

1044 MAIN

EDC Redevelopment Project Application

ATTACHMENTS

- A. MAP
- B. DEVELOPMENT SCHEDULE

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- C. DESIGN PLANS
- D. LETTERS OF SUPPORT

# 1044 MAIN – PROJECT BOUNDARY MAP



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- A. MAP
- B. DEVELOPMENT SCHEDULE**
- C. DESIGN PLANS
- D. LETTERS OF SUPPORT

# 1044 MAIN

## EDC Redevelopment Project Application

### DEVELOPMENT SCHEDULE

Construction Commences	4 <sup>th</sup> Quarter 2026
Construction Completion / Building Opening	1 <sup>st</sup> Quarter 2028
Stabilization	1 <sup>st</sup> Quarter 2029
Commercial Lease Month	4 <sup>th</sup> Quarter 2028

**GENERAL PROJECT / CONSTRUCTION NOTES**

- THIS PROJECT REPRESENTS THE REHABILITATION AND ADAPTIVE REUSE OF AN EXISTING HISTORIC OFFICE BUILDING. COMPLIANCE WITH THE NATIONAL PARK SERVICE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES SHALL BE ACCOMPLISHED TO INSURE THE PROJECT FULFILLS ALL REQUIREMENTS SET FORTH TO RECEIVE HISTORIC TAX CREDITS.
- THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED W/ BUILDING SERVICE ENTRANCES. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
- FOLLOW AND COMPLY WITH ALL MFG. DIRECTIONS AND SPECIFICATIONS ON METHODS AND MATERIALS RELATING TO THE WORK.
- FIRE NOTICE DEVICES SHALL BE PROVIDED AND INSTALLED PER CODE REQUIREMENTS.
- ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION, U.N.O.
- CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL LOCAL CODES, ORDINANCES AND PROCEDURES.
- DO NOT SCALE FROM DRAWINGS.
- ALL DIMENSIONS ARE APPROXIMATE. ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
- EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
- GENERAL CONTRACTOR SHALL GAIN APPROVAL FROM THE ARCHITECT FOR FINAL APPROVAL OF RESTORATION MATERIALS BEFORE COMMENCING WITH CONSTRUCTION. SUBMIT PRODUCT INFORMATION, SHOP DRAWINGS (IF NEEDED) AND SAMPLES FOR ALL RESTORATION WORK.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH ALL BUILDING TRADES TO INSURE THAT THE DESIGNATED WORK IS PER PLAN AND COMPLETED ON SCHEDULE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING CONSTRUCTION (WINDOWS, WALLS, DOORS, CEILINGS, FLOORS, ETC.) TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. NEW MATERIAL SHALL MATCH IN KIND.
- PATCH AND REPAIR EXISTING CONSTRUCTION (WALLS, DOORS, CEILINGS, FLOORS, ETC.) AS REQUIRED FROM DEMOLITION OR CONSTRUCTION TO ALLOW FOR NEW OR COMPLETION OF EXISTING FINISHES. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION, FINISH AND WHERE APPROPRIATE, SPECIES.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE, AND SHALL INCLUDE IN THEIR BID, ALL REQUIRED CORE DRILLING THROUGH THE EXISTING INTERIOR AND EXTERIOR MASONRY WALLS AS REQUIRED FOR NEW WORK.
- VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
- CONTRACTORS BASE SERVICES SHALL ADDITIONALLY PROVIDE FOR AND COMPLY WITH THE SPECIFICATIONS AND DRAWINGS DESIGN INTENT.
- PROVIDE MODEL / MOCK-UP UNIT WITHIN 90 DAYS OF START OF CONSTRUCTION.

**ENERGY CODE ANALYSIS**

THE SCOPE OF WORK DOES NOT INCLUDE ANY ALTERATIONS TO THE BUILDING ENVELOPE, ROOF, VERTICAL FENESTRATION, REPLACEMENT FENESTRATION, OR SKYLIGHTS. TO MAINTAIN COMPLIANCE WITH SECRETARY OF INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC BUILDINGS, PER 2021 IECC SECTION C503.1, THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH THIS CODE. REFER TO MEP DRAWINGS FOR IECC COMPLIANCE AND ALTERATIONS TO THE MEP SCOPE OF WORK (HEATING AND COOLING SYSTEMS, ECONOMIZERS, SERVICE HOT WATER SYSTEMS, AND LIGHTING SYSTEMS)

