EXHIBIT 3E
LCRA 12/12/22

802 BROADWAY

EDC Redevelopment Project Application

Exact 802, LLC

ATTN: Project Manager: Bob Long **Date:** September 2, 2022

ECONOMIC DEVELOPMENT CORPORATION

For any project seeking assistance through the following agencies, a completed application form must be provided. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, and Planned Industrial Expansion Authority, Chapter 353.

REDEVELOPMENT PROJECT APPLICATION

- Application may be submitted electronically.

Email completed application to Dona Mathieu at dmathieu@edckc.com. (816) 221-0636

If more space is required for response to any question, please attach additional sheet(s).

1. APPLICANT INFORMATION

Applicant/Organization Name: Exact 802, LLC

Business Address: 3829 Main St., Ste. 103, Kansas City, MO 64111

Contact Person: Bob Mayer

E-Mail Address: mrcapital@planetkc.com

Phone: (816) 309-8250 Fax:

Address (if different than business address)

Attorney for Applicant: NA

Attorney's Address: NA

Attorney's Phone: NA

2. LOCATION OF THE PROJECT

General Boundaries: The proposed redevelopment area consists of one tax parcel located at 802 Broadway Boulevard (Jackson County Parcel No. 29-310-21-01-00-0-00-000).

Legal Description:

The South 2 feet of Lot 13, and all of Lots 14 and 15, Block 1, LUCAS PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

County: Jackson Council District: 4th

Total Acreage: 0.12 acres

Is the project located in any incentive areas? CBD URA; 11th Street Corridor TIF Plan

What is the current zoning of the project area? DC-15

What is the proposed zoning for the project area? DC-15

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

No rezoning required (802 Broadway Boulevard is a contributing property within the Wholesale District that is listed on the National Register of Historic Places)

Land Use Plan Greater Downtown Area Plan Need for Modification No

3. THE PROJECT

Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

- ☐ New Construction ☒ Rehab/Expansion ☐ Residential ☐ Commercial ☐ Industrial
- ☐ Single Family/Duplex ☐ Multifamily ☐ Retail ☒ Mixed Use ☐ Office

The redevelopment of the historic Isaacs Building (also known as the Carnival Building) at 802 Broadway Boulevard will adapt the seven-story, former office building of 40,500 square feet to a mixed-use multifamily and commercial property. Constructed in 1903 and renovated in 1997 in the historic Garment District, the redevelopment will accommodate 39 loft apartments and two ground commercial suites of approximately 625 and 679 square feet respectively. A lower level will accommodate a lounge/restaurant of approximately 3,149 square feet. Total area of leasable other commercial space within the building is approximately 4,453 square feet. Parking will be leased from properties nearby.

Of the 39 apartments, twelve (12) are studio/1BA units with an average size of 450 square feet and an average rent of $945/month, or $2.10 per square foot. Twenty-one (21) of the units are 1BR/1BA units with an average size of 575 square feet and an average rent of $1,195/month, or $2.08 per square foot. Six (6) of the units are 2BR/2BA units with an average size of 950 square feet and an average rent of $1,425/month, or $1.50 per square foot. The studio units are affordable to households with income of 67% AMI. The 1BR and 2BR units are affordable to households with income of 77% AMI.

Assistance requested is 75% tax abatement.

Square footage: 40,500 gross

No. of dwelling units 39 No. of hotel rooms NA No. of parking spaces 0

List any nationally or locally historical properties and/or districts within the Project Area.
(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)

The property has been on the National Register as a part of the Wholesale District since 1979.

Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or energy efficiency/alternative energy features. (Please note if you are interested in receiving free information from EDC staff on how available energy efficiency programs can reduce your overall project costs.) See also: https://www.evergy.com/ways-to-save/incentives

Heat pumps, low-E glass thermal windows, adaptive reuse and recycled structure, high SRI roofing, low-VOC finishes, Energy Star appliances, smart thermostats, and LED lighting.

NUMBER OF JOBS

☒ Created	26 FTE	Average Salary:	$ 54,520
☐ Retained		Average Salary:	$
☐ Relocated		Average Salary:	$
☒ Construction jobs	85 FTE	Average Salary:	$ 33,202

Projected real property investment. $7,240,575

Projected personal property investment.

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

Yes. The project will utilize federal and state historic preservation tax credits. Federal tax credits are estimated at $1,332,675, and the state tax credits are estimated at $1,665,844. Sale of the tax credits is estimated to generate equity in the amount of $2,620,706. An application has been filed with the State of Missouri.

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

Tax abatement will allow for affordable rents to households with incomes at 60%-80% AMI.

4. PROJECT COSTS

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Fair Market Value of Land: $ 296,898

Fair Market Value of Improvement $ 2,278,102

Projected Assessed Value of the Land & Improvements Upon Completion: $1,084,907

5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase June 30, 2022

Sales Price $2,575,000

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price ____________________

Date purchase/option contract signed ____________________

Closing/expiration date ____________________

If the Applicant will lease the project site, indicate:

Legal Name of Owner ____________________

Owner's Address ____________________

Owner of land upon completion of the Project ____________________

6. LAND ACQUISITION – NOT APPLICABLE

For each Project Area, please provide the following:

- A map showing all parcels to be acquired
- Addresses and parcel numbers of all parcels to be acquired
- Current owners of all parcels to be acquired

Is the use of Eminent Domain anticipated? ______________________

7. **SOURCES OF FUNDS:**

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

SOURCE	**AMOUNT**
Debt (Permanent Loan)	$ 4,150,000
Historic Tax Credit Equity (federal and state)	$ 2,620,706
Developer Equity (land and cash)	$ 2,094,869
Deferred Developer Fee	$ 950,000
Total	$ 9,815,575

8. **DEVELOPMENT TEAM**

Identify members of the development team and provide evidence of experience with other development projects.

Exact 802 Broadway, LLC is led by Exact Architects. Other partners include Select Sites LLC and MR Capital Advisors. More information about the principals and staff of the development team are attached.

9. **FINANCIAL INFORMATION – see attached**

A. Budget – include a detailed breakdown of all hard and soft costs

B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)

C. 10 year operating pro forma

- One that shows the project without any incentive assistance
- One that shows the project with requested incentive

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.

D. If seeking TIF assistance, provide projections for PILOTS and EATS.

E. If seeking TIF or Chapter 100 assistance, provide a personal property depreciation and replacement schedule.

F. Financing Term Sheet.

10. BOND FINANCING

Bond Financing is handled on a case-by-case basis.

11. REQUIRED ATTACHMENTS

- *Attachment A* A map showing the boundaries of the project.
- *Attachment B* A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- *Attachment C* Design plans for the project (including site plans & elevations), if available.
- *Attachment D* Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

12. BANKRUPTCY DISCLOSURE

Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver? If **Yes**, the applicant must obtain and file a **"Statement of Bankruptcy/Receivership."**

☒ **No** ☐ **Yes**

13. CERTIFICATION OF APPLICANT:

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the attachments, that is false, incorrect or misleading.

NAME: Robert Mayer

SIGNATURE: Robert Mayer

TITLE: Authorized Agent

FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE.

APPLICATION MAY BE EMAILED TO: or

MAIL COMPLETED APPLICATION TO: **Economic Development Corporation**
Attn: Dona Mathieu
300 Wyandotte, Suite 400
Kansas City, Missouri 64105

FOR INTERNAL USE ONLY

Assistance Project will be evaluated for with financial analysis:

☐ TIF ☐ PIEA/Chapter 353

☐ LCRA ☐ Chapter 100

Comments:

____

____

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____

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____

Advance KC Project Inquiry Meeting Date: ________________________

Score Card Value ____________

Financial Analysis Review Committee: ________________________

802 BROADWAY

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ATTACHMENTS

A. MAP
B. DEVELOPMENT SCHEDULE
C. DESIGN PLANS
D. DEVELOPER INFORMATION & PRINCIPAL BIOS
E. FINANCIAL INFORMATION
F. LETTERS OF SUPPORT

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EDC Redevelopment Project Application

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W 7th St
W 7th St
W 7th St
W 7th St
Washington St
Bank St
Broadway Blvd
May St
Roaster's Block Apts.
Garment District Place
W 8th St
W 8th St
W 8th St
W 8th St
802 Broadway
Butler Brother Lofts
Crossroads Prepatory Academy
W 9th St
W 9th St
W 9th St
W 9th St

802 BROADWAY

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DEVELOPMENT SCHEDULE

Construction Commences	2^{nd} Quarter 2023
Opening	1^{st} Quarter 2024

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EDC Redevelopment Project Application

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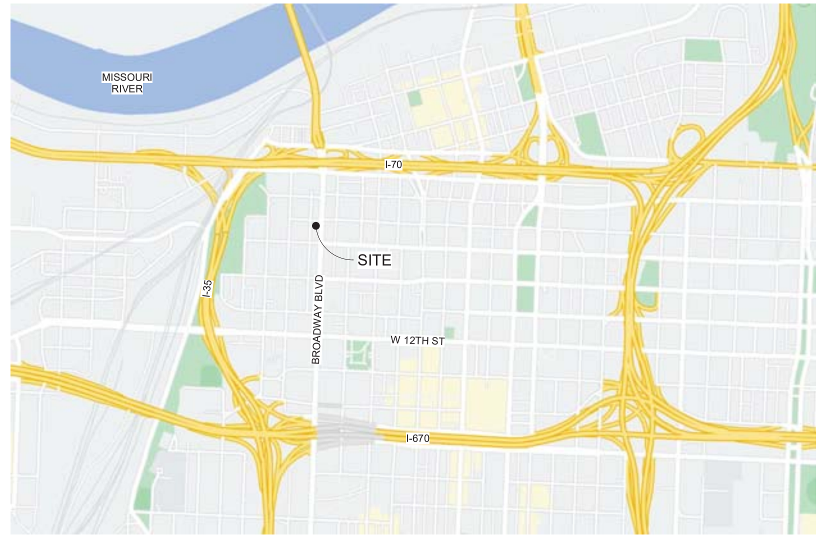
BROADWAY LOFTS

802 BROADWAY BOULEVARD, KANSAS CITY, MO 64105

VICINITY MAP



PROJECT TEAM

<u>OWNER</u>
EXACT PARTNERS

<u>ARCHITECT</u>
EXACT ARCHITECTS

<u>STRUCTURAL ENGINEER</u>
NAME
ADDRESS
P.

<u>CONTACT</u>
NAME
E-MAIL/PHONE

<u>GENERAL CONTRACTOR</u>
NAME
ADDRESS
P.

<u>CONTACT</u>
NAME
E-MAIL/PHONE

<u>CONSULTANT</u>
NAME
ADDRESS
P.

<u>CONTACT</u>
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<u>CONSULTANT</u>
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<u>CONSULTANT</u>
NAME
ADDRESS
P.

<u>CONTACT</u>
NAME
E-MAIL/PHONE

BUILDING CODES

<u>CITY OF KANSAS CITY, MISSOURI</u>
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE

GENERAL PROJECT / CONSTRUCTION NOTES

1. THIS PROJECT REPRESENTS THE REHABILITATION AND ADAPTIVE REUSE OF AN EXISTING HISTORIC STORAGE FACILITY. COMPLIANCE WITH THE NATIONAL PARK SERVICE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES SHALL BE ACCOMPLISHED TO INSURE THE PROJECT FULFILLS ALL REQUIREMENTS SET FORTH TO RECEIVE HISTORIC TAX CREDITS.
2. THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED W/ BUILDING SERVICE ENTRANCES. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. FOLLOW AND COMPLY WITH ALL MFGR. DIRECTIONS AND SPECIFICATIONS ON METHODS AND MATERIALS RELATING TO THE WORK.
4. FIRE NOTICE DEVICES SHALL BE PROVIDED AND INSTALLED PER CODE REQUIREMENTS.
5. ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION, U.N.O.
6. CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL LOCAL CODES, ORDINANCES AND PROCEDURES.
7. DO NOT SCALE FROM DRAWINGS.
8. ALL DIMENSIONS ARE APPROXIMATE, ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
9. EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
10. GENERAL CONTRACTOR SHALL GAIN APPROVAL FROM THE ARCHITECT FOR FINAL APPROVAL OF RESTORATION MATERIALS BEFORE COMMENCING WITH CONSTRUCTION. SUBMIT PRODUCT INFORMATION, SHOP DRAWINGS (IF NEEDED) AND SAMPLES FOR ALL RESTORATION WORK.
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH ALL BUILDING TRADES TO INSURE THAT THE DESIGNATED WORK IS PER PLAN AND COMPLETED ON SCHEDULE.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING CONSTRUCTION (WINDOWS, WALLS, DOORS, CEILINGS, FLOORS, ETC.) TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. NEW MATERIAL SHALL MATCH IN KIND.
13. PATCH AND REPAIR EXISTING CONSTRUCTION (WALLS, DOORS, CEILINGS, FLOORS, ETC.) AS REQUIRED FROM DEMOLITION OR CONSTRUCTION TO ALLOW FOR NEW OR COMPLETION OF EXISTING FINISHES. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION, FINISH AND WHERE APPROPRIATE, SPECIES.
14. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE, AND SHALL INCLUDE IN THEIR BID, ALL REQUIRED CORE DRILLING THROUGH THE EXISTING INTERIOR AND EXTERIOR MASONRY WALLS AS REQUIRED FOR NEW WORK.
15. VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
16. CONTRACTORS BASE SERVICES SHALL ADDITIONALLY PROVIDE FOR AND COMPLY WITH THE SPECIFICATIONS AND DRAWINGS DESIGN INTENT.
17. PROVIDE MODEL / MOCK-UP UNIT WITHIN 60 DAYS OF START OF CONSTRUCTION.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
ARCH.	ARCHITECT	MECH.	MECHANICAL
BM.	BEAM	MRF.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
CAB.	CABINET	MIR.	MIRROR
CLR.	CLEAR	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	O/	OVER
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	PERF.	PERFORATED
CONT.	CONTINUOUS	PERIM.	PERIMETER
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
DIA.	DIAMETER	PTD.	PAINTED
DWGS.	DRAWINGS	QTY.	QUANTITY
ELEC.	ELECTRICAL	RE.	REFER
ELEV.	ELEVATION	REINF.	REINFORCED
EXT.	EXTERIOR	REQ'D	REQUIRED
FD	FLOOR DRAIN	R.O.	ROUGH OPENING
F.G. BATT	FIBERGLASS BATT	S.F.	SQUARE FEET
FTG.	FOOTING	SIM.	SIMILAR
FLR.	FLOOR	SQ.	SQUARE
FLR'G	FLOORING	STL.	STEEL
FT.	FOOT	STRUCT.	STRUCTURAL
GA	GUAGE	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	T.O.	TOP OF
GL.	GLASS	TEMP.	TEMPERED
GWB	GYPSUM WALL BOARD	TYP.	TYPICAL
HORIZ.	HORIZONTAL	T.P.O.	THERMOPLASTIC POLYOLEFIN MEMBRANE
HT.	HEIGHT	U.N.O.	UNLESS OTHERWISE NOTED
HAVAC	HEATING, VENTILATION, & AIR CONDITIONING	VERT.	VERTICAL
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	WD.	WOOD

