

Lower Hill Block E: Parking Garage Pre-Bid Meeting

June 22, 2023



Thank you for joining us

- Session is being recorded and will be posted
- Registration will be published
- Dedicated Q&A Segments for in-person participants

The Development Team

Developer



Construction Manager



Diversity Consultant

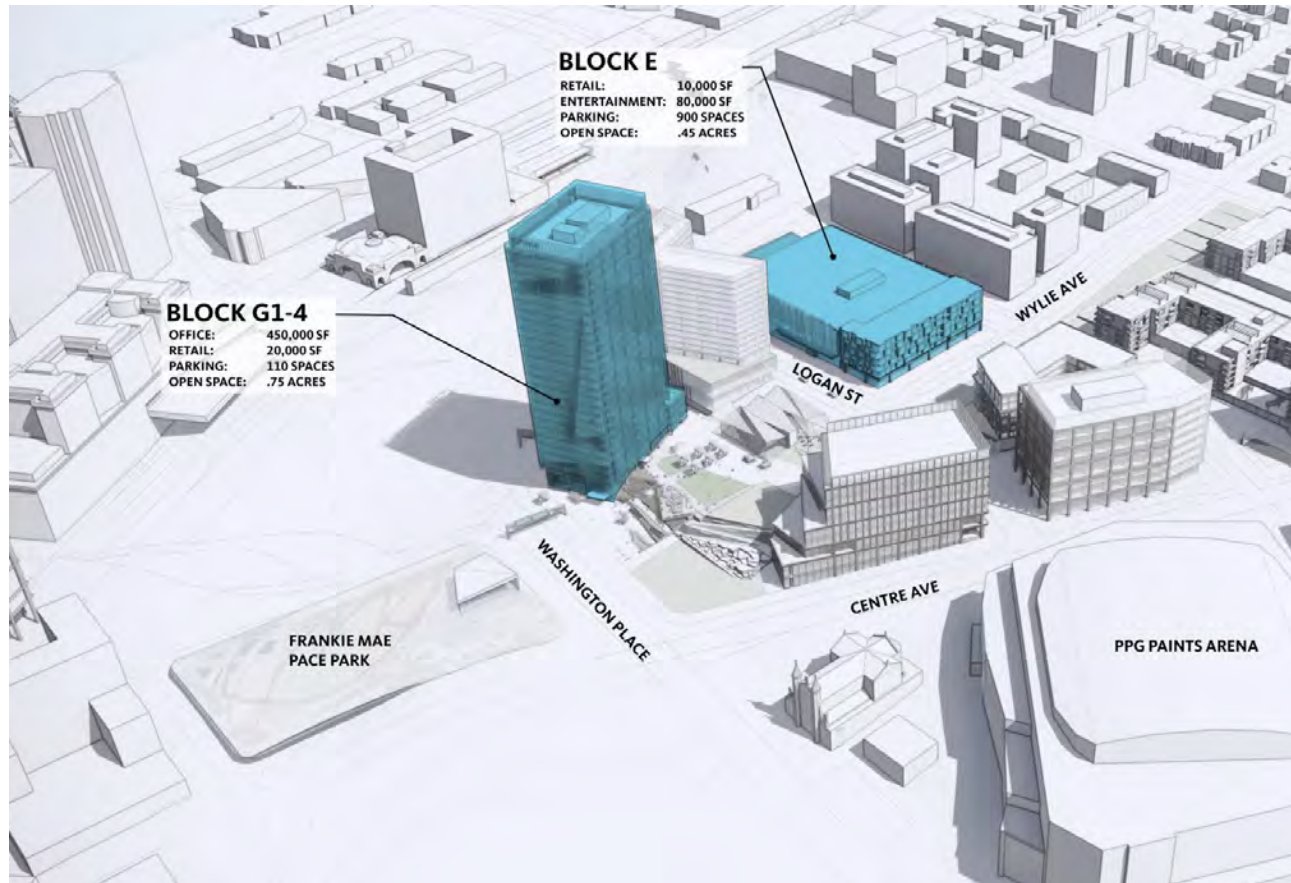


Meeting Objectives

- Overview Lower Hill Development Program
- Review Parking Garage Project on Block E
- Review elements of the project's M/WBE plan
- Bid Packages
- Bid Submission Requirements
- Bid Schedule
- Next Steps



