

**MINUTES OF THE "ZOOM" BOARD MEETING  
OF THE  
INDUSTRIAL DEVELOPMENT BOARD  
CITY OF NEW ORLEANS, LA, INC.  
AUGUST 11, 2020  
NEW ORLEANS, LA 70116**

**Present:**

Mindy Brickman	Troy A. Carter, Sr.	Susan P. Good
Eugene J. Green, Jr	Lesli D. Harris	Edith G. Jones
Julius E. Kimbrough, Jr.	Lisa S. Mazique	Alan H. Philipson
Darrel J. Saizan, Jr.	Theodore Sanders, III	C. David Thompson
Iam C. Tucker		

**Absent:**

Walter C. Flower, III

**Also Present:**

Sharon Martin, Administrator, IDB  
Joyce Matthews, Administrative Assistant, IDB  
David Wolf, Adams & Reese, Bond Counsel

**Guests:**

Chris Michel, South Market District-The Odeon  
Cliff Robinson, GNO Communications  
Dawn Hebert  
Judith Jones Moran, WD Phase I  
Lauren Marshall, Woodward Design Build  
Riley Kennedy, Woodward Design Build  
Karl Kehoe  
Steven Kennedy, REO, LLC  
504/254-0450, Folgers  
504/289-5553  
Jenn Johnson  
Alexcear Short, Friends of Joe Brown Park  
JAWS  
Tonya Pope, Jazzland  
Samantha Romaine  
Rosalind Peychaud, LED  
Andrew Valenti, The Advocate  
Susie Dudis, BGR  
Quentin Messer, NOLABA  
Eva Washington, Friend of Joe Brown Park  
iPad Prop  
Jeb Bruneau, Associated Builders and Contractors  
CMD  
Leigh Ferguson, Downtown Development District  
Jeffrey Schwartz, City of New Orleans

Ellen Lee, City of New Orleans  
Christian Brierre, South Market District-The Odeon  
Elizabeth Smyth, OCH Redevelopment  
Miles Granderson, Sherman Strategies/  
Edwards Community & Drive Shack  
Immanuel Gilen, Bourgogne Bywater  
Shannon@ NOPL  
Joey Watson

President, Alan H. Philipson, called the meeting to order at 12:05 PM. A roll call confirmed a quorum.

There was no verbal introduction of guests, with the exception of those participants whose names did not appear on the Zoom screen.

#### **APPROVAL MAY 12, 2020 MINUTES**

The President sought a motion for approval of the May 12, 2020 minutes. Same was offered by Mr. Julius Kimbrough, Jr. with a second by Mrs. Edith Jones. There was a unanimous vote by the Board for approval.

#### **PRESENTATIONS OF 2<sup>nd</sup> QUARTER 2020 DBE/Local Hire REPORTS**

The President informed that no action by the Board is required on the forthcoming reports. If there are questions, attendees were directed to raise hands to be identified. The President advised that presentations were limited to three (3) minutes per presenter. Copies of all reports are attached to the original of these minutes.

#### **South Market District – The Odeon**

Christian Brierre, Developer representative, advised that the project is scheduled to open at the end of this year. He introduced Ms. Lauren Marshall and Chris Michel of Woodward Design Build who reported on the efforts taken to recruit DBE and SLDBE firms with a continued search for DBE participants. In light of the timeframe, targets are being met with future increases anticipated.

#### **Drive Shack**

Developer representative, Miles Granderson, advised that Drive Shack project was affected by COVID, causing a pause in construction. However, construction is slated to resume in September to the extent that it works with the schedules of the prime and sub-contractors.

#### **Edwards Mid City Phase II**

Mr. Granderson reported that this project, a continuation of Phase I, is near completion. All targets are being met as of this time.

#### **Edwards NOLA LGD**

This project was also presented by Mr. Granderson, who stated that this project is nearing completion as well. Currently, certified DBEs and local hire targets are compliant with IDB regulations.



### **Bourgogne ByWater**

No representative was available to present. Mr. David Wolf, IDB counsel, advised that this project just closed at the beginning of the year.

### **OCH Redevelopment**

Ms. Elizabeth Smyth presented on behalf of the Developer, advising that construction is 45% complete. However, COVID impacted access to labor and Cabildo was hired to assist in outreach for local hires. Anticipated completion of construction is January 2021.

### **WD Phase I/City Square 162**

Mrs. Judith Jones Moran presented that currently, 20% of construction has taken place. Unfortunately, the report is showing 29% for local hire. This will have to be adjusted as the report includes the contractor's total company employment and not the total local labor on the project which will result in a higher percentage. A corrected report will be provided to the IDB. There was a shutdown of this project for about two weeks due to COVID. Completion is slated for July 2021.

### **FINANCIALS**

Mrs. Susan Good, Secretary-Treasurer, presented the June financials. She added that she had been in discussions with Ms. Martin, the IDB administrator, regarding the purchase of a new laptop which is needed for emergency basis.

She also advised that CD interest checks are being deposited in the LAMP account. CD renewal and maturities are up to date, with one currently being worked on at Capital One for closing, requiring an in-house visit. Mr. Kimbrough asked if the repositioning of certain funds still included consideration of use of local banks. Mr. David Thompson addressed this concern and assured that such consideration was being given to local banks as suggested by the Board. Mrs. Good then directed the Board to review the "Notes" section of the financials to see exactly where funds are being deposited.

### **Six Flags Finances**

As of June, there is a Six Flags account balance of \$144K.

### **Approval of creation of PILOT Tracking System**

The President presented the proposal for the creation of a PILOT tracking system to be instituted by the IDB. It will include and serve as a tool to benefit not only the IDB but also the Assessor's Office, City Treasury Department, and IDB counsel. Based on the proposal, the investment appears to support staff efficiency. An overview by Ms. Martin was presented of the need now to house common information to be accessible by those parties that work with PILOTs today and in the future. The design and implementation will result in an ability to aid staff in eventually securing a PILOT invoicing process that can be tracked from transfer of property to assessments to invoicing to payment application.

After discussion, the President requested a motion to establish the PILOT tracking system. Same was offered by Mr. Theodore Sanders, with a second by Ms. Iam Tucker.

The Board expressed concerns of protection of software; system storage "in cloud", legal review of protections and assurances which are to be included in an agreement between the parties which



should be reviewed by counsel. The agreement should ensure that the system will work within the timeframe outline, and staff and associated partners training. Mrs. Good added that references for previous work by the contractor was requested and delivered and are available. An inquiry was raised relative to the effect of the contract on the budget. After discussion, Mr. Sanders restated his motion adding the amount of the contract (\$16,000) to amend the 2020 budget. By unanimous vote, the Board approved the establishment of the PILOT Tracking system with said amount to be adjusted in the budget under line item, "Professional Services".

### **SIX FLAGS**

Ms. Ellen Lee of the Mayor's Office of Community and Economic Development updated the Board on this matter. She advised the City is in its final stage of completing the Request for Qualifications (RFQ) for distribution. The RFQ planning process was delayed due to COVID. This RFQ is different from the RFP. The RFQ does not offer a request for a specific development. It is anticipated that the RFQ will draw those who have the qualifications for redeveloping large projects. She reassured that Six Flags remains a priority of the City. It is estimated that review of responses to the RFQ will take 45 to 60 days in turnaround time. She added that the film industry remains popular and that film production is ramping up. Necessary safety measures are in place for filming and is under monitor by Carroll Morton of the City's Film Office.

Mr. Wolf then provided the following: 1) Currently there is a pending request from a film company for use of the site for approximately four months. If engaged, this will generate funding to cover expenses for an additional 8 months into 2021. 2) The current CEA expires at the end of August 2020. The Board, at the last meeting, approved an extension through the end of 2020 based on the available funds. The City, however, is now requesting a one-year extension. Mr. Wolf offered for Board consideration that it may wish to approve the City's request subject to the pending film company's contract. All terms of the existing CEA will remain in place. He added, there are provisions in the agreement that state, if there is no solution to the RFQ or a road forward achieved, the IDB and the City will start discussions of an exit strategy to transfer the property to the City. This transfer has been proposed previously but never used.

The President stated the IDB would like to support the City's request for the extension but suggested that such an extension should be predicated on the signing of the contract with the film company. Board members presented many questions and concerns, including what would happen if the CEA is approved for one-year and the film company opts not to engage? How will the IDB pay for Six Flags expenses when Six Flags funds run out? Where will the reserves come from to cover Six Flags expenses? Mr. Wolf advised the funds would have to come from the IDB's general operating funds.

