

Concept Design

Higher Purpose HUB

Regional Community Wealth Hub

November 1, 2022





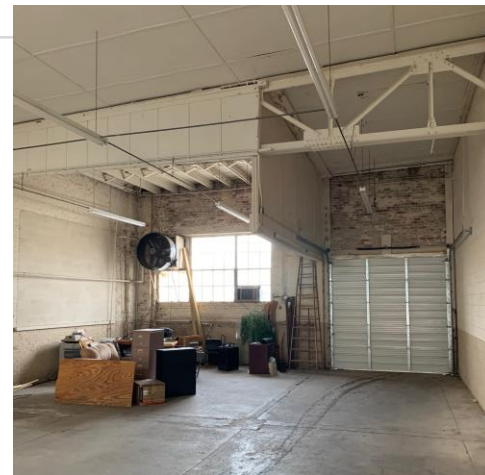
Location

238 Issaquena Avenue
Clarksdale, Mississippi 38614

Existing Conditions (Exterior)



Existing Conditions (Interior)

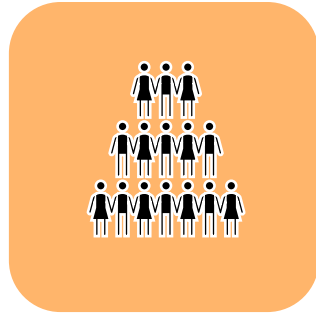


Program



North Mississippi Civil Rights Museum & Retail Store

Exhibit highlighting historical events / landmarks, notable figures, entrepreneurship, and memorabilia.



Multipurpose Event Space / Pre- Function Space

Flexible space for various occasions with available space for a stage, seating, and screen.



Food Hall

Food court for “pop-up” food stations & warming kitchen.



Welcome Lounge / Creative Conference Room

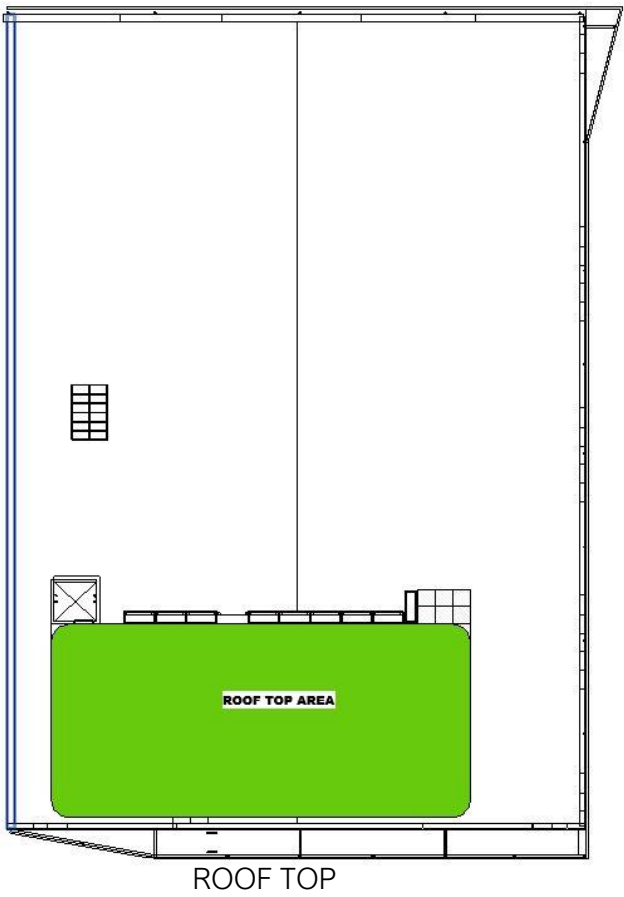
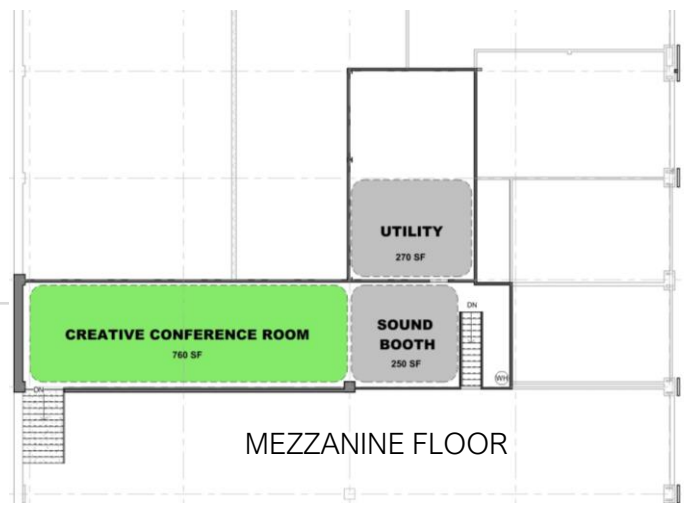
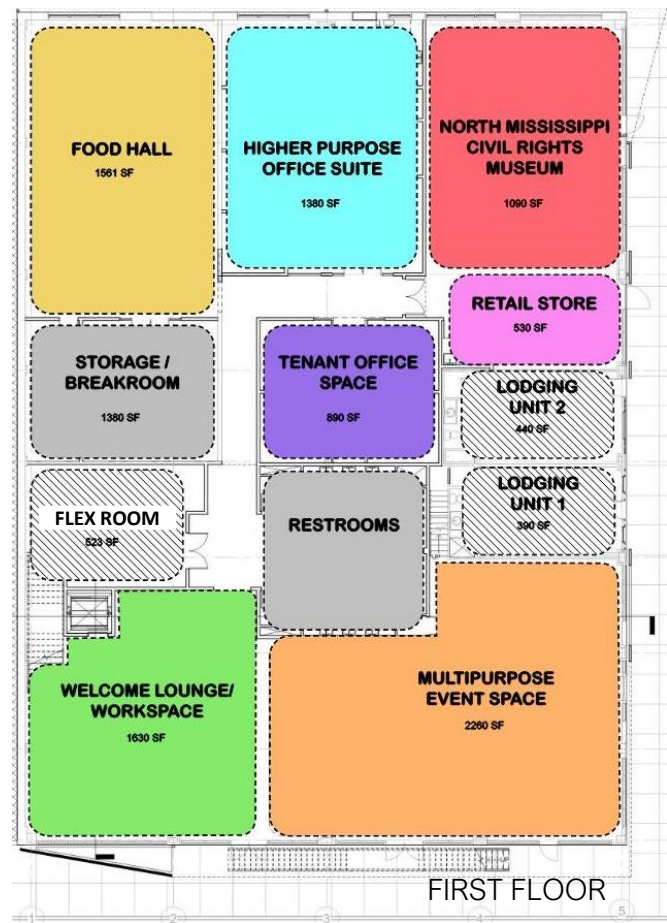
Seating and Workspace



