

# McCORMACK BARON SALAZAR

## BEECHER TERRACE REDEVELOPMENT PROJECT SCHEDULE

As of October 31, 2020

TASK NAME	START	PROJECTED COMPLETION	August 2020 STATUS	Sept 2020 STATUS	Oct 2020 STATUS
<b>Demolition</b>					
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
<b>Phase I: On-Site Senior Housing (117 units)</b>					
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	10/22/2020	In Progress	In Progress	Complete
Housing Construction	3/7/2019	11/29/2020	In Progress	In Progress	In Progress
Lease-up & Stabilization	6/2/2020	1/28/2021	In Progress	In Progress	In Progress
<b>Phase II: On-Site Mixed-Income, Multifamily (108 units)</b>					
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	11/30/2020	In Progress	In Progress	In Progress
Housing Construction	7/9/2019	12/24/2020	In Progress	In Progress	In Progress
Lease-up & Stabilization	6/27/2020	2/22/2021	In Progress	In Progress	In Progress
<b>Phase III: On-Site, Mixed-Income, Multifamily (185 units)</b>					
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	Complete	Complete
Initial Financial Closing and Construction Commencement	8/31/2020	8/31/2020	In Progress	Complete	Complete
Infrastructure Implementation	9/1/2020	6/28/2021	Planned	In Progress	In Progress
Housing Construction	9/1/2020	3/3/2022	Planned	In Progress	In Progress
Lease-up & Stabilization	9/4/2021	5/2/2022	Planned	Planned	Planned
<b>Phase IV: On-Site, Mixed-Income, Multifamily (141 units)</b>					
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	In Progress	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
<b>Phase V: On-Site, Mixed-Income, Multifamily (69 units)</b>					
Submission of 9% tax credit application (2021 award)	6/1/2020	8/20/2020	In Progress	Complete	Complete
Design (permit set)	1/17/2021	7/16/2021	In Progress	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
<b>Phase VI: On-Site Homeownership (20 units)</b>					
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 October 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	6	50%	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
<b>TOTAL</b>	<b>142</b>	<b>56</b>	<b>39%</b>	<b>Yes</b>

### 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
1021 Specialist	2	1	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
<b>TOTAL</b>	<b>26</b>	<b>12</b>	<b>46%</b>	

### 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
1021 Specialist	2	1	50%	Yes
Destiny Communication	1	0	0%	Yes, 3rd hire must be Section 3
Inline Painting	12	6	50%	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
<b>TOTAL</b>	<b>168</b>	<b>68</b>	<b>40%</b>	<b>Yes</b>

### CONTRACT PARTICIPATION REPORT

As of September 30, 2020

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

Total Phase 1 Contracts	MBE	FBE	DBE	SECTION 3
\$ 22,773,162	\$ 6,829,455	\$ 3,005,211	\$ -	\$ 6,133,216
Current Phase 1 Total Economic Inclusion %	30%	13%	0.0%	27%

Total Phase 2 Contracts	MBE	FBE	DBE	SECTION 3
\$ 21,435,514	\$ 5,739,449	\$ 3,505,318	\$ 23,850	\$ 6,849,473
Current Phase 2 Total Economic Inclusion %	27%	16%	0.1%	32%