

BOARD OF DIRECTORS' MEETING

➤ AGENDA

MAY 18, 2026, 11:30 AM



- I. Welcome
- II. *Approval of April 2026 Board Meeting Minutes p. 3
- III. *Financial Report p. 5
- IV. Committee Reports
 - A. Development p. 15 and 51
 - B. Marketing p. 81
 - C. Quality of Life p. 110
- V. Staff Report p. 133
- VI. Old Business
- VII. New Business
 - A. Budget FY 26-27 p. 135
 - B. DORA – Designated Outdoor Refreshment Area
- VIII. Public Forum
- IX. Adjournment

* Denotes action items

Upcoming Meetings:

June 15, 5:00 pm - June Annual Meeting & Board Meeting

July 20, 11:30 am – July Board Meeting

August 17, 11:30 am - August Board Meeting

This meeting, and all communications between Board Members, are subject to the provisions of the Tennessee Open Meetings Act.

BOARD OF DIRECTORS' MEETING

➤ MINUTES

APRIL 20, 2026, 11:30 AM

The Board of Directors of Downtown Knoxville Alliance met on Monday, April 20, 2026, at 11:30 am at the Emporium, 100 S. Gay Street.

Board members present included Natalea Cummings, who chaired the meeting; Chip Barry, Faris Eid, Nikki Elliott, Gay Lyons, and Blaine Wedekind. DKA and Knoxville Chamber staff in attendance included: Callie Blackburn, Michele Hummel, and Karen Kakanis.

I. Welcome

Natalea Cummings chaired the meeting and called the meeting to order.

II. Approval of Minutes

Natalea Cummings called for approval of the minutes from the March board meeting. Chip Barry made a motion to approve the minutes. Blaine Wedekind seconded the motion, which was unanimously approved by the board.

III. Financials

Karen Kakanis delivered the financial report for March, explaining the various reports. Nikki Elliott made a motion to approve the report. Gay Lyons seconded the motion, which was unanimously approved by the board.

IV. Staff Report

Staff presented their report, which provided an update on activities from the previous month. The full reports were included in the agenda packet.

V. Old Business

There was no Old Business.

VI. New Business

A. Smoke Free Ordinance

Lauren Rider discussed an ordinance that City Council will hear on first reading May 12. In 2007 the Tennessee Non-Smokers Protection Act was passed statewide, making it illegal to smoke in most workplaces with the exception of 21+ establishments. In 2022, the state code was modified, returning the control to local cities to enable the expansion of smoke-free workplace protections. City Council will vote to create a more comprehensive smoke free work environment to protect performers, hospitality employees, service providers, etc from the dangers of second-hand and third-hand smoke.

The board members will not take an official stance on the ordinance but many of the board members offered to contact city council members directly to share their thoughts about the ordinance.

B. Budget FY 26-27

Staff and Board discussed the budget, which will be sent to members in May and approved at the Annual Meeting in June.

C. Annual Meeting/Nominating Committee

The Annual Meeting occurs on June 15 at 5:00 pm, DKA will be accepting nominations for business and stakeholder representatives.

VII. Public Forum

Sara Houchins `provided an update on BigEars and thanked the Board for the sponsorship with this event.

VIII. Adjournment

With no other business, the meeting was adjourned.

Secretary

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD April 30, 2026

Jul '25 - Jun '26

OPERATING ACTIVITIES

Net Income	(38,333)
Adjustments to reconcile Net Income to net cash provided by operations:	
1110 - Other Receivable	85,342
1350 - Prepaid Expenses	(28,253)
1750 - Accumulated Depr - Leaseholds	219
1760 - Accumulated Depr - Furniture	485
2020 - Accounts Payable	(29,427)
2600 - Accrued Payables	(99)
Net cash provided by Operating Activities	(10,067)
INVESTING ACTIVITIES	-
1650 - Leashold Improvements	-
Net cash provided by Financing Activities	-
Net cash increase/(decrease) for period	(10,067)
Cash at beginning of period	1,895,334
Cash at end of period	1,885,267

Current Liabilities (28,639)

 Accrued Payables (494,978)

Accounts receivable and Other 7,604

Prepaid Expenses 29,192

Fixed Assets 53,151

Subtotal (433,670)

Projected Remaining Budgeted Income (Expenses)

Revenue -

Development (85,000)

Quality of Life (244,080)

Business Support (3,509)

Marketing/Sponsorships (42,942)

Administration (65,599)

Subtotal (441,129)

Projected Cash - Before Minimum Reserve 1,010,467

 Minimum Cash Balance - Reserve (150,000)

Projected Cash Availability 860,467

Downtown Knoxville Alliance
 Statement of Cash Flows
 Fiscal YTD April 30, 2026

Project	Grants	Permit Date	Comp Date	Accrued	YE 6/30/2026	Total
314 Union Ave (COK)	250,000		9/30/2022		0	0
Art & Cultural Alliance	200,000		6/30/2024		0	0
	450,000				0	0

* City approval required

Note: Farragut Building/Hyatt Place, 530 S. Gay Street

In 2015, DKA Board agreed to receive \$4,578 and abate the increased incremental assessments during the project's 25-year PILOT term which ends 3/17/41.

Note: Church + Henley formerly State Supreme Court, 700 Henley Street

In 2019, DKA approved a 10-year abatement of the incremental assessment for the State Supreme Court project starting 48 months after developers close on the two parcels to allow for construction and project stabilization. DKA will continue to receive assessments for both properties based on the acquisition cost. DKA's assessment is expected to be approx. \$3,208 during the abatement time. The City's 25 year PILOT term ends 3/4/48. The property closed on 9/30/19. DKA's abatement ends 9/30/2033.

Downtown Knoxville Alliance
Budget Variance Report
For the 10 Periods Ended April 30, 2026

	July 2025 - April 2026			July 2025 - June 2026		
	Actual	Budget	Variance	Budget	Remaining	17% Remaining
Income						
4020 CBID Assessment	1,185,351	1,000,000	(185,351)	1,200,000	14,649	1%
4100 Interest on Cash Reserves	51,368	25,000	(26,368)	30,000	(21,368)	-71%
Total Income	\$ 1,236,719	\$ 1,025,000	\$ (211,719)	\$ 1,230,000	\$ (6,719)	-1%
Gross Profit	\$ 1,236,719	\$ 1,025,000	\$ (211,719)	\$ 1,230,000	\$ (6,719)	-1%
Expenses						
5100 Business Support						
5150 Merchant Support	46,491	41,667	(4,825)	50,000	3,509	7%
Total 5100 Business Support	\$ 46,491	\$ 41,667	\$ (4,825)	\$ 50,000	\$ 3,509	7%
5200 Development						
5205 Special Projects	15,000	83,333	68,333	100,000	85,000	85%
5225 Path to Prosperity	15,000	12,500	(2,500)	15,000	-	0%
Total 5200 Development	\$ 30,000.00	\$ 95,833.33	\$ 65,833.33	\$ 115,000.00	\$ 85,000.00	74%
5300 Marketing Expenses						
5305 Advertising	59,453	50,000	(9,453)	60,000	547	1%
5306 Print & Content Dev.	54,709	50,000	(4,709)	60,000	5,291	9%
5360 Sponsorships - Events	109,800	104,167	(5,633)	125,000	15,200	12%
5364 Downtown Scavenger Hunt	3,550	16,667	13,117	20,000	16,450	82%
5375 Website	27,860	25,000	(2,860)	30,000	2,140	7%
5376 Brand Refinement	6,687	8,333	1,646	10,000	3,313	33%
Total 5300 Marketing Expenses	\$ 262,058	\$ 254,167	\$ (7,891)	\$ 305,000	\$ 42,942	14%
5400 Administration						
5415 Office Lease Expenses	13,160	18,333	5,173	22,000	8,840	40%
5420 Meals/Lodging/Travel	4,667	5,000	333	6,000	1,333	22%
5430 Office Expenses	8,282	6,667	(1,615)	8,000	(282)	-4%
5435 Bank Fees	150	167	17	200	50	25%
5440 Postage	288	2,083	1,795	2,500	2,212	88%
5450 Professional Svc	11,374	10,000	(1,374)	12,000	626	5%
5460 Services Contract	176,685	185,042	8,357	222,050	45,365	20%
5465 Professional Dev.	6,257	10,833	4,577	13,000	6,743	52%
5480 Software	952	1,250	298	1,500	548	37%
5490 Insurance D&O	738	750	12	900	162	18%
Total 5400 Administration	\$ 222,552	\$ 240,125	\$ 17,573	\$ 288,150	\$ 65,598	23%
5650 Quality of Life						
5655 Security	53,799	100,000	46,201	120,000	66,201	55%
5657 Ambassador Program	142,650	142,650	-	171,180	28,530	17%
5659 Beautification	15,651	37,500	21,849	45,000	29,349	65%
5663 Open Street Activation	-	8,333	8,333	10,000	10,000	100%
5664 Initiatives from Survey	15,000	104,167	89,167	125,000	110,000	88%
Total 5650 Quality of Life	\$ 227,100	\$ 392,650	\$ 165,550	\$ 471,180	\$ 244,080	52%
6000 Depreciation Expense	7,011.38	-	(7,011.38)			
Total Expenses	\$ 795,213	\$ 1,024,442	\$ 229,229	\$ 1,229,330	\$ 441,129	36%
Net Income	\$ 441,507	\$ 558	\$ (440,948)	\$ 670	\$ (447,848)	

Accrued Payables at 04.30.26

City of Knoxville (314 Union Ave) accrued 9/30/22	FY23	\$	250,000.00
Market Square Power Wash (total of 2)	FY24	\$	3,200.00
Marketing/branding/activation requests COK street closures	FY24	\$	3,937.52
Art & Cultural Alliance - Emporium Project	FY24	\$	200,000.00
Sustainable Solutions - Cigarette Litter Prevention & Recycling	FY26	\$	3,190.48
East TN History Center - For 2026 Programming	FY26	\$	5,000.00
Knoxville Museum of Art for 2026 Programming	FY26	\$	5,000.00
Big Ears Festival - March 26-29, 2026	FY26	\$	5,000.00
Rossini Festival - April 18-19,2026	FY26	\$	2,500.00
St. Patrick's Day Parade - March 14,2026	FY26	\$	1,500.00
2026 Old City Market & 1st Friday Block Parties	FY26	\$	5,000.00
2026 Open Streets Knoxville - May 17, 2026	FY26	\$	1,650.00
Children's Festival of Reading - May 16, 2026	FY26	\$	2,500.00
Synnergy Fest & Make Music Day - June 14-17, 2026	FY26	\$	1,500.00
Chalk Walk April 11, 2026 & Dogwood Arts Fest April 24-26, 2026	FY26	\$	5,000.00
		\$	<u>494,978.00</u>

Downtown Knoxville Alliance

Statement of Cash Flows

April 2026

	TOTAL
OPERATING ACTIVITIES	
Net Income	(38,333.29)
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1110 Other Receivable	85,341.86
1350 Prepaid Expenses	(28,253.17)
1750 Accumulated Depreciation:Accumulated Depr - Leaseholds	218.75
1760 Accumulated Depreciation:Accumulated Depr - Furniture	484.67
2020 Acc. Payable:Accounts Payable	(29,427.18)
2600 Accrued Payables	(99.11)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	28,265.82
Net cash provided by operating activities	\$ (10,067.47)
NET CASH INCREASE FOR PERIOD	\$ (10,067.47)
Cash at beginning of period	1,895,334.06
CASH AT END OF PERIOD	\$1,885,266.59

Downtown Knoxville Alliance
Balance Sheet
As of April 30, 2026

	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Change	% Change
ASSETS				
Current Assets - Bank Accounts				
1000 Cash & Cash Equiv.				
1012 First Bank Checking	(22,500.00)	(3,400.33)	(19,099.67)	-561.70%
1014 First Bank ICS	1,646,979.69	1,379,525.91	267,453.78	19.39%
1020 Investments - Cert Dep and MM				
1022 FirstBank CD 0680	-	103,966.25	(103,966.25)	-100.00%
1036 Home Federal CD 2895	260,786.90	250,611.26	10,175.64	4.06%
1037 First Century CD 0328	-	256,981.97	(256,981.97)	-100.00%
1038 Truist CD 6084	-	253,947.23	(253,947.23)	-100.00%
Total 1020 Investments - Cert Dep and MM	\$ 260,786.90	\$ 865,506.71	\$ (604,719.81)	-69.87%
Total 1000 Cash & Cash Equiv.	\$ 1,885,266.59	\$ 2,241,632.29	\$ (356,365.70)	-15.90%
Total Bank Accounts	\$ 1,885,266.59	\$ 2,241,632.29	\$ (356,365.70)	-15.90%
Accounts Receivable				
1110 Other Receivable	5,473.14	34,882.69	(29,409.55)	-84.31%
Total Accounts Receivable	\$ 5,473.14	\$ 34,882.69	\$ (29,409.55)	-84.31%
Other Current Assets				
1350 Prepaid Expenses	29,191.77	28,884.10	307.67	1.07%
Total Other Current Assets	\$ 29,191.77	\$ 28,884.10	\$ 307.67	1.07%
Total Current Assets	\$ 1,919,931.50	\$ 2,305,399.08	\$ (385,467.58)	-16.72%
Fixed Assets				
1650 Leasehold Improvements	15,750.00	12,500.00	3,250.00	26.00%
1660 Furniture & Equipment	44,412.62	-	44,412.62	
1700 Accumulated Depreciation				
1750 Accumulated Depr - Leaseholds	(2,164.68)	-	(2,164.68)	
1760 Accumulated Depr - Furniture	(4,846.70)	-	(4,846.70)	
Total 1700 Accumulated Depreciation	\$ (7,011.38)	\$ -	\$ (7,011.38)	
Total Fixed Assets	\$ 53,151.24	\$ 12,500.00	\$ 40,651.24	325.21%
Other Assets				
1925 Security Deposit	2,130.48	-	2,130.48	
Total Other Assets	\$ 2,130.48	\$ -	\$ 2,130.48	
TOTAL ASSETS	\$ 1,975,213.22	\$ 2,317,899.08	\$ (342,685.86)	-14.78%
LIABILITIES AND EQUITY				
Current Liabilities - Accounts Payable				
2020 Accounts Payable	28,638.98	30,314.19	(1,675.21)	-5.53%
Total 2000 Acc. Payable	\$ 28,638.98	\$ 30,314.19	\$ (1,675.21)	-5.53%
Total Accounts Payable	\$ 28,638.98	\$ 30,314.19	\$ (1,675.21)	-5.53%
Other Current Liabilities				
2600 Accrued Payables	494,978.00	1,118,562.49	(623,584.49)	-55.75%
Total Other Current Liabilities	\$ 494,978.00	\$ 1,118,562.49	\$ (623,584.49)	-55.75%
Total Current Liabilities	\$ 523,616.98	\$ 1,148,876.68	\$ (625,259.70)	-54.42%
Total Liabilities	\$ 523,616.98	\$ 1,148,876.68	\$ (625,259.70)	-54.42%
Equity				
3900 Change in NA - unrestricted	1,010,089.64	634,936.90	375,152.74	59.09%
Net Income	441,506.60	534,085.50	(92,578.90)	-17.33%
Total Equity	\$ 1,451,596.24	\$ 1,169,022.40	\$ 282,573.84	24.17%
TOTAL LIABILITIES AND EQUITY	\$ 1,975,213.22	\$ 2,317,899.08	\$ (342,685.86)	-14.78%

Downtown Knoxville Alliance
Profit and Loss
April 2026

	Apr 2026	Apr 2025 (PY)	Change	% Change
Income				
4020 CBID Assessment	5,473.14	34,882.69	(29,409.55)	-84.31%
4100 Interest on Cash Reserves	3,860.31	11,883.85	(8,023.54)	-67.52%
Total Income	\$ 9,333.45	\$ 46,766.54	\$ (37,433.09)	-80.04%
Gross Profit	\$ 9,333.45	\$ 46,766.54	\$ (37,433.09)	-80.04%
Expenses				
5100 Business Support				
5150 Merchant Support	1,092.74	462.47	630.27	136.28%
Total 5100 Business Support	\$ 1,092.74	\$ 462.47	\$ 630.27	136.28%
5300 Marketing Expenses				
5305 Advertising	2,201.23	1,973.36	227.87	11.55%
5306 Print and Content Development	2,802.22	2,805.00	(2.78)	-0.10%
5360 Sponsorships - Events	-	29,000.00	(29,000.00)	-100.00%
5364 Downtown Scavenger Hunt	-	6,305.30	(6,305.30)	-100.00%
5375 Website	627.16	-	627.16	
5376 Brand Refinement	2,085.00	-	2,085.00	
Total 5300 Marketing Expenses	\$ 7,715.61	\$ 40,083.66	\$ (32,368.05)	-80.75%
5400 Administration				
5415 Office Lease Expenses	1,339.74	-	1,339.74	
5420 Meals/Lodging/Travel	254.13	281.51	(27.38)	-9.73%
5430 Office Expenses	32.25	319.33	(287.08)	-89.90%
5435 Bank Fees	32.00	-	32.00	
5440 Postage	16.28	10.35	5.93	57.29%
5460 Services Contract	17,026.89	20,348.00	(3,321.11)	-16.32%
5465 Professional Development	-	900.00	(900.00)	-100.00%
5480 Software	87.95	75.38	12.57	16.68%
5490 Insurance D&O	75.00	70.84	4.16	5.87%
Total 5400 Administration	\$ 18,864.24	\$ 22,005.41	\$ (3,141.17)	-14.27%
5650 Quality of Life				
5655 Security	4,936.73	3,982.00	954.73	23.98%
5657 Ambassador Program	14,265.00	14,265.00	-	0.00%
5659 Beautification	89.00	165.00	(76.00)	-46.06%
Total 5650 Quality of Life	\$ 19,290.73	\$ 18,412.00	\$ 878.73	4.77%
6000 Depreciation Expense	703.42	-	703.42	
Total Expenses	\$ 47,666.74	\$ 80,963.54	\$ (33,296.80)	-41.13%
Net Operating Income	\$ (38,333.29)	\$ (34,197.00)	\$ (4,136.29)	-12.10%
Net Income	\$ (38,333.29)	\$ (34,197.00)	\$ (4,136.29)	-12.10%

Downtown Knoxville Alliance

A/R Aging Summary

As of April 30, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
City of Knoxville.	5,473.14					\$5,473.14
TOTAL	\$5,473.14	\$0.00	\$0.00	\$0.00	\$0.00	\$5,473.14

Downtown Knoxville Alliance

A/P Aging Summary

As of April 30, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Callie Blackburn	120.00					\$120.00
Card Services Center - Mastercard	2,247.63					\$2,247.63
Designsensory Inc.	2,085.00	550.00				\$2,635.00
Historic Tennessee Theatre Foundation	100.00					\$100.00
Knoxville Chamber	17,148.62					\$17,148.62
Knoxville News Sentinel	1,767.73					\$1,767.73
KUB	89.00					\$89.00
Off Duty Management, Inc.	2,331.00					\$2,331.00
Visit Knoxville	2,200.00					\$2,200.00
TOTAL	\$28,088.98	\$550.00	\$0.00	\$0.00	\$0.00	\$28,638.98

Downtown Knoxville Alliance
Uncleared Checks Report
as of April 30, 2026

Date	Transaction Type	Num	Name	Amount
04/09/2026	Bill Payment (Check)	2921	Nourish Knoxville	(15,000.00)
04/09/2026	Bill Payment (Check)	2925	Dogwood Arts, Inc.	(5,000.00)
04/09/2026	Bill Payment (Check)	2930	Knox County Public Library	(2,500.00)
				<hr/> (22,500.00) <hr/>

DEVELOPMENT COMMITTEE

➤ MINUTES

APRIL 28, 2026

Committee members present included: chair, Mary Katherine Wormsley, Chip Barry, Matthew DeBardelaben, and Melinda Grimac. Staff: Michele Hummel.