- 2021 IECC C501.5 HISTORIC BUILDING EXEMPT
- 2021 IECC C505 CHANGE OF OCCUPANCY
- 2021 IEBC 907.1 EXISTING BUILDING
- 1. REFER TO ECA.01 & ECA.02 FOR ENERGY CODE ANALYSIS

**SPECIAL INSPECTIONS**

- S** Special Inspections in accordance with § 1704 of the IBC.
- Yes/No**
- List of all applicable types of work which require Special Inspection per KCBC § 18-22, IBC § 1704-1705, and Chapter 2 of the 2021 Special Inspections Manual
  - EPPS (if non-drainable)  Placement of Reinforcing Steel  Modular Block Earth Retaining Structure
  - Temporary Shoring  Placement of Reinforced Concrete  Inspection of Metal Building Fabricator
  - Excavation and Filling  Testing of Reinforced Concrete  Inspection of Precast Fabricator
  - Verification of Soils  Erection of Precast Concrete  Inspection of Structural Steel Fabricator
  - Drilled Piers or Piles  Prestressing Concrete  Mastic and Intumescent Fire-Resistive Coatings
  - Aggregate Piers  Bolts installed in Concrete  Sprayed Fire-Resistive Materials
  - Seismic Resistance  Steel Frame Inspection  Similar Control System (per 909)
  - Post-Installed Anchors  High Strength Bolting  Fire Stopping (§17015.17)
  - Structural Masonry  Structural Welding  Other:
  - Submit a letter from the Special Inspection Agency hired by the owner accepting responsibility for each applicable item. This is to be submitted to SpecialInspection@ksag.org
  - List approved fabricators (if any) for specific types of work.
  - For smoke control systems, submit system documentation including the design requirements (IBC 909.2), natural analysis (IBC 909.4), and acceptance testing procedures and methods (IBC 909.3, 909.1b)
  - Where Quality Assurance is required, submit the quality assurance plan and the contractor statement of responsibility (IBC 1705).
- See 2021 Special Inspections Manual for complete information. A Preconstruction Meeting is required prior to permit issuance for all Special Inspections projects.

**SAFETY GLAZING NOTES**

- SAFETY GLAZING SHALL BE PRESENT IN THE FOLLOWING CONDITIONS AND IN ACCORDANCE TO IBC SECTION 2406.
- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
  - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
  - GLAZING IN STORM DOORS
  - GLAZING IN UNFRAMED SWINGING DOORS
  - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS
  - GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
  - GLAZING EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
  - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
  - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
  - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
  - GLAZING IN FIRE DEPARTMENT ACCESS PANELS. FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED GLASS.

**PARKLAND DEDICATION**

PROJECT ADDS RESIDENTIAL UNITS TO AN EXISTING VACANT BUILDING. OWNER ELECTS TO PAY FEE FOR NEW UNITS IN LIEU OF DEDICATED PARKLAND. FOR 2026 THE PRICE IS \$20,065.67 PER ACRE.

