

McCORMACK BARON SALAZAR

BEECHER TERRACE REDEVELOPMENT PROJECT SCHEDULE

As of August 31, 2020

TASK NAME	START	PROJECTED COMPLETION	July 2020 STATUS	August 2020 STATUS	Sept 2020 STATUS
Demolition					
Phase I Demolition (9 buildings; 121 units)	8/14/2018	1/31/2019	Complete	Complete	Complete
Phase II Demolition (29 buildings; 370 units)	2/1/2019	1/31/2020	Complete	Complete	Complete
Phase III Demolition (21 buildings; 267 units)	6/15/2020	2/10/2021	In Progress	In Progress	In Progress
Phase I: On-Site Senior Housing (117 units)					
Submission of 4% tax credit application (2017 award)	4/5/2017	7/5/2017	Complete	Complete	Complete
Design (permit set)	3/15/2017	6/13/2018	Complete	Complete	Complete
Submission to HUD (Development Proposal)	9/26/2018	10/26/2018	Complete	Complete	Complete
Final Construction Cost	2/3/2019	2/3/2019	Complete	Complete	Complete
Initial Financial Closing and Construction Commencement	3/5/2019	3/5/2019	Complete	Complete	Complete
Infrastructure Implementation	3/7/2019	9/14/2020	In Progress	In Progress	In Progress
Housing Construction	3/7/2019	10/10/2020	In Progress	In Progress	In Progress
Lease-up & Stabilization	4/13/2020	12/9/2020	In Progress	In Progress	In Progress
Phase II: On-Site Mixed-Income, Multifamily (108 units)					
Submission of 9% tax credit application (2018 award)	7/1/2017	10/5/2017	Complete	Complete	Complete
Design (permit set)	2/15/2018	8/31/2018	Complete	Complete	Complete
Submission to HUD (Development Proposal)	9/1/2018	4/12/2019	Complete	Complete	Complete
Final Construction Cost	3/9/2019	4/4/2019	Complete	Complete	Complete
Initial Financial Closing and Construction Commencement	6/27/2019	6/27/2019	Complete	Complete	Complete
Infrastructure Implementation	7/9/2019	9/29/2020	In Progress	In Progress	In Progress
Housing Construction	7/9/2019	12/7/2020	In Progress	In Progress	In Progress
Lease-up & Stabilization	6/10/2020	2/5/2021	In Progress	In Progress	In Progress
Phase III: On-Site, Mixed-Income, Multifamily (185 units)					
Submission of 9% tax credit application (2019 award)	11/1/2018	8/15/2019	Complete	Complete	Complete
Design (permit set)	1/1/2019	5/1/2020	Complete	Complete	Complete
Submission to HUD (Development Proposal)	5/2/2020	6/1/2020	Complete	Complete	Complete
Final Construction Cost	7/17/2020	8/16/2020	In Progress	In Progress	Complete
Initial Financial Closing and Construction Commencement	8/31/2020	8/31/2020	Planned	In Progress	Complete
Infrastructure Implementation	9/1/2020	6/28/2021	Planned	Planned	In Progress
Housing Construction	9/1/2020	6/23/2022	Planned	Planned	In Progress
Lease-up & Stabilization	12/25/2021	8/22/2022	Planned	Planned	Planned
Phase IV: On-Site, Mixed-Income, Multifamily (141 units)					
Submission of 4% tax credit application (2021 award)	6/1/2020	8/20/2020	In Progress	In Progress	In Progress
Design (permit set)	1/17/2021	7/16/2021	Planned	In Progress	In Progress
Submission to HUD (Development Proposal)	7/17/2021	8/31/2021	Planned	Planned	Planned
Final Construction Cost	10/17/2021	11/16/2021	Planned	Planned	Planned
Initial Financial Closing and Construction Commencement	12/1/2021	12/1/2021	Planned	Planned	Planned
Infrastructure Implementation (all remaining)	12/2/2021	9/8/2022	Planned	Planned	Planned
Housing Construction	12/2/2021	3/27/2023	Planned	Planned	Planned
Lease-up & Stabilization	9/28/2022	5/26/2023	Planned	Planned	Planned
Phase V: On-Site, Mixed-Income, Multifamily (69 units)					
Submission of 9% tax credit application (2021 award)	6/1/2020	8/20/2020	In Progress	In Progress	Complete
Design (permit set)	1/17/2021	7/16/2021	Planned	In Progress	In Progress
Submission to HUD (Development Proposal)	7/17/2021	8/31/2021	Planned	Planned	Planned
Final Construction Cost	10/17/2021	11/16/2021	Planned	Planned	Planned
Initial Financial Closing and Construction Commencement	12/1/2021	12/1/2021	Planned	Planned	Planned
Infrastructure Implementation (all remaining)	12/2/2021	9/8/2022	Planned	Planned	Planned
Housing Construction	12/2/2021	3/27/2023	Planned	Planned	Planned
Lease-up & Stabilization	9/28/2022	5/26/2023	Planned	Planned	Planned
Phase VI: On-Site Homeownership (20 units)					
Predevelopment	2/1/2022	9/1/2022	Planned	Planned	Planned
Design (permit set)	3/1/2022	5/31/2022	Planned	Planned	Planned
Submission to HUD (Development Proposal)	6/1/2022	7/1/2022	Planned	Planned	Planned
Final Construction Cost	9/17/2022	9/17/2022	Planned	Planned	Planned
Initial Financial Closing and Construction Commencement	11/1/2022	11/1/2022	Planned	Planned	Planned
Construction	11/2/2022	5/31/2023	Planned	Planned	Planned
Sales	2/1/2023	10/1/2023	Planned	Planned	Planned

