

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

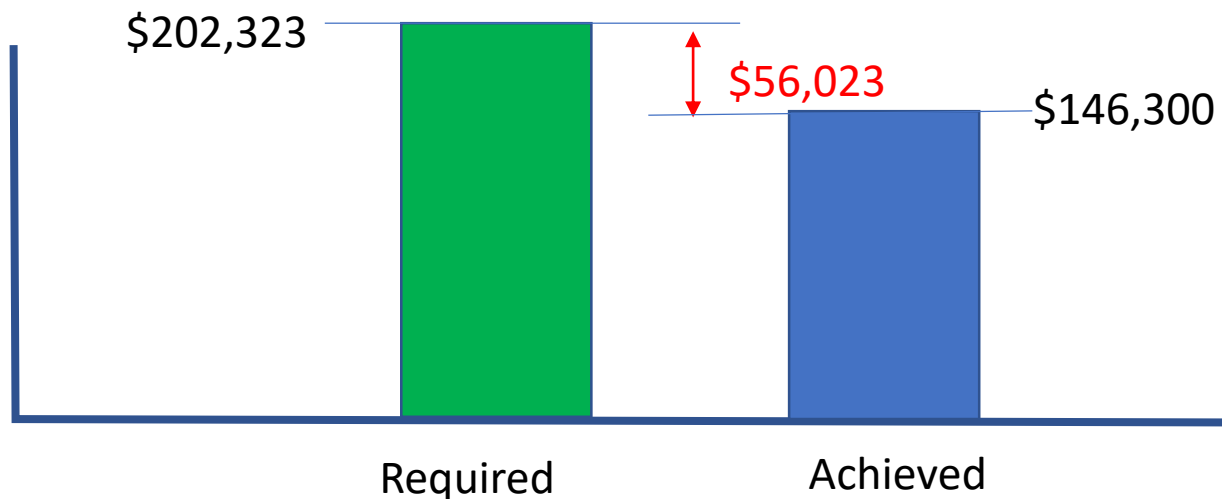
SEWER PROJECT / SBE in Professional Services

- No Professional Service Expenditures

SEWER PROJECT / SBE in Construction Spend

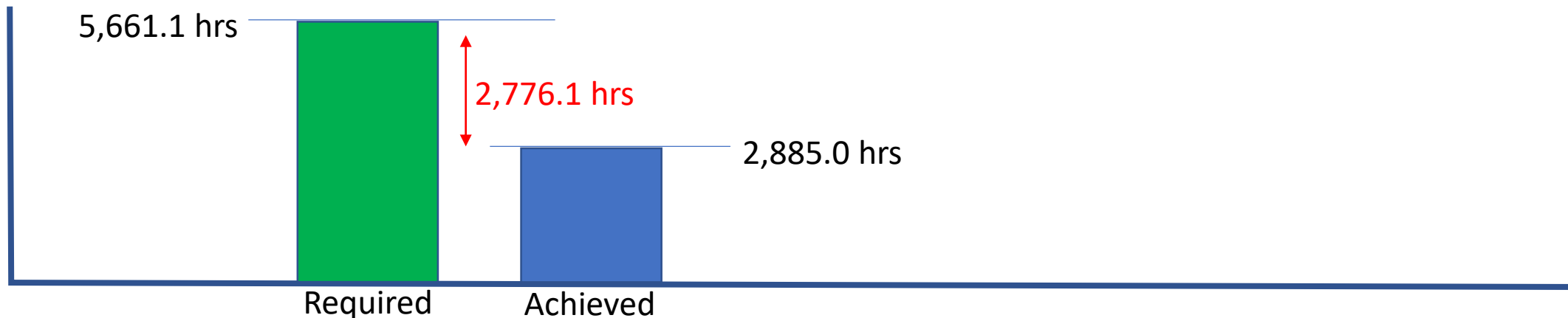
SBE Firm	Subcontracted by	SCOPE	Total Contract value
Tremmel Anderson Trucking	Super Excavators	Hauling	\$146,300