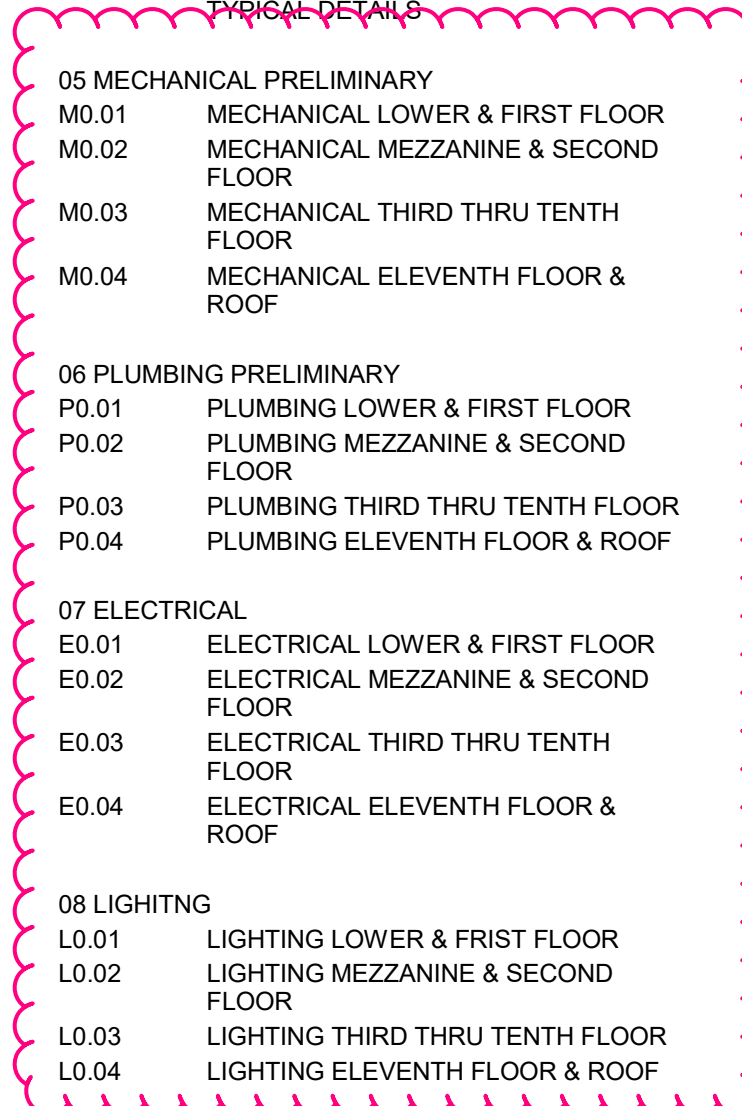
BUILDING AREA (GSF)	
LEVEL	AREA
00 LOWER LEVEL	10056 SF
01 FIRST FLOOR	8408 SF
01.5 MEZZANINE	5749 SF
02 SECOND FLOOR	7718 SF
03 THIRD FLOOR	7718 SF
04 FOURTH FLOOR	7718 SF
05 FIFTH FLOOR	7718 SF
06 SIXTH FLOOR	7718 SF
07 SEVENTH FLOOR	7718 SF
08 EIGHTH FLOOR	7718 SF
09 NINTH FLOOR	7718 SF
10 TENTH FLOOR	7718 SF
11 ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00 LOWER LEVEL		
001	COMMERCIAL LEASABLE	3827 SF
01 FIRST FLOOR		
103	COMMERCIAL LEASABLE	5042 SF
101	COMMERCIAL LEASABLE	443 SF
102	COMMERCIAL LEASABLE	404 SF
01.5 MEZZANINE		
114	COMMERCIAL LEASABLE	1710 SF
113	COMMERCIAL LEASABLE	1708 SF
TOTAL SPACES: 6		13134 SF

