Coconut Grove, Florida

One West Palm – Hotel, Residences & Offices
West Palm Beach, Florida

BRIAN BULLARD, AIA, NCARB



Brian is a founding partner and President of UrbanARCH. With more than 28 years experience in the architectural design and management field, he has completed many high-profile projects of various types and sizes. Some of which are considered landmark projects in the mid-south area. Brian's long list of project experience includes project types of civic, commercial, hospitality, residential, and mixed-use designs. His past experience includes project design, team coordination, and project management for large scale public and private commercial projects.

Brian will provide team leadership and will work closely with the DMC and the design team to ensure a well-designed and well-delivered project that meets the goals of the City.

Brian believes in an integrated approach to design and strives to put all team members in positions to succeed at high levels. His ability to communicate clearly and to utilize the strengths of each team member makes Brian a proven leader and highly successful within the architectural industry.

Education

Bachelor of Architecture, 1993
Mississippi State University
Years Exp: 28 with UA: 19

Registrations

Registered Architect
Alabama, Arkansas, Georgia,
Indiana, Kansas, Kentucky,
Louisiana, Michigan, Mississippi,
Missouri, North Carolina, South
Carolina, Tennessee, Texas, West
Virginia

Professional Affiliations

Member
National Council of Architectural
Registration Boards (NCARB)

Member
American Institute of Architects
AIA-Memphis President (2018)

Board Member
AIA Tennessee (2019-2021)
AIA Tennessee Design Awards
Chair (2020)

Project Experience

Memphis International Airport
Concourse B Modernization
Memphis, Tennessee

Hotel Napoleon
58 Suite Boutique Hotel
Memphis, Tennessee

Desoto County Justice Court
Hernando, Mississippi

Desoto County Juvenile Court
Hernando, Mississippi

Olive Branch Police HQ
Olive Branch, Mississippi

Southaven City Hall Renovations
City Hall Renovations
Southaven, Mississippi

Stein Eriksen Lodge Ph III
Condominium Expansion
and Conference Center*
Park City, Utah

University of Memphis
Wilder Tower 12th Floor
Student Recruiting Center
Memphis, Tennessee

Tennessee Eye Center
Lenoir City, Tennessee

University of Memphis
Building Envelope Repairs
Memphis, Tennessee

University of Memphis*
Parking Garage, Clock Tower &
Pedestrian Bridge
Memphis, Tennessee

Olive Branch City Hall
Olive Branch, MS

Lab Express
Corporate Headquarters
Arlington, Tennessee

Silo Square Mixed-Use
Development
Commercial/Multi-Family
Southaven, Mississippi

Hernando High School
Cafeteria Addition & Renovations
- Hernando, Mississippi

MOGA Wolfchase
OB/GYN Office and Clinic
Bartlett, Tennessee

Eye Surgery Center of Knoxville
Ophthalmic Surgery Center
Knoxville, Tennessee

Memphis Central Public Library*
Project Architect
Memphis, Tennessee

Pyramid Arena NBA
Renovations*
Project Architect - Locker Rooms,
Seating, Concessions
Memphis, Tennessee

FedEx Forum*
Multi-Use Arena
Memphis, Tennessee

Snowden Pedestrian Bridge
Pedestrian Bridge - Getwell Rd.
Southaven, Mississippi

BankPlus Amphitheater @
Snowden Grove
Southaven, Mississippi

Olive Branch Municipal Court
Olive Branch, Mississippi

* experience prior to forming
UrbanARCH

RYAN MORRIS, AIA - PROJECT MANAGER



Ryan will serve as UA project manager. Ryan has completed many public and private architectural projects for UA. Ryan has served as lead designer or project manager of a number of office, residential, and mixed-use project types including renovations, interior build-outs and new construction projects. Mr. Morris' past experience also includes project design and documentation of Retail Supplier offices for Nike, ENSAFE-Memphis Renovations, Renovations to Methodist North and South Hospitals-Memphis, and the offices of NovaCopy/NovaTech-Wolfchase. Mr. Morris possesses a wide range of strengths and insists upon collaborative efforts between owner, designer and contractor. Ryan is a member of AIA and is a licensed architect in TN.

Education

Bachelor of Architecture, 2012
Mississippi State University
Years Exp: 9 with UA: 5+

Registrations

Registered Architect
Tennessee

Professional Affiliations

Member
National Council of Architectural
Registration Boards (NCARB)
Member
American institute of Architects

Project Experience

Memphis International Airport
Airline Ops Space Design
Memphis, Tennessee

MOGA OB/GYN Wolfchase
Bartlett, Tennessee

64 Main Renovations
Memphis, Tennessee

Eye Surgery Center of Knoxville
Ophthalmic Surgery Center
Knoxville, Tennessee

Tupelo Cotton Mill Event Hall
Tupelo, Mississippi

Southaven City Hall Renovations
City Hall Renovations
Southaven, Mississippi

Eye Surgery Center of Morristown
Morristown, Tennessee

Memphis International Airport
Concourse B Modernization
Memphis, Tennessee

Tennessee Eye Center
Lenoir City, Tennessee

149 Madison Apartments
Memphis, Tennessee

ENSAFE Corporate HQ
Renovations*
Memphis, Tennessee

Oakridge Commons Mix-Use
Olive Branch, MS

Beauregard Place Apartments
Memphis, Tennessee

Southaven Municipal Signage
Program
Southaven, Mississippi

Greenbrook Indoor Softball
Practice Facility
Southaven, Mississippi

150 Madison / Crazy Gander
Coffee shop & residence
Memphis, Tennessee

Stage Left Pizza & Subs
Memphis International Airport
Memphis, Tennessee

Let It Fly Sportsbar & Restaurant
Germantown, Tennessee

Methodist South ICU Renovations
Memphis, Tennessee

Nike Corporate Offices
Various National Locations

Charles Retina Institute
Memphis, Tennessee

Methodist South
Entrance Expansion
Memphis, Tennessee

Lansky's Corporate Offices
Memphis, Tennessee

* experience prior to forming
UrbanARCH

JOHNATHAN PATTERSON - DESIGN / TECHNICAL



Johnathan's background in interior design lends to his interest in creating unique spaces on a wide variety of project types through the curation of materials, color, and texture with thoughtful detailing of the space defining elements in many of UrbanARCH's projects. He pursues every project with the belief that the quality of the built environment impacts the quality of life.

Education

Interior Design
University of Memphis
Years Exp: 6 with UA: 5

Project Experience

Desoto County Juvenile Court - Hernando, MS

Memphis International Airport Concourse B Modernization
Memphis, Tennessee

MOGA Wolfchase Office Building (OB/GYN) - Memphis, TN

Poplar Plaza Shopping Center Facade Improvements -Phase 2
Memphis, TN

Stage Left Restaurant @ Memphis Airport - Memphis, TN

150 Madison Renovation - Memphis, TN

Big River Market - Memphis, TN

Silo Square Mixed-Use Development - Southaven, MS

Stephen C. O'Connell Center* Exactech Arena Renovation -
University of Florida - Gainesville, FL (*prior to joining UA)

CLAIRE SIMS, ASSOC. AIA - DESIGN / TECHNICAL



Claire's contributions to the project development process focuses on planning and programming, spatial analysis, and clearly communicating the design goals via 3D modelling & visualizations. She has the strong ability to translate the concept through to construction documentation and she has judicial project experience having recently completed design and bidding for the new Desoto Justice Court Facility.

Education

BA Architecture - 2018
Mississippi State University College of Architecture, Art, & Design
Years Exp: 3 with UA: 2

Project Experience

Desoto County Justice Court Complex - Hernando, Mississippi

University of Memphis Wilder Tower - 12th Floor Renovation - Memphis

Southaven City Hall Renovations - Southaven, MS

Tennessee Eye Care Surgery Center - Lenoir City, TN

Morristown Eye Surgery Center- Morristown, TN

64 Main Street Building Renovations - Memphis, TN

150 Madison / Crazy Gander Coffee - Memphis, TN

145 Madison Building Residential - Memphis, TN

Greenfield Indoor Soccer Complex - Memphis, TN



Donata Williams, P.E., MBA, LEED AP, CM-BIM
 Managing Principal

PROFESSIONAL EXPERIENCE

Ms. Williams is a Structural Engineer with more than 18 years' experience in analysis, design and construction management of various types of structures for the governmental, commercial, aviation, educational and residential sectors.

She utilizes various computer aided analysis and design tools such as Ram Structural System, Ram Concept, Ram Elements, Tekla Structural Designer Adapt, PCA Walls, AutoCAD, and Revit Structure.

Ms. Williams is a LEED Accredited Professional who worked on one of the first LEED certified buildings in Florida. She has worked on several other buildings that have obtained various levels LEED certifications and has other projects that are currently pursuing LEED certification.

She was one of the first 3 people in the state of Florida to receive her CM-BIM certification.

YEARS EXPERIENCE

Total Years' Experience: 19

EDUCATION

Masters of Business Administration
 University of Florida / 2011

M.S. in Architectural Engineering with a
 Structures Concentration
 N.C. Agricultural & Technical University /
 2002

B.S. in Civil Engineering
 University of Florida / 2000

PROFESSIONAL REGISTRATION

Registered Professional Engineer:
 Florida 67337
 North Carolina 036136
 New York 093022-1
 Special Inspector of Threshold Buildings
 - FL SI 7018699
 LEED Accredited Professional
 CM-BIM Certification

PROFESSIONAL AFFILIATIONS

(FSEA) Florida Structural Engineers
 Association
 (AISC) American Institute of Steel
 Construction

RELEVANT PROJECT EXPERIENCE (With another firm)

- **(Whole Foods), Sarasota, FL**
 Project Engineer and Site Rep. for this 546,000 sq. ft. mixed use facility with amenity deck. Concrete structure with concrete columns, posttensioned floors and infill masonry; Certified **LEED Gold**.
- **Terminal 4 Concourse Replacement - Eastern Expansion Fort Lauderdale/Hollywood International**
 Design Engineer and Project Manager for this \$200 million, 14 gate airport expansion built in two phases to allow for full airport operation and the demolition of the existing terminal. Concrete framed lower levels with a steel roof and extensive glazing system. (Pending) Certified **LEED Silver**.
- **Renovation of Terminal 25 at Port Everglades, FL**
 Project Manager for this \$70 million remodeling of an existing building that included adding a second story and an addition to the north of the existing footprint to increase the total building area by almost 100,000 sq. ft. This structure featured extensive curtain wall, roof overhangs with skylights and perforated metal panels and media mesh over exterior walls in strategic locations.
- **Ravenswood Bus Maintenance Facility, Dania Bch., Broward Co.**
 Project Manager for the replacement of the existing bus maintenance facility with new parking garage and office space. The project included a bus maintenance building with a 60,000 sq. ft. area with a storage mezzanine and a three-. The project construction cost is approximately \$25 Million; Certified **LEED Gold**.
- **SFRTA Pompano Beach Operations Bldg., Pompano Beach, FL**
 Project Manager for an approximately 79,000 sq. ft. three-story, office building constructed of architectural precast, precast joists and soffit beams, and cast-in-place concrete columns, and masonry shear walls and miscellaneous bearing walls. Certified **LEED Gold**.
- **City of Miramar Police Head Quarters Facility, Miramar, FL**
 Project Manager for this four-story, 65,000 sq. ft., \$23 million facility designed to withstand extreme hurricane wind loads. The building exterior walls and framing are also designed to mitigate damage from explosive blasts and to prevent progressive collapse. Certified **LEED Gold**.



David O. Charland, P.E., S.I.
 Regional Director
 In-House QA/QC Review



PROFESSIONAL EXPERIENCE

For a half century, Mr. Charland has provided high quality structural engineering design and project management expertise on hundreds of diverse residential, commercial, and institutional projects throughout the State Of Florida.

Mr. Charland’s project experience includes high rise condominiums, Fort Lauderdale-Hollywood International Airport Terminal 1- Concourse B & C; the award-winning, fast-track, concrete, \$126 million NAP of the Americas (formerly Technology Center of the Americas) in Miami. Mr. Charland was instrumental in the selection and design of construction chosen for a 120’ high, 750,000 square foot concrete telecommunications “hotel” that took only 25 weeks from the start of design to topping off of the structural shell.

Mr. Charland’s other experience includes structural engineering design and project management of municipal facilities, high-rise office buildings, hotels and resorts, aviation facilities, educational facilities, libraries, correction centers, heavy marine, roads, bridges, building restoration, industrial plants, and parking garages, and practically all types of structures encountered in the field of civil engineering.

Mr. Charland served a second 4-year term as a Member of the Florida Board of Professional Engineers, having been first appointed by Governor Jeb Bush and again by Governor Charlie Crist. For more than 28 years Mr. Charland was a member of the Broward County Central Examining Board for Engineering Construction and has also served as a Member of the Structural Committee of the Broward County Board of Rules and Appeals.

Within the TRCWW firm, Mr. Charland has been instrumental in the firm’s development and implementation of quality control/quality assurance programs critical to the success of client projects.

YEARS EXPERIENCE

Total Years’ Experience: 54

EDUCATION

Bachelor of Science in Civil Engineering
 - Specializing in Structural
 University of Florida, 1961

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)
 American Concrete Institute (ACI)
 Post Tension Institute (PTI)
 Florida Engineering Society (FES)
 International Code Council (ICC)

PROFESSIONAL REGISTRATION

Registered Professional Engineer:
 Florida : PE 8802
 Professional Land Surveyor:
 Florida (retired) : 1749
 Special Inspector/Threshold Buildings
 Florida : 0042

Principal & QA/QC Review for projects that include:

- W Fort Lauderdale Resort Hotel & Residences, a \$220 million, 2-tower, 23-story hotel and residences with a 5-level 1020-space enclosed parking garage, located on Fort Lauderdale Beach
- Q-Club Resort & Residences, a 25-story, multi-use facility with a 420-space parking garage, located on Fort Lauderdale Beach
- \$25 million Port St. Lucie Civic Center – 100,000 SF public facility
- The \$25 million World Fishing Center that includes a 66-foot tall stainless steel-clad “Fin,” a theater that has a projection screen that abruptly doubles in height to 28 feet during the show, and later disappears altogether to reveal a viewing window with views of the lake and special effect outdoors
- Margaritaville Hollywood Beach Resort, a \$100 million, 870,000 sq.ft.. resort – 8 story hotel on top of a 9 level parking garage pedestal
- The \$60 million Costa Hollywood Resort, a mid-rise boutique condo hotel resort situated just steps away from the Ocean and the famed Hollywood Beach Boardwalk
- Hilton Fort Lauderdale Beach Resort: a 25-story, multi-use facility with a 420-space parking garage, located on Fort Lauderdale Beach
- City of Sunrise, Public Safety Complex, Sunrise, FL; hardened facility to withstand wind speed up to 160 MPH, 132,000 GSF. (Project Value: \$35 MM).



Linwood Schultz, P.E., S.I.
Structural Engineering Manager

PROFESSIONAL EXPERIENCE

Mr. Schultz has more than 27 years' experience on projects ranging in scope from government, educational facilities, healthcare, office buildings, hotels to parking garages. He has completed designs incorporating most construction materials including wood, steel, concrete, masonry and autoclaved aerated concrete. He has also completed renovation and restoration projects.

With significant field experience, he is a valuable asset in anticipating situations that might occur due to various elements of the design. His experience has enabled him to effectively manage projects while providing a high level of service to clients.

YEARS EXPERIENCE

Total Years' Experience: 33

EDUCATION

Masters of Science in Engineering
University of Florida / 1988

B.S. in Civil Engineering
Clemson University / 1986

PROFESSIONAL REGISTRATION:

Registered Professional Engineer:

TN #124627
KY #36567
NC #051915
SC #38959
IN #12100369
AZ #73342
FL#45375
GA #40834;

Special Inspector of Threshold
Buildings:

FL - SI #1036

MULTI-LEVEL PROJECT EXPERIENCE

- One 22 One Office Tower – Nashville, TN
- Chateaus On White Sands – Tierra Verde, FL
- Oldsmar Galleria – Oldsmar, FL
- Paradiso Condominium – St. Petersburg, FL
- Wilton Station – Fort Lauderdale, FL
- Halifax Landing – South Daytona, FL
- Hyde Park Square – Tampa, FL
- Randee Rogers Apartments – Nashville, TN
- Boscobel Apartments 1&2 – Nashville, TN
- Tennessee Veterans Home – Memphis, TN
- Fisk University Student Housing – Nashville, TN
- 941 Jefferson Street Apartments – Nashville, TN
- Victory Lofts & Model-T Building – Tampa, FL
- Solterra Midtown Senior Living Facilities – Phoenix, Arizona
- Water Crest Senior Living Facilities – Various Locations: Winter Park, Sarasota, Naples, Newnan, Port St. Lucie, FL

RETAIL PROJECT EXPERIENCE

- One East College Development – Murfreesboro, TN
- Madison Yards, AMC Theaters Center (with Parking Garage) – Atlanta, GA
- Madison Yards, Publix Retail Center (with Parking Garage) – Atlanta, GA
- PDQ Restaurant Prototype – Multiple Locations, Southeast U.S.
- Thornton's Stores – Multiple Locations, Southeast U.S.

PARKING PROJECT EXPERIENCE

- Bus Barns Parking Garage – Nashville, TN
- Fort Benning Staff Parking Garage – Columbus, GA
- Fort Benning Visitor Patient Parking Garage – Columbus, GA
- Urban Style Flats Parking Structure – St. Petersburg, FL
- Methodist Stone Oak Hospital Parking Garage – San Antonio, TX



David C. Bradford, Jr., PE, LEED AP

Principal in Charge

Summary / Expertise

As a Principal for SSR, David is responsible for developing client relationships and overseeing SSR resources. He serves as a project manager and engineer of record for multi-discipline projects, and serves as a client contact throughout the life of a project. His engineering background is in the design of HVAC and utility systems for a variety of healthcare, educational, commercial, industrial, and correctional facilities.

Experience

- Hilton Central Station Memphis, Curio Collection | Memphis, TN
- Hattiloo Theater | Memphis, TN
- One Memphis Place | Memphis, TN
- Poplar Towers | Memphis, TN
- Pinehurst Townhomes | Jackson, MS
- Southaven Park & Recreation Building | Southaven, MS
- Memphis Zoo | Memphis, TN
 - Teton Trek Exhibit
- Tabor Orthopedics | Memphis, TN
- White Station Church of Christ | Memphis, TN
- Cobblestone Offices | Memphis, TN
- The Great American Homestore | Memphis, TN
- All American Moving Headquarters | Memphis, TN
- Overlook Apartments | Memphis, TN
- Fifth Street High Rise | Memphis, TN
- Madison Hotel Renovations | Memphis, TN
- City of Memphis | Memphis, TN
 - City Hall Master Plan
 - Jonetta Street Collection Main
 - Overton Park Detention Structure
 - Riverside Park New Restrooms
 - Data Center
 - Children's Theatre Demo
 - Police Academy Training Center
 - Turner Dairy Detention Study
 - Liberty Bowl Gate 4 Improvements
 - Liberty Bowl Media Room
 - Liberty Bowl Locker Room Improvements
 - Riverside Park
 - Fountain Basin Repairs
 - Adams Garage Replacement
 - City Hall Conference Room
- Shelby County | Memphis, TN
 - Tax Assessors Office
 - District Loop
 - Sheriffs Kennel
 - Vehicle Maintenance Facility
- Memphis Area Transit Authority | Memphis, TN
 - South Intermodal Facility
 - Service Building Wash System
 - Noise & Vibration Services
 - Hudson Hall HVAC Addition
- Memphis Housing Authority | Memphis, TN

Education

Master of Science, Mechanical Engineering, Mississippi State University, 2000

Bachelor of Science, Mechanical Engineering, Mississippi State University, 1999

Registrations and Certifications

Registered professional engineer in the states of Tennessee, Arkansas, Florida, Georgia, Kentucky, Mississippi, Missouri, and Texas

LEED AP

Years of Experience

21

Years with SSR

19

Affiliations

- U.S. Green Building Council (USGBC)
- American Council of Engineering Companies - Memphis (ACEC)
- American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)
- Urban Land Institute (ULI)
- Elected Official: Shelby County Commissioner, TN



Ian Engstrom, PE
Project Manager

Summary / Expertise

Ian has over 27 years of progressively responsible experience in structural design and project management. His design work has included a variety of construction materials and design requirements. He currently manages the structural department and oversees structural design ranging from bridges to industrial facilities to multi-family residences to commercial development.

Ian has particular experience in progressive experience in bridge design and project management. His work has included a variety of construction materials and unique design requirements. He has performed numerous new bridge designs and bridge retrofit studies, which included seismic design, in the Mid-South region. The structure types studied range from simple span prestressed concrete girder overpasses to continuous curved steel plate girder fly-overs.

Experience

Memphis Convention Center | Memphis, TN
Phase I

City of Memphis | Memphis, TN
Plough Boulevard
Ball Road Sidewalk Improvements
Dunbar Elementary Safety Improvements
Hanley Elementary Safety Improvements
Central Avenue
Main to Main Multi-Modal Connector
Fire Station No. 30 Brick Wall
One-Call
128 Adams Garage Repairs
Marble Inspection
Duck Pond Bridge Repairs
Cladding Replacement

Memphis Land Bank | Memphis, TN
Lyons Ridge Rehabilitation

Memphis Light, Gas & Water | Memphis, TN
Mallory Road Pumping Station
Gas Regulator Substation Roof
Allen Pumping Station
Sheahan Pumping Station Structural Evaluation
Parking Garage Emergency Repairs
2425 Covington Pike
Spec Storage Facility Concept
Brunswick Canopy Design
Blackmon Storage Building
New Fence & Gate
LNG Bathroom
Netters Gate ADA Improvements
North Service Center Master Plan
Various Roof Replacements
Shelby County Government | Shelby County, TN
Shelby County Health Department
Fleet Services

Youth Villages | Memphis, TN
Memphis Area Transit Authority | Memphis, TN

Education

Master of Science, Engineering
Systems Management, Texas A&M
University, 2010

Bachelor of Science, Civil
Engineering, Memphis State
University, 1994

**Registrations
and Certifications**

Registered professional engineer
in the states of Arkansas, Florida,
Georgia, Kentucky, Louisiana,
Mississippi, Missouri, North Carolina,
and Tennessee

Years of Experience

27

Years with SSR

9

Affiliations

American Council of Engineering
Companies (ACEC)

American Public Works Association
(APWA)



Kyle Maxwell, PE, SECB

Structural Engineer

Summary / Expertise

Kyle has over 21 years of engineering experience in structural building design, analysis, seismic rehabilitation, and project engineering for institutional, commercial, and industrial clients. His experience includes the design of reinforced concrete, steel, and masonry structures, including foundation design on various soil types. Kyle is responsible for the preparation of specifications, contract documents, cost estimates, and coordination with other engineering disciplines and clients. He was a Board member of the State of Tennessee Structural Engineer's Association, as well as a past vice-president of the West Tennessee Structural Engineers Association where he continues as an active member.

Experience

- Dr. Geater Main Street Study | Memphis, TN
- Overton Park Golf Course | Memphis, TN
 - Clubhouse Structural Investigation
- Memphis Botanic Gardens | Memphis, TN
 - New Children's Exhibit "My Big Back Yard"
 - Steel Framed Outdoor Stage & Performance Center
- Memphis Zoo | Memphis, TN
 - Cat Country HVAC New Gas Line
 - China/Panda Exhibit
 - Forrestry Tower Foundation Design
- Goodman Gable Gould Adjusters | Memphis, TN
- Hickory Ridge Mall | Memphis, TN
- Men's Warehouse | Memphis, TN
- Planned Parenthood Center | Memphis, TN
- WKNO | Memphis, TN
- Supply House Condos | Memphis, TN
- Penn A. Kem | Memphis, TN
 - Structural Assessment
- Immaculate Conception | Memphis, TN
 - Cathedral Center
- Riverside Missionary Baptist Church | Memphis, TN
 - New Worship Space
- Highland Avenue Bridge Renovations | Memphis, TN
- McLean Street Bridge Renovations | Memphis, TN
- Nonconnah Road Bridge Renovations | Memphis, TN
- Reese Road Bridge Renovations | Memphis, TN
- Ross Road Bridge | Olive Branch, MS
 - New 4-Lane Single Span Concrete Bridge
- Tennessee Department of Transportation | Memphis, TN
 - I-55 & Mallory Reconstruction
 - Walnut Grove Road, I-240
- Veteran's Parkway | Millington, TN
 - Design of Three Multispan Concrete Bridges
- 1776 Whitten Road | Memphis, TN
 - Building Inspection
- Discovery Park | Dyersburg, TN
 - Steel Connection Design

Education

Bachelor of Science, Civil Engineering, University of Tennessee, 2000

Registrations and Certifications

Registered professional engineer in the states of Tennessee, Missouri, and Oklahoma

Years of Experience

21

Years with SSR

21

Affiliations

American Institute of Steel Construction (AISC)

Structural Engineers Certification Board (SECB)

West Tennessee Structural Engineers Association (WTSEA)

Tennessee Society of Professional Engineers (TSPE)



Brandon Taylor, PE
Civil Site Engineer

Summary / Expertise

Brandon is a Civil Site Engineer in SSR's Infrastructure Program. He is experienced in engineering design from conceptual studies and assessments through detailed construction documents and administration with an intimate knowledge of the communication and teamwork necessary to work with external and internal clients to provide the highest level of service to projects.

Experience

- City of Memphis | Memphis, TN
 - Fleet Maintenance Facility
 - Environmental Maintenance Building
- Memphis Area Transit Authority | Memphis, TN
 - Overton Park Sidewalk Project
- University of Tennessee Health Science Center | Memphis, TN
 - Mixed Use Development
- Methodist LeBonheur Healthcare System | Memphis, TN
 - Parking Lot Expansion
- Memphis Light Gas & Water | Memphis, TN
 - Administration Building Sidewalk
- Freedom Prep Academy | Memphis, TN
- Myrmidon Car Rental | Memphis, TN
- Newberry Elementary School Addition | Memphis, TN
- Quest Diagnostics | Brunswick, GA
- City of Paris MS4 Support | Paris, TN
- City of Dyersburg | Dyersburg, TN
 - City Engineer Services
 - National Disaster Resilience Grant
- Forked Deer River Park | Dyersburg, TN
- Tallahatchie County Correctional Facility | Tutwiler, MS
 - Immigration & Customs Enforcement
- TN Department of Correction Northwest Correctional Complex | Tiptonville, TN
 - Sally Ports
- Lehman Roberts Office Renovation | Memphis, TN
- St. Columbia Episcopal Conference & Retreat Center | Memphis, TN
- Bowling Green Municipal Utility | Bowling Green, KY
 - Water Treatment Plant Expansion
- Southeastern Freight Lines | Memphis, TN
 - Warehouse Expansion
- Kingsbury Elementary Addition | Memphis, TN
- White Station High School | Memphis, TN
- Village of Germantown | Memphis, TN
 - Parking Study
- UT Institute of Agriculture | Middleton, TN
 - Lone Oaks Shooting Range
- International Paper Tower IV | Memphis, TN*
- St. Jude ALSAC Building | Memphis, TN*
- The Bakery Apartments | Memphis, TN*
- Madison & McLean Apartments | Memphis, TN*
- The Artspace Apartments | Memphis, TN*
- Maplewood Subdivision | Germantown, TN*

**Indicates work prior to joining SSR*

Education

Bachelor of Engineering, Civil Engineering, Mississippi State University, 2011

Registrations and Certifications

Registered professional engineer in the state of Tennessee

Years of Experience

10

Years with SSR

2



Jennifer Marsh, PE

Mechanical Engineer

Summary / Expertise

Jennifer is a Mechanical Engineer and Project Manager with over 20 years of experience. She specializes in mechanical design and engineering.

Experience

Renasant Convention Center | Memphis, TN
Central Station | Memphis, TN
Cheffie's Cafe | Memphis, TN
Lehman Roberts Office Renovation | Memphis, TN
Madison Hotel Renovation | Memphis, TN
Memphis Zoo | Memphis, TN
 China Exhibit
 Northwest Passage
The Village at Germantown | Germantown, TN
Dauphin Apartments | Mobile, AL
Reunion Golf Clubhouse | Madison, MS
CloudKitchen | Houston, TX
NeoGenomics World Headquarters | Orlando, FL
Newly Wed Foods | Horn Lake, MS
 American Breadcrumb Expansion
 Blending Room Renovations
 Shipping/Relieving Relocation
Valero | Memphis, TN
 Fire Loop at Storage Tank
City of Memphis | Memphis, TN
 Memphis Zoo Plumbing Improvements
 City Hall Data Center
 Cook Convention Center Renovation
Memphis Light, Gas, & Water | Memphis, TN
 North Service Center Warehouse
 New Fence & Gate
 Guard House Replacement at Hickory Hill
 North Customer Service Center Master Plan
 North Customer Service Center
 Roof Replacements
 Netters Gate ADA Improvements
United States Postal Service | Memphis, TN
 Raleigh Station Reroof
 Hollywood Station Security Improvements
 Third Street Facility Truck Lighting
 New Gates at Air Mail Center
Memphis Housing Authority | Memphis, TN
 Physical Needs Assessment
 High Rise Elevator Modernization
 Montgomery Plaza Renovations
 Jefferson Square Boiler Addition
Memphis Area Transit Authority | Memphis, TN
 Central Station
 Levee Road Facility Dry Pipe Sprinklers
Shelby County | Memphis, TN
 Health Department
 Fleet Maintenance Building & Fueling Station

Education

Bachelor of Science, Mechanical Engineering, University of Memphis, 1998

Registrations and Certifications

Registered professional engineer in the state of Tennessee

Years of Experience

21

Years with SSR

5

Affiliations

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)

American Society of Plumbing Engineers (ASPE)



Wallis Wimbish, PE
Electrical Engineer

Summary / Expertise

Wallis is an Electrical Engineer in SSR's Memphis office. She has a wide variety of experience in electrical design and consulting including emergency power systems, arc flash studies, ground fault detection, and control panels.