Ms. Lee expressed, on behalf of the City, an appreciation of the IDB's patience and cooperation, advising the City is currently in a far worse financial position than the IDB. She suggested that perhaps there is a clause in the agreement to cover the film company contract and the assumption of ownership. She asked if the Board would approve the requested one-year extension, with the understanding that in January 2021, the agreement would be revisited.

Mr. Wolf recommended approval for the one-year extension – from August 2020 to August 2021, advising there is no obligation or language in the agreement for the IDB to spend from its general fund. A revisit in January can be inserted in the agreement.



A motion to extend the existing CEA through August 31, 2021, was offered by Mr. Eugene Green with a second by Mr. Darrel Saizan.

The President opened the floor for public comments/questions.

Ms. Jenn Johnson, a citizen, stated the CEA renewal process has been recurring for several years. Now, the release of the RFQ, including the 45 to 60-day review of responses, will require more wait time. She added she did not wish to see the CEA in a perpetual renewal cycle. Mr. Green assured Ms. Johnson that the IDB nor the City wished a perpetual CEA renewal.

Dawn Hebert, a N.O. East resident, inquired if the property was for sale and its cost. She added that NOLABA made a presentation last year of the type of projects that would work at the site and wondered if the City would be looking for those type projects. Ms. Lee responded 1) The site is not for sale; 2) The last appraisal conducted in 2016 yielded a total value of \$3.26M. 3) There has not been an appraisal since then. The RFQ will include the appraisal, as well as a link to the assessment by NOLABA as a reference.

There being no further public comments or questions, the President called for a vote on the motion for the IDB to sign a CEA extension for a full year with a revisit in January concerning future funding as offered by Mr. Green and seconded by Mr. Saizan. The Board voted unanimously to extend the CEA to August 31, 2021 with a revisit for future funding after December 31, 2020.

#### **OTHER BUSINESS**

There was no other business

#### **OTHER COMMENT**

Mr. Immanuel Gilen, the Bourgogne Bywater representative, was recognized. He thanked the City and IDB as partners and then provided that construction started in early 2020. There was a COVID shutdown and, therefore, currently there is no report on local hire. The 3<sup>rd</sup> Quarter report will provide more data. Completion of construction is slated for third quarter 2021. There have been 15 DBE contractors on site, but the project is still in early stages. Mr. Kimbrough added that the company he is employed by, Crescent City Community Land Trust, is also a partner in this project and that the 12-14 units being constructed are all permanent affordable units. The Board congratulated Bourgogne and CCCLT for reaching such a target.

The President acknowledged Mrs. Mindy Brickman and Mr. Theo Sanders for having been recognized as outstanding leaders in the City.

There being no further business, it was moved by Mr. Saizan, with a second by Mrs. Jones, to adjourn. The President thanked the Board for its participation today and asked everyone to be safe. The board meeting adjourned at 1:18PM by unanimous vote.

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Susan P. Good, Secretary-Treasurer



**ATTACHMENTS – 2<sup>ND</sup> QUARTER**

**DBE/LOCAL HIRE REPORTS**

**IN ORDER OF PRESENTATION (NOTE: BOURGOGNE BY WATER IS LAST)**

**PROJECTS:**

- 1. THE ODEON**
- 2. DRIVE SHACK**
- 3. EDWARDS MID-CITY PHASE II**
- 4. EDWARDS NOLA LGD**
- 5. OCH REDEVELOPMENT**
- 6. WD PHASE I/CITY SQUARE 162**
- 7. BOURGOGNE BYWATER**



**SOUTH MARKET DISTRICT**

**THE ODEON**



# The Odeon

## DBE & ORLEANS/MSA RESIDENCY REPORTS

### July 8, 2020

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#### DBE Participation

Woodward Design+Build (WDB) hosted a DBE Outreach meeting on November 16, 2017. This bid invite was based on the 75% construction plan set for the Odeon.

WDB hosted a 2<sup>nd</sup> DBE Outreach meeting on March 28, 2018. This bid invite was based on 100% for construction plan set.

Notices for both meetings were posted on WDB's social media, the Office of Supplier & Diversity website and sent to the following organizations for distribution to their members:

1. Urban League of Louisiana
2. Good Work NetWork
3. SBA
4. NOLABA
5. The Collaborative

In addition to above WDB sent emails to firms certified on the LAUCP website listed as performing the scope of work required for the Odeon project.

The 2 outreach meetings, notices to community organizations, direct emails and bid invitation via WDB's database, iSqFt, resulted in 161 bid invites sent to D/SLDBE firms.

Of the 161 D/SLBE bid invites WDB received 19 bids from D/SLDBE firms.

In working to achieve the Industrial Development Boards 35% DBE participation goal WDB and/or their subcontractors have issued subcontracts or purchase orders to the following seventeen (17) D/SLBE firms on The Odeon. The subcontracts/purchase orders total \$9,195,181.17 or 12.34% of the contract

1. ADS Systems to provide low voltage electrical to All Star Electric
2. Arcadia Rebar is providing and installing rebar for Ceco Concrete
3. Cabildo Staffing is providing temp labor
4. Cinderella Cleaning to provide final clean up.
5. CMC Drywall to provide paint and finishing
6. D.A.C.P. Construction is providing concrete sidewalks
7. Holi Services is providing temp labor
8. Elite Maintenance is providing drywall labor to Simms Hardin
9. L&R Security is providing site security
10. LRS Floor Covering to provide tiling and wood flooring labor to Cornerstone Commercial Flooring
11. M & R Disposal is providing roll off containers
12. New Orleans Iron Works is providing structural steel
13. Surface Systems, Inc is providing epoxy flooring and terrazzo
14. Twin Shores Landscaping to provide unit pavers
15. UH Services to provide flooring labor to RCC Flooring
16. Urban Systems is providing traffic engineering study
17. Waldo Brothers to provide energy vault louvered doors

Exhibit A attached list the seventeen (17) subcontracts/purchase orders issued or to be issued to D/SLDBE subcontractors utilized on the project, the dollar amounts and percentages per sub totaling \$9,195,181.17 or 12.34% of WDBs total contract of \$74,517,485.00.

The subcontracts are identified as "potential" until the subcontracts are issued.

WDB has submitted all executed subcontracts above to the Office of Supplier & Diversity and will continue to update as submitted. WDB has and will continue reporting all D/SLDBE monthly payments as referenced in Exhibit B

WDB is confident all good faith efforts were utilized in seeking to include DBE participation on the Odeon project and will continue to pursue D/SLDBE firms if additional scope becomes available.

### **Orleans /MSA Report**

As of June 30, 2020, the Orleans Parish participation on an average daily basis is 39.20% and 46.57 % for the Metropolitan Surrounding Area. The work on the Odeon is 90% complete and we project the percentage rate increasing daily to a minimum 40% for Orleans residency as more subcontractors begin work on the Odeon project.



# EXHIBIT A

6-Jul-20	
<b>Woodward Contract</b>	<b>\$ 74,517,485.00</b>
<b>DBE Subcontracts Committed %</b>	<b>12.32%</b>
<b>Committed Dollars</b>	<b>\$ 9,181,822.57</b>
<b>DBE Subcontracts Potential %</b>	<b>0.02%</b>
<b>Potential Dollars</b>	<b>\$ 13,358.60</b>
<b>DBE Subcontracts Total %</b>	<b>12.34%</b>
<b>Total Dollars</b>	<b>\$ 9,195,181.17</b>

