

CORTEX CONSTRUCTION INCLUSION REPORT - October 2023

Note: Only Completed Projects are Reported

PROJECT NAME	Project Address	Year	CONSTRUCTION CONTRACT AMOUNT	PROJECT STATUS	M / WBE CONTRACTS		WORKFORCE INCLUSION				
					MBE	WBE	Hours to Date	Minority	Women	City Resident	Apprentices
					Goal 25%	Goal 5%		Goal 25%	Goal 5%	Goal 20%	Goal 15%
BJC @ Commons	4249 Clayton Ave 63110	2013	\$ 25,300,000	Complete	30%	6%	71,760	23%	8%	17%	12%
BioGenerator Expansion	4320 Forest Park	2013	\$ 2,100,000	Complete	51%	20%	12,651	33%	10%	14%	29%
Commons & Streetscape 1	Duncan/Boyle	2015	\$ 9,000,000	Complete	37%	11%	32,890	36%	6%	20%	13%
Shriners Hospital	440 Clayton Ave 63110	2015	\$ 33,400,000	Complete	14%	8%	199,508	18%	3%	8%	8%
@4240 Core/Shell	4240 Duncan 63110	2013	\$ 24,500,000	Complete	18%	22%	110,471	35%	6%	22%	13%
@4240/Wash Univ	4240 Duncan	2013	\$ 4,500,000	Complete	35%	22%	24,069	38%	8%	23%	28%
@4240/CIC, Husch, Havana	4240 Duncan	2014	\$ 3,700,000	Complete	36%	15%	25,376	31%	6%	19%	24%
@4240/Manifest Digital	4240 Duncan	2015	\$ 1,400,000	Complete	20%	6%	1,066	3%	3%	5%	16%
@4240/Boeing, Wash Univ	4240 Duncan	2014	\$ 1,700,000	Complete	28%	16%	6,658	30%	10%	14%	17%
@4240/AB Mauri	4240 Duncan	2017	\$ 1,900,000	Complete	24%	2%	10,760	44%	6%	13%	18%
@4240/Park Ave Coffee	4240 Duncan	2015	\$ 600,000	Complete	9%	32%	2,279	19%	0%	10%	16%
@4240/Square	4240 Duncan	2015	\$ 1,800,000	Complete	16%	25%	8,164	31%	4%	16%	12%
@4240/AB Mauri Expansion	4240 Duncan	2019	\$ 2,800,000	Complete	21%	5%	11,473	26%	7%	26%	12%
IKEA	1 Ikea Way 63108	2016	\$ 78,000,000	Complete	28%	9%	298,117	20%	5%	10%	14%
4260 Forest Park - JV-Core& Sh	4260 Forest Park 63108	2016	\$ 15,225,635	Complete	37%	41%	59,035	20%	6%	9%	18%
4260/TechShop	4260 Forest Park	2016	\$ 1,300,000	Complete	25%	3%	8,135	38%	2%	15%	17%
4260/Alcami	4260 Forest Park	2017	\$ 5,400,000	Complete	36%	24%	29,072	24%	6%	15%	22%
4260/Vicia	4260 Forest Park	2017	\$ 669,000	Complete	28%	25%	2,104	14%	2%	2%	22%
311 S Sarah - demo (phase 1)	4210 Duncan 63110 (site)	2015	\$ 731,114	Complete	34%	20%	4,016	36%	1%	12%	9%
Duncan Avenue Sewer	Duncan Ave Sewer	2016-GPTS pilot	\$ 944,380	Complete	21%	38%	2,359	11%	3%	0%	2%
4220 Duncan - Core & Shell	4220 Duncan 63110 C&S	2018	\$ 26,377,959	Complete	20%	8%	110,738	22%	3%	19%	10%
4220 Duncan - Microsoft	4220 Duncan-microsoft	2018	\$ 4,400,000	Complete	27%	31%	24,540	29%	5%	21%	8%
4220 Duncan - CIC	4220 Duncan-CIC	2018	\$ 4,400,000	Complete	34%	9%	28,322	19%	7%	23%	10%
4220 Duncan - BJC WellAware	4220 Duncan-BJC WellAware	2018	\$ 1,600,000	Complete	26%	28%	9,513	26%	8%	26%	11%
4220 Duncan - Innovation Hall	4220 Duncan-Innovation Hall	2018	\$ 4,200,000	Complete	25%	8%	16,910	17%	1%	13%	21%
4220 Accenture	4220 Duncan-Accenture	2018	\$ 852,000	Complete	24%	22%	3,687	12%	1%	1%	26%
4220 Aon	4220 Duncan-Aon	2019	\$ 2,451,414	Complete	22%	6%	15,088	21%	7%	19%	8%
4220 Washington Univ/SLU COLLAB	4220 Duncan-WashU/SLU	2018	\$ 667,088	Complete	26%	1%	2,344	30%	9%	31%	23%
4220 Boeing HorizonX Fit-Out	4220 Duncan-HorizonX Fit out	2019	\$ 7,514,454	Complete	27%	21%	34,454	19%	8%	13%	20%
4340 Duncan (Crescent)	4340 Duncan-BIOSTL (Crescent)	2019	\$ 32,309,152	Complete	25%	6%	175,456	21%	5%	13%	20%
4480 Clayton Ave	4480 Clayton	2018	\$ 12,700,000	Complete	26%	32%	80,418	19%	3%	9%	19%
4052 Forest Park (North Silo)	4052 Forest Park	2019	\$ 780,000	Complete	42%	45%	1,720	21%	8%	17%	5%
4217 Custom Steel (Garage)	4217 Custom Steel (Garage)	2019	\$ 12,000,000	Complete	26%	31%	28,389	31%	2%	17%	13%

