

CHAPTER 2014-20

No. 294 AN ORDINANCE ESTABLISHING A TAX EXEMPTION AND
STABILIZATION PLAN FOR THE KINSLEY BUILDING

Approved June 26, 2014

Be it ordained by the City of Providence:

WHEREAS, Downcity Revitalization Fund I, LLC ("DCRF") is the owner of the Kinsley Building, certain real estate located in the City of Providence at 326 Westminster Street, AP 24, Lot 411, a property that has been tax-exempt for many years while under the ownership of Johnson and Wales University; and

WHEREAS, DCRF intends on rehabilitating the building and returning it to a productive use including ground floor retail and residential apartments; and

WHEREAS, The City of Providence envisions the Kinsley project will generate jobs within the City of Providence as well as protecting, preserving and showcasing a historic building critical to the Westminster Street corridor; and

WHEREAS, Rhode Island General Laws § 44-9-3 ("Act") authorizes, subject to certain enumerated conditions, the city council of a city for a period not to exceed twenty (20) years, to exempt and determine an amount of taxes to be paid on account of real property used for commercial purposes, notwithstanding the valuation of the real estate or the rate of tax; and

WHEREAS, The tax payments contemplated to be made pursuant to this Ordinance have been determined by the City Council of the City of Providence to be fair, equitable and acceptable to the City; and

WHEREAS, It is in the interest of the residents of the City of Providence to grant a tax exemption and stabilization plan in order to induce the rehabilitation of the Kinsley project;

Be It Ordained by the City of Providence:

Section 1. That the findings set forth in the preceding recitals are hereby made and confirmed.

Section 2. Definitions. The following terms shall have the meanings set forth herein:

(a) "Assessment" shall mean the value placed upon the improvements made by DCRF by the City of Providence Tax Assessor.

(b) "Commencement Date" shall be the effective date of this Ordinance.

(c) "Personal Property" means any and all tangible personal property including, but not limited to all fixtures, furniture, equipment, furnishings, vehicles, computer hardware and software, informational systems and other personal property

(d) "Project Site" means all of the real estate and buildings and improvements thereto located at City of Providence Assessor's Plat 24, Lot 411.

COMMITTEE ON FINANCE & REVENUE
RESERVED TO COUNCIL
JUNE 26, 2014
CITY OF PROVIDENCE

- (e) "Project Site Owner" means an entity with the right and interest in and to the Project Site (or portions thereof), including successors to units and/or sub-units of the Project Site.
- (f) "Project Taxable Property" means collectively, the Project Site and all Real Property Improvements thereon.
- (g) "Real Property Improvements" means any structures or improvements including but not limited to buildings, parking lots/structures and related improvements to be constructed and developed on the Project Site.
- (h) "Stabilized Tax Payments" shall mean the Assessment multiplied by the tax rate and further multiplied by the appropriate percentage contained in Section 5.
- (i) "Termination Date" means the 12th anniversary of the December 31 in which the Project Site is first assessed pursuant to the schedule set forth in Section 5 below.

Section 3. Grant of Tax Stabilization Plan. The City of Providence, in accordance with the Laws of the State of Rhode Island and the Code of Ordinances for the City of Providence, is hereby authorized to grant and does grant the schedule of Stabilized Tax Payments pursuant to Section 5.

Section 4. Term. The term of this Ordinance shall be a period commencing upon the Commencement Date and terminating on the Termination Date.

Section 5. Tax Exemption and Stabilization Plan. No Tax Payments will be due for the first three (3) tax years of the Term, during which DCRF must complete construction on the Project Site, subject to a Force Majeure Event (as defined below). In the fourth tax year after the Commencement Date, full taxes shall begin phasing in; with the exception of the fourth, fifth and final tax years, each year, the assessor shall issue a bill for a percentage of the then current full value assessment as follows: 11.11% of the then current full value assessment in Year 4; 22.22% of the then current full value assessment in Year 5; 33.33% of the then current full value assessment in Year 6, and so forth, so that following the conclusion of twelve full years after completion, the new construction will be paying the full current assessment. However, in Year 4, DCRF shall pay the lesser of \$20,000.00 or 11.11% of the full assessed value; in Year 5, DCRF shall pay the lesser of \$30,000.00 or 22.22% of the full assessed value; and in Year 12, DCRF shall pay 95% of the full assessed value.