Subcontractor	Scope	Contract Amount	Potential	Committed	DBE % of Contract	SubContract % of Residential Contract	Resi Com
Allstar/ADS	Electrical	\$ 7,017,494.74		\$ 734,735.00	10.47%	94.4%	\$ 69
Ceco Concrete/ Arcadia Rebar	Concrete Turnkey	\$ 13,750,126.00		\$ 984,000.00	7.16%	79.4%	\$ 78
CMC Drywall	Paint & Finishing	\$ 1,844,535.21		\$ 1,832,316.04	99.34%	97.8%	\$ 1,79
Cornerstone Flooring/ LRS Flooring	Tiling	\$ 2,192,186.86		\$ 568,579.27	25.94%	99.1%	\$ 56
Holi Services	Temp Labor	\$ 411,178.37		\$ 397,866.16	96.76%	92.0%	\$ 36
Cabildo Staffing	Temp Labor	\$ 39,414.18		\$ 36,169.38	91.77%	92.0%	\$ 3
L&R Security	Security	\$ 100,000.00		\$ 100,000.00	100.00%	92.0%	\$ 9
M&R Disposal	Roll Off Containers	\$ 227,533.47		\$ 207,691.70	91.28%	92.0%	\$ 19
Mullin Landscape/ TBD	Planting Irrigation, Turfgrasses and Plants	\$ 142,049.89	\$ 13,358.60		9.40%	97.3%	\$ 1
New Orleans Iron Works	Structural Steel	\$ 1,432,177.24		\$ 1,415,102.66	98.81%	81.2%	\$ 1,14
RCC Flooring/ UH Services	Resilinet Tile/ Carpet	\$ 234,911.00		\$ 171,203.00	72.88%	97.3%	\$ 16
Simms Hardin/ Elite Maintenance	Drywall	\$ 6,825,177.24		\$ 2,041,301.77	29.91%	96.2%	\$ 1,96
Twin Shores Landscaping	Unit Paving	\$ 344,000.00		\$ 344,000.00	100.00%	83.9%	\$ 28
Waldo	Entergy Vault Louvered Doors	\$ 15,042.97		\$ 15,042.97	100.00%	95.6%	\$ 1
Waldo	TBA /FEC	\$ 14,328.10		\$ 14,328.10	100.00%	95.6%	\$ 1
D.A.C.P. Construction LLC	Concrete Sidewalks	\$ 145,916.52		\$ 145,916.52	0.00%	81.6%	\$ 11
Cinderella Cleaning	Final Clean	\$ 94,733.00		\$ 94,733.00	100.00%	92.0%	\$ 8
Surface Systems, Inc.	Epoxy flooring, Terrazzo	\$ 78,837.00		\$ 78,837.00	100.00%	83.9%	\$ 6
		<b>\$ 34,909,641.79</b>	<b>\$ 13,358.60</b>	<b>\$ 9,181,822.57</b>			<b>\$ 8,39</b>



# **EXHIBIT B**

# Compliance Audit Summary

<a href="#">Contract Main</a>	<a href="#">View Contract</a>	<a href="#">Subcontractors</a>	<a href="#">Compliance Audit List</a>	<b>Compliance Audit Summary</b>	<a href="#">Messages</a>	<a href="#">Comments</a>	<a href="#">Reports</a>
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City of New Orleans  
 Pilot #1: The Odeon  
 Prime: Woodward Design+Build

Status: **Open**  
 10/1/2018 - 6/28/2020  
 Current Value: **\$74,517,485**

## Compliance Audit Summary - Total Contract

	Current Award	#	Award Percent	Payments	#	Payments Percent	Difference (Payments - Award)
Prime Contract	<b>\$74,517,485.00</b>			<b>\$51,127,436.31</b>			
For Credit	<b>\$26,081,119.75</b>	<b>16 subs</b>	<b>35.000%</b>	<b>\$5,991,989.08</b>	<b>11 subs</b>	<b>11.720%</b>	<b>23.280% below goal</b>
<b>Goal Types</b>							
For Credit to <b>DBE Goal</b>	<b>\$26,081,119.75</b>	<b>16 subs</b>	<b>35.000%</b>	<b>\$5,991,989.08</b>	<b>11 subs</b>	<b>11.720%</b>	<b>23.280% below goal</b>
Contract Progress	<b>69%</b>						
For Credit Progress	<b>23%</b>						

Amounts listed in the summary table above are payments retained by each subcontractor after payment of successive lower tier subcontractors. Award values may not match due to differences between overall contract goal and subcontractor assignments.

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## Prime Contractor - Total Contract

Prime Contractor	Payments	Cert	Inc in Goal	Contracted % Paid %	Paid TO Prime Prime's Share
<b>Woodward Design+Build</b> Lauren Marshall lmarshall@woodwarddb.com P 504-620-4344, F 504-620-4344	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u>	No	52.98% 44.97%	\$51,127,436 \$22,994,090

\* Amounts listed below are payments retained by each subcontractor after payment of successive lower tier subcontractors.

## Subcontractor Payments for

Subcontractor	Payments	Cert	Type	Inc in Goal	*Contracted % *Paid %	*Contracted \$ *Paid \$	For Credit \$
<b>1 All Star Electric</b> Ray Winter rwinter@allstar-electric.com P 985-618-1206	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u>	Sub	No	8.29% 8.25%	\$6,176,356 \$4,220,403	\$0
<b>2 Alarm Detection and Suppression Systems, LLC</b> Amanda Thiele amandat@adssystemsllc.com P 504-471-0917, F 504-471-0924	<a href="#">Payments</a> <a href="#">Email</a>		Sub 100%	 DBE	0.99% 1.02%	\$734,739 \$523,153	\$523,153
<b>1 Bernhard MCC, LLC</b> Johnilyn Hicks johnilyn@bernhardmcc.com P 504-833-8291, F 504-833-8291	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u>	Sub	No	10.57% 13.67%	\$7,877,095 \$6,990,755	\$0
<b>1 Cabildo Staffing</b> Lauren Havenar Lauren@cabildostaffing.com P 504-524-8650	<a href="#">Payments</a> <a href="#">Email</a>		Sub 100%	 DBE	0.00% 0.07%	\$0 \$36,169	\$36,169
<b>1 Ceco Concrete Construction, LLC</b> Cade Scott cade.scott@cecoconcrete.com P 504-335-1697	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u>	Sub	No	8.71% 13.84%	\$6,493,749 \$7,074,154	\$0
<b>2 Arcadia Rebar, Inc.</b> Sue Justice allenhomer@bellsouth.net P 601-798-2356, F 601-798-2356	<a href="#">Payments</a> <a href="#">Email</a>		Sub 100%	 DBE	1.29% 1.48%	\$958,000 \$758,208	\$758,208
<b>Cinderella Cleaning</b>	<a href="#">Payments</a>		Sub		0.13%	\$94,733	\$0



<b>1</b>	Marcie Herberger cindclean@bellsouth.net P 985-727-3636, F 985-727-3636	<a href="#">Email</a>	100%	DBE	0.00%	\$0	
<b>1</b>	<b>CMC DRYWALL, INC.</b> TULLIO R. MURILLO CMCDRYWALLPAINT@AOL.COM P 504-712-7889, F 504-467-2657	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	2.45% 2.09%	\$1,829,151 \$1,066,926	\$1,066,926
<b>1</b>	<b>Cornerstone Commercial Flooring</b> Nancy Courteaux nancyc@cornerstoneflooring.net P 225-270-0749	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u> Sub	No	2.93% 0.97%	\$2,186,843 \$495,318	\$0
<b>1</b>	<b>D.A.C.P. Construction, LLC</b> Lynette Stewart lstewart@dacpconstruction.com P 985-306-4005, F 985-306-4003	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.20% 0.00%	\$145,917 \$0	\$0
<b>1</b>	<b>Holi Services, Inc.</b> Kristen Kennedy kkennedy@holiservices.com P 504-465-2004, F 504-465-4654	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.00% 0.85%	\$0 \$437,021	\$437,021
<b>1</b>	<b>L &amp; R Security Services, Inc.</b> Ed Robinson P 504-943-3191, F 504-944-1142	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.07% 0.07%	\$50,000 \$37,089	\$37,089
<b>1</b>	<b>M &amp; R DISPOSAL INC</b> Michael C. Raines office@mrdisposalservices.com P 504-240-6880, F 504-240-6806	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.00% 0.43%	\$0 \$221,995	\$221,995
<b>1</b>	<b>New Orleans Iron Works, Inc.</b> Denise Buford denise@noiw.us P 504-656-8996, F 504-656-8998	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	1.51% 2.15%	\$1,124,908 \$1,100,980	\$1,100,980
<b>1</b>	<b>RCC Flooring, LLC</b> Mark Smith msmith@rccflooring.com P 504-833-6331	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u> Sub	No	0.08% 0.06%	\$57,067 \$28,755	\$0
<b>2</b>	<b>PRIORITY CONSTRUCTION LLC</b> WALTER BONILLA waltera.bonilla@outlook.com P 504-224-0672, F 504-617-6154	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.23% 0.00%	\$171,203 \$0	\$0
<b>1</b>	<b>Simms Hardin Company, LLC</b> Theresa Peltier TPeltier@SimmsHardin.com P 504-521-6033	<a href="#">Payments</a> <a href="#">Email</a>	<u>No</u> Sub	No	5.92% 6.50%	\$4,413,894 \$3,322,771	\$0
<b>2</b>	<b>Elite Mainframe Solutions Corp</b> SERGIO OSPINA sergioospina@elitemainframesolutions.com P 678-559-5643	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	3.05% 3.51%	\$2,271,836 \$1,792,647	\$1,792,647
<b>1</b>	<b>Surface Systems, Inc.</b> Suzanne Broadwell ssbroadwell@gmail.com P 504-944-2509, F 504-944-2988	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.11% 0.00%	\$78,837 \$0	\$0
<b>1</b>	<b>Twin Shores Lands. &amp; Const Serv Inc</b> Susanne Drygalla sdrygalla1959@gmail.com P 504-885-5661, F 504-324-6304	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.46% 0.00%	\$344,000 \$0	\$0
<b>1</b>	<b>URBAN SYSTEMS ASSOCIATES, INC.</b> ALISON MICHEL acmichel@urbansystems.com P 504-523-5511 Ext. 3958	<a href="#">Payments</a> <a href="#">Email</a>	Sub 100%	DBE	0.01% 0.01%	\$4,000 \$4,000	\$4,000
<b>1</b>	<b>Waldo Brothers, Inc.</b> Mary Kay Waldo-Cowen marykay@waldobrothers.com P 504-834-8456 Ext. 4, F 504-832-0125	<a href="#">Payments</a> <a href="#">Email</a>	Reg. Dealer <b>60%</b>	DBE	0.04% 0.04%	\$29,371 \$23,001	\$13,801