Lower Hill Development Program



Block E Snapshot



4,500 Person

MUSIC VENUE (INDOOR ONLY)

900+ Space

PARKING GARAGE

.45 Acre

OPEN SPACE

50 – 50

**LERTA SPLIT WITH
GREATER HILL
NEIGHBORHOOD
REINVESTMENT FUND**

45%

**M/WBE
CONTRACTING GOAL**

\$8 Million over 20 Years

**FOR HOUSING REHABILITATION AND STABILIZATION
FUND FROM PARKING TAX DIVERSION
(APPROXIMATE)**

10,000 RSF

**GROUND FLOOR COMMERCIAL SPACE
(WITH LOCAL BUSINESS INCUBATOR)**

Reinvestment Progress Update

To date, the FNB Financial Center project has made contract commitments to **78** M/WBEs across Construction and Pre-Development

- **\$36.7M** in contracts to Minority-Owned Businesses (33%)
- **\$25.2M** to **Black-Owned Businesses** (24%)
- **\$8.6M** to Women-Owned Businesses (8%)
- Construction commitments to **47** MWBEs ranging from \$15k to \$7.4M
- Construction on the FNB Financial Center is approx. **60% complete** and **minorities** have accounted for **22% of the onsite labor**

Total Subcontract awards \$110,759,051.00



Workforce in Current Month

[hours worked]

12%

Minority Hours Worked [2,252]



1%

Female Hours Worked [275]



Total Workers on Site (current month)

153

Cumulative Workforce

[hours worked]

20%

Minority Hours Worked [49,013]

2%

Female Hours Worked [5,246]



Compliance with CCIP & MWBE Goals

- Compliance requirements with City and Commonwealth (RACP, etc)
- M/WBE, Workforce and reinvestment objectives aligned with the Community Collaboration and Implementation Plan (CCIP)
 - **30% Minority and 15% Women business participation**
 - **20% Minority Labor Force Job Creation and Workforce Development**
 - Local Residents of the Greater Hill District Community
 - Priority workforce opportunities
 - New Hires
- **Workforce Opportunities**
 - Pre-apprenticeship programs from Partner4Work and Builder's Guild
 - Bidding requirements will include this participation
 - **Training Opportunities**
 - Riverside Center for Innovation Resource: Small business training/ Workforce development / training



Block E Development Project Team

Design team.

desmone

THA
THA CONSULTING

!N
STUDIO
VOLCY

Cosmos
TECHNOLOGIES

CJL ENGINEERING

Michael Baker
INTERNATIONAL

SciTek
CONSULTANTS, INC.

TROX!TECT
ENTERPRISES

UPSTUDIO
LANDSCAPES

advantus
engineers

Development team.

BPG
The Buccini / Pollin Group


Pittsburgh Arena
Redevelopment LP

e.holdings
Connecting People + Place


CARL WALKER
CONSTRUCTION

Carl Walker Construction

WE SOLVE PARKING



Carl Walker Construction is the premier contractor for all your parking facility needs. We offer sustainable design, new construction and expansion, restoration and preservation, as well as specialty concrete know-how, through self-performed, single-source solutions, to exceed every new project challenge.