Section 6. Payment of Taxes.

(a) Stabilized Tax Payments due to the City, pursuant to the schedule listed in Section 5, may be made in either a lump sum during the first quarter of the applicable tax year or in equal quarterly installments. If the quarterly payments are to be made, they shall be due on the same dates that quarterly taxes are due for all other taxpayers in the City.

(b) The liability for the Stabilized Tax Payments due and owing under this Ordinance shall constitute an obligation of the Project Site Owner, and the City shall be granted by the Owner of the Project Site, a first lien on the Project Taxable Properties, which lien shall be of the same priority and entitle the City to the same foreclosure remedies as the lien and foreclosure remedies provided under the applicable laws and ordinances with respect to real property and personal property taxes. The City agrees to provide Notice to the Owner of the Project Site prior to exercising any foreclosure or other remedies available and the Owner of the Project Site shall have ninety (90) days to cure any alleged default under this Ordinance from the date upon which Notice of any alleged default is received from the City. Said Notice shall include, with specificity, the nature of any alleged default, and the actions which the City believes to be reasonably necessary to cure any alleged default under this Ordinance.

(c) It is understood that the Stabilized Tax Payments made hereunder are deemed by the City to be tax payments, and the Owner of the Project Site making the Stabilized Tax Payments shall be entitled to all of the rights and privileges of a taxpayer in the City, including, without limitation, the right to challenge and appeal any assessment and/or reassessment. It is further understood and agreed that the City's sole and exclusive recourse to the Owner of the Project Site is limited to the City's first lien on the Project Taxable Properties, however, nothing herein shall be construed to limit the right of the City to foreclose or take any other judicial proceeding available at law for the collection of taxes.

(d) Stabilized Tax Payments not made by the Owner of the Project Site as they become due shall be subject to any and all penalties allowed under Rhode Island General Laws. Failure to receive a stabilized tax bill shall not relieve the Owner of the Project Site of its obligation to make Stabilized Tax Payments herein. If for any reason the Owner of the Project Site does not receive an appropriate stabilized tax bill, the Owner of the Project Site shall have the responsibility and obligation to make reasonable inquiries to the City in order to have such a stabilized tax bill issued and thereafter to make payment of the same no later than the due dates provided herein. Stabilized Tax Payments shall be made by the Owner of the Project Site directly to the City of Providence Tax Collector's Office.

Section 7. Effect of Failure to Make Payments. The real property taxes payable to the City for the Project Site during the term of this Ordinance shall be based upon the stabilized real property taxes set forth in Section 5. This Ordinance is further conditioned upon the Owner of the Project Site, whether now or in the future, remaining current on tax payments pursuant to Section 5. Failure to make said timely Stabilized Tax Payments may, at the discretion of the City of Providence following the Notice and the 90-day cure period set forth in Section 6(b), render this Ordinance null and void.

Section 8. Retroactive Revocation For Failure to Satisfy Performance Milestones. In the event that the Project Owner fails to satisfy the following performance milestones, then this Ordinance shall be automatically repealed following the Notice and the 90-day cure period set forth in Section 6(b), and the Owner of the Project Site shall be reassessed any unpaid real estate taxes, penalties and interest which remain unpaid as if this Ordinance had never been passed:

(a) Obtaining all necessary permits and approvals being secured from the municipal agencies of the City of Providence or the State of Rhode Island for the redevelopment of the Project Site in accordance with the second recital hereof within twenty-four (24) months of the Commencement Date.

(b) Achieving substantial completion of and the redevelopment of the Project Site within thirty-six (36) months of the Commencement Date.