**Customer Support**

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**DRIVE SHACK**





To: Industrial Development Board of the City of New Orleans, Louisiana, Inc.  
 Date: August 6, 2020  
 Re: **PILOT Compliance – Report to the Board, August 2020**

The following is a brief report of the status of Drive Shack New Orleans, LLC and its prime contractor (VCC) in meeting the Disadvantaged Business Enterprise (DBE), local worker, and living wage requirements in the PILOT Agreement

**Project Status**

Due to the Covid-19 pandemic, Drive Shack paused construction at its several in-progress sites across the country, including this New Orleans development. Drive Shack intends to resume construction in September, but may face further delays due to ramp up times of reengaging and returning subcontractors (or any unforeseen events related to Covid-19 or otherwise). Because of this construction pause and the inability to receive the most accurate, refined, and updated date from the prime contractor, the information herein should be considered preliminary in nature.

**DBE**

The prime contractor held two DBE outreach sessions at the outset of the project. Two news ads have also been run. As of the last report received from the prime contractor, dated April 9, 2020, **DBE percentage was 25%**. As the project moves forward, efforts will continue to meet the 35% DBE goal and/or demonstrate good faith effort toward the same. It should be noted that this is a unique product (golf entertainment facility) with certain specs having a greatly limited provider group.

Drive Shack NOLA - DBE % Tracker		
		4/9/20
Subcontractor	DBE \$ Projected Participation	DBE %
Durr Heavy Construction	\$ 880,845.11	22.14%
Osborne Contractors	\$ 230,500.00	70.00%
E-1 Electrical	\$ 33,000.00	100.00%
Varuso Group	\$ 670,000.00	39.64%
Duplantis Design Group	\$ -	0.00%
Thyssenkrupp Elevator	\$ -	0.00%
VCC Temp Laborers Hired Through Treo Staffing, LCC	\$ 867.00	100.00%
VCC Temp Laborers Hired Through Holi Service, Inc.	\$ 1,118.18	100.00%
SES	\$ -	0.00%
Cross Rhodes Print & Technologies	\$ 388.26	100.00%
Howard Pile	\$ 228,655.00	35.00%
Frischhertz Electrical	\$ 326,763.00	20.00%
Rush Masonry	\$ 694,400.00	80.00%
Chief Enterprises	\$ 695,000.00	100.00%
New Orleans Glass	\$ 354,715.90	35.00%
Arrow Pest Control	\$ -	0.00%
Quality Fire Protection	\$ -	0.00%
A&A Mechanical	\$ -	0.00%
Graden Doctors	\$ 255,255.59	100.00%
<b>Sub-Total Of DBE %</b>	<b>\$ 4,371,508.04</b>	<b>33.78%</b>
	\$	
<b>DBE % Based On Total Committed Hard Cost Only</b>	<b>\$ 17,471,661.82</b>	<b>25.02%</b>



**Local Worker**

As of April 4, 2020, the **average daily local worker percentage was 31%**. At present this is short of the 40% target. Again, compliance with the target is particularly difficult given the unique nature of the project type and limited subs available for certain specs. That noted, the effort and intent has been and remains to reach 40% by project completion.

Once the prime contractor and subcontractors are reengaged, subsequent reports will include greater detail.

**Living Wage**

All subcontractors are required to attest that they will meet this standard. We are aware of no violations thereof, breaches, or complaints.

*If you have any questions or comments relative to this report or to subject matter hereof, please do not hesitate to contact Miles Granderson at 504.453.2554 ([miles@shermanstrategiesllc.com](mailto:miles@shermanstrategiesllc.com)).*

**EDWARDS MID CITY PHASE II**



## Edwards Mid-City (Phase II) August 2020 Compliance Update

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We present this brief memorandum as a status update on compliance with the requirements of the Payment in Lieu of Taxes Agreement (the “PILOT Agreement”) with regard to the subject project.

### **DISADVANTAGED BUSINESS ENTERPRISES**

#### **Status**

Current DBE Percentage:  
**35.8%**

We are well-positioned to exceed the City and IDB’s DBE 35% goal. Twenty-three of 60 bid scopes have been let to certified DBEs, with four more DBEs operating a third-tier subs.

At present, \$17.9 million in hard cost construction scopes has now been let. Of this, \$7.1 million (35.8%) has been contracted to certified DBEs.<sup>1</sup>

These numbers are presented as of July 30, 2020.

*\*See attached Contract Status Report for detailed information by subcontract and scope.*

#### **DBE Outreach**

We have worked with the City’s Office of Supplier Diversity to hold two pre-construction DBE outreaches – one in April 2018 and one in June 2018 where we hosted over 50 and 23 participants respectively – at the outset of Phase I of this development. Contracting for Phase II followed from those two initial outreaches. Subsequent to the two Phase I outreaches, but before the Phase II start date, we also reached out to and worked with The Collaborative and the Urban League of Louisiana and also placed advertisements in *The New Orleans Advocate* and *The Louisiana Weekly*.

### **LOCAL WORKERS**

The numbers below are reported as of the last full week of July, 2020. On an average daily basis<sup>2</sup> 50% of the workers on the site have been Orleans Parish residents – well above the 40% IDB

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<sup>1</sup> Please note that of the packages thus far contracted, Precast Concrete (\$2.5 million) and Fire Sprinklers (\$800,000) did not receive bids from any DBEs. It is anticipated that American Sprinkler Co. will use certified DBE subs on the project.

<sup>2</sup> Note: Average Daily Basis calculated with formula and process as coordinated with and approved by IDB counsel and auditor involving estimation of average daily basis from hours worked with further records for auditing purposes.

target. As new scopes, trades, and subcontractors get to the site, we will work diligently to take extreme care to keep up with this goal. This project phase is newly begun and as such limited data is available for reporting at this time.

<u>Orleans Worker Hrs</u>	<u>Non-Orleans Worker Hrs</u>	<u>Orleans %</u>
<b>40,857</b>	<b>41,349</b>	<b>50%</b>

Subcontractors thus far on the project contributing to the above numbers are as listed below (Orleans worker percentage in parentheses):

- Osborne – 72%
- Gulf South Engineering & Testing – n/a
- V. Keeler & Associates – 65%
- Bernard Brothers – 14%
- Elcon Electric – 58%
- Damon's Htg & HVAC – 32%
- Tindall – SES – 0%
- LA Demo – 100%
- Holi Services – 100%
- Cabildo – 47%
- Apex – 100%
- Stanley Smith Drywall (SSD) – n/a
- Fulcrum – n/a
- DAS – n/a
- American Sprinkler – 0%
- Crown Cabinets – n/a
- Bayou Granite – 0%
- C&D Stucco – 100%
- SSE – n/a
- PetersenDean – n/a
- Calmar – n/a
- Gypsum Subfloor – 13%
- Edwards CCC – 70%
- Gulf Coast Dock and Door – 0%
- Thrasher – n/a
- Pleasure Pools – 0%
- James Blinds – n/a
- Pelican Remodeling – 73%
- AJT Builders – 18%
- CMC Drywall – 50%
- Premier Fence – 0%
- Rotolo Consultants – 17%
- Jonathan Michael Construction – n/a
- ADS – n/a

**LIVING WAGE LAW**

All subcontracts include the requirements of the City of New Orleans' Living Wage Law and an attestation provision that said subcontractor will comply fully with said law. All have attested via notarized affidavit and on information and belief there have been no failures to comply.