RESIDENTIAL UNITS		
TYPE	COUNT	AREA
1B : 1BA	41	26638 SF
1B : 1BA ADA	5	3151 SF
2B : 2BA	28	26576 SF
TOTAL	74	56365 SF

**SHEET INDEX**

- 01 GENERAL
  - A0.00 COVER SHEET
  - A0.01 CODE ANALYSIS AND LIFE SAFETY PLANS
  - A0.02 ACCESSIBILITY REQUIREMENTS
  - A0.03 INTERIOR PARTITION AND HORIZONTAL ASSEMBLY TYPES
  - A0.04 FIRE RATED ASSEMBLIES
  - A0.05 FIRE RATED ASSEMBLIES
  - A0.06 FIRE RATED ASSEMBLIES
  - A0.07 GENERAL REQUIREMENTS
  - A0.08 GENERAL REQUIREMENTS
  - A0.09 GENERAL REQUIREMENTS
  - A0.10 GENERAL REQUIREMENTS
  - A0.11 SITE SURVEY
  - A0.12 ARCHITECTURAL SITE PLAN
- 03 ARCH EXISTING & DEMOLITION
  - AD.00 EXISTING & DEMOLITION FLOOR PLAN
  - AD.01 EXISTING & DEMOLITION FLOOR PLAN
- 04 ARCHITECTURAL
  - A1.00 FLOOR PLANS - LOWER & FIRST FLOOR
  - A1.01 FLOOR PLANS - MEZZANINE & SECOND FLOOR
  - A1.02 FLOOR PLANS - THIRD THRU ELEVENTH FLOOR
  - A1.03 FLOOR PLANS - ROOF
  - A2.00 REFLECTED CEILING PLANS - LOWER & FIRST FLOORS
  - A2.01 REFLECTED CEILING PLAN - MEZZANINE & SECOND FLOOR
  - A2.02 REFLECTED CEILING PLANS - THIRD THRU TENTH FLOOR
  - A2.03 REFLECTED CEILING PLANS - ELEVENTH FLOOR
  - A3.00 UNIT DESIGN - ONE BED
  - A3.01 UNIT DESIGN - TWO BED
  - A3.02 UNIT DESIGN - ADA
  - A3.03 AMENITY DESIGN
  - A4.00 EXTERIOR ELEVATIONS (PRIMARY)
  - A4.01 EXTERIOR ELEVATIONS (SECONDARY)
  - A4.02 PHOTO SCOPE - EXTERIOR
  - A4.03 PHOTO SCOPE - INTERIOR
  - A4.04 PHOTO SCOPE - EXTERIOR
  - A4.05 PARKING GARAGE SCOPE
  - A6.00 PRODUCT INFORMATION AND FINISHES
  - A6.01 DOOR SCHEDULE, TYPES, AND TYPICAL DETAILS
- 05 MECHANICAL PRELIMINARY
  - M0.01 MECHANICAL LOWER & FIRST FLOOR
  - M0.02 MECHANICAL MEZZANINE & SECOND FLOOR
  - M0.03 MECHANICAL THIRD THRU TENTH FLOOR
  - M0.04 MECHANICAL ELEVENTH FLOOR & ROOF
- 06 PLUMBING PRELIMINARY
  - P0.01 PLUMBING LOWER & FIRST FLOOR
  - P0.02 PLUMBING MEZZANINE & SECOND FLOOR
  - P0.03 PLUMBING THIRD THRU TENTH FLOOR
  - P0.04 PLUMBING ELEVENTH FLOOR & ROOF
- 07 ELECTRICAL
  - E0.01 ELECTRICAL LOWER & FIRST FLOOR
  - E0.02 ELECTRICAL MEZZANINE & SECOND FLOOR
  - E0.03 ELECTRICAL THIRD THRU TENTH FLOOR
  - E0.04 ELECTRICAL ELEVENTH FLOOR & ROOF
- 08 LIGHTING
  - L0.01 LIGHTING LOWER & FRIST FLOOR
  - L0.02 LIGHTING MEZZANINE & SECOND FLOOR
  - L0.03 LIGHTING THIRD THRU TENTH FLOOR
  - L0.04 LIGHTING ELEVENTH FLOOR & ROOF



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



NOT FOR CONSTRUCTION  
**GEORGE B. PECK DRY GOODS CO.**  
 1044 MAIN ST  
 KANSAS CITY MISSOURI 64105

**DRAWING SYMBOLS**

Diagram showing various drawing symbols and their meanings:

- BUILDING SECTION REFERENCE:** #X###
- WALL SECTION REFERENCE:** #X###
- DETAIL SECTION REFERENCE:** #X###
- INTERIOR ELEVATION REFERENCE:** (#)X###E##
- EXTERIOR ELEVATION REFERENCE:** #X###E##
- VIEW NUMBER:** 1 Ref
- VIEW NAME:** X###
- VIEW SCALE:** 1/8" = 1'-0"
- WINDOW TAG:** ##
- CEILING HEIGHT TAG:** 1'-0"
- DOOR TAG:** (2308B)
- INTERIOR PARTITION TYPE:** Xfx
- ASSEMBLY TYPE REFERENCE:** WA-MET2
- KEYNOTE REFERENCE:** X#
- FLOOR ASSEMBLY TAG:** XX#
- WALL FINISH TAG:** XXX#
- LIGHTING FIXTURE TAG:** XX#
- PLUMBING FIXTURE TAG:** XX#
- SPECIALTY EQUIPMENT TAG:** XX#
- CASEWORK TAG:** XX#
- NOTE AND LEADER:** NOTE
- CENTERLINE:** CL
- SMOKE AND CO2 DETECTOR:** S
- STAIR RISER TAG:** 20R @ 7 1/2"
- NORTH ARROW:** North arrow symbol
- REVISION CLOUD AND TAG:** 1

**ABBREVIATIONS**

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

**VICINITY MAP**

LEGAL DESCRIPTION: SMARTS PARTITION NO 2 LOTS 5 & 6 & ALL VAC ALLEY LY W OF & ADJ ALSO ASHBURNS ADD S 8.333 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18



ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2

COVER SHEET  
**A0.00**

1/30/2026 3:43:00 PM























# CALEB BULAND, AIA

## Summary

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

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EXACT Architects

### Partner

January 2009 – Present

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

HOK

### Architect

2004 – 2009

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

Holland Basham Architects

### Project Designer

2003-2004

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

BOSS construction

### Project Manager

1999 – 2004

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

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## Education

University of Nebraska, Lincoln

M.ARCH Master of Architecture  
B.S. Bachelor of Science

University Nebraska at Omaha

Honors Program with focus in Business

Sandler Institute

Sandler Presidents Club, Presidents and Hiring Managers Training Program

National Affordable Housing Management

Fair Housing Certification

US Green Building Council

LEED University, LEED AP sustainable Design



## Projects

### Partner

2700 Troost apartments 12MM  
3600 Main Apartments 30MM  
Monarch Lofts 8MM  
Six at Park Offices 15M  
JPPI UMKC Student Housing 10M  
National Training Facility 1M  
HyVee Arena Redevelopment  
Sport and Arena master plan. 50M  
Netherland Apartments 40M  
HL29 Historic Flats. 6M  
Wonder Lofts and Event Space 20M  
Carnegie Library Renovations 2M  
North 801 Flats: 5M  
Ben Day Lofts Historic redevelopment. 5M  
Switzer Lofts: 5 Building complex, mixed use. 25M.  
Equitable Apartments: 19 story tower. 60M.  
Des Moines Lofts: 14 story tower. 40M  
St. Margaret's Senior Apartments: 6 story skilled care building. 30M.  
Cardinal: YMCA style center and 3 story residential. 6M.  
Horace Mann: 3 story loft building in historic school. 6M.  
Stove Factory: Complex with restaurant, office, and multi-family. 50M.

Northland Athletic: Youth sport training facility. 3M.  
Harlan Family Neighborhood development. 4M  
KCK Zone Training Facility: Two indoor fields and office space. 2M  
Mitchell Park Plaza: 500,000 square foot mixed use redevelopment. 25M  
Chanute Senior. 4M.  
Market Street Senior. 3 building complex. 10M.  
Wisdom Assembly Church. 2M.  
Villagio Senior Village. 20M

### Staff Architect

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





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

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

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

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

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

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

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

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

**PROJECT PROGRAM**

1. Gross and rentable building square footage (total and by project component)

Please see attached

2. Building specifications to extent currently available

Please see Design Development Drawing Set

3. Resident Amenities

On KC Streetcar Line

Walking distance to Power & Light District, T-Mobile Arena, Crossroads Arts District

Lower Level / 1 <sup>st</sup> Floor / Mezzanine:	Service Retail / Food & Beverage
11 <sup>th</sup> Floor:	Gym / Lounge / Bar Games
Rooftop:	Outdoor Patio

**PROJECT SCHEDULE**

Construction Start	Fourth Quarter, 2026
Occupancy	First Quarter, 2028
Stabilization (Residential/Commercial)	First Quarter, 2029

**SITE & BUILDING PLANS AND SPECIFICATIONS**

1. Acreage of Development Site

1044 Main Street	0.199 acres
1031 Baltimore Avenue	0.251 acres
Total Area	0.450 acres

2. Gross and rentable building square footage (total and by project component)

Please see attached for Building GFA and NLA (total and by project component)

3. Number and square footage of residential units

Please see attached Building GFA and NLA

4. Commercial square footage

Office (Exact Architects):	2,500 +/- sf
Retail / Food & Beverage:	3,500 +/- sf

5. Number of on-site parking spaces by type

Surface:	0
Structured (1031 Baltimore Ave):	52
Total	52

**INFORMATION ON ENTITLEMENTS &  
SPECIAL DESIGNATIONS OR CERTIFICATIONS**

1. Status of the project's entitlements

Rezoning:	Not Applicable
National Register:	April 1980
Part II Submittal (Federal Review):	February 2026
Apply for State Historic Preservation Tax Credits:	February 2026
LCRA Board Meeting for Assistance:	April 2026
Building Permit:	May 2026
Part II Approval:	June 2026
State HPTC Approval:	June 2026

2. Status of any special designations or certifications

See above

## **EDCKC REQUEST, ASSISTANCE STRUCTURE & PROJECTIONS**

1. Detailed description of the requested EDCKC assistance structure and amount

The requested assistance includes a sale/leaseback 20-year bond issue that would provide sales tax exemption for construction materials, 75% tax abatement for the first ten years of operation, followed by 37.5% tax abatement for years 11-20. The NPV of the assistance, discounted at 7%, amounts to \$1,382,012.