(c) Notwithstanding anything to the contrary in this Section 8, the Project Site Owner may be entitled to an extension of the time for performance of the preceding milestones, if for a cause beyond the Project Site Owner's reasonable control, including strikes and/or labor disputes, accidents, invasion, riot, rebellion, civil commotion, insurrection, acts of terrorism against the United States interests, any act or judgment of any court granted in any legal proceeding, acts of god such as fire, wind or lightning, explosion, ("Force Majeure Event"), the performance milestones are delayed. In such event, the Project Site Owner shall be entitled to an extension of such dates upon making a request for extension from the City Council, provided that in no event shall the Project Site Owner delay substantial completion of construction of the Project Site beyond forty-eight (48) months after the Commencement Date.

Section 9. Transfers. As long as the Project Site Owner or any successor or assignee owns or operates the Project Site, it will continue to pay Stabilized Tax Payments for the Project Site pursuant to this Ordinance.

(a) The Project Site Owner or any successor or assignee, acknowledge and agree that the Project Site will be subject to taxation pursuant to the terms of this Ordinance and thereafter subject to taxation pursuant to Rhode Island General Laws and the ordinances of the City of Providence. The Project Site Owner, or any successor or assignee, agrees that the exemption and conditions under this Tax Stabilization Plan shall run with the land.

(b) If the Project Site is sold to a real property tax-exempt entity, the Tax Stabilization Plan may terminate at the discretion of the City of Providence following the Notice and the 90-day cure period set forth in Section 6(b), and unless otherwise agreed to by the City, the Project Site Owner/Seller shall pay to the City an amount equal to the difference between the Stabilized Tax Payments made under the Tax Stabilization Plan and the amount of real estate taxes that would have been paid during the effective term of said plan, but for the Tax Stabilization Plan.

Section 10. Employment and Contracts.

(a) Construction.

- i. MBE/WBE. The Project Site Owner shall make a good faith effort to award to Minority Business Enterprises as defined in Rhode Island General Laws, Section 31-14.1 ("MBE Act") no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with the rules and regulations promulgated pursuant to MBE Act). The Project Site Owner shall make a good faith effort to award to Women Business Enterprises (WBE's) no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with Section 21-52 of the Code of Ordinances of the City of Providence). The Project Site Owner will request the City MBE/WBE office to establish a list of qualified MBE/WBE companies in order to satisfy its MBE/WBE construction goals. In this manner, the City will assist the Project Site Owner in meeting said goals. The process of participating with the MBE/WBE office shall begin upon passage in order to develop a designated MBE/WBE subcontractor list which will encourage MBE/WBE participation and joint ventures with other members with the construction industry.
- ii. Apprenticeship. The Developer or Project Owner shall ensure that one-hundred percent (100%) of the hours worked on the Project shall be performed by trade construction subcontractors who have or are affiliated with an apprenticeship program as defined in 29 C.F.R. § 29 et seq.

The Developer or Project Owner shall make a requirement in the contracts between its Construction Manager and General Contractor and their subcontractors who have apprenticeship programs as defined in 29 C.F.R. § 29 that not less than ten percent (10%) of the total hours worked by the subcontractors' employees on the project are completed by apprentices registered in the aforementioned apprenticeship programs.

The Developer or Project Owner shall as part of its contracts between its Construction Manager and General Contractor and their subcontractors require that the subcontractors submit to the Department of Planning and Development quarterly verification reports to ensure compliance with this section.

The Developer or Project Owner, its Construction Manager or General Contractor or other authorized person/entity may petition the City of Providence Department of Planning and Development to adjust the apprenticeship work hour requirements to a lower percentage upon a showing that:

- a. compliance is not feasible because a trade or field does not have an apprenticeship program or cannot produce members from its program capable of performing the scope of work within the contract; or
 - b. compliance is not feasible because it would involve a risk or danger to human health and safety or the public at large; or
 - c. compliance is not feasible because it would create a significant economic hardship; or
 - d. compliance is not feasible for any other reason which is justifiable and demonstrates good cause.

- iii. Internal Revenue Service reporting. Except as provided under Rhode Island General Laws § 28-42-8, any person performing services at the Project Site shall annually receive either a W-2 statement or an IRS Form 1099.

- iv. First Source List. Pursuant to the City of Providence First Source Ordinance, the Project Site Owner shall enter into a First Source Agreement covering the hiring of employees necessary to complete the proposed Project and throughout the term of this tax stabilization agreement. The Project Site Owner shall work in conjunction with the Director of First Source Providence to develop the First Source Agreement.

