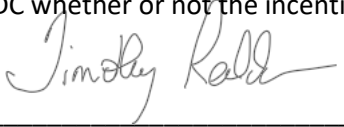


<p>Disclaimer:</p>	<p>The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application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

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

Application Attachments

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

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

ESTIMATED COSTS & BIDS

Murdock Mixed - Use: Core & Shell

430 Monroe, Memphis TN 38103



Proposal Date: 8/16/2024
 Plan Date: 8/28/2024
 Estimator: Patrick Brown

Division	ITEMIZED BREAKDOWN	Cost	COMMENTS
Division 01	GENERAL REQUIREMENTS	\$ 39,875	
	CLEAN-UP DUMPSTERS PROTECTION	\$ 10,000	
Division 02	DEMOLITION	\$ 15,000	(1) Restrooms on ground floor, (2) Wall enclosures at both stairs. (3) Second floor steel frame windows. (4) Ground level infill walls at locations of new storefront. (5) Wood decking at ground level entry. (6) Glass block. (7) Cast-iron sanitary pipes.
	ABATEMENT	\$ 17,400	(1) Second floor steel frame windows.
	SAW CUTTING CORE DRILLING	\$ 16,000	(1) Approximately 250 SF trenching at ground level slab for plumbing tie ins. (2) Sanitary line penetrations in second level slab. (3) Vent pipe penetrations in roof deck. (4) Power, temp, condensate, and refrigerant pitch pockets to roof deck. (5) Outside air and exhaust duct penetrations in roof deck. (6) Opening in east wall for egress exit from secondary stair lobby.
Division 03	CONCRETE	\$ 18,000	(1) Infill plumbing and electrical trenching. (2) Excludes saw cutting, core drilling, sidewalks, and curbs. (3) Excludes leveled floors in ground level tenant suite(s).
	SIDEWALKS AND CURBS	\$ 2,500	(1) Existing sidewalk and curbs (2) Cut and remove concrete from planting bed locations.
Division 04	MASONRY	\$ 5,000	(1) Repair east wall masonry infill
Division 05	METALS	\$ 8,000	(1) Lintel for east stair lobby exit egress opening. (2) Hand Rails at both exit stairs. (3) Excludes rooftop railings and equipment screening.
Division 06	WOOD ROUGH CARPENTRY BLOCKING	\$ 15,000	(1) Infill wood floor framing in elevator shaft (2) Subflooring (3) Wood base boards (4) In wall blocking for accessories.
Division 07	THERMAL MOISTURE PROTECTION	\$ 7,000	(1) Existing roof repair allowance for patches (2) RTU curb flashing (3) plumbing/mechanical penetrations (4) Pitch pockets
	FIRE CAULKING JOINT SEALANT	\$ 3,000	(1) Fire tape and sealant at all floor penetrations (2) Fire Caulk and required puddy for wall assemblies and devices. (3) Framing floor and ceiling sealant
Division 08	DOORS FRAMES HARDWARE	\$ 14,000	Provide and install Doors/Frames and Hardware (2) HM Frames (3) Birch Doors (4) Hinges (5) Locks; (6) Stops (7) Closers (8) Excludes maglocks and automated entry controls.
	GLASS	\$ 168,000	(1) Provide and install 2x6 aluminum anodized dark bronze storefront at second existing window openings. (2) Excludes demolition of existing steel framed windows. (3) Excludes jamb repairs, blocking, and water proofing of opening perimeter. (4) Provide and install 1" Low-E glazing. (5) Provide trims and muntins. (6) Provide ground level aluminum dark bronze storefront at south and southwest facades. (7) Provide storefront entry doors and hardware.
Division 09	DRYWALL PARTITIONS CEILINGS	\$ 37,000	(1) Standard metal framing, hanging, insulation and drywall.
	WALLCOVERING	\$ 500	(1) FRP and trims for janitorial closet
	ACOUSTICAL CEILING		
	CARPET BASE CERAMIC LVT		
	SEALER	\$ 7,000	(1) Concrete floor sealer (2) Cleaning and joint filler. (3) Two coats of water based epoxy sealer in stair lobbies, stairs, and second story spaces.
	PAINT (INTERIOR)	\$ 12,000	(1) Primer on wall partitions and finish paint within each exit egress stair and lobby (2) Includes touch up to existing paint due to construction. (3) Excludes painting of exposed conduits and MEP equipment.
	PAINT (EXTERIOR)	\$ 28,000	Masonry Primer/Sealer and two layers of finish coats on all four elevations
	PAINT (ARTIST COMMISSION)	\$ 15,000	
	PLASTER	\$ 18,000	(1) Repair/patch existing plaster exterior. (2) Repair framed window openings for installation of new glazing systems.
	WINDOW TREATMENTS		
Division 10	SPECIALTIES	\$ 5,000	(1) Provide and install wall hung Fire extinguishers. (2) Standard Toilet Accessories. (3) Code required wayfinding and labels.
	CANOPIES	\$ 23,000	(1) Pre-finished dark bronze metal canopies on south elevation.
	SIGNAGE		(1) Excludes custom building signage and signage related lighting.
	PARKING STRIPPING AND ACCESSORIES	\$ 3,000	(1) Striping (2) Tire stops (3) ADA Signage and standard wayfinding.
Division 11	EQUIPMENT APPLIANCES		