Experience

- University of Tennessee Health Science Center | Memphis, TN
 - Elevator ADA Accessibility
- Shelby County Schools | Memphis, TN
 - Newberry Elementary School Addition
- St. Jude Children's Research Hospital | Memphis, TN
 - IRC Cage Wash
 - IRC Building Chiller Relocation
 - DI Procedure Room
 - CCC Radiation Relocation
 - Building Z Renovations
 - Family Commons
- City of Millington | Millington, TN
 - Fire Station
- Shelby County | Shelby County, TN
 - Health Department
- Lincoln County | Lincoln County, TN
 - Lincoln County Jail
- ConAgra | Memphis, TN
 - Arc Flash Study
- Fort Knox Medical Clinic | Fort Knox, KY
- Health Park Medical Center | Fort Myers, FL
 - Chapel Renovation
- Northwest Correctional Facility | Tiptonville, TN
 - Sallyport
 - Vocational Building

Education

Bachelor of Science, Electrical Engineering, University of Tennessee at Martin, 2009

Registrations and Certifications

Registered professional engineer in the state of Tennessee

Years of Experience

10

Years with SSR

1



Ting Sirmoungkhons, CPD
Plumbing / Fire Protection

Summary / Expertise

Ting has extensive plumbing and fire protection drafting experience on a wide variety of projects. During her years of drafting and design, she has served public and private clients including City of Memphis, Shelby County Government, Tennessee Department of Transportation, U.S. Navy, Tennessee Air National Guard, Memphis Zoo, Memphis Housing Authority, Federal Express, and Block Drug.

Experience

- Renasant Convention Center | Memphis, TN
- Memphis Bioworks Research Foundation | Memphis, TN
- Planned Parenthood Center | Memphis, TN
- Dr. Greater Plumbing Repair | Memphis, TN
- Memphis Zoo | Memphis, TN
 - China/Panda Exhibit
 - Tenton Trek Exhibit
 - Aquarium Improvements
- Hattiloo Theatre | Memphis, TN
- Hilton Central Station Memphis, Curio Collection | Memphis, TN
- Federal Express | Memphis, TN
 - Air Operations Training Facility
 - Corporate Hanger
 - Module 1 Reliability
- ConAgra North Deodorizer Vacuum System Upgrade | Memphis, TN
- GlaxSmithKline | Memphis, TN
 - Stretch Wrapper Safety Control Design
 - Dual Salt Mixer Replacement
- GSK | Memphis, TN
 - Gantrez Manufacturing Facility
 - Goody's Pouching
 - Q.C. Lab Expansion
- City of Memphis | Memphis, TN
 - Liberty Bowl Locker Room Improvements
 - Liberty Bowl HVAC Upgrades
 - Liberty Bowl Lower Concourse Concessions
 - Beale Street Landing
- Marriott
 - Junior Achievement & Exchange City
- Memphis City Schools | Memphis, TN
 - ADA Upgrades/Improvements
- Miller County Repairs | Texarkana, AR
- Memphis Light, Gas, & Water | Memphis, TN
 - Administrative Building
 - Community Building Renovations
- Memphis Housing Authority | Memphis, TN
 - Barry Homes Exterior Repairs
 - Hope VI Redevelopment/Phase II
 - Sprinkler/Fire Alarm Renovation
 - Jefferson Square Repairs and Renovations
- Tennessee Department of Human Services | Memphis, TN
 - Subway Restaurant Addition

Education

Associate of Arts, Commercial Drafting, Tennessee Technological Center, 1989

Registrations and Certifications

Certified Plumbing Designer

Years of Experience

25

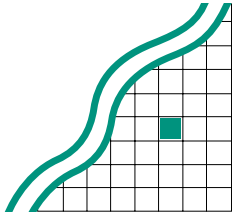
Years with SSR

25

Affiliations

American Society of Plumbing Engineers (ASPE)

B3, Design - project team



Ritchie Smith Associates



J. RITCHIE SMITH, ASLA

EDUCATION

MLA (with Distinction), 1980, Harvard University
Graduate School of Design
BSLA, 1974, University of Virginia

AWARDS

TN Chapter ASLA Honor & Merit Awards (various)
Charles Eliot Traveling Fellowship 1980 (Harvard)
Certificate of Merit for Graduate Study (ASLA)

REGISTRATION

RLA in Alabama, Arkansas, Kansas, Kentucky,
Mississippi, Missouri, Oklahoma, Tennessee

RITCHIE SMITH has been involved in the professional practice of planning and landscape architecture since 1974. He worked with Schnadelbach Braun Partnership, from 1974 to 1978, on urban design and park projects in Philadelphia and Baltimore. From 1980 to 1982, Mr. Smith was an associate with William Johnson Associates, Inc. of Ann Arbor, Michigan.

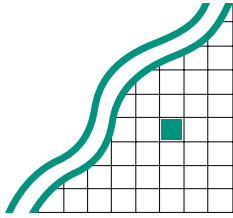
In 1982, Mr. Smith returned to Memphis to work with Garrett Eckbo of San Francisco on the master plan for Agricenter International. The following year he established his own office with a commitment to improving the design quality of the region's built environment, protecting its natural heritage and celebrating its unique sense of place. In his over 30 years of managing the firm, he has directed the implementation of numerous award-winning landscape design and master planning projects.

His project involvement with Ritchie Smith Associates includes:

- University of Memphis Downtown Law School Site Design, New Bridge & Park Enhancements
- The Citizen Mixed-Use at Union & McLean, Memphis
- First Tennessee Bank Tower Third Floor Roof Garden
- Court Square Renovation
- Beale Street Landing Phase IV B, Memphis
- Memphis Downtown Streetscape Improvements
- Memphis Bioworks Plaza Promenade
- University of Memphis Land Bridge & Parking Garage
- Memphis International Airport Ground Transportation Center & Parking Garage
- Harahan Bridge Boardwalk / Big River Crossing, Memphis, TN and Crittenden County, AR

Mr. Smith's civic involvements include service on the Memphis City Beautiful Commission, and graduation from Leadership Memphis. In addition, he co-authored the comprehensive landscape ordinance for Memphis and Shelby County, adopted in 1988. He served on the board of the Construction Professionals Council, an affiliate of Memphis Area Chamber. He was a member of the Memphis 3.0 Comprehensive Plan Open Space Working Group and the Shelby Farms Parkway Advisory Team.

B3, Design - project team



Ritchie Smith Associates



LISSA THOMPSON, ASLA, LEED AP

EDUCATION

MLA, 1986, Harvard University Graduate School of Design

BA (with Honors), 1973, University of Arkansas at Little Rock

1970-72, Southern Methodist University, Dallas

AWARDS

TN Chapter ASLA Honor & Merit Awards (various)

ASLA National Award of Merit, 1990

Penny White Grant 1986 (Harvard)

REGISTRATION

RLA in Arkansas, Tennessee

In 1986 **LISSA THOMPSON** joined the office, which then became Ritchie Smith Associates. Her prior work was in Boston, including employment as project assistant with the Trust for Public Land and designer in the practice of Michael Van Valkenburgh.

With Ritchie Smith, Ms. Thompson has helped build a planning, landscape architecture and urban design practice regionally recognized for design excellence and commitment to public landscapes, community revitalization, and land stewardship. She is a lead designer and has managed complex planning projects for the firm, including those entailing substantial public participation. A long-time advocate for sustainability, she became one of the first LEED accredited landscape architects in the region.

Her project involvement with Ritchie Smith Associates includes:

- University of Memphis Downtown Law School Site Design, New Bridge & Park Enhancement
- Beale Street Landing Phase IV B, Memphis
- Court Square Park Improvements, Memphis
- Memphis Downtown Streetscape Improvement
- St. Jude Children's Hospital Patient & Family Housing / Domino's Village
- UTHSC College of Dentistry Faculty Practice / Research Building, Memphis
- UTHSC Multi-Disciplinary Simulation Center Memphis
- University of Memphis Land Bridge & Parking Garage
- Memphis International Airport Ground Transportation Center & Pedestrian Plaza
- Harahan Bridge Boardwalk / Big River Crossing, Memphis, TN and Crittenden County, AR

Ms. Thompson has served on the boards of the Wolf River Conservancy and the Center City Commission Design Review in Memphis. She served two terms on the School of Architecture Dean's Advisory Board at the University of Arkansas where she was a full-time visiting instructor in 2008. From 2011-2012, she served on Mayor Lutrell's Green Building Task Force for Memphis and Shelby County. Ms. Thompson was a member of the Memphis Complete Streets Policy Advisory Committee whose work led to adoption of a Complete Streets Policy for the City in 2013.

B3, CM/GC - project team



PETER PALAZOLA
PROJECT MANAGER

EDUCATION

Clemson University

B.S. Degree in Civil Engineering,
Emphasis in Construction Management
Clemson, SC

PROFESSIONAL EXPERIENCE

Montgomery Martin Contractors

Project Manager
2012 – Present
Memphis, TN

Shelby County Government

Intern
2011
Memphis, TN

MONTGOMERY MARTIN

CONTRACTORS, LLC

PROFILE

As Project Manager, Peter is responsible for the day-to-day management of the project including all correspondence with the owner, architect and subcontractors. He is responsible for contract negotiations, vendor sourcing, compliance with contract documents, and cost management to ensure the project is on schedule and within budget.

PROJECT EXPERIENCE

The Medical Arts Building

Transformation of the 1926 Medical Arts Building into a mixed-use space for retail, housing, and three stories of office space
78,300 sq. ft. | Memphis, TN | \$19,164,347

University of Memphis Music Center

New music school with recording studio, rehearsal spaces and high-tech performance hall
82,000 sq. ft. | Memphis, TN | \$35,000,000

Orion FCU Headquarters

Conversion of Wonderbread factory to new corporate headquarters for Orion Federal Credit Union
73,150 sq. ft. | Memphis, TN | \$20,046,879

Christian Brothers High School: STEM Building

New building with classrooms, science and engineering labs, and office spaces constructed on an active high school campus
3,500 sq. ft. | Memphis, TN | \$1,500,000

Briarcrest Christian School: STEM Building

School expansion consisting of a multi-purpose gymnasium, STEM lab, art room, new classrooms and playground
26,000 sq. ft. | Eads, TN | \$5,300,000

Maclellan Building

Conversion of an existing historic hotel building with a concrete structure into 85 apartment units. The building also included an existing bank tenant and an empty shell space on the first floor
80,000 sq. ft. | Chattanooga, TN | \$8,000,000

Satellite Healthcare: Poplar Road

New medical office building with adjoining dialysis clinic
15,000 sq. ft. | Memphis, TN | \$2,600,000

Baptist Medical Group

Primary Care Physician's Office Clinic with exam rooms, x-ray rooms and offices
8,500 sq. ft. | Germantown, TN | \$660,000

Baptist Memorial Health Care: Epic Training Center

Training facility made up of 25 classrooms and office space
15,000 sq. ft. | Memphis, TN | \$707,085

B3, CM/GC - project team



RICHARD T. MEENA
VICE PRESIDENT

EDUCATION

University of Mississippi

B.S. Degree in Business Administration
Oxford, MS

Auburn University

Building Science Courses
Auburn, AL

PROFESSIONAL EXPERIENCE

Montgomery Martin Contractors

Vice President
1996 to Present
Memphis, TN

Inman Construction

Vice President / Senior Project Manager
1986 to 1996
Memphis, TN

Allen Corporation

Chief Estimator / Project Manager
1984 to 1986
Indianola, MS

MONTGOMERY MARTIN

CONTRACTORS, LLC

PROFILE

Richard understands the needs of the on-site team are best met through proper planning of construction projects. His team works with architects and owners to achieve a “project on a paper” that is not only constructable, but also economically responsible and of the highest possible quality.

PROJECT EXPERIENCE

Orion FCU Headquarters

Conversion of Wonderbread factory to new corporate headquarters for Orion Federal Credit Union
73,150 sq. ft. | Memphis, TN | \$20,046,879

The Medical Arts Building

Transformation of the 1926 Medical Arts Building into a glamorous mixed-use space for retail, housing, and three stories of office space
78,300 sq. ft. | Memphis, TN | \$19,164,347

Overton Square Parking Garage

Three-story, 450-space parking garage above detention pond that is capable of holding 1 million cubic feet of water
Memphis, TN | \$13,615,000

Triad Centre III

LEED Certified 7-story high rise Class-A office building, with sustainable features such as high-efficiency lighting and water conservation fixtures
426,925 sq. ft. | Memphis, TN | \$25,000,000

South Junction Apartments

197-unit apartment community consisting of 9 separate three-story buildings, a clubhouse/fitness center, and an outdoor pool
179,115 sq. ft. | Memphis, TN | \$21,090,802

Central Station Apartments

156-unit downtown Memphis apartment complex, 3-story wood structure
156,000 sq. ft. | Memphis, TN | \$14,300,000

South Line Studio Apartments

Three-story, wood-framed apartment building containing eighteen studio apartments
10,500 sq. ft. | Memphis, TN | \$1,500,000

Comcast Headquarters

Building at Southwind Corporate Office Park. Composite structure of tilt-up concrete wall panels and structural steel. Includes masonry accents and EFIS trim
61,000 sq. ft. | Memphis, TN | \$5,076,593

Concord EFS and Data Center

Office building featuring a high-tech data processing center, warehouse, on acres of landscaped grounds
285,000 sq. ft. | Memphis, TN | \$45,000,000

B3, CM/GC - project team



MARK THOSS
SENIOR ESTIMATOR

EDUCATION

Auburn University

B.S. Degree in Building Science
Auburn, AL

USGBC LEED®

Accredited, New Construction

PROFESSIONAL EXPERIENCE

Montgomery Martin Contractors

Senior Estimator
1999 to Present
Memphis, TN

BE & K Construction

Document Control Manager, Cost
Engineer, and Quality Surveyor
1996 to 1999
Huntingdon, TN, Stevenson, AL and
Wickliffe, KY

Parker Building Company

Assistant Field Engineer
1995 to 1996
Auburn, AL

PROFILE

Mark manages the work in MMC's preconstruction department. As Senior Estimator, Mark's responsibilities include subcontractor solicitation, take-off and pricing, contract document review, scope preparation, value engineering and all estimating and reporting during preconstruction. He also performs constructability reviews and life cycle cost reviews to ensure the most cost effective, constructible solutions for the client.

PROJECT EXPERIENCE

South Junction Apartments

197-unit apartment community consisting of 9 separate three-story buildings, a clubhouse/fitness center, and an outdoor pool
179,115 sq. ft. | Memphis, TN | \$21,090,802

South Line Studio Apartments

Three-story, wood-framed apartment building containing eighteen studio apartments
10,500 sq. ft. | Memphis, TN | \$1,500,000

Marine Hospital Residences | Underway

Built primarily in the 1930's, the Marine Hospital is now being restored and renovated after 54 years of abandonment. The apartment complex will include a pool, large windows, and striking views of the Mississippi River
87,937 sq. ft. | Memphis, TN | \$12,000,000

Triad Centre III

LEED Certified 7-story high rise Class-A office building, with sustainable features such as high-efficiency lighting and water conservation fixtures
426,925 sq. ft. | Memphis, TN | \$25,000,000

Orion FCU Headquarters

Conversion of Wonderbread factory to new corporate headquarters for Orion Federal Credit Union
73,150 sq. ft. | Memphis, TN | \$20,046,879

Concord EFS and Data Center

Office building featuring a high-tech data processing center, warehouse, on acres of landscaped grounds
285,000 sq. ft. | Memphis, TN | \$45,000,000

Methodist FedEx Family House: Phase II

State-of-the-art multi-family housing facility for families with children receiving treatment at LeBonheur Children's Hospital, with phase 2 including 51 guest suites, common area facilities, parking, and housekeeping facilities
41,000 sq. ft. | Memphis, TN | \$9,584,612

The Medical Arts Building

Transformation of the 1926 Medical Arts Building into a glamorous mixed-use space for retail, housing, and three stories of office space
78,300 sq. ft. | Memphis, TN | \$19,164,347

B3, CM/GC - project team



JOEY WOODARD
GENERAL SUPERINTENDENT

EDUCATION

State Technical Institute

Memphis, TN
1994 to 1996

University of Memphis

Memphis, TN
1993 to 1994

USGBC LEED®

Green Associate

PROFESSIONAL EXPERIENCE

Montgomery Martin Contractors

Superintendent
1996 to Present
Memphis & Nashville, TN

Inman Construction

Layout Engineer / Equipment Operator
1996
Memphis, TN

Zellner Construction

Labor Foreman / Timekeeper
1994 to 1995
Memphis, TN

MONTGOMERY MARTIN

CONTRACTORS, LLC

PROFILE

Joey is a 20-year employee of MMC and has proven experience in day-to-day on-site project operations, including exceptional management, coordination, and supervision of subcontractors. He is an excellent planner, logistical problem solver and clearly communicates instruction and expectations to on-site staff and subcontractors. As General Superintendent, Joey oversees all field operations including labor distribution, QAGC, and safety regulations companywide.

PROJECT EXPERIENCE

Orion FCU Headquarters

Conversion of Wonderbread factory to new corporate headquarters for Orion Federal Credit Union
73,150 sq. ft. | Memphis, TN | \$20,046,879

FedEx Administrative Office Building

LEED® Gold office building for administrative staff. Building has 2 stories with an interior courtyard, upgrades to the entire building include new MEP systems, and finishes
78,000 sq. ft. | Memphis, TN | \$12,063,500

Marine Hospital Residences | Underway

Built primarily in the 1930's, the Marine Hospital is now being restored and renovated after 54 years of abandonment. The apartment complex will include a pool, large windows, and striking views of the Mississippi River
87,937 sq. ft. | Memphis, TN | \$12,000,000

Christ Community Health Services - Raleigh

Renovation of existing tenant space to construct new medical clinic for Christ Community Health Services
21,500 sq. ft. | Memphis, TN | \$1,474,728

Shelby Farms Heart of the Park

Expansion of Shelby Farms Park's largest lake, addition of paved pedestrian trail, separate bike trail, and high-end signature amenities such as event spaces and boat houses
180 acres | Memphis, TN | \$54,000,000

AOC Headquarters

Two-story LEED® facility containing office space, conference rooms, a training room, and a state-of-the-art telecommunications and data management center
49,000 sq. ft. | Piperton, TN | \$9,700,000

LeBonheur Children's Hospital Methodist FedEx Family House

State-of-the-art multi-family housing facility for families with children receiving treatment at LeBonheur Children's Hospital, with phase 2 including 51 guest suites, common area facilities, parking, and housekeeping facilities
41,000 sq. ft. | Memphis, TN | \$9,584,612

B3, CM/GC - project team



DAVID WHITEHEAD
PROJECT SUPERINTENDENT

PROFESSIONAL EXPERIENCE

Montgomery Martin Contractors, LLC

Project Superintendent
1996 to Present
Memphis, TN

Flintco Construction

Project Superintendent
1991 to 1996
Memphis, TN

Zellner Construction Company

Assistant Superintendent
1990 to 1991
Memphis, TN

Inman Construction Company

Labor Foreman
1987 to 1990
Memphis, TN

Allen O'Hara Construction Company

Labor Foreman
1986
Memphis, TN

Gantt Brothers Construction

Laborer
1984 to 1985
Memphis, TN

MONTGOMERY MARTIN CONTRACTORS, LLC

PROFILE

As superintendent, David is responsible for the execution of the work and conducts daily inspections to ensure that all work conforms to plans and specifications. Also, under his management are the day-to-day field operations, supervision of field employees, and coordinating the work of subcontractors. David's first concern on his job site is safety. He has repeatedly earned the company's safety award as he works closely with the owner, project manager and safety inspectors to ensure a safe working environment and adherence to all OSHA and TOSHA regulations.

PROJECT EXPERIENCE

Regional One Health

Renovation of the intervention cath and clinic, central pharmacy, CT scan room and outpatient center, streetscape/hardscape and entryway, Elvis Presley Trauma Center corridor, and improvements to the c-pod roof and heli-pad
53,500 sq. ft. | Memphis, TN | \$4,368,000

Lenox Park Office Complex

Seven Class-A office buildings, each with 100,000 sf of office space, on 70-acre campus
700,000 sq. ft. | Memphis, TN | \$52,000,000

Concord EFS and Data Center

Office building featuring a high-tech data processing center, warehouse, on acres of landscaped grounds
285,000 sq. ft. | Memphis, TN | \$45,000,000

Court Square Center Development

Renovation of two historic downtown buildings, as well as the construction of one new building to create the mixed-use Court Square Center
191,000 sq. ft. | Memphis, TN | \$26,000,000

LeBonheur Children's Hospital FedEx Family House: Phase I

State-of-the-art multi-family housing featuring 24 suites, dining facilities, recreational spaces, a small business center and several other family-friendly amenities
33,850 sq. ft. | Memphis, TN | \$5,248,096

Marine Hospital Residences | Underway

Built primarily in the 1930's, the Marine Hospital is now being restored and renovated after 54 years of abandonment. The apartment complex will include a pool, large windows, and striking views of the Mississippi River
87,937 sq. ft. | Memphis, TN | \$12,000,000

Availability: describe any current or existing commitments that would impact/delay your ability to implement and complete the proposed project.

The following represents MMC’s current and future workload. Given the current timeline of the 100 North Main project, we foresee no current or existing commitments that would impact/delay our ability to implement and complete the proposed project.

Current Workload

Project	Contract Amount	Percent Complete	Billed to Date	Balance to Bill
Memphis Made Brewery	\$3.3 million	34%		
Palmer Home Wellness Center	\$6.6 million	11%		
Eastgate Shopping Center	\$13.5 million	89%		
Palmer House Apartments	\$37.4 million	9%		
Kirby Gate	\$39.9 million	3%		
OPUS	\$55.8 million	3%		
Tom Lee Park - First Phase	\$4.8 million	22%		
Lakeland Commons	\$20.9 million	64%		
Poplar Art Lofts	\$14.8 million	72%		
University of Memphis Music School	\$35 million	37%		
UTHSC Mass Demo	\$1.8 million	22%		
			\$152,085,267	\$277,757,347

Projects Awarded: Not Yet Underway

Project	Contract Amount	Percent Complete	Billed to Date	Balance to Bill
UTHSC: Turley Housing	\$52.4 million	0%		
UNDC Streetscape	\$6 million	0%		
Tom Lee Park	\$43.1 million	0%		
			\$0	\$101,516,212

Litigation, etc: Indicate whether you have ever sued or been sued by a municipal government or government agency, and if so, describe the circumstances and the outcome.

MMC has not ever sued or been sued by a municipal government or government agency. We are in good standing with the City of Memphis, Shelby County, the Downtown Memphis Commission and all other Authorities Having Jurisdiction in downtown Memphis.

B3, CM/GC - project team

MMC M/WBE Stats

- 30% average utilization over past five years
- \$200+ million in M/WBE contracts over past eight years
- MMC leads the M/WBE process on virtually all projects including all work with the City of Memphis and any project requiring PILOT or TIF funding. For each project, a specific M/WBE utilization plan is developed around the subcontracting needs of the work. This strategy has resulted in long-term partnerships with suppliers, vendors and subcontractors who are now providing meaningful work on every MMC project.

Specific Project Utilization Numbers

Chisca Hotel	32.16%
Autozone Park Renovations	51.01%
Donnelly Hill Building Renovations	68.77%
Liberty Bowl Renovations	40.85%
Pyramid Redevelopment	34.50%
Fairground Demo	45.36%
South Junction Apartments	26.92%
Airport Concourse	46.79%
The West Clinic	36.34%
MATA Renovations	55.13%
ZOO PARKING	50.00%
REA BUILDING	44.03%
Southline Studios	25.37%
Central Station Apartments	34.58%
MEM 266 Lofts	32.79%
James Lee House	27.64%
Bass Pro Catfish House buildout	30.75%

Diversity Program Overview

MMC’s diversity culture is a proactive program that provides minority business entities (M/WBE) with different levels of value-added project participation to include prime contract, subcontract, vendor/supplier, and joint-venture business opportunities. MMC’s approach to achieving diversity in subcontracting does not rely solely on set-asides, preferences or goals. Through vigorous outreach efforts, innovative mentoring opportunities and constructive technical assistance, meaningful opportunities are extended to minority businesses. The best faith efforts listed below are means and methods that may be used by MMC to seek out new business relationships and encourage as much M/WBE participation as possible throughout each project.

- Pre-solicitation and pre-bid meetings scheduled in conjunction with local, state, and/or federal certifying organizations.
- Advertise in general circulation, trade associations, and minority-focused media concerning subcontracting opportunities.
- Provide written notice to a reasonable number of specific M/WBE firms requesting interest in the contract being solicited in sufficient time to allow the M/WBE firms to participate effectively.
- Follow up initial solicitations of interest by contacting M/W/BE firms to determine with certainty whether the M/W/BE was interested.
- Select portions of the work to be performed by M/WBE firms in order to increase the likelihood of achieving meaningful M/WBE project participation (including where appropriate, breaking down contracts into economically feasible units to facilitate M/WBE participation).

B3, CM/GC - project team

- Provide interested M/WBE firms with adequate information about plans, specifications and requirements of the contract.
- Make efforts to assist interested M/WBE firms in obtaining bonding, lines of credit, or insurance required for the project.
- Effectively use the services of available minority community organizations, minority contractor's groups, local, state and federal minority business assistance offices, and other organizations that provide assistance in the recruitment, placement and advancement of M/WBE firms.

MMC has seen much success soliciting M/WBEs to provide meaningful work through subcontracts. Notable subcontractor examples include C. Foster Construction, Davis, Inc., Top Cat Masonry, Payne Enterprises, BW Excavating, A1 Electric, Abbey Bridges Concrete, and G and J Mechanical totaling over \$200 million in M/WBE subcontracts in the past eight years.

M/WBE Utilization Tracking

During construction, MMC will be responsible for tracking and reporting any and all M/WBE spending that occurs on the project. It is our intent to encourage the maximum amount of spending with minority-owned firms throughout construction. Because of our robust subcontractor qualification process, we are able to understand the number of M/WBE subcontractors available for each trade and their capacity to complete the work.

M/WBE Partnership Agreements

One way we may structure our M/WBE plan is through an agreement with a smaller M/WBE general contractor. Under this type of agreement, a portion of the work is delegated to the smaller GC for them to complete. This type of structure is advantageous because it gives the M/WBE partner the ability to manage work in a true GC arrangement instead of simply providing subcontracted services.

MMC has several partners we work with on projects of this type. For example, APS is a certified minority-owned business founded by Lorenzo Myrick in 1998. Over the past 8 years, APS has worked with MMC providing contracting services for concrete, demolition, dirt-work, landscaping and site cleanup. They are a licensed general contractor and working with MMC to expand their ability to estimate and manage construction projects independent of a larger GC.

Additionally, we are currently working with Nickson General Contractors on the Highland Streetscape Project for the University District. They will be providing GC services over a portion of the street work and are assisting in preconstruction as well. Nickson is a certified minority-owned business founded in 2015.

In addition to Montgomery Martin diversity culture, our development team will also like to add this additional information. KLR is not yet certified as an MBE participant, but is currently going through the certification process. For the 100 N. Main mixed-use development, we have included the following M/WBE:

TRC Engineering Worldwide
The Fentress Group

Multifamily

Multifamily developments can, many times, involve complex financing mixes to take advantage of both private equity and public programs. Inevitably, each public program brings its own, unique, requirements for design, construction and reporting. Having a contractor who is familiar with these programs is critical to securement of funding and adherence to the requirements for compliance. Over our 22-year history of multifamily construction, we have worked extensively with the following programs:

- Housing and Urban Development 223(f)
- Housing and Urban Development 221(d)(4)
- Davis-Bacon Act

B3, CM/GC - project team

- Payment-in-Lieu-of-Tax
- Tax Increment Financing
- M/WBE Utilization Requirements
- Historic Tax Credits
- Public Private Partnerships
- The Fair Housing Act's Design and Construction Requirements
- American with Disabilities Act Standards for Accessible Design

Specific Examples

Renaissance at Steele

The project consists of a 146 multifamily rental complex for moderate and low-income families. The total project cost was approximately \$17 million, which was funded with low-income housing tax credit equity, conventional bank financing and a grant from a local foundation.

The Citizen

This \$26 million development utilized Section 3 of the HUD Act for this project. The Section 3 program requires that recipients of certain HUD financial assistance provide job training, employment, and contracting opportunities for low- or very-low-income residents in connection with projects and activities in their neighborhoods. Through the inclusion of these businesses and individuals, awareness was raised on the job site about the program.

Artspace Lofts

This \$12 million mixed-use development received funding in part through the Low-Income Housing Tax Credit (LIHTC) program.

Court Square Center

Court Square Center was financed by a mix of Historic and New Market Tax Credits, Section 108 loan guarantees from HUD, a Brownfield Economic Development Initiative Grant from HUD and a local PILOT program. The project was then partially refinanced through the HUD 223(f) loan program.

Barboro Flats

Barboro Flats secured financing through the U.S. Department of Housing and Urban Development's 223(f) loan program. Utilizing the program enabled the borrower to refinance out of a short-term construction loan into a low interest rate, non-recourse loan with a 35-year term. Barboro Flats, which also includes two ground-level commercial units, was completed in 2010.

C, Team Summary and Project Narrative

Summary Introduction and Narrative

Memphis Tower Group, LLC has created a ground-breaking relationship between Miami-based KLR Architects and Memphis-based UrbanARCH, as well as Montgomery Martin Contractors for this particular game-changing project. 100 N. Main is a rare opportunity that our team did not want to pass on, instead we embrace the opportunity to be the next leader in the resurgence of Downtown Memphis. This team is building on its legacy to enhance skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Collectively, our team has designed and built over 500,000 square feet of office space and over 6,000 residential units.

ABOUT KLR, LLC

KLR is a cutting-edge, full-service company with a strong team-based approach providing complete architectural, interior design and construction administration services.

We use design to enrich people's lives and help organizations succeed.

KLR's highly experienced professional staff is committed to producing functional and effective results in architecture, urban design, land use and master planning. Our research and rigorous interfacing between architecture, landscape, and geology integrated with the natural topography and human-made systems continuously lead our practice to experimenting with cutting-edge technologies. The strength of our project management methodology, which focuses on the needs of our clients, assures adherence to project performance requirements, schedules and budgets. Our comprehensive architecture, interior design and sustainability consulting services help clients revitalize their built environments while moving toward a sustainable future.

