

Construction
Updates
& Schedule





Project Milestones

- Windows have been installed
- Roofing is complete
- Interior plumbing, electrical, and mechanical work are ongoing
- Hanging sheetrock has started


- Completion of the residential portion scheduled for March-April 2022
- Pre-leasing will likely start in January 2022

- Clinic interior finish out scheduled for completion by December 2022
- Retail space could be ready as early as April 2022, depending on tenants

An architectural rendering of a modern, multi-story building. The building features a mix of materials, including light-colored panels, dark grey sections, and vibrant orange accents. It has numerous windows and a prominent entrance area. In the foreground, there is a paved plaza with a playground area featuring colorful vertical posts. Several people, including children and adults, are shown walking and playing in the plaza. A sign above the entrance reads "CAFE".

Local Hiring Updates

Subcontractors & Consultants

- 45 subcontractors identified/ hired to date:
 - 5 are Disadvantaged Businesses
 - 4 are Women-Owned Businesses
 - 8 are Minority-Owned Businesses
 - 11 are certified Small Businesses

Contract amount
weighted average is
33%
of total hard cost
- 10 consultants on the design/ development team
 - 3 consultants are Women-Owned Businesses, one is an SBE

Subcontractors & Consultants

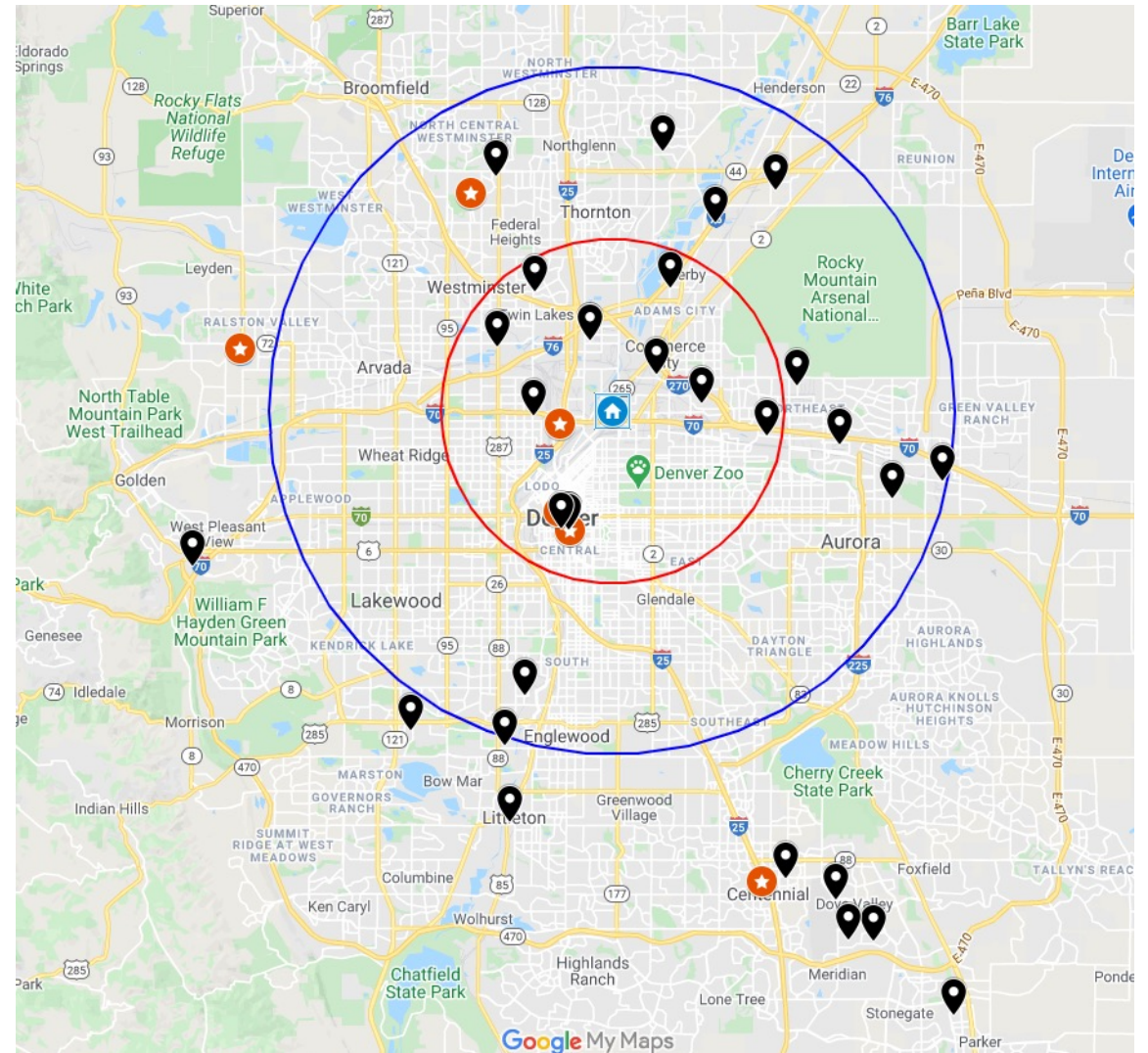
Successful Work Now/ Focus Points Referrals:

- a steel company that is minority owned, disadvantaged small business has been hired by I-Kota
- a locally-owned small business has been selected by I-Kota for interior signage and is being considered by developer for exterior signage
- a start-up woman-owned business has been selected for construction cleaning and has already hired a person from the community

Subcontractors & Consultants

To date, the project awarded over \$12.0M within a 5-mile radius for:

- Architecture
- Landscaping
- Civil & structural engineering
- Electrical
- HVAC
- Waterproofing & insulation
- Fire sprinkler
- Laminated wood beams
- Drywall
- Rebar
- Fireproofing and other scopes



Subcontractor – Worker Details

Per reports received from subcontractors:

- 64% of workers on site are minorities
- 2% of workers are women
- 53% of workers make up to 80% of AMI

Current Subcontractor Needs

SCOPE OF WORK	PROJECTED START DATE
Specialties	8/16/2021
Common Area Trim/Finish Carpentry	8/30/2021
Window Coverings	10/4/2021



Individual Hiring

- 5 positions currently open
- 13 candidates referred for open positions
- **3 successful hires**

Current Open Positions:

- Waterproofing Laborer
- Waterproofing Journeyman
- Apprentice Electrician
- Journeyman Electrician
- Construction Site Cleaner

Affirmative Marketing

- Available jobs and subcontractor opportunities were posted at <https://48thrace.com/local-hiring> and shared with the advisory group by-weekly
- A group meeting was scheduled for March 10th, and individual conversations to strategize regarding available opportunities and next steps were held with members of GES Coalition, Center for Community Wealth Building and other local organizations;
- With the help of GES Coalition, flyers with upcoming training events were widely distributed to the community via Bondadosa boxes
- Email in English and Spanish version was directly to the 115 current WORKNOW members in 80216 with an invitation to share with their friends and family members.
- Walk-up booth was held on March 29th
- Additional, independent marketing efforts of available construction cleaning positions were initiated by Totally Interiors, resulting in a hire from the community.
- I-Kota contacted Senior counselors at Manuel & Bruce Randolph to engage about internship positions and possibly enroll a senior in the upcoming bootcamp

Affirmative Marketing

Totally Interior
CONSTRUCTION CLEAN UP WORK PROGRAM

NOW

COME AND BE PART OF OUR TEAM!

HIRING

OPEN POSITIONS

Site cleaning for newly built affordable housing structures. Work involves wiping down ceiling fixtures, fans, lights, mechanical registers, walls, cabinets, interior windows, sills, exterior windows, tubs, toilet, mirrors, baseboards, counters, appliances, sweeping and mopping floors.

Part-time positions available

\$15/hr

EMPLEOS DISPONIBLES

Limpieza del sitio para estructuras de viviendas asequibles de nueva construcción. El trabajo incluye limpieza de accesorios del techo, ventiladores, luces, registros mecánicos, paredes, gabinetes, ventanas interiores, antepechos, ventanas exteriores, bañeras, inodoros, espejos, rodapiés, mostradores, electrodomésticos, barrer y trapear pisos.

FOR MORE INFO CALL OR EMAIL
(720) 742-0876 carolls@totallyinterior.com

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WORKNOW
A PROGRAM OF COLO RESOURCE PARTNERS

BUILDING MORE, BUILDING YOU.

[48th & Race Walk-Up Event]

INFO

WHAT:
48th and Race walk-up information booth: Come and meet with partners on this project **WORKNOW, Colorado Homebuilding Academy** and **Focus Points**.

WHO:
WORKNOW Business Services is hosting an information booth for your (our) community.

WHEN:
March 29th, 10 am-2 pm

WHERE:
4800 Race St. Denver, CO 80216 in the south parking lot.

WHY:
To connect 80216 residents and the community to information on this project. Learn more about **WORKNOW** Membership and opportunities for training, support services, and employment in the local neighborhood.

Free Burritos and home tool kits are offered to attendees while supplies last.

MEET ONE OF OUR PARTNERS:

COLORADO HOMEBUILDING ACADEMY

While you're here at our event, please ask about the community training pop-up event, hosted by CHA, coming up on **May 10th**.

Get connected

WORK-NOW.org | 303-352-6019

Focus Points
FAMILY RESOURCE CENTER
Learn. Grow. Achieve.

The mission of Focus Points is to build better communities by strengthening families.