DRAWING SYMBOLS

BUILDING SECTION REFERENCE
WALL SECTION REFERENCE
DETAIL SECTION REFERENCE
INTERIOR ELEVATION REFERENCE
EXTERIOR ELEVATION REFERENCE
VIEW NUMBER
VIEW NAME
VIEW SCALE
23 VIEW NAME 1/8" = 1'-0"
DETAIL CALLOUT
GRID LINE / MAP LINE
VERTICAL ELEVATION REFERENCE
DIMENSION LINE
WINDOW TAG
CEILING HEIGHT TAG
DOOR TAG
INTERIOR PARTITION TYPE
ASSEMBLY TYPE REFERENCE
KEYNOTE REFERENCE
FLOOR FINISH TAG
WALL FINISH TAG
LIGHTING FIXTURE TAG
PLUMBING FIXTURE TAG
SPECIALTY EQUIPMENT TAG
CASEWORK TAG
NOTE AND LEADER
CENTERLINE
SMOKE AND CO2 DETECTOR
STAIR RISER TAG
NORTH ARROW
REVISION CLOUD AND TAG

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

802 BROADWAY LOFTS
802 BROADWAY BOULEVARD
KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO.

COVER SHEET

G0.00

7/29/2022 7:49:30 PM

GENERAL EXISTING PLAN NOTES:

1. THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPPED FOR NEW WORK.
2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING, REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
4. WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING, TYPICAL.
5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
8. EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
9. ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS, TYPICAL.
10. REMOVE PLYWOOD, ALL METAL GRATES, AWNINGS, AND ANY OTHER NON-HISTORIC WINDOW COVERING OR ACCESSORY. REMOVE, REPAIR AND RESTORE WINDOWS, PER PLANS, AND ELEVATIONS.
11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
12. DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
13. DEMOLISH ALL PLUMBING FIXTURES, PIPING, VALVES, ETC. NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
14. DEMOLITION WORK INCLUDES THE REMOVAL OF WALL AND CEILING FINISHES TO MAKE WAY FOR NEW CONCEALED MEP AND SPRINKLER ROUTING. FINISHED SURFACE DEMOLITION FOR ROUTING SHOULD BE MINIMAL AND IS EXPECTED TO BE ONLY AS NEEDED FOR ADEQUATE AND ORGANIZED ROUTING.
15. PRE-BID FIELD WALK REQUIRED.
16. REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

DEMOLITION PLAN LEGEND

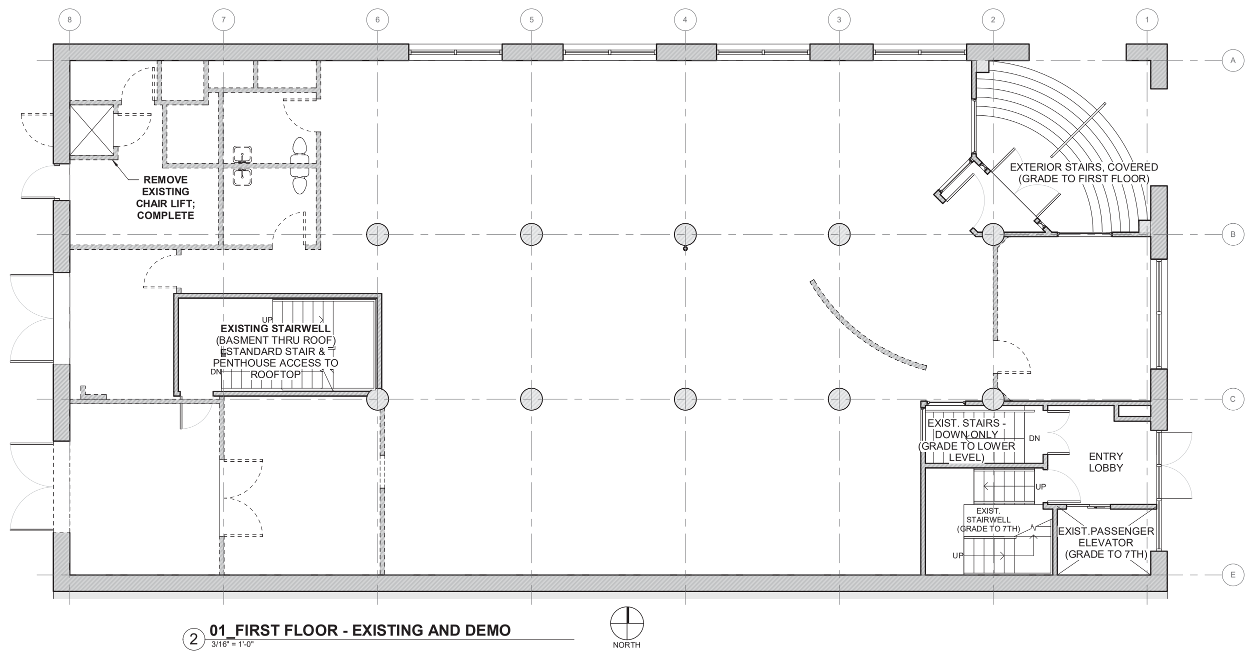
NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

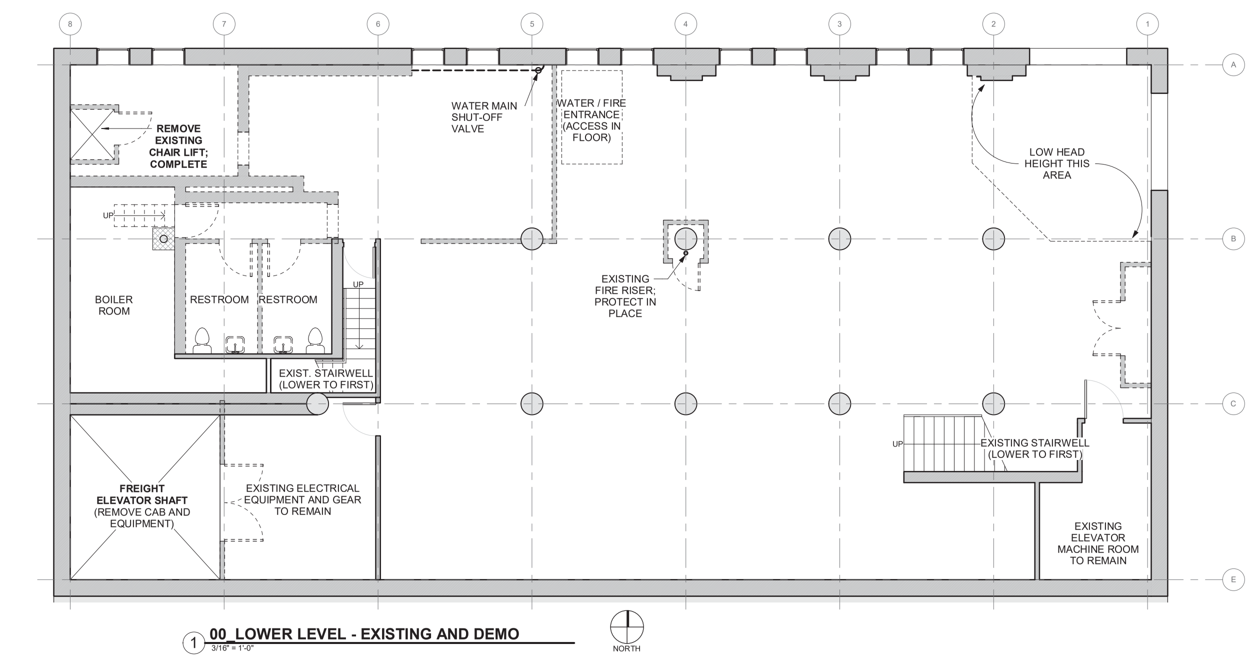
EXISTING WALL TO BE DEMOLISHED.

EXISTING DOORS TO REMAIN.

EXISTING DOORS TO BE DEMOLISHED.



2 01_FIRST FLOOR - EXISTING AND DEMO
3/16" = 1'-0"



1 00_LOWER LEVEL - EXISTING AND DEMO
3/16" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

802 BROADWAY LOFTS

802 BROADWAY BOULEVARD
KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO.

EXISTING/DEMO.
LOWER LEVEL & FIRST FLOOR PLAN

AD1.00

7/29/2022 7:49:22 PM

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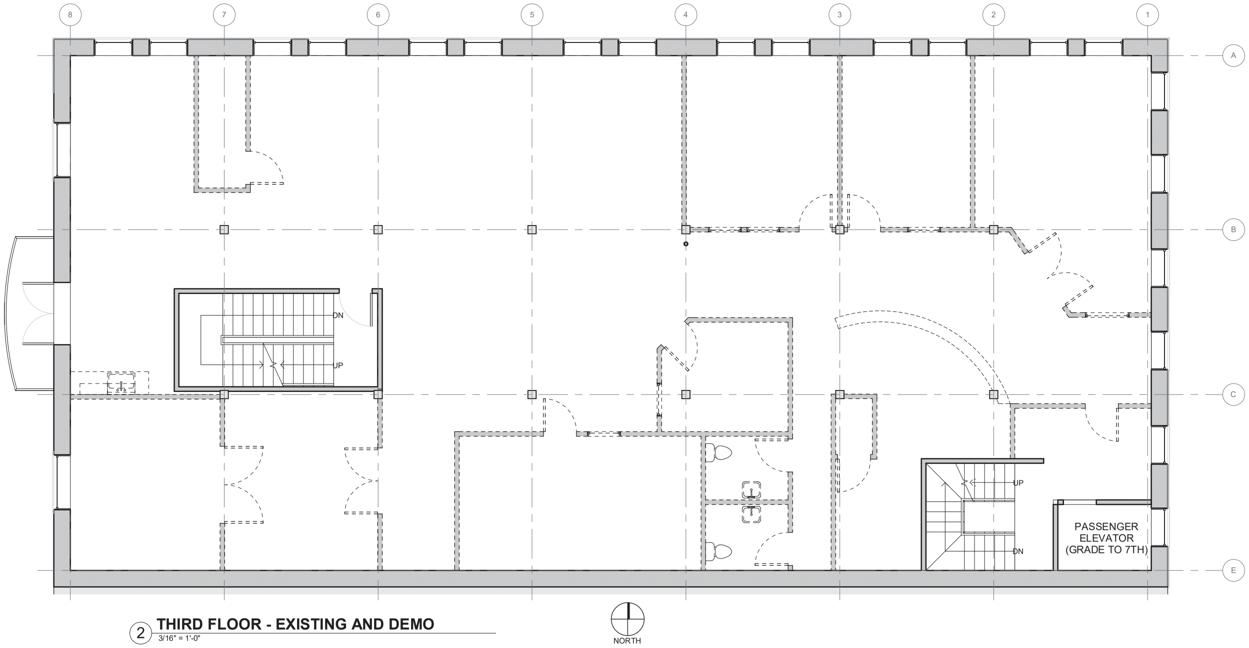
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
8. EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
9. ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS, TYPICAL.
10. REMOVE PLYWOOD, ALL METAL GRATES, AWNINGS, AND ANY OTHER NON-HISTORIC WINDOW COVERING OR ACCESSORY. REMOVE, REPAIR AND RESTORE WINDOWS, PER PLANS, AND ELEVATIONS.
11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
12. DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
13. DEMOLISH ALL PLUMBING FIXTURES, PIPING, VALVES, ETC. NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
14. DEMOLITION WORK INCLUDES THE REMOVAL OF WALL AND CEILING FINISHES TO MAKE WAY FOR NEW CONCEALED MEP AND SPRINKLER ROUTING. FINISHED SURFACE DEMOLITION FOR ROUTING SHOULD BE MINIMAL AND IS EXPECTED TO BE ONLY AS NEEDED FOR ADEQUATE AND ORGANIZED ROUTING.
15. PRE-BID FIELD WALK REQUIRED.
16. REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