Suffrage Museum

706 S. Gay Street – Requesting grant: \$50,000

708 S. Gay Street – Requesting grant: \$50,000

The Suffrage Coalition will be converting two building – 706 and 708 S Gay Street – into the Knoxville Women’s Suffrage Museum, Events & Cultural Center to share the rich history of the suffrage movement.

The team currently owns 706 S Gay Street and will close on 708 S. Gay Street on July 27.

The building will be approximately 20,000 square feet of museum, cultural and event space. They are adding an additional floor to 708 S. Gay Street and they are adding a third floor and finishing the second floor of 706 S. Gay Street.

The total façade cost for this project is estimated to be \$2 mm.

The total project cost is estimated to be \$25 - \$27 million project.

The project is expected to start January 2027 with completion in 2028.

The Coalition is working with Robert Fleming, who has over 42 years of experience in project management, master planning, stand alone attract and theme park design/development; as well as, Mary Kellogg-Joslyn who has a career in television and entertainment industry as well as co-founding the Titanic Museum Attractions in Branson and Pigeon Forge.

Recommendation: A motion was made and seconded to approve \$50,000 for 706 S. Gay Street and \$50,000 for 708 S. Gay Street with the contingency that the Suffrage Coalition closes on 708 S. Gay Street for that grant with \$85,000 from FY 25-26 Budget and \$15,000 from Available Cash Reserve.

DEVELOPMENT COMMITTEE

➤ ECONOMIC IMPACT PROGRAM/APPLICATION



The Economic Impact Program was created to provide an incentive for projects that add to downtown vitality. The Development Committee was created to review and evaluate requests for funds and to make appropriate recommendations to the Downtown Knoxville Alliance (DKA) Board of Directors for their consideration. Proposals are selected based on the project's real public benefit, removal of blight, removal of long-term vacancy, and/or historic preservation.

MISSION

The Downtown Knoxville Alliance was created in 1993 to undertake programs and services that government agencies are unable to provide. **Its mission is to enhance downtown's existing assets and bring more people to Downtown Knoxville to work, shop, live and play.** The DKA ensures the downtown area is constantly renewed and improved so that it continues to be an asset to future generations. The special assessment district covers approximately .67 square miles or 400 acres which includes the core of downtown from the Old City to Volunteer Landing and 11th Street to Hall of Fame Drive.

PROJECTS DKA CAN FUND

The DKA is a 501(c)3 charged with making improvements in the downtown. Any grants that are awarded must benefit the public. The organization's founding documents provide the direction where DKA's funds are awarded and/or spent. These areas include:

- Promotion and marketing
- Advertising
- Health and sanitation
- Public safety
- Elimination of problems related to traffic and parking
- Security services
- Recreation
- Cultural enhancements
- Consulting concerning planning, management, and development activities
- Activities in support of business or residential recruitment, retention, and management development
- Aesthetic improvements, including the decoration of any public space
- Professional management, planning, and promotion of the District
- Design assistance

GUIDELINES/CRITERIA

1. The maximum grant for each project is \$50,000 with the owner contributing equal to or greater than 120% of the grant amount.
2. Applications can be submitted by the property owner or potential buyer, and not by a tenant.
 - a. For requests that involve a façade grant, the grants are for façade or other publically viewed enhancements only. Facades or enhancements facing alleyways, parking lots, etc. may be reviewed on a case-by-case basis.
3. Requests must be approved before construction.
4. The Development Committee and Board will evaluate a project(s) based on submittals that meet the established criteria such as real public benefit, removal of blight, removal of long-term vacancy, and/or historic preservation; and projects that give the best overall return on investment to downtown Knoxville.
5. All improvements must conform to the City of Knoxville's Building Codes, Zoning, and if applicable, the D1 or H1 Design Guidelines. For more information on zoning guidelines, contact the Knoxville-Knox County Planning at 865.215.2500 or www.knoxmpc.org.
6. Incentives regarding façade grants:
 - a. Reimbursements of the approved grant will occur upon completion of the improvements by the application approved by DKA.
 - b. Reimbursements will be made once invoices have been submitted to DKA with the façade/public domain costs separated from the total project expenses.
 - c. DKA will not evaluate an application nor disburse funds on a project unless the City of Knoxville and Knox County property taxes and DKA assessments are current.
 - d. Certificate of Completion and/or Certificate of Occupancy will be required before reimbursement.

APPLICATION

Name: Suffrage Coalition

Project Address: 706 South Gay Street

Your Mailing Address: 5105 Wyndcroft Drive, Knoxville, TN 37914

Phone Number: 865-603-2453 Email Address: sobilae@gmail.com

Requested Amount: \$50,000 Total Project Costs: 1,000,000

1. Describe the project: New construction Renovation

This project focuses on the restoration of a historic downtown facade on Gay Street for the future Women's Suffrage Museum & Cultural Events Center. It combines preservation with artistic elements that spark curiosity, invite engagement, and reflect the stories the space will hold, enhancing the streetscape and inviting foot traffic.

2. What is the request:

We are requesting \$50,000 for 706 South Gay street to support facade restoration that will enhance the downtown streetscape.

3. Has the project been submitted and/or approved by the Design Review Board (D1) or the Historic Zoning Commission (H1)? Yes No

4. Do you have a financial commitment from another source(s) Yes No

5. Anticipated start date: 0 / 0 / 2027 Anticipated completion: 07 / 00 / 2028
If your project is not completed within 12 months of approval, you can come back to the Board for a possible extension.

6. Will this project increase the number of downtown residents or permanent jobs?
 Yes No If yes, by how many? We anticipate an increase of 11 full-time jobs, as well as 26 part-time.

7. Has this building received DKA funding in the past? If so, when/what? No

8. How does your project help enhance DKA's mission to make downtown a better place in which to live, work and play?

Downtown Knoxville is where people come to experience the life of the city. This project adds to that by bringing the story of women's suffrage to Gay Street in a way that is visible and lasting.

We are restoring the façade of a historic building that will house the Knoxville Women's Suffrage Museum. We are working with Mary Kellogg and her design team, along with artists and architects who have shaped experiences for places like Disney and Universal. They have come out of retirement to help create something meaningful here. The façade is being designed to draw people in and create conversation. It is meant to stop people for a moment and invite them into a larger story.

For too long these stories have been undertold. Tennessee played a decisive role in the passage of the Nineteenth Amendment, yet many people do not know that history. This project gives those stories a permanent home in the center of our city.

This work builds on what already exists in downtown Knoxville. With the Women's Basketball Hall of Fame, the suffrage monuments, and the many historic landmarks along Gay Street, we are helping shape a downtown that reflects the strength of democracy and the power of women's voices. It adds to a place where people want to live, work, and spend time.

The museum will also serve as a place for learning. It will give children and families the chance to better understand their own local history and their role in civic life. It connects the past to the present in a way that feels real and relevant.

This work will bring people to downtown. It will add to the cultural experience of Gay Street and contribute to Knoxville's growing tourism. It also restores two historic spaces and gives them purpose again.

This is about more than a building. It is about making sure these stories are seen, remembered, and shared.

BUDGET

Please complete the budget summary:

Total Cost of Project:

Land: \$ Acquired

Building: \$ Acquired at 2,000,000

Façade/Public Domain Improvements: \$ 900,000.00

Other Improvements: \$ In Total Project Costs

Soft Costs: \$ 100,000.00

Total Project Cost: \$ 1,000,000.00

Describe what is included in Soft Cost: Soft costs for the project include project management, design

services, and creative direction for the museum. This encompasses concept, schematic, and design development phases, along with architectural and engineering services (structural, mechanical, and electrical), technical guest experience planning, and construction administration. Additional soft costs include contingency, marketing, and pre-opening expenses.

Sources of Funding:

Equity:

Cash: \$ 385,000

Security: \$ Land & Buildings-4,900,000

In-kind: \$ N/A as of now

Financing:

Requested from DKA: \$ 50,000

Other sources: \$ N/A as of now

Name Source of Other Financing: Donations: 1,000,000 from President of Coalition, 1,638,000 from donors

Total Funding: \$ 7,873,000

APPLICATION

Name: Suffrage Coalition

Project Address: 708 South Gay Street

Your Mailing Address: 5105 Wyndcroft Drive, Knoxville, TN 37914

Phone Number: 865-603-2453 Email Address: sobilae@gmail.com

Requested Amount: \$50,000 Total Project Costs: 1,000,000

1. Describe the project: New construction Renovation

This project focuses on the restoration of a historic downtown facade on Gay Street for the future Women's Suffrage Museum & Cultural Events Center. It combines preservation with artistic elements that spark curiosity, invite engagement, and reflect the stories the space will hold, enhancing the streetscape and inviting foot traffic.

2. What is the request:

We are requesting \$50,000 for 708 South Gay street to support facade restoration that will enhance the downtown streetscape.

3. Has the project been submitted and/or approved by the Design Review Board (D1) or the Historic Zoning Commission (H1)? Yes No

4. Do you have a financial commitment from another source(s) Yes No

5. Anticipated start date: 0 / 0 / 2027 Anticipated completion: 07 / 00 / 2028
If your project is not completed within 12 months of approval, you can come back to the Board for a possible extension.

6. Will this project increase the number of downtown residents or permanent jobs?
 Yes No If yes, by how many? We anticipate an increase of 11 full-time jobs, as well as 26 part-time.

7. Has this building received DKA funding in the past? If so, when/what? No

8. How does your project help enhance DKA's mission to make downtown a better place in which to live, work and play?

Downtown Knoxville is where people come to experience the life of the city. This project adds to that by bringing the story of women's suffrage to Gay Street in a way that is visible and lasting.

We are restoring the façade of a historic building that will house the Knoxville Women's Suffrage Museum. We are working with Mary Kellogg and her design team, along with artists and architects who have shaped experiences for places like Disney and Universal. They have come out of retirement to help create something meaningful here. The façade is being designed to draw people in and create conversation. It is meant to stop people for a moment and invite them into a larger story.

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This is about more than a building. It is about making sure these stories are seen, remembered, and shared.

BUDGET

Please complete the budget summary:

Total Cost of Project:

Land: \$ _____

Building: \$ Under Contract, 503,633 raised toward 2,900,000

Façade/Public Domain Improvements: \$ 900,000.00

Other Improvements: \$ In Total Project Costs

Soft Costs: \$ 100,000.00

Total Project Cost: \$ 1,000,000.00

Describe what is included in Soft Cost: Soft costs for the project include project management, design

services, and creative direction for the museum. This encompasses concept, schematic, and design development phases, along with architectural and engineering services (structural, mechanical, and electrical), technical guest experience planning, and construction administration. Additional soft costs include contingency, marketing, and pre-opening expenses.

Sources of Funding:

Equity:

Cash: \$ 385,000

Security: \$ Land & Buildings-4,900,000

In-kind: \$ N/A as of now

Financing:

Requested from DKA: \$ 50,000

Other sources: \$ N/A as of now

Name Source of Other Financing: Donations: 1,000,000 from President of Coalition, 1,638,000 from donors

Total Funding: \$ 7,873,000



P
ANYTIME
NO STOPPING

M
Merit
CONSTRUCTION, INC.

DAZAO'S





Women's Suffrage Museum

EVENTS & CULTURAL CENTER

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		4	ELEVATIONS: NORTH ELEVATION (W/ ANNOT.)
		5	ELEVATIONS: SOUTH ELEVATION (W/ ANNOT.)

SCHEMATIC DESIGN EXTERIOR FACADE PACKAGE

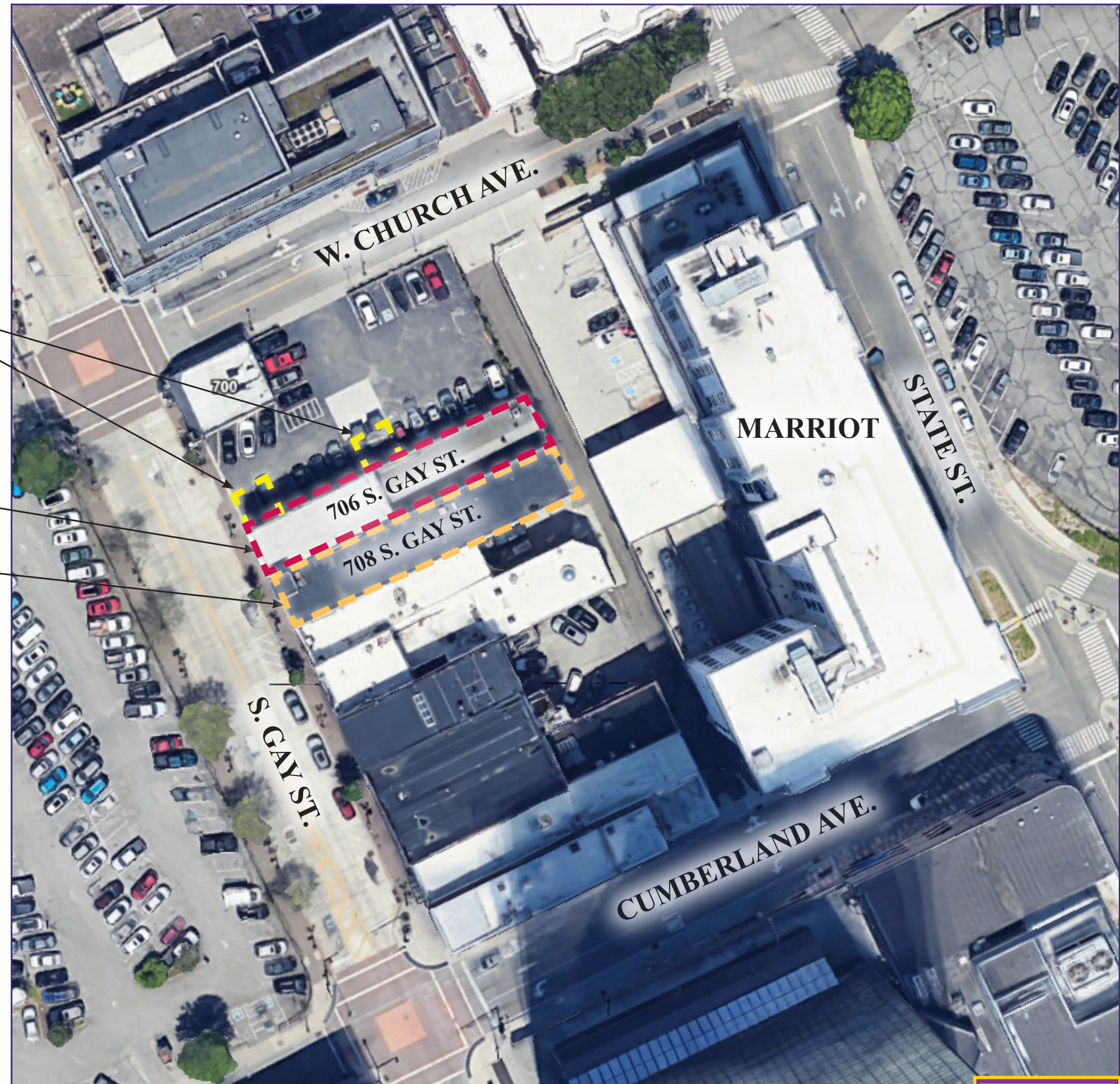
April 6, 2026

PROPOSED SUFFRAGE MUSEUM

PARKING SPACE
CONSIDERATIONS

BUILDING 1:
2 - STORY (12,000 SF +/-)

BUILDING 2:
3 - STORY (15,000 SF +/-)





1 CORNER VIEW FROM GAY & CHURCH ST



2 CHURCH ST ELEVATION



3 SE VIEW FROM SERVICE ALLEY



4 NE VIEW FROM SERVICE ALLEY



5 SW VIEW FROM GAY ST



PROPOSED MUSEUM LOCATION (GAY ST FACADE)
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
Knoxville, Tennessee

