



RFP
Request for Proposal

DEMOLITION OF PROPERTIES

The CRA is seeking a qualified contractor for the removal of four structures in North Memphis.

DEADLINE: WEDNESDAY, OCTOBER 14, 2026

Emma Turri, Senior Project Manager | emma.turri@cramemphis.org



1021 Lewis St



1123 Breedlove St



1468 Decatur St



830 Jackson Ave

General Conditions

The Community Redevelopment Agency owns four (4) structures located within the Uptown Redevelopment Area of North Memphis. A map is attached to this solicitation in **Exhibit A**. All structures need demolition and possibly hazardous material abatement.

Objectives and Description of Work:

Demolition of existing structures, foundations, and slabs with appropriate care and attention to the environmental hazards identified in the attached Hazardous Materials Reports (**Exhibit B**).

1021 Lewis St: Parcel 021047 00016

Single Family Home, 1518 square feet~

1123 Breedlove St: Parcel 021048 00013

Single Family Home, 952 square feet~

1468 Decatur St: Parcel 040001 00036

Small Commercial Structure, 960 square feet~

Foundations and slabs should also be demolished.

830 Jackson Ave: Parcel 027022 00019

Small Commercial Structure, 960 square feet~

Storage shed (accessory structure) should also be demolished

Contractor Requirements

Acceptable TN Contractor License Types:

BC, BC-B, BC-b(sm), BC-31

Recommended Specialty Classifications: S-A, S-D

Compliance with Laws:

All work must be done in strict compliance with the laws of Memphis, Shelby County, Tennessee. The contractors must obtain and retain current license for the duration of the contract.

Public Safety:

Contractor must maintain all necessary safety precautions including:

1. Contractor must make every effort to prevent damages to parked or passing vehicles, pedestrians, or adjacent homes and properties.
2. This list is not meant to be exhaustive. Any unsafe or potentially unsafe situation must be discussed with the CRA and addressed immediately.

Environmental Compliance:

Please be advised that in accordance with Memphis City Ordinance no. 4538, it is unlawful for any person to improperly dispose of any contaminant into the storm water system. This ordinance prohibits the placing of debris in the street curb, street inlets or open ditches. This includes, but is not limited to, collected organic solid waste, non-organic solid waste, leaves or branches.

Liability

The Contractor shall be responsible for any damage to the lots, buildings or lot improvements (permanent and temporary) that result from any service activities performed under the contract. These items shall include, but are not limited to existing trees, landscaping material, silt fencing that needs to remain, permanent fencing, monitoring-wells, and real property that is not to be removed (i.e. existing buildings, etc.).

Capacity

Contractors must have the capacity to provide all labor and equipment in order to perform. Demolition and hazardous material abatement.

Insurance

The insurance specifications shall meet the following minimum credentials: Workers Compensation and Employers Liability (E.L. Each Accident)

A. General Liability

1. General Aggregate \$2,000,000.00
2. Product, Completed Operations Aggregate \$2,000,000.00
3. Personal injury \$1,000,000.00
4. Each Occurrence \$1,000,000.00
5. Medical Expense \$10,000.00

B. Automobile Liability

1. Combined Single Limit \$1,000,000.00

C. Excess Liability

1. Each Occurrence \$1,000,000.00
2. Aggregate \$2,000,000.00
3. Disease, Policy Limit \$500,000.00
4. Disease, Each Employee \$100,000.00

If the contractor cannot provide the above insurance, please provide a written explanation regarding the deficiency. The accepted contractor must provide a Certificate of Insurance and Endorsement satisfactory to the CRA naming the CRA as additional insured. This certificate shall remain in force for the length of the contract and extensions. The CRA shall be given (30) days written notice prior to cancellation.



CHECKLIST

- ☐ Cover Letter
- ☐ Qualification Application
- ☐ Bid Forms
- ☐ Contractor's License
- ☐ LOSB Form
- ☐ Nondiscrimination
- ☐ Drug Free Workplace
- ☐ Signature Page

Submission Requirements

The Respondent shall, as part of its Qualification Application, provide the following information:

1. *Cover letter with the following information*
 - a. *Company name and pertinent contact information*
 - b. *If applicable, information as to the entity's status as a Shelby County Locally Owned Small Business (LOSB) or City of Memphis Small Business Enterprise (SBE).*
2. *Cost Proposal and Scope should include:*
 - a. *General costs outlined*
 - b. *Approximate date of availability to start*
 - c. *Duration of work timeline*
 - d. *As applicable, abatement and disposal method as required for demolition*
 - e. *If applicable, information and licensure status of any contractor or trade partner that will be utilized for handling hazardous materials.*

Evaluation

The CRA's objective in soliciting proposals is to enable it to select respondents that will provide high quality and effective services to the citizens of the Uptown neighborhood in a timely manner.

EVALUATION CRITERIA	MAXIMUM POINTS
Qualifications Capacity, skill, and experience of contractors' abilities to perform the work and provide the services required	35
Pricing	60
LOSB	5
TOTAL POINTS	100

Evaluation Criteria

Qualifications will be evaluated by the CRA on the basis of what is most advantageous for the CRA. The evaluation will consider:

- Experience and reputation in the field
- Experience with projects of similar size/complexity
- Availability to accommodate the needs of the project

Selection of Qualified Contractors

- The CRA reserves the right to reject any or all proposals submitted.
- CRA staff will evaluate the proposals. Interviews with a short list of contractors may be held.
- Proposals received after the date and hour of the proposal due date shall not be considered.
- Any exceptions shall be stated by the consultant in their cover letter.
- The CRA is not responsible for any cost which the contractor may incur in connection with the preparation or presentation of its proposal.
- The CRA reserves the right to negotiate any and all elements of this proposal.

Timeline

ACTIVITY	DATE
Applications Open	September 22, 2026
Applications Due	October 14, 2026 (4:00 P.M.)

Dates below are tentatively scheduled, and may change.

Notification of Award

October 16, 2026

All correspondence and questions concerning the RFP are to be submitted IN WRITING to:

Emma Turri

emma.turri@cramemphis.org

City of Memphis and Shelby County Community Redevelopment Agency

An electronic copy of the proposal should be e-mailed to:

emma.turri@cramemphis.org

And cc: vivian.ekstrom@cramemphis.org

Proposal Responses are due to CRA by 4:00 P.M. Wednesday, October 14, 2026.

Contractor Qualification Application

Company Information

Name

Address

City

State

Zip

Business phone

E-Mail

Name of principal contact

Is your company registered and licensed to do business in Shelby County?

☐

Yes

☐

No

How long has your company been in business?

Can your company meet the insurance requirements specified in the RFP?

☐

Yes

☐

No

Is your company certified to perform abatement of hazardous materials?

☐

Yes

☐

No

Ownership of Firm

Type Of Ownership:

☐

Individual

☐

Partnership

☐

Corporation

Experience

(Attach additional pages if needed)

Identify the site supervisor who will be overseeing all demolition services.

Name		Phone	
------	--	-------	--

As part of the qualification's evaluation, the CRA may conduct an in-person interview with him/her.

List one similar project completed in the last two years.

Project Name		Location		Year Complete	
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Description	
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Contact		Phone	
---------	--	-------	--

Email	
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Cost Estimates

1021 Lewis St

Hazardous Material Abatement

Permitting and Disconnects

Demolition

Disposal

Total



1123 Breedlove St

Hazardous Material Abatement

Permitting and Disconnects

Demolition

Disposal

Total



1468 Decatur St

Hazardous Material Abatement

Permitting and Disconnects

Demolition

Disposal

Total



830 Jackson Ave

Hazardous Material Abatement

Permitting and Disconnects

Demolition

Disposal

Total



Locally Owned Small Businesses

The CRA requires that a best-faith effort is made to proactively avail any potential contracting or subcontracting opportunities to locally owned small businesses. If you are a certified Locally Owned Small Business or Small Business Enterprise vendor, please submit your company’s certification documents with your submittal packet. The CRA will use its best efforts to provide opportunities to those organizations located within and employing personnel living within the Uptown TIF District.

Are you a Locally Owned Small Business (LOSB)?

☐ Yes ☐ No

Are you Certified (by the City, County or other governmental entity) as a Locally Owned Small Business (LOSB)?

☐ Yes ☐ No

If you answered “yes” to question 2, please provide documentation.

If not certified, are you willing to self-certify as a LOSB?

☐ Yes ☐ No

LOSB is defined as Locally Owned Small Business and is a sole proprietorship, corporation, partnership, joint venture, or any other business or professional entity that has gross annual sales of \$1 million or less during the last three fiscal years except: architecture and engineering firms, security companies, computer companies, roofing contractors and vendors in the construction industry and at least 51% owned, operated, and controlled by a Shelby County resident and located within the boundaries of Shelby County, Tennessee.