*[Please contact Miles Granderson at 504.453.2554 or [miles@grandersonllc.com](mailto:miles@grandersonllc.com) with any questions or comments on this report or the subjects and contents hereof.]*




**CONTRACT STATUS REPORT**

Rev. Date: 07/30/2020

Project: Edwards NOLA Mid City Apartments II / #101

CONTRACT STATUS						
Trade/Scope of Work:	Amount w/CO's:	% of TOTAL:	Subcontractor:	Contract Status:	Certified DBE:	DBE Value:
Demolition	\$ 76,478	0.39%	Louisiana Demolition	Contract Executed	No	\$0
Survey & Testing	\$ 98,000	0.50%	Gulf South Engineering	PO Executed	Yes	\$98,000
Sitework & Site Utilities	\$ 579,160	2.93%	V. Keeler & Associates	Contract Executed	Yes	\$579,160
Piles	\$ 448,600	2.27%	Osborne Construction	Contract Executed	No	\$0
Precast Concrete	\$ 1,946,500	9.84%	Tindall Corporation	Contract Executed	No	\$0
Windows	\$ 378,742	1.92%	Fulcrum Construction	Contract Executed	Yes	\$378,742
Patio Doors	\$ 236,007	1.19%	Home Depot	PO Executed	No	\$0
Storefront Doors	\$ 64,374	0.33%	Star Glass	Contract Executed	Yes	\$64,374
Appliances	\$ 406,456	2.06%	GE Appliances (Haier)	Contract Executed	No	\$0
Elevators	\$ 211,908	1.07%	DAS Lifts & Elevators, LLC	Contract Executed	Yes	\$211,908
Fire Sprinklers	\$ 477,778	2.42%	American Sprinkler Co.	Contract Executed	No	\$0
Electrical Systems	\$ 1,949,301	9.86%	Elcon Electric	Contract Executed	No	\$600,000
Plumbing	\$ 1,284,108	6.49%	Damon's Plumbing	Contract Executed	Yes	\$1,284,108
HVAC	\$ 890,000	4.50%	Damon's Plumbing	Contract Executed	Yes	\$890,000
Concrete	\$ 1,503,020	7.60%	Bernard Concrete Co.	Contract Executed	No	\$0
Wood Framing-Labor	\$ 841,349	4.25%	JHC Framing	Contract Executed	No	\$0
Framing Lumber-Mtl. Supply	\$ 621,171	3.14%	Idaho Pacific Lumber	PO Executed	No	\$0
Floor & Roof Trusses	\$ 260,000	1.31%	Southern Components	PO Executed	No	\$0
CMU & Brick	\$ 432,484	2.19%	Apex Masonry	Contract Executed	No	\$0
Hollow Metal Frames/Doors	\$ 42,412	0.21%	B&H Installation	Contract Executed	No	\$0
Underslab Termite Treatment	\$ -	0.00%	J&J Exterminating		No	\$0
Cabinet-Mtl. Supply	\$ 277,186	1.40%	Grandview Products	Contract Executed	No	\$0
Granite Countertops (F&I)	\$ 147,680	0.75%	Bayou Granite	Contract Executed	No	\$0
Overhead Doors & Grilles	\$ 43,834	0.22%	Gulf Coast Dock & Door	Contract Executed	No	\$0
Structural Steel & Steel Stairs	\$ 137,839	0.70%	Southern Services & Equip.	Contract Executed	Yes	\$137,839
Roofing	\$ 367,333	1.86%	PetersenDean Texas	Contract Executed	No	\$0
Trash Compactor	\$ 30,791	0.16%	Golden Quality Services	Contract Executed	No	\$0
Wire Shelving & Bath Accessories	\$ 74,585	0.38%	AJT Builders	Contract Executed	No	\$0
Exterior Caulking/Waterproofing	\$ 80,825	0.41%	Crescent Waterproofing	Contract Executed	No	\$0
Caulking/Waterproofing	\$ 19,057	0.10%	Caulking Solutions	Contract Executed	No	\$0
Lighting Fixtures	\$ -	0.00%			No	\$0
Window Treatment	\$ 27,415	0.14%	James Blinds Company	Contract Executed	No	\$0
Gypsum Subflooring	\$ 97,555	0.49%	Gypsum Subfloors	Contract Executed	No	\$0
Swimming Pool	\$ 64,800	0.33%	Pleasure Pools	Contract Executed	No	\$0
Int Door, Trim & Finish Carpentry	\$ 372,866	1.89%	Pelican Remodeling	Contract Executed	Yes	\$372,866
Siding (Vinyl & Cement)	\$ 264,648	1.34%	Pelican Remodeling	Contract Executed	Yes	\$264,648
Stucco	\$ 241,375	1.22%	C&D Stucco	Contract Executed	Yes	\$241,375
Access Control & CCTV	\$ 97,307	0.49%	ADS Systems, LLC	Contract Executed	Yes	\$97,307
Flooring & Ceramic Tile	\$ 550,980	2.79%	Star Floors	Contract Executed	No	\$0
Mailboxes/Toilet Partion/ADA Bar	\$ 14,714	0.07%	Waldo Bros.	PO Executed	Yes	\$14,714
Drywall / Painting	\$ 445,705	2.25%	Stanley Smith Drywall	Contract Executed	No	\$0
Drywall / Painting	\$ 1,232,424	6.23%	CMC Drywall	Contract Executed	Yes	\$1,232,424
Landscaping	\$ 172,500	0.87%	Rotolo Consultants	Contract Executed	No	\$0
Final Cleaning	\$ 21,725	0.11%	Fulcrum Construction	Contract Issued	Yes	\$21,725
Fencing	\$ 21,283	0.11%	Premier Fencing	Contract Executed	No	\$0
Brick Pavers	\$ -	0.00%			No	\$0
Insulation	\$ 153,076	0.77%	CWI Holdings dba Builders Insulation	Contract Executed	No	\$0
Aluminum Awnings	\$ 24,112	0.12%	Louisiana Custom Awnings	Contract Executed	No	\$0
Balcony Railing	\$ -	0.00%	Vista Railing	PO Executed	No	\$0
Pool Deck Coating	\$ 9,356	0.05%	Concrete Coating	Contract Executed	No	\$0
Punch Out	\$ 56,800	0.29%	Top Choice Property Maint	Contract Executed	No	\$0
<b>3rd Tier Sub/Supplier:</b>	<b>\$765,716</b>				<b>60%</b>	<b>\$459,430</b>
For Specific Subcontractors, Suppliers & Dollar Value Information refer to 3rd Tier Sub/Supplier Log						

Trade/Scope of Work:	Amount w/CO's:	% of TOTAL:	Subcontractor:	Contract Status:	Certified DBE:	DBE Value:
Miscellaneous Items:	Invoiced or Paid To Date:					
Temp. Labor (Job Cost To Date)	\$ 31,879	0.16%	Holi Services	As Req'ed	Yes	\$31,879
Temp. Labor (Job Cost To Date)	\$ 2,511	0.01%	Cabildo Staffing	As Req'ed	Yes	\$2,511
Copier Service	\$ 477	0.00%	Java Copy Zone	As Req'ed	Yes	\$477
Dumpsters	\$ 62,475	0.32%	Disposal Services Inc	As Req'ed	Yes	\$62,475
Dumpsters	\$ 8,015	0.04%	IV Waste	As Req'ed	No	\$0
Temporary Toilets	\$ 16,376	0.08%	M&R Disposal Services	As Req'ed	Yes	\$16,376
Progress Cleaning	\$ -	0.00%		As Req'ed	Yes	\$0
Asphalt	\$ 4,000	0.02%	Maurice Rankins PM	Invoiced Total	Yes	\$4,000
Garage Striping	\$ 11,480	0.06%	Don's Striping	Invoiced Total	Yes	\$11,480
<b>TOTAL SUBCONTRACTS &amp; PURCHASE ORDERS SIGNED AND/OR NEGOTIATIONS To Date</b>	<b>All Contracts, Purchase Orders &amp; Change Orders</b>				<b>DBE Contracts, Purchase Orders, &amp; 3rd Tier 60% Participation of "Total Hard Costs"</b>	
	\$ 17,932,832	90.7%			35.8%	\$7,077,818
<b>"TOTAL HARD COSTS"</b>	\$ 19,776,000	<b>(Total Construction Contract Less Fee, GC's, Furnishings and Contingency)</b>				