April 6, 2026

EXTERIOR

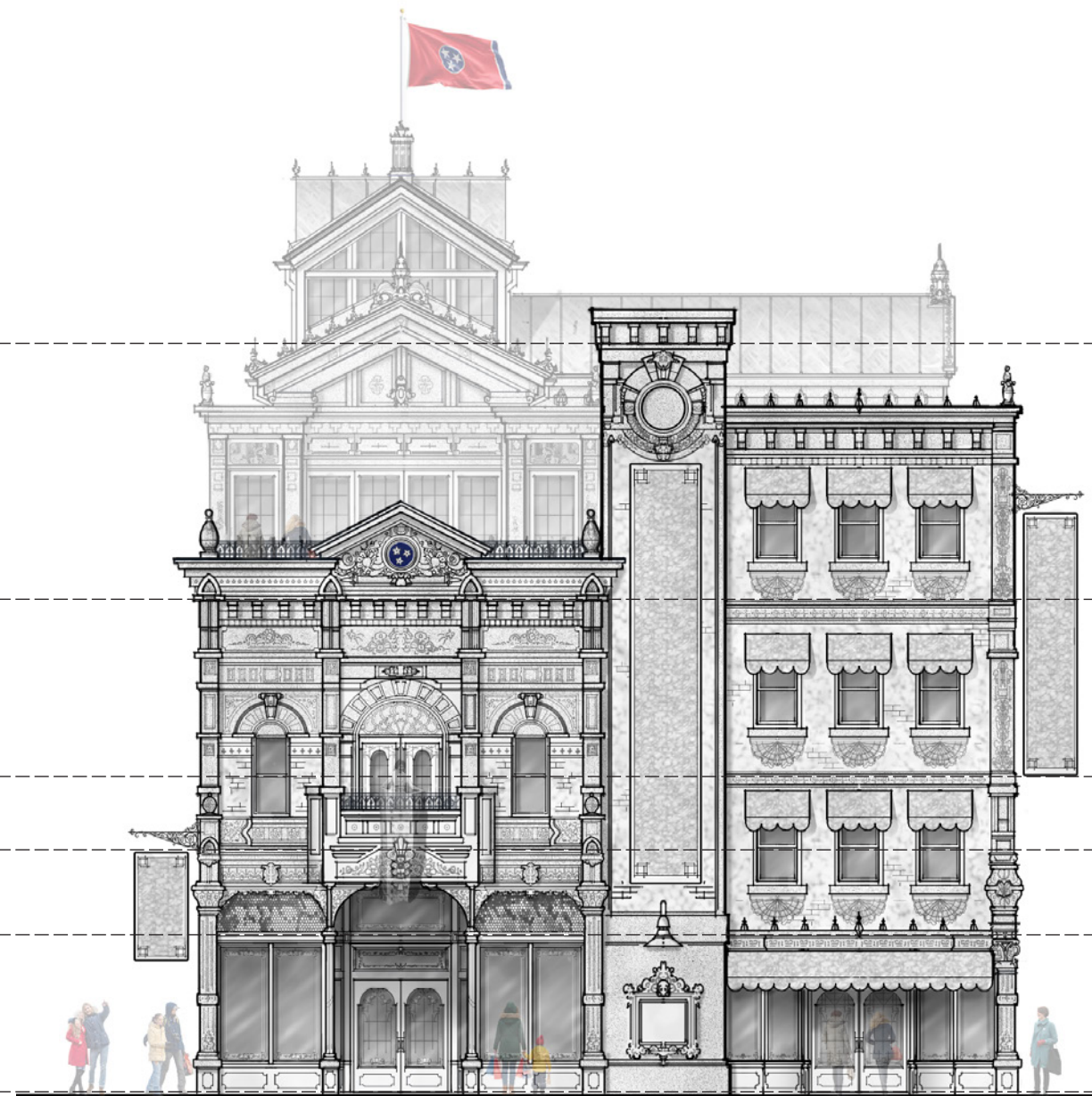
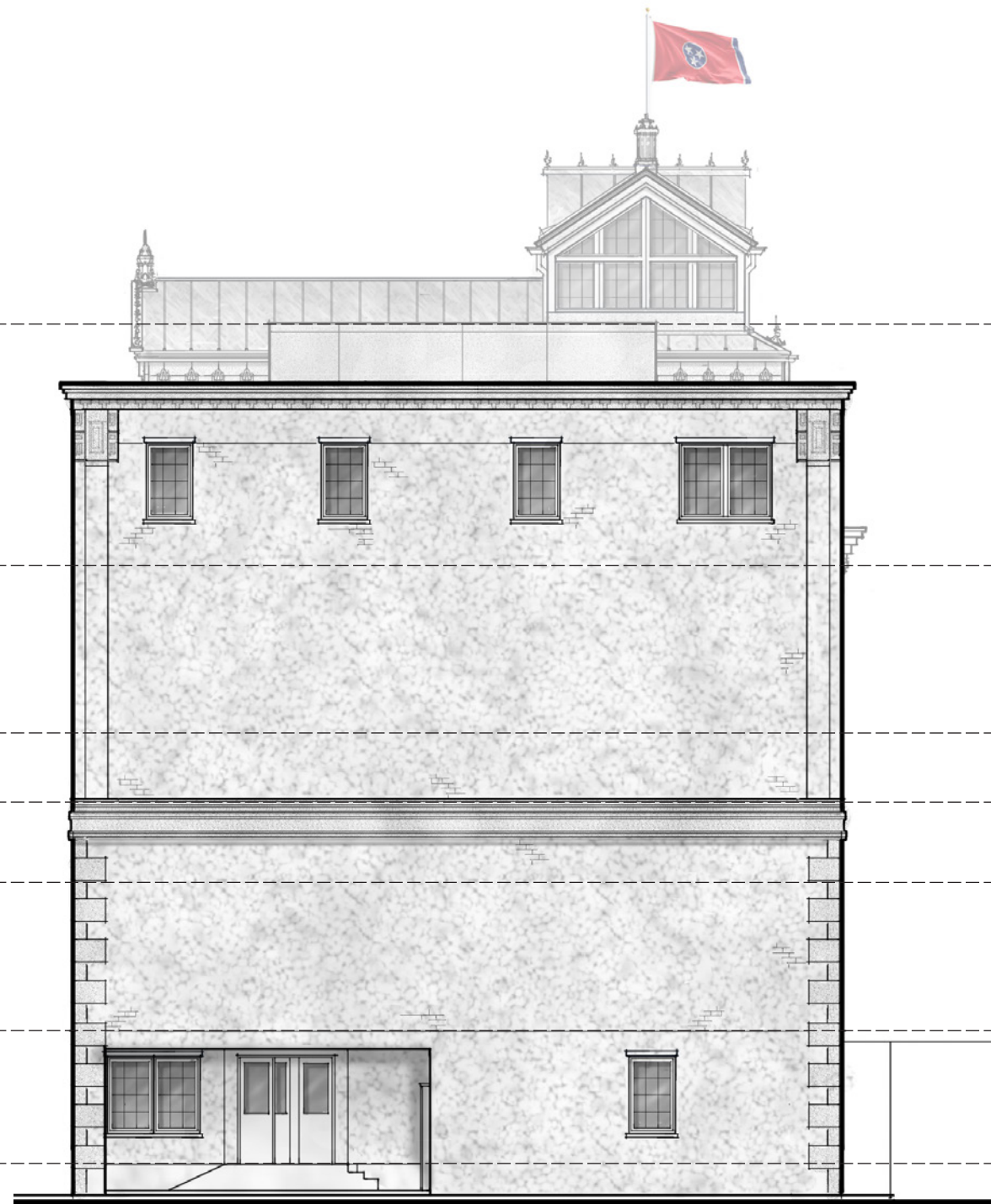
SKETCH

EX - 1 - 0

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.







+46'-8" CONS ROOF

+30'-8" LEVEL 3A

+19'-8" LEVEL 3B

+15'-0 3/4" LEVEL 2A

+9'-10" LEVEL 2B

± 0'-0" LEVEL 1

-8'-9 1/2" LOWER LEVEL

1
EX-2-1

EAST ELEVATION (ALLEY)
SCALE: 3/32"=1'-0"

2
EX-2-1

WEST ELEVATION (GAY STREET)
SCALE: 3/32"=1'-0"

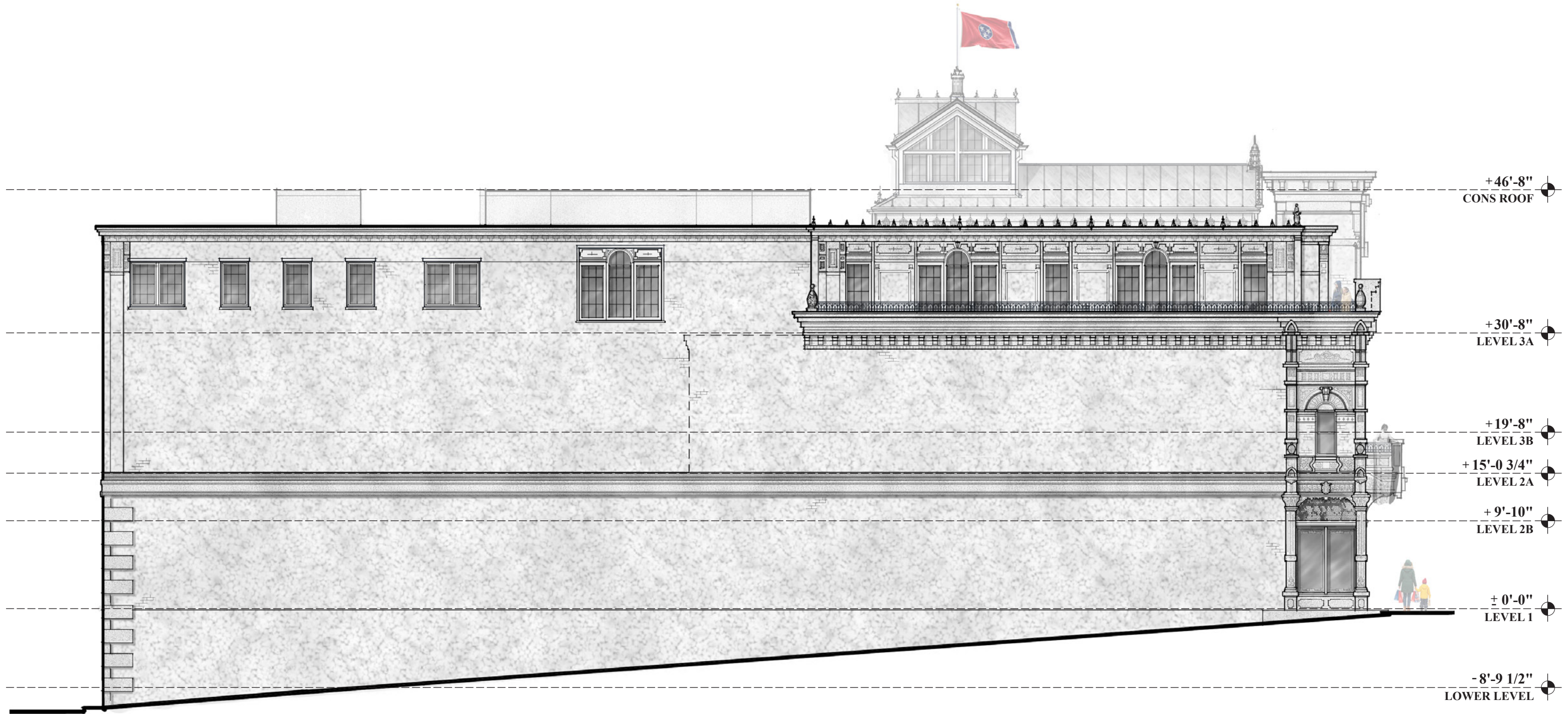


ELEVATIONS : FRONT & REAR
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
Knoxville, Tennessee



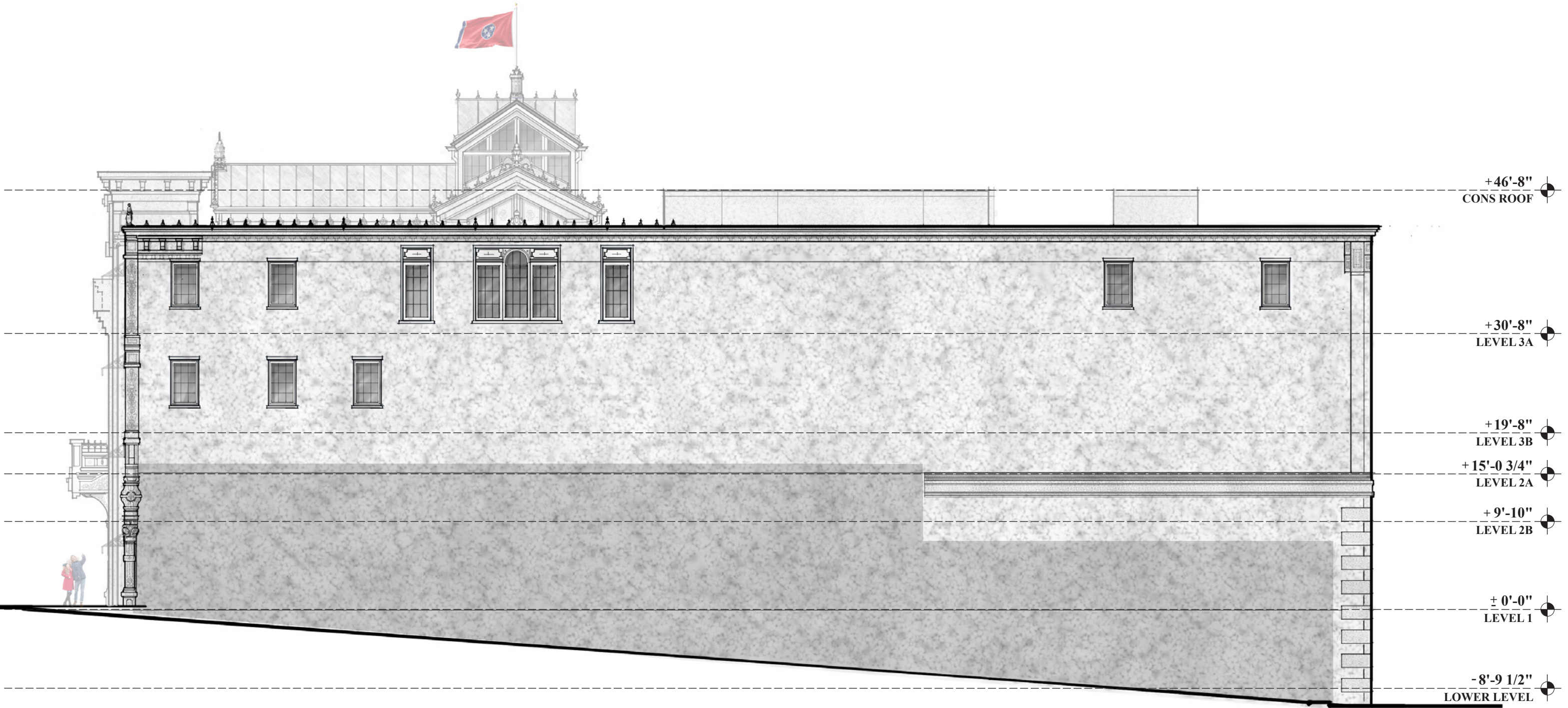
EXTERIOR
ELEVATIONS
EX - 2 - 0

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.



1
EX-2-2

NORTH ELEVATION (PARKING LOT)
SCALE: 3/32"=1'-0"

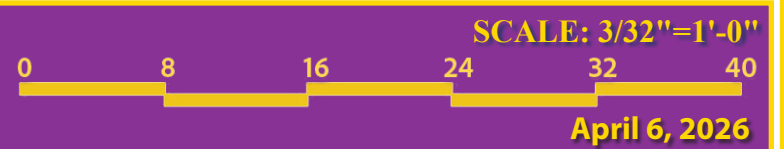


1
EX-2-3

SOUTH ELEVATION
SCALE: 3/32"=1'-0"



ELEVATIONS : SOUTH ELEVATION
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
Knoxville, Tennessee



EXTERIOR
ELEVATIONS
EX - 2 - 2

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

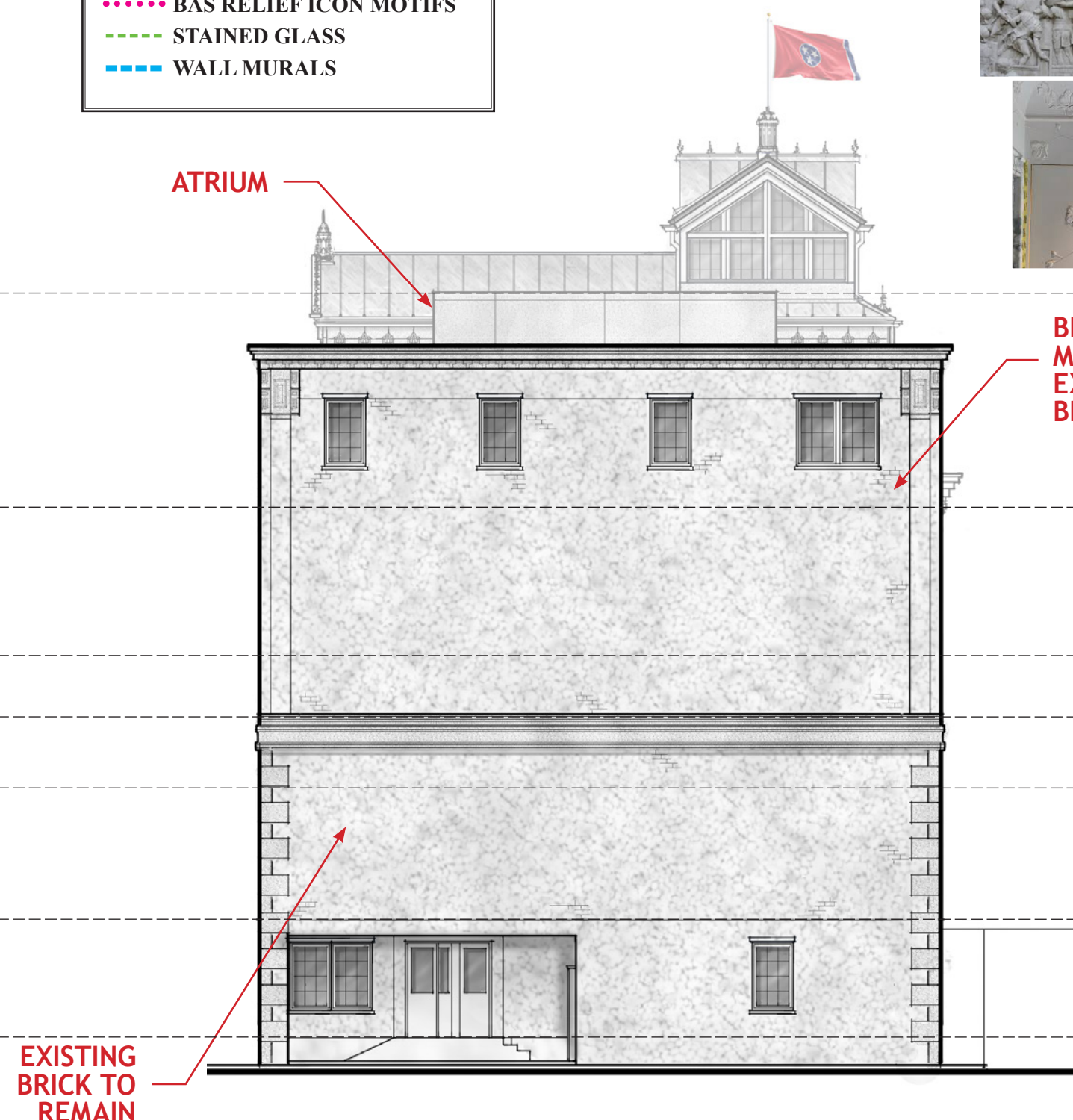
ELEVATION KEY:

- SIGNAGE
- BAS RELIEF ICON MOTIFS
- STAINED GLASS
- WALL MURALS

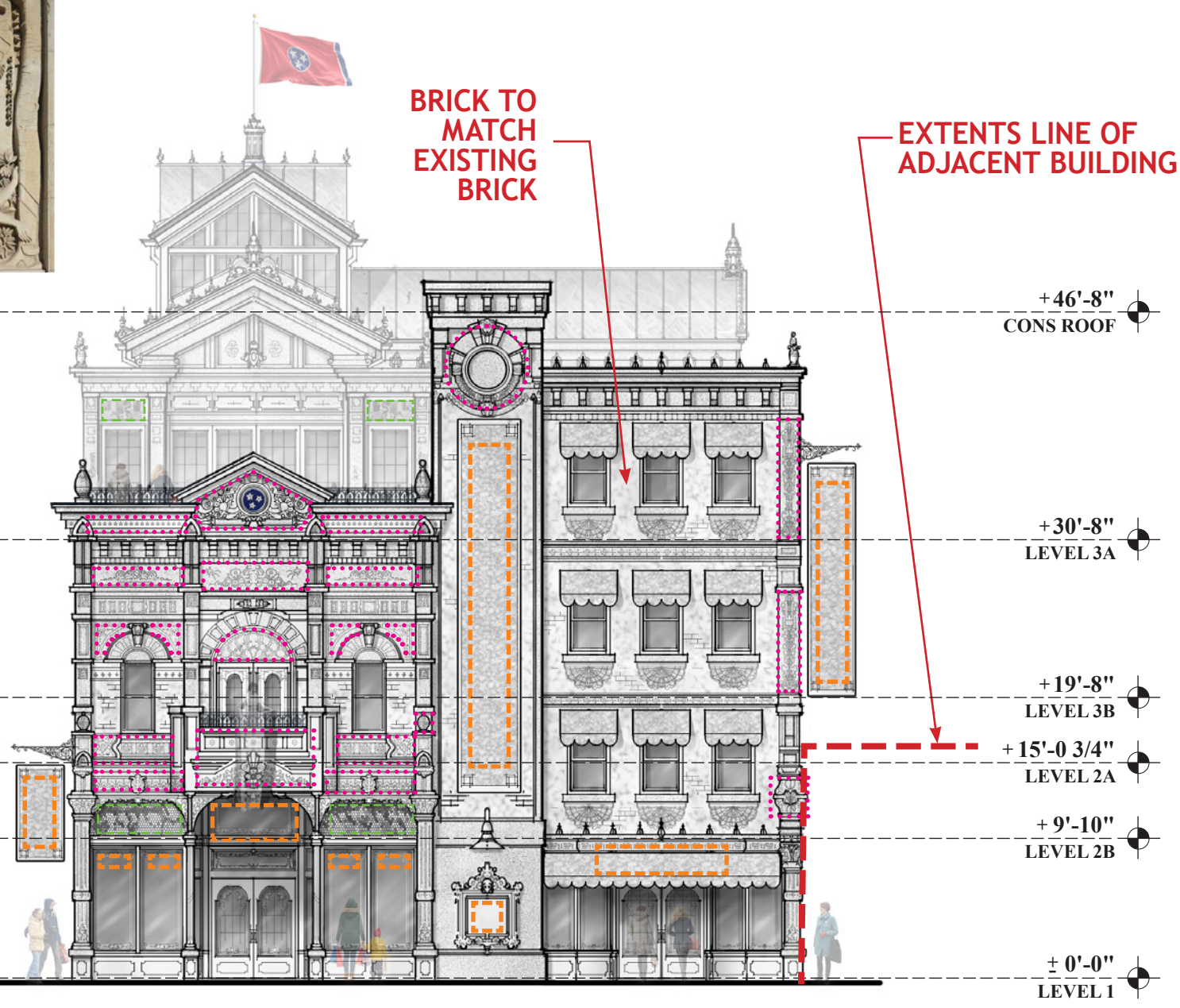
REFERENCE IMAGES



NOTE:
NORTH AND WEST FACADES TO UTILIZE HIGH POWERED PROJECTORS FOR PROJECTION MAPPING.



BRICK TO MATCH EXISTING BRICK



- +46'-8" CONS ROOF
- +30'-8" LEVEL 3A
- +19'-8" LEVEL 3B
- +15'-0 3/4" LEVEL 2A
- +9'-10" LEVEL 2B
- ± 0'-0" LEVEL 1
- 8'-9 1/2" LOWER LEVEL

1
EX-2-4
EAST ELEVATION (ALLEY)
SCALE: 3/32"=1'-0"

2
EX-2-4
WEST ELEVATION (GAY STREET)
SCALE: 3/32"=1'-0"



ELEVATIONS : FRONT & REAR (W/ ANNOT.)
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
Knoxville, Tennessee

SCALE: 3/32"=1'-0"

April 6, 2026

EXTERIOR
ELEVATIONS
EX - 2 - 3

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

ELEVATION KEY:

- SIGNAGE
- BAS RELIEF ICON MOTIFS
- STAINED GLASS
- WALL MURALS

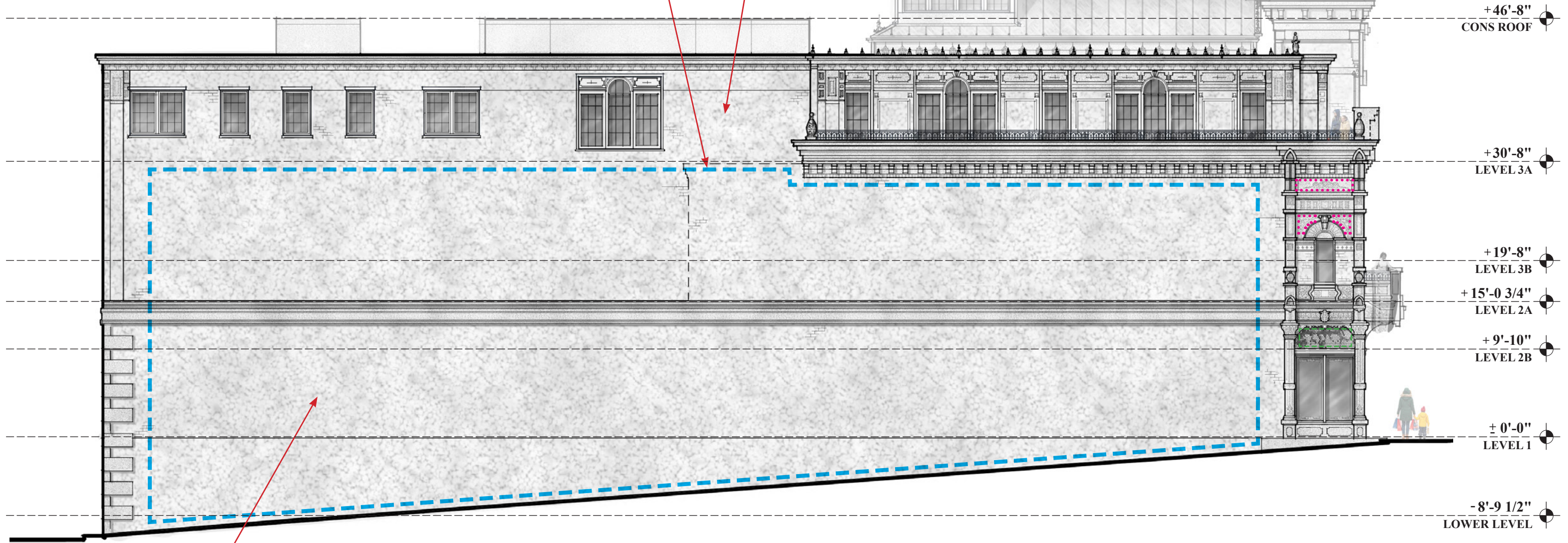


NOTE:

NORTH AND WEST FACADES TO UTILIZE HIGH POWERED PROJECTORS FOR PROJECTION MAPPING.

EXISTING BUILDING LINE

BRICK TO MATCH EXISTING BRICK



EXISTING BRICK TO REMAIN

1
EX-2-5

NORTH ELEVATION (PARKING LOT)
SCALE: 3/32"=1'-0"



ELEVATIONS : NORTH ELEVATION (W/ ANNOT.)
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
Knoxville, Tennessee



April 6, 2026

EXTERIOR

ELEVATIONS

EX - 2 - 4

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.



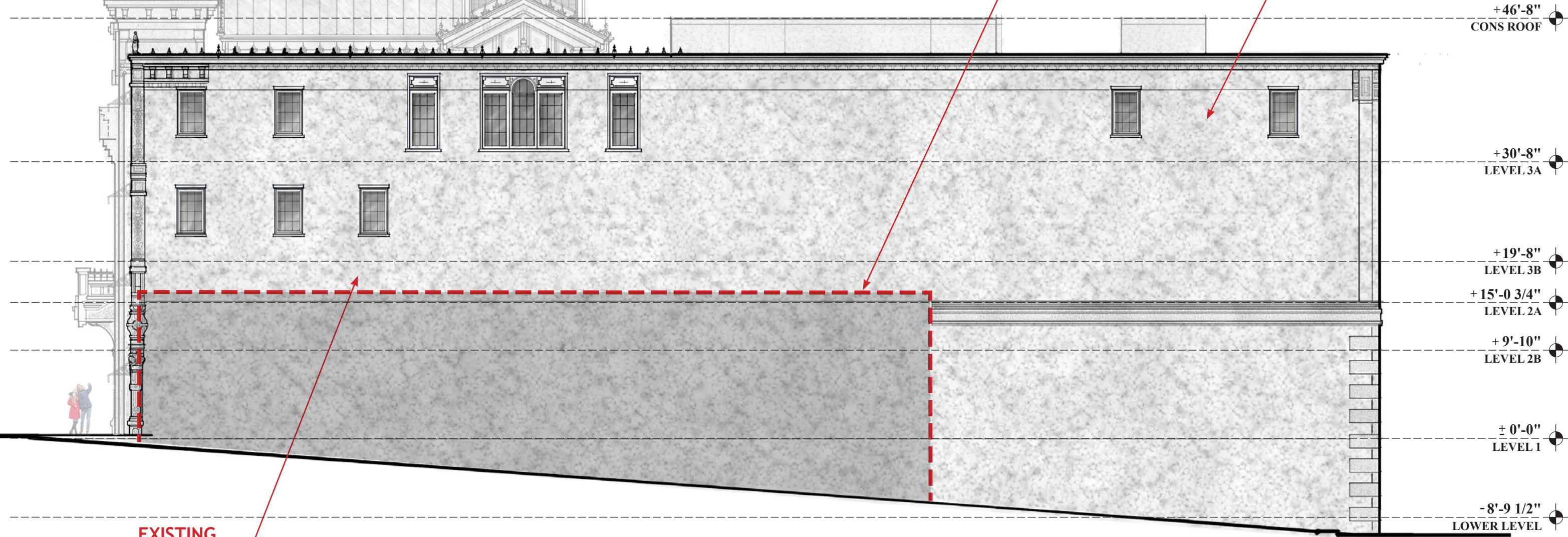
TENNESSEE STATEHOUSE CUPOLA MOTIF

ELEVATION KEY:

- SIGNAGE
- BAS RELIEF ICON MOTIFS
- STAINED GLASS
- WALL MURALS

EXTENTS LINE OF ADJACENT BUILDING

BRICK TO MATCH EXISTING BRICK



EXISTING BRICK TO REMAIN

1
EX-2-6

SOUTH ELEVATION
SCALE: 3/32"=1'-0"



ELEVATIONS : SOUTH ELEVATION (W/ ANNOT.)
SCHEMATIC DESIGN: EXTERIOR FACADE PACKAGE
 Knoxville, Tennessee



April 6, 2026

EXTERIOR
ELEVATIONS
EX - 2 - 5

ALL DRAWINGS AND DIMENSIONS ARE FOR CONCEPTUAL DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

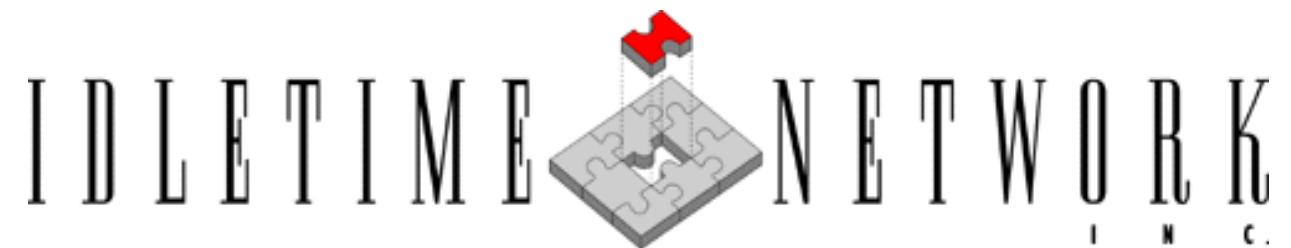


Women's Suffrage Museum

EVENTS & CULTURAL CENTER

FOR

SUFFRAGE MUSEUM COALITION 501(c)3



April 6, 2026

ROBERT L. FLEMING

PRINCIPAL / CEO / OWNER - IDLETIME NETWORK, INC.
Windermere, Florida

PROFESSIONAL EXPERIENCE

As a principal of IDLETIME NETWORK, Inc., Robert Fleming offers over 42 years of experience in project management, master planning, landscape architectural design, theme park design and development, detailed planning and design of stand alone attractions, destination and day trip resort recreation facilities and interior entertainment/retail developments.

Bob's vast international experience, coupled with his organizational abilities and understanding of both large and small scale projects allows him to direct and manage efficient and creative project solutions that are able to be implemented on time and within budget. His extensive experience includes:

IDLETIME NETWORK, INC.
ORLANDO, FLORIDA
President, 1994 – Present

Internationally recognized design and project management firm providing customized services to one or all of the following project phases; program development, master planning, concept design, schematic design, design development, contract documents, production / fabrication/ construction, installation, project close out for theme parks, location based entertainment centers, themed restaurants, interactive museums, ride / show attractions, special event venues and resort developments.

CEDAR BAY ENTERTAINMENT, LLC.
BRANSON, MO. & PIGEON FORGE, TN.
Executive Vice President, Design and Planning, 2010 – 2013

With the mission of providing positive Family Entertainment Visitor Experiences by building on highly recognized brands in key worldwide tourist destination locations. CBE brings strong business relationships, innovative design expertise, industry experience, financial management, operations and marketing to all of it's unique, one of a kind entertainment projects.

FORREC INTERNATIONAL CORPORATION
ORLANDO, FLORIDA
President, 1991 - 1994

Internationally recognized design and management firm specializing in the design and development of leisure / entertainment, theme parks, stand alone attractions and resort recreational projects worldwide.

FORREC DESIGN INTERNATIONAL
TORONTO, ONTARIO
President and Founder, 1984 - 1991

Internationally recognized design and management firm specializing in leisure / entertainment, theme parks, stand alone attractions and resort recreational facilities worldwide.

MOORHEAD FLEMING CORBAN McCARTHY
TORONTO, ONTARIO

Senior Partner, 1981 - 1984

A design consulting practice specializing in landscape architectural large-scale urban design projects.

STRONG MOORHEAD FLEMING LIMITED
TORONTO, ONTARIO

Partner, 1973 - 1981

A design consulting practice specializing in landscape architectural large-scale urban design projects.

Some of the projects completed during the above years included:

UNIVERSAL STUDIOS
ORLANDO, FLORIDA

Senior Partner in charge of directing and managing the master plan, design of set facades and area development for the \$650 million Universal Studio' Florida Attraction in Orlando, Florida Also responsible for coordinating the MCA/Rank Organization Joint Venture Steering Committee which was responsible for the ongoing Land Planning Analysis and Master Plan for the remaining commercial land surrounding the existing studio attraction. Phased over a 10 year period with a \$3.2 billion capital budget. Presently being implemented with the first phase open in the spring of 1999.

Client: MCA/Rank Organization

WEST EDMONTON MALL
EDMONTON, ALBERTA

Responsible for the overall project management and design of the multi million dollar entertainment facilities within the world's largest shopping mall. This included leading and coordinating the design, production of construction documents and installation for the following:

- 140,000 SF Fantasyland Entertainment Complex - \$50 million
- 60,000 SF Submarine Adventure Ride, which is Canada's 2nd largest fresh and salt water aquarium visitor attraction that features specimens from waters the world over as well as a 500 seat sea mammal performing facility - \$65 million
- 250,000 SF World Water Park, the world's largest indoor water-park - \$80 Million
- Bourbon Street, a themed New Orleans' night time entertainment area consisting of specialty restaurants, bakeries, bars and discos - \$5 million
- Rue de la Paris, a specialty heavily themed high fashion shopping district within the center - \$8.5 million
- 18,000 SF miniature golf course with undulating greens and fairways, fashioned after the renowned Pebble Beach championship course - \$2 million

Client: Triple Five Corporation

WOODBINE CENTRE
TORONTO, ONTARIO

Responsible for the overall project management and design of the 50,000 SF Fairgrounds within a suburban shopping mall. This was a complete turnkey design and construction of the family entertainment facility - \$7.5 million

Client: The Cadillac Fairview Corporation Limited

CANADA'S WONDERLAND

MAPLE, ONTARIO

Senior partner responsible for the management and coordination of the master plan and design for the area development and contract documents and installation of this award winning 200 acre family amusement park - \$135 million

Client: Taft Productions

FIESTA TEXAS

SAN ANTONIO, TEXAS

Provided initial program input, master plan, primary concept, design development and guidance through the entire project. Also responsible for the management and coordination of the design team for this major theme park - \$125 million.