Aloft Hotel	Aloft Hotel-4245 Duncan	2020	\$ 17,108,002	Complete	26%	4%	91,794	15%	3%	11%	20%
Wasabi Resturant	Wasabi-4239 Duncan	2020	\$ 778,336	Complete	14%	0%	1,741	21%	5%	2%	16%
South Silo Parking Lot	4047 Clayton Ave	2020	\$ 1,103,969	Complete	33%	27%	3,746	19%	4%	8%	6%
4260 Forest Park-Wugen Lab Fit Out	4260 Duncan	2022	\$ 2,091,880	Complete	24%	7%	9,634	22%	4%	0%	37%
4240 WU Vir Lab	4240 Duncan	2022	\$ 25,700,795	Complete	22%	23%	113,353	23%	6%	11%	19%
4220 Duncan-Microsfort Empowerment Center Reno	4220 Duncan	2022	\$ 371,951	Complete	0%	0%	311	5%	3%	0%	15%
IFF Renovation-4300 Duncan	4300 Duncan	2023	\$ 3,351,821	Complete	22%	7%	16,274	16%	4%	3%	19%
C2N Tenant Fitout	4340 Duncan-BIOSTL (Crescent)	2023	\$ 403,198	Complete	31%	0%	1,271	15%	13%	3%	21%
TOTAL WEIGHED AVERAGE			\$ 376,132,148		25%	14%	1,689,665	23%	5%	13%	15%
				Construction Contracts	MBE Enterprise	WBE Enterprise	Hours to Date	MBE Workforce	WBE Workforce	City Resident Workforce	Apprentices Workforce

In Progress Projects Include:	Project Address	Year	Estimated Contracts
4210 Duncan - Core and Shell	4210 Duncan	2020	\$ 3,396,304
4370 WUSM Neuroscience Research Building	4370 Duncan	2022	\$ 454,856,601
Gates Ag One Tenant Fitout-Cortex 1	4320 Forest Park	2023	\$ 11,199,454
IFF Renovation-Tenant Services (int/ext)	4300 Duncan	2023	\$ 1,973,264
Goodwill-WashU	4200 Forest Park	2023	\$ 4,532,900
			\$ 475,958,523