



Hill District, Pittsburgh PA

COMMUNITY

COLLABORATION

COMMERCE

CULTURE



HILL CDC

**Pre-Bid Meeting:
New Granada Square Apartments
June 22, 2020**

Welcome



Agenda

- Welcome *Marimba Milliones, Hill CDC*
- New Granada Square *Marimba Milliones, Hill CDC*
- CHN Housing Partners *Michael Bier,
CHN Housing Partners*
- MBE Maximization *Felicity Williams, Hill CDC*
- Bid Review *Tim Fisher, Mistick*
- Resources *Felicity Williams, Hill CDC;
Trish Digliodo, Paramount Pursuits; and Juan Garrett, RCI*
- Upcoming Events *Felicity Williams, Hill CDC;
Juan Garrett, RCI; and Roxanne Thomas, Mistick*
- Bid Q&A *All*

New Granada Square Overview

*Marimba Milliones,
President & CEO*



New Granada Square - Centre Avenue



New Granada Square – Wylie Avenue



PERFI
WEISK
WAGST
GOET

New Parking Garage

- 64 cars entering from Wylie Avenue



Summary of Development Details

- The development will span the entire block, and feature mixed-use, cultural, community, and commercial space
- New Granada Theater and New Office Building
 - Revitalization of New Granada Building, listed on National Register of Historic Places -- 40,000 gross SF of cultural, event, and commercial space for development
 - Additional new construction of 24,000 SF office building, institutional space, and more
- New Granada Apartments and Retail
 - 40 affordable apartments, preference for artists/creatives
 - 5,000 SF of retail space fronting Centre Avenue
- The total budget of the project is over \$45 million
- Construction will begin September 2020 – timeline was pushed back from June 2020 due to COVID-19

CHN Housing Partners

*Michael Bier, Senior Project Manager
Real Estate Development*

About the Project

- New Granada Apartments is a \$15.5 million development
- Start construction in September 2020. 14-month construction schedule
- Funders include PHFA, URA, HACCP, McAuley Ministries and Key Bank
- Occupancy is slated for early 2022
- Visit www.chnhousingpartners.org for more information about CHN Housing Partners

MBE Maximization

Felicity Williams,

*Programs and Policy Manager &
Special Assistant to the President and CEO*

Development Principles

- *Project successfully completed the community's unified review process, the Development Review Panel*
- Promoting economic justice by applying the community's development principles to the New Granada Square project(s)
- Business and Job Opportunities
 - Engagement of neighborhood and local businesses, as well as workers and contractors for employment and hiring opportunities
 - Mentor-protégé program
 - And more!

About the Initiative

- Last year, the Hill CDC launched the MBE Maximization Initiative
- Two information and recruitment sessions were held in November and December 2019 to recruit and promote minority and women-owned business (MBE/MWBE) enterprises, as well as Section 3-qualified businesses
- In response to regional challenges to reducing barriers to MBE participation we launched the [Pathways to Opportunity and Economic Justice Series](#) that will provide support to increase outcomes

Recruitment

- Goal is to **MAXIMIZE** MBE participation
- In 2019, we held 2 MBE & Section III Recruitment Events with over 50 MBEs & MWBEs in attendance! – *Now have a list of over **160** MWBEs and Section III Businesses*



Events to Date

- Info Session I – November 21, 2019
- Info Session II – December 5, 2019
- MBE Maximization Solutions & Networking – March 3, 2020
- Bidding Bootcamp w/ RCI and Partners – May 19 & 21, 2020
- Pre-Bid Meeting – June 22, 2020

Coming up – updates about next events!

If you are a M/WBE and are interested in participating, please visit www.hilldistrict.org/mbemaximization for more information and to join our contact list!

Financial Partners



**BRIDGEWAY
CAPITAL**
Connect Opportunity with Capital

Dollar Bank®
Since 1855



First National Bank

ENTERPRISE BANK



**Northwest
Bank**



PNC BANK

Bid Review

Tim Fisher, Mistick

New Granada Apartments Construction Basics

- 47,000 square feet
- 5 stories
- 40 unit multifamily apartment building
- White box commercial spaces on the first floor with aluminum storefront



Construction Details

- Structural steel/ concrete slab on deck platform with 4 stories of wood frame construction.
- Foundation is grade beams on auger cast piles
- Exterior will be a mix of masonry and various types of siding (metal/ fiber cement).
- All electric with individual apartment HVAC split systems FCU
- EPDM roof
- Served by a single elevator
- In suite laundries and full set of appliances

Sitework

- Ground improvement methods
- Over excavation/re-compaction
- No known hazardous materials
- Storm retention system under the parking lot
- Building utilities into Centre Avenue/Erin street
- Minimal landscaping due to lack of space
- Asphalt parking
- Concrete walks and curbs
- Two short retaining walls

Relevant Trades

- Asbestos Workers/Insulator
- Bricklayer
- Painter
- Mason - stone
- Tile Setter
- Carpenter/Lather
- Drywall finisher
- Floor layer
- Roofer
- Electrician
- Plumber