Client: U.S.A.A./ Opryland U.S.A. Joint Venture

OCEAN PARK

HONG KONG

Responsible for the management and coordination of the project team to develop a five year extensive master planning and design for the overall upgrade and expansion for this unique one of a kind park. Responsibilities include the design and coordination of the phase one implementation of the master plan which consists of a major kids world theme area - \$300 million estimated budget. Phase one completed for \$1.2 million.

Client: Ocean Park

NAGASHIMA SPALAND

NAGASHIMA, JAPAN

Responsible for the management and coordination of the project team to develop a ten-year strategic master plan for the upgrade and expansion of the tenth largest entertainment destination venue in the world. With three high level hotels, theme park, water park and one of the most popular hot spas in Japan to work with, our mandate was to develop a plan to revitalize and expand an already well attended entertainment venue into a world class destination resort.

Included in the master planning was a multi use 'flower park and spa', having eight restaurants, large walk through green houses and world class spa and retail facilities, reported to be in the top five attractions in Japan. Although separated physically from the destination resort, our scope included tying both attractions together, offering a much greater critical mass and varied program for the visitor.

\$3.4 billion

Client: Nagashima Spaland

A few selected IDLETIME PROJECTS

DIVE®

LAS VEGAS, NEVADA

Project design and art direction for all show elements and special effects in this 14,300 sf themed restaurant owned by Steven Spielberg and Jeffrey Katzenberg and operated by the Levy Brothers out of Chicago.

Client: Mission Control Las Vegas

RACE FOR ATLANTIS

LAS VEGAS, NEVADA

Project design and art direction of all facility and show elements for a 45,000 square foot stand alone IMAX 3-D film / ride simulation attraction. Since opening, the attraction has won the International Association of Amusement Parks and Attractions Best New Product in the Major Theme/Amusement Park Ride/Attraction Category as well as the First Place Award for an Entertainment Complex Design recognized by the Institute of Store Planners of North America.

Client: Forum Ride Associates an Imax Corporation / ITT, Joint Venture

UNIVERSAL STUDIOS, FLORIDA

Project design and art direction of special event show attractions for USF Entertainment Department.
Client: Universal Studios Florida

ENTERTAINMENT - ZONE - Universal City, Florida

Concept development for four of the club venues within the Entertainment Zone planned as a part of the expansion to the Universal City Florida project.
Client: MCA Recreation Services

CAFE @ PLAY®

Project design, scheduling, developing capital cost estimates and art direction for a stand alone, state of the art entertainment venue, conceived and developed by Douglas Trumbull, who was one of the Special Photographic Effects Supervisors for 2001: A Space Odyssey and went on to become the Visual Effects Supervisor for such classic movies as Close Encounters of the Third Kind, Star Trek : The Motion Picture and Blade Runner to name a few.
Client: IMAX Corporation / Simon Property Group

THE 'NEW' GUINNESS WORLD ATTRACTION

Concept development, building design, programming, capital cost estimates, strategic planning and scheduling for a prototype of the 'New' Guinness World Attractions. Due to open January 2000 in Orlando, Florida.
Client: Ripley Entertainment

STAND ALONE ATTRACTIONS

Project design including exterior and interior design for numerous stand-alone attractions, including ten Ripley Believe It Or Not Museums and three Ripley Entertainment Haunted Houses.
Client: Ripley Entertainment, Inc.

UNIVERSAL STUDIOS, JAPAN

Project initial concept design for a state of the art attraction Movie Magic within the new Universal Studios, Japan project.
Client: Universal Studios Recreation Group

UNIVERSAL STUDIOS

Responsible to assist in the development of new and unique systems for designing and evaluating new business development opportunities worldwide. Also responsible for the direction of design teams assigned to the process.
Client: New Business Development Group, Universal Studios

UNIVERSAL STUDIOS PORT AVENTURA, SPAIN

Project management, design and art direction of a film/motion base 'E' attraction within the Universal regional theme park Port Aventura, located just outside of Barcelona, Spain. Opened, spring of 2000.
Client: Universal Studios Recreation Group, Universal Creative, Universal's Port Aventura.

SEATTLE SPACE NEEDLE – Seattle, Washington State

Art direction and design management of the show elements for the refurbished Seattle Space Needle. Completed phase I Summer of 2000, phase II 2001 and phase III 2002.
Client: Space Needle Corporation

NEW JERSEY STATE AQUARIUM – New Jersey, NY

Project design and project management of a heavily themed motion simulation / film attraction focusing on under water education and adventure.
Client: New Jersey State Aquarium and Hessert Construction

HARD ROCK CAFE

Project design and project management of twelve Hard Rock Café retail remodels.
Client: Hard Rock International

HARD ROCK VAULT – Orlando, Florida

Project design, art direction and Project management of a 17,500 square foot museum celebrating the extensive Hard Rock Memorabilia collection. Opened December, 2002.

Client: Hard Rock International

GUINNESS WORLD RECORDS MUSEUM

Project design, art direction and project management for a 10,000 square foot museum which brings the Guinness Book to life through the use of graphics, interactive displays and audio / video media clusters.

Phillips Entertainment, Inc and Ripley Entertainment, Inc.

CURLY'S PUB AT LAMBEAU

Design, art direction and design management of a 20,000 square foot restaurant / bar in the newly renovated Lambeau Field in Green Bay for the Green Bay Packers Football Organization.

Client: Green Bay Packers

PAPARAZZI / BREYERS AT LAMBEAU

Design, art direction and design management of a 10,000 square foot restaurant / bar, ice cream parlor / logo retail shop in the newly renovated Lambeau Field in Green Bay for the Green Bay Packers Football Organization.

Client: Green Bay Packers

RIPLEY'S BELIEVE IT OR NOT ATTRACTION – Las Vegas, Nevada

Design, art direction and design management of a 14,000 square foot museum / attraction in the Desert Passage Shopping Center located in the Aladdin Casino on Las Vegas Boulevard.

Client: Fun Factory, Inc. and Ripley Entertainment

HOUSE OF BLUES

As Owner's Representative, responsibilities for overall project management and construction management of all new House of Blues projects beginning in 2000 with the Anaheim project. To date, HOB new venues have opened in Anaheim, California, Cleveland, Ohio, San Diego, California, Atlantic City, New Jersey. Design has commenced on projects in Philadelphia, Pennsylvania, Houston, Texas, Dallas, Texas, San Francisco, California, Seattle, Washington, New York, New York, and Toronto, Canada.

Client: House of Blues

HOUSE OF BLUES FOUNDATION ROOM

Design, art direction, design management, project management of numerous HOB Foundation Rooms located in the majority of HOB venues being developed around the country. The Foundation Rooms are intimate, heavily decorated private lounge and dining room, reserved for those individuals and corporations who feel the need to have special exclusive private club like surroundings while dining and entertaining their friends and clients.

Client: House of Blues

NICKELODEON FAMILY SUITES – Orlando, Florida

As Owner's Representative, responsibilities for overall project management and general art direction of all themed exterior aesthetics for this 880 suite hotel resort transformation from a traditional Holiday Inn hotel into a Nickelodeon 'branded' resort hotel. Areas of responsibility included all exterior facade 'Nick branded' painting, signage and graphics, the Oasis and Lagoon outdoor pool play areas, arcade, food court, restaurants, lobby, and Nick Studio theater.

Client: Holiday Inn Family Suites Resort

GRAPEVINE MASTER PLAN – Grapevine, Texas

Master Planning of a 50 acre site in Grapevine, Texas for a mixed use, entertainment based development, including a variety of specialty retail, hotel / indoor water park, community based facilities, museums, aquarium, themed restaurants and a variety of entertainment attractions all situated around an existing nature fresh water lake.

Client: Ripley Entertainment and Grey Hawk Realty Capital, LLC.

RIPLEY'S BELIEVE IT OR NOT ATTRACTION – Panama City Beach, Florida

Design, art direction, design management, project management of a 16,500 square foot attraction, motion simulation combined attraction as a stand alone, ground up development.

Client: Nole One LLC

PANAMA CITY BEACH ENTERTAINMENT DISTRICT MASTER PLAN – Panama City Beach, Florida

Master Planning of a 70 acre site in Panama City Beach, Florida, one of the fastest growing communities in the state of Florida. The plan envisions a phased mixed use, entertainment based development, including a visitor center, multiplex sports facility, music amphitheater, live performance theater, parking structures, a variety of specialty retail, hotel / indoor water park, community based facilities, museums, aquarium, themed restaurants and a variety of entertainment attractions all situated around an existing nature fresh water lake.

Client: Ripley Entertainment and Grey Hawk Realty Capital, LLC.

SPLASH – Panama City Beach, Florida

Acting as the developer's aesthetic design / theme consultants, responsible for all refined design direction of all entertainment facilities, signage, graphics and owner / guest entry experiences within this new two tower condominium located on the Beach Front Road in Panama City Beach, Florida, one of the fastest growing areas in the state of Florida.

Client: Corner Stone Development Group, Inc. and AIGroup

KATMANDU ATTRACTION – Mallorca, Spain

Master Planning, design, art direction, design management and project management of a five acre Town Center Entertainment Complex in Magalluf, Mallorca, Spain,

This one of a kind entertainment venue consists of multiple attractions, including a heavily themed restaurant / bar with outdoor patios, 36 holes of mini golf, retail shops, extensive site development with dancing fountains, water play elements, Exploratorium all serviced with convenient access to parking, which is situated below grade.

Client: Fantasy Golf LLC.

CITY OF BUENA PARK ENTERTAINMENT DISTRICT MASTER PLAN – Buena Park, California

Master Planning of the City of Buena Park's central Entertainment District including developing a long-term strategic plan tying all existing and potential new businesses into one comprehensive plan. The planning process involved meeting with all existing 'stake holders', City Staff, Council Members and the general public. The initial plan was adopted by Council, leading to a Phase Two process of implementation. Currently on going.

TITANIC, WORLD'S LARGEST MUSEUM ATTRACTION– Branson, Missouri

Design, art direction, design management, project management of a 17,000 square foot museum / attraction as a stand alone, ground up development. With over 400 authenticated Titanic artifacts, numerous interactive, entertaining experiences, an amazing recreation of the Titanic's Grand Stair, which allows guests to walk from the ground floor to the second floor and items from famous films, this attraction is the world's first comprehensive facility that truly tells the intriguing story of the famous ship, Titanic.

Client: Cedar Bay Entertainment, LLC.

THE NATIONAL MUSEUM OF CRIME AND PUNISHMENT – Washington, D.C.

Design, art direction, design management and project management of the 30,000 square foot museum with the goal of providing guests of all ages a memorable insight into the issues of crime in our country through a captivating, interactive, entertaining and educational experience. The

Museum highlights such important topics as the Notorious History of American Crime, Punishment; The Consequences of Crime, Crime Fighting, Crime Solving: the Technology of Crime Fighting and America's Most Wanted live television studio, where the America's Most Wanted television show is filmed with John Walsh as the host.

Client: The National Museum of Crime and Punishment

TITANIC, WORLD'S LARGEST MUSEUM ATTRACTION - Pigeon Forge, Tennessee

Design, art direction, design management, of a 36,000 square foot museum / attraction as a stand alone, ground up development. As a celebration of the passengers on board the ill-fated ship. With over 400 authenticated Titanic artifacts, numerous interactive, entertaining experiences, an amazing recreation of the Titanic's Grand Stair, which allows guests to walk from the ground floor to the second floor and items from famous films, this attraction is the world's second permanent comprehensive facility that truly tells the story of the famous ship, Titanic.

Client: Cedar Bay Entertainment, LLC.

INTERNATIONAL WINE CITY – Yantai, China

Responsible for the ongoing developing of an overall Master Plan for 7,800 acres of prime land in the Tourist City of Yantai, China. The goal of the plan is to create a World Class Tourist Destination Resort, over laid on an existing wine producing business, which is currently the largest in China and the third largest in the World. The experience will be a historic, culturally based tourist destination, which will cater to both the domestic Chinese market as well as the International market.

Client: Silkroading Beijing Co. Ltd.

Mary Kellogg-Joslyn

A Titan in Entertainment and Co-Founder of the Titanic Museum Attractions

Mary Kellogg-Joslyn, alongside her husband John Joslyn, carved a remarkable path in the television and entertainment industries. Their most notable achievement is the co-founding of the highly successful **Titanic Museum Attractions** in Branson, Missouri, and Pigeon Forge, Tennessee. These captivating museums have been drawing visitors for 19 and 15 years, respectively, and together generated an impressive annual revenue of **\$65 million**. A year ago, the Joslyn's sold their company to a New York investment firm, solidifying their legacy of innovation and success.

Kellogg-Joslyn's impressive career spans decades, marked by strategic vision and groundbreaking achievements. During her **ten years** at **CBS Television Stations**, she was the driving force behind the strategic planning, development, production, and marketing of major national and international productions. She was the first woman programmer in the CBS Television Division. She was the first person to recognize & purchase one of the most famous show on television, JEOPARDY. During her time at CBS, she collaborated with **L.A. Mayor Tom Bradley** to advance city-wide initiatives aimed at supporting the youth. Under his guidance, these projects achieved much acclaim.

Her expertise then led her to **The Walt Disney Co.**, where she spent **20 years** as part of Michael Eisner's original executive team to revive the company. As Senior Executive Vice President of Production & Programming, she played a pivotal role in shaping the company's new goals and contributed to hundreds of television shows.

Mary always thought big - for example, after the success of the Disney movie THREE MEN AND A BABY - the team was trying to figure out how to thank the three actors for the success of the movie - Mary's idea - why not give them a million dollars each with a thank you note - Thanks a Million! And that's what the studio did.

Kellogg-Joslyn is credited with bringing some of television's most iconic shows to screens. She was instrumental in launching "**Who Wants to Be a Millionaire**," famously writing the show's first million-dollar check. She humorously recalls, "*I didn't know my signature was worth a million dollars.*" She also helped develop and was executive over many shows including the "**Live with Regis and Kathie Lee**" (now "Live with Kelly and Mark") show for two decades. Furthermore, she was the executive who developed the renowned movie critic duo, **Siskel & Ebert**, whose "thumbs up or down" verdicts were a national benchmark. Plus, at least another seventy-five other shows she oversaw. Her

responsibilities including studio executive producer overseeing each shows operations, marketing opportunities and development of each new season.

Her calm leadership was put to the ultimate test during the tragic events of 9/11. Working in New York, Mary was the executive in charge of the control room when the planes struck the World Trade Center, making her responsible for managing the video output of this devastating event.

Throughout her career, Kellogg-Joslyn has consistently demonstrated her prowess as a results-oriented entertainment programming professional. She is highly skilled in identifying opportunities, conducting competitive analysis, developing creative projects, and strategic market positioning. Each of her bosses always made the same statement about Mary - 'if you want to get something done - give it to Mary'

Her contributions have not gone unnoticed. Mary Kellogg-Joslyn has received numerous accolades, including a **Daytime Emmy** and induction into the **Los Angeles Marketing Hall of Fame. Branson Chamber President.**

Branson President's Award for Best Community Leader. Mary and John both are active with various local and national children's organizations. Including their own foundation devoted to the development of youth and music.

This year, as executive producer of the **2025 4th of the July Music Festival at Heritage Center/ Museum, she produced a one hour 35-piece band event which was a sold-out success.**

Wanda G. Sobieski

President

Education/Licenses

- **Undergraduate:** Wichita State University, Wichita, Kansas, 1969. Bachelor's degree (honors) with major/minors in English, speech, and chemistry.
- **Graduate:** University of Tennessee, Knoxville, Tennessee, 1974. Master's degree in speech/communications.
- **Legal Education:** University of Tennessee College of Law, Knoxville, Tennessee, 1982. Doctor of Jurisprudence.
- **Law License in Tennessee 1982**

Awards/Honors/Publications

Law School

- Dean's List
- Chancellor's Citation for Outstanding Contributions to the College of Law
- National Moot Court Competition (team member 1980 and 1981);
 - Winner of Regional Competition Best Oralist in 1980 and 1981;
 - National Finalist for both 1980 and 1981;
 - National Champion 1981;
 - Runner-Up Best Oralist at the National Finals 1981;
 - Runner-Up Best Brief Award and National Finalist 1981.
- Moot Court Board (member 1980-82; Chair 1981-82)
- Phi Delta Phi
- Law Women 1979-82
- Mortar Board and various honorary societies in undergraduate school

Post Law School

- National Women's History Project Awards (2)
- Ann Selwyn Award, Knoxville Women's Center
- 1996 East Tennessee Women's Political Caucus Champions Award-Special Judges' Recognition Award
- 2006 Unveiled the Tennessee Woman Suffrage Memorial
- Tennessee Alliance for Progress 2007 Long Haul Award
- ETLAW Spirit of Justice Award 2008
- 2014 YWCA Tribute to Women Award
- 2017 Feminist Majority Award
- 2017 Community History Award, East Tennessee Historical Society
- 2018 Unveiled the Burn Memorial
- 2018 Woman of the Year, Andrew Bogle DAR

- 2018 Lucy Webb Gibson Notable Woman Award, Knoxville Association of Women Executives
- 2019 Leadership Knoxville
- 2020 Shades of Suffrage Award (for work on the contributions of women of all colors to the suffrage movement)
- 2023 DAR Historic Preservation Medal
- 2020 Community History Award, East Tennessee History Center (for the commemorative parade)

Publications

- Newsletter articles for the American Builders and Contractors Association, the Associated General Contractors, the Tennessee Lawyers' Association for Women and the East Tennessee Lawyers' Association for Women
- Board of Advisors for the Young Lawyers' Division Publication; Tennessee Rules of Form;
- Contributor to the Tennessee Appellate Practice Handbook;
- "Tennessee Lawyers v. the Suffragists," Tennessee Bar Journal, Volume 51, No. 8, August 2015.