Division 15	MECHANICAL	\$ 108,000	(1) Estimated 20 tons for second level 10,000 SF standard commercial space. (2) Estimated 10 tons for first level 3,800 SF standard commercial space. (3) Restroom Exhaust Fans (4) Outside air duct supply to ground level split systems. (5) No duct work included. (6) Excludes parking garage exhaust and required ventilation equipment. (7) Excludes any future requirements for exhaust hood equipment.
	MECHANICAL (Parking Garage)	\$ 22,000	(1) Carbon Monoxide or Nitrogen Dioxide Gas Transmitter and Switch. (2) Process Controller and Current Switches. (3) Required gas sensing instruments for automated system (4) 0.75 CFM/SQ.FT. (5) Existing hanger fans to be re-used assuming they meet code required minimum 0.75 CFM/SQ.FT. (6) Approximately 3,750 CFM required. (7) Reuse existing furnaces with thermostat control to prevent parking garage temps below 40°F (8) Excludes jet vent fans. (9) Relocate existing fresh air intake louvers to alternate glass block frame openings.
	PLUMBING	\$ 95,000	(1) Plumbing fixtures for second story core/shell. (2) Individual back flow preventer for each suite. (3) Condensate connections for mechanical systems (4) Janitorial fixtures for second story core/shell. (5) Water Heater for second story core/shell. (6) Plumbing and fixtures for break room kitchen. (7) Excludes stormwater and rain leader repairs. (8) Excludes water meter size or service repair. (9) Excludes gas services or gas line repairs.
	FIRE SUPPRESSION		Occupant Dependent (TBD)
Division 16	ELECTRICAL	\$ 110,000	(1) Branch panels at each suite (2) Required life safety lighting and egress fixtures. (3) Mechanical disconnects and required power. (4) Interior core/shell & parking lighting. (5) Exterior emergency and architectural lighting. (6) Core/shell temp. power and standard power provided. (7) Existing meter and service. (8) Includes parking garage access controls. (9) Excludes MLGW fees and services. (10) Standard dimmable switches and receptacles (11) Excludes daylight and occupancy sensors. (12) Photocell sensors provided for exterior lighting.
	FIRE ALARM	\$ 9,500	Allowance for devices and smoke detectors.
Division 17	LOW VOLTAGE		
	ACCESS CONTROL CCTV		
Division 32	EXTERIOR IMPROVEMENTS LANDSCAPING	\$ 5,600	(1) Trees (2) Plantings (3) Landscape lighting (4) Mulch (5) Landscape lighting (6) Trims (7) Excludes irrigation.
	CONTINGENCY	\$ 66,990	
	CONTRACTOR FEE	\$ 54,262	
	PERMIT(S)	\$ 6,000	
	ESTIMATED CONSTRUCTION COST	\$ 964,627	

ALTERNATES:

1. Parking garage continuous forced air ventilation without automated gas sensing devices.
2. Replace all sidewalks and curbs. Approximately 220 LF equal to University Lofts.
3. Replace garage door.