***Upon approval, the Applicant will be responsible for implementation of the Plan and for filing with the CRA staff quarterly reports that reflect the names of the certified firms involved, the amount of money received by such firms and the total amount spent.*

***Each applicant, in its redevelopment, conservation or rehabilitation activities will be required to comply with all laws, ordinances, orders, rules, regulations, and requirements of duly constituted public authorities, which are , or shall become, applicable to the Project, including acquisition, disposition and clearance of land.*

Vendor’s Company Name

Date

Certificate of Nondiscrimination

As Proposer, Consultant, Subconsultant, Contractor, or Subcontractor on Community Redevelopment Agency Service Provider Contract,

Community Redevelopment Agency – Demolition of Properties

The undersigned states that it does not discriminate against any subconsultant, subcontractor, employee, or applicant for employment on the grounds of race, color, national origin or sex and, if awarded a contract for this project, agrees in performance of work:

1. Not to discriminate against any subcontractor, employee, or applicant for employment on the grounds of race, color, national original or sex;
2. To maintain payrolls of employees and subcontractors employed on this contract until five (5) years after final release and final payment by the Community Redevelopment Agency;
3. To require a similar certificate to be executed by each subcontractor at the time a subcontract is executed under the contract with the requirement that such subcontractor agrees to require a similar certificate of requirement on any lower tiers of subcontracts.
4. To conform with federal law, state statutes, executive orders, and local ordinances identified and listed under Section XI “Non-Discrimination” of the Service Provider Agreement.

Name of Firm

Date

Signature

Printed or Typed Name and Title

Drug Free Workplace

As Proposer, Consultant, Subconsultant, Contractor, or Subcontractor on Community Redevelopment Agency Service Provider Contract,

Community Redevelopment Agency – Demolition of Properties

The undersigned states that it acknowledges and adheres to the City of Memphis Drug Free Workplace policy and if awarded a contract for this project, agrees in performance of work:

To require drug and alcohol screening (urine testing, breath analysis, or other testing procedures) in the following situations: Pre-Employment; Department of Transportation Commercial Drivers, Reasonable Suspicion; Post Accident and Follow Up Drug Testing as part of Substance Abuse Rehabilitation.

To operate a drug free workplace program or alcohol testing program with requirements at least as stringent as the City of Memphis.

Name of Firm

Date

Signature

Printed or Typed Name and Title

Signature Page

Pursuant to information for prospective Proposers for the project, the undersigned is submitting the information as required with the understanding that it is only to assist in determining the qualifications of the organization to perform the type and magnitude of work intended, and further, guarantee the truth and accuracy of all statements herein made.

Name

Title

Signature

Date

EXHIBIT A

Map

Demolition Sites

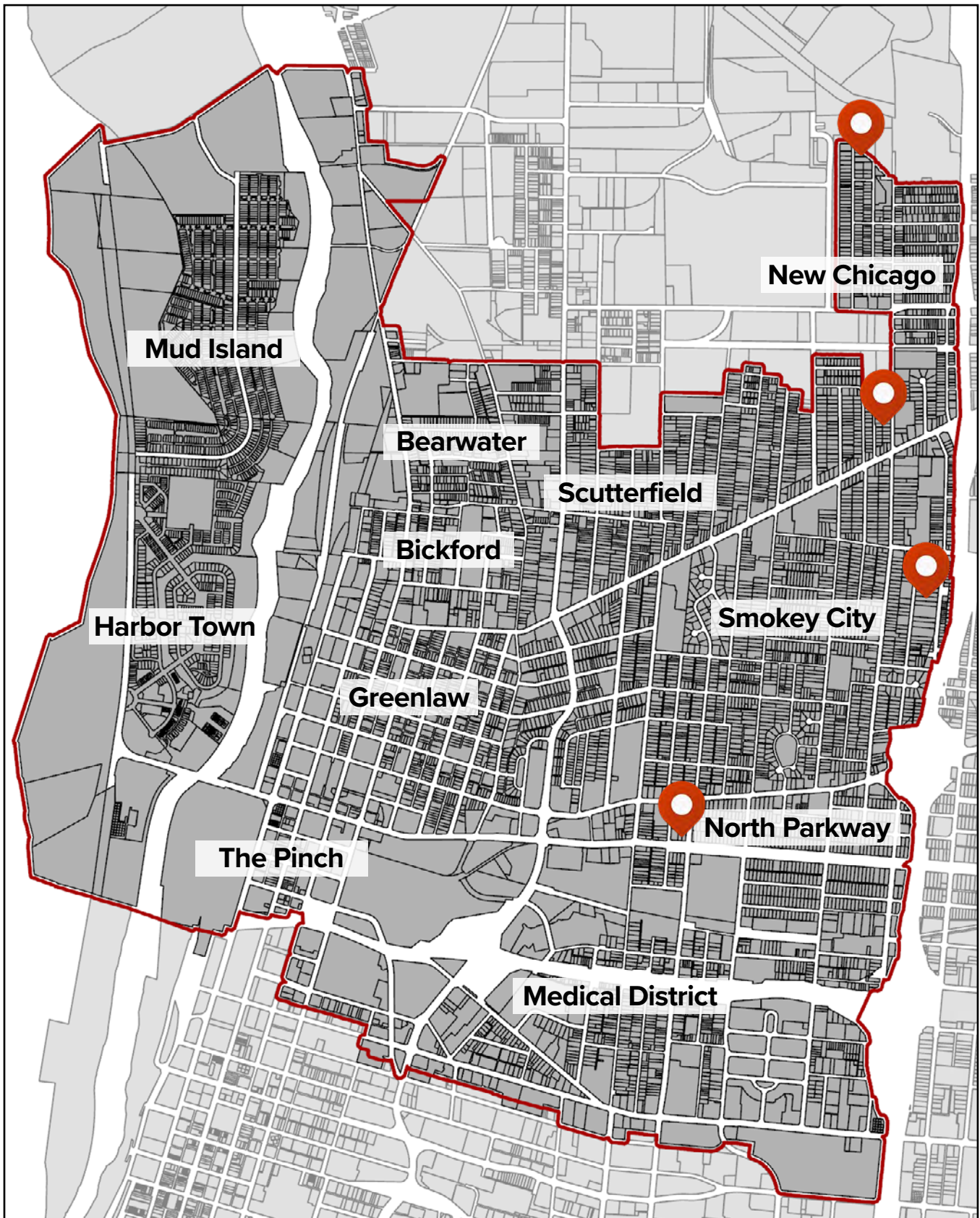


EXHIBIT B

Hazardous Material Summary Reports

(Full Reports available by Request)



Hazardous Materials Survey

**1021 Lewis Street
Memphis, Tennessee**

**September 2026
Project No. 251713.00**

Prepared For:



**City of Memphis and Shelby County Redevelopment Agency
4341 Academy Drive
Memphis, TN 38127**

Prepared By:



**357 North Main St.
Memphis, Tennessee 38103**

4.0 SUMMARY AND RECOMMENDATIONS

4.1 Asbestos

There were no asbestos containing materials identified during this survey.

Assumed ACM – Any suspect materials identified behind walls, beneath floor tile or in any other accessible or inaccessible areas during demolition should have additional testing performed to verify the asbestos content if there is not a representative sample in this report. Otherwise, these materials must be assumed to be positive and treated as ACM. If these materials are disturbed by demolition, these materials must be removed by a licensed asbestos contractor, and waste manifest should be kept for records.

4.2 Lead-based Paint

The lead-based paint investigation identified five (5) lead-based paint coated surfaces at the time of this investigation. Similar paint should be considered lead-based paint.

According to the Tennessee Department of Environment and Conservation, Division of Solid Waste Management Policy Number 115, lead-based paint debris, to include solid material coated wholly or partly with lead-based paint resulting from a demolition may go to a Class I, II (depending on permit conditions), III, or IV disposal facility. If the volume of waste makes it bulky or difficult to manage, the generator should get special waste approval. If the lead-based paint has been sanded or chipped off, this debris must be disposed of as hazardous waste and lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.

The following recommendations are based on the findings as identified in Section 3.3.

- Lead-based paint was found on the exterior components in a deteriorated condition. Building components with similar build history, color, and use throughout the property are assumed to be coated with lead based paint and should be treated in the same manner. These components should be stabilized or encapsulated to ensure that deteriorated paint will not chip or flake off during any demolition activities. It is recommended that they be either scraped clean of lead-based paint or encapsulated by a contractor licensed to perform lead-based paint activities and disposed of as construction debris along with other building components that are removed during any demolition activities.
- If the lead-based paint has been sanded or chipped off, a determination should be made for hazardous lead concentrations. Lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.
- Because lead is present, standard wetting operations, as required by EPA NESHAP and other engineering and work practice controls as required by 29 CFR 1926.62(e), Methods of Compliance, shall be used to control fugitive dust emission and employee exposure.
- Because lead is present, during demolition activities of lead-containing materials at this facility, employee exposure monitoring should be conducted per OSHA Lead Construction Standards (29 CFR 1926.62).