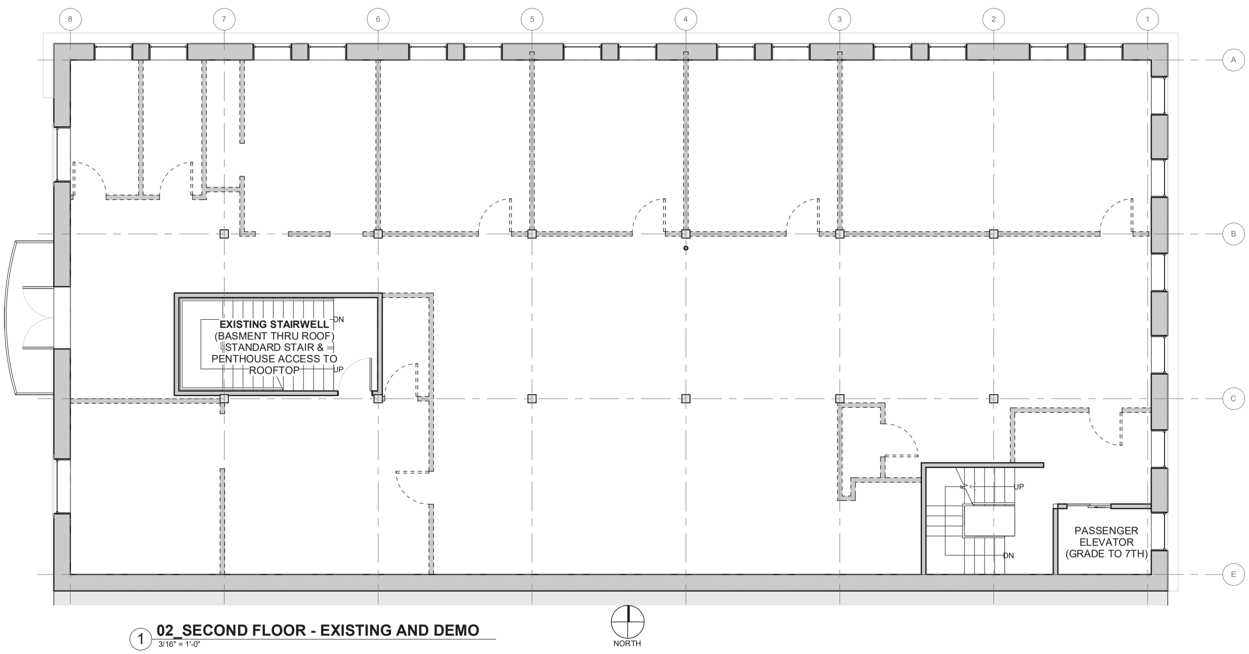
DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE DEMOLISHED.
- EXISTING DOORS TO REMAIN.
- EXISTING DOORS TO BE DEMOLISHED.



2 THIRD FLOOR - EXISTING AND DEMO
3/16" = 1'-0"



1 02_SECOND FLOOR - EXISTING AND DEMO
3/16" = 1'-0"

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EXISTING/DEMO. SECOND & THIRD LEVEL PLAN

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GENERAL EXISTING PLAN NOTES:

1. THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPPED FOR NEW WORK.
2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING, REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
4. WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING, TYPICAL.
5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
8. EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
9. ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS, TYPICAL.
10. REMOVE PLYWOOD, ALL METAL GRATES, AWNINGS, AND ANY OTHER NON-HISTORIC WINDOW COVERING OR ACCESSORY. REMOVE, REPAIR AND RESTORE WINDOWS, PER PLANS, AND ELEVATIONS.
11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
12. DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
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DEMOLITION PLAN LEGEND

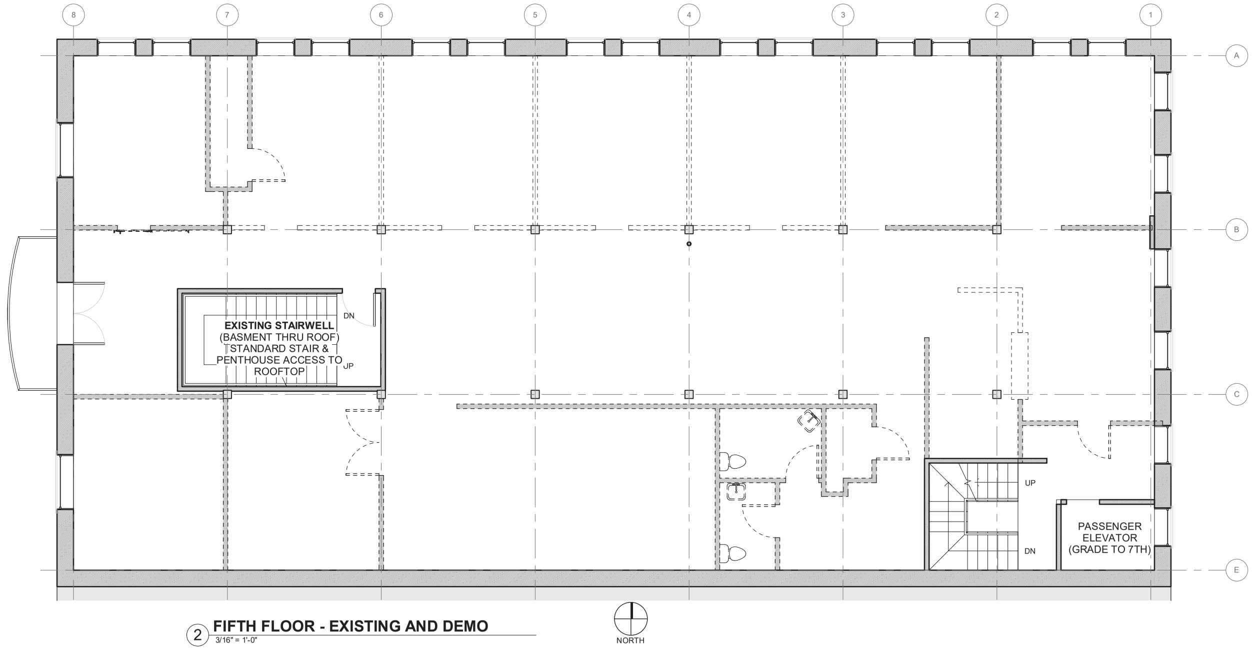
NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

EXISTING WALL TO BE DEMOLISHED.

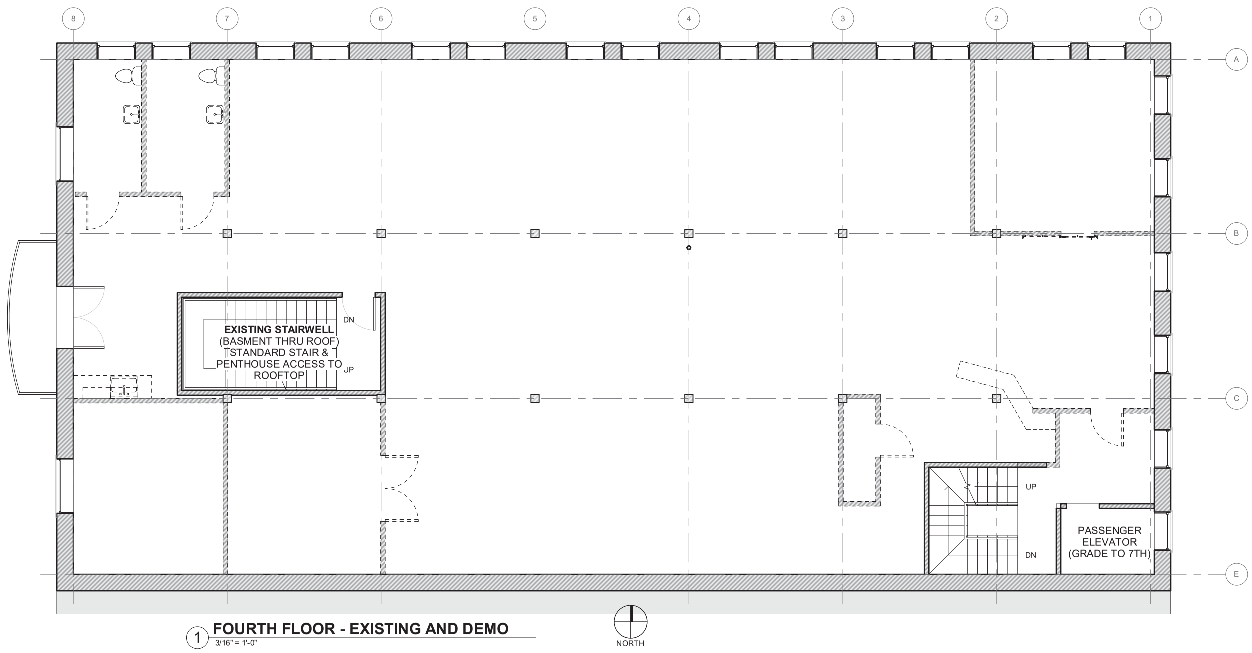
EXISTING DOORS TO REMAIN.

EXISTING DOORS TO BE DEMOLISHED.



2 FIFTH FLOOR - EXISTING AND DEMO

3/16" = 1'-0"



1 FOURTH FLOOR - EXISTING AND DEMO

3/16" = 1'-0"

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EXISTING/DEMO.
FOURTH & FIFTH
LEVEL PLAN

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GENERAL EXISTING PLAN NOTES:

1. THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPPED FOR NEW WORK.
2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING, REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
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DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

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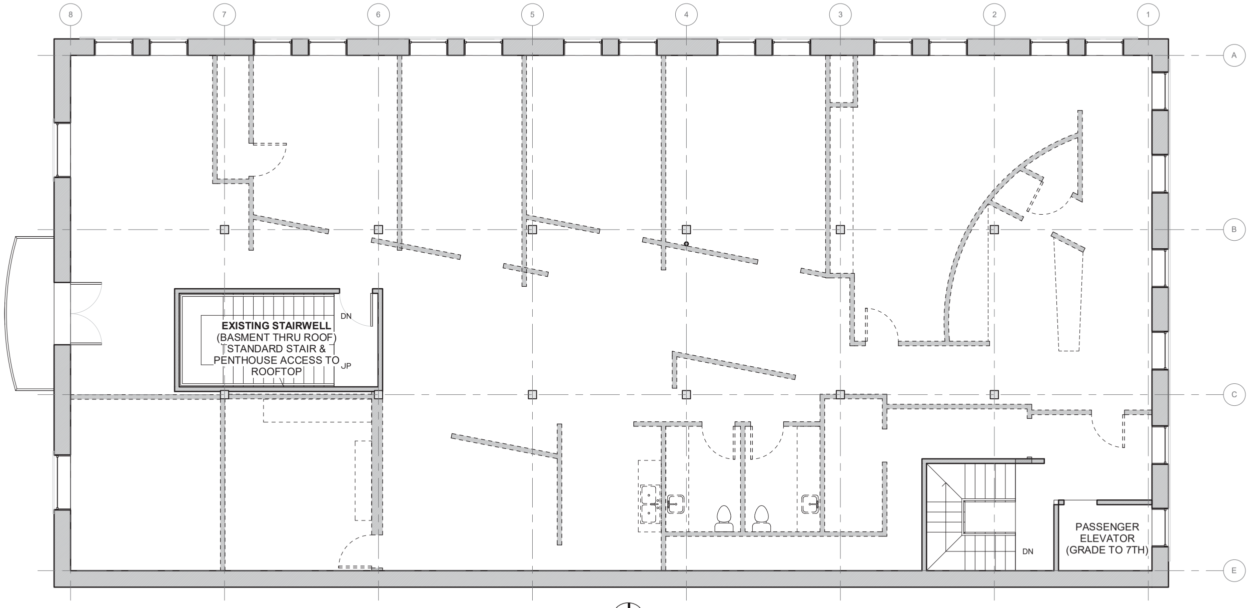
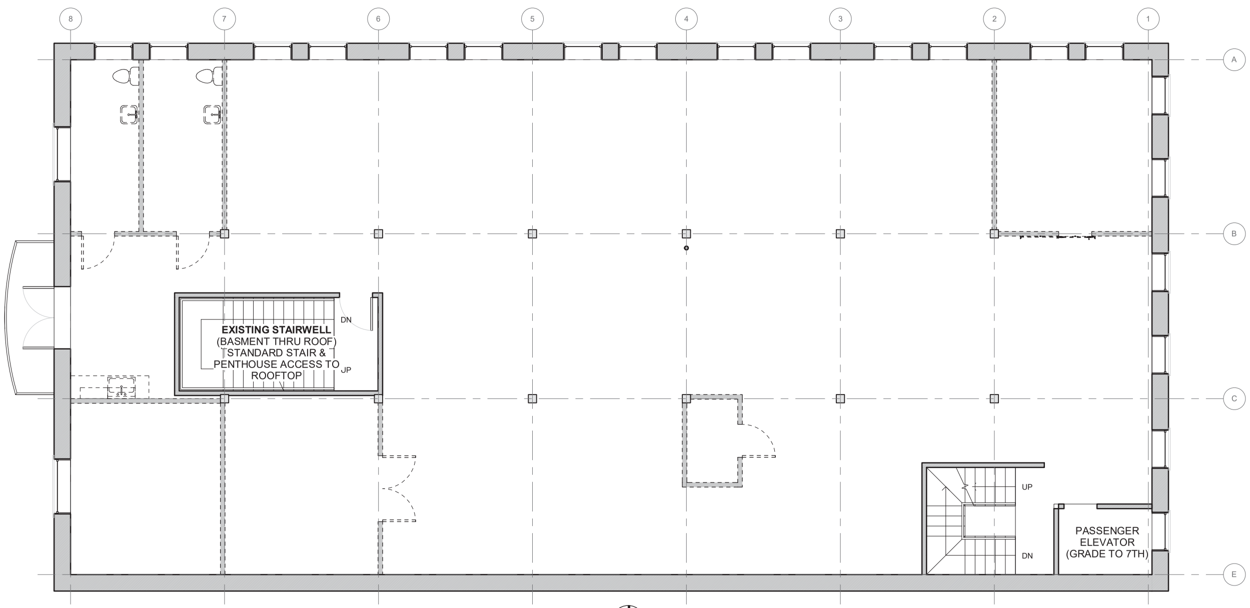
- EXISTING DOORS TO REMAIN.
- EXISTING DOORS TO BE DEMOLISHED.