Upcoming at Focus Points

Workforce Development

Don't wait for you unemployment benefit to end. We offer one-on-one assistance to prepare and connect job seekers to employment. Contact Hilda at 720-826-2780 or hilda@focuspoints.org.

Make Parenting a Pleasure

Evidence-based virtual parenting classes for parents and caretakers of children aged 0-5. Two virtual classes/week for 13 weeks from 4:30 -6:30pm starting April 20th. To register, contact Mayra Avina at 303-292-0770 x154 or mayra@focuspoints.org.

Nutrition Cooking Classes

Cooking Matters free online class "Kids Say Yes to Fruits & Veggies". April 16th from 5-6pm via Zoom. Practice preparing meals and snacks that help kids eat more fruits & veggies. To register, contact Julia Santisteban at 303-292-0770 Ext. 138 or julia@focuspoints.org.

2501 East 48th Ave.
Denver, CO 80216
303-292-0770
focuspoints.org

The flyers above were distributed by the project partners in the neighborhood through various channels

Walk-Up Booth

37 community members stopped by the booth on 48th to learn details about:

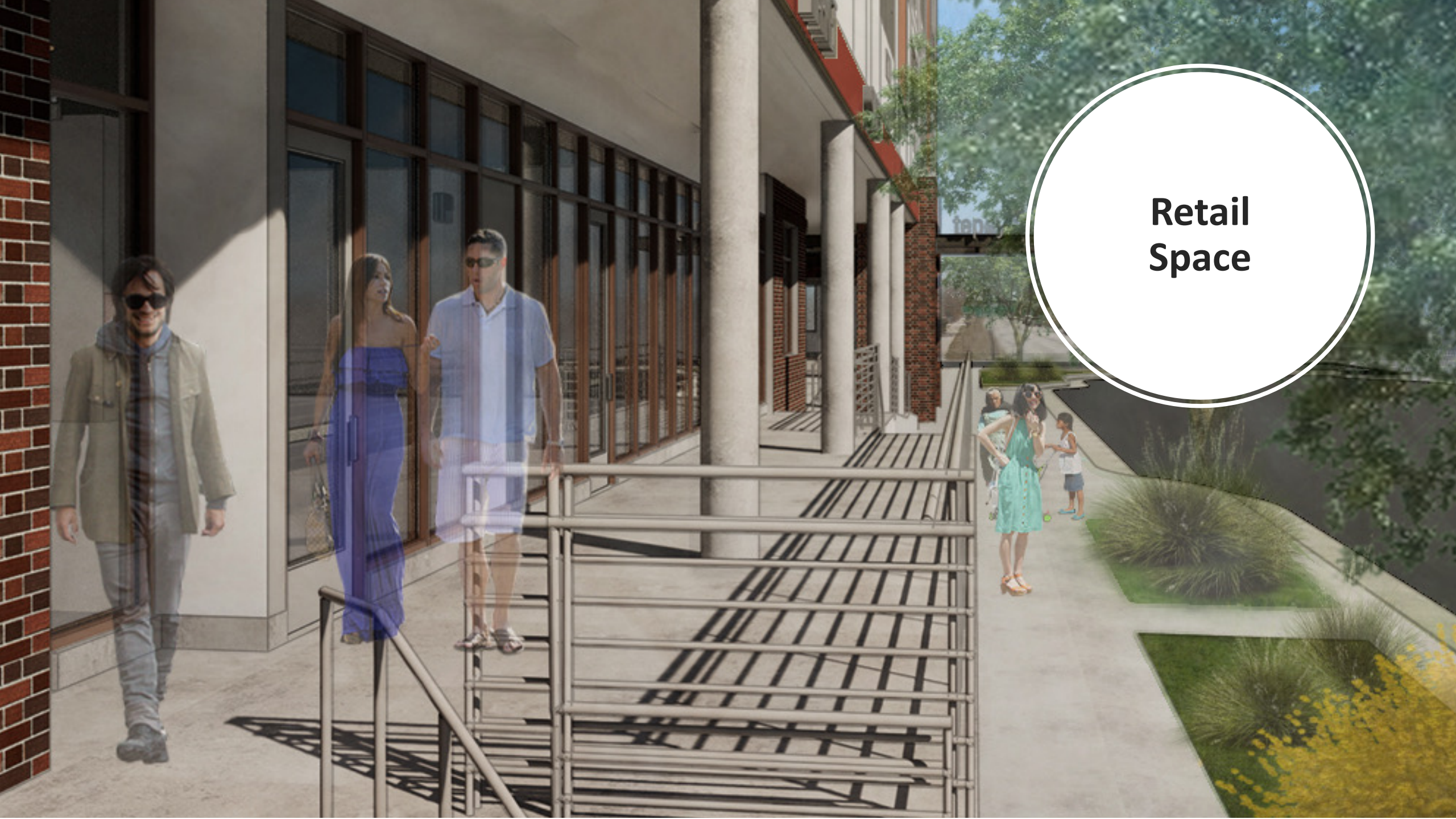
- Job opportunities at 48th & Race
- Colorado Homebuilding Academy Pop Up Bootcamp
- WORKNOW's services and resources