The OSHA Lead in Construction regulation contained in 29 CFR 1926.62 makes no distinction regarding source or content (%) of lead, only exposure potentials. As such, any substance with a measurable concentration of lead may be subject to the provisions of 29 CFR 1926.62 regardless of source, including such materials as ceramics, masonry, paints, flashings, and extruded metal products, etc.

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #

1

Date:

08/18/2026

Description:

General Exterior View



Photo #

2

Date:

08/18/2026

Description:

General Interior View



Client Name: City of Memphis and
 Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
 251713.00

Photo #
3
Date:
 08/18/2026

Description:

General Interior View


Photo #
4
Date:
 08/18/2026

Description:

Asbestos Sample ID:

L-01

 Drywall with Joint
 Compound

 Tested Negative for
 Asbestos


Client Name: City of Memphis and
 Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
 251713.00

Photo #
5
Date:
 08/18/2026

Description:

Asbestos Sample ID:

L-02

 12" x 12" White Vinyl
 Floor Tile (VFT)

 Tested Negative for
 Asbestos

Photo #
6
Date:
 08/18/2026

Description:

Asbestos Sample ID:

L-03

 Popcorn Ceiling
 Texture

 Tested Negative for
 Asbestos


Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
7

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-04

Internal Door Caulk

Tested Negative for
Asbestos



Photo #
8

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-05

Interior Window Caulk

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
9

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-06

Interior Exit Door Caulk

Tested Negative for
Asbestos



Photo #
10

Date:
08/18/2026

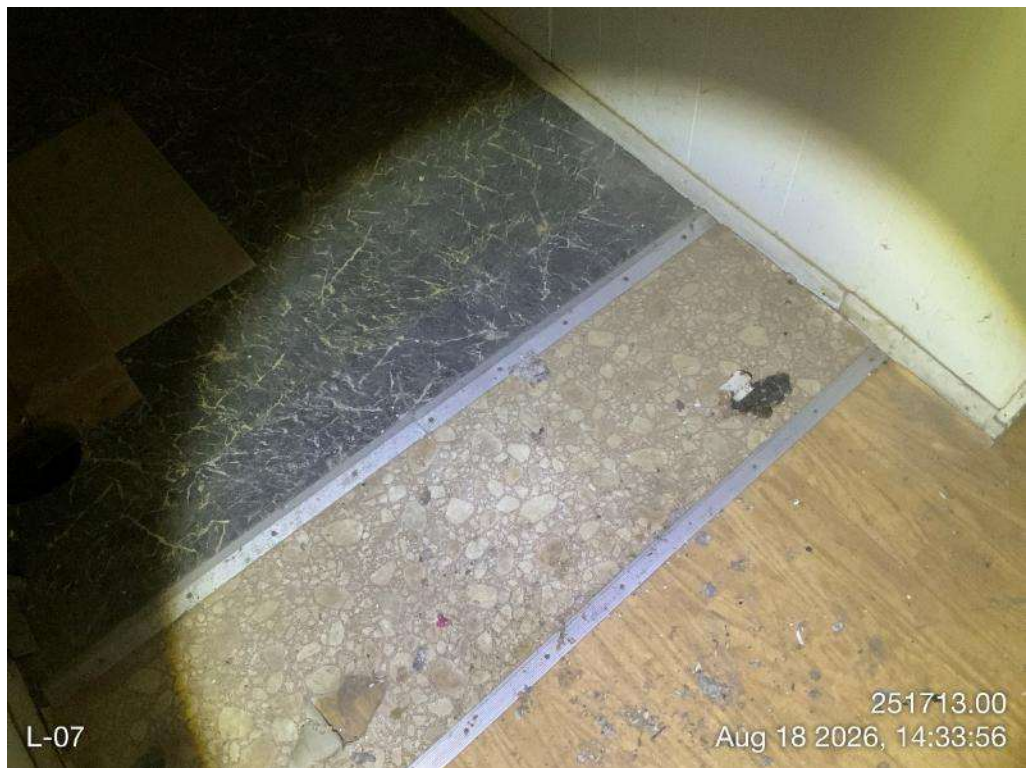
Description:

Asbestos Sample ID:

L-07

Beige Linoleum Floor

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
11

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-08

Wood Pattern Linoleum
Floor

Tested Negative for
Asbestos



L-08

251713.00
Aug 18 2026, 14:34:05

Photo #
12

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-09

12" x 12" Black and
White Floor Tile

Tested Negative for
Asbestos



L-09

251713.00
Aug 18 2026, 14:34:15

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
13

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-10

Brick and Mortar

Tested Negative for
Asbestos



Photo #
14

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-11

Shingle Roof

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
15

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-12

Brick Patterned Shingle
Wrap

Tested Negative for
Asbestos



Photo #
16

Date:
08/18/2026

Description:

Asbestos Sample ID:

L-13

Plaster

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
17

Date:
08/18/2026

Description:

Lead Based Paint
Example:

White Wood Exterior
Door Header



Photo #
18

Date:
08/18/2026

Description:

Lead Based Paint
Example:

Red Brick Exterior
Column



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
19

Date:
08/18/2026

Description:

Lead Based Paint
Example:

Red Concrete Exterior
Wall Mantle



Photo #
20

Date:
08/18/2026

Description:

Lead Based Paint
Example:

White Wood Exterior
Fascia





Tioga

ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1021 Lewis Street, Memphis, TN

Project No.
251713.00

Photo #
21

Date:
08/18/2026

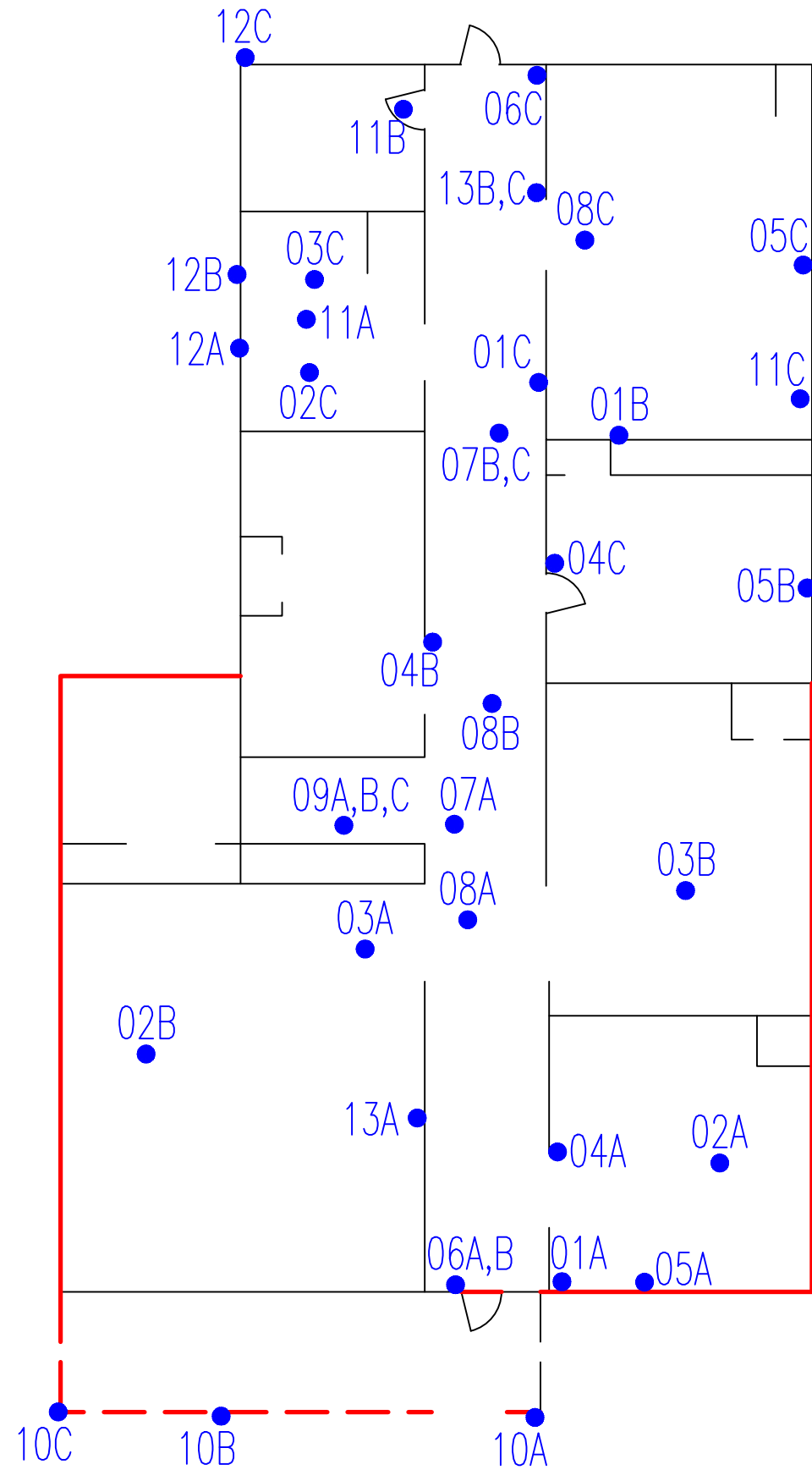
Description:

Lead Based Paint
Example:

White Wood Exterior
Fascia Trim



Appendix 3 Building Floor Plans



SAMPLE SERIES: L-	
LEGEND	
01A	= NEGATIVE ACM LOCATION
—	= POSITIVE LBP LOCATION



CRA MEMPHIS 1021 LEWIS STREET HAZARDOUS MATERIAL SURVEY	
DESCRIPTION: ACM SAMPLE AND LBP LOCATIONS	PROJECT #: 251713.00
LOCATION: 1021 LEWIS STREET, MEMPHIS, TN 38107	DATE: SEPTEMBER 2026



Hazardous Materials Survey

**1468 Decatur Street
Memphis, Tennessee**

September 2026
Project No. 251713.00

Prepared For:



City of Memphis and Shelby County Redevelopment Agency
4341 Academy Drive
Memphis, TN 38127

Prepared By:



357 North Main St.
Memphis, Tennessee 38103

4.0 SUMMARY AND RECOMMENDATIONS

4.1 Asbestos

There were no asbestos containing materials identified during this survey.

Assumed ACM – All assumed materials, or any suspect materials identified behind walls, beneath floor tile or in any other accessible or inaccessible areas during demolition should have additional testing performed to verify the asbestos content if there is not a representative sample in this report. Otherwise, these materials must be assumed to be positive and treated as ACM. If these materials are disturbed by demolition, these materials must be removed by a licensed asbestos contractor, and waste manifest should be kept for records.

4.2 Lead-based Paint

The lead-based paint investigation identified zero lead-based paint coated surface at the time of this investigation.

The OSHA Lead in Construction regulation contained in 29 CFR 1926.62 makes no distinction regarding source or content (%) of lead, only exposure potentials. As such, any substance with a measurable concentration of lead may be subject to the provisions of 29 CFR 1926.62 regardless of source, including such materials as ceramics, masonry, paints, flashings, and extruded metal products, etc.



September 9, 2026

Ms. Kandace Stewart
City of Memphis and Shelby County Redevelopment Agency
P.O. Box 70386
Memphis, TN 38107

**RE: Drum Sampling Report
1468 Decatur Street
Memphis, Tennessee**

Dear Ms. Stewart,

At your request, Tioga personnel collected samples from drums and one 250-gallon tote located at the above referenced property. The samples were requested to determine disposal requirements prior to demolition of the onsite structure.

Six drums located within the building at the property were labelled as containing Methanol. Methanol is an F-listed solvent and is classified as a hazardous waste under the Resource Conservation and Recovery Act. Due to this, the methanol drums were not sampled and must be disposed of as hazardous waste. These drums were in generally poor condition and will potentially need to be overpacked prior to disposal. A photograph of the Methanol placard present on select drums at the property is offered below.



Plate 1: Methanol Drum

The contents of one 250 gallon tote and one 55 gallon drum located in the exterior of the property and two unlabeled 55 gallon drums located within the structure at the property were composited into a single sample and submitted for laboratory analysis by the Toxicity Characteristic Leachate Procedure (TCLP) method on August 17, 2026. None of the underlying characteristics of the sample were identified at concentrations which would be considered hazardous waste. The

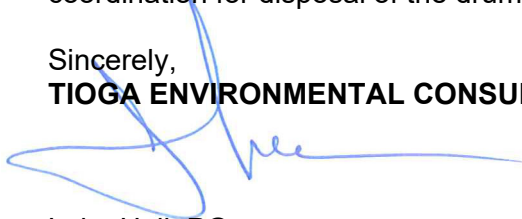
Down-to-earth partners. Sky's-the-limit solutions.

contents of the tote and unlabeled drums may be disposed of as non-hazardous waste under profile at an appropriate facility.

The drums within the interior of the building were covered in significant amounts of debris from the partial collapse of the roof. This material needs to be removed prior to disposal of the drums.

Laboratory analytical reports are attached to this letter. Please do not hesitate to contact us if coordination for disposal of the drums at the property is needed.

Sincerely,
TIOGA ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to be 'Luke Hall', is written over the company name.

Luke Hall, PG
Senior Geologist

Attachments: Analytical Data

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1468 Decatur Street, Memphis, TN

Project No.
251713.00

Photo #

1

Date:

08/17/2026

Description:

General Exterior View



Photo #

2

Date:

08/17/2026

Description:

General Interior View



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
3

Date:
08/17/2026

Description:

Asbestos Sample ID:

D-01

Concrete Masonry Unit
and Mortar (CMU)

Tested Negative for
Asbestos



Photo #
4

Date:
08/17/2026

Description:

Asbestos Sample ID:

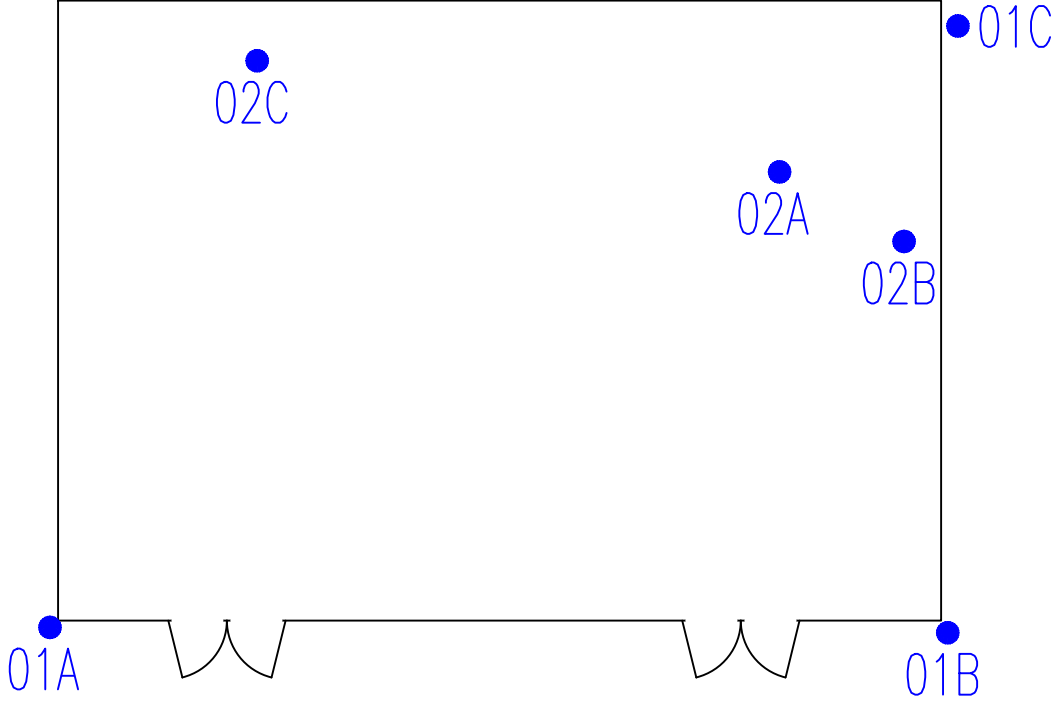
D-02

Roofing Materials

Tested Negative for
Asbestos



Appendix 3 Building Floor Plans



SAMPLE SERIES: D-

LEGEND

01A = NEGATIVE ACM LOCATION



Hazardous Materials Survey

**830 Jackson Avenue
Memphis, Tennessee**

**September 2026
Project No. 251713.00**

Prepared For:



**City of Memphis and Shelby County Redevelopment Agency
4341 Academy Drive
Memphis, TN 38127**

Prepared By:



**357 North Main St.
Memphis, Tennessee 38103**

4.0 SUMMARY AND RECOMMENDATIONS

4.1 Asbestos

All materials identified as asbestos containing should be maintained in good condition to avoid potential fiber release due to disturbance. In the event of demolition activities impacting these materials, the State of Tennessee and NESHAP require that all friable ACM and non-friable ACM that could become friable during demolition activities must be removed by a certified Asbestos Abatement Contractor prior to disturbance.

In all instances, non-certified personnel should not disturb or attempt removal of any of the asbestos-containing materials identified in this survey. OSHA regulation 29 CFR 1926.1101 requires that a qualified, certified Asbestos Abatement Contractor must be retained to perform abatement of ACM prior to demolition activities at the Property. At no time are non-certified personnel allowed to disturb or remove ACM.

