

2022



LSU HEALTH SCIENCE CENTER GRADUATE HOUSING

MONTHLY PROJECT REPORT MARCH

CONTACT:

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PROJECT INFORMATION

Located within the Medical Service District in mid-city New Orleans at the corner of Poydras and S. Johnson streets and adjacent to the LSU Health Medical Campus, this project serves the community of medical students seeking both proximity to school and an economical housing option. This new residential building hopes to become the first step to redevelopment of the area as a mixed-use extension of the existing LSU Health Medical Campus.

The 10-story LSU Health New Orleans Student Housing project consists of 324,371 square feet and features 473 units and 579 beds of mostly single occupant apartments catering to the needs and demands of graduate medical students. Built using a prefabricated light gauge steel structural system, this building offers efficiency and economy of materials and space in a way that provides luxury quality and amenity while still adhering to a student budget. All units include full kitchens and in unit laundry in addition to a supplemental laundry facility on the second floor. All residents are provided with their own bathroom and closet with 1, 2, and 3-bedroom tenants provided with walk-in closets. Student accessible amenities include lounge and study areas on each floor with sweeping views of downtown New Orleans and campus in addition to ground floor space including a fitness room, meeting space, pet spa, and a lounge that opens onto the courtyard containing an in-ground swimming pool, BBQ area, and gaming lawn. Access is controlled through a central part-time manned lobby with two elevators accessing all floors. A leasing center will be located just off of the main entry to provide visibility, security, and assistance for all resident needs.

Project Details	
Owner	Provident Group – HSC Properties Inc.
Financing Source	Tax-Exempt Bonds
On/Off Campus	On
Distance from Campus	0
Total Units	473
Total Beds	579
Resident Unit Square Footage (Net SF)	241,786 sq ft
Common Area Square Footage	8,239 sq ft
Maintenance/Mechanical Square Footage	6,317 sq ft
Circulation Square Footage	39,290 sq ft
Number of Buildings/Stories	1; 10 Stories
Building Footprint	30,785 sq ft
Site Acres	1.15 Acres
Construction Type	I-B
Parking	Offsite

PROJECT EVENTS & APPROVAL STATUS

Phase 1	Date
Project Entitlements	July 13, 2020
100% Drawings	January 20, 2020
Construction Contract/GMP Amendment	May 6, 2019/October 21, 2020
FP&C Approval	March 25, 2020
LDEQ Approval for Soil Remediation	December 22, 2020
Financial Closing	October 15, 2020
Project Start (Notice to Proceed Issued)	October 21, 2020

All approvals are in hand for the project.

DEVELOPMENT & CONSTRUCTION UPDATE

Progress continues on the project. Roofing & exterior sheathing have been completed with window installation following closely behind. Brick was completed on the Poydras Street elevation and is approximately 90% complete on the South Johnson Street elevation. EIFS installation is in progress on the left side South Galvez Street elevation. MEP rough-in installation continues to make good progress and is nearing completion in the units. They are currently installing on the top two floors. The HVAC contractor also recently set the roof top units and began installing duct work on the roof.

Drywall stocking has been ongoing. The contractor is currently hanging & finishing drywall on the first three floors. There was a small delay due to the inspector and State Fire Marshal requesting additional information on Prescient's proprietary UL assemblies, however that issue is now resolved. Drywall installation will continue as each floor achieves its final sign off for rough inspections and insulation.

Construction Schedule

Construction schedule is included as Attachment A

FINANCIAL STATUS

To date, twenty-three change orders have been issued. Twenty-two of these change orders were funded from Hard Cost Contingency and change order four was funded from the soil remediation budget.