MCCORMACK BARON SALAZAR

SECTION 3 HIRING REPORT

As of August 31, 2020

1 in 3 New Hires must be Section 3 (30%)

PHASE 1

SUB-CONTRACTOR	PHASE 1 NEW HIRES	PHASE 1 SECTION 3 NEW HIRES	PHASE 1 SECTION 3 %	IN COMPLIANCE?
Inline Painting	12	4	33%	Yes
Centevus Construction	2	0	0%	Yes, next hire must be Section 3
Springfield Plumbing	22	8	36%	Yes
C.E. Scott	42	13	31%	Yes
Ideal Construction	2	1	50%	Yes
Messer Construction	28	15	54%	Yes
EZ Construction	3	1	33%	Yes
Payne Electric	17	7	41%	Yes
Legacy HVAC	2	1	50%	Yes
Sawyer Contracting	4	2	50%	Yes
JD Framing	1	0	0%	Yes, 3rd hire must be Section 3
Vesta Tile	1	0	0%	Yes, 3rd hire must be Section 3
Sexton	3	0	0%	Yes, next hire must be Section 3
Franklin Interior Systems	3	2	67%	Yes
TOTAL	142	54	38%	Yes

PHASE 2

SUB-CONTRACTOR	PHASE 2 NEW HIRES	PHASE 2 SECTION 3 NEW HIRES	PHASE 2 SECTION 3 %	IN COMPLIANCE?
Innovative Demolition	6	3	50%	Yes
Destiny Communication	1	0	0%	Yes, 3rd hire must be Section 3
Contracting Solutions	4	4	100%	Yes
EZ Construction	2	0	0%	Yes, next hire must be Section 3
Legacy HVAC	7	0	0%	No, next 3 hires must be Section 3
NEC ACM Abatement	4	4	100%	Yes
TOTAL	24	11	46%	

TOTAL - PHASE 1 & 2

SUB-CONTRACTOR	TOTAL NEW HIRES	TOTAL SECTION 3 NEW HIRES	TOTAL SECTION 3 %	IN COMPLIANCE?
Innovative Demolition	6	3	50%	Yes
Destiny Communication	1	0	0%	Yes, 3rd hire must be Section 3
Inline Painting	12	4	33%	Yes
Centevus Construction	2	0	0%	Yes, next hire must be Section 3
Springfield Plumbing	22	8	36%	Yes
Contracting Solutions	4	4	100%	Yes
C.E. Scott	42	13	31%	Yes, next hire must be Section 3
Ideal Construction	2	1	50%	Yes
Messer Construction	28	15	54%	Yes
EZ Construction	5	1	20%	Yes, next hire must be Section 3
Payne Electric	17	7	41%	Yes
Legacy HVAC	9	1	11%	No, next 3 hires must be Section 3
Sawyer Contracting	4	2	50%	Yes
JD Framing	1	0	0%	Yes, 3rd hire must be Section 3
Vesta Tile	1	0	0%	Yes, 3rd hire must be Section 3
Sexton	3	0	0%	Yes, next hire must be Section 3
Franklin Interior Systems	3	2	67%	Yes
NEC ACM Abatement	4	4	100%	Yes
TOTAL	166	65	39%	Yes

CONTRACT PARTICIPATION REPORT

As of July 31, 2020

LMHA GOALS			
MBE	FBE	DBE	SECTION 3
25%	10%	0.5%	12%

Total Phase 1 Contracts	MBE	FBE	DBE	SECTION 3
\$ 22,746,973	\$ 6,768,261	\$ 3,064,506	\$ 31,350	\$ 6,259,570
Current Phase 1 Total Economic Inclusion %	30%	13%	0.1%	28%

Total Phase 2 Contracts	MBE	FBE	DBE	SECTION 3
\$ 21,189,543	\$ 5,495,191	\$ 3,503,676	\$ 167,680	\$ 6,611,781
Current Phase 2 Total Economic Inclusion %	26%	17%	0.8%	31%