ABOUT URBANARCH

UrbanARCH is an award-winning architecture and planning firm located in downtown Memphis, TN. UrbanARCH's staff is comprised of experienced, dedicated, and talented professionals who aspire to serve the needs of our clients through budget minded, sustainable design consideration and effective project management. UA has project history and experience Downtown and is highly familiar with working with the Downtown Memphis Commission. UrbanARCH is adept at complex renovation projects. One example of UA's experience with complex renovations is Memphis International Airport's Concourse-B modernization project.

ABOUT MMC, LLC

Montgomery Martin has over 26 years of working in the Memphis area and specifically, downtown, MMC has garnered a diverse, urban, construction portfolio. These projects range from boutique / soft brand hotels to large historic renovations. In fact, MMC has completed more substantial renovation projects in the downtown area than any other contractor.

The breadth of experience has solidified MMC's relationships with the Downtown Memphis Commission, the City of Memphis, MATA and all of the other regulatory bodies having jurisdiction in downtown. Additionally, it guarantees that MMC's estimating and planning team retains the high level of pricing experience required for these specific project types.

RENOVATION & ADAPTIVE REUSE FACILITIES

The challenges for Renovations and Adaptive Reuse are numerous but can all. As one of the City's most diverse team in this specialty, we will use our multidisciplinary global re-sources to creatively renovate, reuse and reposition existing environments.

C, Team Summary and Project Narrative

Approaching the renovation and reuse of the 100 N. Main building creates additional complexity. With the current rise in construction prices and the task of understanding the loading capacities of the structure and the soil, our team considers the following key issues when undertaking these particular projects.

- Mitigating risk of unknown conditions in existing buildings and systems
- Identifying stakeholder and user priorities
- Comparing quantitative and qualitative program requirements to existing space
- Code, hazardous materials and life-safety issues
- Renovations versus replacement costs for MEP systems
- Utility infrastructure for new and existing
- Decisions on parking and height restrictions
- Parity of scope, finish and image between renovation and reuse
- Impact of phasing on construction cost and schedule
- Operational phasing plan and potential use of temporary / swing space.
- Incorporating or preserving building materials that continues to promote the character and vision of the City



C, Architectural Design Narrative

The Memphis Tower Group and Architects will describe here-Within our approach to developing these two particular properties located at 100 N. Main and the contiguous block bound by N. Main Street, Adams Avenue, Second Street, and Jefferson Avenue. Our mission is to deliver exceptional design ideas and solutions through the creative blending of human need, environmental stewardship, value creation, art and spatial experience. Design is the art and science of defining and creating optimal, sustainable, and beautiful environments for people. Our team's design solutions result from a collaborative process that encourages multidisciplinary professional teams to research alternative, share knowledge and imagine new ways to solve the challenges of our built environment. We give form and meaning to rooms, buildings, landscapes, and cities. At every scale, we understand the flow of human activity that energizes the spaces we design. We balance internal functions with external demands of site, climate and culture.

We understand that the City's preference is to renovate the existing tower, as well as preserve the existing historic buildings on the adjacent property, but our structural review of the properties have revealed to our team the safest and most economical approach to this project. Our Structural Engineer, TRC, has concluded that there is a considerable amount of concrete restoration that would be required and that it would not be economical to keep the existing precast cladding around the existing garage structure. The majority of the precast cladding was found in poor condition with a concrete spalling on all 4 sides of the tower and podium. For this reason, keeping the existing cladding is not our team's recommendation, as the process would require removing the cladding and repairing both the cladding and the slab edges to allow the cladding to be reattached. This process would not only be lengthy and cumbersome, but expensive as well.

In addition to the cladding shortcomings, our team noticed that the garage has experienced the most deterioration over time and that the parking garage heights on a multiple levels will not accommodate certain vehicle types, especially SUV's and trucks. This means that additional parking will have to be created elsewhere in order to make up for the loss of large vehicle parking in the existing garage.

Given the findings that we have concluded with regarding the existing tower and the need/desire to keep as much of the existing structure in place, we established a project design approach that is a blend of restoration, replacement and adaptive-reuse.

We suggest completely removing the exiting precast cladding at the tower and garage levels and replacing them with more lightweight but modern styled screen elements. The new precast will clad the tower portion, while aluminum mullions will clad the garage levels. All entrances, primary and secondary, will remain in the current locations but we will provide new cladding on the existing canopies at the entrances. The entire interior of the building will be carefully demolished, while the structure stays in tact. New commercial and retail spaces will occupy the Upper Lobby Level and a portion of the 3rd Level Parking.

Parking will remain in Levels 3-8 and additional / compensational parking will be reserved next door in the 8-story retail building. We have programmed the tower for apartments from Levels 9-29 with some floors as affordable housing and four levels of offices directly on top with the option of reversing the stacking order of the two. Levels 34-35 will contain fitness club, rentable space, restaurant, and a private club. Our proposal is to reinstate the rooftop rotating restaurant/ bar that has always been a staple in the Memphis skyline.

Architectural Narrative continued

When addressing the contiguous block, our study and research was directed towards forward thinking about the city fabric. Our team feels this project is the perfect opportunity to explore new ways of designing a building and public spaces that would be appropriate to contribute to the cohesive urban fabric. There is a prominent human scale factor that exists in the downtown area that we recognize as important to incorporate into our design.

The concept of this new retail / entertainment complex was inspired, in part, by a well-known game called Jenga. The main concept involves the approach of “pushing and pulling” out blocks of a tower to expose the interior. With the use of transparent materials such as glass throughout the complex, it will help to strengthen the connection between inside and outside activities. The “glass boxes” that have been pulled outward, give those on the ground glimpses of people moving above and within the space, while revealing the merchandise on sale.

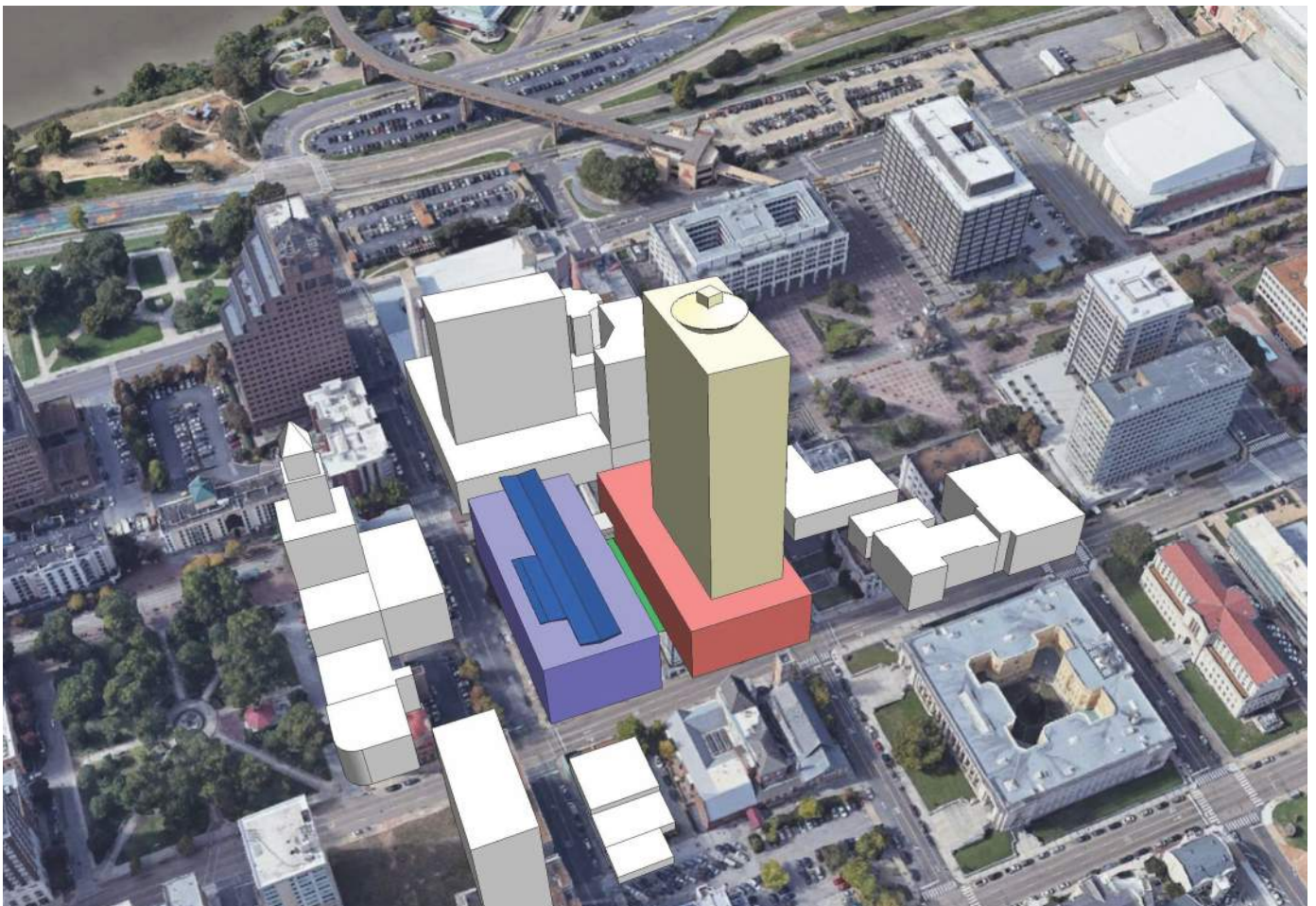
In addition to maintaining the human scale factor, the finished design must sensitively relate the new retail complex with the renovated tower to complete the overall mixed-use development. The vision for this concept is to clear the property of existing structures and design a more modern retail complex that will be a trail-blazing property for the City of Memphis that raises the bar for others to follow. Our team has envisioned a new way of accomplishing retail developments in Downtown Memphis. Similar ideas have been successful in other cities in the South. The traditional way retail in Memphis is by way of one and two-story buildings maintaining the human scale factor to it that helps activate the ground level area and its surroundings. It fosters visual connectivity, a pedestrian-friendly environment, along with other leisure activities.

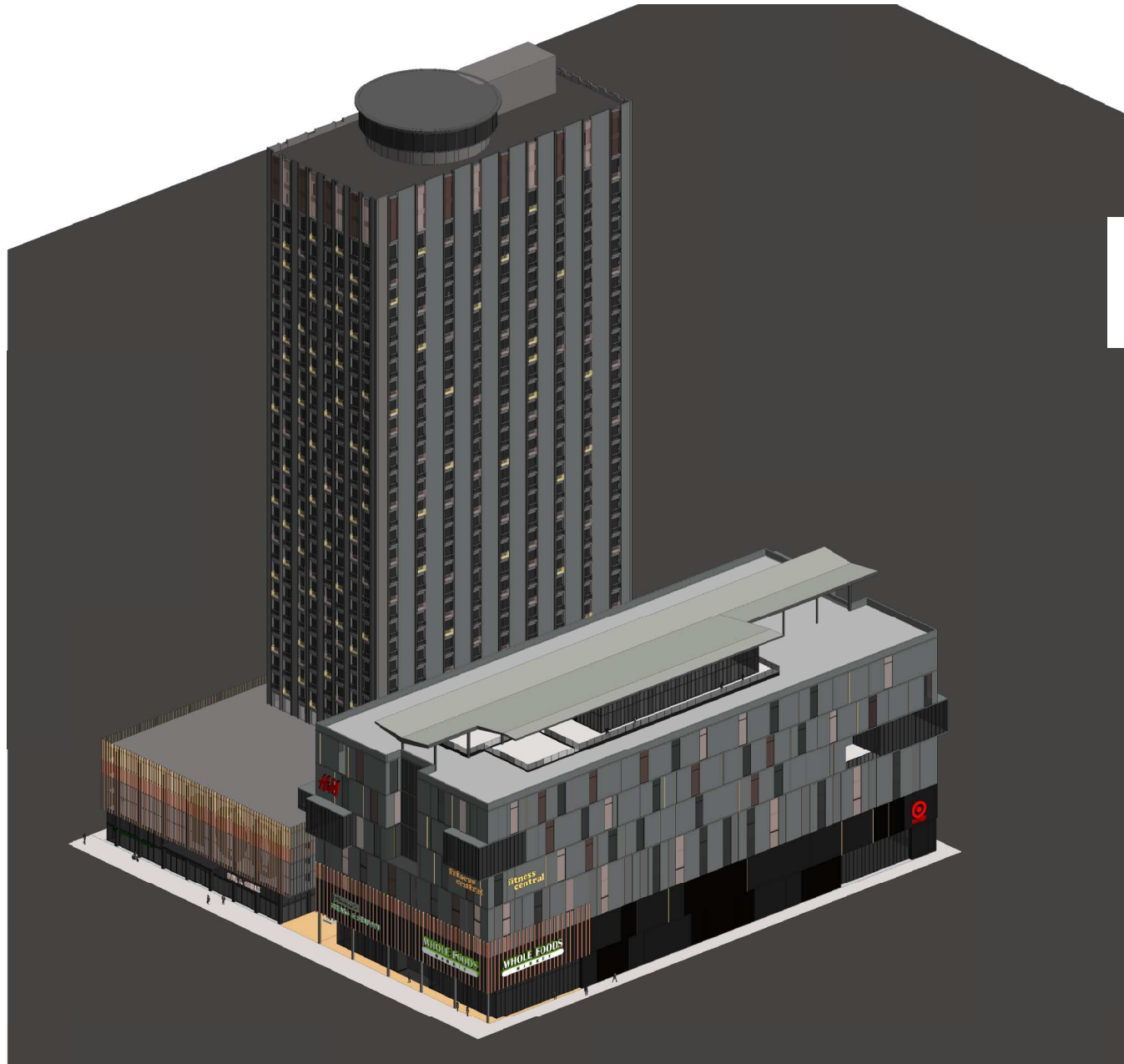
With our concept, not only will we activate the ground level, but our retail complex will draw activity all the way up to the roof top level. At the ground level, we have tucked the 1st floor façade back approximately 20' to provide outdoor dining and gathering which helps to maintain the human scale factor. Just to the north in between the two buildings, we have carved out a portion of the alleyway to become a plaza that connects the two buildings at ground level. The plaza will also provide a place for seating, walking and additional space for people to gather outdoors. The ground level on the west side will be programmed to have a major supermarket tenant while the ground space on the east side will be programmed to have a major retail tenant. These two tenants will occupy the first two levels and then our parking levels will begin on Level 3 up to Level 5. This was done intentionally to place consumers directly in the middle of the complex giving them easier access to retail going either up or down. As you enter the retail volume of 3 levels connected via a glassy atrium space, you become a character of play in motion. The architecture will draw the visitor from one spot to the other in an endless fashion of discovery. There is a cinematic vision at play with crossovers, suspended walkways, skewed lines of sight and cascading escalators, giving the space a feeling of density, complexity, and porosity. This is what saves it from being yet another shopping mall. We are not seeking a shape. We are seeking an experience! To complete the experience of drawing people from the ground level to the top, we've placed a rooftop bar / restaurant at the roof level, with additional outdoor space for activities such as live music. This will further enrich the experience making this a destination spot and an extension of the City.

D, Project concept drawings

Appendix D

Project Concept Drawings





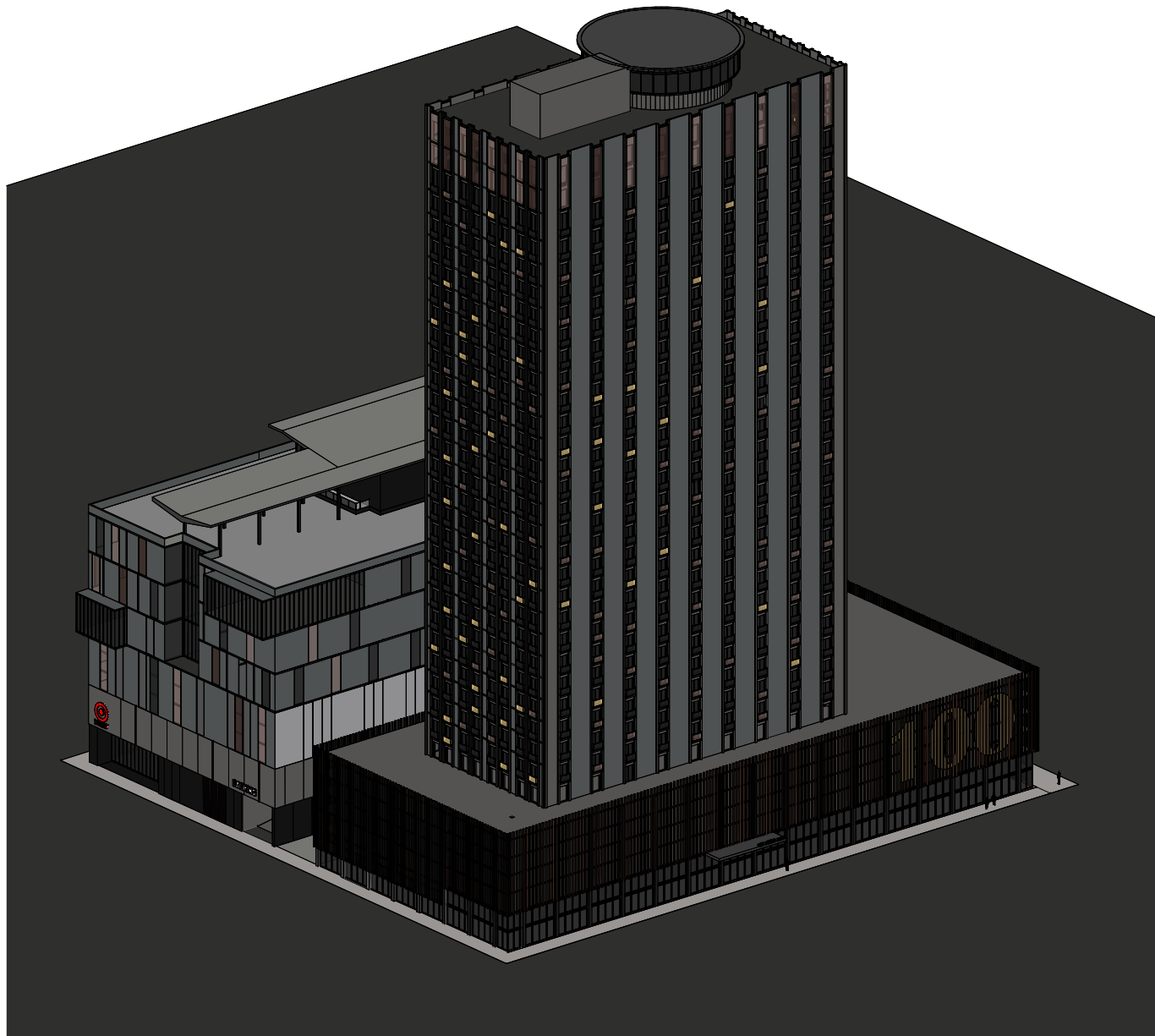
DATE: 08/31/2021
JOB: 100 N. Main
SW 3D PROJECT VIEW
SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103

KLR
ARCHITECTS, INC.

+ Urban
ARCH
associates, pc



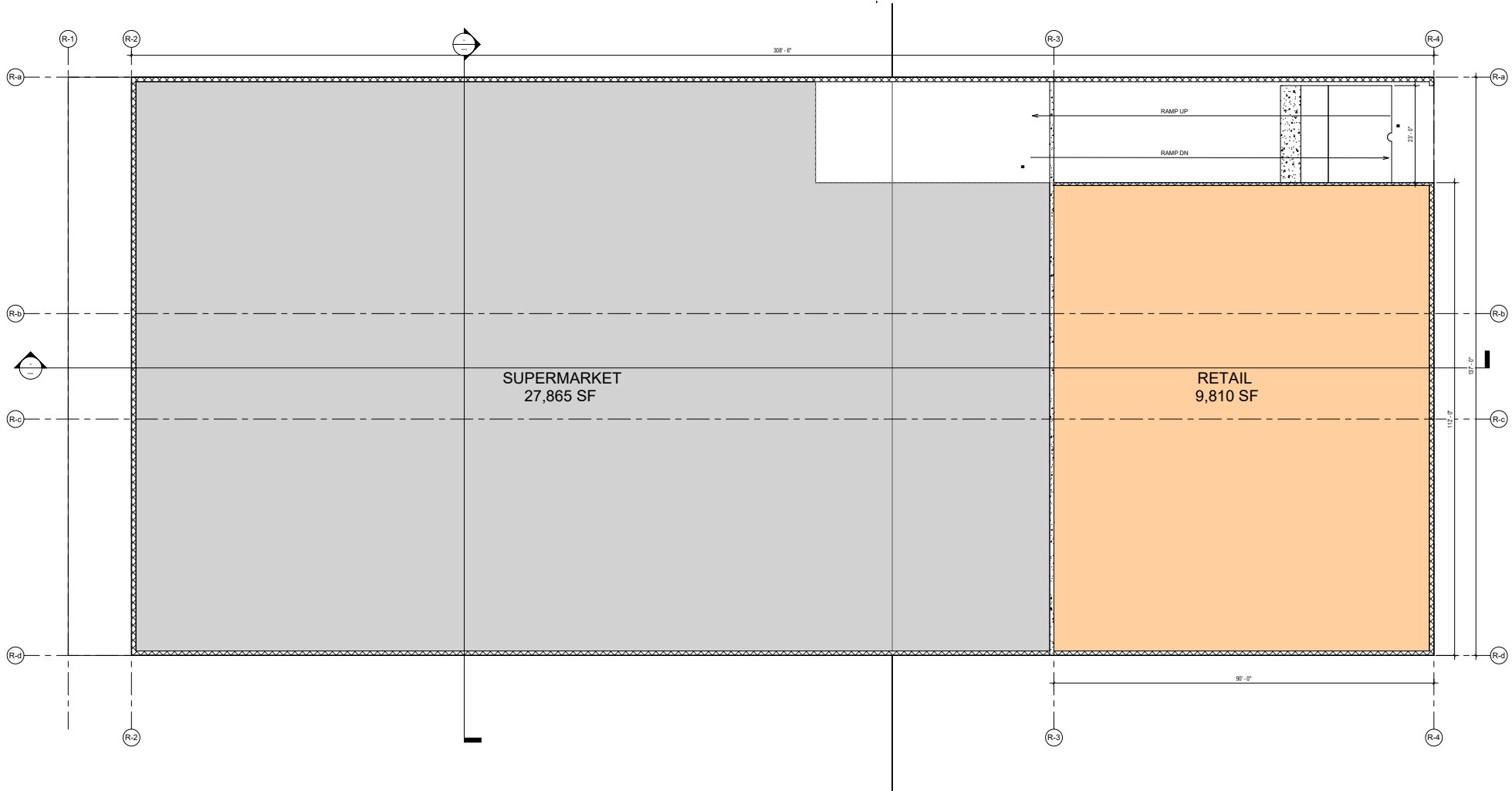
DATE: 08/31/2021
JOB: 100 N. Main
NE 3D PROJECT VIEW
SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103

KLR
ARCHITECTS, INC.

+ Urban
ARCH
associates, pc



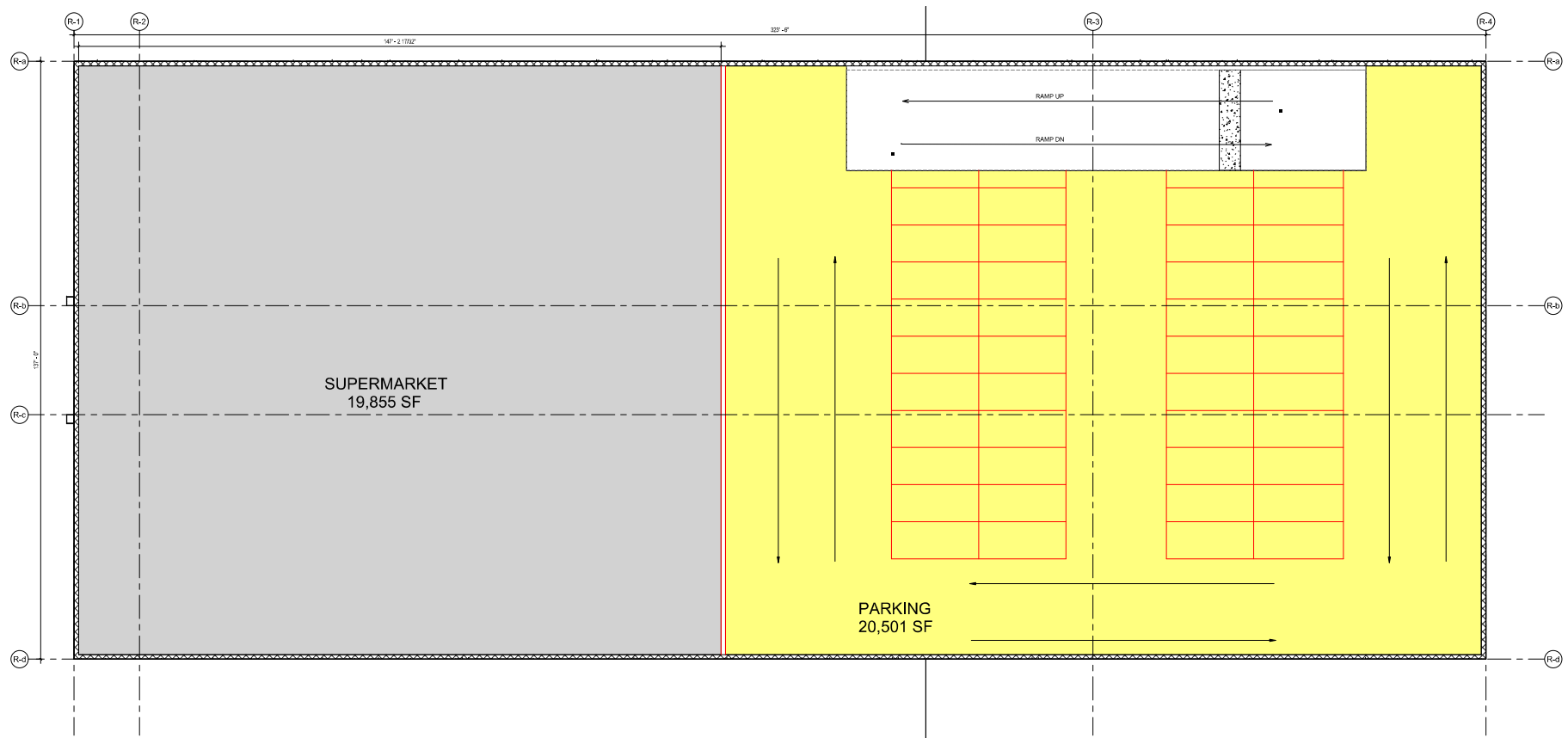
① SUPERMARKET - LEVEL 1
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 1
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





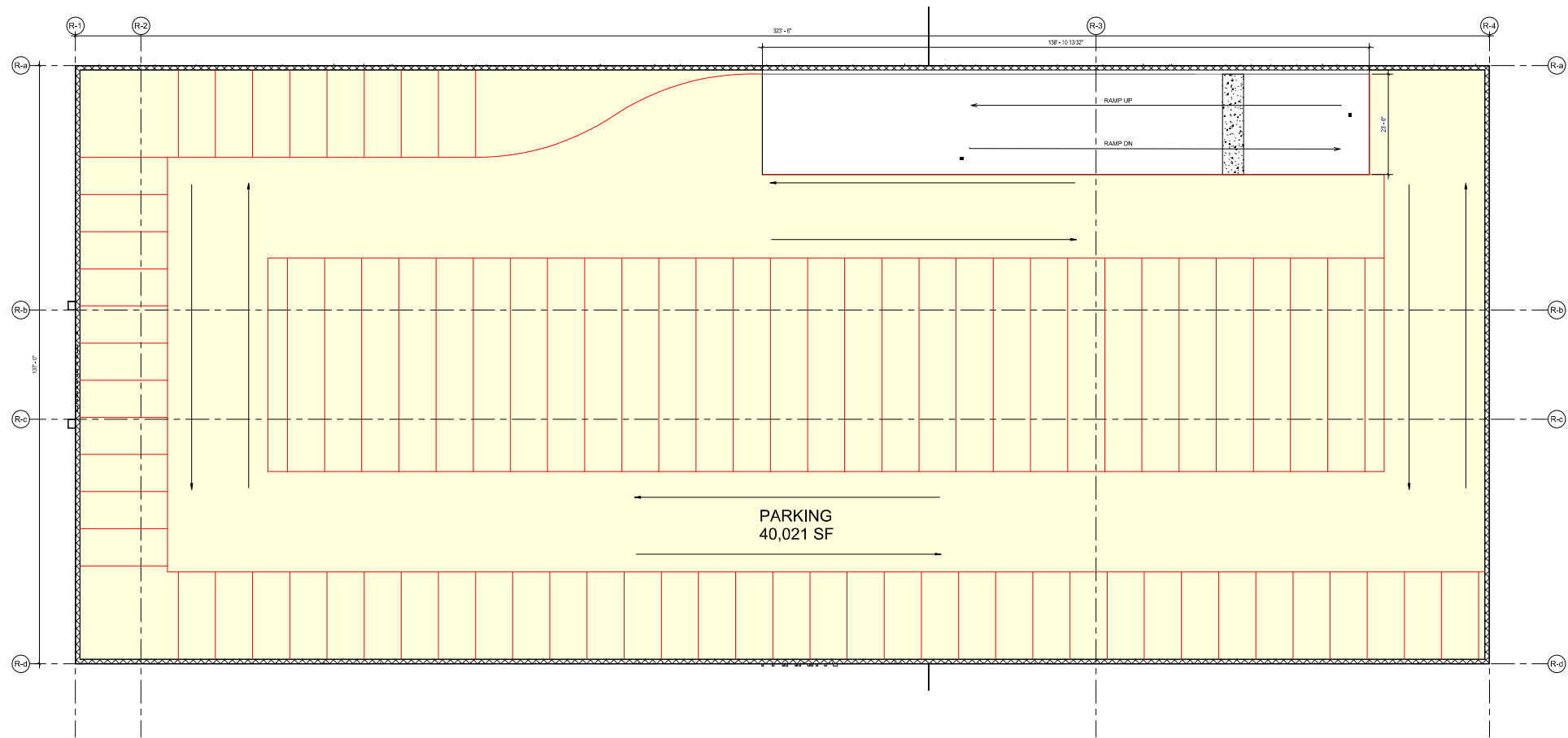
1 SUPERMARKET - LEVEL 2
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 2
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