PROJECT BUDGET – The table below summarizes costs incurred through Draw #19

Category	Budget	To Date	Balance to Complete	Projected Balance	+ (-)
Land Acquisition Cost	\$ 2,872,810.84	\$ 2,872,810.84	\$ -	\$ 2,872,810.84	\$ -
Building Hard Cost	\$ 64,152,000.00	\$ 38,760,899.10	\$ 26,985,536	\$ 65,746,435.15	\$ 1,594,435
Outside GC Contract	\$ 998,485.00	\$ 244,517.50	\$ 353,968	\$ 598,485.00	\$ (400,000)
Hard Cost Contingency	\$ 2,596,000.00	\$ -	\$ 1,401,565	\$ 1,401,564.85	\$ (1,194,435)
Municipal Cost	\$ 511,000.00	\$ 79,651.25	\$ 431,349	\$ 511,000.00	\$ -
Land Carry Cost	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -
Architecture & Engineering	\$ 2,772,180.00	\$ 2,542,585.38	\$ 229,595	\$ 2,772,180.00	\$ -
Testing, Survey & Consultants	\$ 574,940.00	\$ 302,713.88	\$ 272,226	\$ 574,940.00	\$ -
Inspection Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 637,000.00	\$ 572,844.82	\$ 64,155	\$ 637,000.00	\$ -
Broker Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Costs	\$ 515,000.00	\$ 379,036.22	\$ 135,964	\$ 515,000.00	\$ -
Furniture & Equipment	\$ 755,500.00	\$ 267,859.23	\$ 487,641	\$ 755,500.00	\$ -
Marketing/Start-Up Cost	\$ 500,000.00	\$ 16,585.45	\$ 483,415	\$ 500,000.00	\$ -
Miscellaneous	\$ 262,189.14	\$ 91,358.24	\$ 170,831	\$ 262,189.14	\$ -
Soft Cost Contingency	\$ 378,000.00	\$ -	\$ 378,000	\$ 378,000.00	\$ -
Development Fee	\$ 3,092,924.20	\$ 1,974,127.78	\$ 1,118,796	\$ 3,092,924.20	\$ -
Construction Management Fee	\$ 649,000.00	\$ 543,184.72	\$ 105,815	\$ 649,000.00	\$ -
Interest Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Financing Cost	\$ 155,500.00	\$ 90,416.61	\$ 65,083	\$ 155,500.00	\$ -
Development Uses - Total	\$ 81,472,529	\$ 48,788,591	\$ 32,683,938	\$ 81,472,529	\$ (0)