- v. "Buy Providence" Initiative. The Project Site Owner will use good faith efforts to ensure that construction materials are purchased from economically competitive and qualified vendors located in the City of Providence. In furtherance of this effort, the Project Site Owner will work with the City to develop a list of Providence vendors and subcontractors in order to create a preferred vendor list of qualified and economically competitive vendors for the construction of the Project. Furthermore, once the Project Site Owner constructs the development, the Project Site Owner will use good faith efforts to conduct ongoing business with and provide preference to economically competitive and qualified Providence businesses. In order to further that effort, the Project Site Owner will hold seminars upon passage of this Ordinance, with the Providence MBE/WBE office, the Director of First Source Providence and the Providence Chamber of Commerce to inform the local economy of the Project Site Owner's development plans in order to maximize the opportunities for Providence businesses to work with the Project Site Owner in providing on-going services, equipment and materials.

- vi. In the event that there shall be a failure to comply with this Section 10(a), the Department of Planning and Development shall have standing to seek enforcement of this provision of the ordinance in the Rhode Island Superior Court. The Department shall also have the ability to impose a fine of \$500.00 per day for each day of non-compliance with this section.

(b) Permanent Employment. In conjunction with its efforts pursuant to this Section and its ongoing efforts to provide equal employment opportunity without regard to race, color, religion, natural origin, sex, age or handicap, the Project Site Owner shall liaise with the City and with the Director of First Source Providence to assist in the recruitment of qualified minority, women, and handicap applicants as well as those on the First Source List for all of its employment positions.

(c) Reporting. The Project Site Owner shall annually report to the City Council on its progress in complying with the provisions of this Ordinance, including but not limited to, Section 10.

Section 11. Resolution of Calculation Disputes. The Project Site Owner and the City of Providence agree that the Project Site Owner retains the right to appeal the valuation or calculation of the taxes assessed from time to time.

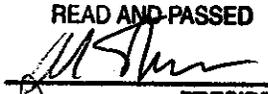
Section 12. Severability. If any one section of this Ordinance is found to be unenforceable, then the other provisions herein shall continue to have the same force and effect as if the unenforceable provision were not passed as part of this Ordinance.

Section 13. Applicable Law. This agreement shall be construed under the laws of the State of Rhode Island.

Section 14. Effective Date. This Ordinance shall become effective immediately upon its passage by the City Council and approval by the Mayor.

IN CITY COUNCIL
JUN 09 2014
FIRST READING
READ AND PASSED

CLERK
ACTING

IN CITY
COUNCIL
JUN 19 2014
FINAL READING
READ AND PASSED

PRESIDENT

CLERK
ACTING

I HEREBY APPROVE.

Mayor
Date: 6/26/14



PEZZUCO CONSTRUCTION, INC.

28 Kenwood Street, Suite 2 Cranston, RI 02907-3142
Ph: 401/942-2244 Fax: 401/942-3536

March 11, 2014

Mr. Steve Durkee
Cornish Associates
46 Aborn Street, Providence RI
Re: Overview of Compliance Plan for City of Providence TSA

Mr. Durkee,

The following plan depicts our typical compliance with Tax Stabilization Requirements (TSA) for our projects completed in the City of Providence, RI. This plan may be modified and required to meet the most current requirements as applicable to City Ordinances.

1. We shall utilize its good faith efforts to award to Minority Business Enterprises, as defined in Rhode Island General Laws Sections 37-14.1 as enacted and in effect as of the Effective Date ("MBE Act"), no less than 10% of the dollar value of all trade contractor construction costs incurred with respect to construction of the Real Property Improvements, excluding ownership soft costs and consulting fees (collectively, the "Construction Cost") (all as determined in accordance with Ch. 21, Article II, Section 21-52 of the Code of Ordinances of the City of Providence as enacted and in effect as of the Effective Date of agreement
2. We shall utilize its good faith efforts to award to Women Business Enterprises ("WBE") no less than 10% of the dollar value of the Construction Cost of the Real Property Improvements (all as determined in accordance with the WBE/MBE Ordinance)
3. We shall utilize its good faith efforts to achieve a minimum employment at the Project during construction of real property improvements of 10% minorities and 10% females, it being understood and agreed that the requirements of this section apply on to individuals who are newly hired by their respective employers solely for the purpose of performing work relating to construction of real property improvements; and In making employment decisions for non-supervisory positions to be located at the project for the term of the Tax Stabilization Agreement, we shall use good faith efforts to comply with the First Source Program ("First Source") as determined in accordance with Ch. 21 Article III1/2, Sections 21-91 through 21-96 of the Code of Ordinances of the City of Providence as enacted and in effect as of the effective date, for so long as the program exists. For the purposes of compliance, a "non-supervisory position" shall mean a nonexempt employee under the Fair Labor Standards Act.