Tenant Office Space / Higher Purpose Office Suite

Individual offices to be leased. Collaborative working environment with conference rooms.

Floor Plan Scheme



North Mississippi Civil Rights Museum / Retail Store

Exhibit highlighting historical events / landmarks, notable figures, entrepreneurship, and memorabilia. Retail store upon exit.





Food Hall

Shipping container style food stations, dining space, and a warming kitchen.



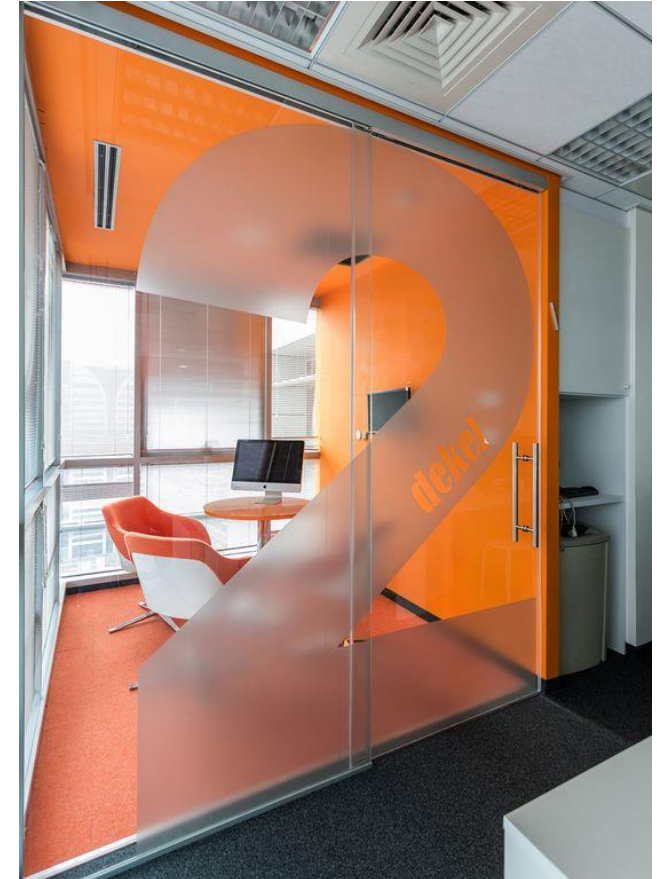
Multipurpose Event Space

Flexible event space for large gatherings and performances with a stage, seating, and a screen.