BUDGET REALLOCATION

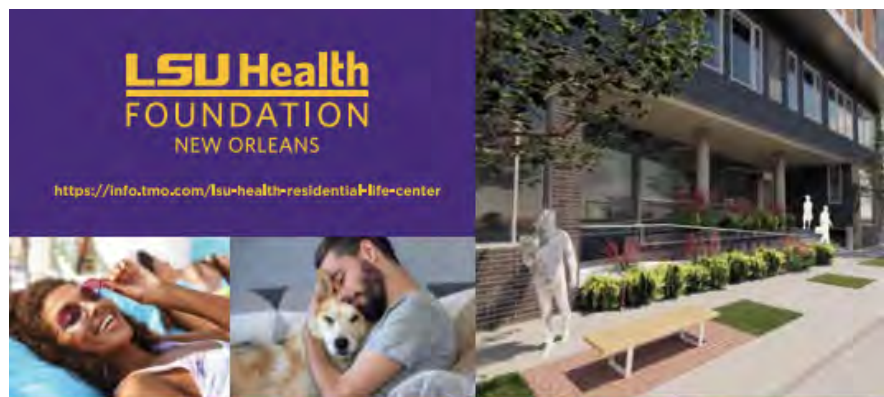
Budget Reallocation Summary				
Draw #	Amount	Subtracted from Line Item	Added to Line Item	Reason
8	\$15,676.20	Hard Cost Contingency	Building Hard Cost	Change Order #1
9	\$400,000.00	Outside GC Contract	Hard Cost Contingency	Soil Remediation. Orginally divided out but now included in Hard Cost Cont
10	\$33,329.48	Hard Cost Contingency	Building Hard Cost	Change Order #2
10	\$99,141.25	Hard Cost Contingency	Building Hard Cost	Change Order #3
10	\$173,476.92	Hard Cost Contingency	Building Hard Cost	Change Order #4
10	\$11,544.37	Hard Cost Contingency	Building Hard Cost	Change Order #5
10	\$21,087.58	Hard Cost Contingency	Building Hard Cost	Change Order #6
10	\$4,079.05	Hard Cost Contingency	Building Hard Cost	Change Order #7
11	\$7,501.13	Hard Cost Contingency	Building Hard Cost	Change Order #8
11	\$38,712.61	Hard Cost Contingency	Building Hard Cost	Change Order #9
11	\$91,334.01	Hard Cost Contingency	Building Hard Cost	Change Order #10
11	\$93,709.54	Hard Cost Contingency	Building Hard Cost	Change Order #11
11	\$16,847.13	Hard Cost Contingency	Building Hard Cost	Change Order #12
14	\$20,463.68	Hard Cost Contingency	Building Hard Cost	Change Order #13
16	\$37,242.80	Hard Cost Contingency	Building Hard Cost	Change Order #14
16	\$74,513.96	Hard Cost Contingency	Building Hard Cost	Change Order #15
16	\$24,331.61	Hard Cost Contingency	Building Hard Cost	Change Order #16
17	\$24,654.19	Hard Cost Contingency	Building Hard Cost	Change Order #17
17	\$14,113.91	Hard Cost Contingency	Building Hard Cost	Change Order #18
18	\$21,515.33	Hard Cost Contingency	Building Hard Cost	Change Order #19
18	\$277,258.80	Hard Cost Contingency	Building Hard Cost	Change Order #20
18	\$65,110.35	Hard Cost Contingency	Building Hard Cost	Change Order #21
18	\$399,875.80	Hard Cost Contingency	Building Hard Cost	Change Order #22
19	\$28,915.45	Hard Cost Contingency	Building Hard Cost	Change Order #23

CHANGE MANAGEMENT EVENTS – Potential Contractor Change Order Items

Change Event	Estimated Cost	Reason	Source
3 rd Contaminated Soils Haul-off Event	\$ 80,072	Haul off of contaminated soils in pool area and partial courtyard area	Contaminated Soil Budget
4 th Contaminated Soils Haul-off Event	\$ 75,000 (estimated)	Haul off of contaminated soils at underground storm water retention system and remaining courtyard area	Contaminated Soil Budget
Additional Roof Davits	\$ 16,489	Additional roof davits needed for coverage of building exterior	Hard Cost Contingency
Package Room Additions	\$ 1,534	Added power for Luxer Room System and Cooler in package room	Hard Cost Contingency
Building Sign Requirements	\$ 45,000 (estimated)	Mounting brackets and power source installation for future building sign requested by Foundation	Hard Cost Contingency
Pet Spa Water Heater Revision	\$ 7,093	Revised water heater location required the addition of a closet and a change to some rough-in installations	Hard Cost Contingency
Additional Blocking Required at Tubs	\$ 15,000	Accessibility consultant is recommending additional blocking at the tubs for potential future grab bars	Hard Cost Contingency
Accessibility Review Comments	\$ 19,445	Adjustments needed in the units following accessibility inspection	Hard Cost Contingency
Additional Cost Related to Ranges in the Studio Units	\$ 18,000	The 24" ranges need to be sourced from a different manufacturer to get the correct color	Hard Cost Contingency
Additional Detail Work at Beam on Grid Line L	\$ 10,383	Exterior beam needs to be wrapped and have flashing	Hard Cost Contingency
Total	\$ 288,016		

MARKETING PLAN

A splash page has been set up to provide some Information about the project and can be viewed at the following address: <https://info.tmo.com/lsu-health-residential-life-center>. This page also gives potential residents a place to enter their contact info so that they can be kept up to date once pre-leasing gets underway. Banners have been Installed along the perimeter of the site to advertise the project and provide the web address where additional project information can be viewed. The final banner designs are included below.



LEASING

The chart below tracks the unit types that have been leased and the remaining units. This chart will be updated monthly once pre-leasing efforts begin. The leasing team is planning to begin pre-leasing the property in May 2022.