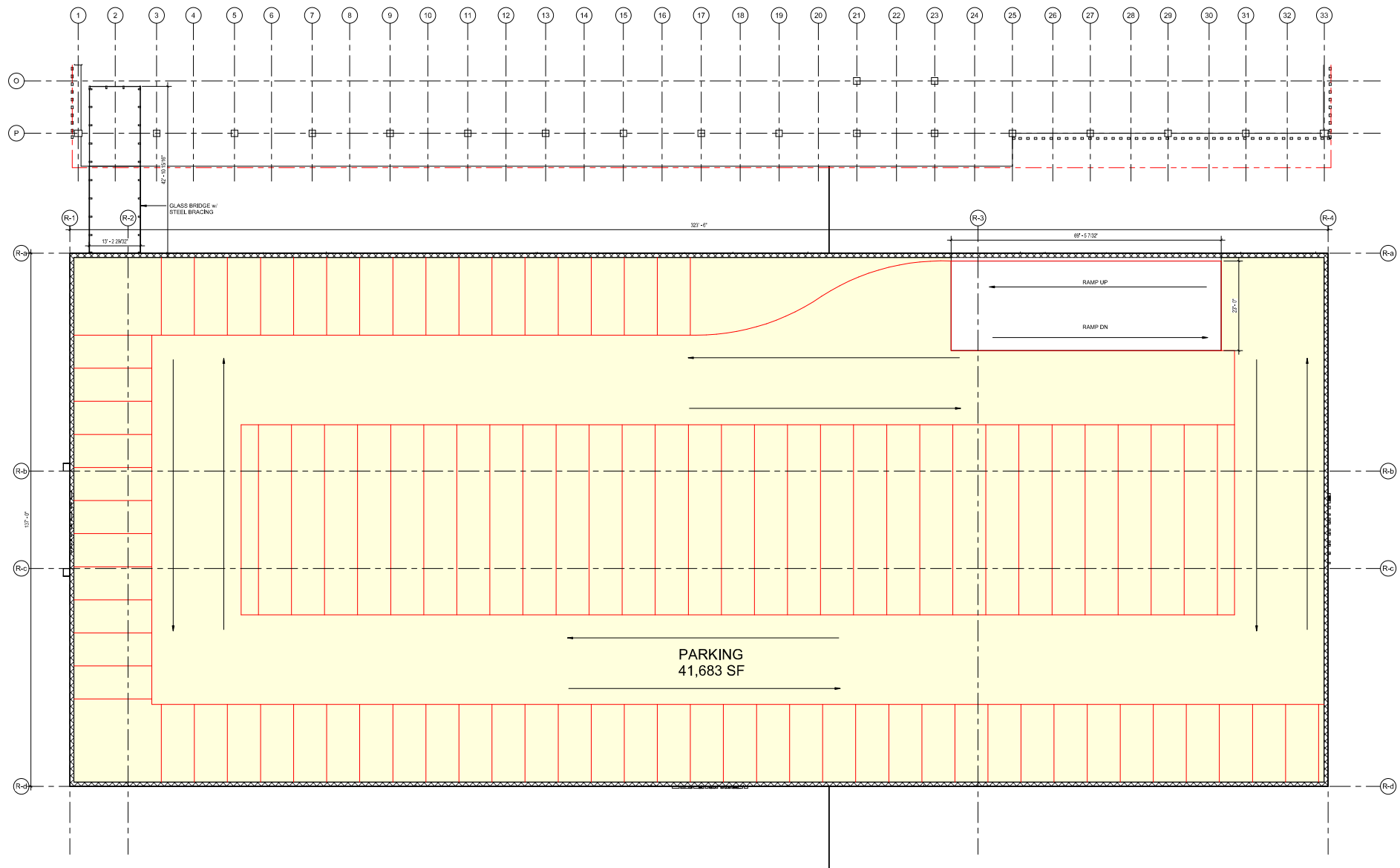
① RETAIL PARKING - LEVEL 3
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 3
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





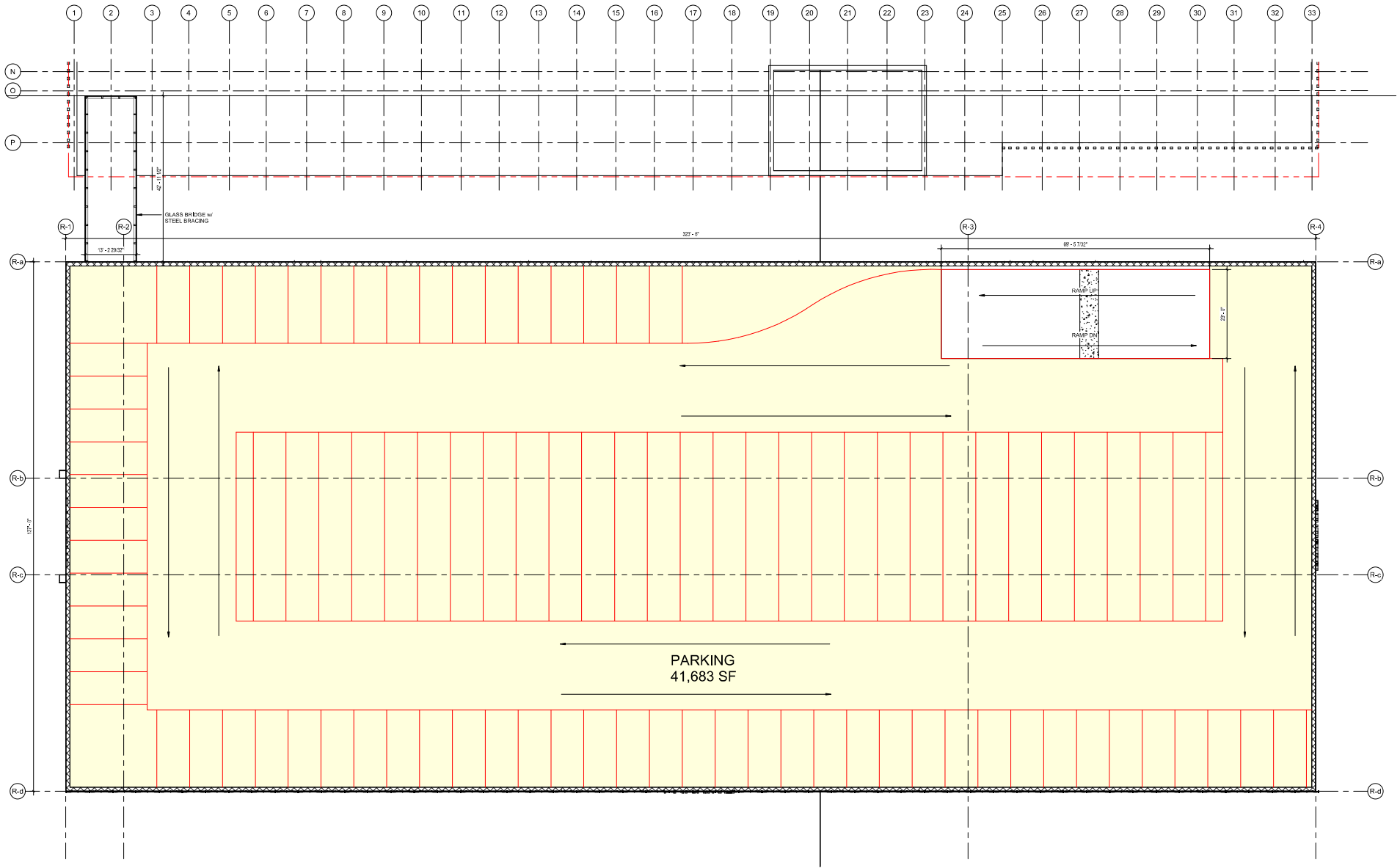
1 RETAIL PARKING - LEVEL 4
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 4
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





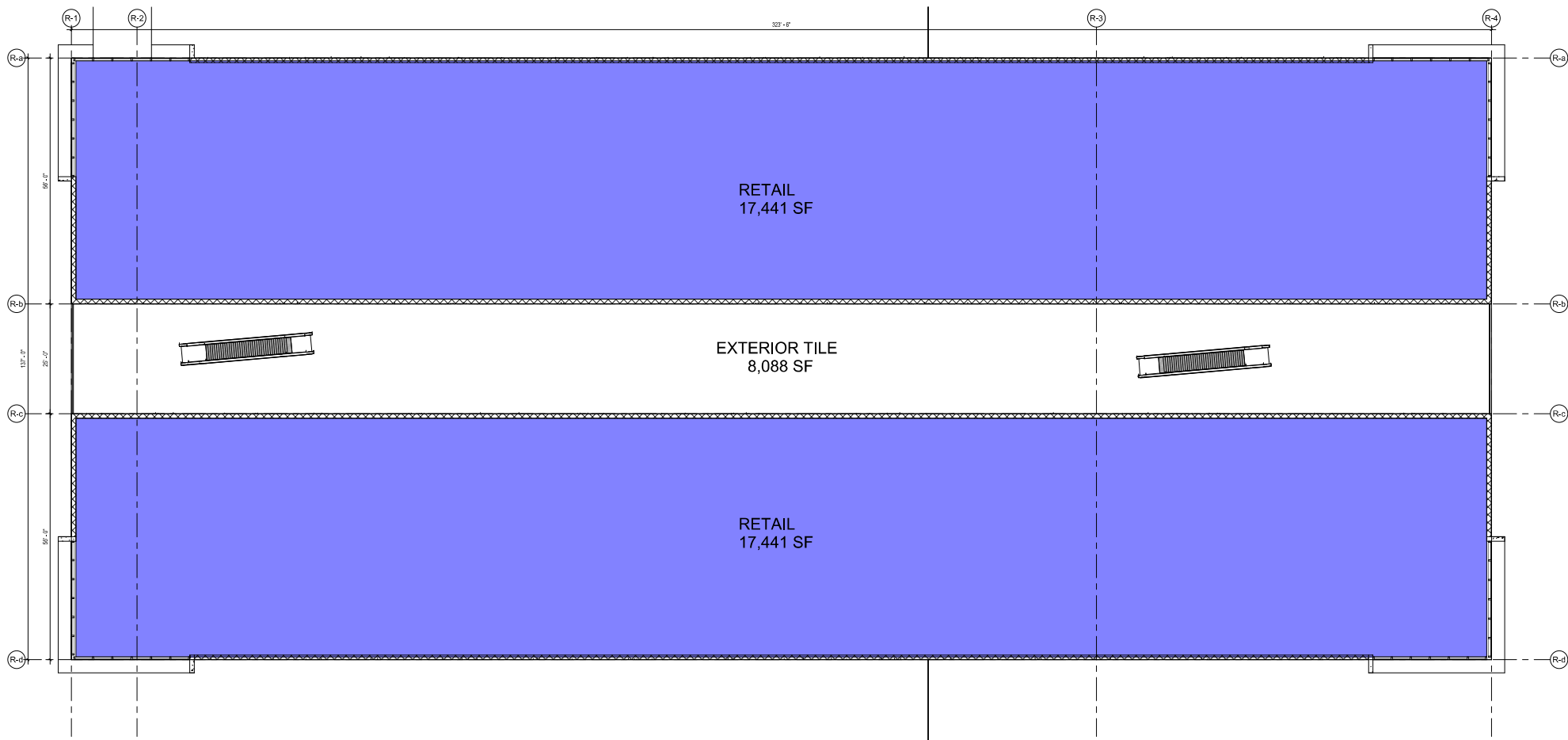
1 RETAIL PARKING - LEVEL 5
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG-LVL 5
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



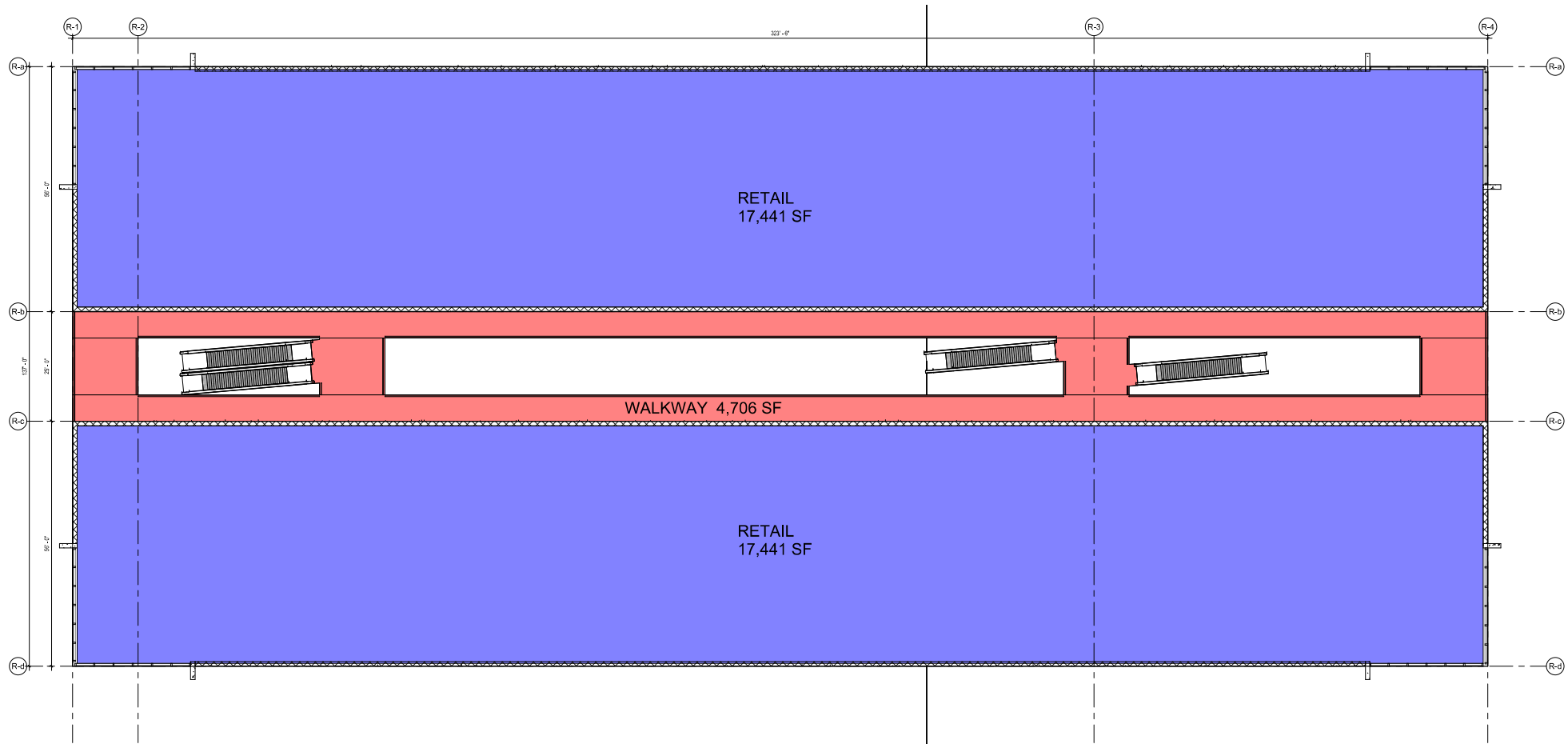


① RETAIL - LEVEL 6
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 6
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





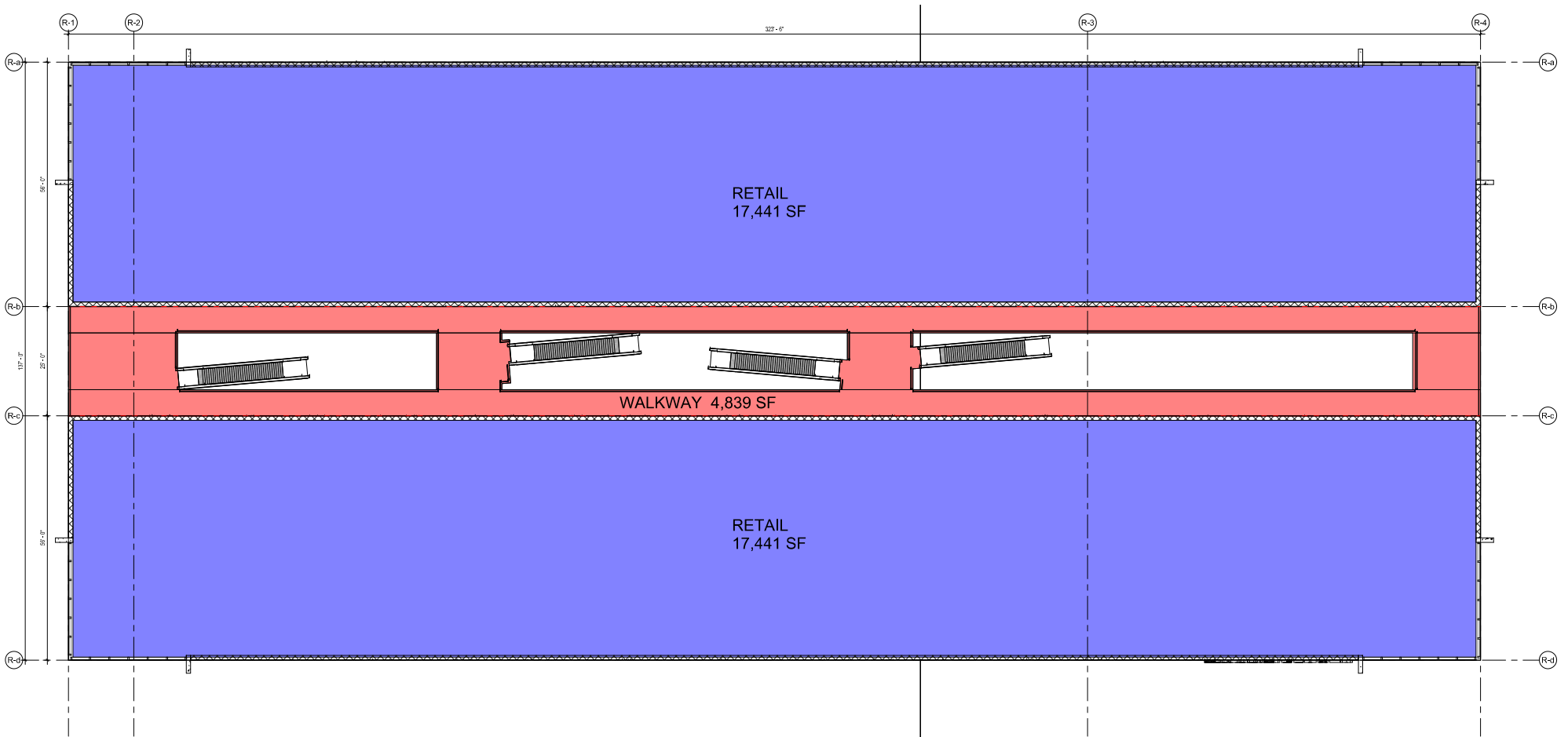
① RETAIL - LEVEL 7
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - LVL 7
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





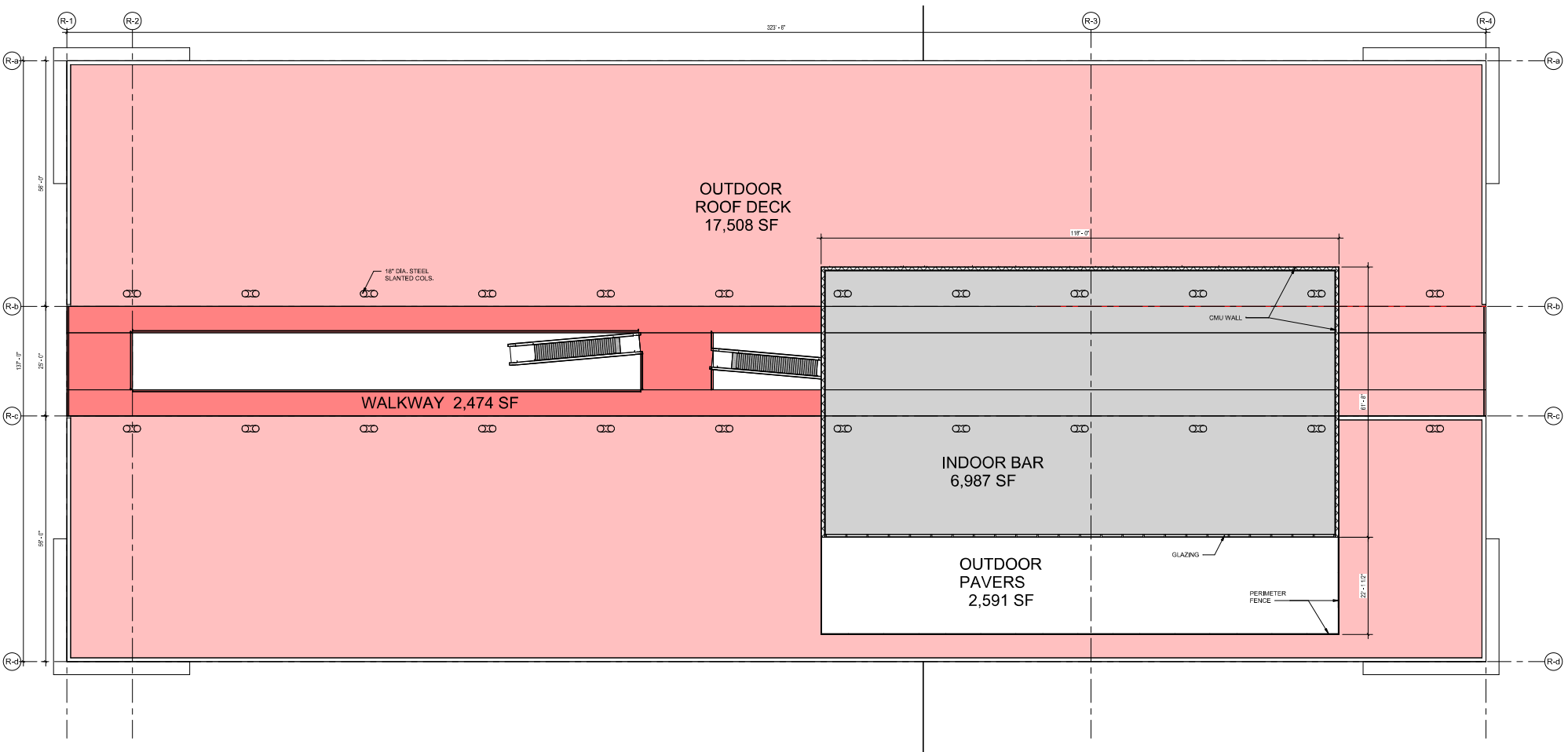
① RETAIL - LEVEL 8
3/32" = 1'-0"



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 JOB: 100 N. Main
 RETAIL BLDG - LVL 8
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





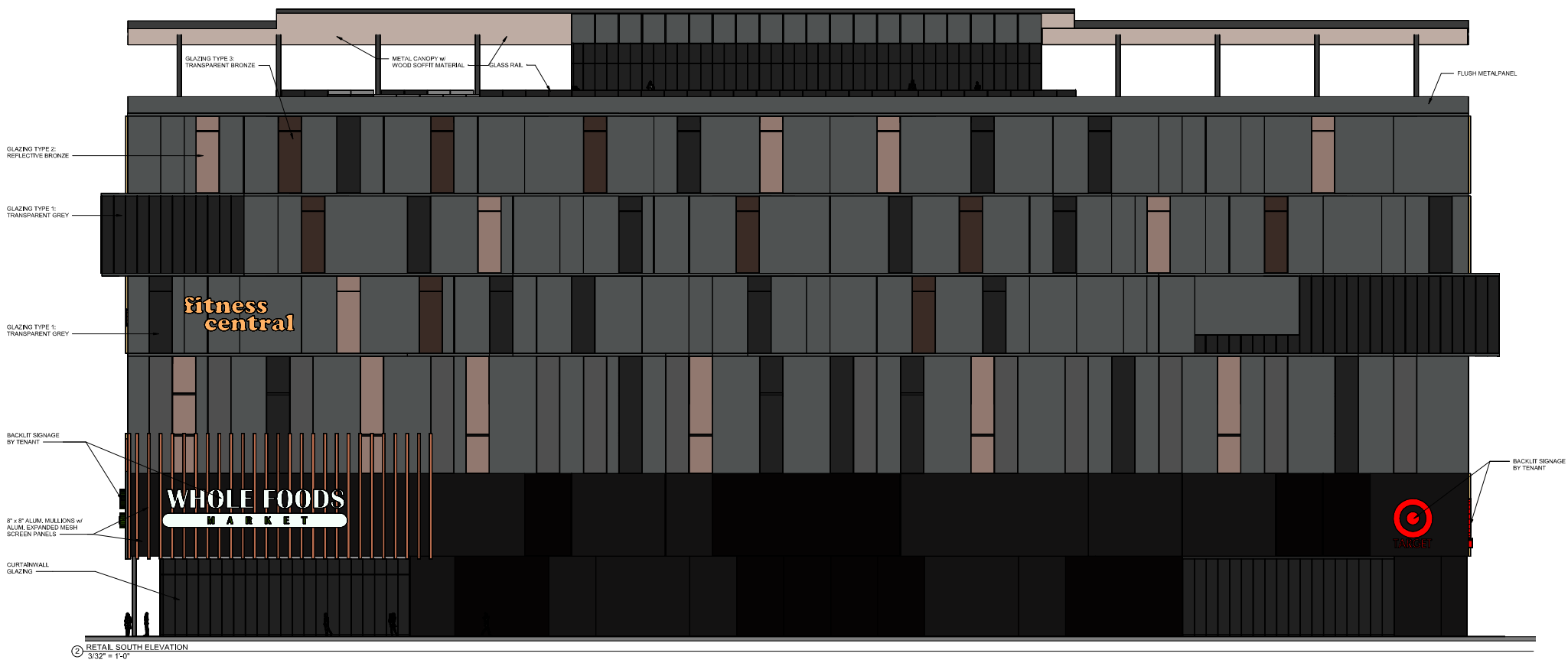
① RETAIL ROOF DECK
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - ROOF LVL
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



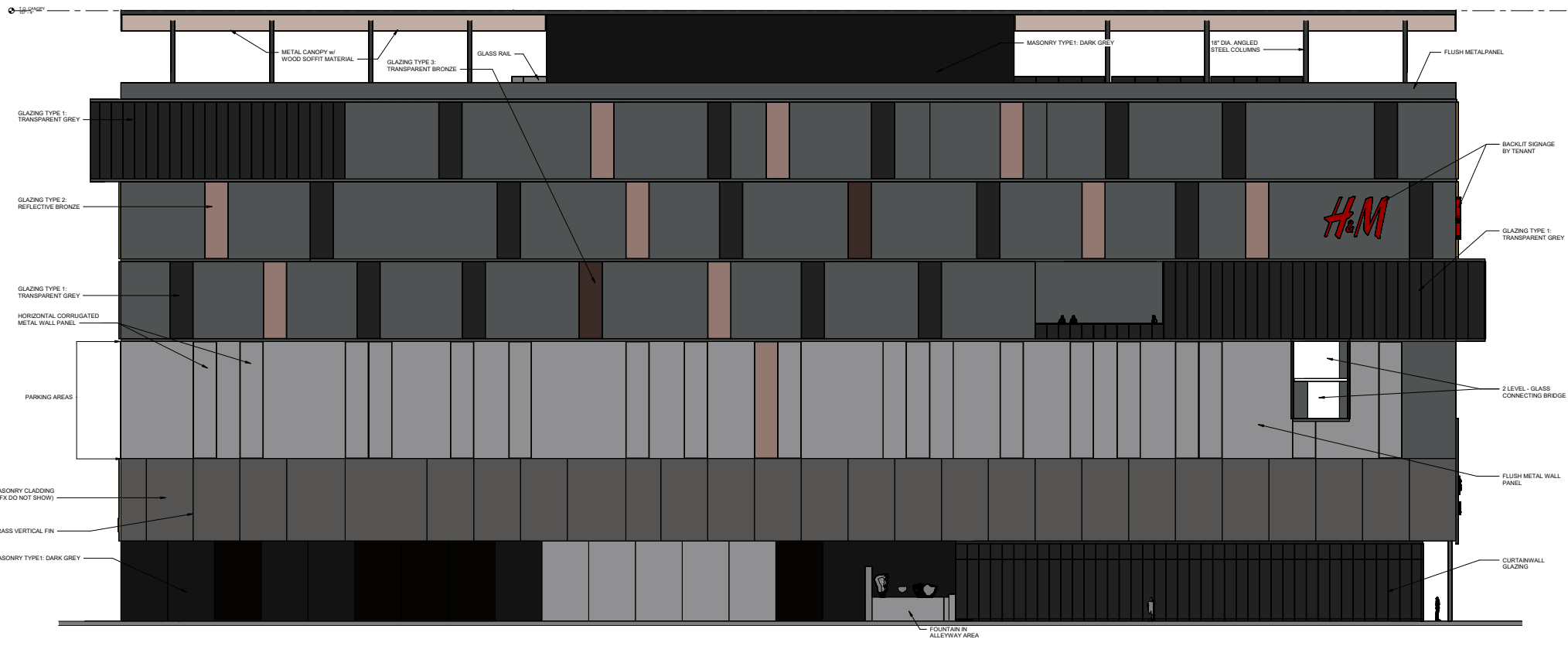


② RETAIL SOUTH ELEVATION
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - S. ELEVATION
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





① RETAIL NORTH ELEVATION
3/32" = 1'-0"