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

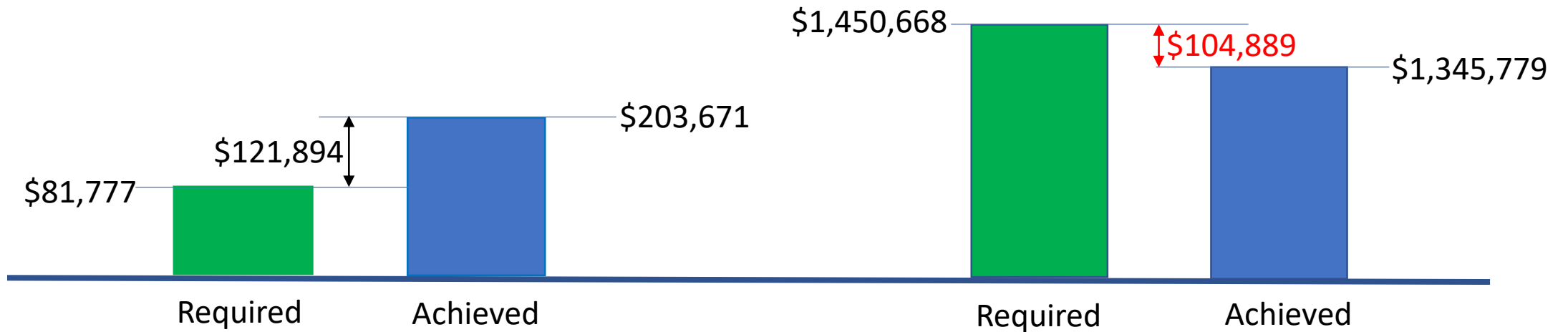
SBE Firm	Subcontracted by	SCOPE	CONTRACT (Dollars)
Equity Supply	KMI	Masonry Supply	\$ 27,373
Hetzel-Sanfilippo	Langer Roofing & Sheet Metal	Carpentry/Framing	\$113,642
JCP Construction	JH Findorff	Waterproofing	\$ 10,419
Milwaukee Iron	JH Findorff	Concrete Rebar	\$852,157
Sanchez Painting	JH Findorff	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

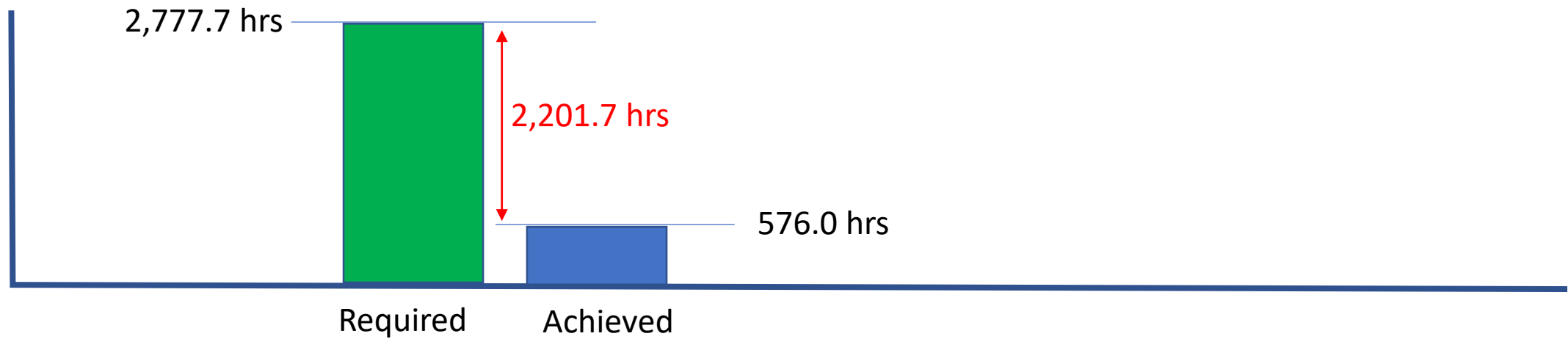
Construction



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 ($48,408 \times 40\%$) 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