QUALIFICATIONS:

1. Quote is based on Monday - Friday scheduled work days.(7:00am - 3:30pm) and in (1) single phase of construction
2. Excludes any telephone, data, or security wiring included.
- 3 Excludes repairs or stabilization of existing freight elevator.
- 4 Excludes demolition of existing fire escape stair on north façade.
5. Any core drilling/saw cutting performed will be done so as carefully and as neatly as possible; however, we cannot be responsible for damage to in-slab cables or wiring or any item included therein.
6. Excludes any utility, engineering, or architectural fees.
- 7 Excludes replacing existing garage door.
8. Excludes custom building signage
9. Excludes appliances.
10. Excludes any asbestos or hazardous materials handling, abatement or removal.
11. Excludes any repair of existing unforeseen conditions damaged due to construction or not accepted by code enforcement.
12. Pricing includes only scope listed above.
13. Excludes 'Performance & Payment' bonds or Builder's Risk Insurance. Pricing can be provided, if required.
14. Pricing is valid for 30 days from Proposal Date.

ESTIMATED SOURCES & USES

Murdock Mixed - Use: Core & Shell

430 Monroe, Memphis TN 38103



Proposal Date: 8/28/2024
Plan Date: 8/28/2024
Estimator: Patrick Brown

Sources		Amount
List the amount of CCDC grant funding requested	\$	60,000
List the source and amount of the matching funds you are providing	\$	290,600
Total Sources	\$	350,600
Uses		Cost
Soft Costs	\$	50,000
Exterior Demolition	\$	8,500
Abatement	\$	17,000
Sidewalks & Curbs	\$	2,500
Glass & Glazing	\$	168,000
Paint	\$	28,000
Paint (Artist Commission)	\$	15,000
Plaster	\$	18,000
Canopies	\$	23,000
Architectural Lighting	\$	15,000
Landscaping	\$	5,600
Total Uses	\$	350,600

PROJECT TIMELINE

Murdock Mixed - Use: Core & Shell

430 Monroe, Memphis TN 38103



Proposal Date: 8/28/2024
Plan Date: 8/28/2024
Estimator: Patrick Brown

Development & Planning	Date
Pre-design	6/8/2024
Schematic Design	7/8/2024
EIG Application	8/28/2024
EIG CCDC Review	9/18/2024
Design Development	9/25/2024
Design Review Board (DRB) Application	10/9/2024
Construction Documents	10/23/2024
City Plan Review and Permitting	10/23/2024
Design Review Board (DRB) Meeting	11/6/2024
Close on Financing	
Construction	
Bidding and Negotiations	10/23/2024
Construction Permit Issued	11/20/2024
Notice to Proceed	11/20/2024
Construction Kick-Off	11/20/2024
Substantial Completion	4/14/2025
Close Out	4/28/2025
Occupancy	5/5/2025

430 Monroe Ave.
Concept Presentation
August 2024

- 2 Vicinity Map
- 3 Project Description
- 5 Floor Plans
- 6 Exterior Rendering
- 7 Exterior Proposal
- 8 Elevations
- 9 Materials
- 10 Exterior Precedents
- 12 Interior Precedents



Vicinity Map

- 1. 430 Monroe Ave.
- 2. Memphis Cycle & Supply Co.
- 3. The Rise Apartments
- 4. Leo Events
- 5. Orion Federal Credit Union HQ
- 6. Sheet Cake Gallery
- 7. Wonder Bread Factory
- 8. Los Comales
- 9. Wonder Cowork
- 10. Autozone Park
- 11. YMCA
- 12. Memphis Made Brewing
- 13. The Ravine
- 14. High Cotton Brewing Company
- 15. Inkwell
- 16. Ugly Art Co. Gallery
- 17. Rootstock Wine Merchants / JEM Restaurant
- 18. Sabor Caribe
- 19. Rock'n Dough Pizza & Brewery
- 20. French Truck Coffee
- 21. UT Health Sciences Park
- 22. Sun Studio
- 23. Hard Times Delicatessen (coming soon)



Project Description

The following project proposal is located within the Edge District, at the northeast corner of S. Lauderdale St. and Monroe Ave. The existing cast in place concrete warehouse building is approximately 22,517 SF. Two levels at 10,840 SF with a partial basement of 837 SF.