2 SEVENTH FLOOR - EXISTING AND DEMO

3/16" = 1'-0"



1 SIXTH FLOOR - EXISTING AND DEMO

3/16" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005309

EXACT ARCHITECTS

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ISSUE	DATE	NO.

EXISTING/DEMO.
SIXTH & SEVENTH
LEVEL PLAN

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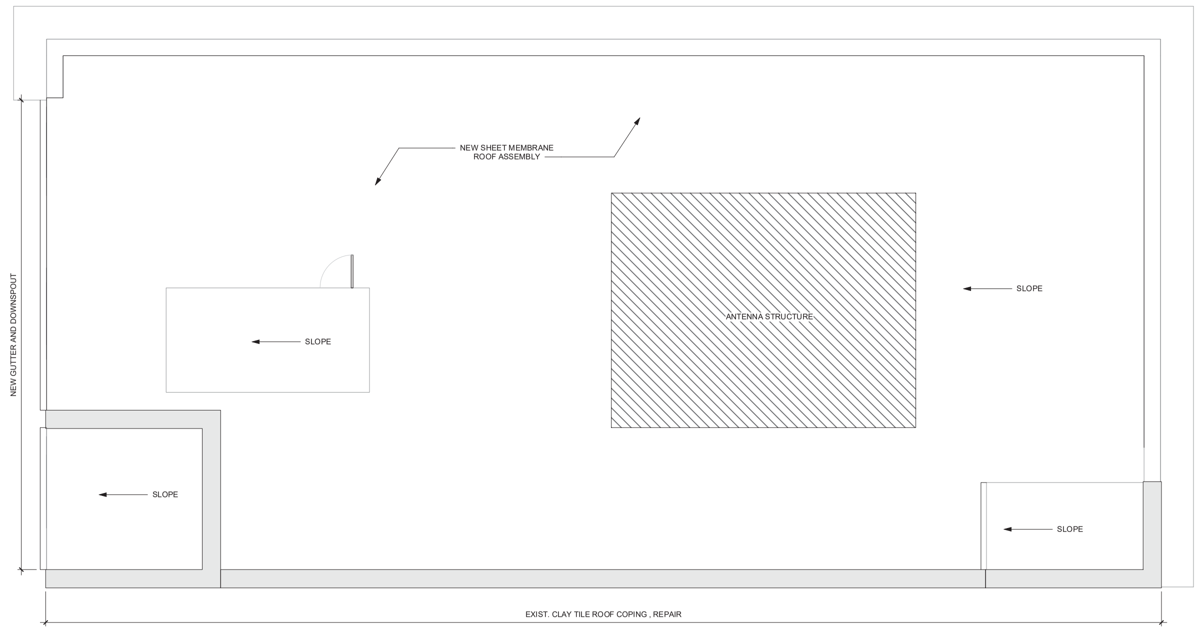
GENERAL ROOF PLAN NOTES:

A. REPLACE ALL DAMAGED & NON COMPLIANT HEAVY TIMBER (H.T.) ROOF DECKING & SUPPORTING STRUCTURE BELOW. ROOF DECK INFILLS SHALL MATCH EX. ROOF DECK THICKNESS, NUMBER OF LAYERS & MATERIAL. ROOF STRUCTURE REPLACEMENT SHALL MATCH EX. SIZES & MATERIAL. DO NOT ALTER STRUCTURE BELOW UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. RE: STRUCTURAL.

B. PRIOR TO ROOF INSTALLATION, REPOINT ALL EX. MASONRY PARAPET WALLS. REPLACE ALL DAMAGED & MISSING BRICKS W/ NEW OR SALVAGED MATERIALS TO MATCH EXISTING. DO NOT SEAL PARAPET WALLS.

C. INSTALL SPRAY TYPE INSULATION IN GAPS BETWEEN ROOF INSULATION & MASONRY WALLS, PIPES & SIM PENETRATIONS. TYP. AT SIMILAR CONDITIONS.

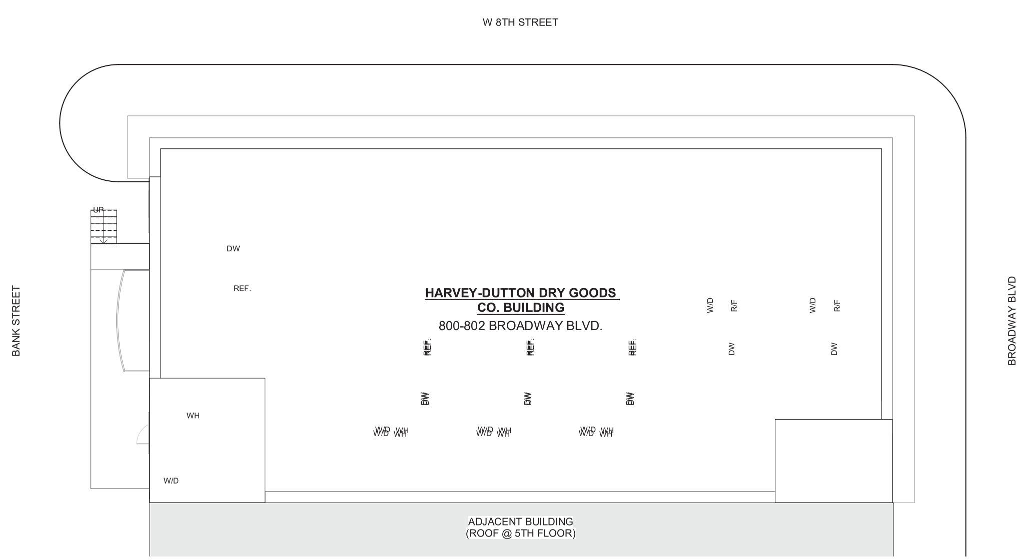
D. ROOFING SYSTEM: INSTALL NEW MECHANICALLY FASTENED EPDM (ETHYLENE-PROPYLENE-DIENE-MONOMER) MEMBRANE ROOFING ON 1/2" COVER BOARD ON MIN R38 (+/- 6 1/2") RIGID INSULATION BOARD SYSTEM ON EX H.T. ROOF DECK. PROVIDE POSITIVE DRAINAGE TO ROOF SCUPPERS AS REQUIRED W/ TAPERED INSULATION. ROOF TO BE .060" THICKNESS, OR APPROVED EQUAL, W/ MANUFACTURER'S STANDARD 20 YEAR WARRANTY. ROOF SYSTEM TO BE CLASS 'A' TYPE. INCLUDE AS PART OF THE ROOF SYSTEM INSTALLATION ALL REQUIRED FLASHING, CURB FLASHING, EDGE FLASHING, TERMINATION BAR, WOOD BLOCKING, COUNTER FLASHING, PIPE FLASHING, CAULKING, ETC.. INSTALL COMPLETE ROOFING SYSTEM & INSTALL AS PER MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS. COORDINATE ROOF WORK W/ ALL OTHER ASSOCIATED WORK FOR A COMPLETE WATERPROOF ROOF SYSTEM. RE: 075323.



2 **ROOF PLAN**
3/16" = 1'-0"

GENERAL SITE PLAN NOTES:

1. ALL DIMENSIONS TO FACE OF FOUNDATION WALL OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
2. VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND TO ARRANGE PROPER DISCONTINUANCE AND/OR RELOCATION PRIOR TO DEMOLITION.
4. PROVIDE TREE AND SHRUB PROTECTION FOR EXISTING LANDSCAPING, ESPECIALLY FOR MATURE TREES MARKED TO BE SAVED.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER; 10% MINIMUM SLOPE FOR FIRST 10'. IT IS ESSENTIAL THAT SITE GRADING BE PROVIDED TO PREVENT INFILTRATION OF SURFACE WATER INTO THE FOUNDATION SYSTEM. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
6. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE, EXTERIOR LANDSCAPE LIGHTING AND IRRIGATION PLANS.
7. MECHANICALLY COMPACT ALL FILL AROUND THE BUILDING, INCLUDING THE BACKFILL. IMPROPER BACKFILL COMPACTION CAN CAUSE SETTLEMENT OF EXTERIOR SLABS SUCH AS WALKS, PATIOS AND DRIVEWAYS.
8. DISCHARGE ROOF DOWN SPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS MINIMUM 5' BEYOND PERIMETER OF STRUCTURE. RE: CIVIL DRAWINGS FOR HARD-PIPED DRAINS.
9. NO IRRIGATION WITHIN 5' OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS.



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

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KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO.

SITE PLAN & ROOF PLAN

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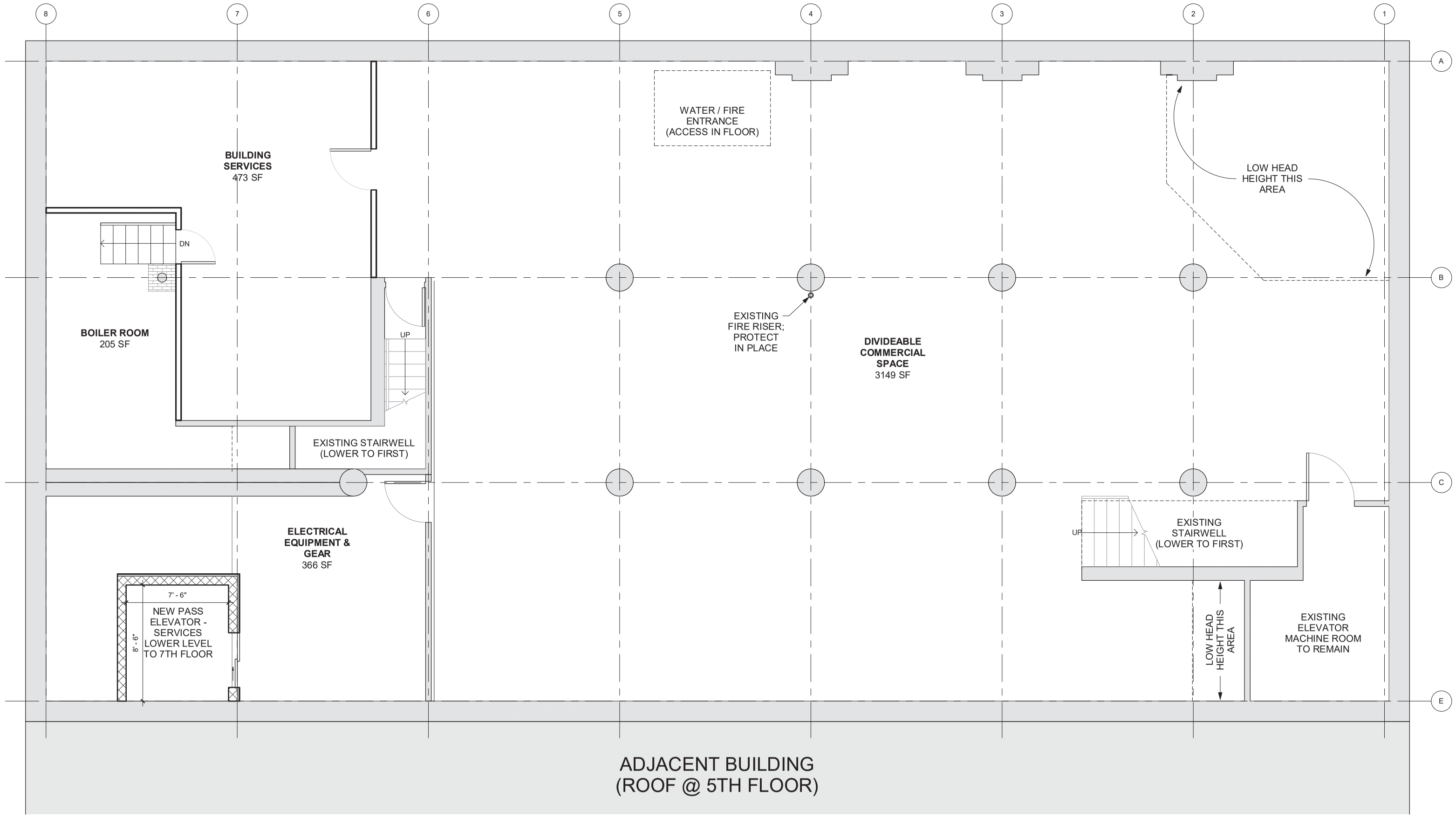

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NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- SECURITY CAMERA LOCATIONS.

GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EX ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EX MINIMUM REQUIREMENTS.
C. REPAIR ALL DAMAGED EX STRUCTURAL ELEMENTS (BRICK FOUNDATION WALLS, BRICK BEARING WALLS, HEAVY TIMBER (H.T.) STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS, AREAS OF MISSING FINISH FLOORING & AREAS OF DAMAGE W/ H.T. DECKING & FINISH FLOORING TO MATCH EX THICKNESS & NUMBER OF LAYERS (EX. IS ACTUAL +/- 3/4" T&G WOOD FINISH FLOOR ON 2 3/4" T&G WOOD DECK). REPLACEMENT DECKING SHALL SPAN FROM JOIST TO JOIST CENTERS. NEW/REPLACEMENT DECKING MAY BE SALVAGED MATERIAL OR WOOD TO MATCH EXISTING. NEW/REPLACEMENT FINISH FLOORING MAY BE SALVAGED MATERIAL OR NEW TO MATCH EXISTING (3/4" EXTERIOR GRADE PLYWOOD ACCEPTABLE WHERE COVERED W/ OTHER FLOOR FINISHES). NEW/REPLACEMENT H.T. COLUMNS, BEAMS & JOISTS SHALL BE H.T. OR GLULAM, MIN SIZES PER CODE ANALYSIS, ACTUAL SIZES PER STRUCTURAL. IN BASEMENT FILL ALL NEW & EX MISC FLOOR SLAB OPENINGS W/ MIN 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL. RE: STRUCTURAL DRAWINGS.
D. REPAIR ALL DAMAGED BRICK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR BRICK HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL BRICK WALL AREAS EXPOSED TO VIEW TO BE REMOVED TO A SMOOTH & UNIFORM (TOOTHED-IN) APPEARANCE. RE: STRUCTURAL DRAWINGS.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EX METAL LINTELS & H.T. METAL CONNECTIONS (COLUMN CAPITALS, JOIST HANGERS, ETC). WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT BRICK, H.T. CONNECTIONS COLOR TO BE BLACK. PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS.
F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, INTERIOR WINDOW TRIM & SILL, DOOR, STOREFRONT, INFILL, & EXTERIOR FACADE WORK.
G. UNLESS SHOWN OTHERWISE, ON 1ST - 4TH FLOORS, THROUGHOUT ENTIRE FLOOR, PREPARE EX WOOD FLOORS & INSTALL MIN 1 1/2" GYPCRETE (MANUFACTURED BY ACG MATERIALS, 'ACCUCRETE', 2,500 PSI MIN.) UNDERLAYMENT ON 3/8" 'QUIET QURL 040MT' SOUND MAT MANUFACTURED BY 'KEENE' ON EX WOOD FLOORS (FOR MIN 45 FIIC & 51 STC RATINGS). INSTALL PER MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS, INCLUDING REINFORCING, FLOOR PRIMING SYSTEM, 'KEENE' PERIMETER ISOLATION STRIPS, RELATED ACOUSTICAL FIRE SEALANT AT MASONRY WALLS & H.T. COLUMNS, & GYPCRETE SEALER COMPATIBLE W/ THE FLOOR FINISHES.
H. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE (U.N.O.).
I. I. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED OF 3 5/8" (25 GAUGE MIN.) METAL STUDS @ 16" O.C. MAX. (EXCEPTIONS: 1) UTILIZE 6" METAL STUDS AT BATH, MECH CLOSET, KITCHEN , LAUNDRY, ETC PLUMBING WALLS WHERE SHOWN) & 5/8" FIRE RATED GYPSUM BOARD (GB) AS INDICATED FOR WALL TYPE 'A', U.N.O.. METAL STUD GAUGE & SPACING BASED UPON ACTUAL WALL HEIGHTS & MANUFACTURER'S "LIMITING HEIGHTS" CHART. USE ONLY MOISTURE & MOLD RESISTANT GB ON ALL WALLS IN BATHS, KITCHENS, MECHANICAL CLOSETS, LAUNDRY, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH & OTHER SIMILAR WALL TILE AREAS UTILIZE 5/8" GB FIRE RATED USG FIBEROCK AQUA-TOUGH TILE BACKER PANELS. GB WALLS TO BE LIGHT KNOCK-DOWN TEXTURE FINISH.
J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: CODE ANALYSIS FOR ADDITIONAL INFORMATION.
K. ALL INTERIOR CORRIDOR & APARTMENT DEMISING WALLS THAT ABUT NON-GYPSUM BOARD SURFACES (MASONRY, CONCRETE, HEAVY TIMBER, STEEL, ETC WALLS, COLUMNS, BEAMS, FLOORS, CEILINGS, ETC) SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. REFER TO G10/A3.1 FOR ACOUSTICAL / FIRE CAULKING DEMISING WALL INSTALLATION DETAILS. INCLUDE ACOUSTICAL FIRE CAULK AT MISC AREAS BETWEEN H.T. STRUCTURE & DECKING DIRECTLY ABOVE FIRE RATED WALLS. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
L. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF FLOORS, WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
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NORTH

ISSUE	DATE	NO.

FLOOR PLANS - LOWER LEVEL

A1.00

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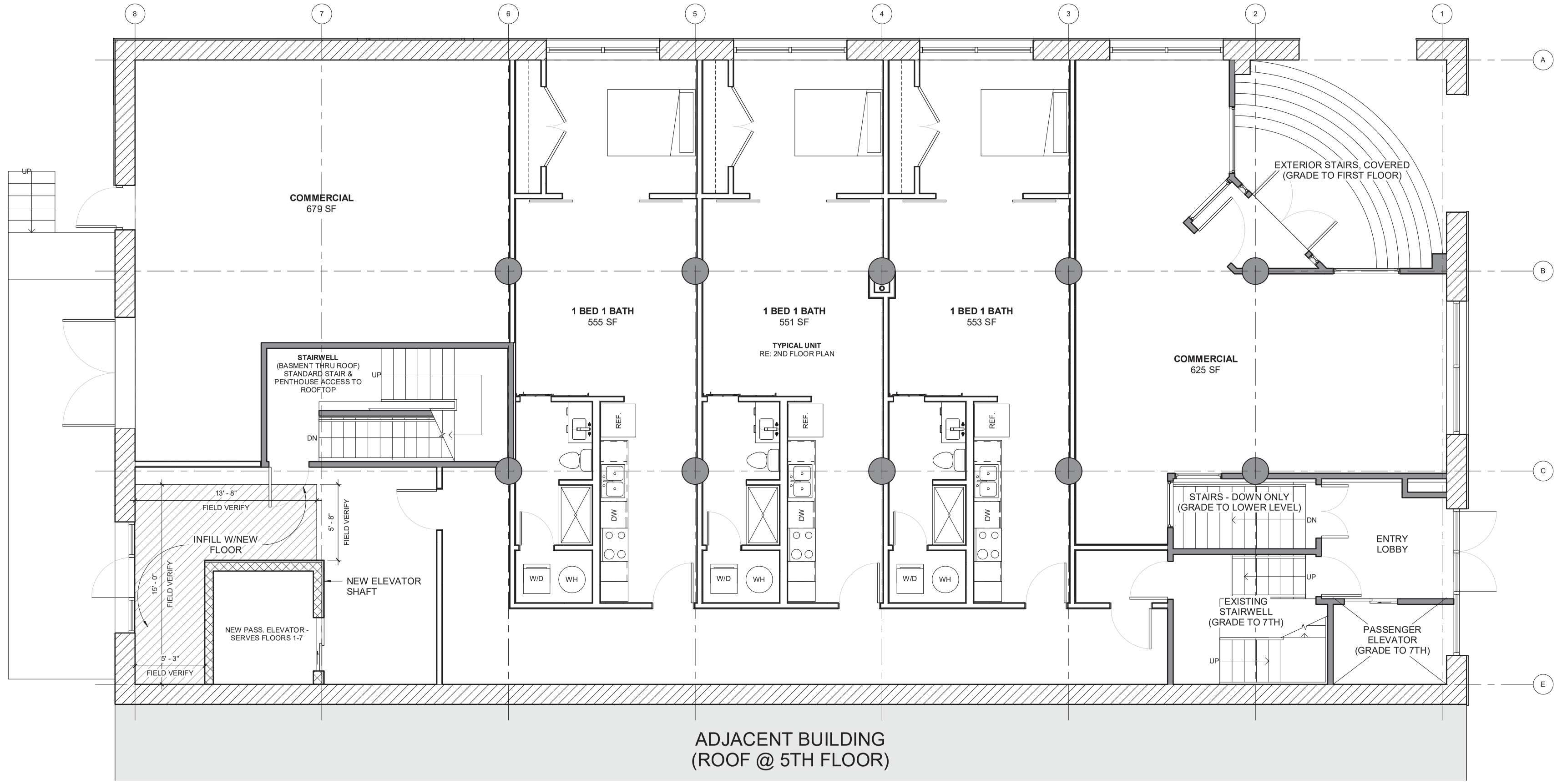

802 BROADWAY LOFTS

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REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
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(816) 785-2265
WWW.EXACTARCHITECTS.COM

CALEB BULAND, ARCHITECT | MO 2009005309

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ISSUE	DATE	NO.

FLOOR PLANS -
GROUND/GRADE

A1.01

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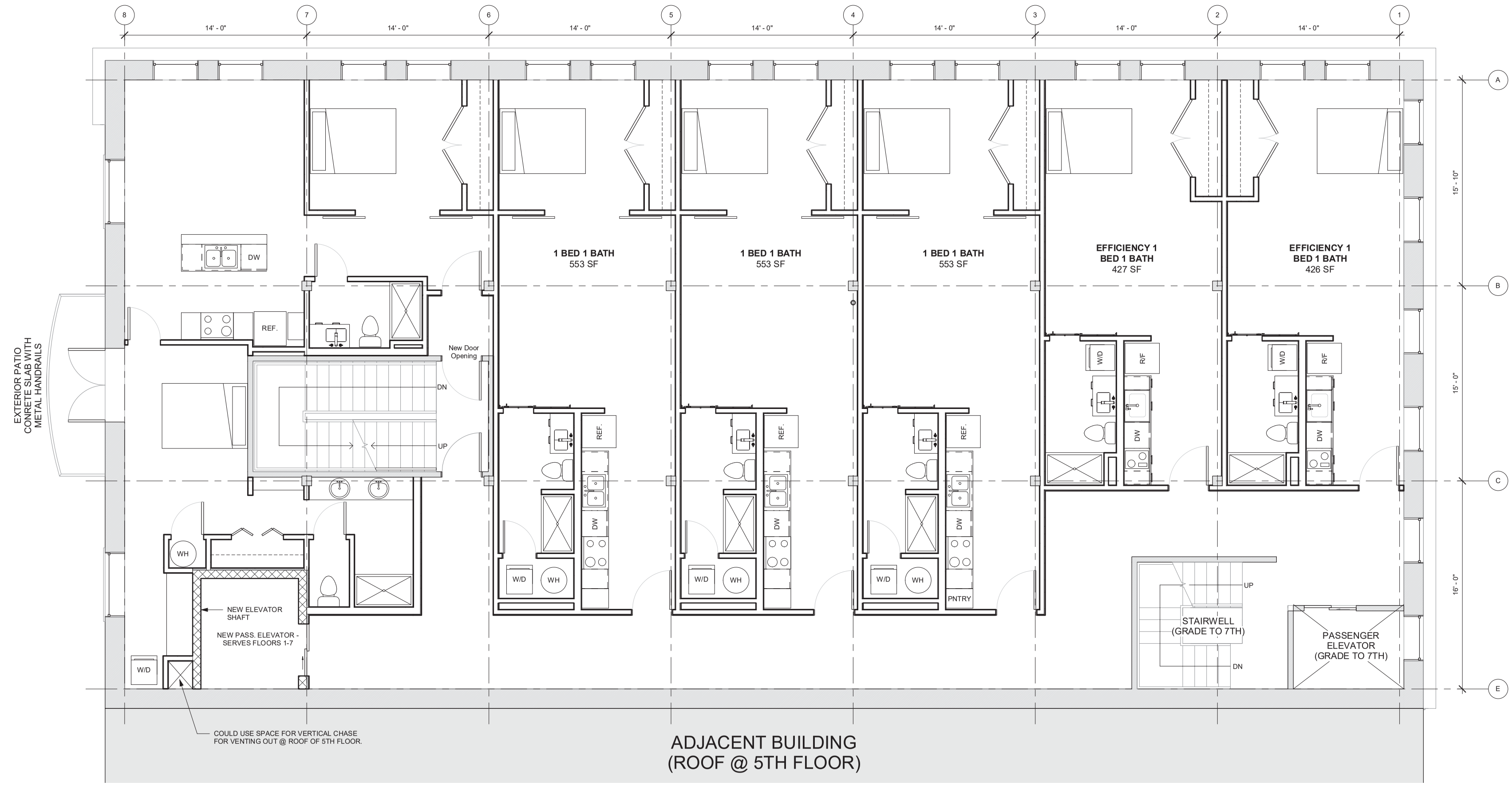

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REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC

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(816) 785-2265

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802 BROADWAY BOULEVARD
KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO.

