

The Couture



Project History

- **Sum 2012** - BLVD first released the Rinka Chung Couture tower concept renderings.
- **Spr 2016** - BLVD purchased and demolished the underutilized DTC.
- **Spr 2017** - City and BLVD agree on Public Infrastructure (PI) HRA.
- **Spr 2017** - Main Sewer discovered not where anticipated.
- **Spr 2021** - BLVD finalized the complex financing and work commenced.
- **Spr 2021** - City and BLVD agree on a Sewer HRA.
- **Sum 2021** - Project start marked by ceremonial groundbreaking as equipment was already on site.
- **Fall 2022** - City and BLVD agree on reporting Methodology

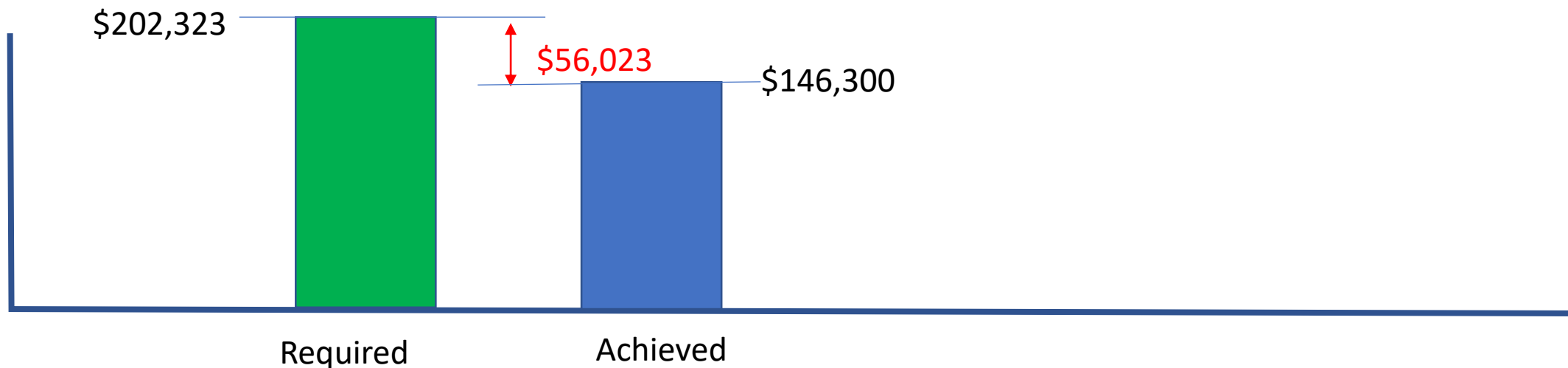
SEWER PROJECT / SBE in Professional Services

- No Professional Service Expenditures

SEWER PROJECT / SBE in Construction Spend

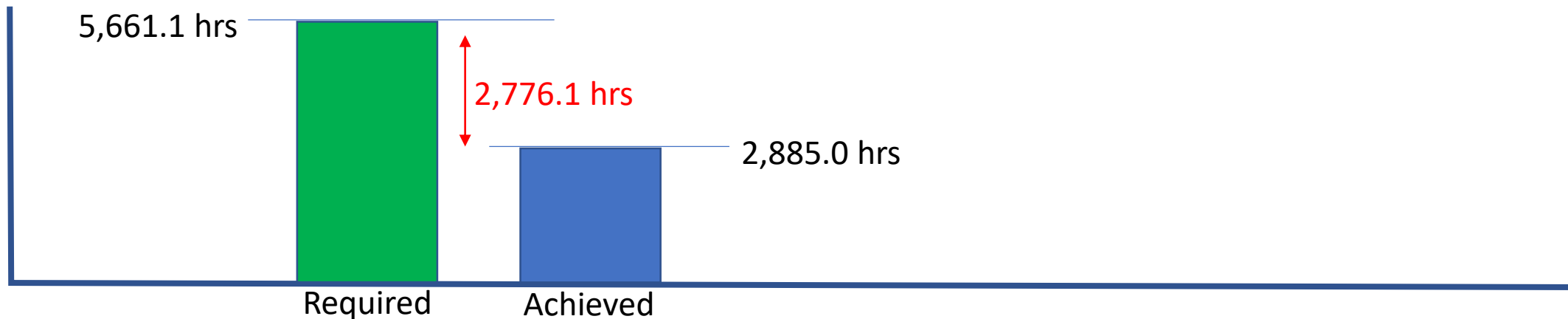
| SBE Firm | Subcontracted by | SCOPE | Total Contract value |
|---------------------------|------------------|---------|----------------------|
| Tremmel Anderson Trucking | Super Excavators | Hauling | \$146,300 |

| Category | DESCRIPTION | Expenditures |
|---|-----------------------|--------------|
| Cost subject to Participation | Sewer Project | \$809,292 |
| Required SBE Participation at 25% of above cost | \$809,292 X 25% | \$202,323 |
| SBE Deficit to be resolved from Tower achievement | \$202,323 - \$146,300 | (\$56,023) |



