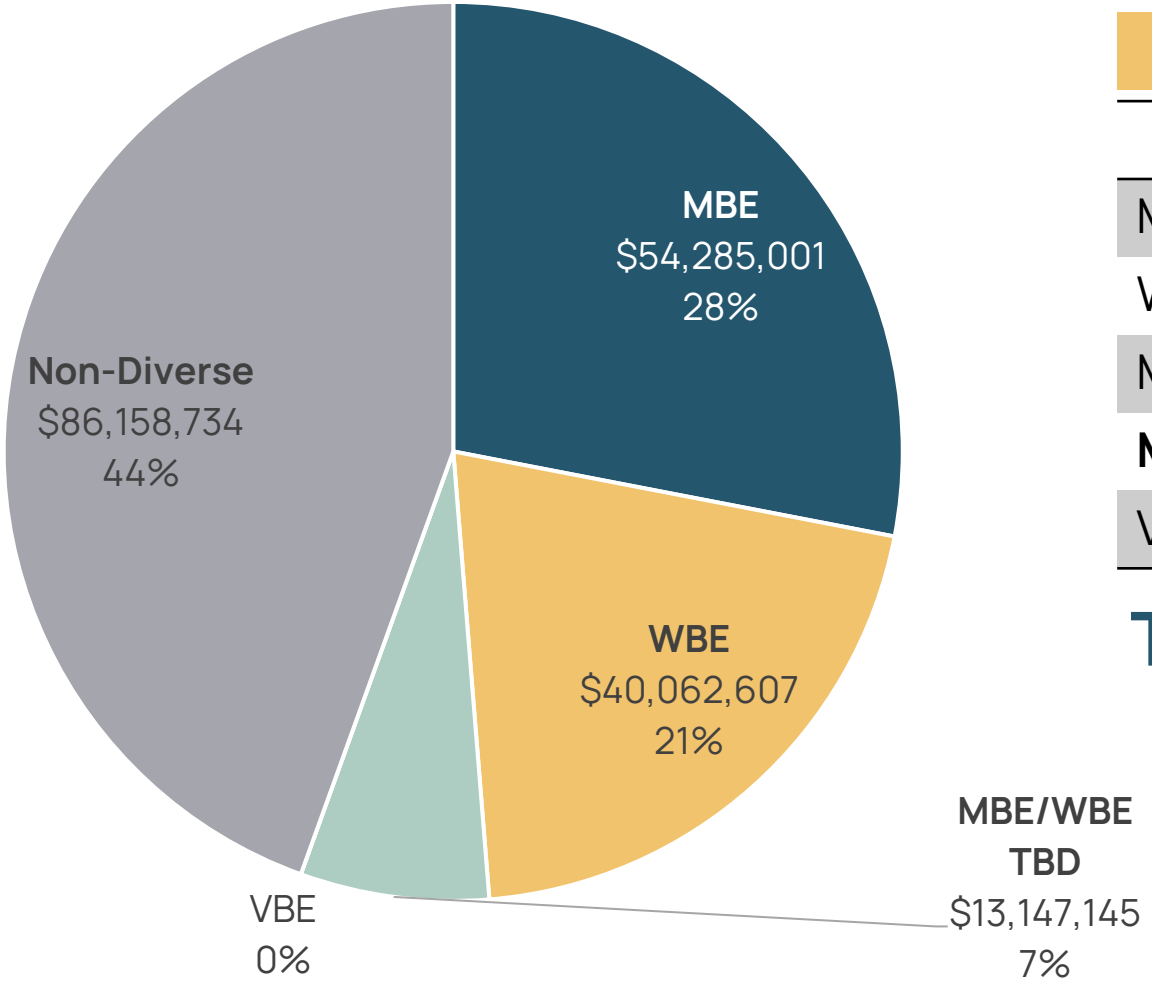
Impact Report

Metrics Update
through
September 2024

ENSEMBLE
MOSAIC

Construction Contracts since 2021



Under Gilbane reporting methodology		
	EOP Goal	**To Date**
MBE	25%	28%
WBE	5%	21%
MBE/WBE TBD	N/A	7%
MBE/WBE Aggregate	**30%**	**55%**
Veteran/Disabled	2.5%	0%