4. During the term of our contractual agreement, we shall submit a Quarterly Report to the owner/architect for review and submission to the Department of Planning and Development of the City of Providence (or such other Department as the City may specify from time to time) evidencing such party's good faith efforts to comply with the WBE, MBE and First Source Program requirements.
5. We will ensure that all trade construction subcontractors for the construction of this project shall have or be affiliated with an apprenticeship program as defined in 29 CFR § 29 for any and all crafts or trades that will or may be working on this project. This does not apply to any trade or profession that does not have an apprenticeship program for such trade profession in the State of Rhode Island.
6. In regards to job creation and sustainment we will provide quarterly reporting in similar to the attached sample Exhibit from The Mercantile Block Project in regards to utilization & compliance. Job creation may be applicable to not only new hires, but retention and employment of Providence Residents whom are currently employed with our subcontractors, whom otherwise without the implementation of this project may have been released from duty due to lack of work. Such employees would be given 1st preference for employment on this project. The projected labor requirements for this project are as follows:

Estimated Work-Force Breakdown by Trade

<i>Trade</i>	<i>Labor Required</i>
Abatement:	12
Demolition:	15
Concrete:	4
Masonry:	4
Steel:	3
Carpentry:	16
Roofing:	8
Flooring:	6
Ceramic Tile:	4
Painting:	8
Elevator:	4
Fire Sprinkler:	8
Plumbing:	8
HVAC:	8
<u>Electrical:</u>	<u>10</u>
<i>Totals:</i>	118

Respectfully,



Daniel G. Valcourt, MSPM, LEED AP
 Director of Operations / PM
 Pezzuco Construction, Inc.

Employment Status Report

For:

The Mercantile Block Project

Prepared For:

The Mercantile Block, LLC
c/o AS220
95 Mathewson Street
Providence, RI 02903-3307

Prepared By:

Pezzuco Construction, Inc.
28 Kenwood Street
Cranston, RI 02907-3142



PEZZUCO CONSTRUCTION, INC.

28 Kenwood Street, Suite 2 Cranston, RI 02907-3142
Ph: 401/942-2244 Fax: 401/942-3536

December 3, 2009

Ms. Lucie Searle
The Mercantile Block, LLC
c/o AS220
95 Mathewson Street
Providence, RI 02903-3307

Dear Ms. Searle,

We have prepared this labor utilization report in accordance with project staffing requirement as applicable to the utilization of Providence, RI residents as a part of the total project work-force as well as our Minority Business Enterprise (MBE) and Woman Business Enterprise (WBE) utilization.

Our Providence, RI resident break down is quantified by total estimated work-force to complete the entire scope of work. Our MBE/WBE utilization is applicable to each parent organization and is therefore broken down by percentage of total sub-trade contract value in accordance with our approved schedule of values. Please refer to the attached statue reports included herewith.