Upcoming Training

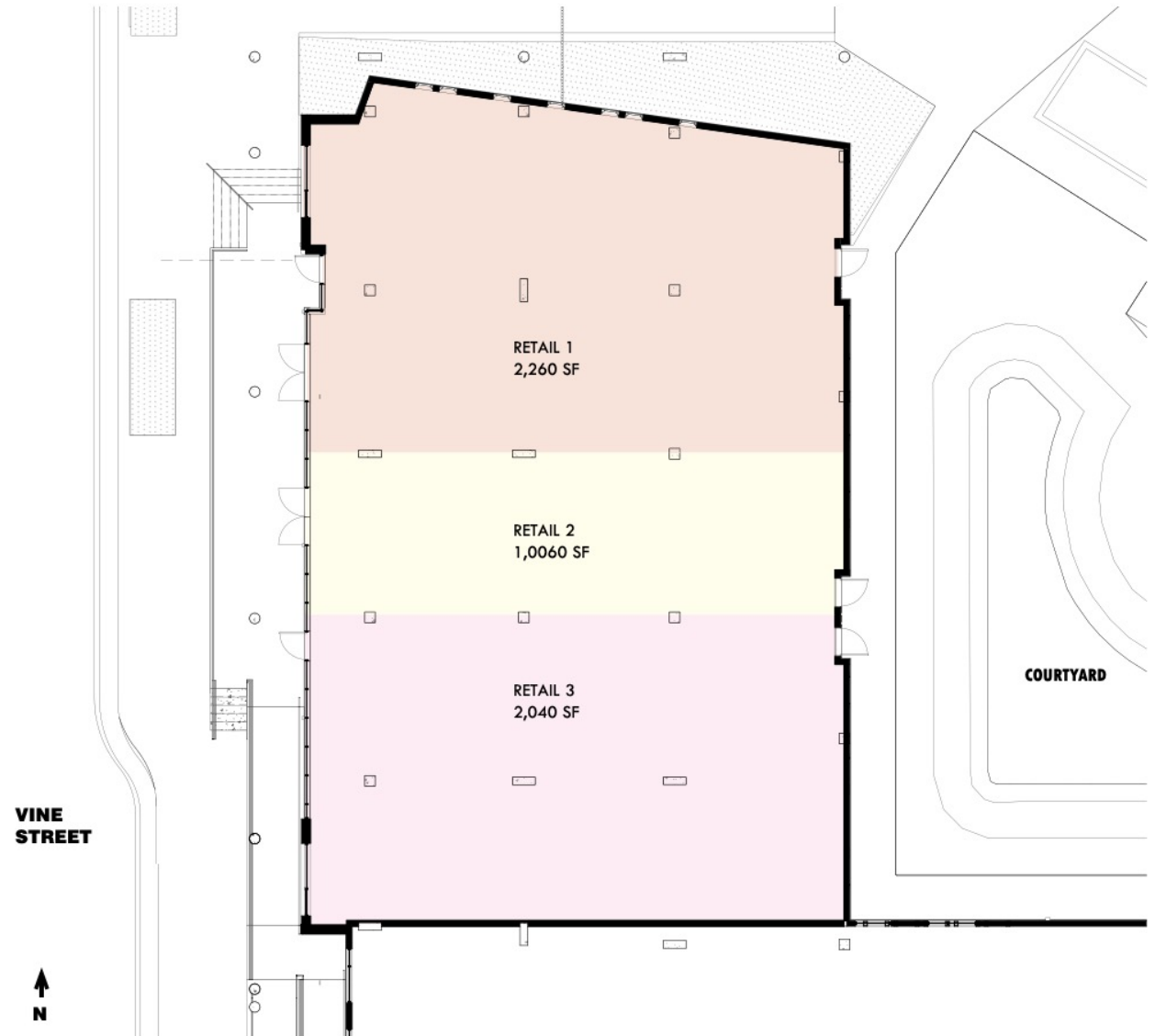
- Colorado Homebuilding Academy Pop Up Boot Camp to be held at 48th & Race starting May 10th
- Those who cannot commit to the PUB, may be able to attend a 1-3 day community training



**Retail
Space**

Retail Space

- 5,360 SF available, with the ability to divide the space into 3 different suites
- Need to identify a fresh food provider/ carniceria
- The north/ largest suite is equipped with a grease trap and is most suitable for a kitchen
- Advertising of the space is just about to start





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