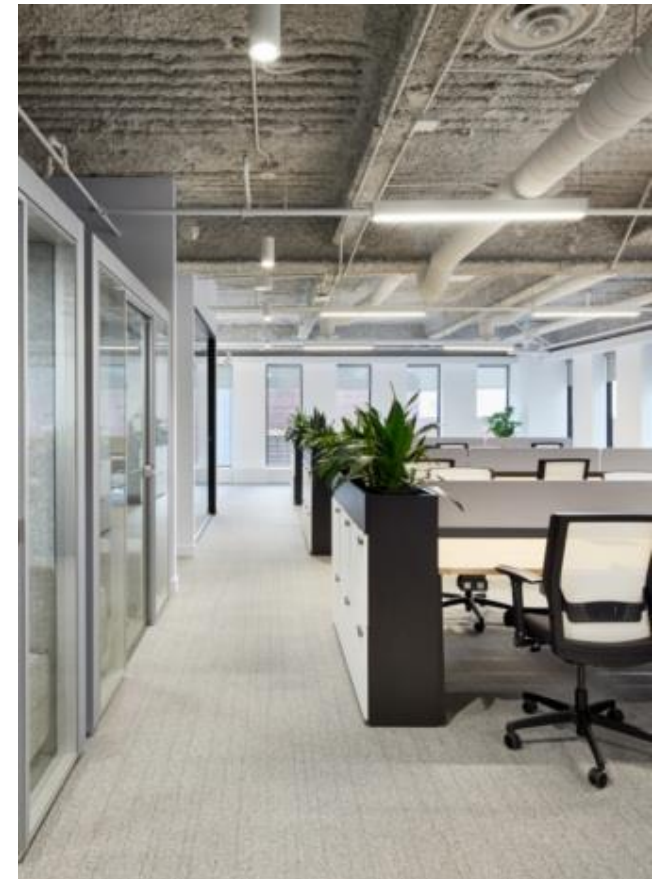
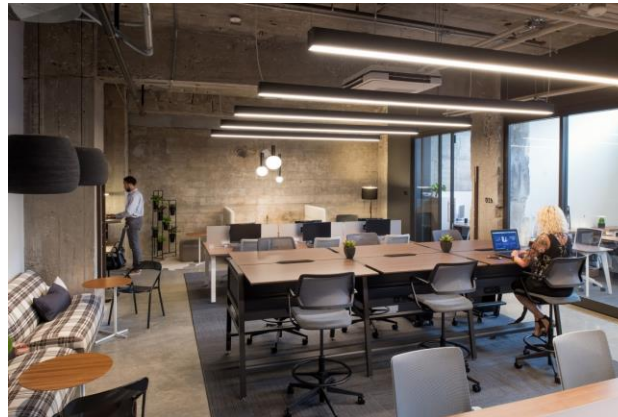
Tenant Office Space

Individual built out offices to be leased.



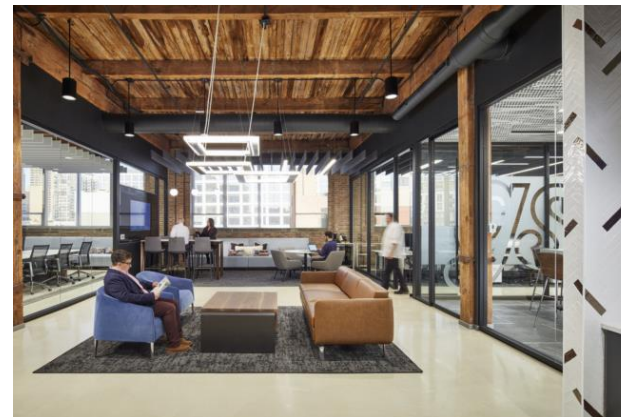
Higher Purpose Office Suite

Collaborative working environment with private/open office and meeting spaces.