### CONTRACT STATUS REPORT

Rev. Date: 07/30/2020

Project: Edwards NOLA Mid City Apartments II / #101

Third-Tier Subcontractor/Supplier Log			
Trade/Scope of Work:	Non-DBE Subcontractor:	Certified DBE 3rd Tier Subs/Suppliers:	Value of DBE Participation:
Concrete-Garage & B2	Bernard Concrete Co.	LCCI (Landrieu Concrete) (Cum Jun-Nov 2019)	\$265,025
Demolition	Louisiana Demolition	Barnes Trucking	\$0
Electrical	Elcon	Balthazar Enterprises	\$205,722
Electrical	Elcon	BRC Construction	\$294,969
<b>Sub-Total:</b>			\$765,716
% Toward DBE Participation (60%)			60%
<b>\$ Value Toward DBE Participation</b>			<b>\$459,430</b>



**EDWARDS NOLA LGD**

## Edwards Annunciation (LGD) August 2020 Compliance Update

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We present this brief memorandum as a status update on compliance with the requirements of the Payment in Lieu of Taxes Agreement (the “PILOT Agreement”) with regard to the subject project.

### DISADVANTAGED BUSINESS ENTERPRISES

#### Status

Current DBE Percentage:

**36.5%**

We remain well-positioned to exceed the City and IDB’s DBE target of 35% goal. We have subcontractors selected for all or near all scopes. Of 71 total scopes, 19 first tier scopes have been bid to DBEs. Four additional DBEs are third-tier contractors.

To date \$27.8 million in hard cost construction scopes has been contracted. Of this, \$10 million (36.5%) has been contracted to certified DBEs. Note also that these DBE numbers may further increase subsequently as second tier and third tier DBE subs are further calculated.

These numbers are presented as of July 30, 2020.

*\*See attached Contract Status Report for detailed information by subcontract and scope.*

#### DBE Outreach

We have worked with the City’s Office of Supplier Diversity to hold a pre-construction DBE open house outreach in July 2018, with 18 DBE attendees who signed in (this is in addition to over 70 attendees of Edwards’ two DBE open houses for their Midcity projects).

### LOCAL WORKERS

The numbers below are reported as of the last week of July 2020. On an average daily basis<sup>1</sup> 40% of the workers on the site have been Orleans Parish residents – right at the 40% IDB target.

<u>Orleans Worker Hrs</u>	<u>Non-Orleans Worker Hrs</u>	<u>Orleans %</u>
<b>39,423</b>	<b>58,149</b>	<b>40%</b>

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<sup>1</sup> Note: Average Daily Basis calculated with formula and process as coordinated with and approved by IDB counsel and auditor involving estimation of average daily basis from hours worked with further records for auditing purposes.

Subcontractors thus far on the project contributing to the above numbers are as listed below (Orleans worker percentage in parentheses):

- Cycle Construction – 23%
- Concrete Innovations – 0%
- Tindall – 2%
- Damon's Plbg & HVAC – 45%
- Cabildo – 89%
- Howard Pile Driving – 5%
- Crescent Waterproofing – 2%
- American Sprinkler – 2%
- Southern Services & Equipment (SSE) – 26%
- Don's Striping – n/a
- Apex Masonry – 0%
- CWI Holdings d/b/a Builders Insulation – n/a
- C&D Stucco – 94%
- V. Keeler – 75%
- Elcon Electric – 16%
- ADS – 0%
- DAS Lifts & Elevators – 51%
- DACP – 19%
- CMC Drywall, Paint & Siding – 45%
- Gypsum Subfloors – 10%
- Brabner & Hollon – 0%
- Fulcrum Construction – 100%
- Edwards CCC – 67%
- Cornerstone Flooring – 64%
- Top Choice Property Maintenance – 77%
- Jonathan Michael Construction – 100%

Note: Local worker hours may adjust retroactively in instances that subcontractors provide late information to Edwards. Subcontractors whose jobs have not begun are not reflected above.

### **LIVING WAGE LAW**

All subcontracts include the requirements of the City of New Orleans' Living Wage Law and an attestation provision that said subcontractor will comply fully with said law. All have attested via notarized affidavit and on information and belief there have been no failures to comply.

*[Please contact Miles Granderson at 504.453.2554 or miles@grandersonllc.com with any questions or comments on this report or the subjects and contents hereof.]*




**CONTRACT STATUS REPORT**

Rev. Date: 07/30/2020

Project: Edwards NOLA Annunciation Apartments / #098

CONTRACT STATUS						
Trade/Scope of Work:	Amount w/CO's:	% of TOTAL:	Subcontractor:	Contract Status:	Certified DBE:	DBE Value:
Demolition	\$ 126,161	0.46%	Louisiana Demolition	Contract Executed	No	\$0
Asbestos Abatement	\$ 240,000	0.88%	Rogers & Associates	Contract Executed	No	\$0
Testing	\$ 89,758	0.33%	Southern Earth Sciences	Contract Executed	No	\$0
Survey	\$ 63,748	0.23%	Dading Marques & Assoc	Contract Executed	No	\$0
Sitework & Site Utilities	\$ 966,281	3.53%	Cycle Construction	Contract Executed	No	\$0
Piles	\$ 545,990	1.99%	Howard	Contract Executed	No	\$0
Test Piles	\$ 6,180	0.02%	Osborne/Southern Earth	Contract Executed	No	\$0
Precast Concrete	\$ 2,243,025	8.19%	Tindall Corporation	Contract Executed	No	\$0
Windows	\$ 488,749	1.79%	Maverick Lumber	PO Executed	No	\$0
Patio Doors	\$ 340,753	1.24%	Home Depot	PO Executed	No	\$0
Storefront Doors	\$ 83,134	0.30%	N.O. Glass Company	Contract Executed	No	\$0
Appliances	\$ 618,407	2.26%	GE Appliances (Haier)	Contract Executed	No	\$0
Elevators	\$ 294,767	1.08%	DAS Lifts & Elevators, LLC	Contract Executed	Yes	\$294,767
Fire Sprinklers	\$ 715,484	2.61%	American Sprinkler Co.	Contract Executed	No	\$0
Electrical Systems	\$ 2,301,815	8.41%	Elcon Electric	Contract Executed	No	\$0
Plumbing	\$ 1,837,433	6.71%	Damon's Air Conditioning	Contract Executed	Yes	\$1,837,433
HVAC	\$ 1,233,021	4.50%	Damon's Air Conditioning	Contract Executed	Yes	\$1,233,021
Post Tension	\$ 38,579	0.14%	Tech-Con Systems	Contract Executed	No	\$0
Concrete-Garage & Area A	\$ 1,195,072	4.36%	CCI	Contract Executed	Yes	\$1,195,072
Concrete-Area B & C	\$ 456,570	1.67%	DACP	Contract Executed	Yes	\$456,570
Concrete -Area B	\$ 122,952	0.45%	Bernard Brothers	Contract Executed	No	\$0
Concrete - Direct Purchase	\$ 202,958	0.74%	LCCI	Contract Executed	Yes	\$202,958
Wood Framing-Labor	\$ 1,329,200	4.85%	JHC	Contract Executed	No	\$0
Framing Lumber-Mtl. Supply	\$ 1,243,119	4.54%	Idaho Pacific Lumber	PO Executed	No	\$0
Floor & Roof Trusses	\$ 421,418	1.54%	Southern Components	PO Executed	No	\$0
CMU & Brick	\$ 806,891	2.95%	Apex Masonry	Contract Executed	No	\$0
Underslab Termite Treatment	\$ 8,520	0.03%	J&J Exterminating	Contract Executed	No	\$0
Cabinet-Mtl. Supply	\$ 248,400	0.91%	Republic Nat. Industries	PO Executed	No	\$0
Cabinet-Installation	\$ 105,536	0.39%	Crown Cabinets, LLC	Contract Executed	No	\$0
Cabinets-Clubhouse	\$ 5,369	0.02%	Grandview Products	PO Executed	No	\$0
Granite Countertops (F&I)	\$ 222,575	0.81%	Bayou Granite	Contract Executed	No	\$0
Overhead Doors & Grilles	\$ 25,900	0.09%	Ace Garage Door	Contract Issued	No	\$0
Structural Steel & Steel Stairs	\$ 320,025	1.17%	Southern Services & Equip.	Contract Executed	Yes	\$320,025
Roofing	\$ 462,173	1.69%	Petersen Dean Texas	Contract Executed	No	\$0
Intumescent Paint (Fireproofing)	\$ 18,740	0.07%	Calmar Corp.	Contract Executed	No	\$0
Insulation	\$ 205,813	0.75%	CWI Holdings	Contract Executed	No	\$0
Trash Compactor	\$ 36,005	0.13%	Golden Quality Services	Contract Executed	No	\$0
Wire Shelving & Bath Accessories	\$ 61,176	0.22%	Installed Bldg Sup dba Southern Insulators	Contract Issued	No	\$0
Waterproofing/Joint Sealants	\$ 174,750	0.64%	Crescent Waterproofing	Contract Executed	No	\$0
Joint Sealant	\$ 20,625	0.08%	Caulking Solutions	Contract Executed	No	\$0
Window Treatment	\$ 108,350	0.40%	James Blinds	Contract Executed	No	\$0
Gypsum Subflooring	\$ 150,000	0.55%	Gypsum Sufloors	Contract Executed	No	\$0
Swimming Pool	\$ 128,600	0.47%	Pleasure Pools	Contract Executed	No	\$0
Pool Deck	\$ 17,625	0.06%	Concrete Coatings	Concrete Executed	No	\$0
Pool Fence	\$ 19,398	0.07%	Aquaview Architectural	PO Executed	No	\$0
Interior Doors & Finish Carpentry	\$ 600,387	2.19%	Fulcrum Construction	Contract Executed	Yes	\$600,387
Door Pans	\$ 40,462	0.15%	Woodward Design + Build	PO Executed	No	\$0
Hollow Metal Frames/Doors	\$ 10,751	0.04%	AJT Builders	Contract Executed	No	\$0
Hollow Metal Doors/Hardware	\$ 120,361	0.44%	B&H Installations	Contract Executed	No	\$0
Siding (Vinyl & Cement), Handrails	\$ 375,599	1.37%	CMC Drywall	Contract Executed	Yes	\$375,599
Stucco	\$ 264,702	0.97%	C&D Stucco	Contract Executed	Yes	\$264,702
Access Control & CCTV	\$ 149,646	0.55%	ADS Systems, LLC	Contract Executed	Yes	\$149,646
Site Security	\$ 40,000	0.15%		No Contract Issued		\$0
Flooring & Ceramic Tile	\$ 730,008	2.67%	Cornerstone Flooring	Contract Issued	No	\$0
Mailboxes	\$ 13,956	0.05%	Waldo Bros.	PO Executed	Yes	\$13,956
Drywall	\$ 1,825,849	6.67%	CMC Drywall	Contract Executed	Yes	\$1,825,849
Painting	\$ 555,480	2.03%	CMC Drywall	Contract Executed	Yes	\$555,480
Landscaping & Irrigation	\$ 162,210	0.59%	Rotolo Consultants	Contract Executed	No	\$0
Punch Out	\$ 86,600	0.32%	Top Choice Property Maint	Contract Issued	No	\$0
Final Cleaning	\$ 77,602	0.28%	C&D Stucco	No Contract Issued	Yes	\$77,602
Shower Glass Installation	\$ 70,000	0.26%		No Contract Issued		\$0