The following presentation proposes exterior improvements, new glazing, street scape improvements, core & shell ground floor retail suites, and second story office space.

Images are of existing conditions to date. the following page is a previous condition the predates the current ownership...



Pre-Existing Conditions



Floor Plan (Level 01)

BUILDING AREA

Basement	837 SF
First Floor	10,840 SF
Second Floor	10,840 SF

FIRST FLOOR

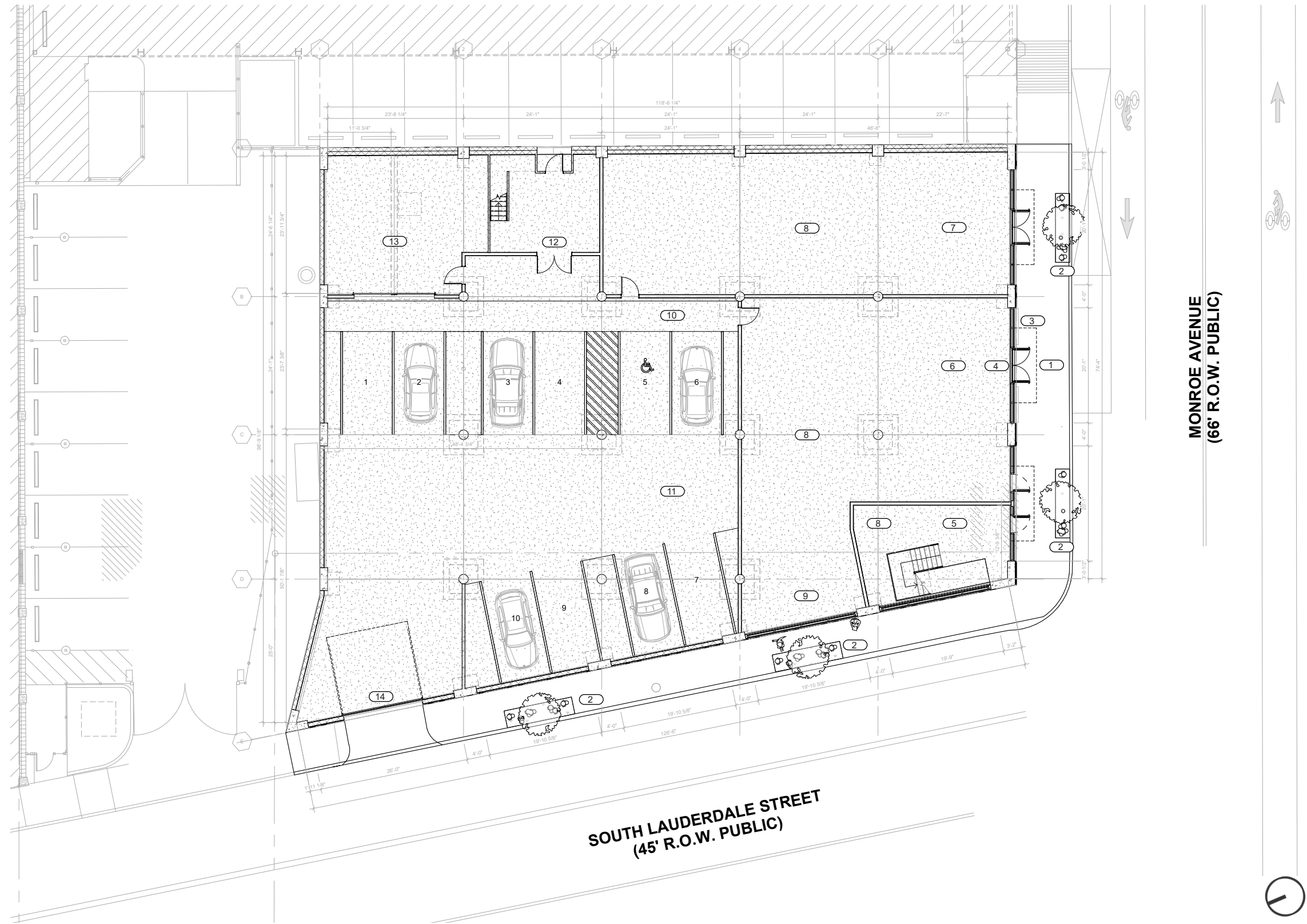
Suite 101:	Stair Entry Lobby	411 SF / each
Suite 102:	Restaurant	2084 SF / each
Suite 103:	Retail	1743 SF / each

