

CARMEL REDEVELOPMENT COMMISSION



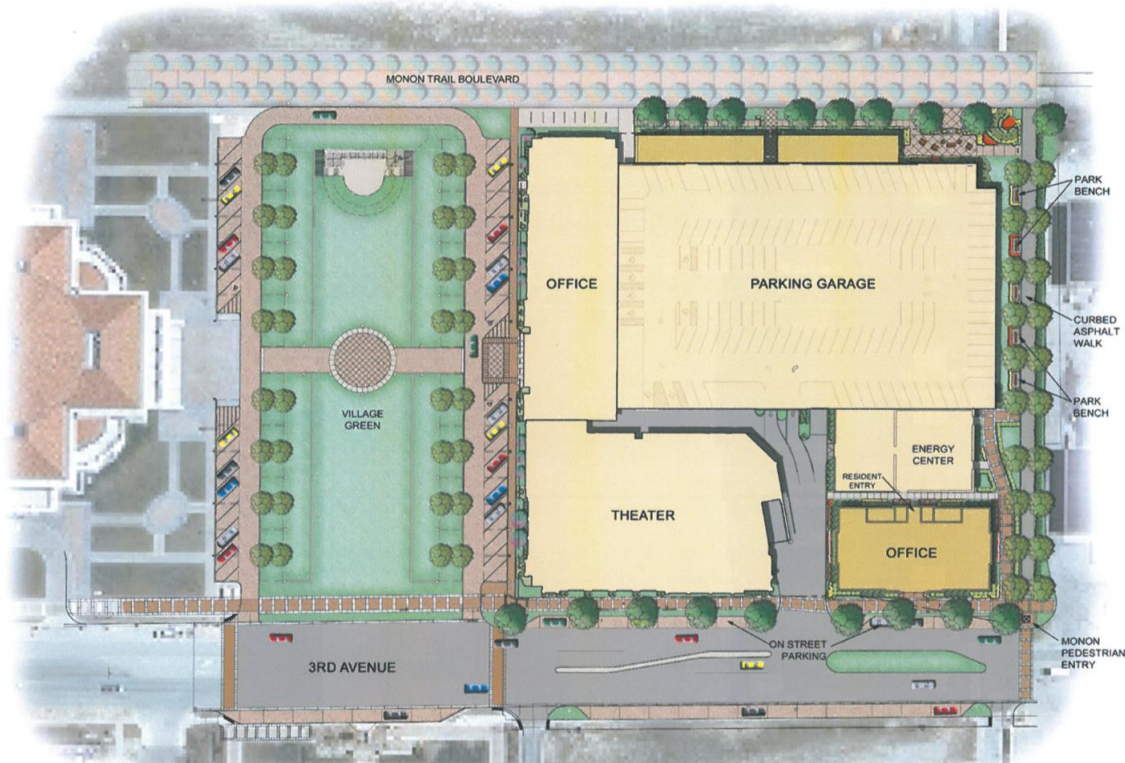
Carmel Redevelopment Commission

PROJECT UPDATE

THE MEZZ/ MONON LOFTS

- Developer Partner: Anderson Birkla
- Allocation Area: City Center
- Project Summary:
 - Use: Primary Residential. 42 residential units with 12,000 square feet of office.
 - Total project budget: \$7.7mm
 - Jobs maintained on-site: 12-18
 - Secured Tenants: Fat Atom, Vocare, Anderson Birkla
- Anticipated Project Schedule

Office Move In	August 1, 2014
Residential Move In	October, 2014
Project complete	December, 2014



CARMEL REDEVELOPMENT COMMISSION

- **Mezz Building (3rd Avenue)**

- 1) Project Status – under construction

- a) Framing is 45%
- b) Plumbing underslab rough is 90% complete. Electrical will be starting this month. Fire Suppression is in design and to be submitted for City approval this month.
- c) Roof to be installed this month.

- 2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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None at this time

- 3) CRC Commitments

Provide parking spaces on 3rd Ave and streetscape on the west and south side of the building, relocate street utilities.

- a) Budget

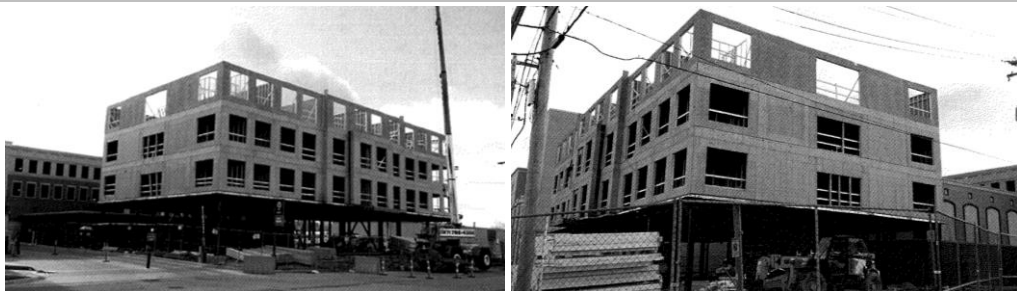
Design/ Engineering	\$8,900 for Utility Relocation	Approved and funded with TIF monies.
Site Construction	\$67,021	Project is TIF funded. Invoices are expected to be paid June-August.
Utility Relocation	\$250,000	Project is TIF funded. Invoices are expected to be paid June-October.

- b) Design Consultant: American Structurepoint

- c) Construction Contractor: Calumet Civil Contractors

- d) CRC Commitment Schedule

Design % Complete	100%
Anticipated Project out-for-bid	complete
Proposed Construction Start Date	5/6/2014
Anticipated Project Completion	July 2014



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- **Monon Lofts Building** (Monon side)

2) Project Status – under construction

- a) Framing is 80%.
- b) Plumbing underslab rough is 90% complete. Electrical will be starting this month. Fire Suppression is in design and to be submitted for City approval this month.
- c) Roof will be installed before Memorial Day.

3) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
Create an access agreement in the Tarkington Garage to allow for an emergency access hallway connecting the parking area and the new building.		CRC to coordinate

4) CRC Commitments

Monon Connection path, Small pocket park, Monon upgrades

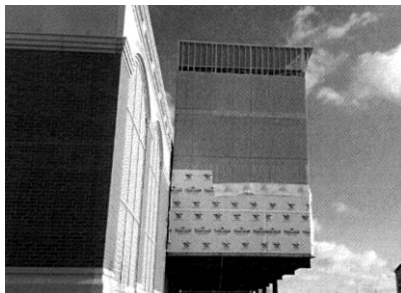
a) Budget

Design/ Engineering	Not to exceed \$75,000
Construction	\$310,000

b) Design Consultant: American Structurepoint

c) CRC Commitment Schedule

Design % Complete	20%. Schematic Design
Anticipated Project out-for-bid	July 2014
Proposed Construction Start Date	August 2014
Anticipated Project Completion	October 2014



-end of report-