Total Committed Diverse Spend

Construction Contracts

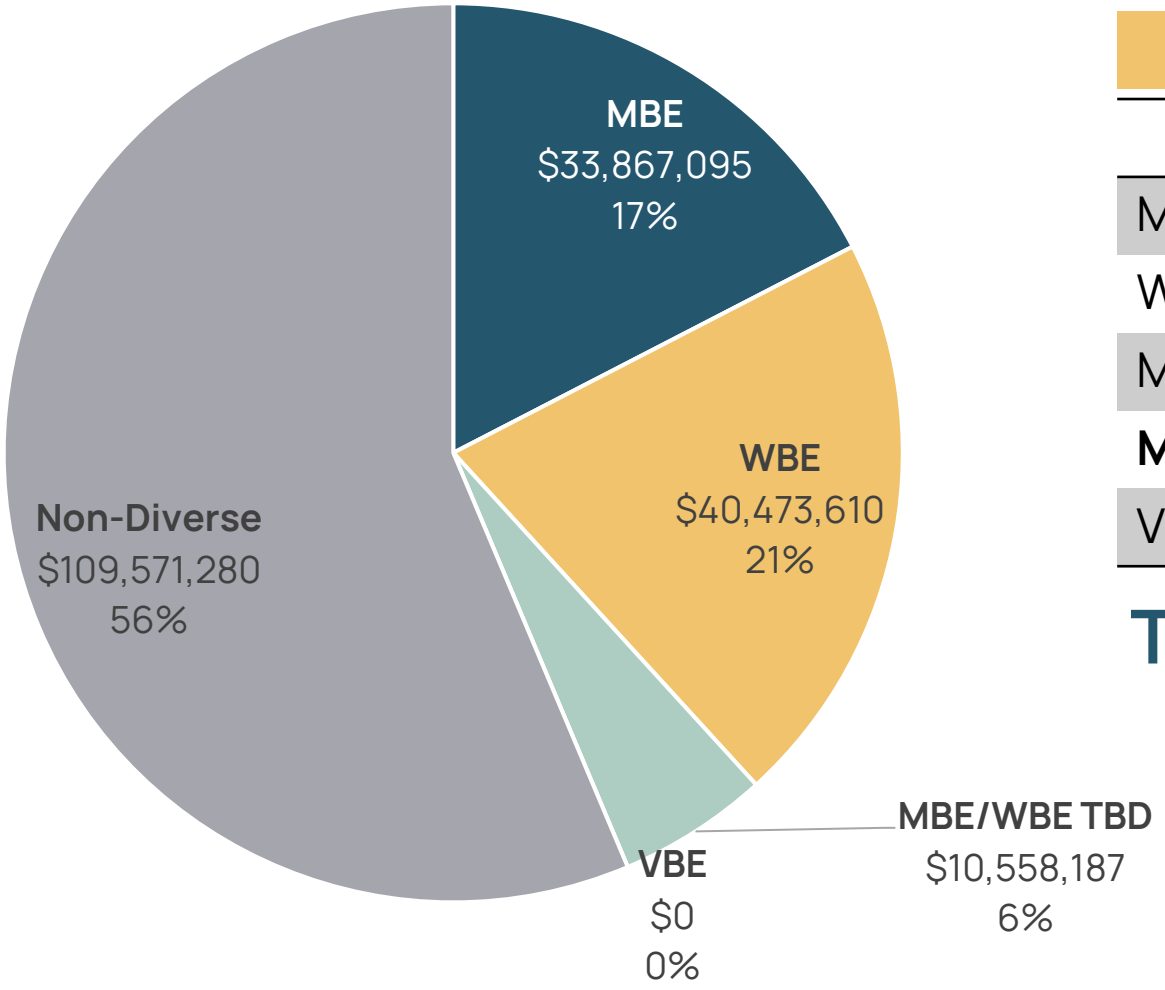
$107,494,754

56%

Note: This includes E/M Marketing Center, 1201 Normandy, Chapel Block, and Waylen (early work).

ENSEMBLE MOSAIC

Construction Contracts since 2021



Under Ensemble/Mosaic reporting methodology

	EOP Goal	To Date
MBE	25%	17%
WBE	5%	21%
MBE/WBE TBD	N/A	5%
MBE/WBE Aggregate	**30%**	**44%**
Veteran/Disabled	2.5%	0%

Total Committed Diverse Spend

Construction Contracts

$84,898,892

44%

Note: Includes E/M Marketing Center, 1201 Normandy, Chapel Block, Waylen (early work).