P:\98 - Annunciation\Construction\DBE\2020-07 Reports\ER Annunciation Contract Status 07-30-2020

Trade/Scope of Work:	Amount w/CO's:	% of TOTAL:	Subcontractor:	Contract Status:	Certified DBE:	DBE Value:
Fencing	\$ 54,994	0.20%	Westside Fencing	Contract Executed	No	\$0
Brick Pavers	\$ 50,000	0.18%		No Contract Issued		\$0
Asphalt	\$ 74,273	0.27%		No Contract Issued		\$0
Aluminum Awnings	\$ 13,245	0.05%	LA Custom Awnings	Contract Issued		\$0
China Purchases	\$ 169,821	0.62%		PO Executed	No	
Other Misc. Items	\$ 1,772,125	6.47%				
<b>3rd Tier Sub/Supplier:</b>	\$ 682,601				60%	\$409,561
For Specific Subcontractors, Suppliers & Dollar Value Information refer to 3rd Tier Sub/Supplier Log						
<b>Miscellaneous Items:</b>	<b>Invoiced or Paid To Date:</b>					
Temp. Labor (Job Cost To Date)	\$ 78,824	0.29%	Cabildo Staffing	As Required	Yes	\$78,824
Temp. Labor (Job Cost To Date)	\$ 1,127	0.00%	Holi Services	As Required	Yes	\$1,127
Site Security	\$ 5,240	0.02%	District Security	As Required	Yes	\$5,240
Dumpsters	\$ 100,715	0.37%	M&R Disposal Services	As Required	Yes	\$100,715
<b>TOTAL SUBCONTRACTS &amp; PURCHASE ORDERS SIGNED AND/OR NEGOTIATIONS FINALIZED</b>	<b>All Contracts, Purchase Orders &amp; Change Orders</b>	<b>\$ 27,795,022 101.5%</b>	<b>% OF "TOTAL HARD COSTS"</b>		<b>DBE Contracts, Purchase Orders, &amp; 3rd Tier 60% Participation</b>	
					<b>36.5%</b>	<b>\$9,998,534</b>
<b>TOTAL HARD COSTS</b>	<b>\$ 27,379,219</b>	<b>(Total Construction Contract Less Fee, GC's and Contingency)</b>				

\$ 27,379,219 Amount Noted on Page #11 of the Lease Agreement





**CONTRACT STATUS REPORT**

Rev. Date: 07/30/2020

Project: Edwards NOLA Annunciation Apartments / #098

Third-Tier Subcontractor/Supplier Log			
Trade/Scope of Work:	Non-DBE Subcontractor:	Certified DBE 3rd Tier Subs/Suppliers:	Value of DBE Participation:
Electrical	Elcon Electric	Balthazar Elektriks (actual)	\$393,382
Electrical	Elcon Electric	BRC Construction (actual)	\$152,560
Site Utilities - Storm Tanks	Cycle Construction	Twin Shores Landscaping (projected)	\$102,000
Flooring	Cornerstone	BluEagle (actual)	\$34,659
<b>Sub-Total:</b>			\$682,601
% Toward DBE Participation (60%)			60%
<b>\$ Value Toward DBE Participation</b>			<b>\$409,561</b>



**OCH DREDEVELOPMENT PARTNERS**



Industrial Development Board of New Orleans  
c/o Ms. Sharon Martin  
1340 Poydras Street  
Suite 1114  
New Orleans, LA 70112

29 July 2020

**OCH Redevelopment Partners LLC PILOT Report for Q1 and Q2 2020**

To Whom it May Concern:

OCH Redevelopment Partners LLC (the "Owner") is responding to the letter dated July 13, 2020 from the Industrial Development Board requesting an update on OCH School Redevelopment's ("the Project") progress as it relates to DBE and Local Hire goals through July 1, 2020.

According to the PILOT agreement, the Project agreed to achieve 40% DBE participation and 35% Local Hire by construction completion. FH Myers, the general contractor, commenced construction on February 3, 2020 and is approximately 45% complete.

**Coronavirus' Impact**

The novel coronavirus (COVID-19) and its spread have had negative ramifications on construction progress. There have been 2 confirmed, positive cases at the Project as well as a handful of suspected cases. Our situation is not unique. COVID-19 continues to spread causing citywide labor shortages on all fronts which are forcing crews to mobilize later or work at a considerably diminished capacity while adding months to the project timeline.

Safety precautions as prescribed by the CDC are being enforced on site. Workers are required to wear masks and maintain a distance of 6 feet when possible. Additional handwashing stations and PPE are being provided.

**Disadvantage Business Enterprises (DBE Participation)**

Of the funds expended as of July 1, 2020, the Project has achieved 14% DBE participation. The current percentage consists of payments made to 4 DBE firms: Bayou Demolition, Cabildo Staffing, Southern Builders, and Rome Office. FH Myers has executed contracts with 4 additional DBE firms who have not yet mobilized; bringing total DBE participation to date to 8 firms.