PARKING

10 Spaces (1 Accessible)

FLOOR PLAN

1. Sidewalk Improvements
2. Streetscape Planting Beds
3. Entry Awnings
4. New Storefront Systems
5. Stair Entry Lobby
6. Restaurant Suite
7. Retail Suite
8. Leveled Floors
9. Optional Patio / Entry
10. Parking Access
11. Private Parking
12. Exit Egress Lobby
13. Waste Management & Systems
14. Automated Parking Entrance



*Number and size of spaces are subject to change over the course of the project design

Floor Plan (Level 02)

BUILDING AREA

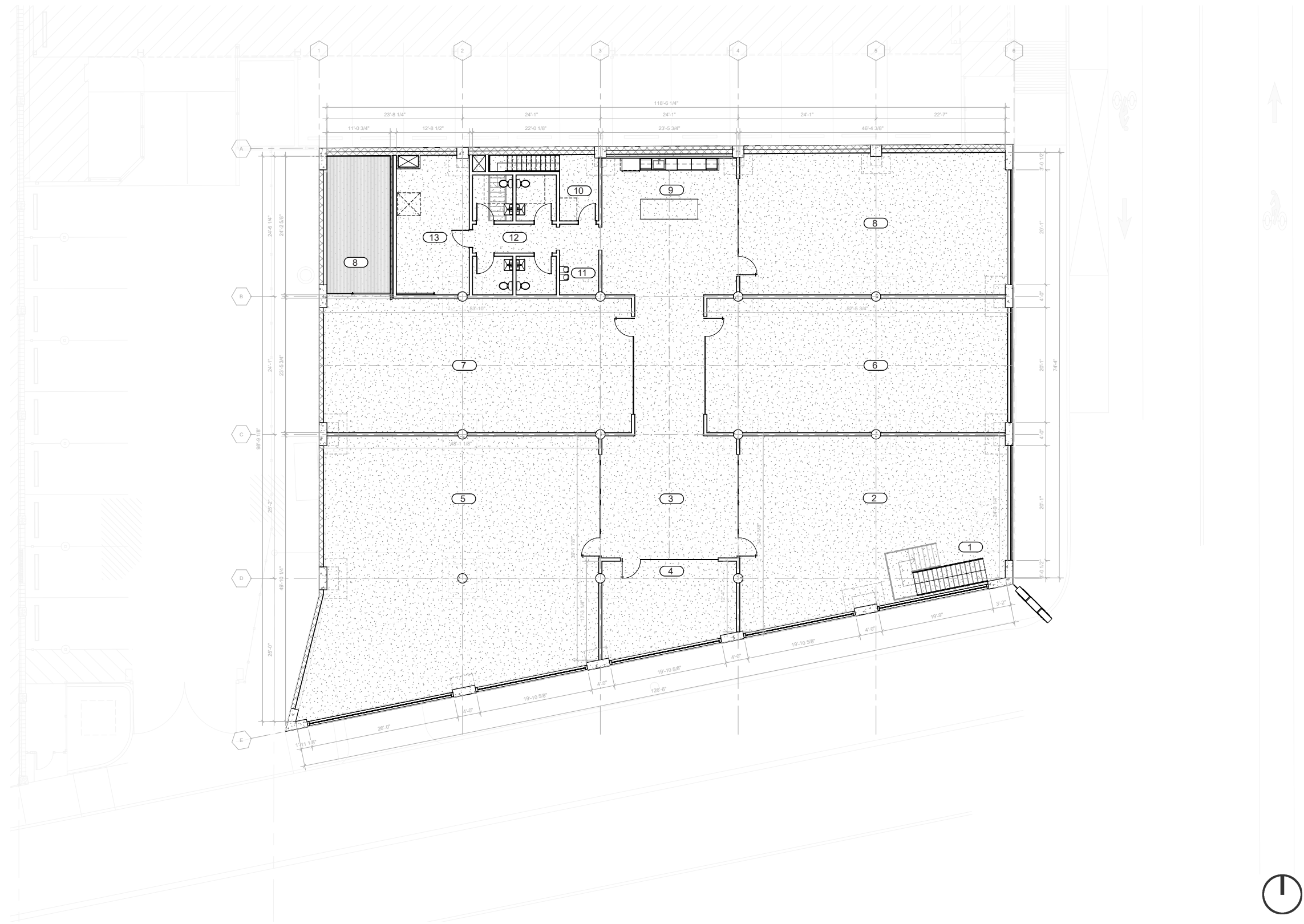
Basement	837 SF
First Floor	10,840 SF
Second Floor	10,840 SF