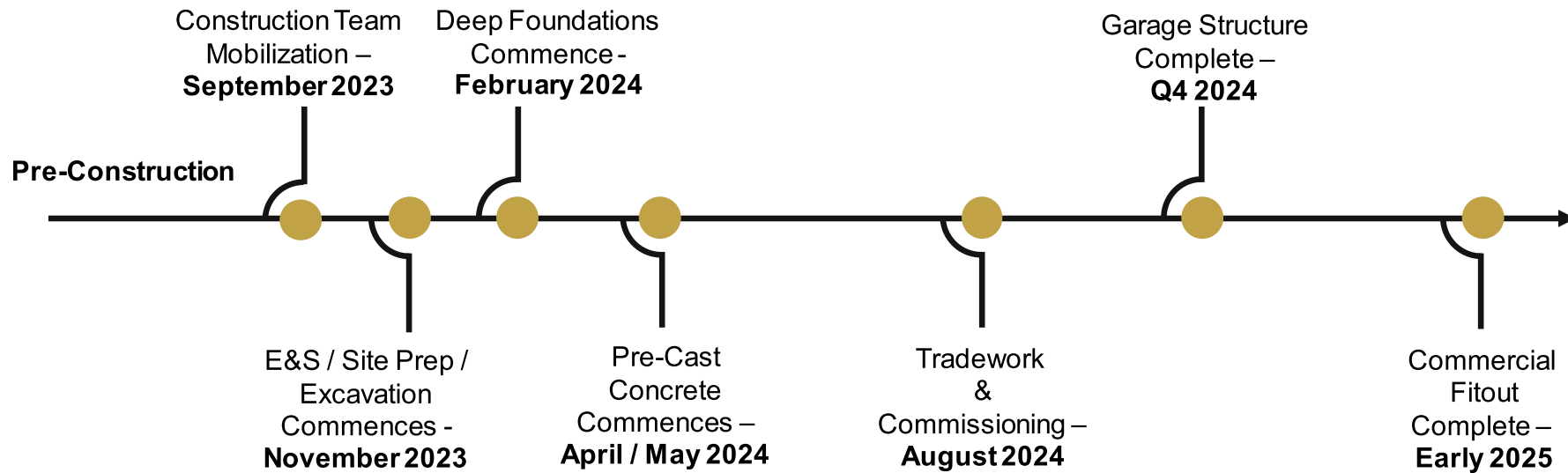
Over hundreds of projects, from conception to completion, we have demonstrated a commitment to quality, building an industry standard that few others can achieve. Our experience, technical capability, proven resources, and a genuine passion for our work, continues to keep us BUILDING EXCELLENCE AT EVERY LEVEL.

Our Commitment:

- As part of this commitment to inclusionary business practices, Carl Walker Construction encourages women-owned, minority-owned, veteran-owned and small business participation on all our projects – regardless of funding requirements.