Wages & Reporting

- Davis Bacon prevailing wages
- Davis Bacon reporting will be through an online portal of the URA

MWBE Requirements/ Workforce

- MBE - 30% **MINIMUM**
- WBE - 15% **MINIMUM**
- Section 3 business /work force participation
- First source hiring provisions/ minority workforce inclusion that will be tracked by the hour

Bids

- Bid on full or portion of the scope based on interest
- Must be accompanied by our bid questionnaire, which is where you can indicate your commitment to our MBE maximization efforts, workforce inclusion, and mentor/protégé efforts
- Firms that show a solid commitment to our efforts will be looked upon favorably
- All subcontractors will be required to meet the Mistick minimum insurance requirement
- **No** payment / performance bonds will be required

Minimum Requirements

■ GENERAL

- Employee Identification Number (EIN)
- Liability Insurance
- Workers Compensation Insurance
- Umbrella Insurance (\$2M in coverage)
- Valid Payroll Deduction System of Accountant

■ CERTIFICATIONS*

- PA Unified Certification Program
- M/WBE Certification
- Section 3 Business Concern Certification
- Disadvantaged Business Certification
- Veterans Business Certification

■ REFERENCES

- Reference Letter from Current Clients
- Reference Letters from Former Clients
- Pictures (Before and Now) Can Be Helpful

■ ADDITIONAL

- Flyer and/or a Scope of Work
- Introduction Letter

*** Certification is encouraged but not required**

All Bids Shall Include

- Cost of liability insurance
- Cost of workman compensation
- Insurance
- Permits
- Fees
- Taxes
- Labor and Materials

Mentor/Protégé

- Long-term relationship between an experienced successful business owner, and a growing MBE business owner seeking knowledge and scale.
- To assist in developing MBEs, the Hill CDC and Mistick Construction are actively seeking participants through this project.
- All bidders should consider participating in the program as a Mentor or a Mentee.
- Match-up Mentor and Mentee in same or similar trade. Opportunity to develop and continue mentorship on New Granada Square project and future projects.
- Firms who participate will be viewed **favorably** in the bidding process.

Payment Terms

- We will utilize “**Public payment terms**” – We pay **within 7 days** of getting paid from the developer.
- Other payment terms can be reviewed on a case- by-case basis.

For more information:

Tim Fisher

timf@mistickconstruction.com

412-322-1121

Resources

*Felicity Williams,
Programs and Policy Manager and Special
Assistant to the President and CEO*

Trish Digliodo, Paramount Pursuits

Juan Garrett, Riverside Center for Innovation



RIVERSIDE
CENTER FOR
INNOVATION

Bid and Administrative Support

Paramount Pursuits

Trish Digliodo

Trish@ParamountPursuits.com

724-385-0862

Riverside Center for Innovation

Juan Garrett

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412-322-3523

Pathways to Opportunity & Economic Justice

*Felicity Williams,
Programs and Policy Manager &
Special Assistant to the President and CEO*



Upcoming Events

- Section III Workforce Info Session – August 20, 2020
4:00 p.m. – 5:30 p.m.
- Section III Business Info Session – August 20, 2020
6:00 p.m. – 7:30 p.m.
- If you are an MBE or MWBE and are interested in participating, please visit www.hilldistrict.org/mbemaximization for more information and to join our contact list!



Cohort Application Window Opens
TOMORROW, June 23rd!

Hill Builds Cohort 2020

- Designed for contractors who aren't ready for the New Granada Apartments project, but want to be ready for other projects in the Hill District!
- 12-week training that includes one-on-one mentoring as well as courses in:
 - Strong business foundation
 - Licensing
 - Insurance
 - Permits
 - Business lines of credit
 - Accounting and financing
 - M/WBE certification
 - Client communication
 - Marketing, project management
 - OSHA and other operations/safety requirements
 - Green and other innovations,
 - and more!

Section III Business

*Juan Garrett,
Riverside Center for Innovation*

Section III Business Concerns Information Session

- Co-facilitators: Juan Garrett, Riverside Center for Innovation *and* Roxanne Thomas, Mistick Construction
- Opportunity to become a Session 3 Business Concern under Housing Urban Development (HUD) working on any construction site within the City of Pittsburgh limits and more.
- For more information, please email Judy McNeil at jm@riversidecenterforinnovation.com or Tenesha Smith at ts@riversidecenterforinnovation.com

Section III

Workforce

Roxanne Thomas, Mistick

Section III Workforce Information Session

- Co-facilitators: Juan Garrett, Riverside Center for Innovation *and* Roxanne Thomas, Mistick Construction
- Opportunity for residents to gain full-time or part-time employment within the duration of the project depending on the length of the General Contractor or Subcontractor on site.
- The wages are up to \$39.97/hr.

Join the Hill District MBE list today!
www.hilldistrict.org/mbemaximization



For more information, contact

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412-765-1820

Question & Answer

Thank you!