Welcome Lounge / Workspace

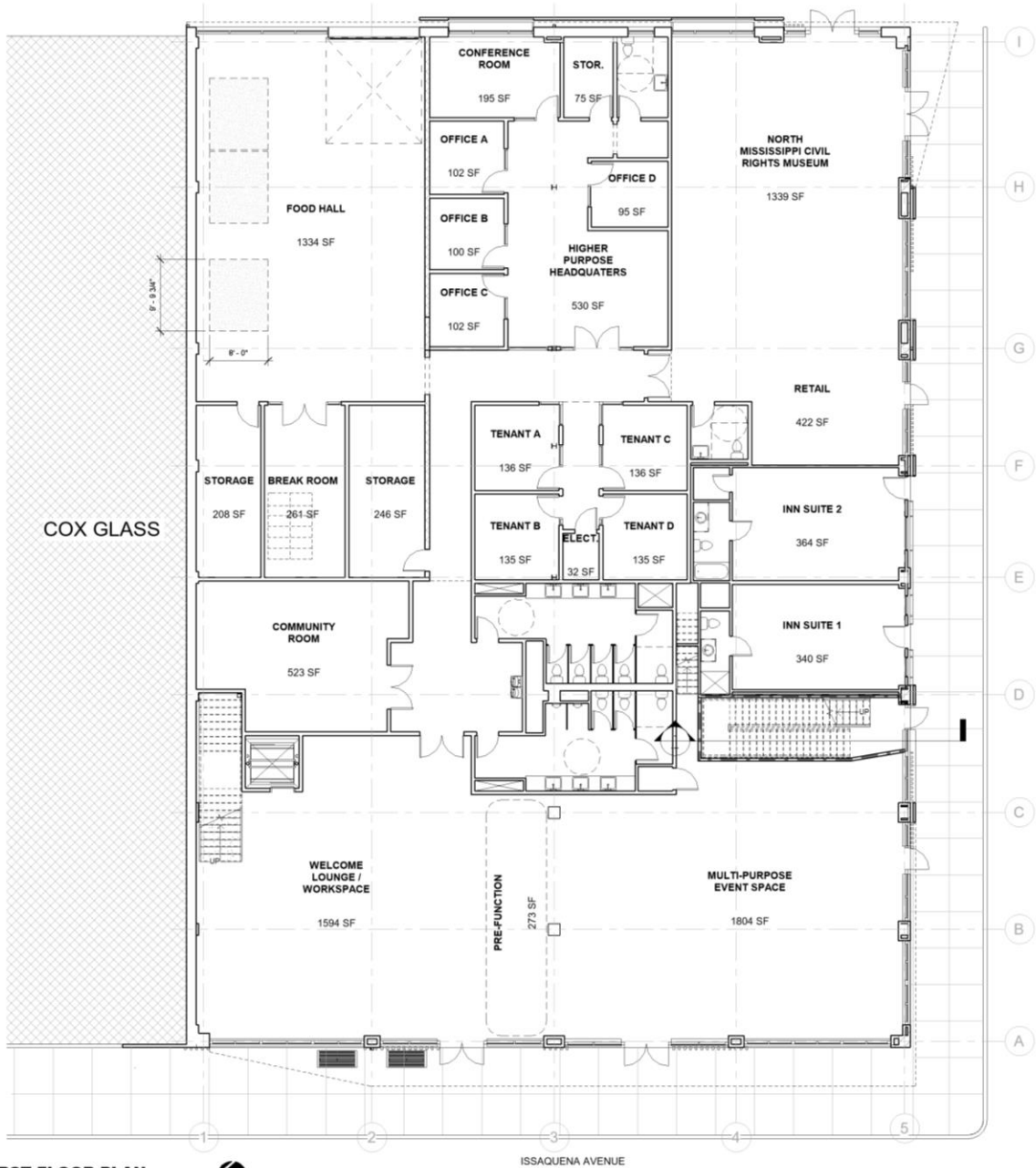
Lounge furniture & workshop space with desks and computers.