SEWER PROJECT / RPP Workforce

| CONTRACTOR | TRADE | Work Performed | TOTAL HRS | RPP HRS |
|---|---------------------|----------------|----------------|-------------|
| Super Excavators | Operating Engineers | Excavating | 826.0 | 0.0 |
| Tremmel Anderson Trucking | Trucking | Hauling | 2,561.2 | 1,964.0 |
| JH Findorff | Laborers | Cement | 3,979.0 | 897.0 |
| JH Findorff | Carpenters | Encasement | <u>6,786.5</u> | <u>24.0</u> |
| TOTALS | | | 14,152.7 | 2,885.0 |
| REQUIRED | | | | 5,661.1 |
| RPP DEFICIT to be resolved in Tower labor | | | | (2,776.1) |



Public Infrastructure/SBE in Professional Services

| SBE Firm | Contracted by | SCOPE | CONTRACT (Dollars) |
|-------------------------|---------------|---------------------------|--------------------|
| Rinka Chung Architects | BLVD | Lead Architect / PI Value | \$ 25,597 |
| Prism Technical | JH Findorff | Inclusion Consultant | \$178,074 |
| TOTAL SBE Participation | | | \$203,671 |

| Category | Dollars |
|---|-----------|
| Total PI Professional Services Subject to Participation | \$454,318 |
| SBE Required $\$454,318 \times 18\%$ | \$ 81,777 |
| | \$203,671 |

REQUIREMENT EXCEEDED

Public Infrastructure/SBE in Construction

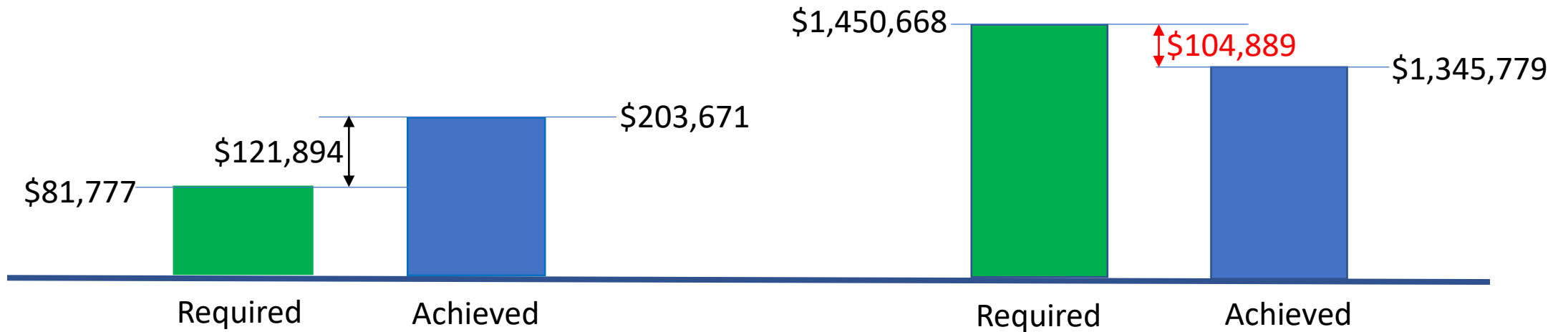
| SBE Firm | Subcontracted by | SCOPE | CONTRACT (Dollars) |
|------------------------------|------------------------------|-------------------|--------------------|
| Equity Supply | KMI | Masonry Supply | \$ 27,373 |
| Hetzel-Sanfilippo | Langer Roofing & Sheet Metal | Carpentry/Framing | \$113,642 |
| JCP Construction | JH Findorff | Waterproofing | \$ 10,419 |
| Milwaukee Iron | JH Findorff | Concrete Rebar | \$852,157 |
| Sanchez Painting | JH Findorff | Painting | \$149,036 |
| Tremmel Anderson Trucking | Super Western | Hauling | <u>\$193,152</u> |
| Total SBE INCLUSION | | | \$1,345,779 |

| Category | Dollars |
|---|--------------|
| Total PI Construction Spend Subject to Participation | \$5,802,373 |
| SBE Required \$5,802,673 x 25% | \$1,450,668 |
| SBE Achieved | \$1,345,779 |
| SBE Deficit to be resolved through Tower Construction | (\$ 104,889) |