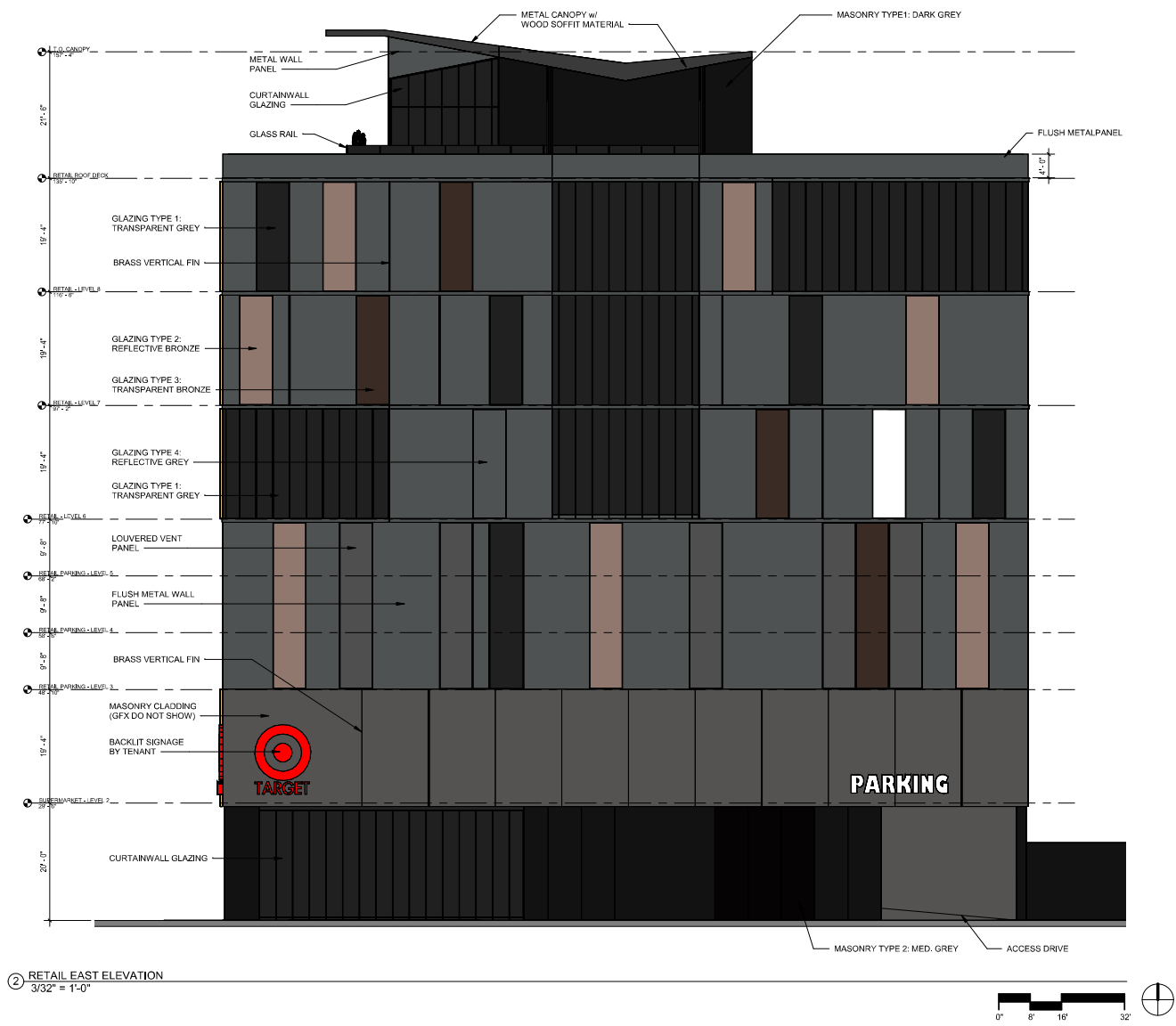


DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - N. ELEVATION
 SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103





DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - E. ELEVATION
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



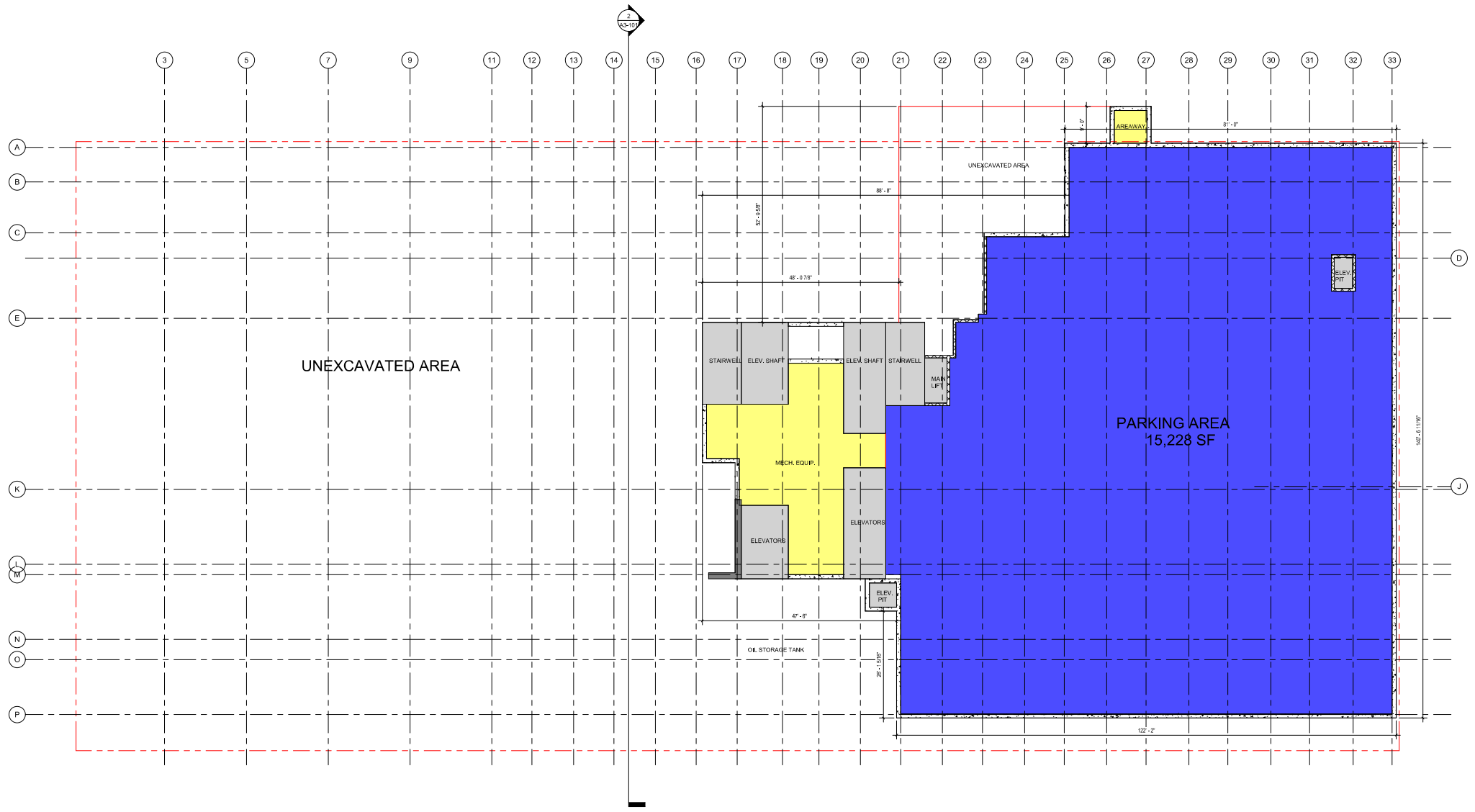


① RETAIL WEST ELEVATION
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 RETAIL BLDG - W. ELEVATION
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





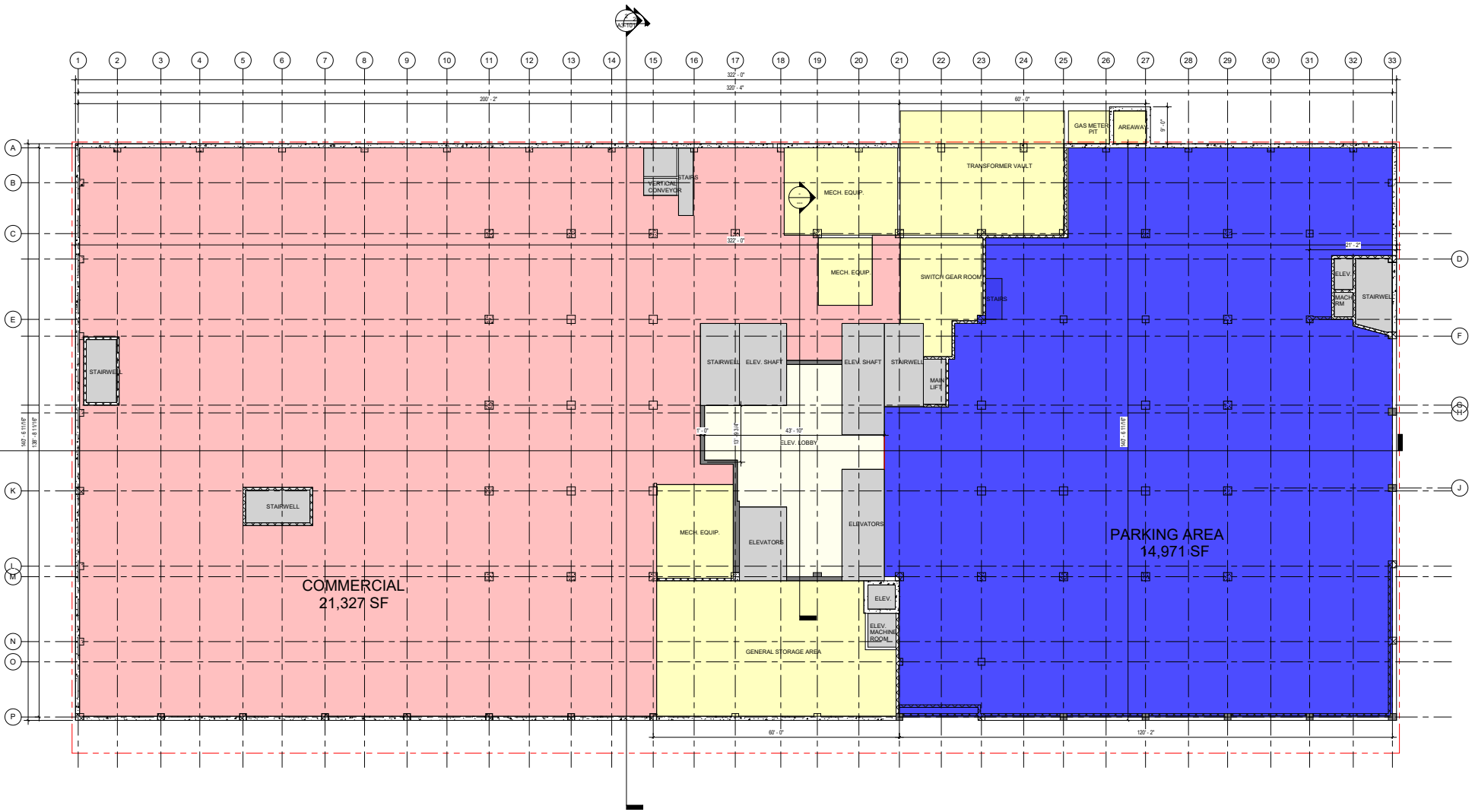
1 BASEMENT FLOOR PLAN
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER BASEMENT LVL
 SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103





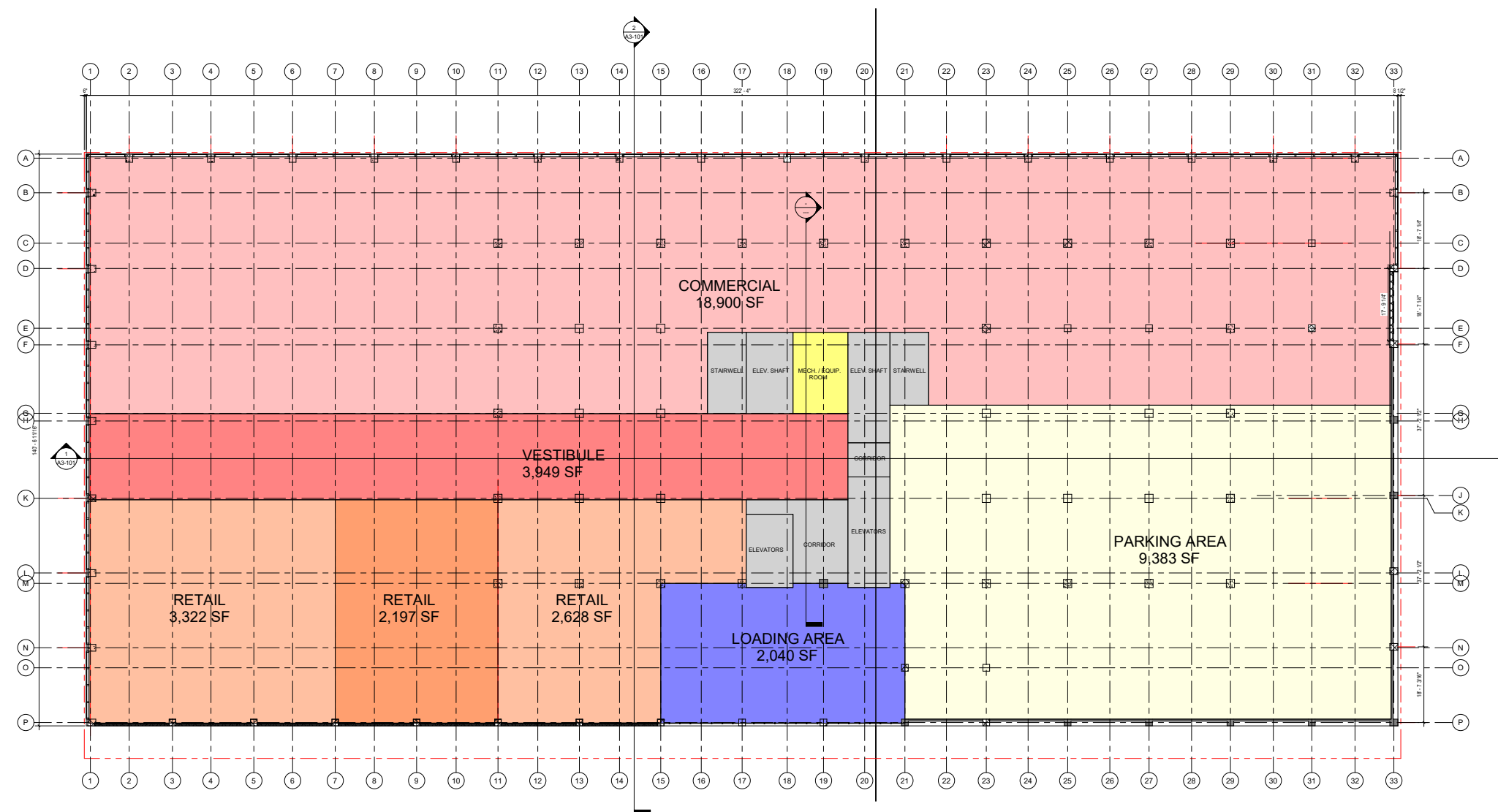
① LOWER LOBBY FLOOR PLAN
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 1
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





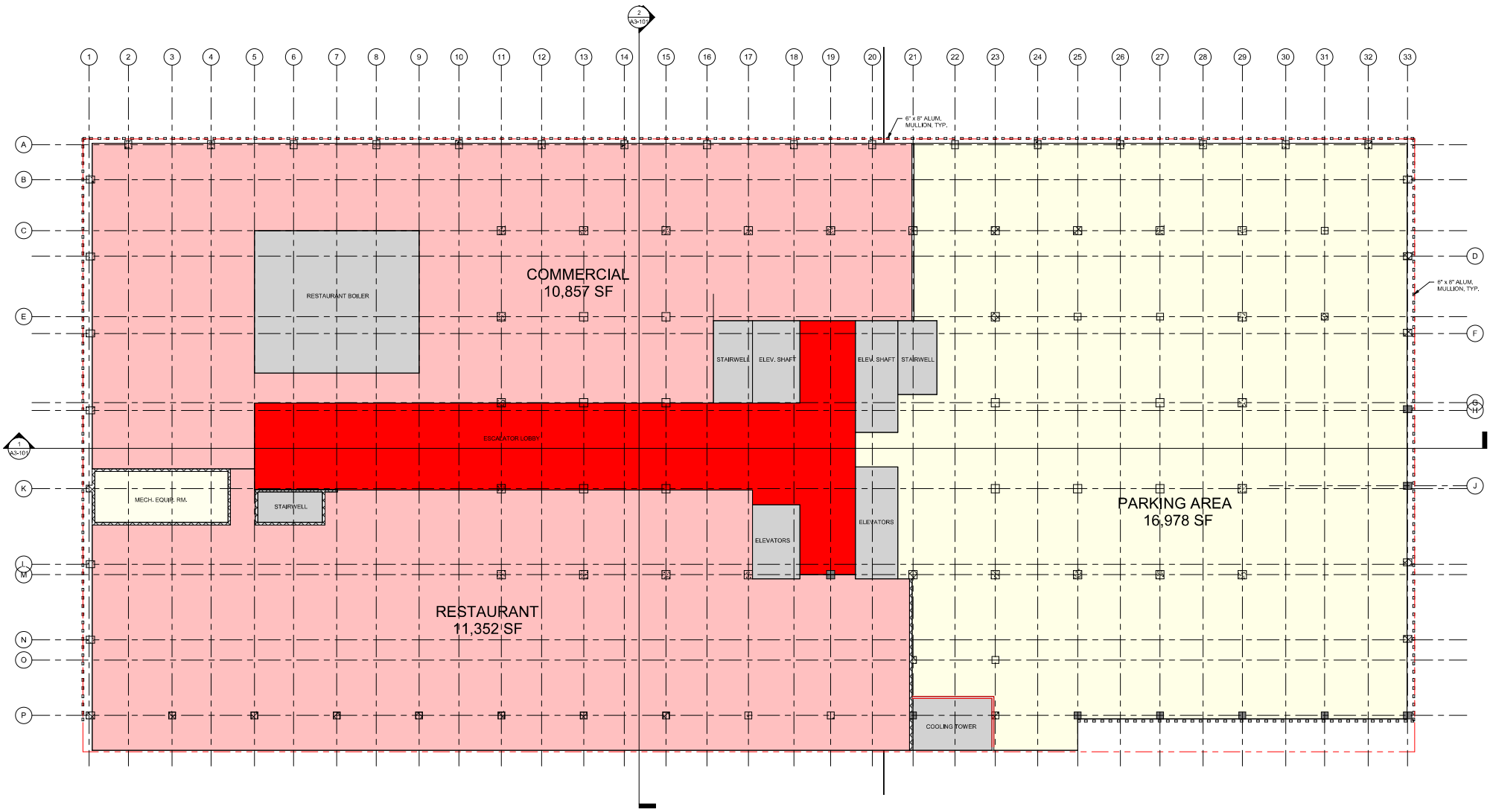
1 UPPER LOBBY FLOOR PLAN
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 2
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





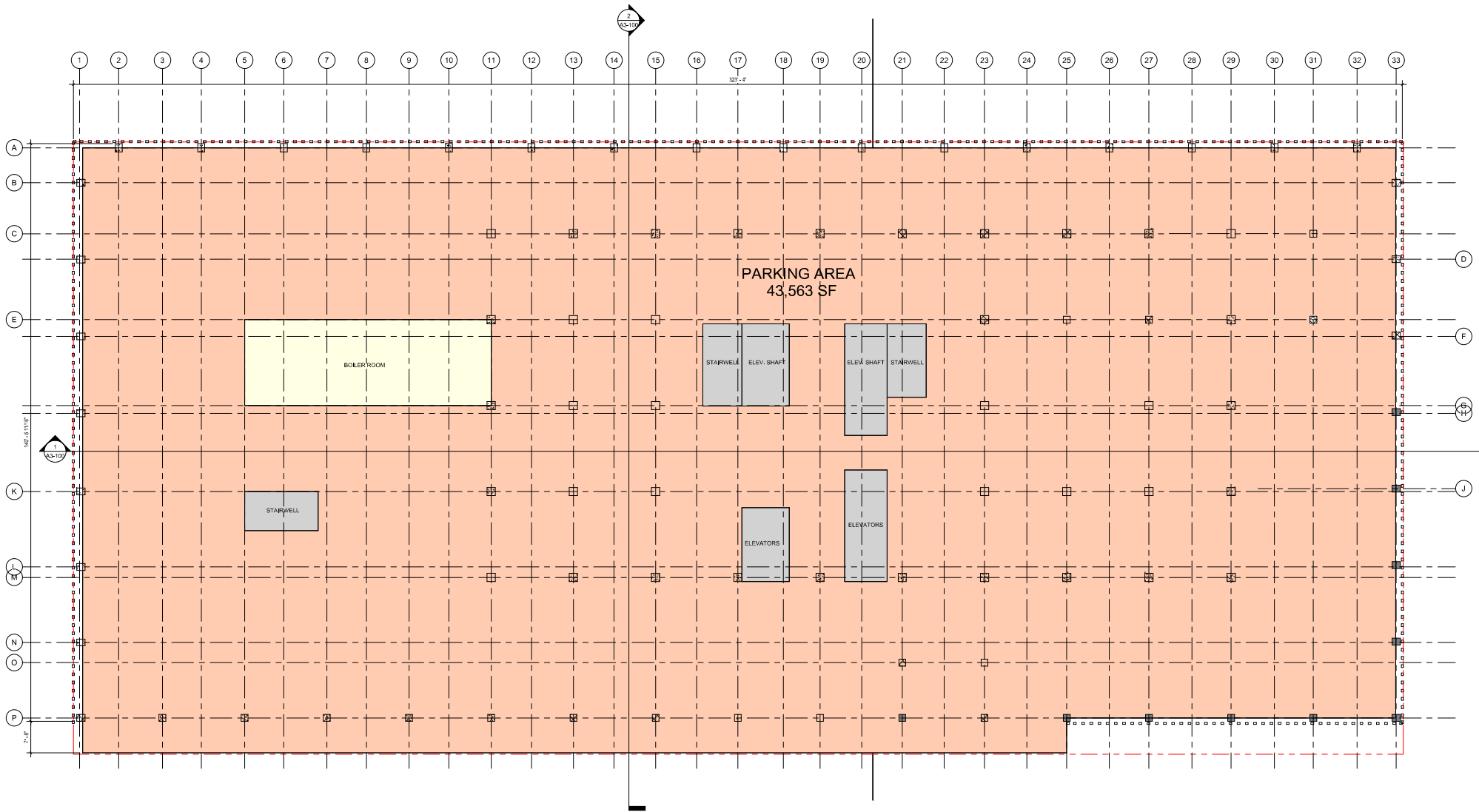
① 4TH LEVEL - PARKING
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 3
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



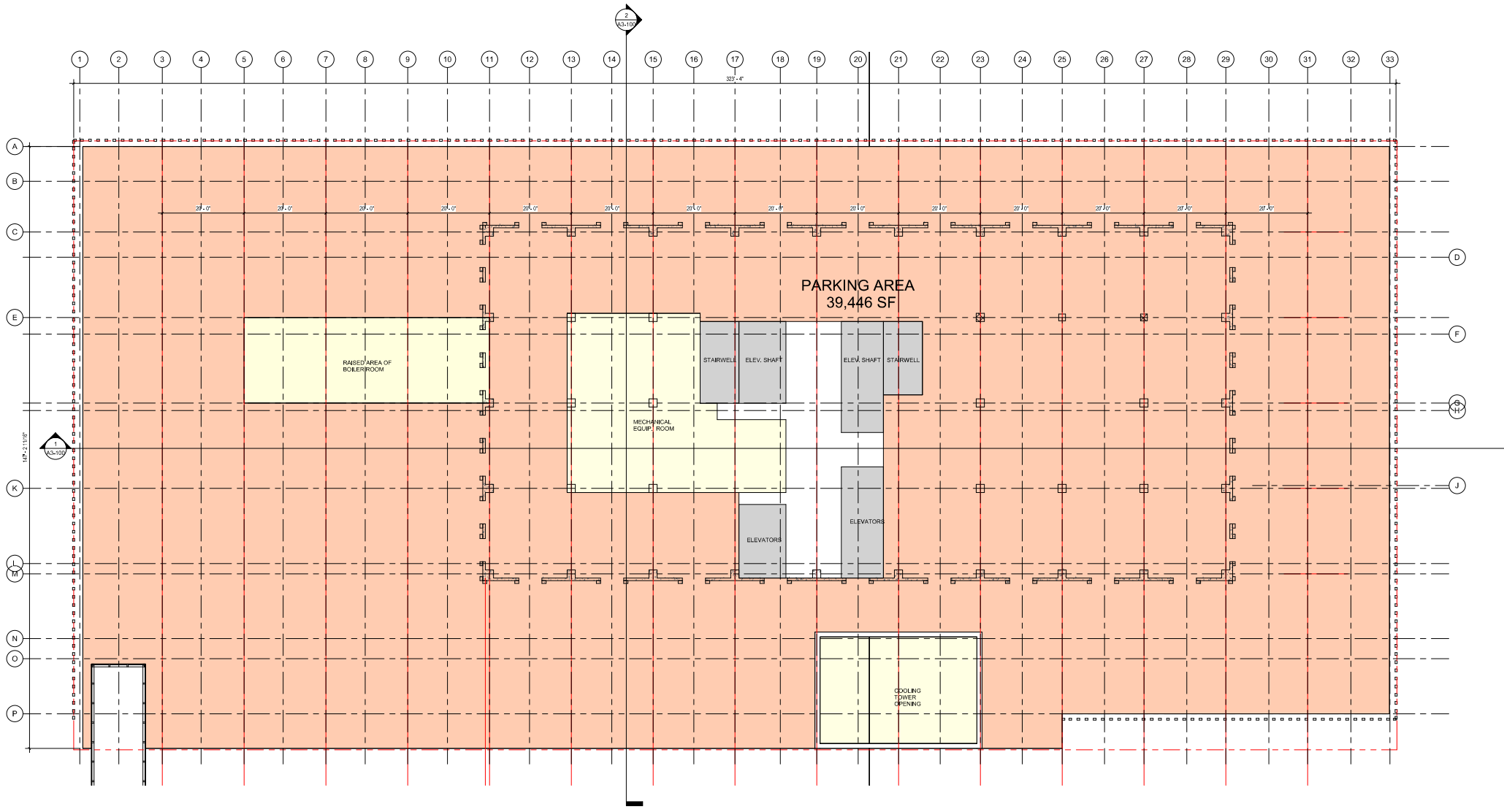


① 5TH - 7TH LEVEL - PARKING
 3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - TYP. GARAGE LVL (5-7)
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





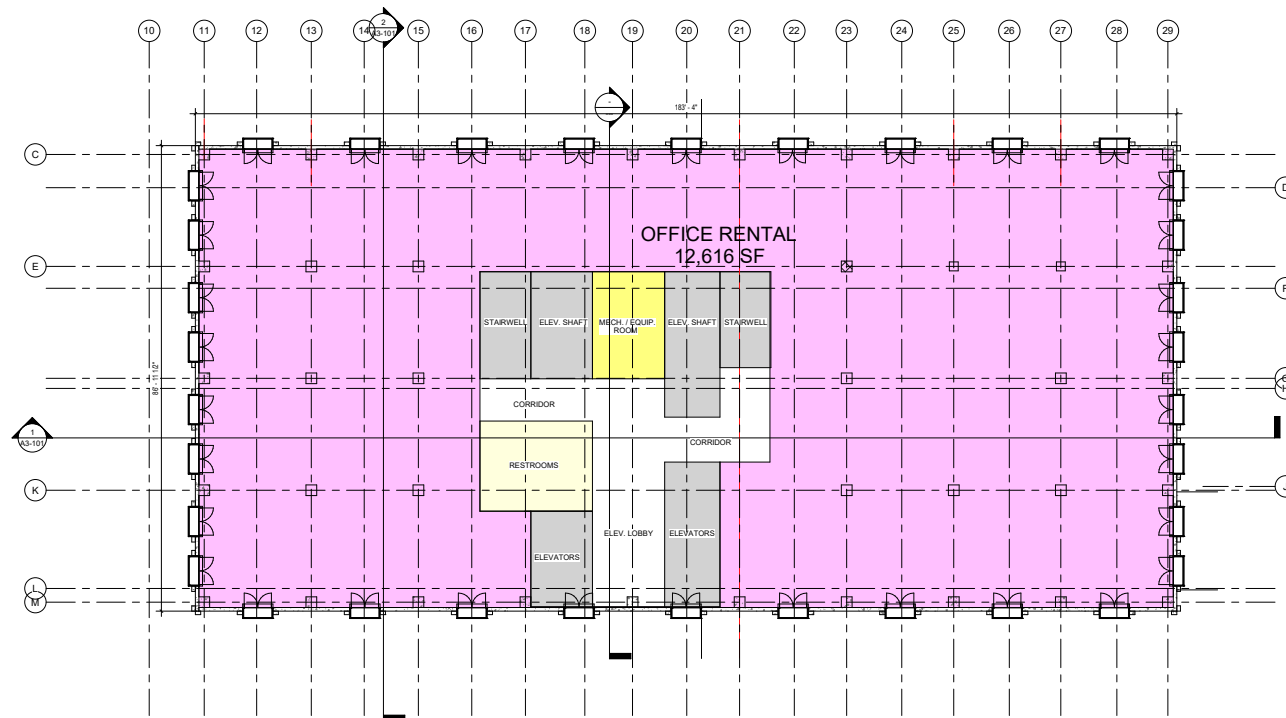
① 8TH LEVEL - PARKING
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - GARAGE LVL 8
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