FLOOR PLANS - 2ND THRU 7TH

A1.02

7/29/2022 7:49:16 PM

EXTERIOR ELEVATION GENERAL NOTES

A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC NOT SHOWN TO BE REUSED (ALL ITEMS NOT IDENTIFIED FOR CLARITY). REMOVE ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.

B. ALL NEW WINDOWS AND STOREFRONT SHALL BE INSTALLED TO HISTORIC BUILDING STANDARDS OF THE DEPARTMENT OF THE INTERIOR. ALL GLAZING SHALL BE CLEAR, INSULATED MODERATE-SOLAR-GAIN LOW-E TYPE, W/ PERIMETER FLAT BLACK SPACERS. WINDOWS SHALL BE THERMALLY BROKEN TYPE. AT INTERIOR PERIMETER OF EXISTING / ORIGINAL WINDOW OPENINGS (HEAD, JAMB & SILL) INSTALL WOOD TRIM TO MATCH EX SIZE, PROFILE, DETAILING, ETC., PAINT TO MATCH WINDOW. FABRICATE EACH WINDOW TO CUSTOM SIZE AS REQUIRE FOR EACH MASONRY OPENING. DO NOT STANDARDIZE WINDOW SIZES. PROVIDE COMPLETE SHOP DRAWING PACKAGE W/ NEW WINDOW DETAILS ADJACENT TO EX WINDOW DETAILS (WHERE REPLICATING), INCLUDING EXTERIOR & INTERIOR TRIM, FOR ARCHITECT'S & STATE HISTORIC PRESERVATION OFFICER'S APPROVAL. ALL NEW GLAZING SHALL BE SAFETY GLAZING TYPE WHERE REQUIRED BY CODE.

C. EX EXTERIOR WALLS ARE VENEER BRICK, CMU & STONE (SILLS, HEADS, BANDING, PARAPET COPING, ORNAMENTATION, BRACKETS, ETC.). ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. INCLUDE MASONRY WORK AT MISC. EXTERIOR WALL AREAS NOT SHOWN, I.E. BACK SIDE OF PARAPETS, SMALL PORTIONS (RECESSED ENTRIES, ETC) OF EXTERIOR ELEVATIONS NOT SHOWN, ETC.

D. CLEAN EX BRICK/GLASS BLOCK. REPLACE ALL DAMAGED, SPALDED, & MISSING UNITS. REPLACE NON-MATCHING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL, U.N.O.. TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.

E. CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, PARAPET COPING, ETC JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX MORTAR JOINT. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

F. MASONRY CLEANING & REPOINTING: ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS APPROVED BY NPS, WITHOUT DAMAGING MASONRY. MASONRY CLEANING SHALL BE COMPLETED PRIOR TO WINDOW & DOOR RELATED WORK. ALL MASONRY CLEANING UNDERTAKEN SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - "ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS". ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS".

G. EXISTING AREAS OF PAINTED BRICK TO BE PREPPED, AND RE-PAINTED.

H. ALL BRICK & STONE REPLACEMENT IS TO BE TOOTHED-IN TO MATCH ADJACENT WALL APPEARANCE. ALL MASONRY INFILL TO MATCH EX WALL THICKNESS, U.N.O.. ALL NEW BRICK & STONE TO MATCH EX COLOR, TEXTURE, SIZE, ETC.. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL.

I. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED / FAILING LINTELS. REPLACEMENT LINTELS TO BE HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN ALL EX LINTELS PRIOR TO PAINTING. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR.

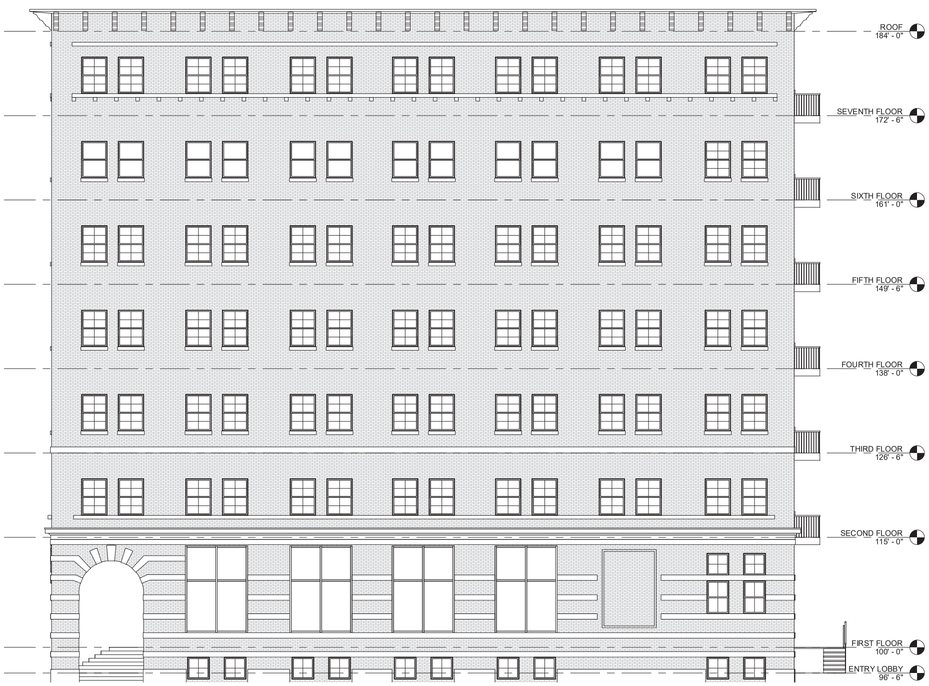
J. CAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS CAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.

K. CAULK / RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, PAVING, ASPHALT, ETC.) JOINTS.

HARVEY-DUTTON DRY GOODS CO. BUILDING - EXTERIOR SCOPE OF WORK:

1. BRICK / CMU BLOCK AND MORTAR RESTORATION: REPOINT ALL DETERIORATED OR MISSING MORTAR JOINTS (APPROX. 10-15% OF ELEVATIONS). JOINTS ARE TO BE REMOVED TO A DEPTH OF 2-1/2 TIMES THE JOINT WIDTH. THE NEW MORTAR WILL MATCH THE HISTORIC COLOR, COMPRESSIVE STRENGTH, COMPOSITION, TEXTURE AND JOINT PROFILE. DETERIORATED, SPALLED, CRACKED, AND MISSING BRICKS (AND CMU BLOCKS) WILL BE REPLACED (APPROX. 4-6% OF THE FACADE). NEW BRICK AND BLOCK WILL MATCH THE HISTORIC COLOR, SIZE, TEXTURE, ETC. ALL GRAFFITI WILL BE REMOVED, EXTERIOR MASONRY STAINS WILL BE REMOVED AND ALL MASONRY CLEANED/SEALED. CLEANING TECHNIQUES WILL BE LIMITED TO LOW TO MEDIUM PRESSURE WASHING WITH CLEANERS / DETERGENTS.
2. RESTORE EXISTING HISTORIC WOOD AND STEEL WINDOWS, AND WOOD STOREFRONT.
3. REMOVE EXISTING ROOF ASSEMBLY, INCLUDING DECK. INSPECT ROOF STRUCTURE AND REPAIR AS NEEDED BEFORE INSTALL OF NEW ROOF. INSTALL NEW ROOF DECK AND 30 YEAR ARCHITECTURAL SHINGLE ROOF ASSEMBLY, FINAL COLOR BY ARCHITECT.
4. REPLACE ALL METAL GUTTERS AND DOWNSPOUTS WITH PAINTED GALVANIZED METAL HIDDEN ATTACHMENT GUTTERS AND MATCHING DOWNSPOUTS. ALL GUTTERS AND DOWNSPOUT REPLACEMENT IN KIND, FINAL COLOR BY ARCHITECT.
5. REPLACE ALL MISSING AND DETERIORATED JOINTS BETWEEN DIFFERING MATERIALS (EX: BRICK TO STONE OR CONCRETE) WITH BACKER ROD AND JOINT SEALANT.
6. REMOVE RUST AND CORROSION FROM ALL STEEL LINTELS TO BARE METAL; PREP, PRIME AND PAINT - TYPICAL.
7. PREP, PRIME, PAINT ALL EXTERIOR CONCRETE
8. PROVIDE NEW PERIMETER SEALANT AT ALL EXTERIOR OPENINGS.
9. RESTORE ALL CLAY TILE ROOF COPING
10. RESTORE STONE FACADE DETAILING
11. RESTORE METAL CORNICE AND BRACKET DETAILING

2 EAST ELEVATION
1/8" = 1'-0"



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

CALEB BULAND, ARCHITECT | MO 2009005309

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

802 BROADWAY LOFTS

802 BROADWAY BOULEVARD
KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO.

EXTERIOR ELEVATIONS

A2.00

7/29/2022 8:32:51 PM

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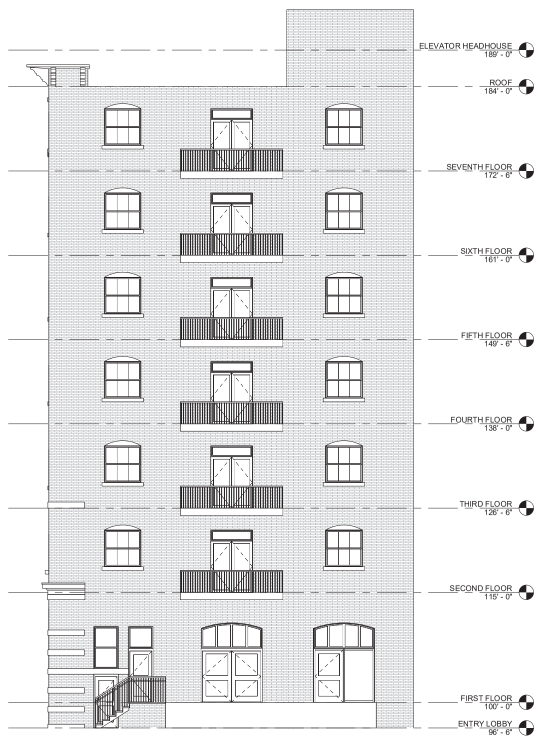
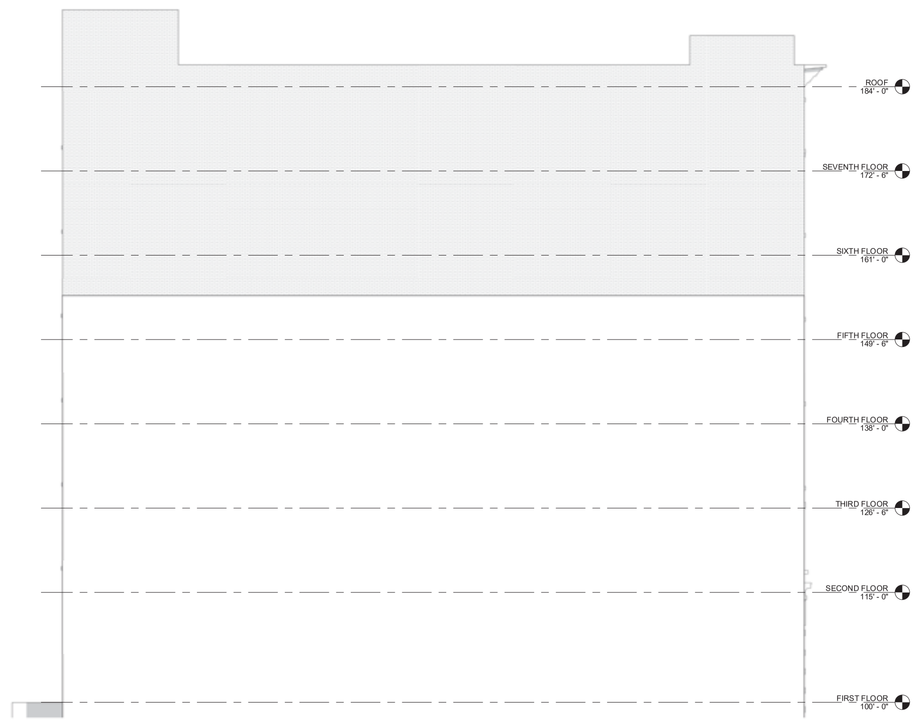


1 **WEST ELEVATION**
1/8" = 1'-0"



2 **SOUTH ELEVATION**
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
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ISSUE	DATE	NO.