Sincerely,

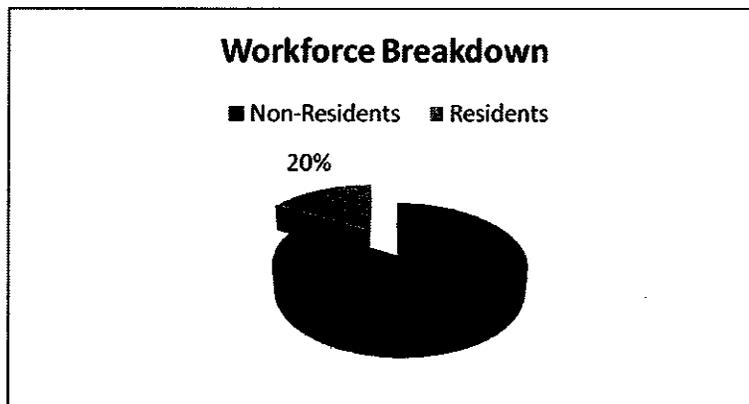
Daniel G. Valcourt, CMI, CMR, LEED AP
Project Manager

Providence, RI Resident Utilization

The following is a breakdown of the City of Providence resident utilization for this project which combines utilized labor to date and as anticipated by our firm as well as our subcontractors retained to date. Included herewith is a complete list which states the employee name, address, parent company, and job description.

Work-Force Breakdown by Trade

<i>Trade</i>	<i>Labor Required</i>	<i>Providence Residents</i>
Abatement:	15	10
Demolition:	20	11
Concrete:	8	0
Masonry:	6	0
Steel:	3	0
Carpentry:	25	0
Roofing:	10	5
Acoustical:	8	0
Flooring:	6	0
Ceramic Tile:	4	0
Painting:	8	0
Elevator:	3	0
Fire Sprinkler:	8	5
Plumbing:	8	0
HVAC:	12	0
Electrical:	12	0
<i>Totals:</i>	156	31



Providence Resident Employee List

Name: Eudys Bello
Address: 212 California Avenue
Providence, RI 02905
Company: SiteCon Construction
Job Description: Laborer

Name: German Guzman
Address: 109 Beaufort Street
Providence, RI 02908
Company: SiteCon Construction
Job Description: Laborer

Name: Maximo Bravo
Address: 32 Cambridge Street
Providence, RI 02908
Company: SiteCon Construction
Job Description: Laborer

Name: Robinson Hernandez
Address: 73 Gallatin Street
Providence, RI 02907
Company: SiteCon Construction
Job Description: Laborer

Name: Javier Cerrato
Address: 3 Rangeley Avenue
Providence, RI 02908
Company: SiteCon Construction
Job Description: Laborer

Name: Esteban Miliano
Address: 48 Opper Street
Providence, RI 02904
Company: SiteCon Construction
Job Description: Laborer

Name: Lazaro Fernandez
Address: 25 Home Avenue
Providence, RI 02908
Company: SiteCon Construction
Job Description: Laborer

Name: Pedro Reyes
Address: 26 Lillian Avenue
Providence, RI 02905
Company: SiteCon Construction
Job Description: Laborer

Name: Yanny Fernandez
Address: 200 Eastwood Avenue
Providence, RI 02909
Company: SiteCon Construction
Job Description: Laborer

Name: Peter Sao
Address: 4 Kepler Street
Providence, RI 02908
Company: SiteCon Construction
Job Description: Laborer

Name: Bienvenido Figueroa
Address: 92 Hamilton Street
Providence, RI 02907
Company: SiteCon Construction
Job Description: Laborer

Name: Tancredo Martinez
Address: 139 Regent Street
Providence, RI 02907
Company: GES Environmental Services
Job Description: Laborer

Name: Hector Molina
Address: 44 Lynch Street
Providence, RI 02908
Company: GES Environmental Services
Job Description: Laborer

Name: Luis Guitierrez
Address: 105 Sassafras Street
Providence, RI 02907
Company: GES Environmental Services
Job Description: Laborer