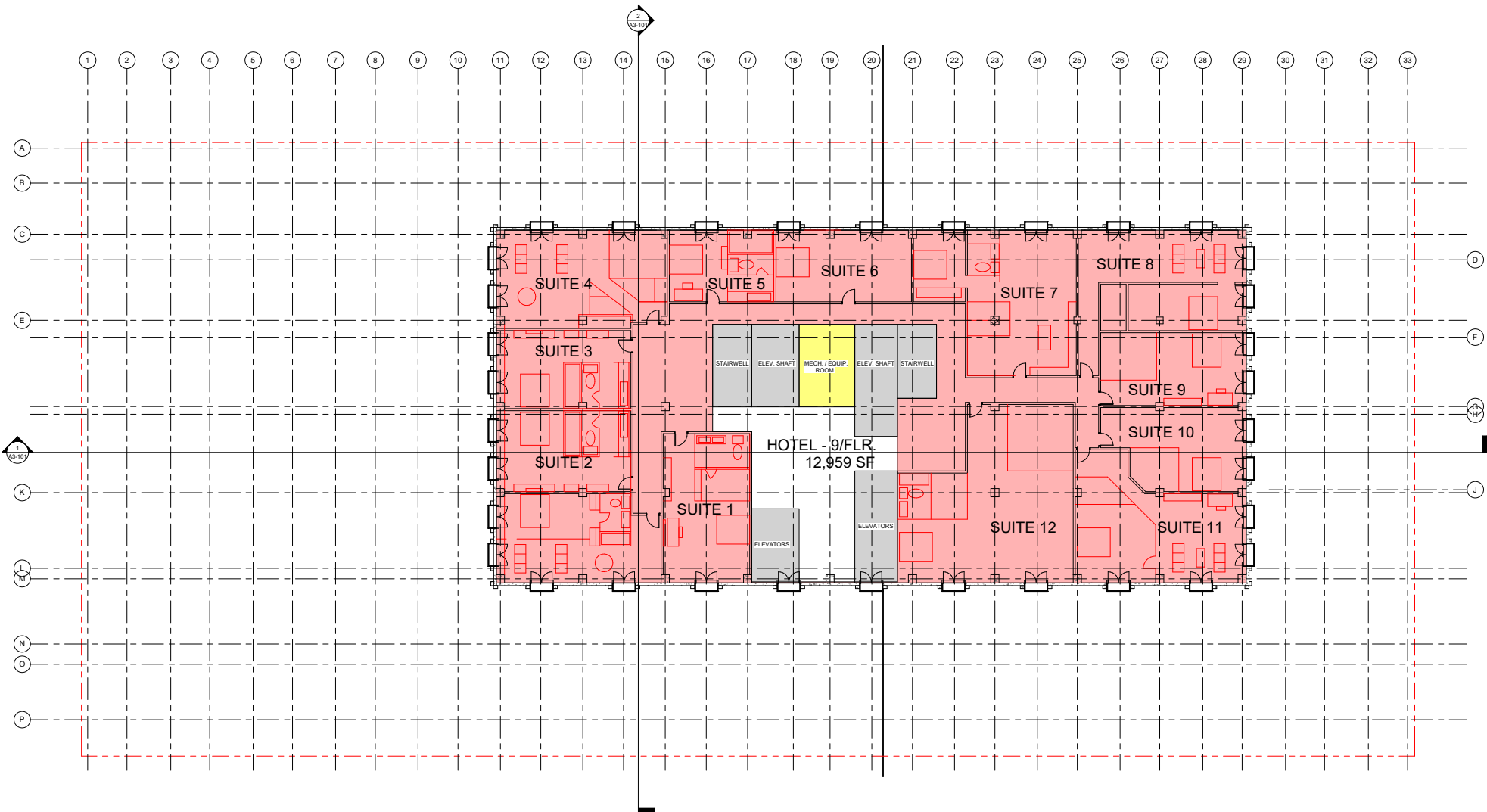
9TH - 12TH LEVEL - OFFICE
3/32" = 1'-0"



DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - OFFICE LVL 9-12
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



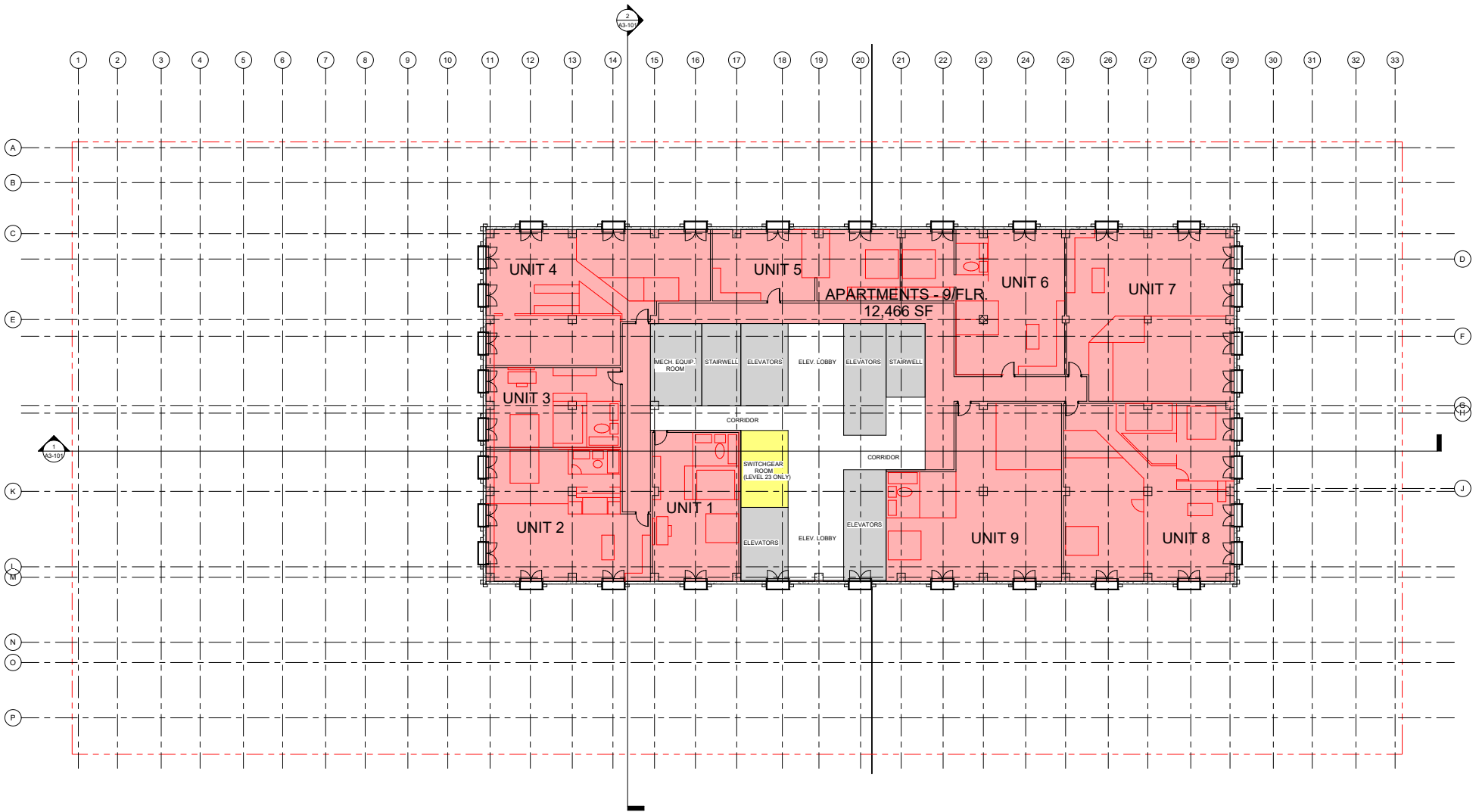


DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - TYP HOTEL LVL 13-22
 SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103



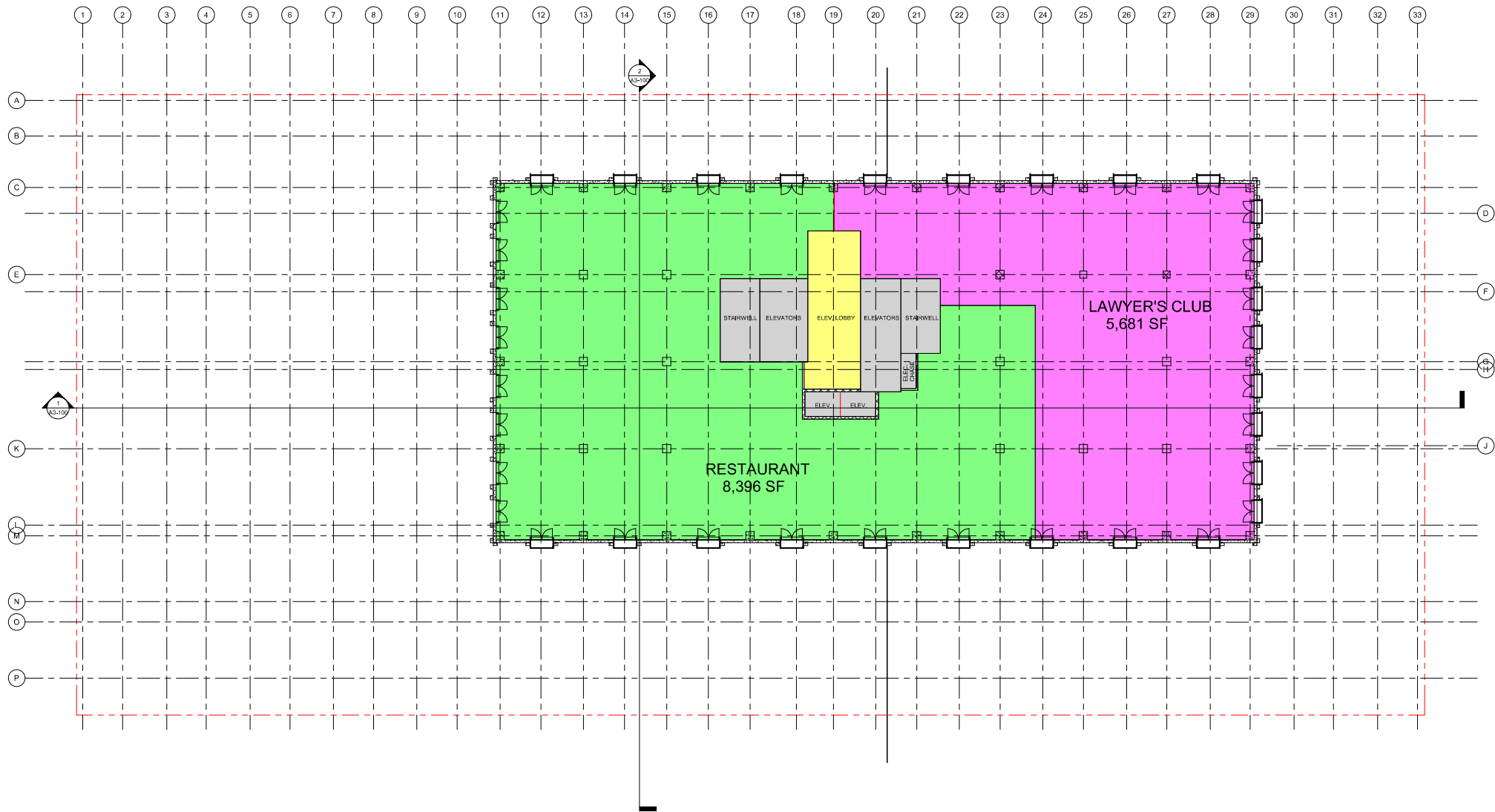


23RD - 33RD LEVEL - APARTMENTS
 1/8" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - TYP APTS LVL 23-33
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



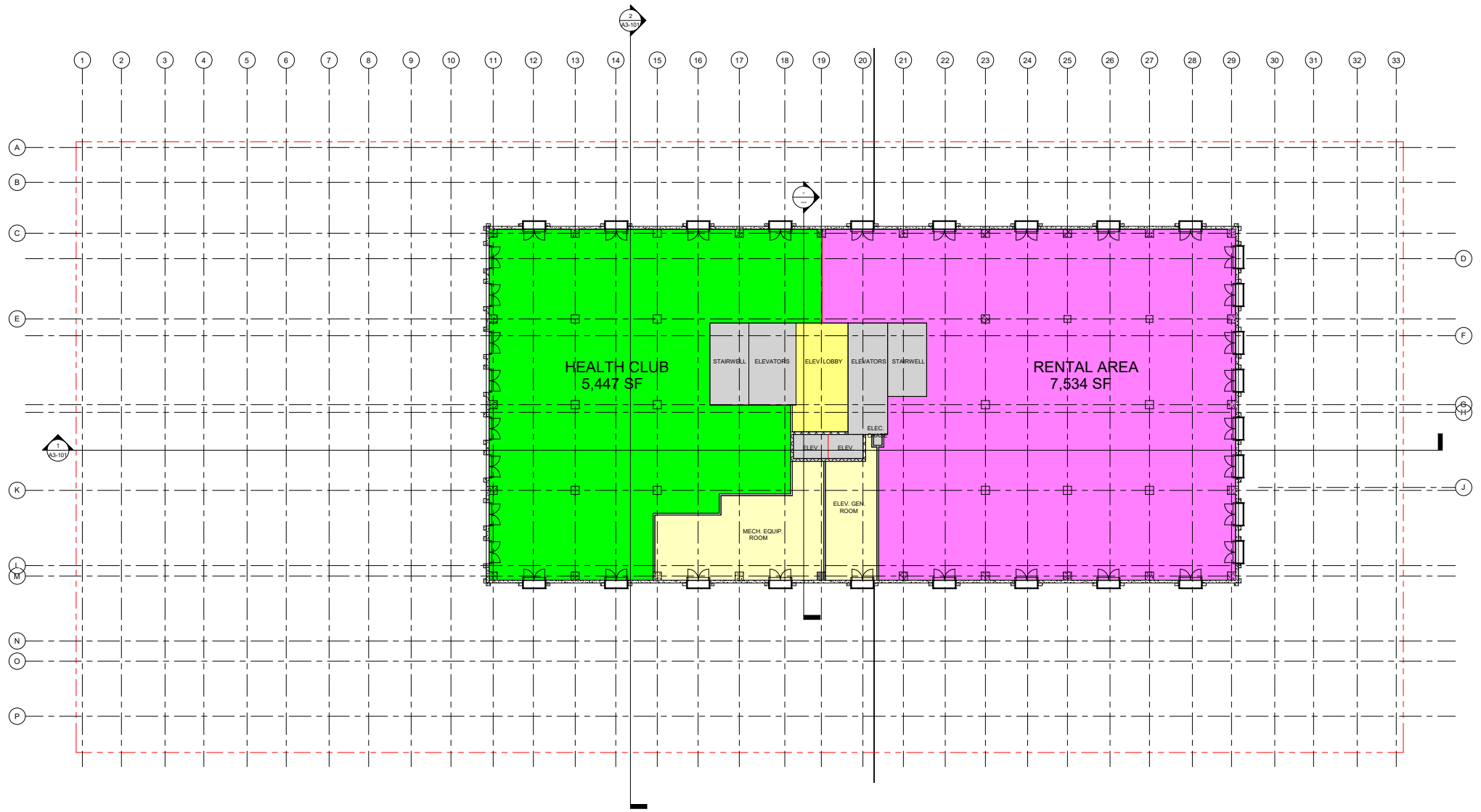


① 34TH LEVEL - RESTAURANT / LAWYER'S CLUB
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 34
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



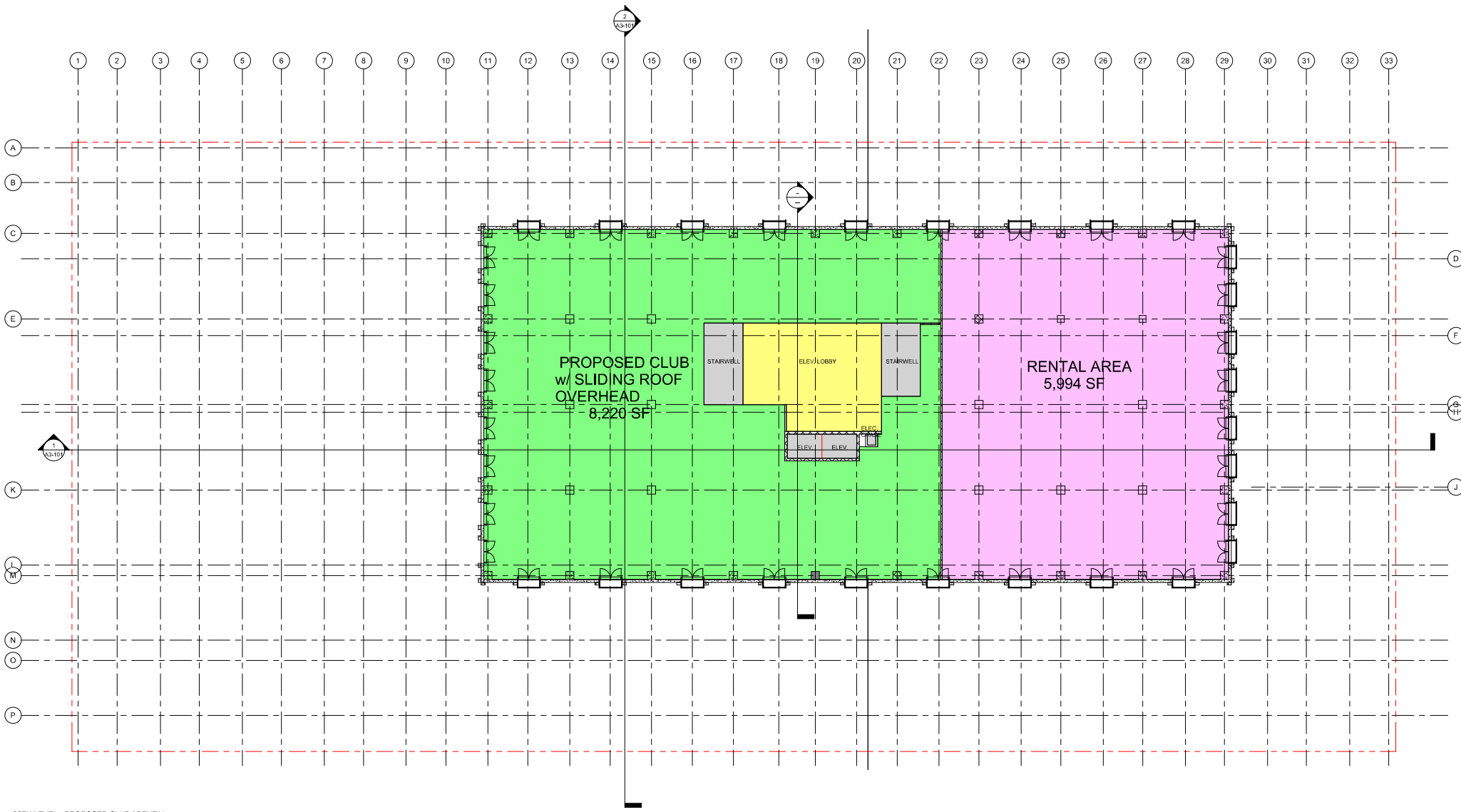


① 35TH LEVEL - HEALTH CLUB / RENTAL AREA
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 35
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



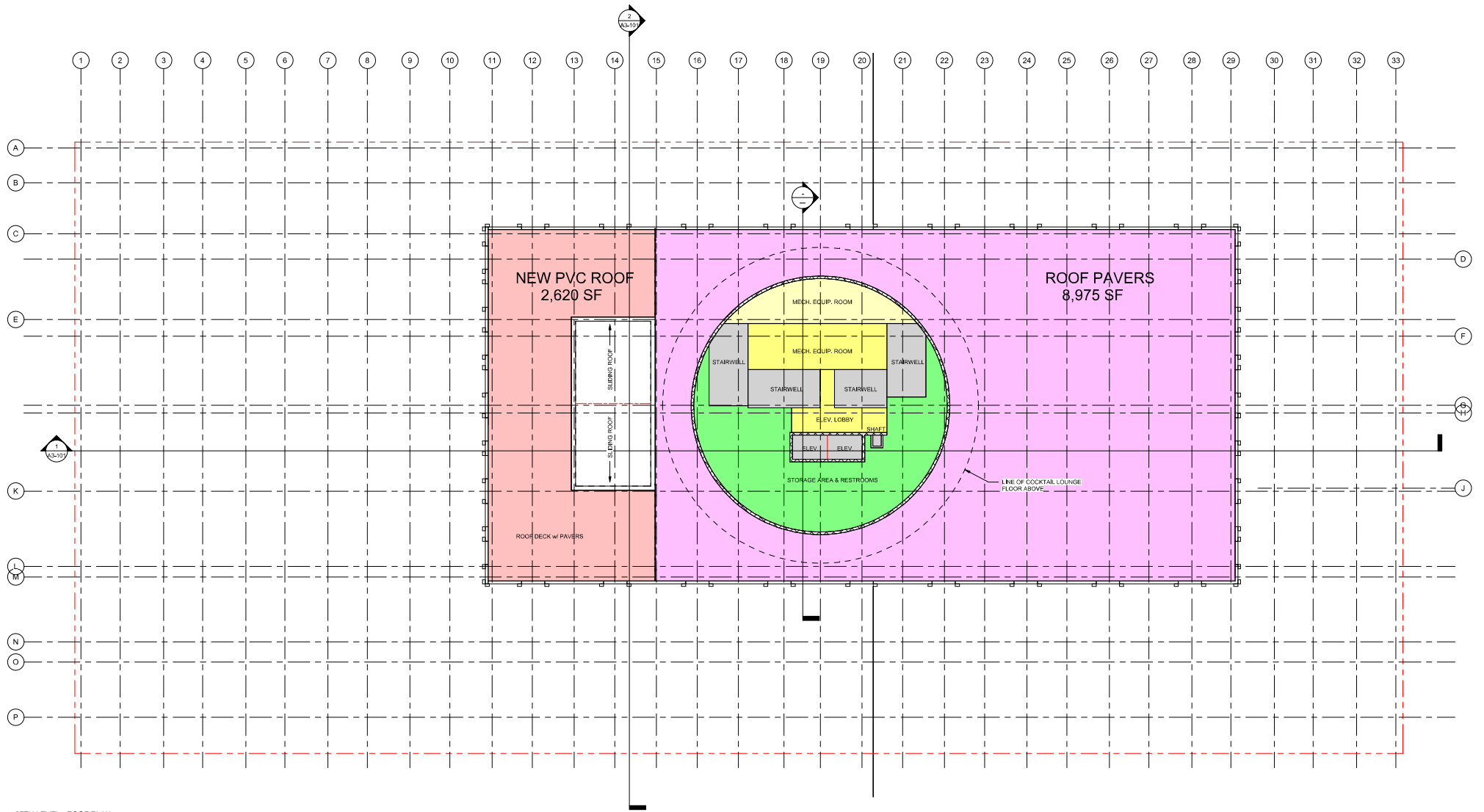


① 36TH LEVEL - PROPOSED CLUB / RENTAL
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER -LVL 36
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



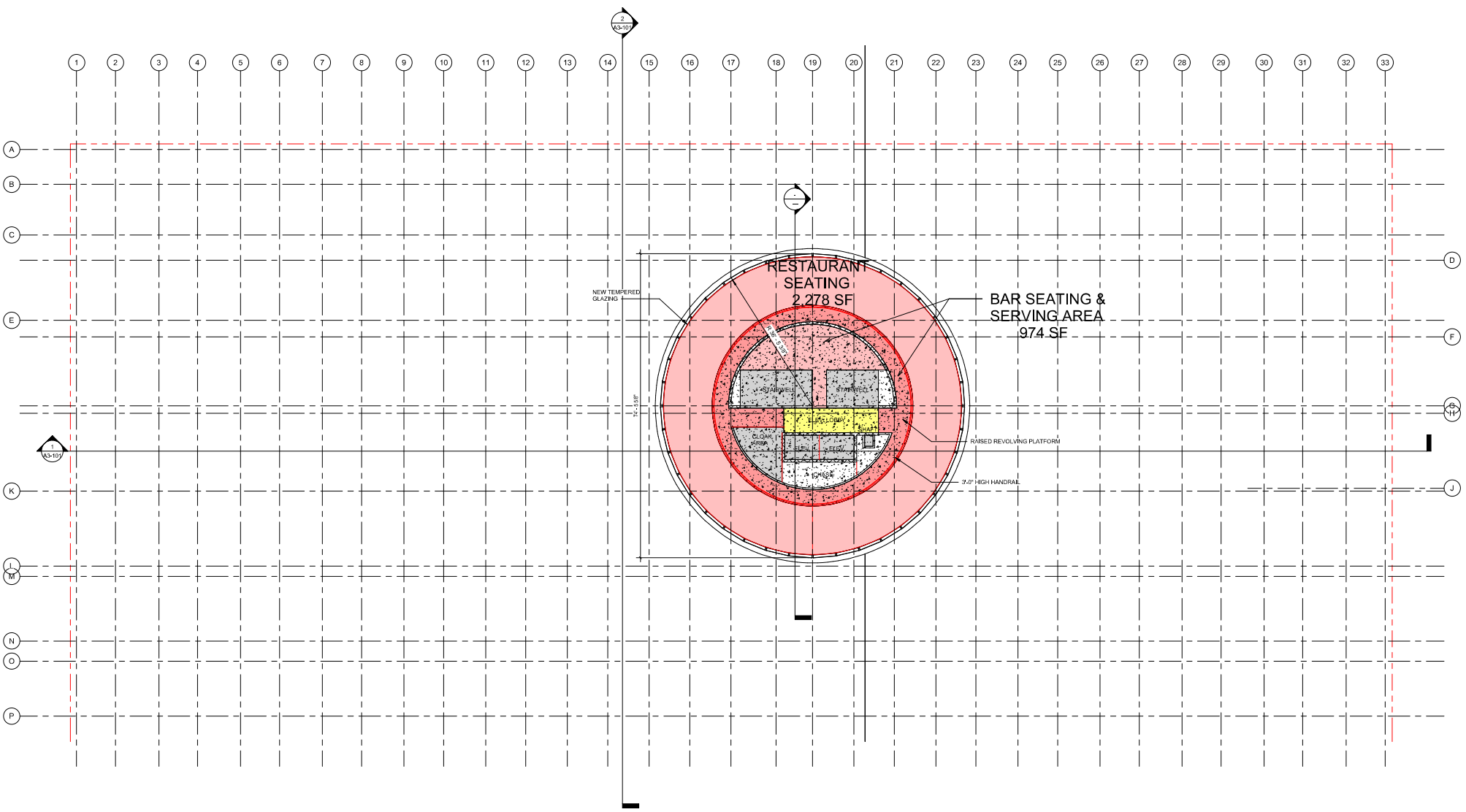


37TH LEVEL - ROOF PLAN
3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - LVL 37
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



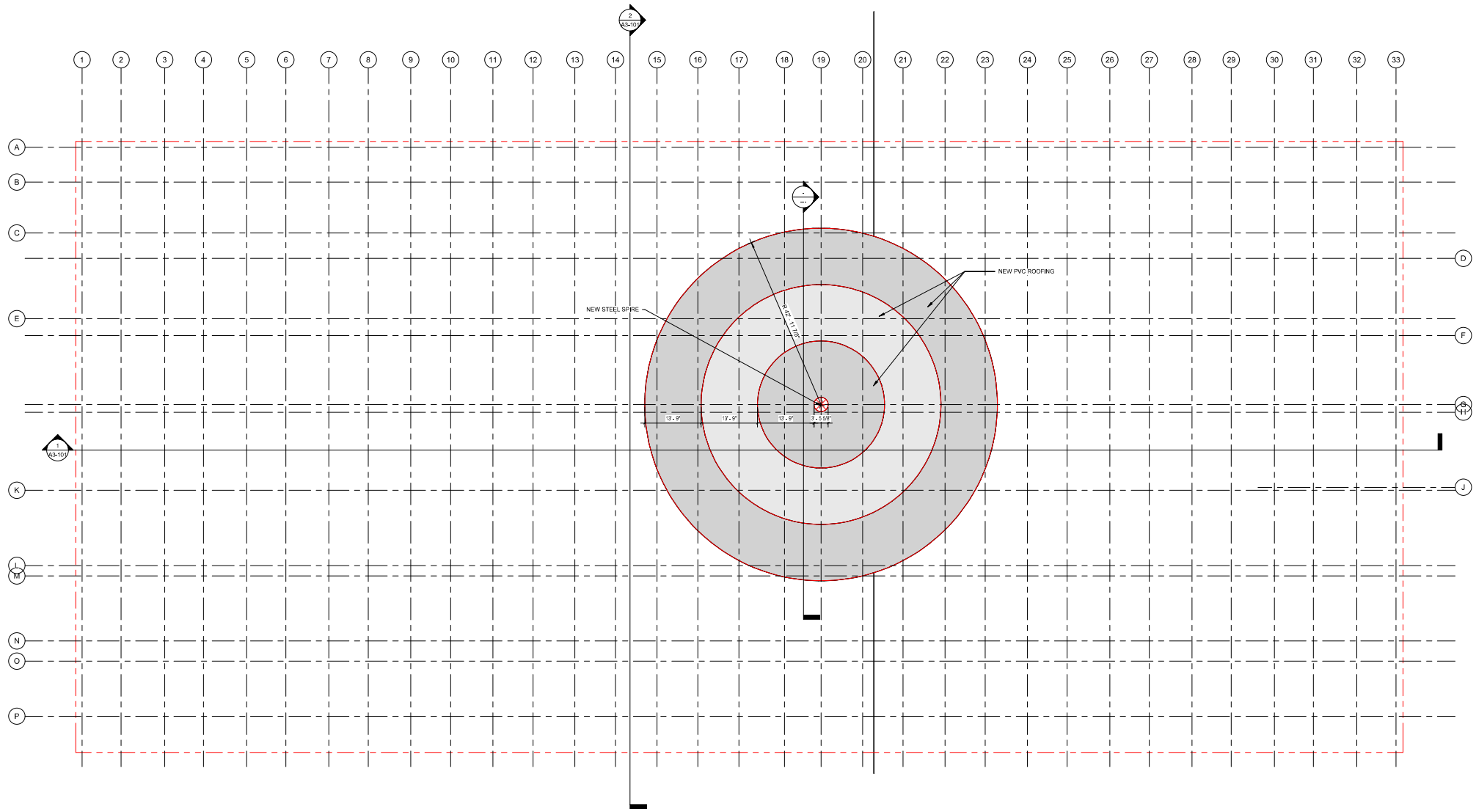


1 38TH LEVEL - COCKTAIL LOUNGE FLOOR PLAN
 3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - RESTAURANT / LVL 38
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103