- As your construction partner, we will structure an effective and achievable local workforce and MWBE approach for the overall construction program and enforce its success with the subcontractors on this project.
- We also invest in our business partners through knowledge transfer through a wide-range of technical expertise in estimating, safety, project management and construction.



Projected Schedule Milestones



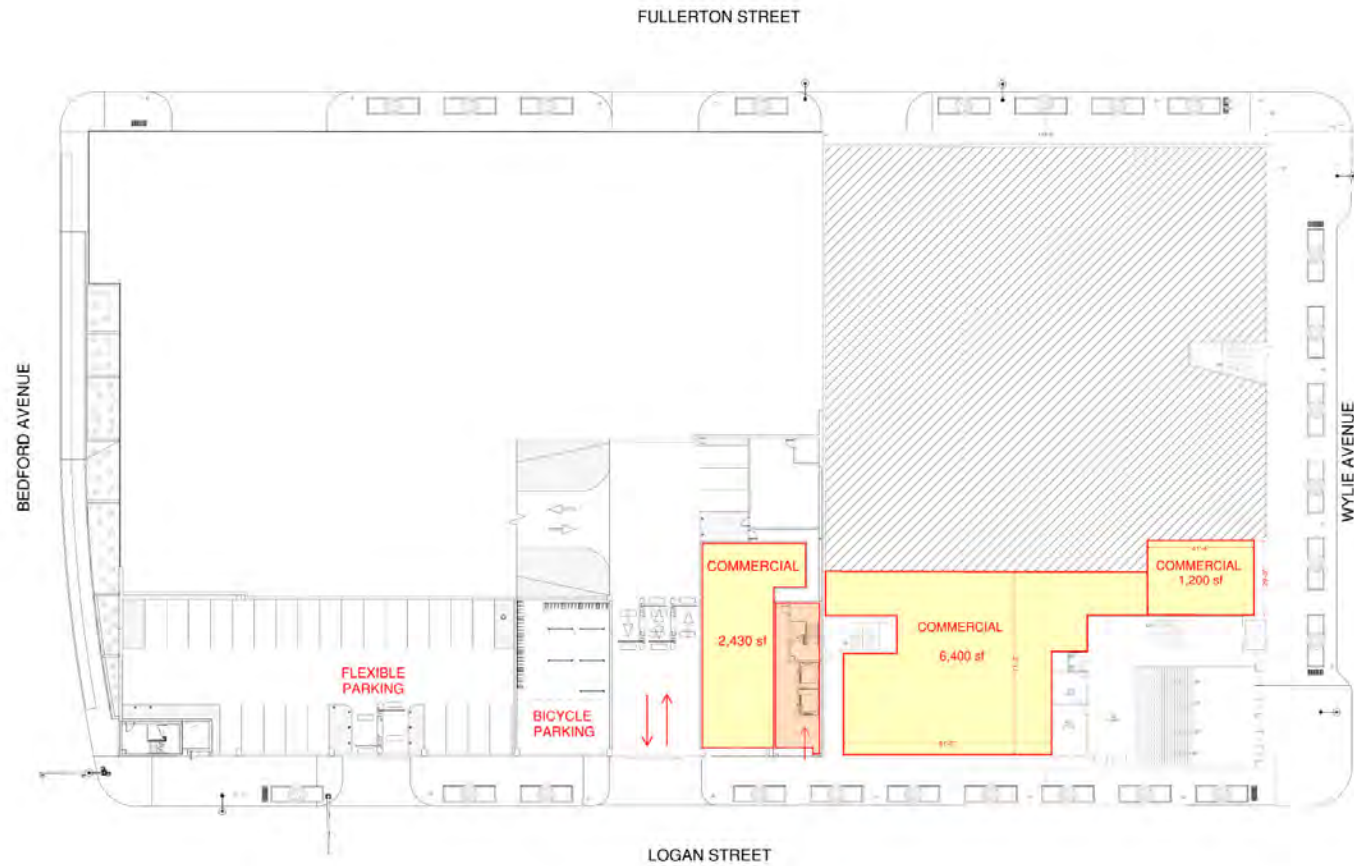
Note: Developer and project partners to update entertainment venue core & shell schedule later this summer