Professional Organizations

American, Tennessee, and Knoxville Bar Associations since 1982

- Various sections and committees, including Judicial Committee and Pro Bono Panel,
- Advisory Panel in the American Bar Association
- Seminar faculty
- Family Law Committee for Tennessee Bar Association (2007 – present)
- Appellate Practice Executive Committee for Tennessee Bar Association
- Seminar instructor re. construction and employment issues

Tennessee Bar Foundation

- Fellow 1995 - present
- Grant Review Committee 1993-1995

Knoxville Bar Foundation

- Fellow 2009

East Tennessee Lawyers' Association for Women

- President 1989 and 1990
- Board member 1986-1992
- Coordinator of the Susan B. Anthony Celebrations 1990, 1991, and 1995

Tennessee Lawyers' Association for Women

- President 1995
- Board member 1993-96

National Conference of Women's Bar Association

- Board member 1990-92

Member, Delay and Expense Reduction Advisory Group for the Eastern District of Tennessee

- Chair of the Federal Questions Committee

Advisory Committee for International Conference on War and Peace

National Moot Court and Mock Trial Judge and Advisor

National Institute of Trial Advocacy, Instructor

Chair, Foster Care Review Board

Court Admissions

United States Supreme Court

Sixth Circuit Court of Appeals

Fourth Circuit Court of Appeals

Eleventh Circuit Court of Appeals

District of Columbia Circuit Court of Appeals

United States District Court for the Eastern District of Tennessee

United States Court of Claims

All Tennessee courts

Mediator

Rule 31 Listed Family Mediator

Related Experience

Ms. Sobieski practiced law with Baker, Worthington, Crossley, Stansberry & Woolf from 1982 until January 1, 1993, when she established her own firm.

During that time Ms. Sobieski worked on complex environmental and construction cases primarily and was honored to become the first women partner in the hundred-year history of the firm. Ms. Sobieski has, from time-to-time, been active in social issues and political campaigns on behalf of candidates she believed would improve the administration of justice. Her work has extended to lobbying for social change legislation and appearing before the state legislative committees,

including the judicial committees, to speak in support of legislation of particular value.

Community Service/Interests

Adjunct Professor, University of Tennessee College of Law

Instructor, National Institute of Trial Advocacy

University of Tennessee President's Club

Town Hall East Neighborhood Association

Parent Teacher Association

President, Suffrage Coalition 1995-present (erected the Tennessee Woman

Suffrage Memorial in 2006 and the Burn Memorial in 2018)

Commissioner, Tennessee Commemorative Women's Suffrage Commission 1995

Board member, Women's Suffrage Inc. 1995

Member, American Association of University Women

Member, League of Women Voters

Member, East Tennessee Historical Society

Member, Appalachian Zoological Society

Member, National Wildlife Federation

Frequent lecturer on issues related to the history of women's legal status

Guardian *ad litem* representing children in Juvenile Court

Charter Member, National Women's History Museum

Member, Knox Heritage

DEVELOPMENT COMMITTEE

➤ MINUTES

MAY 14, 2026

Committee members present included: chair, Mary Katherine Wormsley, Matthew DeBardelaben, and Melinda Grimac. Staff: Michele Hummel.

Embassy Suites/507 S. Gay Street

Requesting grant: \$50,000

Total Project cost: \$400,000

Alpesh Patel with Embassy Suites is looking to enhance the building for aesthetics and the community. They would like to activate Union Ave side by continuing the existing balcony on the mezzanine level on Gay Street onto Union Ave. This would wrap the balcony around the building, which can be used by hotel guests, customers of the various businesses within the Embassy, or the community.

The committee discussed the fact that this project brings more vibrancy, activity and interest on Union. Additionally, a recommendation was made to the owner to consider signage on Union Ave side to encourage downtown visitors/community to enter the Embassy on Union Ave.

A recommendation in the form of a motion to the Board was made by the committee to approve the request as presented for \$100,000.

Arts & Culture Alliance

DKA approved a façade grant for the Furnace for the Arts & Culture Alliance in June 2024 for \$200,000. They have completed 85% of the exterior work and expect it to be completed within a couple of months. They have a large payment coming up and have asked if DKA could pay \$190,000 now and the remainder upon completion.

A recommendation in the form of a motion to the Board was made by the committee to approve the request as presented to pay \$190,000 for this project.



P.O. Box 2506
Knoxville, Tennessee 37901
Phone: 865-523-7543
Fax: 865-523-7312

May 12, 2026

Michele Hummel, Executive Director
Downtown Knoxville Alliance
100 South Gay Street, Suite 109
Knoxville, TN 37902

Dear Michele,

Thank you for joining me today for a tour of the Furnace. I can't tell you how much we appreciate the support that we have received from the Downtown Knoxville Alliance for the project!

Construction is now 85% complete and we expect to receive our Certificate of Occupancy within about a month.

If you would be so kind, please consider this request to release 95% of the funds that DKA pledged toward the exterior elements of the project so that we may go ahead and compensate the contractor for the excellent work he and his team have accomplished.

If you have any questions about this request, please don't hesitate to contact me.

All my best and thanks again!

Liza Zenni
Arts & Culture Alliance
865-382-6742

APPLICATION

Name: Embassy Suites Knoxville Downtown

Project Address: 507 South Gay Street, Knoxville, TN 37902

Your Mailing Address: 410 N Cedar Bluff Road, Suite 200, Knoxville, TN 37923

Phone Number: 865-776-1127 Email Address: apatel@kanahotelgroup.com

Requested Amount: \$100,000 Total Project Costs: \$400,000

1. Describe the project: New construction Renovation

Please see attached for the drawings; wrap around balcony that will connect our breakfast/Ham N Goods Café space with Kopita on the mezzanine level overlooking Union Avenue

2. What is the request:

There really isn't a good return on investment for this major capital cost, but we think it will benefit our guest experience and overall activation along Union Avenue if we were to get a small portion of the project funded (25% or so)

3. For work to be performed on the building façade, the applicant is required to provide two itemized bids from general contractors licensed to do business within the City of Knoxville, consistent with the information on the drawings that are submitted with this application.

Contractor #1: Name Humphreys & Associates, LLC License Number: 35087
Total façade or public domain cost estimate \$322,580
Total project cost estimate \$400,000 (includes design work, tables, chairs, etc)

Contractor #2: Name _____ License Number: _____
Total façade or public domain cost estimate _____
Total project cost estimate _____

4. Has the project been submitted and/or approved by the Design Review Board (D1) or the Historic Zoning Commission (H1)? Yes No

5. Will you be receiving or asking for any financial incentives/assistance from other sources (i.e. Historic Tax Credits, PILOT, TIF, etc?) If so, how much: No

6. Do you have a financial commitment from another source(s) Yes (our cash equity)
 No

7. Anticipated start date: 7/1 /2026 Anticipated completion: 10 /1 /2026
If your project is not completed within 12 months of approval, you can come back to the Board for a possible extension.

8. Will this project increase the number of downtown residents or permanent jobs?
 Yes No If yes, by how many? An extra 5-10 jobs will be created, as this will help with restaurant and banquet sales at the hotel, Ham N Goodys Café, Kopita, etc

9. Has this building received DKA funding in the past? If so, when/what? No

10. How does your project help enhance DKA's mission to make downtown a better place in which to live, work and play?

We continue to invest in our Embassy Suites to make it an even more appealing destination long-term. We are working on an extension of Radius at the rooftop, have recently opened Kopita Bakery on Union Ave, etc. We think this is a wonderful opportunity to "activate" Union Avenue, as right now, this section looks like a side road, even though there are many pedestrians that walk through as it's a connection between Gay Street and Market Square. This balcony will have background music, tables and chairs with people sitting there, etc. It will make our hotel even more inviting to the local community, not just our hotel guests.

BUDGET

Please complete the budget summary:

Total Cost of Project:

Land: \$ 0 (we already own)

Building: \$ 0

Façade/Public Domain Improvements: \$ \$322,580

Other Improvements: \$ \$57,420

Soft Costs: \$ \$20,000

Total Project Cost: \$ \$400,000

Describe what is included in Soft Cost: architect, engineering and design fees

Sources of Funding:

Equity:

Cash: \$ \$300,000

Security: \$

In-kind: \$

Financing:

Requested from DKA: \$ \$100,000

Other sources: \$

Name Source of Other Financing:

Total Funding: \$ \$400,000

APPLICATION CHECKLIST

- Provide application and renderings of the project.
- Include two contract estimates with the application
- Include a photograph of the existing building/façade.

No application will be accepted unless all requested information is included.

Return application packages to:

Michele Hummel
Downtown Knoxville Alliance
mhummel@downtownknoxville.org

If you have any questions, please contact us at 865.246.2654

DEVELOPMENT COMMITTEE

➤ ECONOMIC IMPACT PROGRAM/APPLICATION



The Economic Impact Program was created to provide an incentive for projects that add to downtown vitality. The Development Committee was created to review and evaluate requests for funds and to make appropriate recommendations to the Downtown Knoxville Alliance (DKA) Board of Directors for their consideration. Proposals are selected based on the project's real public benefit, removal of blight, removal of long-term vacancy, and/or historic preservation.

MISSION

The Downtown Knoxville Alliance was created in 1993 to undertake programs and services that government agencies are unable to provide. **Its mission is to enhance downtown's existing assets and bring more people to Downtown Knoxville to work, shop, live and play.** The DKA ensures the downtown area is constantly renewed and improved so that it continues to be an asset to future generations. The special assessment district covers approximately .67 square miles or 400 acres which includes the core of downtown from the Old City to Volunteer Landing and 11th Street to Hall of Fame Drive.

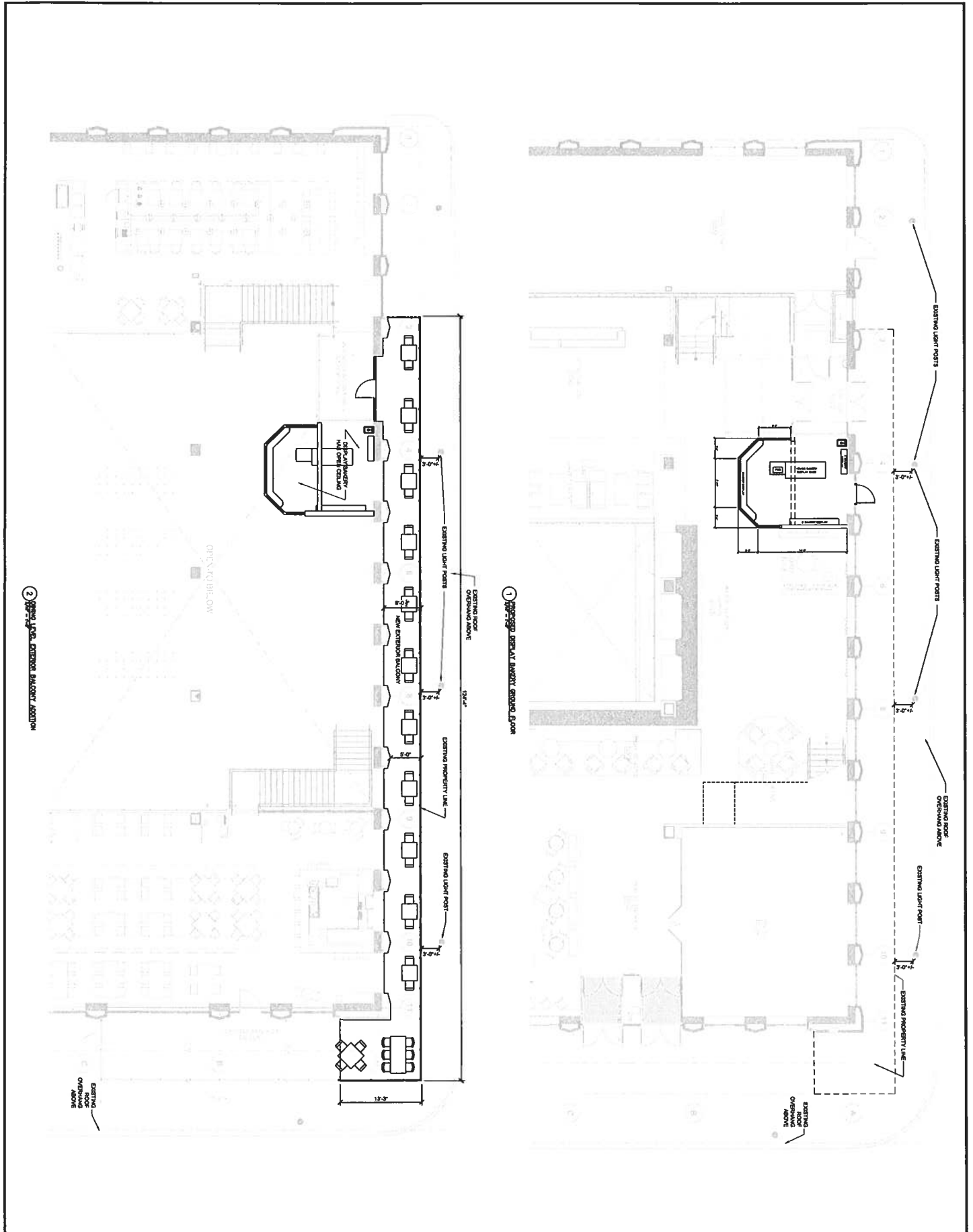
PROJECTS DKA CAN FUND

The DKA is a 501(c)3 charged with making improvements in the downtown. Any grants that are awarded must benefit the public. The organization's founding documents provide the direction where DKA's funds are awarded and/or spent. These areas include:

- Promotion and marketing
- Advertising
- Health and sanitation
- Public safety
- Elimination of problems related to traffic and parking
- Security services
- Recreation
- Cultural enhancements
- Consulting concerning planning, management, and development activities
- Maintenance of Improvements
- Activities in support of business or residential recruitment, retention, and management development
- Aesthetic improvements, including the decoration of any public space
- Professional management, planning, and promotion of the District
- Design assistance

GUIDELINES/CRITERIA

- 1. The maximum grant for each project is \$50,000 with the owner contributing greater than 20% of the incentive grant.**
- 2. Applications can be submitted by the property owner or potential buyer, and not by a tenant.**
 - a. For requests that involve a façade grant, the grants are for façade or other publically viewed enhancements only. Facades or enhancements facing alleyways, parking lots, etc. may be reviewed on a case-by-case basis.**
- 3. Requests must be approved before construction.**
- 4. The Development Committee and Board will evaluate a project(s) based on submittals that meet the established criteria such as real public benefit, removal of blight, removal of long-term vacancy, and/or historic preservation; and projects that give the best overall return on investment to downtown Knoxville.**
- 5. All improvements must conform to the City of Knoxville's Building Codes, Zoning, and if applicable, the D1 or H1 Design Guidelines. For more information on zoning guidelines, contact the Knoxville-Knox County Planning at 865.215.2500 or www.knoxmpc.org.**
- 6. Incentives regarding façade grants:**
 - a. Reimbursements of the approved grant will occur upon completion of the improvements by the application approved by DKA.**
 - b. Reimbursements will be made once invoices have been submitted to DKA with the façade/public domain costs separated from the total project expenses.**
 - c. DKA will not evaluate an application nor disburse funds on a project unless the City of Knoxville and Knox County property taxes and DKA assessments are current.**
 - d. Certificate of Completion and/or Certificate of Occupancy will be required before reimbursement.**



1 PROPOSED DISPLAY BAKERY, GROUND FLOOR

2 EXISTING LAB, EXTERIOR BALCONY ADDITION

PROJECT NO.	
DATE	
SCALE	
PROJECT TO BE SHOWN	
FLOOR	
PLANS	
DATE	
BY	
CHECKED BY	
DATE	
PROJECT NO.	
DATE	
SCALE	
PROJECT TO BE SHOWN	
FLOOR	
PLANS	
DATE	
BY	
CHECKED BY	
DATE	

KANA HOTEL GROUP
EMBASSY SUITES KNOXVILLE
DISPLAY BAKERY & EXTERIOR BALCONY ADDITION
 507 S GAY STREET, KNOXVILLE TENNESSEE

123 E 7th St, Suite 400 Chattanooga, Tennessee 37402
 P. 423.834.0808 www.riverstreetarchitecture.com

ALL WORK SHOWN IS UNLESS OTHERWISE NOTED TO BE EXISTING.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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Job Number: #1625	Job Duration : 2 mos	- 1st Floor:	-
Job Name: Embassy Balcony Addition	Rooms : 1 rms	- 2nd Floor:	-
Location: Embassy Knoxville		- 3rd Floor:	-
Date: 4-21-26	Labor Burden : 37.50%	- 4th Floor:	880
Square Footage: 880 sf	Sales Tax : 9.75%	- 5th Floor:	-
Estimator: JMH		- 6th Floor:	-
		- 7th Floor:	-
		- 8th Floor:	-
		- 9th Floor:	-
		- 10th Floor:	-
		- 11th Floor:	-
		- 12th Floor:	-
		- 13th Floor:	-
		- 14th Floor:	-
		- 15th Floor:	-
		- 16th Floor:	-
		- 17th Floor:	-
		- 18th Floor:	-
		- 19th Floor:	-
		- 20th Floor:	-
		Heated Space:	-
		Unheated Space:	880