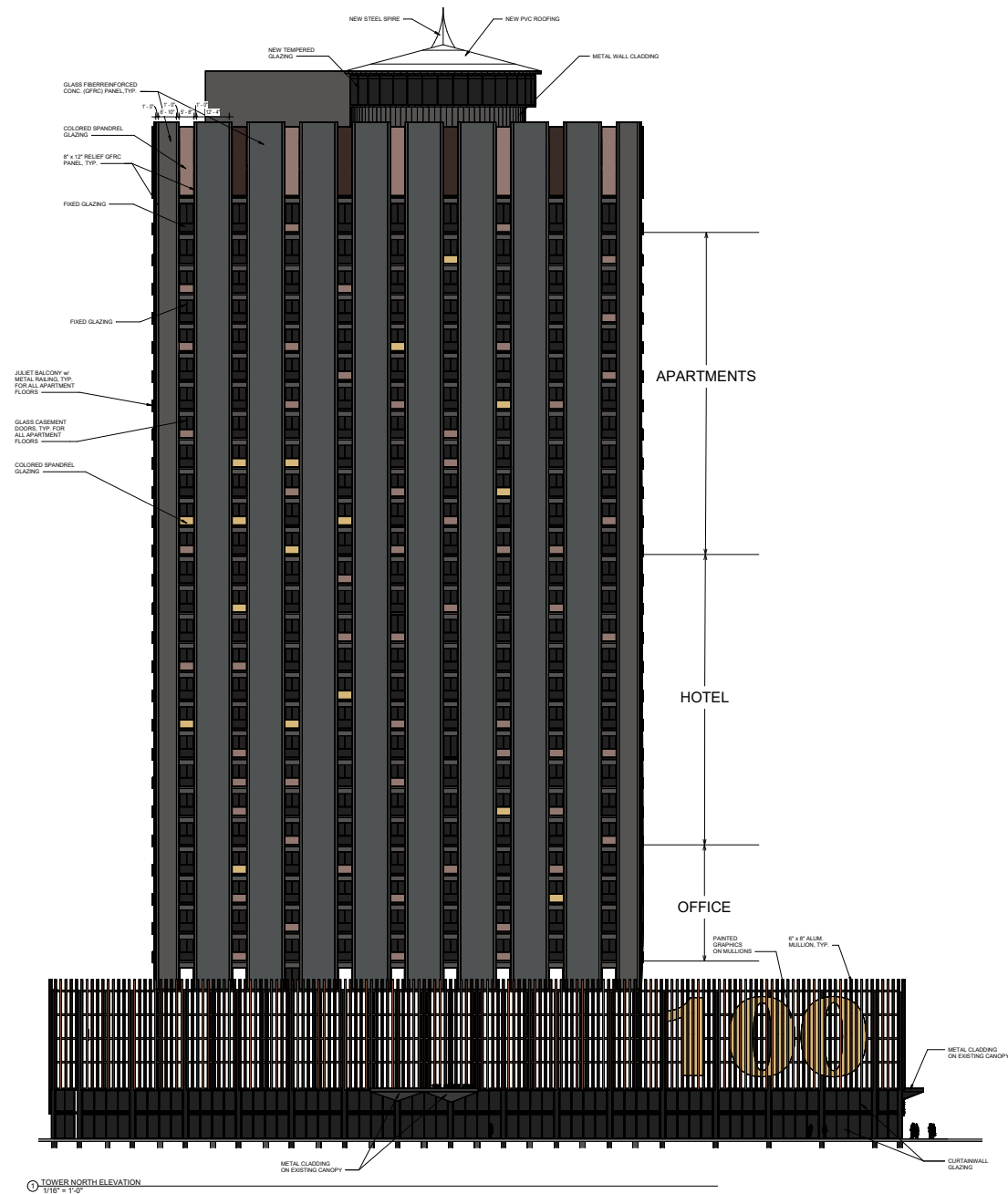


① 39TH LEVEL - RESTAURANT ROOF
 3/32" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER -RESTAURANT ROOF / 39
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





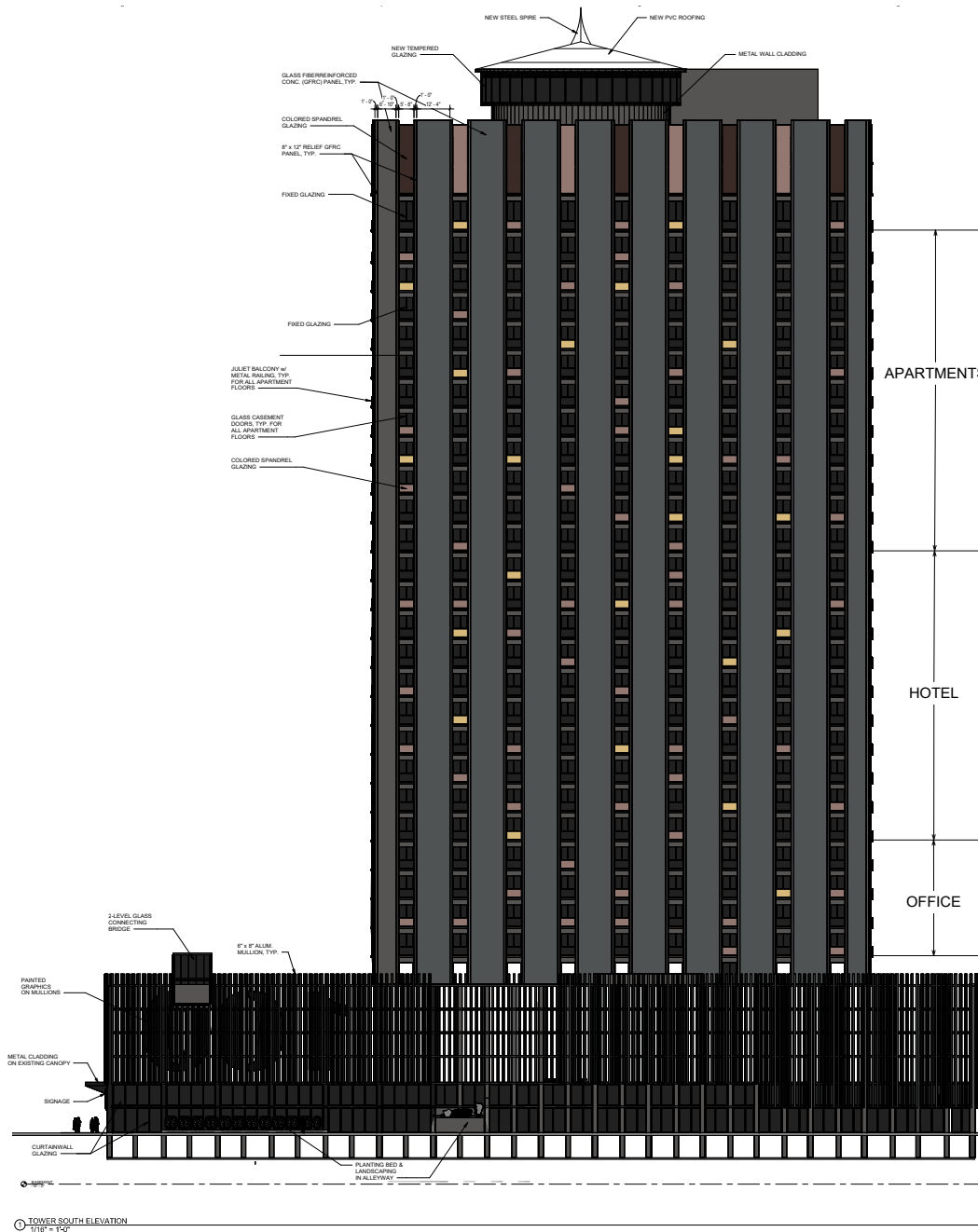
① TOWER NORTH ELEVATION
1/16" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER -N. ELEVATION
 SCALE: NTS

100 North Main

100 N. Main, Memphis TN 38103





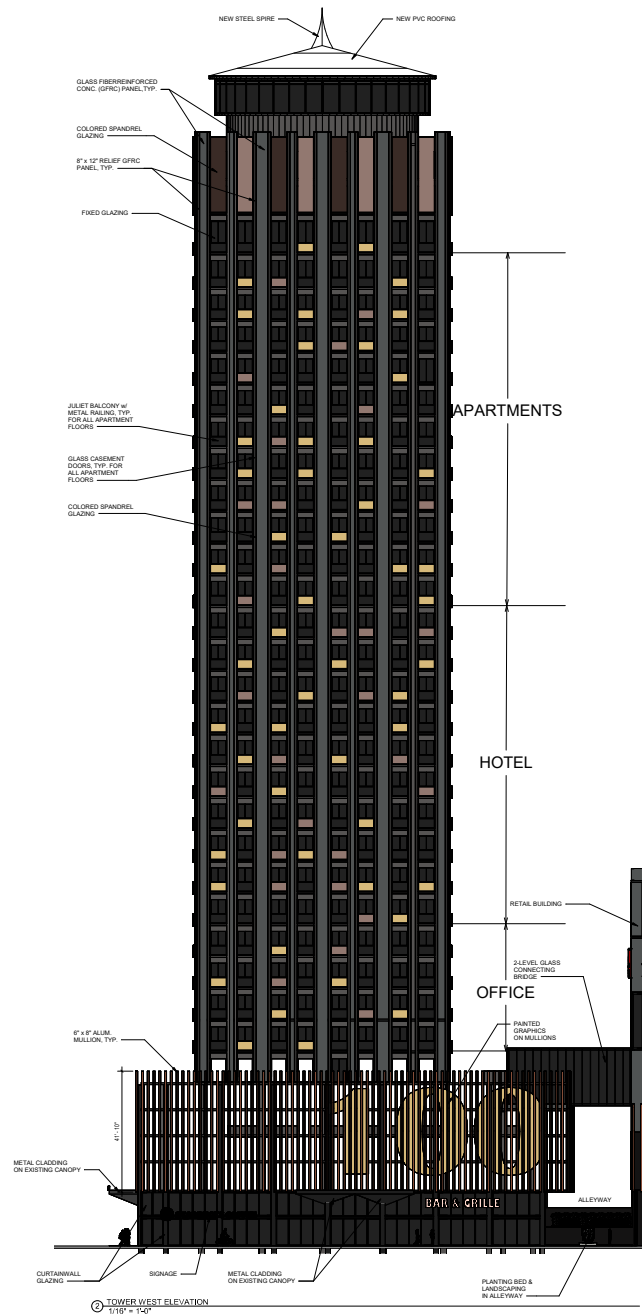
LOWER SOUTH ELEVATION
1/16" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER -S. ELEVATION
 SCALE: NTS

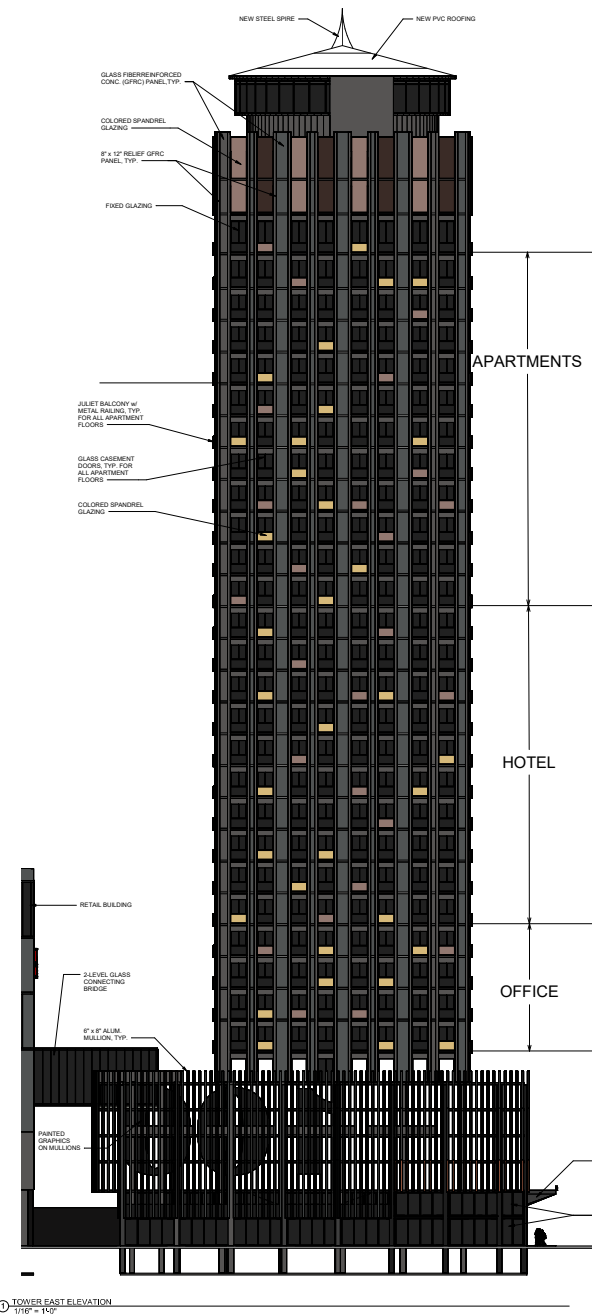
100 North Main

100 N. Main, Memphis TN 38103





② TOWER WEST ELEVATION
1/16" = 1'-0"



① TOWER EAST ELEVATION
1/16" = 1'-0"

DATE: 08/31/2021
 JOB: 100 N. Main
 TOWER - E&W ELEVATIONS
 SCALE: NTS

100 North Main
 100 N. Main, Memphis TN 38103





100 North Main

100 N. Main, Memphis TN 38103

KLR + **Urban ARCH**
ARCHITECTS, INC. associates, pc

DATE: 08/31/2021
JOB: 100 N. Main
Conceptual Rendering
SCALE: NTS



Concept Rendering
at Dusk from Jefferson
& Main

Exterior Materials
Highlights:

Composite Metal Panel
Cladding

Copper Mesh Screen
Wall

Reflective and
Transparent Glazing
Systems

Vertical Aluminum Fins

Composite Wood
Accents

Back-lit Signage

DATE: 08/31/2021
JOB: 100 N. Main
Conceptual Rendering @ Dusk
SCALE: NTS

100 North Main
100 N. Main, Memphis TN 38103

KLR + **Urban**
ARCH
ARCHITECTS, INC. associates, pc

E, Opinion of Probable Cost

Appendix E

Opinion of Probable Cost



E, Opinion of Probable Cost

100 NORTH MAIN STREET

Memphis, TN

August 31, 2021

OPINION OF PROBABLE COST - Concept Budget

KLR Architects, Inc.

SUMMARY (REVISED)



SITework	1,205,347 SF	\$1.56	\$1,882,104
RETAIL BUILDING	396,903 SF	\$197.12	\$78,238,754
RENOVATE 100 N. MAIN	808,444 SF	\$163.13	\$131,884,778
TOTAL CONSTRUCTION COST			\$212,005,636
<i>(w/o Retail / Commercial Buildout)</i>			

Projected Cost to Buildout Shell Areas

RETAIL BUILDING

Supermarket Buildout	46,086 SF	\$65.00	2,995,590
Retail Buildout	118,776 SF	\$50.00	5,938,800
TOTAL			\$8,934,390

100 N. MAIN

Commercial	49,375 SF	\$50.00	2,468,750
Resturant	19,748 SF	\$85.00	1,678,580
Office	50,944 SF	\$60.00	3,056,640
Rental	13,528 SF	\$50.00	676,400
Resturant Seating	2,278 SF	\$70.00	159,460
Bar Seating & Serving	974 SF	\$70.00	68,180
Cloak Area	112 SF	\$40.00	4,480
TOTAL			\$8,112,490

TOTAL w/ BUILDOUT	\$229,052,516
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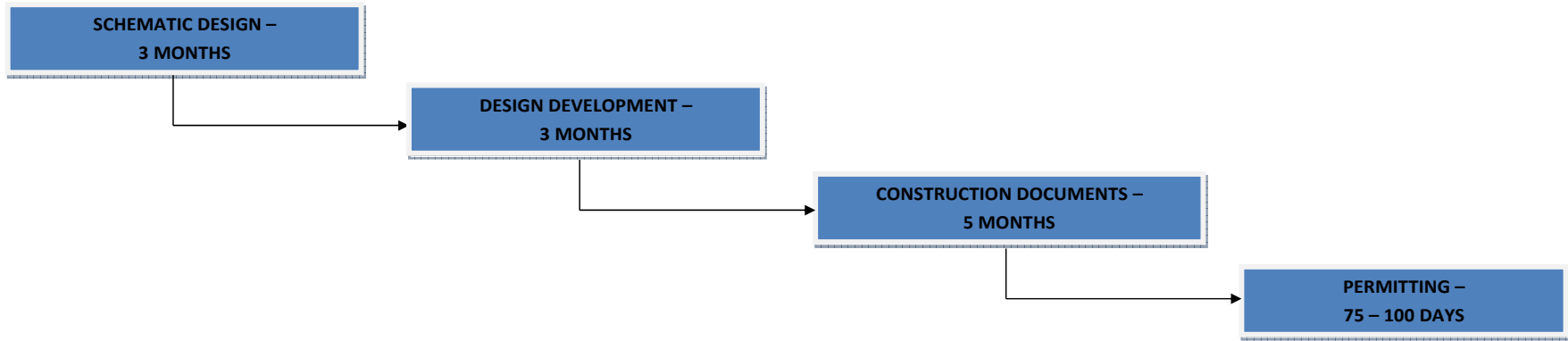
**Additional Detail may be provided upon request

Appendix F

Proposed Project Timeline

100 N. Main Design Schedule

*This schedule will commence after an executed development agreement is in place along with due diligence (“As-Built”) drawings being provided by the DMA.



Montgomery Martin Contractors, LLC - August 31, 2021

100 North Main																				
Construction Schedule																				
	Duration Months	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11-20 or 10 Months	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28
AREA																				
New Retail Building - 396,903 SF																				
Demolition	4 Months	█	█	█	█															
Sitework	6 Months	█	█	█	█	█	█													
Prepare for New Construction Complete Site Improvements	8 Months	█	█	█	█	█	█	█												
Structure	12 Months	█	█	█	█	█	█	█	█	█										
Exterior Skin	15 Months																			
Interior Work	16 Months																			
MEP	18 Months																			
Punchlist & Final CO	4 Months																			
Occupy	3 Months																			
Renovation 100 N Main (Top To Bottom) 808,444 SF																				
Abatement	4 Months	█	█	█	█															
Interior Demolition	8 Months	█	█	█	█	█	█													
Structural/Restoration	10 Months																			
Exterior Improvements	15 Months																			
MEP	16 Months																			
Interior Finishes	18 Months																			
Punchlist & Final CO	6 Months																			
Occupy	3 Months																			

G, Team Relevant Experience

Appendix G

Team Relevant Experience

KLR ARCHITECTS RELATED EXPERIENCE

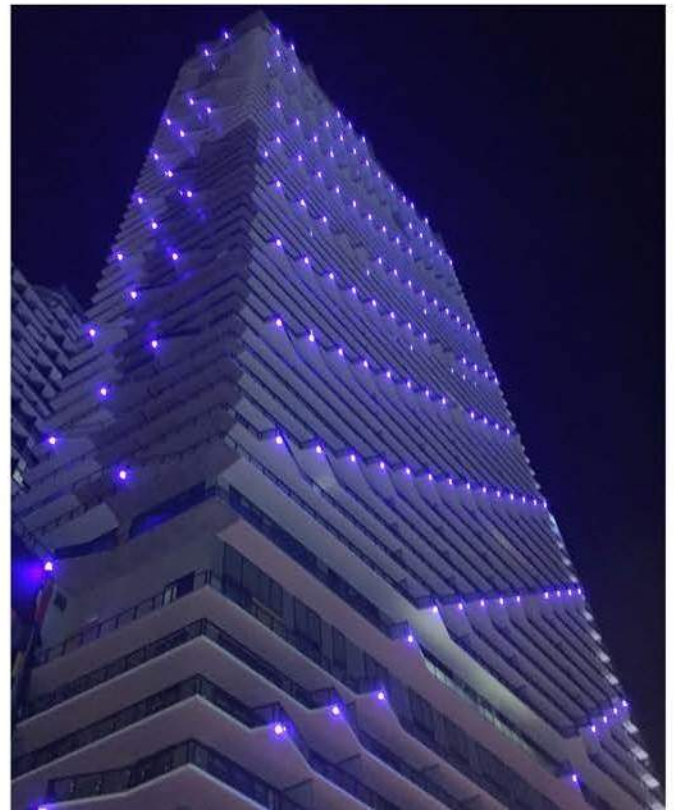
Kenneth L. Richardson, AIA (Project Architect) – Courtesy of Arquitectonica



SLS BRICKELL

54 Stories
Residential, Restaurant,
Hotel Mixed-Use

MIAMI, FL

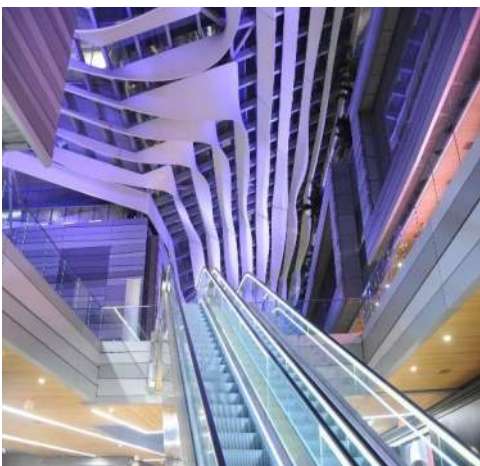




BRICKELL CITY CENTER MALL

\$1.05-billion, 4.9-million-square-foot, mixed-use development including retail, condos and hotel. "Climate Ribbon" spanning 150,000 square feet connecting 3 city blocks

MIAMI, FL





MOSS

Brickell Heights

SMITH PARTNER 09-26-15

SLS BRICKELL

54 Stories
Residential, Restaurant,
Hotel Mixed-Use

MIAMI, FL





PARK GROVE TOWERS

**3 Towers - 22 Stories, Bank
Residential, Restaurant, Mixed-
Use**

MIAMI, FL





PARAISO BAY COMPLEX

**3 Towers - 54 Stories,
Residential, Restaurant,
Mixed-Use**

MIAMI, FL



C-F BRIKELL HOTEL

25 STORIES DUAL BRAND HOTEL

264 KEYS, 22,000 SF RETAIL

MIAMI, FL



C-F BRIKELL HOTEL

25 STORIES DUAL BRAND HOTEL

264 KEYS, 22,000 SF RETAIL

MIAMI, FL





TIGERTAIL OFFICES

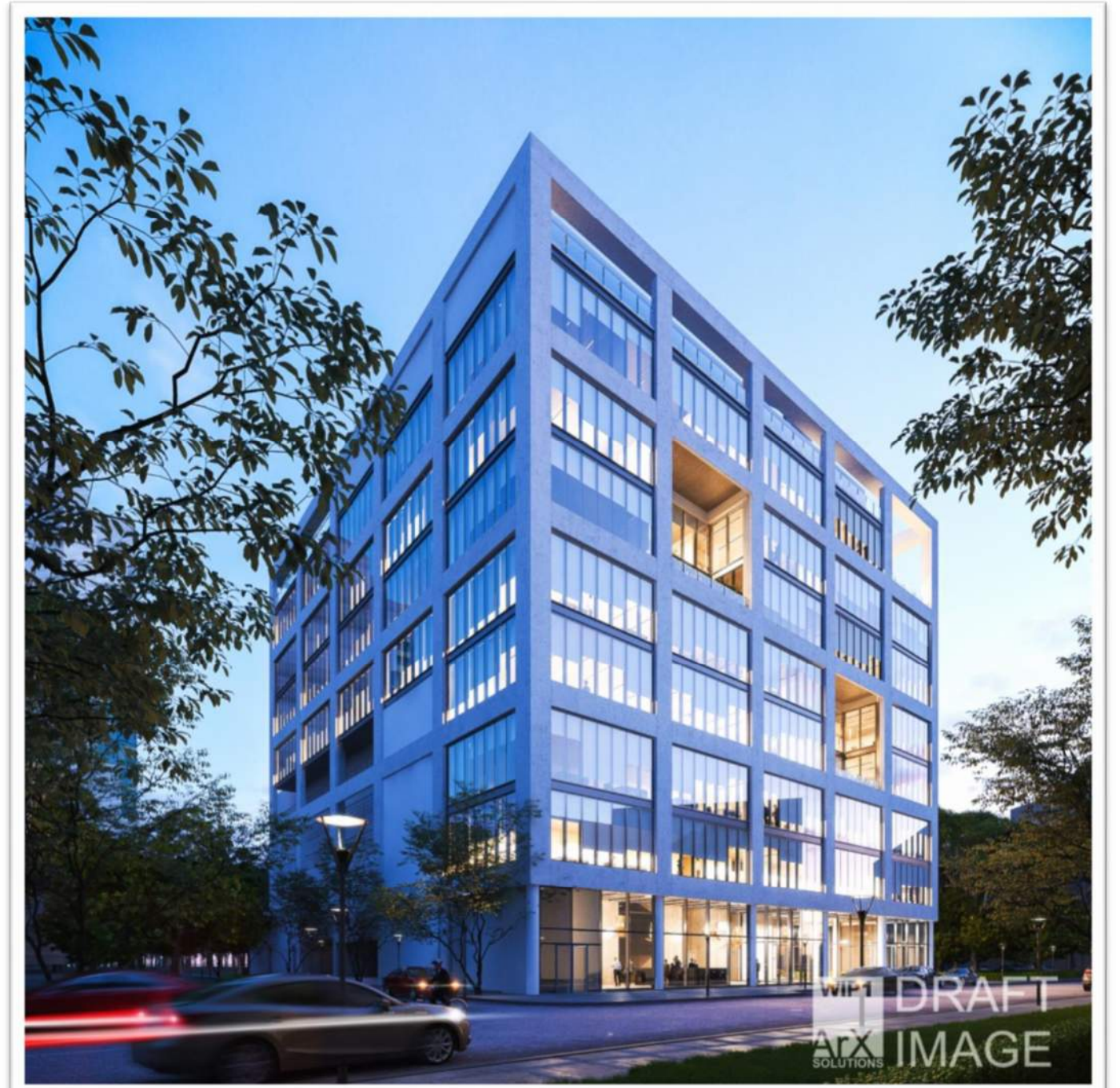
RELATED GROUP HQ

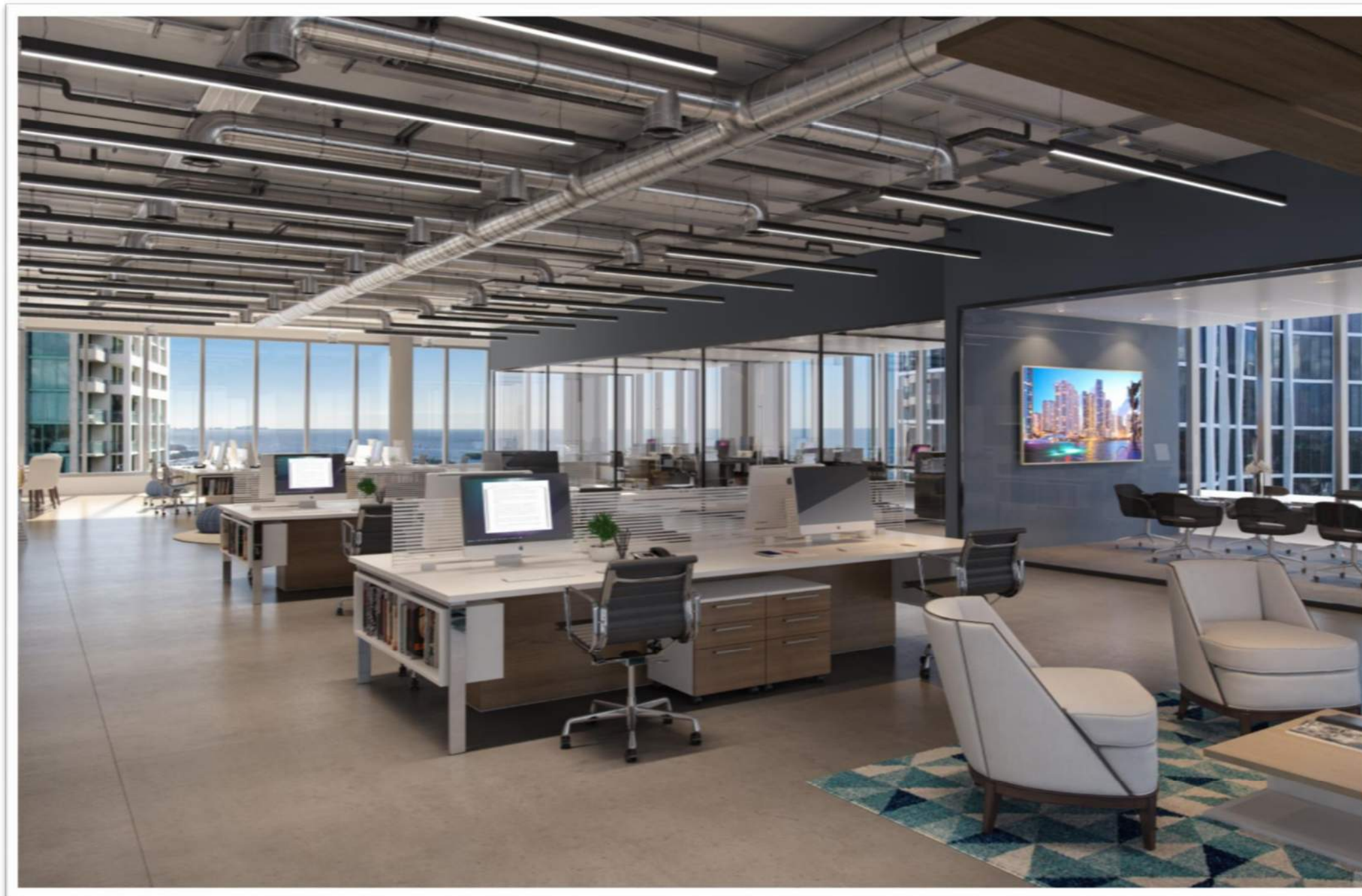
8 STORY OFFICE TOWER

RESTAURANT+ROOFTOP AMENITIES

200,000 SF BUILDING

COCONUT GROVE, FL





TIGERTAIL OFFICES

RELATED GROUP HQ

8 STORY OFFICE TOWER

RESTAURANT+ROOFTOP AMENITIES

200,000 SF BUILDING

COCONUT GROVE, FL



ONE WEST PALM

2-TOWERS, 30 STORIES

RESIDENTIAL+MIXED USE+HOTEL

200 KEYS, 1.39 MILLION SF

200,000 SF OF OFFICE SPACE

WEST PALM BEACH, FL

KLR ARCHITECTS RELATED EXPERIENCE

Kenneth L. Richardson, AIA (Project Architect) – Courtesy of Astorino



FAU COLLEGE OF ARTS & LETTERS 3 Story Classroom Facility, Theater and Atrium space