Project Schedule & Milestones

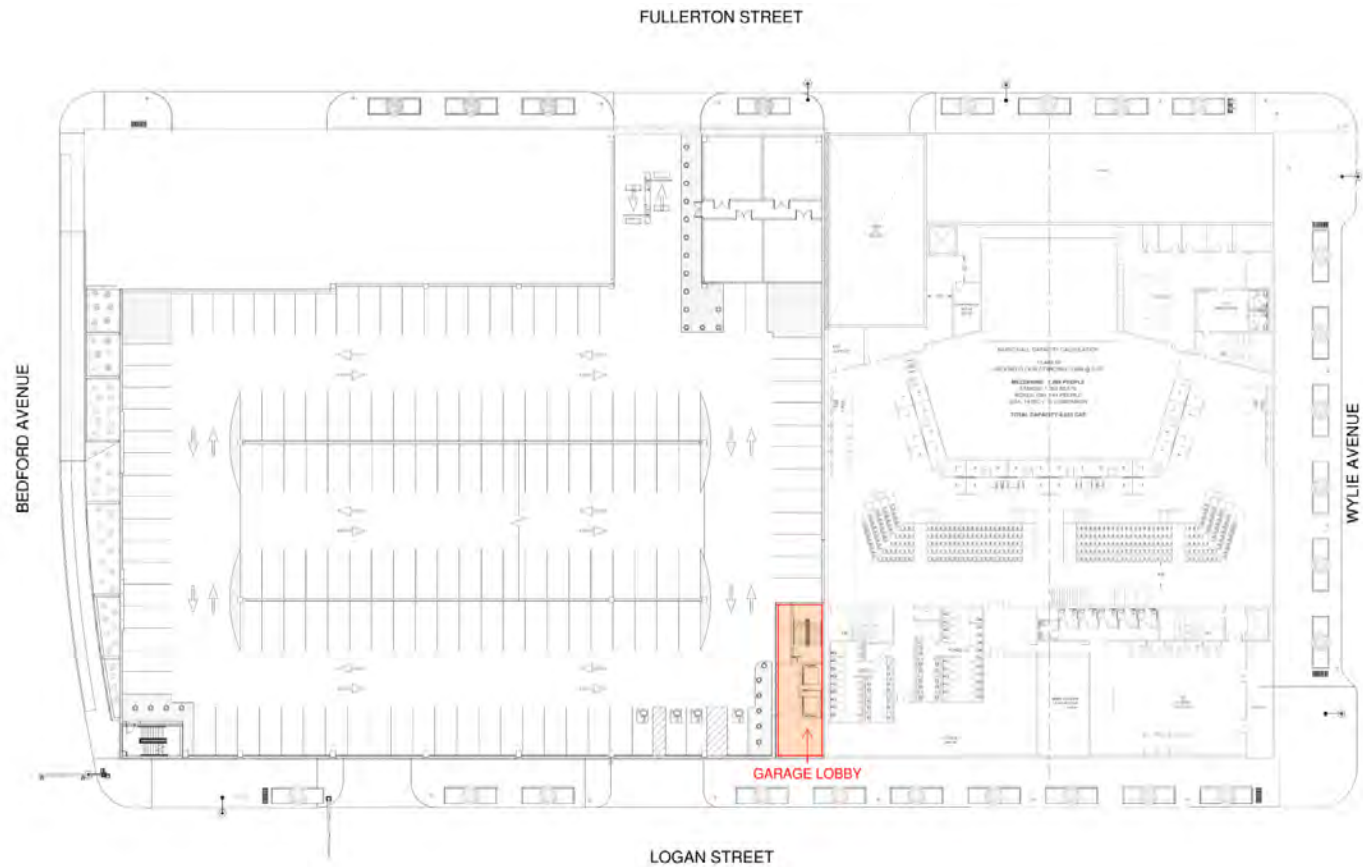
Milestone Dates

- | | |
|-------------------|---------------------------------------|
| • June 22, 2023 | Prebid Meeting |
| • June 23, 2023 | Release Bid Documents |
| • June 27, 2023 | 1 st Scope of Work Meeting |
| • June 29, 2023 | 2 nd Scope of Work Meeting |
| • July 6, 2023 | 3 rd Scope of Work Meeting |
| • July 11, 2023 | 4 th Scope of Work Meeting |
| • July 12, 2023 | 1 st Trade Union Meeting |
| • July 13, 2023 | 5 th Scope of Work Meeting |
| • July 17, 2023 | Final Day for RFI's |
| • July 19, 2023 | 2 nd Trade Union Meeting |
| • July 19, 2023 | Final Addenda to be Issued |
| • July 26, 2023 | Bids Due |
| • August 25, 2023 | C.M. Bid Leveling Complete |
| • August 28, 2023 | Contract Awards |