2. Clear narrative outlining the reasons the requested assistance is needed to make the project feasible

The assistance results in an unleveraged return of 6.81%, which satisfies the investment threshold with rents affordable to households with 84%-88% AMI. The necessity for the amount of the assistance is caused by the high existing valuation (approximately \$180,000 in taxes annually) and the high cost of construction.

3. Calculation of the benefit from sales tax exemption on construction materials, if applicable

As demonstrated in the "Budget" tab of the accompanying live model, the calculation has assumed 40% of construction costs will be eligible with a sales tax rate of 8.99%.

4. Annual projections of PIEA, LCRA or TIF assistance, as appropriate, for the entire term of the assistance request (in Excel format with live formulas), clearly outlining all underlying assumptions

Please see accompanying model.

## **DETAILED DEVELOPMENT BUDGET**

1. All cost assumptions, in total and on a per square foot or per unit basis, where appropriate

Please see detailed budget in accompanying model.

2. Description of the data sources used to inform cost estimates

All cost estimates are based on two mixed-use projects recently completed by Exact: 800 Broadway (Harvey Dutton Building), now open, and 929 Walnut, opening this summer.

3. Back-up information (e.g., contractor estimates, engineer's opinions, brokerage contract proposals, etc.)
4. If budget assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects

### **LAND VALUE / ACQUISITION DOCUMENTATION**

1. Executed copy of land purchase contract

Please see attached

2. Recent "as-is" land appraisal(s), if available

Not available yet; appraisal will be performed to satisfy lender requirements

3. Any other documentation to justify the purchase price of the project parcels, including sales comps

929 Walnut  
Office building conversion  
Parking leased  
40,000 GFA  
National Register  
Purchased: January 3, 2024  
\$2,475,000  
Buyer: Exact 929, LLC

4. Environmental Site Assessment (EIS) information, if applicable

Not available yet; will be completed as part of lender requirements

## AFFILIATE PARTICIPATION SUMMARY

1. Indicate any line items in the development budget that are costs to be paid to Developer affiliates and the services to be performed by the Developer

Architect/Design (Exact Architects)

## SOURCES OF FUNDS AND STATUS

1. Matrix of proposed financing sources

Equity	\$ 11,291,616
HTC Equity	\$ 6,478,606
<u>Permanent Loan</u>	<u>\$ 9,123,301</u>
Total	\$ 26,893,523

2. Documentation (e.g., preliminary, LOI, Term Sheet) on the status of debt, equity, and any other financing

Equity	Committed	
HTC Equity	Preliminary	In discussions with handful of potential federal and state tax credit investors
Permanent Loan	Preliminary	In discussion with a few banks

3. Any available equity offerings or information used to attract equity investors
4. Documentation related to the use of non-traditional financing sources (e.g., Historic Tax Credits), including the basis for pro forma assumptions (e.g., tax credit pricing, loan interest rates)

## TEN-YEAR CASH FLOW PRO FORMA

1. All absorption, income, expense, financing and reversion assumptions
2. Debt payments by year for both construction and permanent financing
3. Construction period draw schedule, indicating the timing of sources and uses of funds
4. Amount of capitalized reserves expended by year, if applicable
5. Any appropriate return calculations

Please see accompanying model

## **MARKET STUDY / DETAILED DOCUMENTATION FOR PROGRAM & OPERATING ASSUMPTIONS**

1. Number of supportable square feet, units, or hotel keys
2. Market rents for residential
3. Anticipated absorption and stabilized occupancy
4. Operating expenses and estimate of operating expense recoveries
5. Retail/commercial program (size and type)
6. Retail/commercial income/rents (indicate if NNN)
7. Parking assumptions (parking spaces per unit and/or square foot of commercial space; rates)
8. Other revenue, as applicable
9. If operating expense assumptions are based on the Developer's other projects, please submit any back-up information from those comparable projects

Please see attached and accompanying model

## **DOCUMENTATION OF LEVEL OF TENANT COMMITMENTS**

1. Matrix of targeted tenants and status of discussions

The only known tenant at this time is Exact Architects, who will be moving their office from 3901 Main Street and will occupy about 2,500 square feet of space.

The remaining space, about 3,500 square feet, will be leased primarily to small service retail and food and beverage uses that will serve the residents and surrounding neighborhood. Exact will begin marketing the space in earnest about three to six months prior to opening.