It is recommended that any Asbestos Abatement Contractor retained to perform abatement activities at the facility should be required to maintain proper engineering control measures prior to and during the disturbance of all ACM to ensure protection of human health and safety for personnel involved with this project. These control measures are also required for the protection of the surrounding environment by preventing the possibility of contamination outside of the abatement areas. Appropriate area air and/or personnel monitoring during the removal of these materials must be conducted as per federal, state, and local regulations.

The following recommendations are based on the findings as identified in Section 2.3 and are in general conformance with the State of Tennessee, EPA, NESHAP and OSHA requirements:

Any materials listed below that will be disturbed or removed due to demolition activities must be removed by a licensed asbestos abatement contractor.

Category II ACM - all remaining types of non-friable ACM not included in Category I that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. These materials may be left in place during demolition if wet demolition methods, such as firehose for dust suppression, are used unless there is the potential for the material to be rendered friable. These materials must be disposed of as asbestos C&D waste at a landfill that accepts asbestos waste:

- 2" x 2" White Multicolor Wall Tile
- Duct Flashing

Assumed ACM – All assumed materials, or any suspect materials identified behind walls, beneath floor tile or in any other accessible or inaccessible areas during demolition should have additional testing performed to verify the asbestos content. Otherwise, these materials must be assumed to be positive and treated as ACM. If these materials are disturbed by demolition, these materials must be removed by a licensed asbestos contractor, and waste manifest should be kept for records.

4.2 Lead-based Paint

The lead-based paint investigation identified nine (9) lead-based paint coated surfaces at the time of this investigation. Similar paint should be considered lead-based paint.

According to the Tennessee Department of Environment and Conservation, Division of Solid Waste Management Policy Number 115, lead-based paint debris, to include solid material coated wholly or partly with lead-based paint resulting from a demolition may go to a Class I, II (depending on permit conditions), III, or IV disposal facility. If the volume of waste makes it bulky or difficult to manage, the generator should get special waste approval. If the lead-based paint has been sanded or chipped off, this debris must be disposed of as hazardous waste and lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.

The following recommendations are based on the findings as identified in Section 3.3.

- Lead-based paint was found on the exterior bollards in a deteriorated condition. Building components with similar build history, color, and use throughout the facility are assumed to be coated with lead-based paint and should be treated in the same manner. These components should be stabilized or encapsulated to ensure that deteriorated paint will not chip or flake off during any demolition activities. It is recommended that they be either scraped clean of lead-based paint or encapsulated by a contractor licensed to perform lead-based paint activities and disposed of as construction debris along with other building components that are removed during any demolition activities.
- If the lead-based paint has been sanded or chipped off, a determination should be made for hazardous lead concentrations. Lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.
- Because lead is present, standard wetting operations, as required by EPA NESHAP and other engineering and work practice controls as required by 29 CFR 1926.62(e), Methods of Compliance, shall be used to control fugitive dust emission and employee exposure.
- Because lead is present, during demolition activities of lead-containing materials at this facility, employee exposure monitoring should be conducted per OSHA Lead Construction Standards (29 CFR 1926.62).

The OSHA Lead in Construction regulation contained in 29 CFR 1926.62 makes no distinction regarding source or content (%) of lead, only exposure potentials. As such, any substance with a measurable concentration of lead may be subject to the provisions of 29 CFR 1926.62 regardless of source, including such materials as ceramics, masonry, paints, flashings, and extruded metal products, etc.

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
1

Date:
08/17/2026

Description:

General Exterior View



Photo #
2

Date:
08/17/2026

Description:

General Exterior View



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
3

Date:
08/17/2026

Description:

General Exterior View



Photo #
4

Date:
08/17/2026

Description:

General Interior View



Client Name: City of Memphis and
 Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
 251713.00

Photo #
5
Date:
 08/17/2026

Description:

General Interior View


 251713.00
 Aug 17 2026, 09:45:29

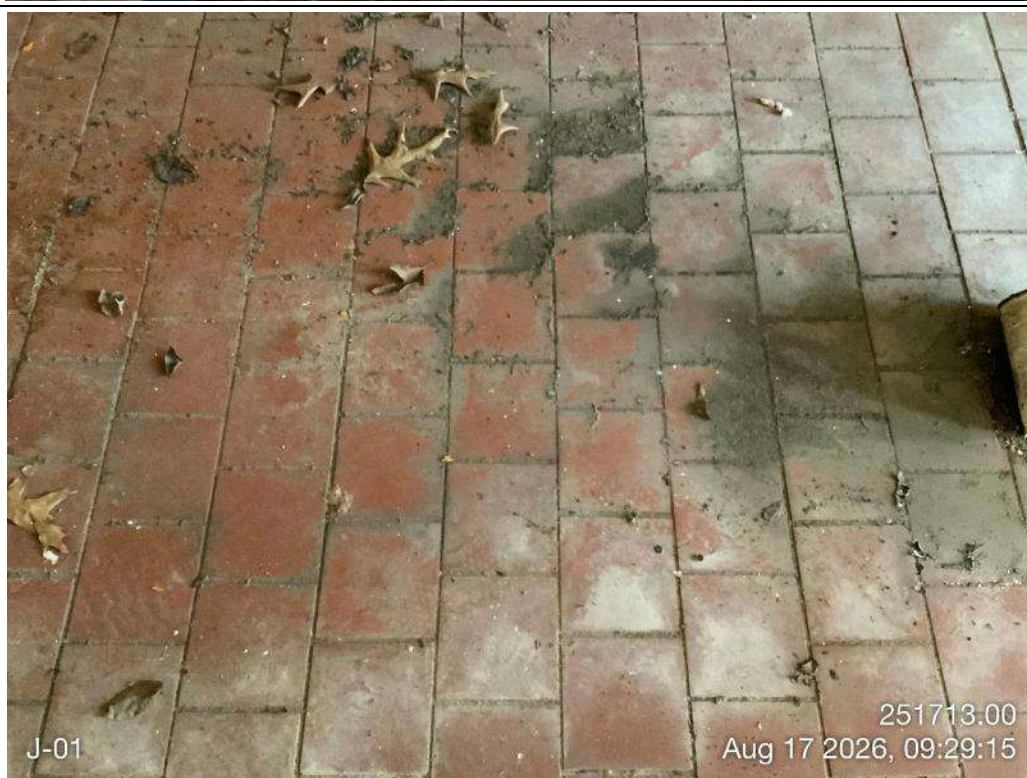
Photo #
6
Date:
 08/17/2026

Description:

Asbestos Sample ID:

J-01

4" x 4" Red Terracotta

 Tested Negative for
 Asbestos


J-01

 251713.00
 Aug 17 2026, 09:29:15

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
7

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-02

Spline Ceiling with
Brown Glue Dot

Tested Negative for
Asbestos



Photo #
8

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-03

2' x 2' Ceiling Tile

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
9

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-04

2" x 2" White Multicolor
Wall Tile

**Tested Positive for
Asbestos**

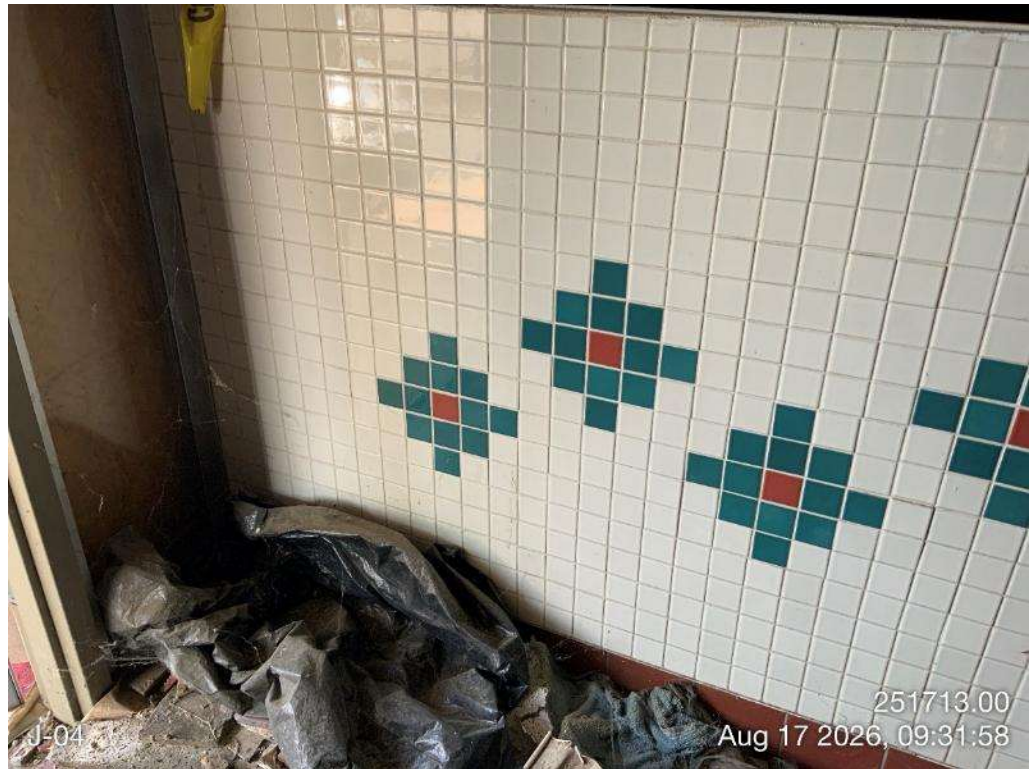


Photo #
10

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-05

Fibrous Wall Board

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
11

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-06

Black Duct Insulation

Tested Negative for
Asbestos



251713.00

Aug 17 2026, 09:34:46

Photo #
12

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-07

Interior Door Caulk

Tested Negative for
Asbestos



251713.00

Aug 17 2026, 09:36:22

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
13

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-08

Plaster

Tested Negative for
Asbestos



Photo #
14

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-09

Drywall with Joint
Compound

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
15

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-10

2" x 2" Brown Multicolor
Wall Tile

Tested Negative for
Asbestos



Photo #
16

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-11

Concrete Masonry Unit
(CMU) and Mortar

Tested Negative for
Asbestos





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ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
17

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-12

Fiber Reinforced Panel
(FRP)

Tested Negative for
Asbestos



Photo #
18

Date:
08/17/2026

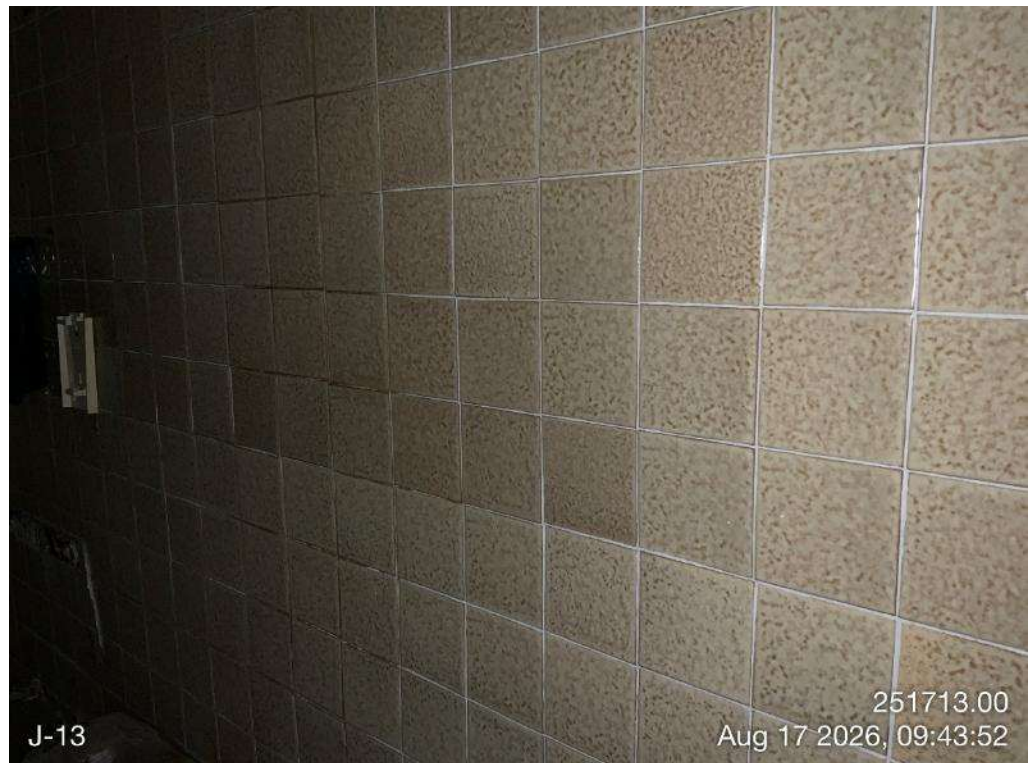
Description:

Asbestos Sample ID:

J-13

4" x 4" Yellow Wall Tile

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
19

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-14

Bathroom Caulk

Tested Negative for
Asbestos



Photo #
20

Date:
08/17/2026

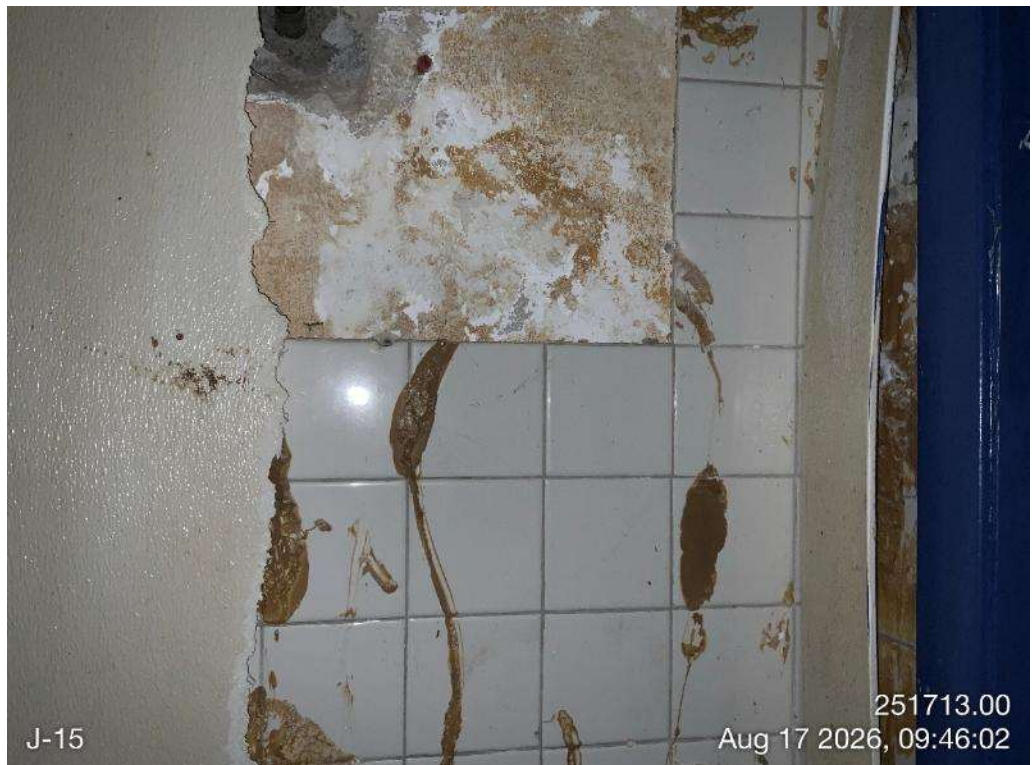
Description:

Asbestos Sample ID:

J-15

4" x 4" White Wall Tile

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
21

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-16

Paper Backed
Insulation

Tested Negative for
Asbestos



Photo #
22

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-17

Black Glue Dot

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
23

Date:
08/17/2026

Asbestos Sample ID:

J-18

Black Roofing Tar

Tested Negative for
Asbestos



Photo #
24

Date:
08/17/2026

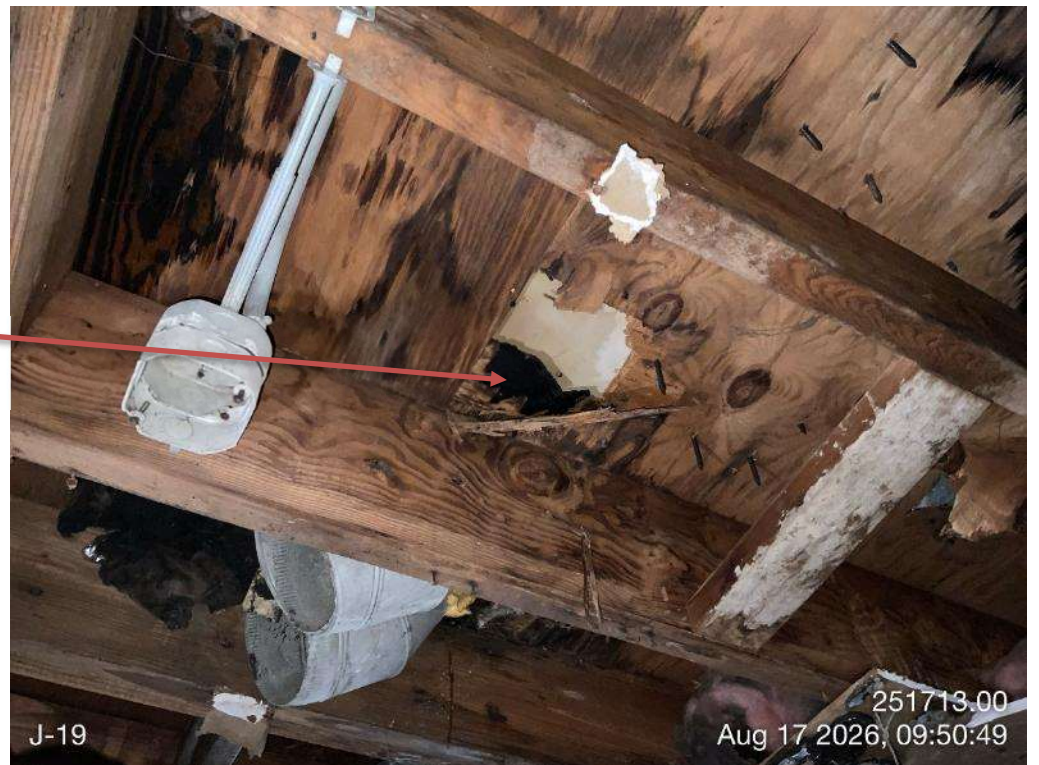
Description:

Asbestos Sample ID:

J-19

Black Ceiling
Underlayment

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
25

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-20

Walk-In Cooler
Insulation

Tested Negative for
Asbestos



Photo #
26

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-21

Interior Exit Door Caulk

Tested Negative for
Asbestos





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ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
27

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-22

Brick and Mortar

Tested Negative for
Asbestos



Photo #
28

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-23

Foundation Caulk

Tested Negative for
Asbestos





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ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
29

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-24

Wall Texture

Tested Negative for
Asbestos



Photo #
30

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-25

Exterior Exit Door
Caulk

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
31

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-26

TPO Roof Core

Tested Negative for
Asbestos



Photo #
32

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-27

Duct Flashing

**Tested Positive for
Asbestos**



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
33

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-28

Gray Pipe Caulk

Tested Negative for
Asbestos



Photo #
34

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-29

Black Pipe Caulk

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
35

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-30

Black Flashing

Tested Negative for
Asbestos



Photo #
36

Date:
08/17/2026

Description:

Asbestos Sample ID:

J-31

Rolled Asphalt Roof

Tested Negative for
Asbestos





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ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
37

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Gold Hall Wall

Positive for Lead Based
Paint



Photo #
38

Date:
08/17/2026

Description:

Lead Based Paint
Example:

White Hall Wall

Positive for Lead Based
Paint



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
39

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Yellow Door Casing

Positive for Lead Based
Paint



Photo #
40

Date:
08/17/2026

Description:

Lead Based Paint
Example:

White Exterior Awning
Ceiling

Positive for Lead Based
Paint



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
41

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Yellow Exterior Bollard

Positive for Lead Based
Paint



Photo #
42

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Yellow Exterior Bollard

Positive for Lead Based
Paint



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
43

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Yellow Shed Bollard

Positive for Lead Based
Paint



Photo #
44

Date:
08/17/2026

Description:

Lead Based Paint
Example:

Yellow Exterior Parking
Stripe

Positive for Lead Based
Paint





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ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
45

Date:
08/17/2026

Description:

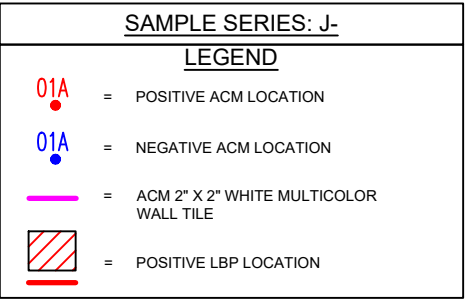
Lead Based Paint
Example:

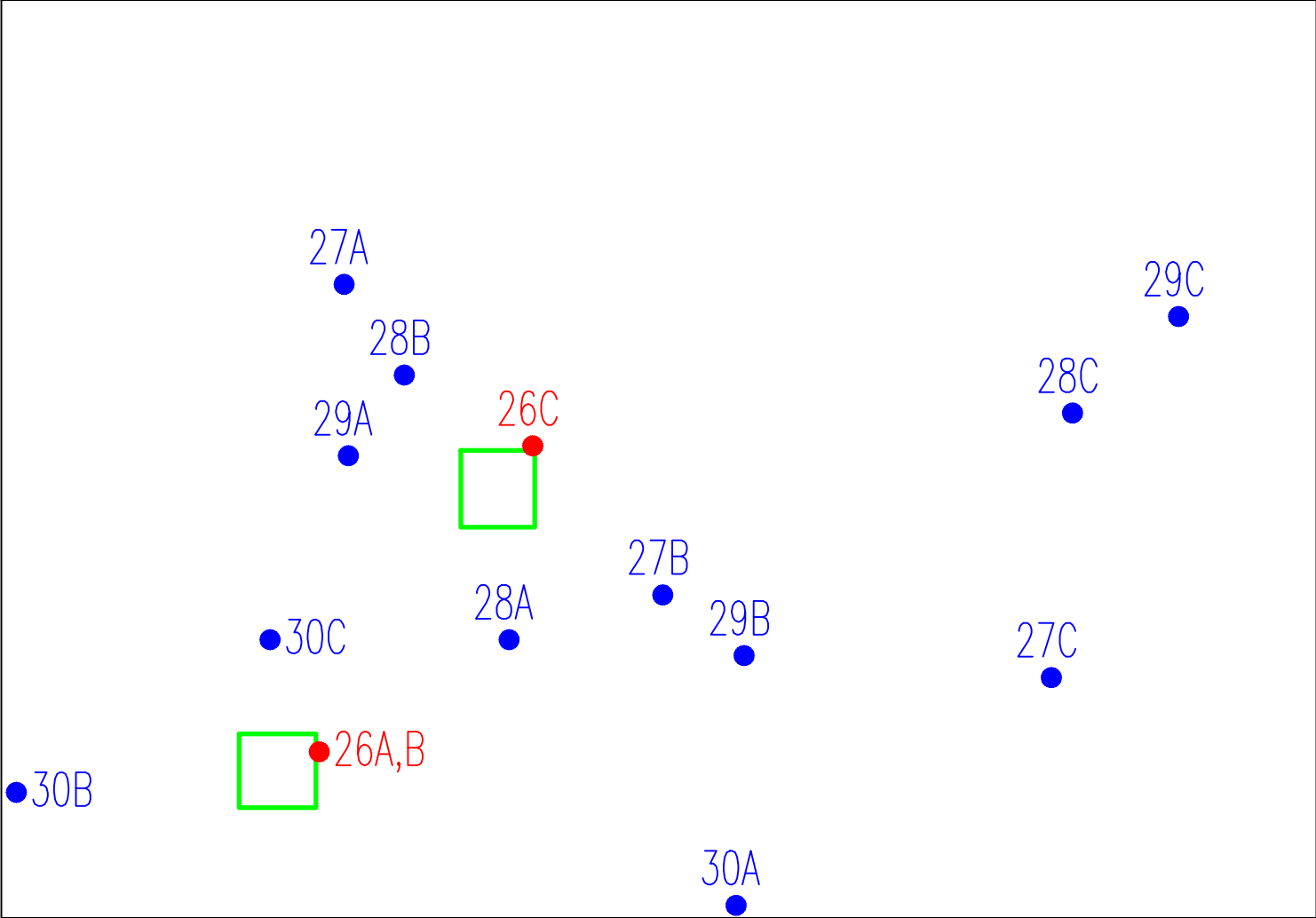
Yellow Exterior Floor

Positive for Lead Based
Paint

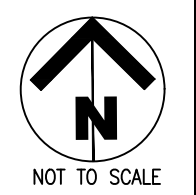


Appendix 3 Building Floor Plans





SAMPLE SERIES: J- LEGEND	
01A	= POSITIVE ACM LOCATION
01A	= NEGATIVE ACM LOCATION
	= ACM DUCT FLASHING



CRA MEMPHIS 830 JACKSON AVENUE (ROOF) HAZARDOUS MATERIAL SURVEY	
DESCRIPTION: ACM SAMPLE LOCATIONS	PROJECT #: 251713.00
LOCATION: 830 JACKSON AVE, MEMPHIS, TN 38107	DATE: SEPTEMBER 2026



Hazardous Materials Survey

1123 Breedlove Street

Memphis, Tennessee

September 2026

Project No. 251713.00

Prepared For:



City of Memphis and Shelby County Redevelopment Agency

4341 Academy Drive

Memphis, TN 38127

Prepared By:



357 North Main St.

Memphis, Tennessee 38103

4.0 SUMMARY AND RECOMMENDATIONS

4.1 Asbestos

There were no asbestos containing materials identified during this survey.