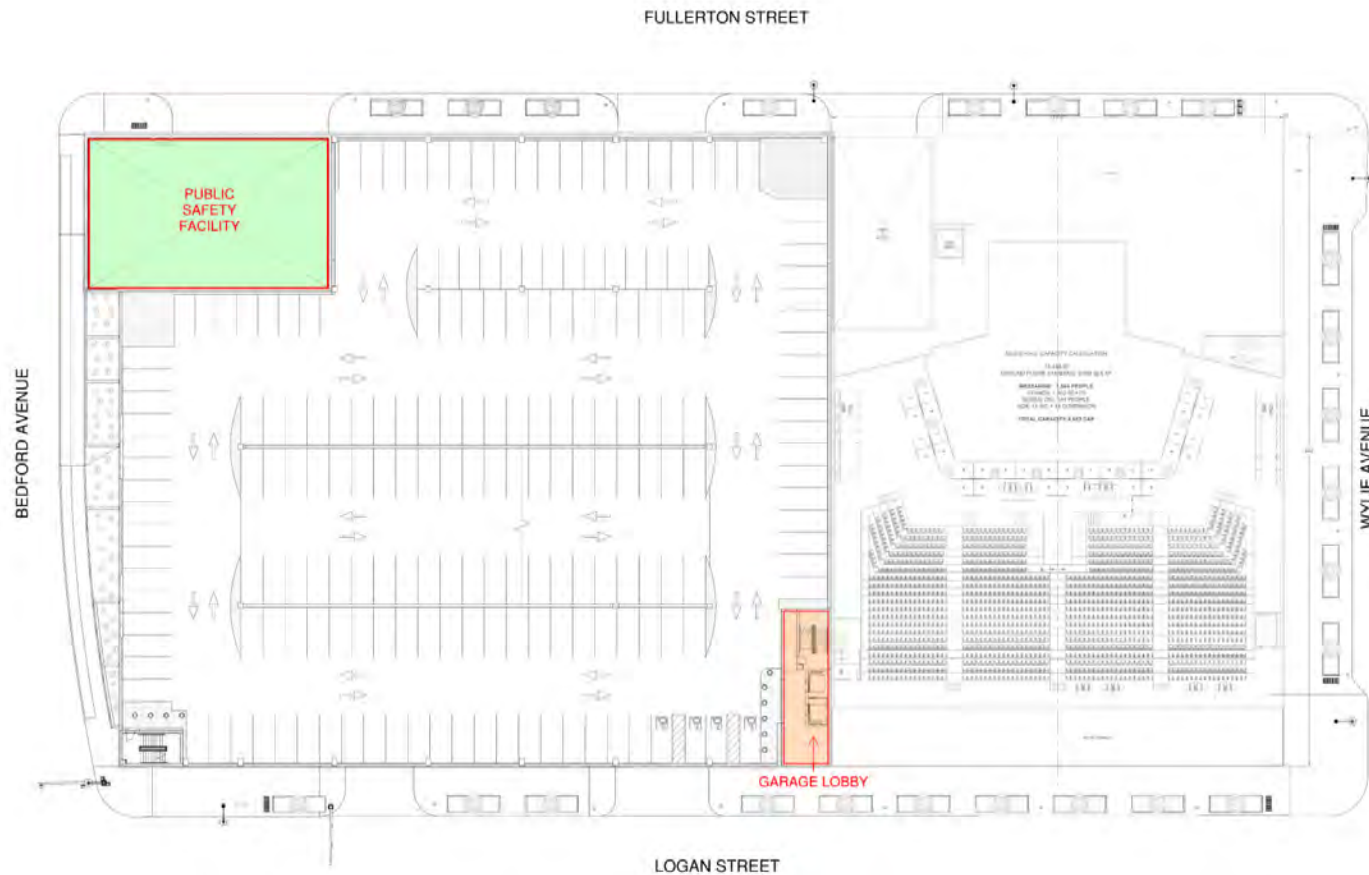
Block E Development – Street Level Plan



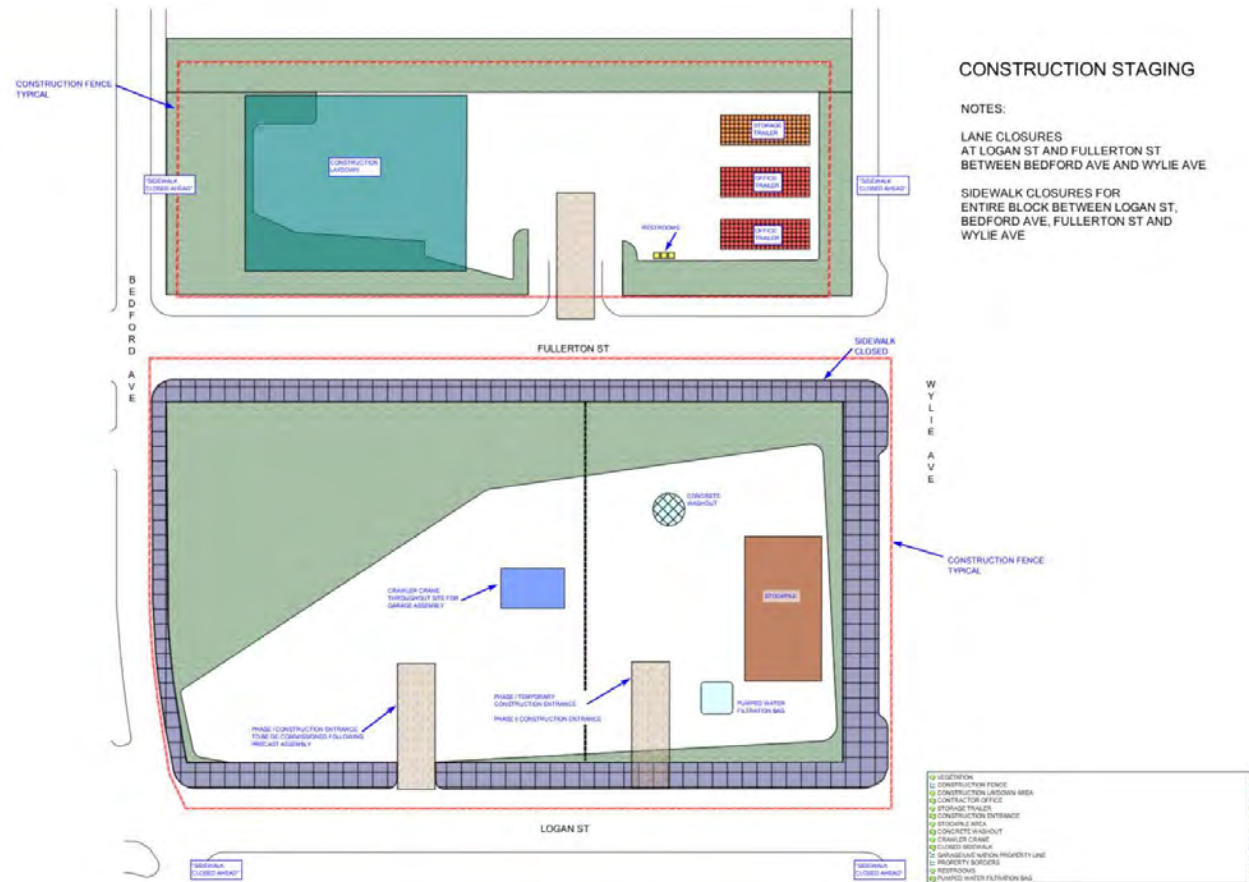
Third Floor Plan



Fourth – Fifth Floor Plan



Site Staging Plan



Bid Packages

The following bid packages will be released:

1. Cast in Place Concrete
2. Precast Concrete
3. Masonry
4. Miscellaneous Metals
5. Rough Framing
6. Waterproofing
7. Roofing
8. Metal Façade & Canopy
9. Doors & Hardware
10. Aluminum Storefront
11. Overhead Doors
12. Interiors
13. Painting
14. Line Striping
15. Signage
16. Specialties
17. Elevators
18. Fire Protection
19. Plumbing
20. HVAC
21. Electrical
22. Fire Alarm
23. Deep Foundations/Soils Improvement
24. Site Work
25. Site Concrete
26. Landscaping

Invitation to Bid

- Bidders will receive an invitation to bid via email containing a link to Box with all bid documents



BUILDING EXCELLENCE AT EVERY LEVEL

Invitation to Bid

June 23, 2023

Project: Pittsburgh Lower Hill District – Block E Parking Garage

Bid Date / Time: Friday, July 26, 2023, 4:00 pm. BIDS WILL NOT BE ACCEPTED AFTER THE DEADLINE

Carl Walker Construction, Inc. (CWC) will be receiving bids from qualified contractors for the construction of a new 6 story, 909 space precast concrete parking garage in the Lower Hill neighborhood of the City of Pittsburgh.