A. GENERAL CONDITIONS:		(20,444)	(23.23)	
1	Pre-Construction Services	(20,444)	-	0.00
1a	Architectural & Engineering		0	0.00
2	General Requirements		0	0.00
3	Supervision		14,896	16.93
3a.	Job Foreman		0	0.00
3b.	Project Management		0	0.00
4	Travel & Per Diem		3,250	3.69
5	Temporary Facilities		198	0.23
6	Contingencies		0	0.00
7	Cleaning (see misc site/shell/finishes)		0	0.00
8	Miscellaneous		2,100	2.39
9	Threshold Inspections		0	0.00
B. "SITEWORK":		(9,982)	(11.34)	
8a	Layout & Engineering	(9,982)	2,500	2.84
9	Earthwork		1,800	1.82
10	Storm & Roof Drainage		0	0.00
11	Demolition		5,250	5.97
12	Site Utilities		0	0.00
12.a	- Water		0	0.00
12.b	- Fire Service		0	0.00
12.c	- Sewer		0	0.00
12.d	- Gas		0	0.00
12.e	- Electric		0	0.00
13	Paving		0	0.00
14	Concrete Curbing		0	0.00
15	Site Concrete		0	0.00
15.a	Stamped Conc./ Pavers		0	0.00
16	Site Fencing		0	0.00
17	Swimming Pool		0	0.00
18	Retaining Walls		0	0.00
19	Miscellaneous Site		632	0.72
20	Landscape & Irrigation		0	0.00
C. "SHELL":		(200,595)	(227.95)	
21	Concrete	(200,595)	0	0.00
21.a	Pre-Cast Concrete		0	0.00
21.b	Gyp-Crete topping		0	0.00
21.c	Post Tension Concrete		0	0.00
22	Masonry		0	0.00
23	Structural & Misc. Steel		127,800	145.00
23.a	Steel Erection		0	0.00
23.b	Steel Pan Stairs		0	0.00
24	Metal Framing System		0	0.00
25	Balcony Railings		58,000	63.64
25a	Barricades & OSHA compliance		0	0.00
26	Rough Carpentry		600	0.68
26.a	Roof Truss Systems		0	0.00
27	Fascia & Soffit Systems		0	0.00
28	Building Insulation		0	0.00
28.a	Water & Dampproofing		0	0.00
29	Exterior Finish System (EFIS)		0	0.00
30	Roofing Systems		0	0.00
30.a	Standing Seam		0	0.00
30.b	Roof Accessories		0	0.00
30.c	Skirting Systems		0	0.00
31	Caulking		0	0.00
32	Storefront & Windows		14,500	16.48
32.a	Automatic Entrance Doors		0	0.00
33	Misc. Specialties		0	0.00
34	Metal Building Systems		0	0.00
34.a	Metal Building Erection		0	0.00
34.b	Miscellaneous Shell		1,896	2.15
D. "FINISHES":		(85,391)	(74.31)	
35	Finish Carpentry	(72,642)	0	0.00
36	Millwork		0	0.00
37	Vanity Tops (Granite & Cultured Marble)		0	0.00
37.a	Misc Granite & Solid Surface Tops		0	0.00
38	Hollow Metal & Doors		0	0.00
38.a	Wood & Mirror Doors		0	0.00
39	Finish Hardware		0	0.00
40	Entry Locksets		0	0.00
41	Specialty Doors		0	0.00
42	Drywall & Metal Stud		0	0.00
43	Ceramic Tile		30,800	35.00
44	Acoustical Ceilings		0	0.00
45	Millwork Base		0	0.00
45.a	VCT & Rubber Base		0	0.00
45.b	Specialty Flooring		0	0.00
46	Painting		7,040	8.00
46.a	Wallcoverings		0	0.00
47	Toilet Accessories		0	0.00
47.a	Tub Surrounds		0	0.00
47.b	Mirrors		0	0.00
48	Specialties		0	0.00
48	Specialties (Management)		0	0.00
49	Install Owner Furnished		0	0.00
50	Loading Dock Equipment		0	0.00
51	Elevators		0	0.00
52	Fire Sprinkler		10,560	12.00
53	Plumbing		0	0.00
53.a	Bathroom Specialties (Mtbl Pans/ Shower Drs/+)		0	0.00
54	HVAC (Central & Bath Exhaust)		0	0.00
54.a	HVAC Thru-Wall Units		0	0.00
55	Electrical		13,200	15.00
55.a	Phone/ TV/ Computer		0	0.00
56	Miscellaneous Finishes		3,791	4.31
Subtotal:			296,413	336.83
58	O.H.P. @ : 8.00%		23,895	27.15
59	Builders Risk:		644	0.73
60	P. & P. Bond :		-	0.00
61	Permit Fees & Insurance :		1,829	1.85
			322,580	366.57
			\$322,580	

Division 1 - General Conditions:		Embassy Balcony Addition				Embassy Knoxville										
Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:	
01050	Pre-Construction Services															
01075	Accounting	2	mos												1	
01090	IT Systems	2	mos												2	
01100	Architectural/ Design		owner*												1a	
01150	Photos														2	
	Blueprints	1	ls												2	
01200	Contingencies	1	ls												6	
	\$322,580	1	mos													
01300	Superintendent	1	mos	\$10,833		\$0	10,833			4,083					3	
01305	Foreman	1	mos	\$0		\$0									3a	
01310	Project Manager		see 13300												3b	
01320	Lodging Expense (Field)	1	mos			\$0									4	
01321	Per Diem (Field)	1	mos			\$1,000			1,000						4	
01322	Truck Allowance (Field)	1	mos			\$750			750						4	
01323	Misc Travel (start up)														4	
01330	Buy-out Trip														4	
	PreConstruction Meeting														4	
01350	Travel (Field)	1	mos			\$500			500						4	
01350	Travel (Home Office)	1	mos			\$1,000			1,000						4	
01400	Meter & Impact Fees														8	
	- Tap Fees		owner*												8	
	- Impact Fees		owner*												8	
01450	Testing - soil		owner*												8	
	Testing - Steel		owner*												8	
	Testing - Asphalt		owner*												8	
	Testing - Concrete		owner*												8	
01500	Temporary- Electric	2	mos												5	
01501	Temp Electric - Final														5	
01502	Temporary - Water	2	mos												5	
01503	Temporary - Heat														5	
01510	Temporary-Phone (Field/Office)	2	mos			\$99			198						5	
01520	Temporary Office	2	mos			\$0									5	
01521	Storage Trailers	2	mos			\$0									5	
01525	Office Supplies & Postage	2	mos			\$0									5	
01530	Tempoary Toilets	2	mos			\$0									5	
01540	Material Handling	2	mos			\$0									2	
01550	Temporary Barricades		see 01550(site)												8	
01560	Dust Barriers		see 01560(site)												2	
01570	Security														2	
	- Trailer Alarm	2	mos												5	
	- Security Services														8	
01580	Weather Protection		see 01580(shall)												2	
01590	Construction Signage		ls												2	
	\$50,000															
01600	P & P Bond		summary*													
01620	OPL Insurance		summary*													
	Builders Risk Insurance		summary*													
	Liability Insurance (0.3%)	1	ls			2,100			2,100						8	
01625	Subcontractor Bonds		see sub trades													
01630	Legal Fees		allowance												8	
77778	Union Issues														8	
01640	Guarantee & Warranty (0.2%)		ls			700									2	
01700	Layout & Engineering		see site												2	
	- Surveying		see site												2	
	(\$8,319)															
01750	Cleaning - Regular	2.00	mos	\$1,720		\$472									7	
01751	Cleaning - Final	1	ls			\$0									7	
01755	Cleaning - Dump Fees	44	cys	(3,440)		(944)									7	
	mhs= (344)					0										
						0										
						(553)										
01800	Licenses		summary*												8	
	Building Permit		summary*													
01825	Threshold Inspections														9	
	- Plan Review	1	ls												9	
	- Threshold	1	ls												9	
	- Final Certification	1	ls												9	
Division 1 - General Conditions:		Subtotal:						10,833	0	5,548	4,083	0	0	0	0	\$20,444

Division 2 - Site Improvements:

Embassy Balcony Addition

Embassy Knoxville

Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:		
01700	Layout & Engineering	1	ls	\$0		\$0	\$2,500						\$0	estimate	\$0	2,500	8a
	- Surveying																8a
	see 01700																9
02210	GeoTech / Soil Testing																9
02220	Temp Roads & Fencing																9
	- Temporary Roads	1	ls	\$0		\$0	\$0						\$0	estimate	\$0	0	9
	- Temporary Fencing	1	ls	\$0		\$0	\$1,800						\$0	estimate	\$0	1,800	9
	- Temporary Staging																9
	see temporary roads																9
	- Dewatering & Shoring																9
02225	Excavator Demolition	1	ls	\$0		\$0	\$0						\$0	estimate	\$0	0	11
02230	Interior Demolition	1	ls	\$2,000		\$0	\$1,500	2,000	1,500	750			\$1,000	estimate	\$0	5,250	11
02235	Asbestos Abatement	1	ls	\$0		\$0	\$0						\$0	estimate	\$0	0	11
02240	Dewatering	1	ls	\$0		\$0	\$0						\$0	estimate	\$0	0	9
02300	Earthwork & Excavation	1	sub											estimate	\$0	0	9
02310	Topsol																9
02320	Fine Grading																9
	- Rip Rap																9
	- Erosion Control																9
	- Topsol - backfill curbs																9
	- Other																9
	- Repair Outside Grades																9
02350	Storm Drainage	1	sub											estimate	\$0	0	10
	Underground Retention	1	sub										\$0	estimate	\$0	0	10
02355	Roof Drainage	1	sub											estimate	\$0	0	10
02360	Termite Treatment	1	sub											estimate	\$0	0	21
02450	Foundation Piling	1	sub											estimate	\$0	0	19
02500	Site Utilities																12
02505	Jack and Bore																12
02510	Domestic Water	1	sub											estimate	\$0	0	12
02520	Fire Sprinkler Service	1	sub											estimate	\$0	0	12
	- Main																12
	- Fire Hydrant																12
	- Backflow																12
	- Pit																12
	- Dbl Detector Check Valve																12
02530	Sanitary Sewer System	1	sub											estimate	\$0	0	12
	- Grease Trap																12
02540	Gas Service																12
02550	Electrical Service	1	sub											estimate	\$0	0	12
	- Secondary																12
	- Primary																12
	- Telephone/ TV																12
	- Light Poles																12
	- Ground Lighting																12
02700	Asphalt Paving	1	sub											estimate	\$0	0	13
	- Asphalt Testing																13
02705	Pavement Striping																13
02710	Parking Bumpers																13
02720	Concrete Paving	1	sub											estimate	\$0	0	13
02750	Concrete Curbs													estimate	\$0	0	14
	- Curb & Gutter																14
	see 02750																14
02775	Stamped Concrete	1	sub											estimate	\$0	0	15
02780	Brick Pavers	1	sub											estimate	\$0	0	15
02800	Swimming Pool / Spa	1	sub											estimate	\$0	0	17
02820	Fencing	1	sub											estimate	\$0	0	16
02825	Guardrails																19
02830	Retaining Walls	1	sub											estimate	\$0	0	18
02835	Retaining Walls-Segmental																18
02840	Parking Bumpers																13
02850	Site Concrete	1	sub	\$0		\$0	\$0						\$0	estimate	\$0	0	15
02851	Concrete Accessories																15
	- Reinforcing Steel																15
02852	Gravel & Sand																15
02853	Concrete Ready-Mix																15
02854	Backhoe, Pumps & Equipment																15
02855	Concrete Labor																15
02856	Concrete Finishing													estimate	\$0	0	15
02857	Concrete Testing																15
02870	Site Furnishings																19
02871	Gazebo																19
02875	Flagpoles																19
02880	Tree Gates																19
02890	Traffic Signs & Signals																19
	- Traffic & Handicap Signs	1	sub											estimate	\$0	0	19
	- Traffic Signals																19
02900	Landscaping	1	sub											estimate	\$0	0	20
	- Seed & Sod																20
02905	Maintenance																20
02950	Irrigation	1	sub											estimate	\$0	0	20
01503	Temporary - Heat		mos														19
01540	Material Handling	2	mos														19
01550	Temporary Barricades																19
01560	Dust Barriers																19
01570	Security																19
01580	Weather Protection																19
01750	Cleaning - Regular	0.20	wks	1,720		472		344	104		129					577	19
	Cleaning - Final	0.10	ls														19
	Cleaning - Dump Fees	4.43	cys				13									55	19
Division 2 - Site Improvements:		Subtotal:						2,344	104	5,655	879	0	1,000	0		\$9,982	

Divisions 11, 12, 13, 14, 15 & 16:			Embassy Balcony Addition			Embassy Knoxville												
Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:			
Division 11 - Equipment:																		
11020	Safe & Safety Deposit Boxes		owner*														48	
11040	Ecclesiastical equip. (Pews)																48	
	- Choir Chairs																48	
11110	Laundry equip.		owner*														48	
11120	Vending equip.		owner*														48	
11130	Audio-Video Equipment		owner*														48	
11135	Projection Screens		owner*														48	
11138	Conference Room Equip																48	
11150	Parking Control equip.																50	
	- Dock Bumpers																50	
	- Dock Levelers																50	
	- Dock Seats																50	
11160	Laundry Chutes	1	sub										estimate		\$0		48	
11400	Food Service equip.		owner*														48	
	- Sneez Guards		nic*														48	
11405	Walk-In Coolers & Freezers		owner*														48	
11425	Kitchen Hood & Ventilation		owner*														48	
11430	Ansul Fire Suppression		owner*														48	
11435	Ice Machines		owner*														48	
11450	Residential equipment		owner*?														48	
11460	Television units & access.		owner*														48	
11470	Access Stairs																48	
Subtotal:																		
							0	0	0	0	0	0	0	0	0	0	\$0	
Division 12 - Furnishings:																		
12000	Furnishings																49	
12200	Install Owner Furnished	1	est	\$0		\$0							\$0 estimate		\$0		49	
	-																49	
12410	Floor Mats		owner*														49	
12420	Window Blinds		owner*														49	
12500	F.F.&E	1	sub										estimate		\$0		49	
	- Install F.F.&E.																49	
	- Misc. Furnishings																49	
	- Booths & Tables																49	
12600	Booths & Tables		owner*														49	
Subtotal:																		
							0	0	0	0	0	0	0	0	0	0	\$0	
Division 13 - Special Construction:																		
13030	Specialty Rooms		see 18800														48	
13070	Bullet Resistant Protection																48	
13080	Lighting Protection																48	
13100	Pre-Engineered Buildings																34	
	- Misc. Components																34	
	- Erection & Installation																34a	
13150	Metal Building Erection																48	
13160	Swimming Pool Enclosures																48	
13250	Water Features																48	
mos =	36																	
13300	Specialty Assistant	8	mos	\$0		\$0											48b	
13310	Specialty Management	8	mos	\$0		\$0											48b	
13350	Specialty Travel	8	mos	\$0		\$0											48b	
13400	Vaults																48	
13700	Security System (CCTV)																48	
13800	Energy Management System		see 15900															
13850	Fire Alarm Systems		see 16050															
Subtotal:																		
							0	0	0	0	0	0	0	0	0	0	\$0	
Division 14 - Conveying Systems:																		
14100	Dumbwaiters																51	
14200	Elevators	1	sub										estimate		\$0		51	
14300	Escalator																51	
14600	Hoists & Cranes																51	
14600	Window Wash Sys																48	
Subtotal:																		
							0	0	0	0	0	0	0	0	0	0	\$0	
Division 15 - Mechanical:																		
15300	Fire Sprinkler Systems	1	sub										estimate		\$10,560		52	
	- Site Service		see 02600														52	
	- Fire Pump		see 15300														52	
15400	Plumbing	1	sub										estimate		\$0		53	
	- Plumbing Fixtures		see above														53	
15415	Whirlpools																53a	
15425	Shower Doors	1	sub	\$0		\$0							\$0 estimate		\$0		53a	
15450	Gas Piping		see above														53	
15600	Refrigeration		nic*														54	
15500	HVAC	1	sub										estimate		\$0		54	
	- Misc. Louvers																54	
	- Test & Balance		nic*														54	
15525	HVAC Equipment		see 15500														54	
15550	Thru-Wall Units (PTAC)	1	is	\$0		\$0							\$0 allowance		\$0		54a	
15900	Controls & Instrumentation		see 15500														54	
15950	HVAC Testing & Balance		see 15500														54	
Subtotal:																		
							0	0	0	0	0	0	0	0	10,560		\$10,560	
Division 16 - Electrical:																		
16000	Electrical	1	sub										estimate		\$13,200		55	
	- Fire & Smoke Alarm		see above														55	
	- Primary Electrical service		see 02310														55	
	- Secondary Electrical		see above														55	
	- Light Fixtures		see above														55	
16400	Low Voltage Wiring		Owner*														55	
16500	Site Lighting		see above														55a	
16700	Communication / Phone		owner*														55a	
16750	Systems Wiring		see 16400														55a	
	- Computer Network		see 16400														55a	
	- Television Wiring		see 16400														55a	
	- Cable TV		see 16400														55a	
	- Satellite TV		see 16400														55a	
16800	Sound Systems		Owner*														55a	
Subtotal:																		
							0	0	0	0	0	0	0	0	13,200		\$13,200	
GRAND TOTALS							16,602	1,156	11,701	6,226	0	1,000	0	1,000	256,727	298,413		
							16,602	1,156	11,701	6,226	0	1,000	0	1,000	259,727	298,413		



Mr. Alpesh Patel
Kana Hotel Group
410 N Cedar Bluff Road - Suite 200
Knoxville, Tennessee 37923

Re: Balcony Addition
Embassy Suites - Knoxville

Mr. Patel,

We are pleased to offer for your consideration our budget proposal for:

- Construction of new 2nd floor balcony along Union Avenue.
- Budget is based on plans dated 12-15-25, attached.
- Construction similar to existing 2nd floor balcony which will abut.
- Lump Sum Budget price:

Three Hundred, Ninety-Five thousand (\$395,000)

Please do not hesitate to call if you have questions, or need help in any way.

Sincerely,

A handwritten signature in blue ink, appearing to read "MK", is written over a light blue horizontal line.