Exterior

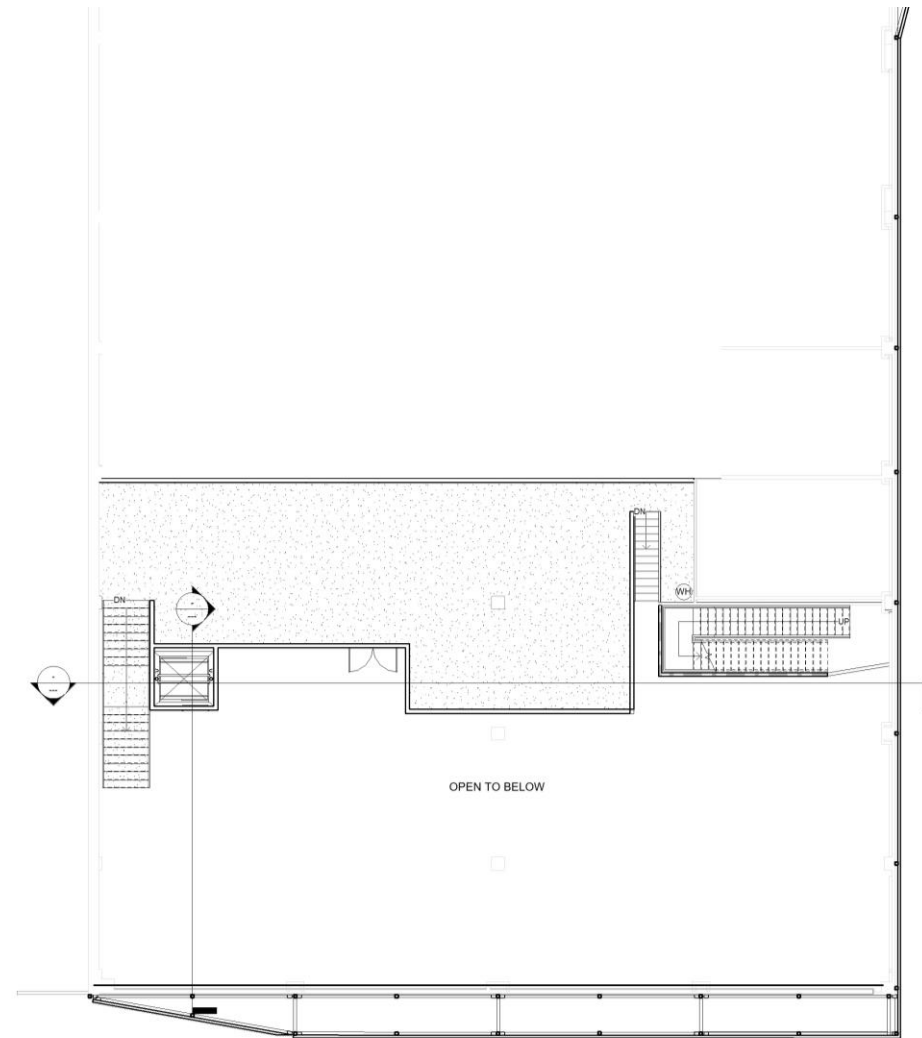
Façade improvements. Window and door upgrades.





TOTAL AREA:
FIRST FLOOR = 13,361 S.F.
SECOND FLOOR MEZZANINE ONLY = 1135 S.F.
TOTAL AREA = 14,496 S.F.

1A FIRST FLOOR PLAN
1/8" = 1'-0"



1A MEZZANINE FLOOR PLAN
1/8" = 1'-0"

HIGHER PURPOSE HUB



JTA

**Jimmie
Tucker
Architect**



JTA
Jimmie
Tucker
Architect



JTA

Budget

#	Description	Total
1	General Conditions: Supervision, ins, bonds, permit	\$98,000
3	Demolition and Hauling	\$28,000
4	Utilities/Connections/Taps	\$56,000
5	Concrete: footing, repairs, walks	\$32,300
6	Masonry repairs/tuckpointing	\$26,400
7	Misc Metals, Steel, Truss, Screen/Cladding	\$158,000
8	Carpentry: Rough and Finish	\$43,600
9	Millwork	\$36,500
10	Thermal Insulation @ exterior Walls	\$7,200
12	Acoustic Insulation and Panels	\$40,006
13	Remove & Replace Roof and new insulation	\$166,080
14	Aluminum Entrances and Storefronts	\$108,000
15	Doors and Hardware	\$36,000
16	Overhead door with motorized openers	\$0
17	Glass and Glazing	\$45,600
18	Drywall	\$39,125
19	Acoustic Ceilings	\$51,600
20	Flooring	\$101,725
21	Painting	\$30,000
23	Toilet Partitions and Accessories	\$15,000
24	Fire Extinguishers and Cabinets	\$1,500
25	Interior Signage	\$4,000
26	Equipment/Appliances	\$30,000
29	HVAC	\$242,575
30	Plumbing	\$101,725

#	Description	Total
31	Electrical	\$187,800
33	Low Voltage/Fire Alarm/Communication	\$61,440
34	Tile Tech Roof Paver System 19,533.50 deck	\$25,000
35	Elevator (\$78,000 equipment)	\$200,000
	Sub-Total	\$1,973,176
	OH&P	\$394,635
	Total Construction Hard Costs	\$2,367,811
Specialty Construction		
	FF&E Owner Furniture, Fixtures and Equipment	\$80,000
	Audio Visual Design, Equipment, Installation	\$125,000
	Exhibit Design, Fabrication, Installation	\$50,000
	Specialty Signage (Marquee)	\$90,000
	Sub-Total	\$345,000
Design Fees		
	Architecture and Engineering Fees	\$204,224
	Plans Review Fees	\$4,000
	Sub-Total	\$208,224
	Project Budget (less legal, closing costs, interest)	\$2,921,035

