

MCCORMACK BARON SALAZAR

BEECHER TERRACE REDEVELOPMENT PROJECT SCHEDULE

As of August 31, 2023

TASK NAME	START	PROJECTED COMPLETION	June 2023 STATUS	July 2023 STATUS	Aug. 2023 STATUS
Demolition - COMPLETE					
Phase I: On-Site Senior Housing (117 units) - COMPLETE					
Phase II: On-Site Mixed-Income, Multifamily (108 units) - COMPLETE					
Phase III: On-Site, Mixed-Income, Multifamily (185 units) - COMPLETE					
Phase IV: On-Site, Mixed-Income, Multifamily (210 units)					
Submission of 4% tax credit app & 2022 award	2/3/2022	3/31/2022	Complete	Complete	Complete
Design (permit set)	4/30/2022	8/4/2022	Complete	Complete	Complete
Submission to HUD (Development Proposal) Under Review	9/18/2022	2/28/2023	Complete	Complete	Complete
Final Construction Cost	2/13/2023	5/19/2023	Complete	Complete	Complete
Initial Financial Closing and Construction Commencement	8/11/2023	8/11/2023	Planned	Planned	Complete
Infrastructure Implementation (all remaining)	9/11/2023	6/17/2024	Planned	Planned	Planned
Housing Construction	9/11/2023	8/12/2025	Planned	Planned	Planned
Lease-up & Stabilization	2/13/2025	10/11/2025	Planned	Planned	Planned
Phase V: On-Site Homeownership (20 units)					
Predevelopment	2/1/2023	2/1/2024	Planned	Planned	Planned
Design (permit set)	2/1/2024	7/30/2024	Planned	Planned	Planned
Final Construction Cost	8/29/2024	8/29/2024	Planned	Planned	Planned
Initial Financial Closing and Construction Commencement	9/28/2024	9/28/2024	Planned	Planned	Planned
Construction	9/29/2024	4/27/2025	Planned	Planned	Planned
Sales	10/29/2024	6/26/2025	Planned	Planned	Planned

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BEECHER TERRACE - SECTION 3 HIRING REPORT

As of August 31, 2023

1 in 3 New Hires must be Section 3 (33%)

PHASE 3 HIRING

SUBCONTRACTOR	NEW HIRES	SECTION 3 NEW HIRES	SECTION 3 %	NOTES
AES	8	1	13%	
Contracting Solutions	33	14	42%	
Grayhawk	1	1	100%	
Legacy HVAC	1	1	100%	
Seven Seas	1	0	0%	
Skynet	25	9	36%	
Springfield	7	5	71%	
Wildcat	60	16	27%	
Wright Insulation Services	3	1	33%	
CURRENT PHASE 3 TOTAL	139	48	35%	

FINAL PHASE 1 TOTAL	142	56	39%
FINAL PHASE 2 TOTAL	26	12	46%
PHASES 1-3 TOTAL	307	116	38%

BEECHER TERRACE - CONTRACT PARTICIPATION REPORT

As of August 31, 2023

LMHA GOALS			
MBE	FBE	DBE	SECTION 3
25%	10%	0.50%	12%

	TOTAL CONTRACTS	MBE	FBE	DBE	SECTION 3
CURRENT PHASE 3*	\$ 43,295,495 100%	\$ 11,886,909 27%	\$ 4,710,460 11%	\$ 60,000 0.14%	\$ 8,132,325 19%
FINAL PHASE 1**	\$ 22,798,846 100%	\$ 7,490,929 33%	\$ 3,166,518 14%	\$ 31,350 0.14%	\$ 6,315,039 28%
FINAL PHASE 2	\$ 21,272,535 100%	\$ 6,155,060 29%	\$ 3,688,032 17%	\$ 144,773 0.68%	\$ 7,653,652 36%
PHASES 1-3 TOTAL	\$ 87,366,877 100%	\$ 25,532,898 29%	\$ 11,565,010 13%	\$ 236,123 0.27%	\$ 22,101,017 25%

* These numbers are considered final but may fluctuate slightly at project closeout.

** A partial waiver was granted on 2/21/2019 for Phase 1, reducing the DBE requirement to 0.1%.