Providence Resident Employee List

Name: Christopher Benzan Address: 29 Cliff Street Providence, RI 02908 Company: GES Environmental Services Job Description: Laborer	Name: Jose Blanco Address: 238 Sackett Street Providence, RI 02907 Company: GES Environmental Services Job Description: Laborer
Name: Victor Machuca Address: 326 Washington Street Providence, RI 02905 Company: GES Environmental Services Job Description: Laborer	Name: Raphael Gutierrez Address: 72 Hanover Street Providence, RI 02907 Company: GES Environmental Services Job Description: Laborer
Name: Leo Nunez Address: 117 Cornith Street Providence, RI 02905 Company: GES Environmental Services Job Description: Laborer	Name: Carlos Rodrigues Address: 13 Kepler Street Providence, RI 02908 Company: Sprink Tech Co., Inc. Job Description: Sprinkler Installer
Name: Luis Moya Address: 835 Atwells Avenue Providence, RI 02907 Company: GES Environmental Services Job Description: Laborer	Name: Hugo Garcia Address: 130 Veazie Street Providence, RI 02905 Company: Sprink Tech Co., Inc. Job Description: Sprinkler Installer
Name: Fran Fabian Address: 847 Elmwood Avenue Providence, RI 02907 Company: GES Environmental Services Job Description: Laborer	Name: Pablo Garcia Address: 50 Fair Street Providence, RI 02908 Company: Sprink Tech Co., Inc. Job Description: Sprinkler Installer
Name: Santos Rivas Address: 16 Kepler Street Providence, RI 02908 Company: Sprink Tech Co., Inc. Job Description: Sprinkler Installer	Name: Robert Sroka Address: 16 Kepler Street Providence, RI 02905 Company: Weisman Roofing Job Description: Roof Installer
Name: Jose Delcid Address: 488 Plainfield Street Providence, RI 02909 Company: Sprink Tech Co., Inc. Job Description: Sprinkler Installer	Name: Manuel Cabral Address: 196 California Avenue Providence, RI 02905 Company: Weisman Roofing Job Description: Roof Installer

Providence Resident Employee List

Name: Charles Boateng
Address: 30 Chestire Street
Providence, RI 02908
Company: Weisman Roofing
Job Description: Roof Installer

Name: Michael Marshall
Address: 221 Early Street
Providence, RI 02907
Company: Weisman Roofing
Job Description: Roof Installer

Name: Steve Gardener
Address: 10 Calla Street
Providence, RI 02905
Company: Weisman Roofing
Job Description: Roof Installer

MBE/WBE Project Utilization Breakdown

General Contractor or Subcontractor	Activity Description	Non-M/WBE Contractor or Subcontractor \$ Amount	MBE Subcontractor \$ Amount	WBE Subcontractor \$ Amount	M/WBE % of Contract Value	MBE/WBE Contractor Name	Business Location Local (HQ)	State of Cert.
Subcontract	Demolition & Abatement	\$321,920	\$0	\$143,500	2.51%	General Environmental	RI	RI
Subcontract	Concrete Foundations	\$63,000	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Masonry & Restoration	\$127,000	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Structural Steel	\$95,000	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Carpentry & Framing	\$524,190	\$85,000	\$0	0.00%	Cumplido Painting, Inc.	N/A	N/A
Subcontract	Roofing & Insulation	\$175,300	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Doors & Hardware	\$300,500	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Light Gauge Framing Drywall & Plaster	\$518,349	\$85,000	\$0	1.48%	N/A	N/A	N/A
Subcontract	Flooring & Ceramic Tile	\$115,450	\$25,300	\$0	0.44%	R.J. Flooring, Inc.	MA	RI
Subcontract	Painting	\$97,000	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Specialties	\$155,300	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Conveying Systems	\$118,000	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Fire Protection	\$112,890	\$0	\$0	0.00%	N/A	N/A	N/A
Subcontract	Plumbing & HVAC	\$0	\$1,466,300	\$0	25.64%	Miller Mechanical, Inc.	RI	RI
Subcontract	Electrical	\$660,000	\$0	\$0	0.00%	N/A	N/A	N/A
General	Overhead & Profit	\$614,901	\$0	\$0	0.00%	N/A	N/A	N/A
	Subtotals	\$4,083,800	\$1,491,600	\$143,500	28.59%			
Project Expenditure Totals:			\$5,718,900		30.07%			

Contract Value Distribution:

Total Contract Value:	<u>\$5,718,900</u>
General Contractor:	<u>\$614,901</u>
Sub (non-M/WBE):	<u>\$3,468,899</u>
Sub MBE:	<u>\$1,491,600</u>
Sub WBE:	<u>\$143,500</u>
Total MBE/WBE:	<u>\$1,635,100</u>