Michael T. Kuebler
President
Embark Project Services, LLC
Tennessee Contractors License #65286, Expires 11/30/27



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Sincerely,

Michael T. Kuebler
President
Embark Project Services, LLC
Tennessee Contractors License #65286, Expires 11/30/27

"Budget EST#1"

Embark

Desc: Balcony Addition

Chattanooga, Tennessee 37405
(423) 825-4611 o / (423) 825-4758 f

	Heated Space:	Unheated Space:
- 1st Floor:	-	-
- 2nd Floor:	-	880
- 3rd Floor:	-	-
- 4th Floor:	-	-
- 5th Floor:	-	-
- 6th Floor:	-	-
- 7th Floor:	-	-
- 8th Floor:	-	-
- 9th Floor:	-	-
- 10th Floor:	-	-
- 11th Floor:	-	-
- 12th Floor:	-	-
- 13th Floor:	-	-
- 14th Floor:	-	-
- 15th Floor:	-	-
- 16th Floor:	-	-
- 17th Floor:	-	-
- 18th Floor:	-	-
- 19th Floor:	-	-
- 20th Floor:	-	-
	-	880
	-	880

Job Number: #2625
 Job Name: Embassy Balcony Addition
 Location: Embassy Knoxville
 Date: 4-21-26
 Square Footage: 880 sf
 Estimator: JMH

Job Duration : 2 mos
 Rooms : 1 rms
 Labor Burden : 37.50%
 Sales Tax : 9.75%

A. GENERAL CONDITIONS:		(22,451)	(25,51)	
7	Pre-Construction Services	(22,451)	-	0.00
1a	Architectural & Engineering		0	0.00
2	General Requirements		0	0.00
3	Supervision		14,898	16.93
3a.	Job Foreman		0	0.00
3b.	Project Management		0	0.00
4	Travel & Per Diem		3,250	3.89
5	Temporary Facilities		198	0.23
6	Contingencies		2,008	2.28
7	Cleaning (see misc site/shell/finishes)		0	0.00
8	Miscellaneous		2,100	2.39
9	Threshold Inspections		0	0.00
B. "SITEWORK":		(9,982)	(11.34)	
8a	Layout & Engineering	(9,982)	2,500	2.84
9	Earthwork		1,800	1.82
10	Storm & Roof Drainage		0	0.00
11	Demolition		5,250	5.97
12	Site Utilities		0	0.00
12.a	- Water		0	0.00
12.b	- Fire Service		0	0.00
12.c	- Sewer		0	0.00
12.d	- Gas		0	0.00
12.e	- Electric		0	0.00
13	Paving		0	0.00
14	Concrete Curbing		0	0.00
15	Site Concrete		0	0.00
15.a	Stamped Conc./ Pavers		0	0.00
16	Site Fencing		0	0.00
17	Swimming Pool		0	0.00
18	Retaining Walls		0	0.00
19	Miscellaneous Site		832	0.72
20	Landscape & Irrigation		0	0.00
C. "SHELL":		(228,346)	(259.48)	
21	Concrete	(228,346)	0	0.00
21.a	Pre-Cast Concrete		0	0.00
21.b	Gyp-Crete topping		0	0.00
21.c	Post Tension Concrete		0	0.00
22	Masonry		0	0.00
23	Structural & Misc. Steel		145,200	165.00
23.a	Steel Erection		0	0.00
23.b	Steel Pan Stairs		0	0.00
24	Metal Framing System		0	0.00
25	Balcony Railings		84,000	72.73
25a	Barriacades & OSHA compliance		0	0.00
26	Rough Carpentry		0	0.00
26.a	Roof Truss Systems		0	0.00
27	Fascia & Soffit Systems		0	0.00
28	Building Insulation		0	0.00
28.a	Water & Dampproofing		0	0.00
29	Exterior Finish System (EFIS)		0	0.00
30	Roofing Systems		0	0.00
30.a	Standing Seam		0	0.00
30.b	Roof Accessories		0	0.00
30.c	Siding Systems		0	0.00
31	Caulking		0	0.00
32	Storefront & Windows		17,250	19.80
32.a	Automatic Entrance Doors		0	0.00
33	Misc. Specialties		0	0.00
34	Metal Building Systems		0	0.00
34.a	Metal Building Erection		0	0.00
34.b	Miscellaneous Shell		1,896	2.15
D. "FINISHES":		(85,791)	(74.76)	
35	Finish Carpentry	(73,042)	0	0.00
36	Millwork		0	0.00
37	Vanity Tops (Granite & Cultured Marble)		0	0.00
37.a	Misc Granite & Solid Surface Tops		0	0.00
38	Hollow Metal & Doors		0	0.00
38.a	Wood & Mirror Doors		0	0.00
39	Finish Hardware		0	0.00
40	Entry Locksets		0	0.00
41	Specialty Doors		0	0.00
42	Drywall & Metal Stud		0	0.00
43	Ceramic Tile		35,200	40.00
44	Acoustical Ceilings		0	0.00
45	Millwork Base		0	0.00
45.a	VCT & Rubber Base		0	0.00
45.b	Specialty Flooring		0	0.00
46	Painting		8,800	10.00
46.a	Wallcoverings		0	0.00
47	Toilet Accessories		0	0.00
47.a	Tub Surrounds		0	0.00
47.b	Mirrors		0	0.00
48	Specialties		0	0.00
48	Specialties (Management)		0	0.00
49	Install Owner Furnished		0	0.00
50	Loading Dock Equipment		0	0.00
51	Elevators		0	0.00
52	Fire Sprinkler		0	0.00
53	Plumbing		0	0.00
53.a	Bathroom Specialties (Mtbl Pans/ Shower Drs/+)		0	0.00
54	HVAC (Central & Bath Exhaust)		0	0.00
54.a.	HVAC Thru-Wall Units		0	0.00
55	Electrical		18,000	20.45
55.a	Phone/ TV/ Computer		0	0.00
56	Miscellaneous Finishes		3,791	4.31
Subtotal:			<u>328,570</u>	<u>371.10</u>
58	O.H.P. @ : 20.00%		65,833	74.81
59	Builders Risk:		787	0.89
60	P.&P. Bond :		-	0.00
61	Permit Fees & Insurance :		<u>1,809</u>	<u>2.08</u>
			<u>395,000</u>	<u>\$448.88</u>
			\$395,000	

Division 1 - General Conditions:		Embassy Balcony Addition				Embassy Knoxville									
Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:
01050	Pre-Construction Services														1
01075	Accounting	2	mos												2
01090	IT Systems	2	mos												2
01100	Architectural Design		owner*												1a
01150	Photos														2
	Blueprints	1	ls												2
01200	Contingencies	1	ls			2,008			2,008						2
		1	mos												6
	\$395,000														
01300	Superintendent	1	mos	\$10,833		\$0	10,833			4,083					3
01305	Foreman	1	mos	\$0		\$0									3a
01310	Project Manager		see 13300												3b
01320	Lodging Expense (Field)	1	mos			\$0									4
01321	Per Diem (Field)	1	mos			\$1,000			1,000						4
01322	Truck Allowance (Field)	1	mos			\$750			750						4
01323	Misc Travel (start up)														4
01330	Buy-out Trip														4
	PreConstruction Meeting														4
01350	Travel (Field)	1	mos			\$500			500						4
01350	Travel (Home Office)	1	mos			\$1,000			1,000						4
01400	Meter & Impact Fees														8
	- Tap Fees		owner*												8
	- Impact Fees		owner*												8
01450	Testing - soil		owner*												8
	Testing - Steel		owner*												8
	Testing - Asphalt		owner*												8
	Testing - Concrete		owner*												8
01500	Temporary - Electric	2	mos												5
01501	Temp Electric - Final														5
01502	Temporary - Water	2	mos												5
01503	Temporary - Heat														5
01510	Temporary-Phone (Field/Office)	2	mos			\$99			198						5
01520	Temporary Office	2	mos			\$0									5
01521	Storage Trailers	2	mos			\$0									5
01525	Office Supplies & Postage	2	mos			\$0									5
01530	Temporary Toilets	2	mos			\$0									5
01540	Material Handling	2	mos			\$0									2
01550	Temporary Baricades		see 01550(site)												8
01560	Dust Barriers		see 01560(site)												2
01570	Security														5
	- Trailer Alarm	2	mos												8
	- Security Services														2
01580	Weather Protection		see 01580(shell)												2
01590	Construction Signage		ls												2
	350,000														
01600	P & P Bond		summary*												
01620	OPL Insurance		summary*												
	Builders Risk Insurance		summary*												
	Liability Insurance (0.3%)	1	ls			2,100			2,100						8
01625	Subcontractor Bonds		see sub trades												8
01630	Legal Fees		allowace												8
77778	Union Issues														2
01640	Guarantee & Warranty (0.2%)		ls			700									2
01700	Layout & Engineering		see site												2
	- Surveying		see site												2
	(\$8,319)														
01750	Cleaning - Regular	2.00	mos	\$1,720	\$472										7
01751	Cleaging - Final	1	ls			\$0									7
01755	Cleaning - Dump Fees	44	cys	(3,440)	(944)	12.50									7
	mhs=	(344)				0									
						0									
						(553)									
01800	Licenses		summary*												8
	Building Permit		summary*												
01825	Threshold Inspections														9
	- Plan Review	1	ls												9
	- Threshold	1	ls												9
	- Final Certification	1	ls												9
Division 1 - General Conditions:		Subtotal:					10,833	0	7,556	4,083	0	0	0	0	\$22,451

Division 2 - Site Improvements:		Embassy Balcony Addition					Embassy Knoxville										
Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:		
01700	Layout & Engineering	1	ls	\$0	\$0	\$2,500			2,500				\$0	estimate	\$0	2,500	8a
	- Surveying																8a
02210	GeoTech / Soil Testing																9
02220	Tamp Roads & Fencing																9
	- Temporary Roads	1	ls	\$0	\$0	\$0						\$0	estimate	\$0		9	
	- Temporary Fencing	1	ls	\$0	\$0	\$1,600			1,600			\$0	estimate	\$0	1,600	9	
	- Temporary Staging																9
	- Dewatering & Shoring																9
02225	Exterior Demolition	1	ls	\$0	\$0	\$0						\$0	estimate	\$0		11	
02230	Interior Demolition	1	ls	\$2,000	\$0	\$1,500	2,000		1,500	750		\$1,000	estimate	\$0	5,250	11	
02235	Asbestos Abatement	1	ls	\$0	\$0	\$0						\$0	estimate	\$0		11	
02240	Dewatering	1	ls	\$0	\$0	\$0						\$0	estimate	\$0		9	
02300	Earthwork & Excavation	1	sub										estimate	\$0		9	
02310	Topsoil															9	
02320	Fine Grading															9	
	- Rip Rap															9	
	- Erosion Control															9	
	- Topsoil - backfill curbs															9	
	- Other															9	
	- Repair Outside Grades															9	
02350	Storm Drainage	1	sub										estimate	\$0		10	
	Underground Retention	1	sub									\$0	estimate	\$0		10	
02355	Roof Drainage	1	sub										estimate	\$0		10	
02360	Termite Treatment	1	sub										estimate	\$0		21	
02450	Foundation Piling	1	sub										estimate	\$0		19	
02500	Site Utilities															12	
02505	Jack and Bore															12	
02510	Domestic Water	1	sub										estimate	\$0		12	
02520	Fire Sprinkler Service	1	sub										estimate	\$0		12	
	- Main															12	
	- Fire Hydrant															12	
	- Backflow															12	
	- Pit															12	
	- Dbl Detector Check Valve															12	
02530	Sanitary Sewer System	1	sub										estimate	\$0		12	
	- Grease Trap															12	
02540	Gas Service															12	
02550	Electrical Service	1	sub										estimate	\$0		12	
	- Secondary															12	
	- Primary															12	
	- Telephone/ TV															12	
	- Light Poles															12	
	- Ground Lighting															12	
02700	Asphalt Paving	1	sub										estimate	\$0		13	
	- Asphalt Testing															13	
02705	Pavement Striping															13	
02710	Parking Bumpers															13	
02720	Concrete Paving	1	sub										estimate	\$0		13	
02750	Concrete Curbs												estimate	\$0		14	
	- Curb & Gutter															14	
	- Extruded Curbs															14	
02775	Stamped Concrete	1	sub										estimate	\$0		15	
02780	Brick Pavers	1	sub										estimate	\$0		15	
02800	Swimming Pool / Spa	1	sub										estimate	\$0		17	
02820	Fencing	1	sub										estimate	\$0		16	
02825	Guardrails															19	
02830	Retaining Walls	1	sub										estimate	\$0		16	
02835	Retaining Walls-Segmental															16	
02840	Parking Bumpers															13	
02850	Site Concrete	1	sub	\$0	\$0	\$0						\$0	estimate	\$0		15	
02851	Concrete Accessories															15	
	- Reinforcing Steel															15	
02852	Gravel & Sand															15	
02853	Concrete Ready-Mix															15	
02854	Backhoe, Pumps & Equipment															15	
02855	Concrete Labor															15	
02856	Concrete Finishing												estimate	\$0		15	
02857	Concrete Testing															15	
02870	Site Furnishings															19	
02871	Gazebo															19	
02875	Flagpoles															19	
02880	Tree Cries															19	
02890	Traffic Signs & Signals	1	sub										estimate	\$0		19	
	- Traffic & Handicap Signs															19	
	- Traffic Signals															19	
02900	Landscaping	1	sub										estimate	\$0		20	
	- Seed & Sod															20	
02905	Maintenance															20	
02950	Irrigation	1	sub										estimate	\$0		20	
01503	Temporary - Heal		mos													19	
01540	Material Handling	2	mos													19	
01550	Temporary Barricades															19	
01560	Dust Barriers															19	
01570	Security															19	
01580	Weather Protection															19	
01750	Cleaning - Regular	0.20	wks	1,720	472		344	104		129					577	19	
	Cleaning - Final	0.10	ls													19	
	Cleaning - Dump Fees	4.43	cys			13				55					55	19	
Division 2 - Site Improvements:		Subtotal:					2,344	104	5,655	879	0	1,000		0	\$4,882		

Divisions 11, 12, 13, 14, 15 & 16:		Embassy Balcony Addition				Embassy Knoxville									
Code	Item	Quantity	Unit	L	M	O	Labor	Mat.	Other	Labor Burden	P.O. Tax	Purchase Order	Vendor Name	SUB	TOTAL:
Division 11 - Equipment:															
11020	Safe & Safety Deposit Boxes		owner*												48
11040	Ecclesiastical equip. (Pews)														48
	- Choir Chairs														48
11110	Laundry equip.		owner*												48
11120	Vending equip.		owner*												48
11130	Audio-Video Equipment		owner*												48
11135	Projection Screens		owner*												48
11136	Conference Room Equip														48
11150	Parking Control equip.														48
11150	Loading Dock equip.														50
	- Dock Bumpers														50
	- Dock Levelers														50
	- Dock Seals														50
11160	Laundry Chutes	1	sub										estimate	\$0	48
11400	Food Service equip.		owner*												48
	- Sneeze Guards		nic*												48
11405	Walk-in Coolers & Freezers		owner*												48
11425	Kitchen Hood & Ventilation		owner*												48
11430	Ansal Fire Suppression		owner*												48
11435	Ice Machines		owner*												48
11450	Residential equipment		owner*?												48
11460	Television units & access.		owner*												48
11470	Access Stairs														48
Subtotal:															
							0	0	0	0	0	0	0	0	\$0
Division 12 - Furnishings:															
12000	Furnishings														49
12200	Install Owner Furnished	1	est	\$0	\$0	\$0						\$0	estimate	\$0	49
	-														48
12410	Floor Mats		owner*												49
12420	Window Blinds		owner*												49
12500	F.F.&E	1	sub										estimate	\$0	49
	- Install F.F.&E.														49
	- Misc. Furnishings														49
	- Booths & Tables														49
12600	Booths & Tables		owner*												49
Subtotal:															
							0	0	0	0	0	0	0	0	\$0
Division 13 - Special Construction:															
13030	Specialty Rooms		see 16800												48
13070	Bullet Resistant Protection														48
13080	Lighing Protection														48
13100	Pre-Engineered Buildings														34
	- Misc. Components														34a
	- Erection & Installation														34a
13150	Metal Building Erection														48
13160	Swimming Pool Enclosures														48
13250	Water Features														48
mos =		36													48b
13300	Specialty Assistant	8	mos	\$0		\$0									48b
13310	Specialty Management	8	mos	\$0		\$0									48b
13350	Specialty Travel	8	mos			\$0									48b
13400	Vaults														48
13700	Security System (CCTV)														48
13800	Energy Management System		see 15900												48
13850	Fire Alarm Systems		see 16050												48
Subtotal:															
							0	0	0	0	0	0	0	0	\$0
Division 14 - Conveying Systems:															
14100	Dumbwaiters														51
14200	Elevators	1	sub										estimate	\$0	51
14300	Escalator														51
14600	Holsts & Cranes														51
14600	Window Wash Sys														48
Subtotal:															
							0	0	0	0	0	0	0	0	\$0
Division 15 - Mechanical:															
15300	Fire Sprinkler Systems	1	sub										estimate	\$0	52
	- Site Service		see 02600												52
	- Fire Pump		see 15300												52
15400	Plumbing	1	sub										estimate	\$0	53
	- Plumbing Fbdures		see above												53
15415	Whirlpools														53a
15425	Shower Doors	1	sub	\$0	\$0	\$0						\$0	estimate	\$0	53a
15450	Gas Piping		see above												53
15800	Refrigeration		nic*												54
15500	HVAC	1	sub										estimate	\$0	54
	- Misc. Louvers		nic*												54
	- Test & Balance		see 15500												54
15525	HVAC Equipment		see 15500												54
15550	Thru-Wall Units (PTAC)	1	ls	\$0	\$0	\$0						\$0	allowance	\$0	54a
15800	Controls & Instrumentation		see 15500												54
15850	HVAC Testing & Balance		see 15500												54
Subtotal:															
							0	0	0	0	0	0	0	0	\$0
Division 16 - Electrical:															
16000	Electrical	1	sub										estimate	\$18,000	18,000
	- Fire & Smoke Alarm		see above												55
	- Primary Electrical service		see 02310												55
	- Secondary Electrical		see above												55
	- Light Fixtures		see above												55
16400	Low Voltage Wiring		Owner*												55
16500	Site Lighting		see above												55a
16700	Communication / Phone		owner*												55a
16750	Systems Wiring		see 16400												55a
	- Computer Network		see 16400												55a
	- Television Wiring		see 16400												55a
	- Cable TV		see 16400												55a
	- Satellite TV		see 16400												55a
16800	Sound Systems		Owner*												55a
Subtotal:															
							0	0	0	0	0	0	0	18,000	\$18,000
GRAND TOTALS															
							16,273	1,036	13,709	6,103	0	1,000	288,450	326,570	
							16,273	1,036	13,709	6,103	0	1,000	288,450	326,570	