SECOND FLOOR

Suite 201:	1,349 SF
Suite 202:	356 SF
Suite 203:	2,191 SF
Suite 204:	1,233 SF
Suite 205:	1,549 SF
Suite 206:	1,155 SF
Breakroom:	559 SF
Corridor:	796 SF
BOH:	890 SF

FLOOR PLAN

- Existing Concrete Stair (Exit 01)
- Entry Lobby / Reception
- Corridor / Shared Seating
- Shared Meeting Room
- XL Office Space
- M Office Space
- L Office Space
- S Office Space
- Break Room / Seating
- Existing Concrete Stair (Exit 02)
- Drinking Fountain
- Restrooms
- Building Systems Area



*Number and size of spaces are subject to change over the course of the project design

Exterior Rendering



Street Elevations

- 1. Streetscape Improvements
- 2. New Storefront and Glazing
- 3. Entry Awnings
- 4. Plaster Repair and Paint
- 5. New "Warehouse" Style Window Replacement
- 6. Exterior Lighting
- 7. Building Signage
- 8. Exterior Art / Mural



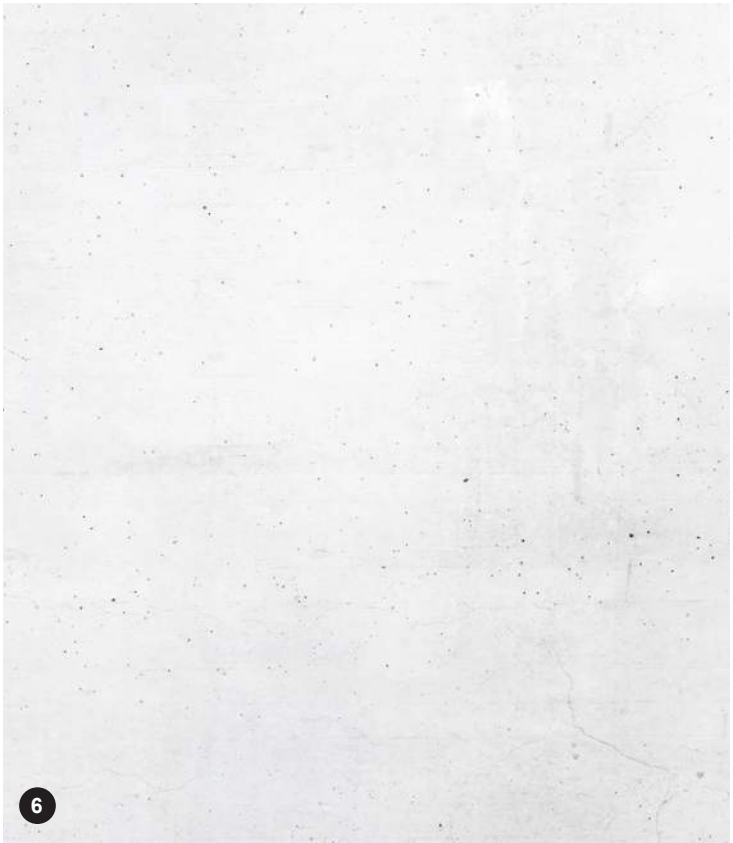
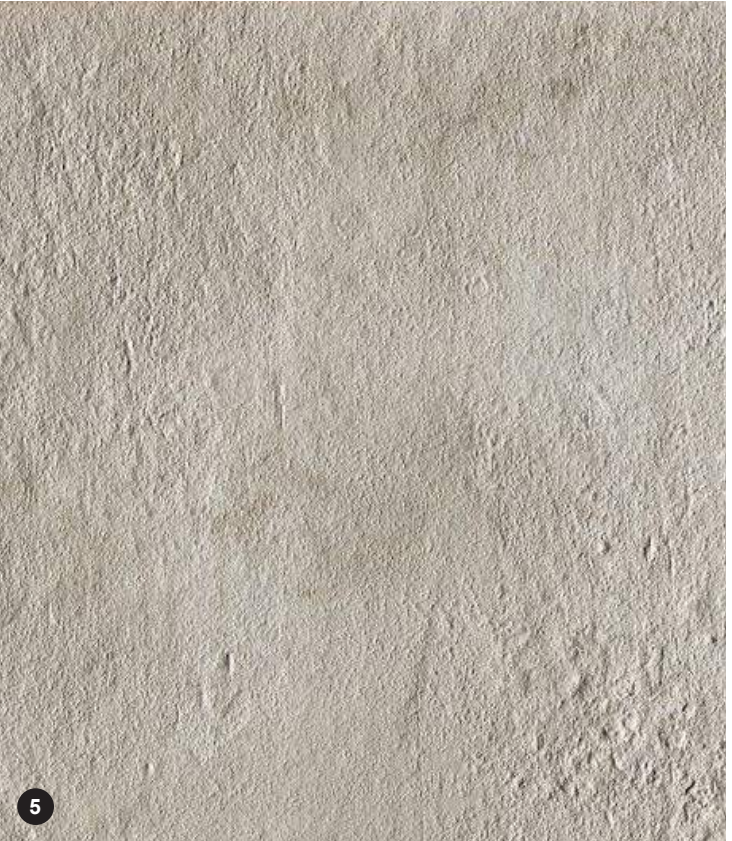
South Elevation



West Elevation

Materials

- 1. Painted Board Formed Concrete Ceilings
- 2. White Oak Infill and Levelled Floors
- 3. Sealed Concrete Floors
- 4. Existing Plaster Highlight
- 5. Existing Plaster Field Color
- 6. White Painted Concrete Walls
- 7. New "Warehouse" Style Windows



Project Precedent

12TH & ALDER
Portland, Oregon

The 12th & Alder renovation is located on a quarter-block site in downtown Portland's West End. GBD designed a 6,000 square foot glass- and aluminum-skinned structure on top of the original 20,000 square foot, two-story building from 1920. The building retains the existing foundation, cast-in-place concrete perimeter walls, wood roof structure, and a majority of the heavy timber girders, beams and columns. The ground floor now offers 4,000 square feet of retail, 13 parking stalls, a small office lobby, and new windows to replace the existing 1970s-vintage aluminum storefront. The existing 10,000 square foot second level was renovated from parking to office space. Two wood decks surround the new third floor addition.



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Exterior Precedents

Exterior Improvements are modest and respond to the existing conditions of the warehouse style building much like the precedents represented on this page.

Each of these projects show simple and creative alterations to existing warehouse structures. New glazing systems account to the majority of the improvements, but facade repairs and the addition of modern architectural details bring these buildings back to life.



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Interiors

Simple colors and natural textures will act as a backdrop for a variety of design styles. Large windows and access to nearby amenities and businesses make these commercial spaces ideal for those seeking out developing downtown areas in any city. The large spanning concrete structure makes open flexible spaces that can accommodate almost and prospects needs wether it be a photography studio, branding and marketing office, co-work space, design office, art studio, small events, and even upscale office space.



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