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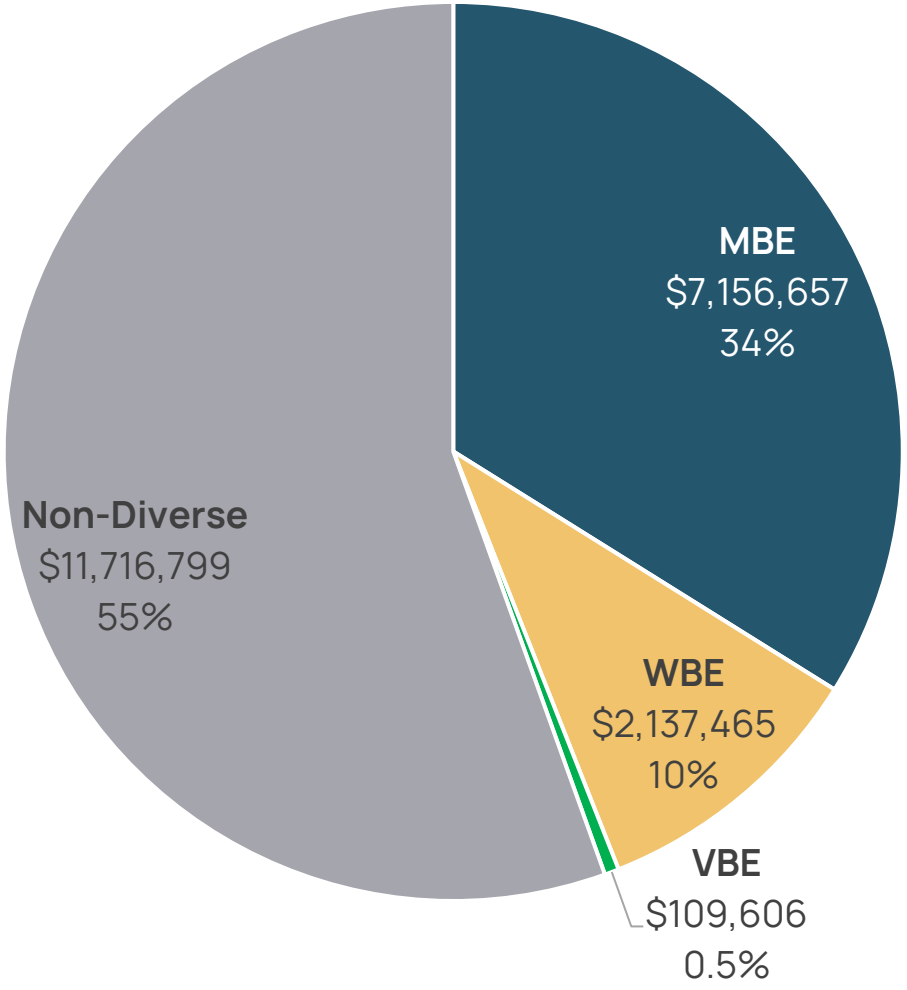
Professional Services Contracts since 2021



	EOP Goal	To Date
MBE	20%	34%
WBE	5%	10%
Veteran/Disabled	1%	0.5%

Total Committed Diverse Spend
Professional Services Contracts
$9,403,728
44%

Note: Includes 2022 Plan Update, E/M Marketing Center, 1201 Normandy, Chapel Block, Waylen (early work).

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Total Diverse Commitment and Spend to Date since 2021

Committed / Contracted	MBE	WBE	Total Diverse Commitment	
Construction	33,867,095	40,473,610	**84,898,892**	Total includes MBE/WBE TBD
Professional Services	7,156,657	2,137,465	**9,403,728**	Total includes VBE ($109,606)
TOTAL	**$41,023,752**	**$42,611,075**	**$94,302,621**	Total includes MBE/WBE TBD + VBE

Actual Spend to Date	MBE	WBE	Total Diverse Spend	
Construction	15,471,546	11,484,547	**26,956,093**	
Professional Services	5,997,512	1,796,861	**7,903,979**	
TOTAL	**$21,469,058**	**$13,281,408**	**$34,860,072**	Total includes VBE ($109,606)

Note: Includes 2022 Plan Update, E/M Marketing Center, 1201 Normandy, Chapel Block, Waylen (early work). Construction amounts reflect Ensemble/Mosaic methodology.

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Other Initiatives

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NAIOP-Drexel University Summer Real Estate Program

- July 2024: Second annual Navy Yard case study competition led by Ensemble/Mosaic
  - 28 high-school students participated in a weeklong stay at Drexel, toured the Navy Yard, and developed a conceptual programming design for Building 83
  - Winning team members received $1,000 each

- Ensemble/Mosaic's contribution to this program also includes $10,000 annually to support program operations

Retail Leasing

- Commitment to lease 25% of retail space to MBE/WBE and establish a supportive leasing program
- **Targeted brokerage outreach:** Retail Tenant Event in partnership with PIDC; Black Business Month celebration with Urban Developers Association; MEDWeek presentation; Hispanic Chamber of Commerce
- **Chapel Block leasing update:** 7 letters of intent (4 MBE, 1 WBE, 1 MWBE)
- **Retail Assistance Program:** low-interest loans for tenant fit-out or operations approved by the Foundation board