Assumed ACM – All assumed materials, or any suspect materials identified behind walls, beneath floor tile or in any other accessible or inaccessible areas during demolition should have additional testing performed to verify the asbestos content if there is not a representative sample in this report. Otherwise, these materials must be assumed to be positive and treated as ACM. If these materials are disturbed by demolition, these materials must be removed by a licensed asbestos contractor, and waste manifest should be kept for records.

4.2 Lead-based Paint

The lead-based paint investigation identified ten (10) lead-based paint coated surfaces at the time of this inspection. Similar paint should be considered lead-based paint.

According to the Tennessee Department of Environment and Conservation, Division of Solid Waste Management Policy Number 115, lead-based paint debris, to include solid material coated wholly or partly with lead-based paint resulting from a demolition may go to a Class I, II (depending on permit conditions), III, or IV disposal facility. If the volume of waste makes it bulky or difficult to manage, the generator should get special waste approval. If the lead-based paint has been sanded or chipped off, this debris must be disposed of as hazardous waste and lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.

The following recommendations are based on the findings as identified in Section 3.3.

- Lead-based paint was found on interior and exterior components in deteriorated condition. Building components with similar build history, color, and use throughout the property are assumed to be coated with lead-based paint and should be treated in the same manner. These components should be stabilized or encapsulated to ensure that deteriorated paint will not chip or flake off during any demolition activities. It is recommended that they be either scraped clean of lead-based paint or encapsulated by a contractor licensed to perform lead-based paint activities and disposed of as construction debris along with other building components that are removed during any demolition activities.
- If the lead-based paint has been sanded or chipped off, a determination should be made for hazardous lead concentrations. Lead-based paint dust and chips should be handled properly prior to disposal to avoid health risks to the public.
- Because lead is present, standard wetting operations, as required by EPA NESHAP and other engineering and work practice controls as required by 29 CFR 1926.62(e), Methods of Compliance, shall be used to control fugitive dust emission and employee exposure.
- Because lead is present, during demolition activities of lead-containing materials at this property, employee exposure monitoring should be conducted per OSHA Lead Construction Standards (29 CFR 1926.62).

The OSHA Lead in Construction regulation contained in 29 CFR 1926.62 makes no distinction regarding source or content (%) of lead, only exposure potentials. As such, any substance with a measurable concentration of lead may be subject to the provisions of 29 CFR 1926.62 regardless of source, including such materials as ceramics, masonry, paints, flashings, and extruded metal products, etc.

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 1123 Breedlove Street, Memphis,
TN

Project No.
251713.00

Photo #
1

Date:
08/18/2026

Description:

General Exterior View



Photo #
2

Date:
08/18/2026

Description:

General Exterior View



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
3

Date:
08/18/2026

Description:

General Interior View



Photo #
4

Date:
08/18/2026

Description:

General Interior View



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
5

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-01

Brick and Mortar

Tested Negative for
Asbestos



Photo #
6

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-02

Stone and Mortar

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
7

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-03

Shingle Roof

Tested Negative for
Asbestos



Photo #
8

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-04

Plaster

Tested Negative for
Asbestos



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
9

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-05

Marble Panel with Glue
Dot

Tested Negative for
Asbestos



Photo #
10

Date:
08/18/2026

Description:

Asbestos Sample ID:

B-06

Drywall with Joint
Compound

Tested Negative for
Asbestos





Tioga

ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
11

Date:
08/18/2026

Description:

Lead Based Paint
Example:

White Wood Baseboard



Photo #
12

Date:
08/18/2026

Description:

Lead Based Paint
Example:

White Wood Door
Casing



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
13

Date:
08/18/2026

Description:

Lead Based Paint
Example:

White Wood Transom
Window Casing



Photo #
14

Date:
08/18/2026

Description:

Lead Based Paint
Example:

Brown Wood Wall





Tioga

ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #

15

Date:

08/18/2026

Description:

Lead Based Paint
Example:

White Wood Door
Casing



Photo #

16

Date:

08/18/2026

Description:

Lead Based Paint
Example:

White Wood Fascia





Tioga

ENVIRONMENTAL CONSULTANTS

PHOTOGRAPHIC LOG

Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #

17

Date:

08/18/2026

Description:

Lead Based Paint
Example:

White Wood Soffit



Photo #

18

Date:

08/18/2026

Description:

Lead Based Paint
Example:

White Wood Wall



Client Name: City of Memphis and
Shelby County Redevelopment Agency

Site Location: 830 Jackson Avenue, Memphis, TN

Project No.
251713.00

Photo #
19

Date:
08/18/2026

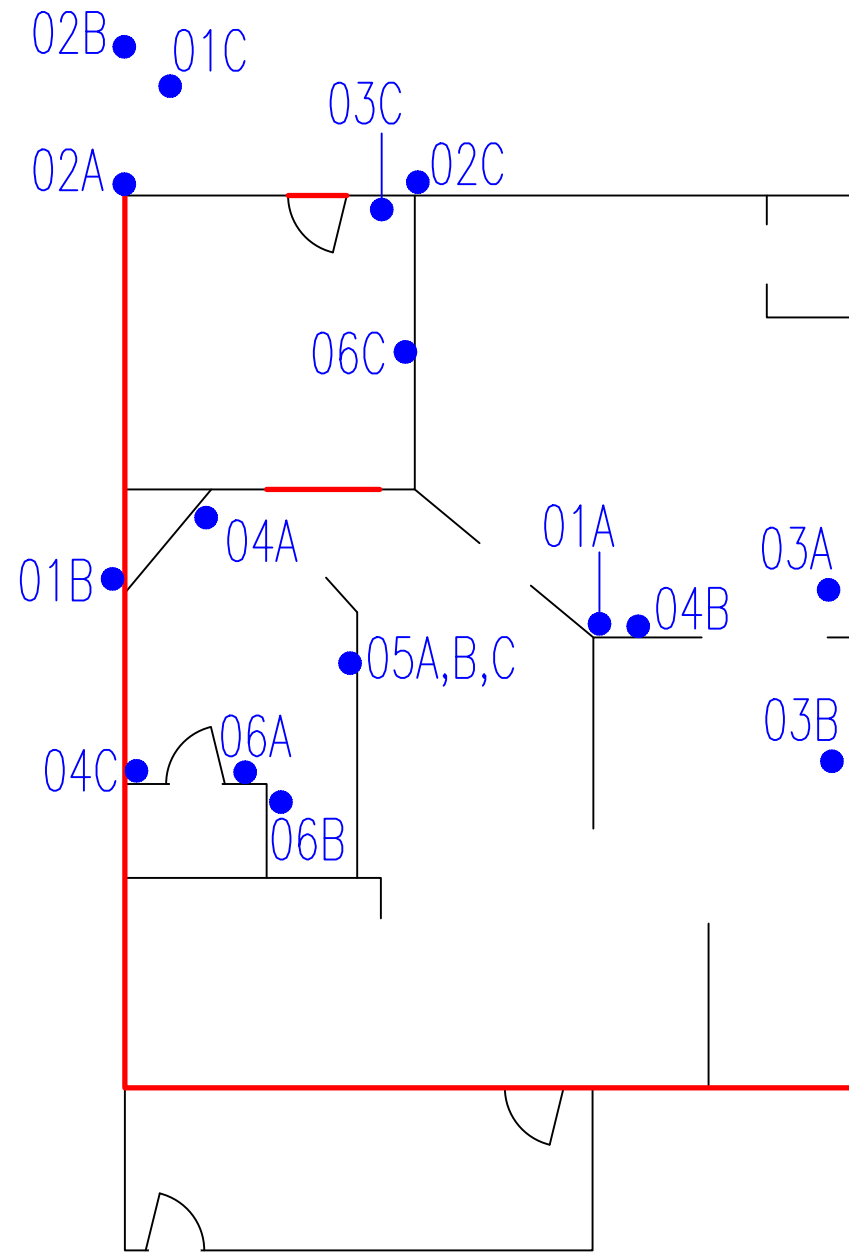
Description:

Lead Based Paint
Example:

Gray Concrete
Foundation



Appendix 3 Building Floor Plans



SAMPLE SERIES: B-

LEGEND

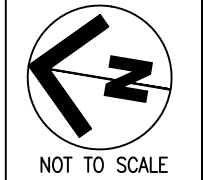
01A

=

NEGATIVE ACM LOCATION

=

POSITIVE LBP LOCATION



CRA MEMPHIS 1123 BREEDLOVE STREET HAZARDOUS MATERIAL SURVEY	
DESCRIPTION: ACM SAMPLE AND LBP LOCATIONS	PROJECT #: 251713.00
LOCATION: 1123 BREEDLOVE STREET, MEMPHIS, TN 38107	DATE: SEPTEMBER 2026