2. Anticipated required tenant improvement allowance by tenant

**1044 MAIN**

S.B. Friedman Data Request

Gross and Rentable Building Square Footage

BUILDING AREA (GSF)	
LEVEL	AREA
00_LOWER LEVEL	10,056
01_FIRST FLOOR	8,408
01.5_MEZZANINE	5,749
02_SECOND FLOOR	7,718
03_THIRD FLOOR	7,718
04_FOURTH FLOOR	7,718
05_FIFTH FLOOR	7,718
06_SIXTH FLOOR	7,718
07_SEVENTH FLOOR	7,718
08_EIGHTH FLOOR	7,718
09_NINTH FLOOR	7,718
10_TENTH FLOOR	7,718
11_ELEVENTH FLOOR	7,718
MAIN BUILDING ROOF	1,800
<b>TOTAL AREA</b>	<b>103,193</b>

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00_LOWER LEVEL		
001	COMMERCIAL LEASABLE	3,827
01_FIRST FLOOR		
103	COMMERCIAL LEASABLE	5,042
101	COMMERCIAL LEASABLE	443
102	COMMERCIAL LEASABLE	404
01.5_MEZZANINE		
114	COMMERCIAL LEASABLE	1,710
113	COMMERCIAL LEASABLE	1,708
TOTAL SPACES	6	13,134
TOTAL NLA - ESTIMATED		6,000

RESIDENTIAL UNITS		
TYPE	COUNT	AREA (SF)
02_SECOND FLOOR		
1B : 1BA	4	2,552
2B : 2BA	3	2,818
03_THIRD FLOOR		
1B : 1BA	4	2,572
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
04_FOURTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
05_FIFTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
06_SIXTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,679
07_SEVENTH FLOOR		
1B : 1BA	4	2,577
1B : 1BA ADA	1	630
2B : 2BA	3	2,811
08_EIGHTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,811
09_NINTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,801
10_TENTH FLOOR		
1B : 1BA	5	3,207
2B : 2BA	3	2,811
11_ELEVENTH FLOOR		
1B : 1BA	2	1,586
2B : 2BA	1	1,412
<b>TOTAL</b>	<b>74</b>	<b>56,365</b>

RESIDENTIAL UNITS		
TYPE	COUNT	AREA (SF)
1B : 1BA	41	26,638
1B : 1BA ADA	5	3,151
2B : 2BA	28	26,576
<b>TOTAL</b>	<b>74</b>	<b>56,365</b>

**1044 MAIN**

3/10/2026

Comparables

		Distance	Occup	Units	#	%	Restriction	Rent Range	Avg Rent	Size Avg	Avg Rent/sf	Notes & Amenities
Subject	1044 MAIN 1044 Main Street Kansas City, MO 64105 Jackson County	0.0 miles	Highrise (11 stories) 1914/1984/2028	1BR/1BA 2BR/2BA	46 28	62.2% 37.8%	Market Market		1,550 1,985	648 949	2.39 2.09	On Streetcar Line 6,000 sf commercial on ground floor National Register Fitness center Resident Lounge Rooftop Patio
					<u>74</u>	<u>100.0%</u>			<u>1,715</u>	<u>762</u>	<u>2.25</u>	
1	Sky on Main 920 Main St Kansas City, MO 64105 Jackson County	0.1 mile	Highrise (23 stories) 1975/2025	1 BR/1 BA 2BR/2BA			Market Market	1,330 - 1,875 2,010 - 2,595	1,580 2,230	687 1,115	2.30 2.00	On Streetcar Line All utilities for fee: pest control, Google fiber, electric, water, sewer, trash: (1BR - \$170; 2BR - \$215) 20,000 sf retail on groc National Register Garage Parking (not incl in rent) Rooftop Patio
					<u>281</u>	<u>0.0%</u>						
3	The Mark 106 W. 11th Street Kansas City, MO 64105 Jackson County	0.09 mile	Highrise (22 stories) 1915 / 2022	Studio/1BA 1BR/1BA 2BR/1-2BA 3BR/2BA			Market Market Market Market	892 - 1,347 999 - 2,110 1,300 - 2,532 2,542 - 2,832	1,200 1,532 1,911 2,542	462 638 1,006 1,210	2.60 2.40 1.90 2.10	Near streetcar line National Register Amenity lounge with private co-working hubs Fitness center with yoga/meditation room Historic ballroom/event space Ground floor commercial space
					<u>222</u>	<u>0.0%</u>						