Public Infrastructure/SBE Graphs

Professional Services

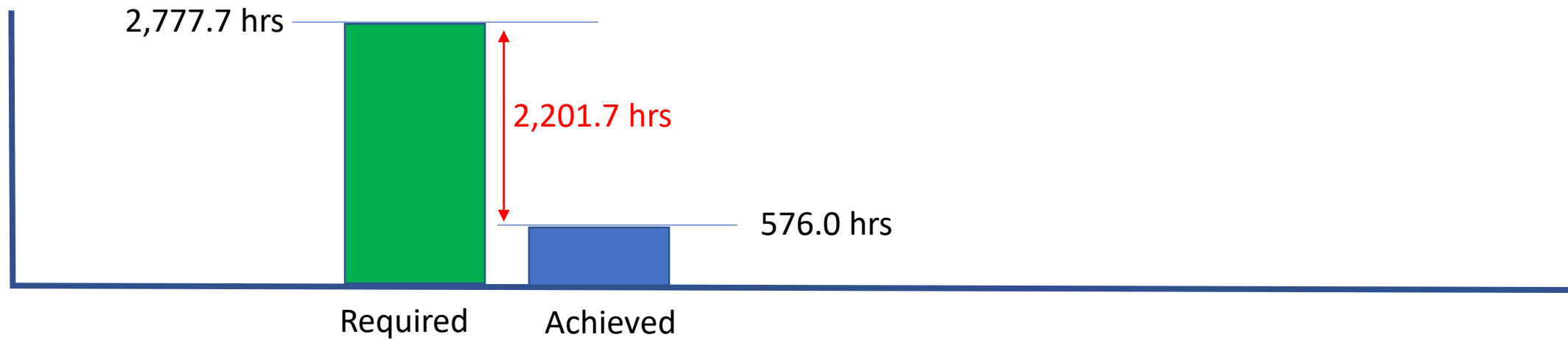
Construction



Public Infrastructure/RPP Workforce Data

| CONTRACTOR | TRADE | Work Performed | TOTAL HRS | RPP HRS |
|---|---------------------|-----------------|-------------|-------------|
| Butters Fetting | Plumbers | Plumbing | 2.7 | 0.3 |
| JCP Construction | Laborers | Waterproofing | 3.6 | 0.5 |
| JH Findorff | Laborers | Concrete | 6,223.7 | 416.5 |
| Terra Engineering | Operating Engineers | Piles and Piers | 0.0 | 0.0 |
| Milwaukee Iron | Iron Workers | Concrete Rebar | 663.7 | 143.3 |
| Staff Electric | Electricians | Electrical | <u>50.6</u> | <u>15.4</u> |
| TOTALS | | | 6,944.3 | 576.0 |
| REQUIRED Total Hrs x 40% | | | | 2,777.7 |
| RPP DEFICIT to be resolved in Tower labor | | | | (2,201.7) |

Public Infrastructure/RPP Workforce Graph



Curing Deficits by Substantial Completion Date

Curing SBE Deficits Slide 1 of 2

| SBE Firm | Sub to | Trade | Scope | Sewer Value | PI Value | Available to cure |
|--------------------------------|----------------|-------------------|---------------------|---------------|-------------------|---------------------|
| Best Erectors | Klein- Dickert | Glazing | Podium Curtain Wall | \$ 0.0 | \$ 0.0 | \$ 210,000 |
| Best Erectors | Klein- Dickert | Glazing | Garage Curtain Wall | \$ 0.0 | \$ 0.0 | \$ 100,000 |
| Equity Supply | KMI | Material Supplier | Masonry | \$ 0.0 | \$ 27,373 | \$ 57,427 |
| Hetzel-Sanfilippo | Langer Roofing | Carpentry | Carpentry/framing | \$ 0.0 | \$113,642 | \$ 82,158 |
| JCP Construction | JH Findorff | Labor | Foundation | \$ 0.0 | \$ 10,419 | \$ 59,041 |
| MKE Iron | JH Findorff | Iron Workers | Concrete, Rebar | \$ 0.0 | \$852,157 | \$ 4,187,213 |
| Sanchez Painting | JH Findorff | Painting | Painting | \$ 0.0 | \$149,036 | \$ 1,096,042 |
| Tremmel-Anderson | Super Western | Trucking | Hauling | <u>\$ 0.0</u> | <u>\$ 193,152</u> | <u>\$ 531,348</u> |
| TOTAL SBE PARTICIPATION | | | | | | \$ 6,323,229 |

Curing Deficits by Substantial Completion Date

Curing SBE Deficits Slide 2 of 2

| Category | Dollar Value |
|--|------------------|
| 1. Excess SBE participation not associated with the Sewer or PI projects | \$6,323,229 |
| 2. Amount used to cure the Sewer SBE deficit | <u>\$ 56,023</u> |
| 3. Available Excess SBE to cure the PI SBE deficit (Line 1 less Line2) | \$ 6,267,206 |

As construction continues with the remainder of the Couture Tower and Public Infrastructure , EXCESS SBE will be reported and used to cure the SBE deficits.

Curing Deficits by substantial completion date

Curing the RPP Deficits

In the approved budget for the PI Project, the Development team was asked to memorialize the following statement concerning the RPP cure by the close of the project:

*LCPTTracker will have recorded more than 473,000 total hours with 62,813 RPP Hours however, based on the DCD /Concord percentages, the PI Project report will reflect only 48,408 total Hours with 5,384 RPP Hours, still far short of the 40% PI requirement (48,408*40%) or 19,363.2 RPP hrs. This is where the 62,813 total RPP workforce Hours comes into play to cover the PI shortfall plus the approx. 2,700 RPP hours short on the Sewer project.*

Now that we can foresee steady access to the new LCR Platform Our next 3-4 reports will demonstrate the RPP commitment being fulfilled.



Thank you