During pre-construction, FH Myers solicited bids from more than 20 registered DBEs. That number continues to grow during construction as they are actively recruiting DBEs for subcontracts that have not been bought out.


**Local Hire**

The Project has achieved 16% of its Local Hire goal as of July 1, 2020.

FH Myers has engaged Cabildo Staffing, a staffing agency dedicated to connecting the local workforce with construction jobs, to assist in meeting this goal. This relationship has allowed for the hire of 5 local residents since the start of construction.

If you have questions about any of the information included in this report, please contact Elizabeth Smyth by phone (334-322-4060) or by email ([esmyth@renaissanceprop.net](mailto:esmyth@renaissanceprop.net)).

Sincerely,

DocuSigned by:  
  
1643C2EF70A047D...

Elizabeth Smyth  
Director of Operations  
Renaissance Property Group



**WD PHASE I / CITY SQUARE 162**



# CITY SQUARE 162 PROJECT

## CITY OF NEW ORLEANS | INDUSTRIAL DEVELOPMENT BOARD PILOT AGREEMENT COMPLIANCE REPORT

This City Square 162 Project document reports performance against the City of New Orleans' Payment in Lieu of Taxes (PILOT) Agreement as administered by the Industrial Development Board (IDB). The following goal percentages for disadvantaged business enterprises contracting and local workforce employment have been established:

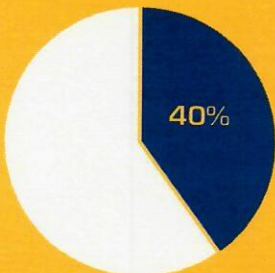
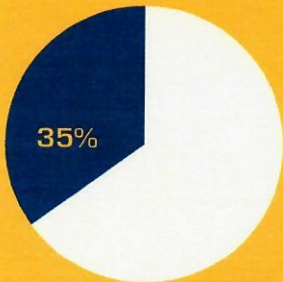


### Business Participation Compliance Goal

35 percent of the total contract value awarded to Disadvantaged Business Enterprises (DBE)

### Local Workforce Goal

40 percent of workers employed (on an average daily basis) shall be residents of Orleans Parish



### PERFORMANCE AGAINST IDB GOALS

The following data represents DBE contracting performance for the City Square 162 Project through the end of June 2020 and is based on actual contracted dollars:

### DBE Contracts Awarded

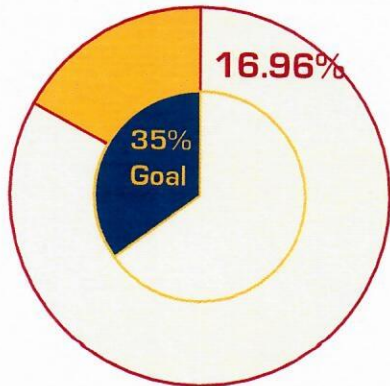
### Business Participation Performance To-Date

Goal - 35% of total contract value awarded to DBEs

Performance:

\$ 2,821,842.69 | Awarded to DBE Firms (16.96%)

\$ 86,188.72 | DBE Payments-To-Date





## DISADVANTAGED BUSINESS ENTERPRISES

Landis Construction Co, LLC | Total Construction Contract: \$ 16,640,343.00

		PERFORMANCE TO-DATE			
Contractor	Trade	Contract Amount	% Total Contract	Payments To-Date	% Total Contract
Cordeiro, LLC	Concrete	\$ 369,454.11	2.22%	\$ -	0.00%
DACP	Masonry	\$ 315,783.00	1.90%	\$ -	0.00%
Heidelberg Accounting	Accounting	\$ 10,000.00	0.06%	\$ 2,177.50	0.01%
Holi Services	Temp Labor	\$ 10,000.00	0.06%	\$ 855.22	0.01%
KLS	Survey	\$ 6,023.00	0.04%	\$ 4,956.00	0.03%
Pace Group	Structures	\$ 92,000.00	0.55%	\$ 78,200.00	0.47%
Southern Builders of LA	Framing	\$ 2,018,582.58	12.13%	\$ -	0.00%
<b>Total DBE</b>		<b>\$ 2,821,842.69</b>	<b>16.96%</b>	<b>\$ 86,188.72</b>	<b>0.52%</b>

## DBE OUTREACH EFFORTS

Landis Construction established a plan for achieving participation requirements by identifying and advertising specific opportunity areas of work based on cost breakdowns for DBE firms during the pre-proposal phase, post contract award phase and launch phase of the project. Landis also coordinates directly with the City's Office of Supplier Diversity, Good Work Network, and subcontractors. Additionally, Landis also shared information with non-DBE subcontractors to facilitate partnerships between non-qualifying and qualifying firms. The company also includes DBE participation and local workforce requirements in subcontracts and purchase orders. The DBE participation percentage is anticipated to increase as construction continues and additional DBE firms are mobilized.



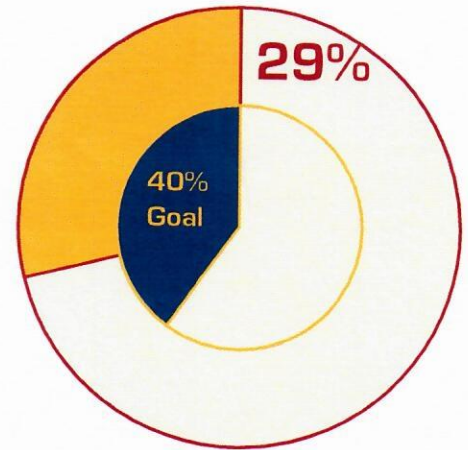


## Local Workforce Employment Performance To-Date

Goal – 40% (on an average daily basis) local workforce on the project

Performance: 29% Orleans Parish residents

## Orleans Parish Workforce



## LOCAL WORKFORCE EMPLOYMENT

Contractor	Orleans	MSA	Non-residents	Total Workforce
Landis	42	6	56	104
Cordeiro	78	210	57	345
Willis	0	0	0	0
Crescent	0	0	0	0
Pontchartrain	11	213	60	284
Holi Services	59	0	0	59
Northside/E-1	41	139	0	180
Express Services	6	0	0	6
Durr Hvy Equip	9	28	14	51
DACP Constr	86	26	0	112
<b>Total Q2 2020</b>	<b>332</b>	<b>622</b>	<b>187</b>	<b>1,141</b>
	29%	55%	16%	



## ORLEANS PARISH WORKFORCE OUTREACH EFFORTS

A major focus continues to be given to achieving the goal of 40% Orleans Parish residents working on the City Square 162 Project. Landis has included all requirements in subcontracts and purchase orders. The company collaborates with the project's compliance and participation consultant, HGF, Inc. to disseminate employment information to local organizations. Data regarding the project's workforce will be collected monthly and reported to IDB quarterly.

**BOURGOGNE BYWATER**



Total Construction & Development Costs \$ 12,202,290.00				Through Billing Period _____		
				Billing Month	Billing Month	Job T
				All Previous Months	Jul-20	
Subcontractor / Vendor	Class (DBE)	Product/Trade	% of Total project	\$ Paid	\$ Paid	\$ Paid
<b>Participation Goals</b>						
Holi Services	DBE	Temp Labor (estimated)	0.46%			\$ -
Healthy Clean	DBE	Final Cleaning	0.20%			\$ -
M&R Disposal Services	DBE	Dumpster	0.14%			\$ -
Jett Trucking/Siteco	DBE	Trucking	0.09%			\$ -
Bayou Demolition	DBE	Demo & Abatement	0.35%	\$ 12,500.00	\$ 29,800.00	\$ 42,300.00
Jet Concrete	DBE	Concrete Supplier	2.84%			\$ -
DACP	DBE	Masonry	1.49%			\$ -
DACP	DBE	EIFS	4.16%			\$ -
Taylor	DBE	Framing & Drywall	4.04%			
Memo Painting	DBE	Painting	3.93%			\$ -
Waldo	DBE	Fire Ext, TA's & Mailboxes	0.20%			\$ -
Appliances	DBE	DTS&D	1.78%			\$ -
Joffary	DBE	Window Coverings	0.30%			\$ -
GH Mechanical	DBE	Mechanical	6.55%			\$ -
Deuce Electric	DBE	Electrical	9.29%		\$ 22,642.98	\$ 22,642.98
<b>Totals</b>			<b>35.82%</b>	\$ 12,500	\$ 29,800	\$ 42,300.00
<b>Total DBE</b>			<b>35.82%</b>			