EXTERIOR ELEVATIONS

A2.01

7/29/2022 8:33:21 PM

802 BROADWAY

EDC Redevelopment Project Application

ATTACHMENTS

A. MAP
B. DEVELOPMENT SCHEDULE
C. DESIGN PLANS
D. DEVELOPER INFORMATION
   & PRINCIPAL BIOS
E. FINANCIAL INFORMATION
F. LETTERS OF SUPPORT

CALEB
BULAND, AIA

Summary

Strong experience as project executive in architecture, construction, and business. Manage projects from cradle to grave, ensure outcomes align with the market, and complete design, estimate, turnover of new projects. Physically manage the team, cost value analysis, and delivery process. Review strategies and company targets. Strong background with business and projects to effectively manage diverse institutional, multi-family, office, and site work. Review development strategy, proforma, master plan with stakeholders to ensure projects create a successful outcome for all involved.

EXACT Architects
Partner
January 2009 – Present

Architect + design build. Lead architecture and design build for HTC, commercial, and multifamily projects. Act as project executive to interface with government agencies, review team proformas, Part of management team. 50 million in annual development that includes neighborhoods, urban high rise and sustainable historic renovations with approval of NPS. Blend design and budgets to develop successful projects across the Midwest.

HOK
Architect
2004 – 2009

Architect at top firm. Architect on large public projects, experience in landscape, retail, office, and civic design. Completed construction estimate reviews and site efforts for structural and design coordination. Worked on firms major projects, earned multiple awards. Projects included Yankee Stadium, Yankee Team Offices, Hard Rock Café, Steinbrenner Steak House, University of Wyoming Club and Suites, University of Washington training facility, and Aloha Stadium Football Renovations.

Holland Basham Architects
Project Designer
2003-2004

Developers Architect. Completed multiple designs for institutional buildings, student communities, and a performing arts center. Worked with firm Principals to complete designs and presentations for clients and school boards.

BOSS construction
Project Mananger
1999 – 2004

Construction Manager. Design build firm specializing in subcontract design build construction. Managed multiple job sites and project superintendents on a daily basis. Act as business manager tracking high volume sales, creating deadlines, targets, and rewards.

Education

University of Nebraska, Lincoln — M.ARCH Master of Architecture; B.S. Bachelor of Science

University Nebraska at Omaha — Honors Program with focus in Business

Sandler Institute — Sandler Presidents Club, Presidents and Hiring Managers Training Program

National Affordable Housing Management — Fair Housing Certification

US Green Building Council — LEED University, LEED AP sustainable Design

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CALEB
BULAND, AIA

Projects

Partner

2700 Troost apartments 12MM
3600 Main Apartments 30MM
Monarch Lofts 8MM
Six at Park Offices 15M
JPII UMKC Student Housing 10M
National Training Facility 1M
HyVee Arena Redevelopment
Sport and Arena master plan. 50M
Netherland Apartments 40M
HL29 Historic Flats. 6M
Wonder Lofts and Event Space 20M
Carnegie Library Renovations 2M
North 801 Flats: 5M
Ben Day Lofts Historic redevelopment. 5M
Switzer Lofts: 5 Building complex, mixed use. 25M.
Equitable Apartments: 19 story tower. 60M.
Des Moines Lofts: 14 story tower. 40M
St. Margaret's Senior Apartments: 6 story skilled care building. 30M.
Cardinal: YMCA style center and 3 story residential. 6M.
Horace Mann: 3 story loft building in historic school. 6M.
Stove Factory: Complex with restaurant, office, and multi-family. 50M.
Northland Athletic: Youth sport training facility. 3M.
Harlan Family Neighborhood development. 4M
KCK Zone Training Facility: Two indoor fields and office space. 2M
Mitchell Park Plaza: 500,000 square foot mixed use redevelopment. 25M
Chanute Senior. 4M.
Market Street Senior. 3 building complex. 10M.
Wisdom Assembly Church. 2M.
Villagio Senior Village. 20M

Staff Architect

Wyoming Cowboys 30M
300 Wyandotte offices 30M
U of Hawaii 40M
Washington Huskies 120M
Gordmans 3M
Yankee Stadium 900M
Marian Catholic Performing Arts 4M
Home Instead Senior Care office and care 6M
Alegent Heath Facility 10M
Mid-city lofts 2M
Delta Club and Lounge 2M
Hard Rock Café 2M
Liberty Lofts 5M
Commercial Federal40M

Chief Executive Officer
Sheryl Vickers, CCIM
Owner/Broker

Sheryl Vickers, CCIM, is the owner of Select Sites, LLC, a woman owned commercial real estate firm in Kansas City that specializes in retail tenant representation and site selection, Sheryl also focuses on shopping center leasing, commercial and investment acquisitions, and construction and development consulting.

Sheryl is also the President of CRV LLC investment company and Guest Suites KC an Airbnb Superhost management company and the VP of Sales at CCS Construction Services.

Licensed in both Kansas and Missouri for more than 26 years, Sheryl earned her CCIM designation in 2005, which recognizes designees as the global leading experts in commercial investment real estate.

Sheryl founded WIRED in 2017 and has served as a member of the CoStar Advisory Board, the KCRAR Commercial Board of Directors and Diversity Committee, as well as the Board of Directors of the Prospect Business Association (PBA) where she chaired the Economic Development Subcommittee for 4 years.

Because finding ways to diversify the commercial real estate industry is a passion of Sheryl's, she joined forces with Audrey Navarro and Women in Real Estate Development (WIRED) was born, a women's mentoring and support group to act as a portal into commercial brokerage, development and investment opportunities in Kansas City. Sheryl enjoys dedicating her time to mentoring the future female and minority leaders in commercial real estate whenever possible. In 2018, Sheryl was selected to be a Real Estate Associates Program (REAP) Instructor. REAP has been replaced in 2019 by the ULI REDI program and volunteered as one of a handful ULI Mentors as well as serving on the REDI planning committee. Sheryl was honored to be chosen as a Capstone Awards Judge for 2020.

AWARDS RECEIVED: Top 10 Women Leaders by Industry Era magazine in 2022, Power Broker in Retail Award (Leasing CoStar Group) (2012, 2013, 2014, 2017); KC Top Connector (Ewing Marion Kauffman Foundation); Kansas City Influential Women Award honoree (Kansas City Business Magazine) in 2009 and selected as a 2019 Enterprising Woman of the Year honoree by Enterprising Women Magazine.

Bob Mayer has served as president of M R Capital Advisors L.L.C. since he founded it 19 years ago. M R Capital Advisors has expertise in economic development analysis, tax incentives, private loan placement and real estate development. This Company also assists development projects and Clients on working with governmental entities.

Additionally, it is an independent Brokerage that works in conjunction with the placement of commercial loans. These loans are placed with various life companies, commercial mortgage backed securities, and other sources of investment capital.

Before founding M R Capital Advisors, Bob served as Vice President and Commercial Loan Officer for the national GMAC Commercial Mortgage Corp. (Kansas City region) for 5 1/2 years. At GMAC, he successfully originated and funded $200 million in loans for office, multifamily, retail and industrial projects.

In addition to Bob's expertise in commercial real estate, he also has consulted for community development and housing agencies. He has assisted both for-profits and non-profit entities in business development and public incentives.

Bob has consulted and advised on a variety of successful real estate projects, including:

- ACME Development Project, including the Wonder Shops + Flats, the ACME at 3200 Gilham, and the historic Netherlands Apartments
- The View Condominiums and the East 9 at Pickwick Plaza Apartments in downtown Kansas City.
- Various multifamily development projects throughout the greater Kansas City area in such communities as North Kansas City, Parkville, Independence, Mo. Also various projects in Kansas as Kansas City, Bonner Springs, and other Kansas communities.

Under Kansas City Mayor Emanuel Cleaver, Bob served from 1991 to 1994 as chairman of the Kansas City Tax Increment Finance Commission. This was a key development agency that spurred redevelopment and significant new investment in downtown Kansas City. During the same period, Mr. Mayer served on the Kansas City Economic Development Corp. Board of Directors.

Also in the early 1990s, the *Kansas City Business Journal* named Bob one of the top 25 economic development professionals in Kansas City.

802 BROADWAY

EDC Redevelopment Project Application

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802 BROADWAY	26,175	SF Apartments/Commercial			
	26,175	Total Building SF			
8/11/2022	39	units			

DESCRIPTION	COSTS	COST PER occupied GSF	COST PER UNIT	COMMENTS	QRE ELIGIBLE
General Requirements	$ 250,000	$ 9.55	$ 6,410.26		$ 250,000
Insurance	$ 20,000	$ 0.76	$ 512.82		$ 20,000
Permits	$ 15,000	$ 0.57	$ 384.62		$ -
Site Work	$ 50,000	$ 1.91	$ 1,282.05		$ -
Exterior Paving	$ 25,000	$ 0.96	$ 641.03		$ -
Interior Concrete	$ 25,000	$ 0.96	$ 641.03		$ 25,000
Masonry	$ 150,000	$ 5.73	$ 3,846.15		$ 150,000
Metal Assemblies	$ 50,000	$ 1.91	$ 1,282.05		$ 50,000
Interior Debris Removal	$ 50,000	$ 1.91	$ 1,282.05		$ 50,000
Rough Carpentry	$ 40,000	$ 1.53	$ 1,025.64		$ 40,000
Finish Carpentry	$ 470,000	$ 17.96	$ 12,051.28		$ 470,000
Interior Cabinetry	$ 235,000	$ 8.98	$ 6,025.64		$ 235,000
Countertops	$ 70,500	$ 2.69	$ 1,807.69		$ 70,500
Exterior Finishes	$ 50,000	$ 1.91	$ 1,282.05		$ 50,000
Insulation and Sealants	$ 25,000	$ 0.96	$ 641.03		$ 25,000
Roof Coverage	$ 90,000	$ 3.44	$ 2,307.69		$ 90,000
Doors and Hardware	$ 94,000	$ 3.59	$ 2,410.26		$ 94,000
Windows	$ 75,000	$ 2.87	$ 1,923.08		$ 75,000
Wall Package	$ 376,000	$ 14.36	$ 9,641.03		$ 376,000
Tile	$ 50,000	$ 1.91	$ 1,282.05		$ 50,000
Roll Flooring	$ -	$ -	$ -		$ -
Paints and Coatings	$ 125,000	$ 4.78	$ 3,205.13		$ 125,000
Appliances	$ 141,000	$ 5.39	$ 3,615.38		$ -
Accessories	$ 6,000	$ 0.23	$ 153.85		
Blinds	$ 18,000	$ 0.69	$ 461.54		$ -
Fire Protection	$ 250,000	$ 9.55	$ 6,410.26		$ 250,000
Elevators and Platform Elevators	$ 270,000	$ 10.32	$ 6,923.08		$ 270,000
Plumbing	$ 400,000	$ 15.28	$ 10,256.41		$ 400,000
HVAC	$ 350,000	$ 13.37	$ 8,974.36		$ 350,000
Electrical	$ 500,000	$ 19.10	$ 12,820.51		$ 500,000
Miscellaneous	$ 200,000	$ 7.64	$ 5,128.21		$ 200,000
Overhead	$ 200,000	$ 7.64	$ 5,128.21		$ 200,000
Contractor Fee	$ 250,000	$ 9.55	$ 6,410.26		$ 250,000
Contingency - 5%	$ 246,025	$ 9.40	$ 6,308.33		$ 123,013
Total Construction Costs	**$ 5,166,525**	**$ 197.38**	**$ 132,475**		**$ 4,788,513**