BOCA RATON, FL





BROWARD COLLEGE HEALTH SCIENCE SIM LAB BUILDING

3 Story Classroom/Simulation Facility, Auditorium & Control Rooms



DAVIE



ROYAL CARIBBEAN HEADQUARTERS PORT OF MIAMI OFFICE / GARAGE / AMENITIES

KLR ARCHITECTS RELATED EXPERIENCE
Kenneth L. Richardson, AIA (Project Architect) – Courtesy of HOK



ROYAL CARIBBEAN HEADQUARTERS PORT OF MIAMI OFFICE / GARAGE / AMENITIES

KLR ARCHITECTS RELATED EXPERIENCE
Kenneth L. Richardson, AIA (Project Architect) – Courtesy of HOK



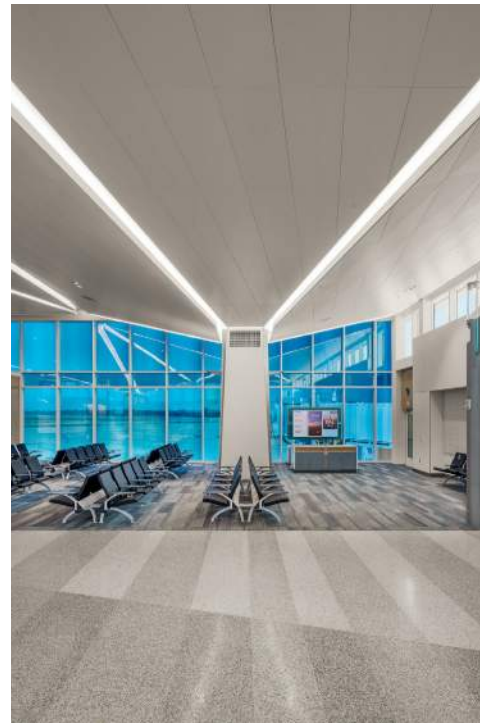
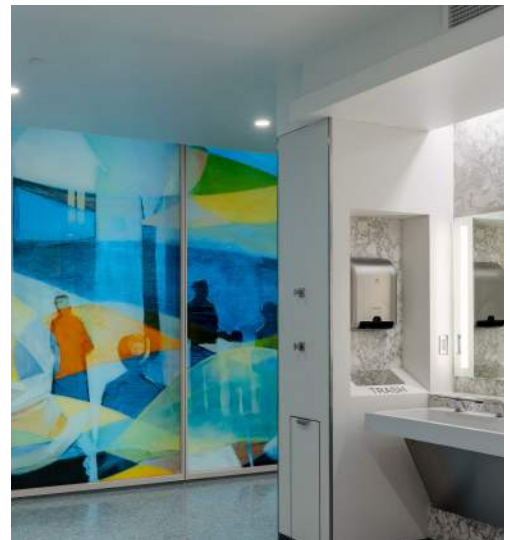
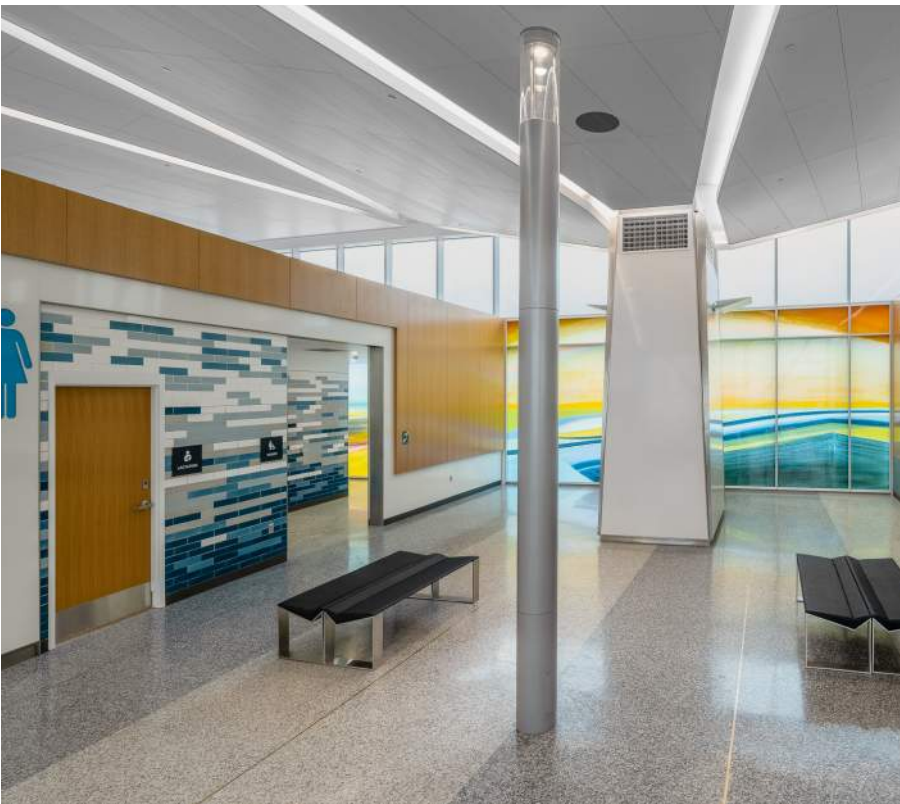
UrbanARCH

associates, pc

Relevant Experience



MEM Concourse-B Modernization Project
Approx. \$130M Renovation



Memphis Tower Group - 100NM Proposal & Credentials

UrbanARCH

associates, pc

Relevant Experience

Southaven City Hall Renovations - 2020



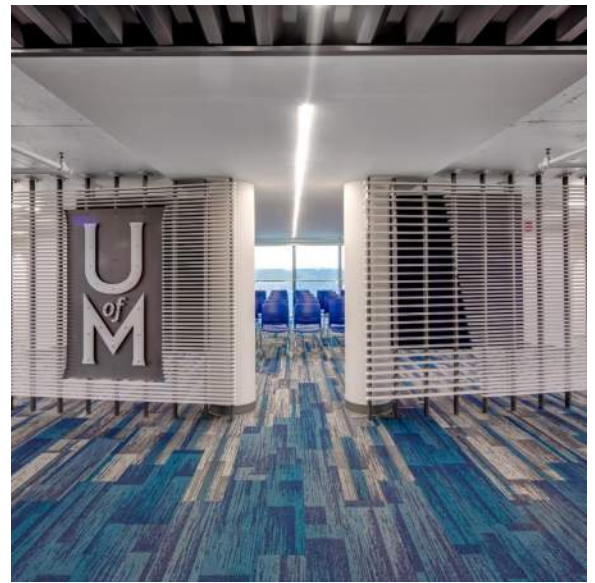
UrbanARCH

associates, pc

Relevant Experience



150 Madison - 2021



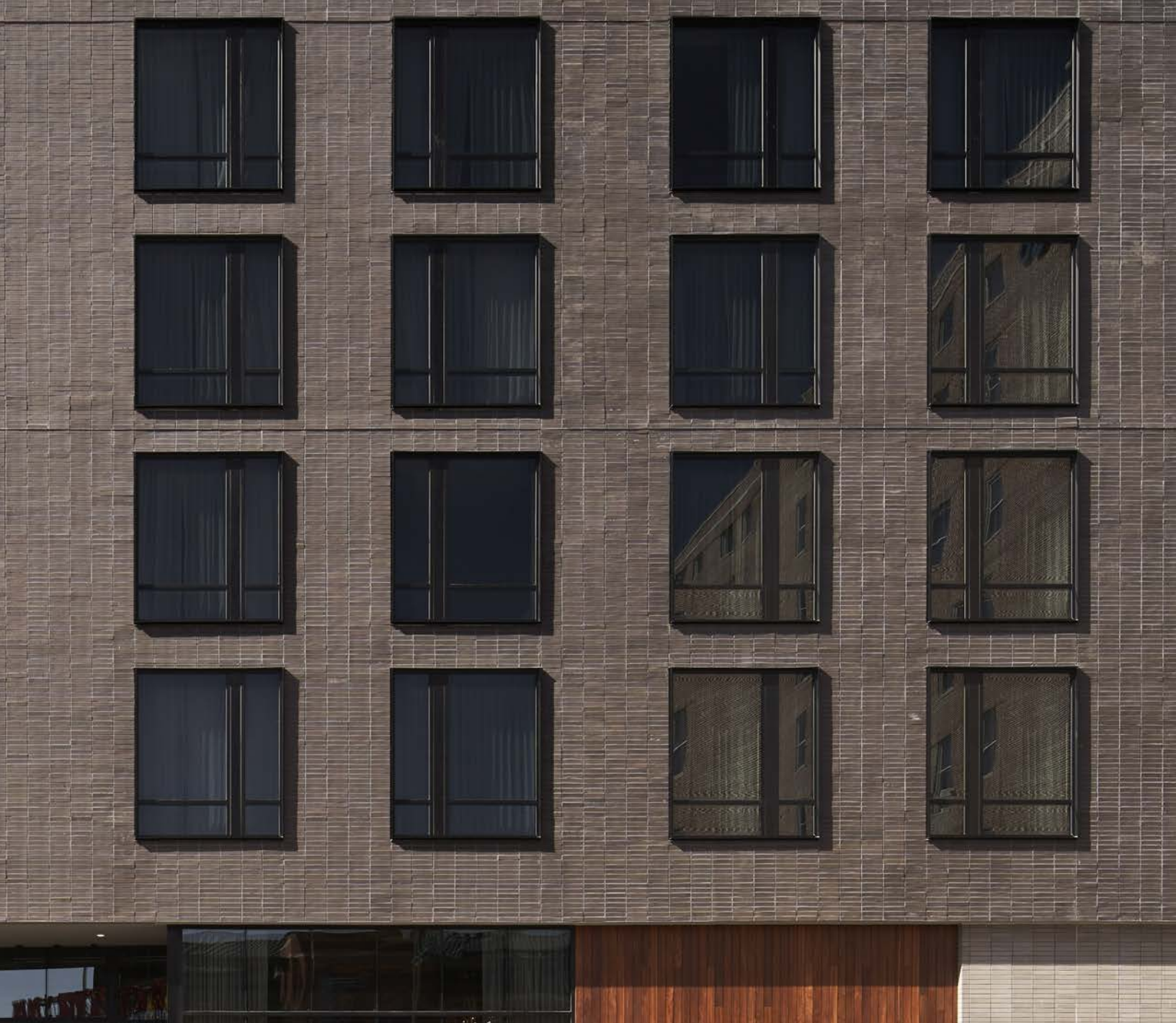
University of Memphis - 2020



Hotel Napoleon



498 South Main



STATEMENT OF QUALIFICATIONS
100 NORTH MAIN

PREPARED: 08.31.21
PREPARED FOR: KENNIETH RICHARDSON

**MONTGOMERY
MARTIN**
CONTRACTORS, LLC

July 23, 2021

Kennieth Richardson
Blues Note LLC

RE: Contractor Qualifications

Dear Kennieth:

Thank you again for meeting with me and sharing your vision for both 100 North Main and the Blues Note projects. We are very interested in partnering with you as your construction manager to bring these projects to the finish line. As we discussed, starting the preconstruction process early in design will ensure that the construction budget meets your pro forma goals and as such, creates a viable project for you.

We've compiled this brief packet of information to give you a sense of our overall experience completing projects similar to the ones you are proposing. In our 26 years of working in the Memphis area and specifically, downtown, MMC has garnered a diverse, urban, construction portfolio. These projects range from boutique / soft brand hotels to large historic renovations. In fact, MMC has completed more substantial renovation projects in the downtown area than any other contractor.

This breadth of experience has solidified our relationships with the Downtown Memphis Commission, the City of Memphis, MATA and all of the other regulatory bodies having jurisdiction in downtown. Additionally, it guarantees that our estimating and planning team retains the high level of pricing experience required for these specific project types.

After reviewing this information, if you have any questions, please reach out. I look forward to taking the next steps with you and your development team.

Sincerely,
Montgomery Martin Contractors, LLC



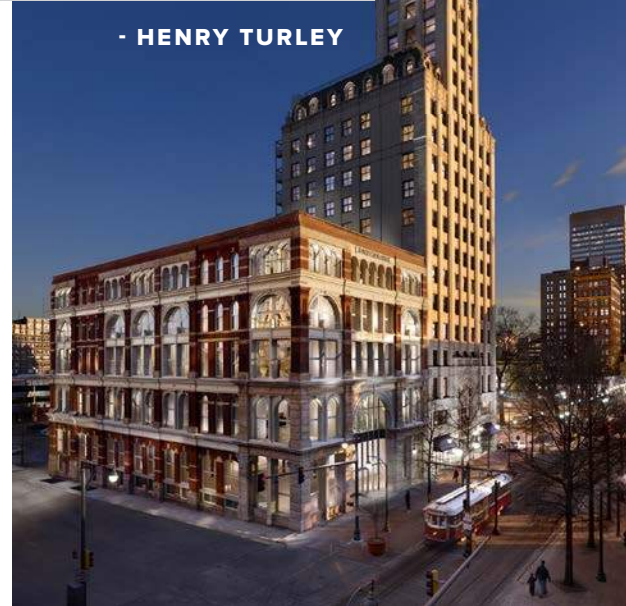
Richard T. Meena
Vice President

**MONTGOMERY
MARTIN**
CONTRACTORS, LLC



“MONTGOMERY MARTIN CONTRACTORS HAS PERFORMED ALL OF OUR WORK DOWNTOWN FOR THE LAST FIVE YEARS. WHETHER IT IS REHAB OR NEW CONSTRUCTION, THEY UNDERSTAND HOW TO SPEND WHERE IT’S NEEDED AND SAVE MONEY, TOO.”

- HENRY TURLEY



Firm Overview

Montgomery Martin Contractors, LLC (MMC) is a full-service construction firm formed in 1995 by H. Montgomery Martin. It was his vision to create a service oriented, client-focused company that could provide high quality construction services for a competitive cost. Since 1995, MMC has earned a reputation as a leader in the construction community with a majority of our work attained from references and repeat client business. Our success is based on the relationships we have built and our unmatched commitment to quality.

MMC employs well qualified and experienced construction professionals in leadership, accounting, project management, field supervision and on-site labor. From preconstruction to project closeout, our expertise is evident throughout the entire construction process.

Our markets consist of commercial office, education, healthcare, hospitality, institutional, religious, student housing, and mixed-use developments across the Southeast.

Services Offered:

- Preconstruction Services
- General Contracting
- Construction Management
- Program Management
- Design/Build
- Sustainable Construction



\$2 BILLION
IN TOTAL VOLUME

88
FULL-TIME EMPLOYEES

10
STATES ACROSS THE SOUTHEAST

.73
AVERAGE MOD RATE OVER THE PAST FIVE YEARS

Approach to Preconstruction

Because design, quality and costs are created through the preconstruction process before construction begins, it can be argued that the most important part of project delivery is the work done in this phase.

MMC brings a Cost / Quality / Schedule mindset to all of its projects, approaching each with the singular goal of exceeding our client's expectations in these three areas. The decisions made in preconstruction collectively define the project therefore the critical evaluation of them is significantly important. Whether it's cost, function, installation time, life-cycle analysis or aesthetics, every design decision must be evaluated as to its impact on the project.

70% OF CONSTRUCTION COSTS ARE DETERMINED IN THE FIRST 15% OF DESIGN.

Estimating Process

Our estimating process includes a blended approach that incorporates subcontractor input at every stage of the documents, but doesn't rely entirely on the subcontractor community. We take-off every component of the building and use in-house data to ensure that the number is as accurate as possible. This combination provides the most accurate estimates for our clients and allows us to use minimal contingency in most cases. MC2 Estimating Systems, On-Screen Takeoff and Excel Spreadsheets are tools we use to set up the estimates. The estimators takeoff actual quantities for every division of the itemized estimate and establish actual and target prices for every piece of the project. Subcontractors and estimating consultants are brought in to assist with specialty areas that need detailed input based on their expertise. Cross-checking then occurs utilizing MMC historical data for benchmarking in every discipline of work.

Constructability

Our comprehensive approach to preconstruction involves working with the owner and the architect to develop the project on paper before any construction takes place. This is essential in eliminating surprises in terms of cost and allows a thorough constructability review prior to construction. Our approach requires collaboration with the project team from concept through construction documents with periodic reviews for constructability, schedule assessment and revised cost estimates at each major design phase.

Value Engineering

The goal of value engineering is to optimize a building's function, systems and materials to achieve the best project cost. Utilizing our extensive experience, vast cost history reports and relationships with vendors and subcontractors, our dedicated resources strategically and methodically dissect each building component to determine the most cost-effective solution to achieve the best functional balance between cost, quality and performance. After each major design phase, all value engineering items are entered into MMC's 'Budget Tracker' to identify how each option affects the overall budget.

3-D Modeling

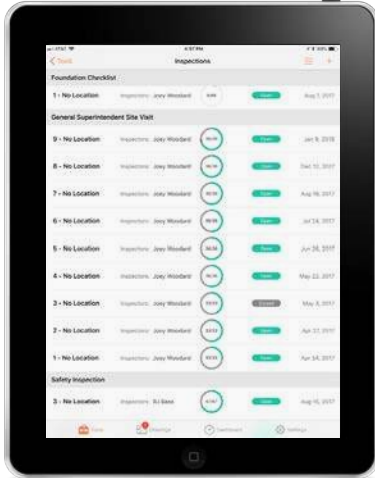
Our project teams will utilize Building Information Modeling and other 3-D modeling technologies during both preconstruction and construction. Depending upon the level of detail required by the owner during design, modeling can be used for clash detection, shop drawing coordination, field verification and the development of detailed as-builts.



"We have worked together in design/build, negotiated contract with guaranteed max, and sealed bid modes, and your firm has delivered value, quality and service with integrity under each format. Time and cost schedules have always been met or exceeded."

- Bob Loeb, President, Loeb Properties

AS THE CM/GC, WE ARE AN ADVOCATE FOR THE OWNER AT ALL TIMES.



OAC Communication

Owner/Architect/Contractor (OAC) meetings will be held on-site with representatives from the owner, architect and all major subcontractors to ensure the project is progressing as scheduled and to clear up any outstanding issues. The schedule will be continually tracked to keep all involved parties on task and looking toward future obligations. In the case of unforeseen circumstances that may affect the schedule, MMC will meet with all involved parties to establish a swift solution to minimize any significant impact to the project.

Project Tracking

Tracking of project documents during construction is coordinated with the use of Procore software. We will create logs for all submittals, requests for information and change orders. The project dashboard is created in Procore and the owner, the design team and all subcontractors will have access. All changes and/or revisions are automatically logged.

The project manager will be responsible for issuing these documents and the final resolution of them. Our philosophy is to immediately identify an issue with the RFI or other document and then follow-up with the appropriate party for resolution. We will track the various items with logs and transmit the logs to the team to monitor the status and record the final resolution. All logs will clearly identify the item/issue, responsible party and date required for resolution. With these tools, the PM will aggressively resolve items, which in turn mitigate detrimental effects to the overall project.

Quality Control

Quality Control starts at preconstruction with constructability reviews, clash detection, and coordination of the Construction Documents. Accurate schedules, budgets and the pre-qualification of bidders are done to set the standard. All projects will be executed in a manner that emphasizes safety, quality, schedule and maximum cost effectiveness. The project superintendent, along with supervisors for each trade contractor, closely monitor all work as it is being performed. Quality control measures that take place include:

- Pre-install meetings with subcontractors
- Daily progress photos
- Daily site inspections
- QA/QC inspections and reporting

QA/QC Inspections:

- Pre-Slab
- Structure & Framing
- Building Envelope
- Wall and Ceiling Close-Up
- Interior Finishes
- Commissioning, Test & Balance, and Final Inspections

These inspections are logged into Procore software and completion lists and hot-item lists are issued following all site inspections. The goal is that through this continual monitoring, we achieve a minimal or zero-punch list at the end of the project.





WE BUILD SAFETY INTO EVERY PROJECT.

Site Safety

Site safety is full time endeavor and is continually stressed as the number one priority on all our jobsites. Our ultimate goal is to keep all of our employees and subcontractors safe so that everyone goes home every night. MMC has an active safety committee who creates and then oversees all of our safety initiatives, company-wide.

Our safety committee works closely with all superintendents and project managers to set up site-specific safety plans and then monitor site inspections, toolbox talks, and reporting. Safety is incentivized in various ways including MMC's annual awards program and site-specific incentive programs. All MMC staff are required to obtain our annual S.O.S. OSHA safety training. In addition, they are required to attend all trainings presented at MMC's quarterly safety meetings.

Training Specifics

All MMC staff are required to obtain MMC's annual S.O.S. OSHA safety training. In addition, they are required to attend all trainings presented at MMC's quarterly safety meetings. Any subcontractors who step foot on any MMC jobsite are required to undergo site orientation training and registration prior to beginning work. These training and certifications are monitored through badging and hard hat labeling.

Communication

Safety is communicated continuously to all of MMC's staff and our participating subcontractors through the following:

- Quarterly MMC safety meetings
- Weekly toolbox talks with sign-in requirements
- Safety audit reporting
- Safety communication in monthly newsletters
- Site safety orientation training on-site
- Safety plans, manuals and OSHA materials on all job-sites
- During Construction





HOSPITALITY EXPERIENCE



CANOPY HOTEL

With 174 rooms and 117,000 square feet of high-end hospitality space, the new Canopy Hotel sits directly in the heart of downtown Memphis. The lobby of the hotel features large skylights in the atrium, creating a bright and welcoming environment for guests. The hotel also features a lobby restaurant and bar with outdoor patio.



HILTON GARDEN INN - DOWNTOWN MEMPHIS

Ground-up construction of a seven story, 150-key, Hilton Garden Inn directly across from Autozone Park. Construction consists of a one-story, structural steel, podium with six floors of structural stud framing. Program includes a kitchen and an indoor pool.



ARRIVE HOTEL

This project marks the third renovation and re-envisioning by MMC of a 1916 warehouse in the South Main Arts District. The hotel consists of 62 industrial-inspired rooms, two full-service restaurants and over 1,000 square feet of meeting space.



THE MEMPHIAN

This seven story, 107-key boutique hotel is located in the heart of Overton Square and includes a rooftop bar plus high-end, ground floor, amenity spaces.



HGI/Home2Suites

A 117,000 sq. ft., dual-branded hotel with 129 traditional rooms and 91 suites in Germantown, TN.

The Collegiate Hotel

The Collegiate Hotel is a 40 key, boutique hotel located in the heart of Auburn University. The new hotel was renovated from the existing 3 level Whittel Dormitory. Construction included a complete interior renovation of the entire building as well as the addition of a 4th Level and roof top terrace that overlooks campus.

FedEx Family House

This 33,850 sf state-of-the-art facility features 24 residential suites, dining facilities, recreational spaces, a small business center and several other family-friendly amenities. The FedEx Family House is LEED Gold certified by the USGBC.

FedEx Family House - Phase Two

Four-story addition connected to the current building that triples the current size and adds 21 new suites and 30 new hotel-style rooms for short visits and additional community spaces.

Hyatt Place

This Hyatt Place was one of four prototypes for the emerging brand. The 81,000 sf property features 127 guest rooms, meeting rooms, swimming pool and a fitness center.

Memphis Marriott

Renovation and conversion of an existing 144,000 sf hotel consisting of 232 guest rooms, indoor swimming pool and common areas.

Embassy Suites Hotel

Renovation of the entire ground floor of an active hotel. Areas renovated included the lobby, atrium area, hotel bar, breakfast buffet, all board rooms, and administrative offices.

Hilton Garden Inn Cordova

Five-story hotel with 124 guest rooms, swimming pool, fitness center, meeting spaces, restaurant and lounge bar.

Towneplace Suites

A 59,000 square foot, 112 key hotel featuring suites with kitchenettes in Southaven, MS.





RENOVATION EXPERIENCE



TENNESSEE BREWERY

The focal point of this project is a 65,000 square foot, 7-story brewery building constructed in 1890. The renovated space features 44 apartments, 10,000 square feet of office space and 5,000 square feet of restaurant space. New construction consists of the Wash House (an 85,400 square foot, 6-story, metal-stud framed building with 87 apartments), the Bottle Shop (a 17,600 square foot, 4-story, wood framed building with 18 apartments and 810 square feet of commercial space), and a 4 1/2 story, 110,900 square foot pre-cast concrete garage with 359 parking spaces.



CHISCA ON MAIN

This 300,000 square foot building was retrofitted to include 159 residential units and ground-level commercial space. Many original components were restored including the wood windows, terrazzo tile floor, decorative plaster ceilings, columns, beams, and moldings, brick and terracotta exterior, painted building signage, the large rooftop sign structure, and an entire 1961 annex addition, which was originally slated for demolition.



BASS PRO SHOPS

\$50+ million transformation of the vacant Pyramid arena in downtown Memphis to prepare for the tenant infill of Bass Pro Shops. Demolition of existing interior walls and finishes, the seismic upgrading and retrofitting of the structure, and the construction of finishing features—the central elevator tower, two concrete and glass balconies at the top of the Pyramid, and the Bass Pro rooftop restaurant



The Citizen

Mixed-use redevelopment of a long-blighted Midtown corner. The Citizen contains 200 apartments, an underground parking garage, residential amenities, and retail space

16,000 sq. ft. | Memphis, TN | \$26,000,000

The Commonwealth

Transformation of the 1926 Medical Arts Building into a glamorous mixed-use space, with the addition of a top-level penthouse

78,300 sq. ft. | Memphis, TN | \$19,164,347

Arrive Hotel Memphis

Renovation of a 1916 warehouse into a trendy hotel consisting of 62 industrial-inspired rooms, two full-service restaurants and over 1,000 square feet of meeting space

46,000 sq. ft. | Memphis, TN | \$7,414,802

Artspace Memphis

Mixed-use arts facility in a historic three-story warehouse with 58 live/work units, a community gallery space, outdoor arts garden, and parking for artists and their families

94,000 sq. ft. | Memphis, TN | \$10,500,000

Delta Delta Delta Sorority House

Addition and renovation to a century-old sorority house, while occupied by over 100 residents

21,000 sq. ft. | Oxford, MS | \$6,141,957



The Collegiate Hotel

Boutique hotel located in the heart of Auburn University. Originally the Whittel Dormitory, the conversion included a complete interior renovation of the building as well as the addition of a 4th Level and roof top terrace

22,410 sq. ft. | Auburn, AL | \$3,095,750

Maclellan Building

Conversion of an existing historic hotel building with a concrete structure into 85 apartment units. The building also included an existing bank tenant and an empty shell space on the first floor

80,000 sq. ft. | Chattanooga, TN | \$8,000,000

Land Bank Apartments

Renovation of historic bank building into mixed-use space, with offices and luxury urban multi-family residences

108,000 sq. ft. | Columbia, SC | \$9,485,022

Van Vleet Flats

Historical renovation of existing seven-story building. Van Vleet Flats houses commercial space on the first two floors, and 50 residential units on floors three through seven

130,000 sq. ft. | Memphis, TN | \$5,359,794



The Bakery Apartments

199 class-A apartments and a 440-space parking garage, with over 5,000 square-feet of amenity space for residents
201,000 sq. ft. | Memphis, TN | \$26,000,000

Marine Hospital Residences

Conversion of a historic hospital into apartments.
87,937 sq. ft. | Memphis, TN | \$12,000,000

Court Square Center Development

Renovation of two historic downtown buildings, as well as the construction of one new building to create the mixed-use Court Square Center
191,000 sq. ft. | Memphis, TN | \$26,000,000

Tuscaloosa Annex

Addition of 15 new units to existing apartment building. This includes 9 one-bedroom units, 5 two-bedroom units and 1 three-bedroom unit
13,665 sq. ft. | Tuscaloosa, AL | \$1,300,217

REA Building Renovations

Renovation of multi-family space in historic downtown building, as well as addition of an office suite
12,800 sq. ft. | Memphis, TN | \$680,000

Lofts at Merchant Row

Interior renovation of three historic buildings to create 16 high-end apartments on the upper levels and two restaurants on the ground level
Memphis, TN | \$2,099,187

Pressbox Lofts

Five-story historic building into 50 residential units with commercial space on the ground level
65,544 sq. ft. | Memphis, TN | \$5,480,939

James Lee House

Restoration of a 19th century mansion in Victorian Village to create a five-suite luxury bed and breakfast
8,100 sq. ft. | Memphis, TN | \$1,797,444

The Lofts at Union Alley

Interior and exterior renovations to existing, 5-story building to create 23 residential units and commercial space
32,688 sq. ft. | Memphis, TN | \$2,494,198

The Grove Apartments

Rehabilitation of 172 low-income apartment units
Starkville, MS | \$3,286,615





CONDOMINIUM EXPERIENCE



REDFISH VILLAGE

Redfish Village is a mixed-use development consisting of 80 residential units, two restaurants, space for 11 retail shops and more than a dozen office suites. The 8 acre site includes two swimming pools, controlled access parking and a boardwalk leading to an observation area. Redfish Village also features many gathering areas including a theater, fitness area, outdoor kitchen and large playground.



TOWN CENTER AT ROSEMARY

Four-story, mixed-use building with 12 condos on upper floors, offices and retail on ground level and underground parking in Rosemary Beach, FL.



MAGNOLIA PRIVATE RESIDENCE CLUB

Four-story high-end condominium building with 17 units and rooftop pool.



PRIVATE RESIDENCE CLUB

4-story condominium featuring 16 units with 2 pools, theater and common areas in Rosemary Beach, Florida.