Unit Type	# of Units	# of Beds	# Pre-Leased	% Pre-Leased	# Remaining
Studio	146	146	0	0 %	146
1 Bedroom	240	240	0	0 %	240
2 Bedroom	68	136	0	0 %	136
3 Bedroom	19	57	0	0 %	57
Total	473	579	0	0 %	579

* Floor Plans Below



Studio A1 – 315 Sq Ft (Net)
Qty: 40



Studio A2 - 315 Sq Ft (Net)
Qty: 40



Studio B – 393 Sq Ft (Net)
Qty: 58



Studio C ADA – 444 Sq Ft (Net)
Qty: 8



1 Bedroom A – 496 Sq Ft (Net)
Qty: 126



1 Bedroom B – 496 Sq Ft (Net)
Qty: 114



2 Bedroom A – 777 Sq Ft (Net)
Qty: 39



2 Bedroom B – 731 Sq Ft (Net)
Qty: 19



2 Bedroom C ADA – 775 Sq Ft (Net)
Qty: 10



3 Bedroom A – 992 Sq Ft (Net)
Qty: 9



3 Bedroom B ADA – 1,033 Sq Ft (Net)
Qty: 10

SITE PLAN

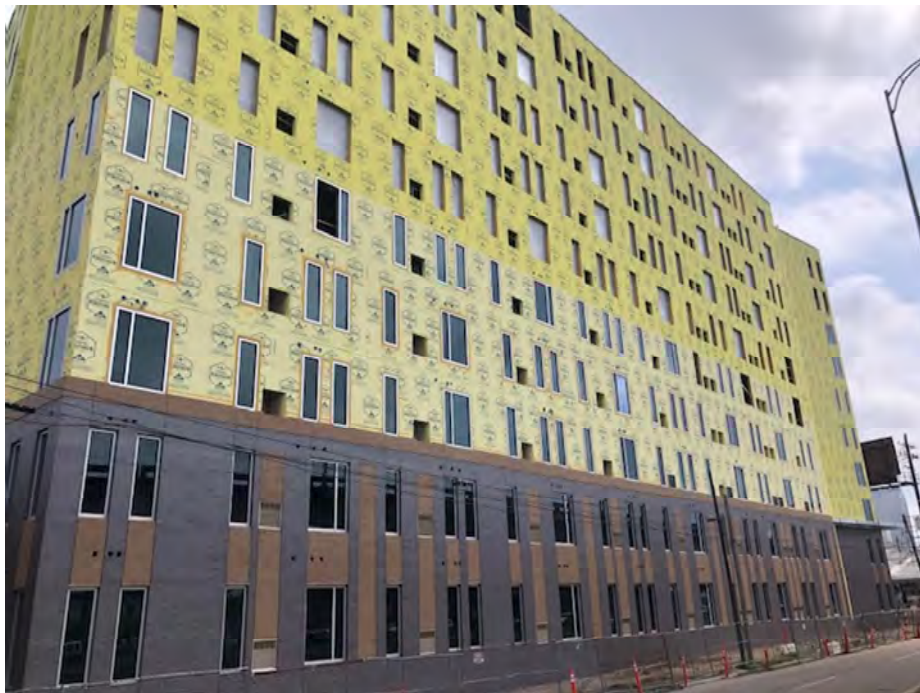


PROGRESS PHOTOS

Overhead view of the project



Poydras Street Elevation - Sheathing Progress, Window Installation, Brick Progress



Poydras Street Elevation - Brick Progress



Corner of Poydras & South Johnson Streets - Brick Progress



Galvez Street Elevation



Perdido Street Elevation



Courtyard Elevations - Pool Cradle, Sheathing, and Window Installation



EIFS Progress



TPO Roofing Completion



Rooftop HVAC Progress



Rooftop HVAC Progress



Unit Drywall Progress



Unit Drywall Progress



Unit Drywall Progress



Storefront Glass Installation in Lounge Area



