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 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.
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, HACP, 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
Dollar Bank
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/workforce 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@mystickconstruction.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
Bid and Administrative Support

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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
Renelda Colvin
rcolvin@hilldistrict.org
412-765-1820
Question & Answer
Thank you!