Soft Costs (Detail)	Total	% of Hard Costs	Cost per Unit	% of TDC	
Architect/Design	$ 147,615	2.86%	$ 3,785.00	1.50%	$ 147,615
Engineering	$ 147,615	2.86%	$ 3,785.00	1.50%	$ 147,615
GP Legal	$ 20,000	0.39%	$ 512.82	0.20%	$ -
Historic Preservation App	$ 75,000	1.45%	$ 1,923.08	0.76%	$ 75,000
Appraisal	$ 5,100	0.10%	$ 130.77	0.05%	$ -
Environmental Report	$ 4,000	0.08%	$ 102.56	0.04%	$ 4,000
Tax Credit Fees - historic only	$ 20,000	0.39%	$ 512.82	0.20%	$ 20,000
LCRA/EDC Tax Abatement Fees	$ 42,447	0.82%	$ 1,088.38	0.43%	$ -
Franchise & FF&E	$ 10,000	0.19%	$ 256.41	0.10%	$ -
Consultants	$ 20,000	0.39%	$ 512.82	0.20%	$ 20,000
Contingency - 5%	$ 24,589	0.48%	$ 630.48	0.25%	$ -
Total	**$ 516,366**	**9.99%**	**$ 13,240.14**	**5.26%**	**$ 414,230**
Acquisition	**2,575,000**		**66,025.64**	**26.23%**	**$ -**
Developer Fee	**1,100,000**		**28,205.13**	**11.21%**	**$ 1,100,000**
Financing					
Construction Period Interest	180,000		4,615.38	1.83%	$ 180,000
Construction Loan Origination Fee	30,000		769.23	0.31%	$ 30,000
State HTC Issuance Fee (4%)	66,634		1,708.56	0.68%	$ 66,634
Construction Taxes & Insurance	80,000		2,051.28	0.82%	$ 80,000
Inspections	4,000		102.56	0.04%	$ 4,000
Permanent Loan Origination Fee	20,750		532.05	0.21%	$ -
Title & Recording	6,301		161.56	0.06%	$ 1,301
Financing	**387,685**		**9,940.64**	**3.95%**	**$ 360,634**
Project Reserves	**70,000**		**1,794.87**	**0.71%**	$ -
TOTAL DEVELOPMENT COST	**9,815,575**		**251,681.42**	**100.00%**	**6,663,377**

802 Broadway

Sources & Uses

Sources	
Permanent Loan	$ 4,150,000
Historic Tax Credit Equity	$ 2,620,706
Developer Equity	$ 2,094,869
Deferred Developer Fee	$ 950,000
Total	$ 9,815,575

Uses	
Acquisition	$ 2,575,000
Construction	$ 5,166,525
Soft Costs	$ 516,366
Financing	$ 387,685
Developer Fee	$ 1,100,000
Reserves/Other	$ 70,000
Total	$ 9,815,575

802 BROADWAY

PROFORMA ANALYSIS, Without Tax Abatement **8/29/2022**

Assumptions:			Construction 0	Lease Up Year 1	Stabilization 2	3	4	5	6	7	8	9	10
INCOME		Annual Inflation											
Gross Possible Rent - Apartments		2.0%	0	539,927	550,726	561,740	572,975	584,434	596,123	608,046	620,207	632,611	645,263
Vacancy/Other Losses - Percent			0.0%	31.6%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount			0	(170,746)	(27,536)	(28,087)	(28,649)	(29,222)	(29,806)	(30,402)	(31,010)	(31,631)	(32,263)
Total Rental Income, Apartments			0	369,181	523,189	533,653	544,326	555,213	566,317	577,643	589,196	600,980	613,000
Gross Possible Rent - Commercial		2.0%	0	71,248	72,673	74,126	75,609	77,121	78,664	80,237	81,842	83,478	85,148
Vacancy/Other Losses - Percent			0.0%	50.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount			0	(35,624)	(3,634)	(3,706)	(3,780)	(3,856)	(3,933)	(4,012)	(4,092)	(4,174)	(4,257)
Total Rental Income, Commercial			0	35,624	69,039	70,420	71,829	73,265	74,730	76,225	77,749	79,304	80,891
Effective Gross Income			0	404,805	592,229	604,073	616,155	628,478	641,047	653,868	666,946	680,285	693,890
EXPENSES													
Operating Expenses	%GPR/Stable	Annual Inflation											
Administrative													
Marketing	0.94%	3.0%	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Office/Admin	0.37%	3.0%	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Manager (pt)	5.61%	3.0%	0	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Maintenance													
Repairs & Contracts	1.87%	3.0%	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Exterminating	0.37%	3.0%	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Part time Staff	5.61%	3.0%	0	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Operating													
Elevator	0.94%	3.0%	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Cleaning & Maintenance	1.40%	3.0%	0	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786
Monitoring Fee & Insurance	0.22%	3.0%	0	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566
Insurance	1.87%	3.0%	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Management (4%)	4.00%		0	21,597	22,029	22,470	22,919	23,377	23,845	24,322	24,808	25,304	25,811
	23.21%												
Real Estate Taxes	16.64%	1.5%	0	90,270	91,624	91,624	92,999	92,999	94,394	94,394	95,810	95,810	97,247
	39.84%												
Total Operating Expenses			0	214,567	219,434	223,048	228,141	231,966	237,296	241,345	246,926	251,211	257,058
NET OPERATING INCOME (NOI)			0	190,237	372,794	381,025	388,014	396,512	403,751	412,524	420,020	429,073	436,833
REPLACEMENT RESERVES	$300/unit	3.0%	0	11,700	12,051	12,413	12,785	13,168	13,564	13,970	14,390	14,821	15,266
DEBT SERVICE													
Debt Service - Permanent				328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658
DSCR				0.54	1.10	1.12	1.14	1.17	1.19	1.21	1.23	1.26	1.28
CASH FLOW				(150,120)	32,085	39,954	46,571	54,685	61,530	69,895	76,972	85,594	92,909
Annual Priority Return	3%	3.0%		(40,026)	(33,643)	(33,643)	(33,643)	(30,786)	0	0	0	0	0
Tax Prep/Audit		3.0%		(10,000)	(10,300)	(10,609)	(10,927)	(11,255)	(11,593)	0	0	0	0
Asset Management				(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	0	0	0	0	0
HTC Investor Put	5%			0	0	0	0	(56,072)	0	0	0	0	0
Total Investor Requirements				(55,026)	(48,943)	(49,252)	(49,571)	(103,113)	(11,593)	0	0	0	0
REMAINING CASH FLOW			0	(205,147)	(16,858)	(9,298)	(3,000)	(48,428)	49,937	69,895	76,972	85,594	92,909
SALE OF ASSET													
Value of Asset	6.00% cap rate												7,280,545
Selling Cost	3.00%												(218,416)
Remaining Debt Principal													(2,582,193)
TOTAL FLOW OF FUNDS (OWNER/DEVELOPER)			(1,944,869)	(205,147)	(16,858)	(9,298)	(3,000)	(48,428)	49,937	69,895	76,972	85,594	4,572,845
		Annual Cash-on-Cash Return		-10.55%	-0.87%	-0.48%	-0.15%	-2.49%	2.57%	3.59%	3.96%	4.40%	4.78%
IRR - Leveraged			$\boxed{8.42\%}$										
TOTAL FLOW OF FUNDS (Unleveraged)			(9,815,575)	190,237	372,794	381,025	388,014	396,512	403,751	412,524	420,020	429,073	7,498,962
			841,085	1,779,621									
				150,000									
			(8,974,491)	2,119,859	372,794	381,025	388,014	396,512	403,751	412,524	420,020	429,073	7,498,962
		Annual Yield on Cost			5.44%	5.56%	5.66%	5.78%	5.89%	6.02%	6.13%	6.26%	6.37%
IRR - Unleveraged			$\boxed{5.17\%}$										

802 BROADWAY

PROFORMA ANALYSIS, With Tax Abatement **8/29/2022**

Assumptions:	%GPR/Stable	Annual Inflation	Construction 0	Lease Up Year 1	Stabilization 2	3	4	5	6	7	8	9	10
INCOME		Annual Inflation											
Gross Possible Rent - Apartments		2.0%	0	539,927	550,726	561,740	572,975	584,434	596,123	608,046	620,207	632,611	645,263
Vacancy/Other Losses - Percent			0.0%	31.6%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount			0	(170,746)	(27,536)	(28,087)	(28,649)	(29,222)	(29,806)	(30,402)	(31,010)	(31,631)	(32,263)
Total Rental Income, Apartments			0	369,181	523,189	533,653	544,326	555,213	566,317	577,643	589,196	600,980	613,000
Gross Possible Rent - Commercial		2.0%	0	71,248	72,673	74,126	75,609	77,121	78,664	80,237	81,842	83,478	85,148
Vacancy/Other Losses - Percent			0.0%	50.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount			0	(35,624)	(3,634)	(3,706)	(3,780)	(3,856)	(3,933)	(4,012)	(4,092)	(4,174)	(4,257)
Total Rental Income, Commercial			0	35,624	69,039	70,420	71,829	73,265	74,730	76,225	77,749	79,304	80,891
Effective Gross Income			0	404,805	592,229	604,073	616,155	628,478	641,047	653,868	666,946	680,285	693,890
EXPENSES													
Operating Expenses	%GPR/Stable	Annual Inflation											
Administrative													
Marketing	0.94%	3.0%	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Office/Admin	0.37%	3.0%	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Manager (pt)	5.61%	3.0%	0	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Maintenance													
Repairs & Contracts	1.87%	3.0%	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Exterminating	0.37%	3.0%	0	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Part time Staff	5.61%	3.0%	0	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Operating													
Elevator	0.94%	3.0%	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Cleaning & Maintenance	1.40%	3.0%	0	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786
Monitoring Fee & Insurance	0.22%	3.0%	0	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566
Insurance	1.87%	3.0%	0	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Management (4%)	4.00%		0	21,597	22,029	22,470	22,919	23,377	23,845	24,322	24,808	25,304	25,811
	23.21%												
Real Estate Taxes - Land	0.98%		0	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389
PILOTS (75% Tax Abatement)	9.48%		0	52,196	52,196	52,196	52,196	52,196	52,196	52,196	52,196	52,196	52,196
	33.66%												
Total Operating Expenses			0	181,882	185,395	189,009	192,727	196,552	200,487	204,536	208,701	212,986	217,395
NET OPERATING INCOME (NOI)			0	222,923	406,834	415,065	423,428	431,926	440,560	449,333	458,245	467,298	476,495
REPLACEMENT RESERVES	$300/unit	3.0%	0	11,700	12,051	12,413	12,785	13,168	13,564	13,970	14,390	14,821	15,266
DEBT SERVICE													
Debt Service - Permanent				328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658	328,658
DSCR				0.64	1.20	1.23	1.25	1.27	1.30	1.32	1.35	1.38	1.40
CASH FLOW				(117,435)	66,125	73,994	81,985	90,100	98,339	106,704	115,197	123,819	132,571
Annual Priority Return	3%	3.0%		(40,026)	(33,643)	(33,643)	(33,643)	(30,786)	0	0	0	0	0
Tax Prep/Audit		3.0%		(10,000)	(10,300)	(10,609)	(10,927)	(11,255)	(11,593)	0	0	0	0
Asset Management				(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	0	0	0	0	0
HTC Investor Put	5%			0	0	0	0	(56,072)	0	0	0	0	0
Total Investor Requirements				(55,026)	(48,943)	(49,252)	(49,571)	(103,113)	(11,593)	0	0	0	0
REMAINING CASH FLOW			0	(172,461)	17,182	24,742	32,414	(13,014)	86,746	106,704	115,197	123,819	132,571
SALE OF ASSET													
Value of Asset	6.00% cap rate												7,941,582
Selling Cost	3.00%												(238,247)
Remaining Debt Principal													(2,582,193)
TOTAL FLOW OF FUNDS (OWNER/DEVELOPER)			(1,944,869)	(172,461)	17,182	24,742	32,414	(13,014)	86,746	106,704	115,197	123,819	5,253,712
		Annual Cash-on-Cash Return		-8.87%	0.88%	1.27%	1.67%	-0.67%	4.46%	5.49%	5.92%	6.37%	6.82%
IRR - Leveraged			10.95%										
TOTAL FLOW OF FUNDS (Unleveraged)			(9,815,575)	222,923	406,834	415,065	423,428	431,926	440,560	449,333	458,245	467,298	8,179,829
			841,085	1,779,621									
				150,000									
			(8,974,491)	2,152,544	406,834	415,065	423,428	431,926	440,560	449,333	458,245	467,298	8,179,829
		Annual Yield on Cost			5.96%	6.08%	6.21%	6.33%	6.46%	6.59%	6.72%	6.85%	6.98%
IRR - Unleveraged			6.29%										

802 BROADWAY

EDC Redevelopment Project Application

ATTACHMENTS

A. MAP
B. DEVELOPMENT SCHEDULE
C. DESIGN PLANS
D. DEVELOPER INFORMATION & PRINCIPAL BIOS
E. FINANCIAL INFORMATION
F. LETTERS OF SUPPORT

Eric Bunch
City Councilman, 4th District In District

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July 25, 2022

Missouri Department of Economic Development – BCS

Historic Tax Credit Program

301 W. High Street

Jefferson City, MO 65101

I am writing to express my complete support for the Exact 800 Broadway's application to the Missouri Department of Economic Development.

The proposed 800 Broadway project, located at 800-802 Broadway in Kansas City, Missouri is crucial and compatible with the efforts being made to redevelop and reinvigorate the aging Garment District.

As Councilperson, I am confident that the completion of the mixed-use project will contribute to KC Downtown Broadway's economic growth by expanding housing options and increasing safety and walkability in the area by introducing new services and new opportunities into the corridor. This is a historic district of Downtown Kansas City, but in need of redevelopment after years of stagnation.

I am aware of Exact 800 Broadway's previous and ongoing historic projects in Kansas City and have full faith in their ability to execute a project of this scale.

As such, I believe this project deserves consideration from the Missouri Department of Economic Development for its Historic Tax Credit Program.

Thank you for your consideration of the Exact 800 Broadway's application. Please feel free to contact my office directly if I can be of any further assistance.

Sincerely,

Eric Bunch
Councilman, 4th District