Bids will be received for the following Contracts:

1. Bid Package #01 - Division 3 - CIP Concrete (Foundations, Slab on Grade, Toppings, Misc. Concrete)
2. Bid Package #02 - Division 3 - Precast Concrete
3. Bid Package #03 - Division 4 - Masonry
4. Bid Package #04 - Division 5 - Miscellaneous Metals
5. Bid Package #05 - Division 6 - Rough Framing
6. Bid Package #06 - Division 7 - Waterproofing
7. Bid package #07 - Divisions 7 & 11 - Roofing
8. Bid Package #08 - Divisions 5 & 7 - Metal Façade & Canopy
9. Bid Package #09 - Doors & Hardware
10. Bid Package #10 - Division 8 - Glass
11. Bid Package #11 - Division 8 – Overhead Doors
12. Bid Package #12 - Divisions 9 & 10 - Interiors (Metal Studs, Drywall, Toilet Accessories, Tile, Flooring)
13. Bid Package #13 - Division 9 - Paint
14. Bid Package #14 - Division 9 - Line Striping
15. Bid Package #15 - Division 10 - Signage
16. Bid Package #16 - Division 10 - Specialties (Bike Racks, Traffic Delineators, Fire Extinguishers & Cabinets)
17. Bid Package #17 - Division 14 - Elevators
18. Bid Package #18 - Division 21 - Fire Protection
19. Bid Package #19 - Division 22 - Plumbing
20. Bid Package #20 - Division 23 - HVAC
21. Bid Package #21 - Division 26 - Electrical
22. Bid Package #22 - Division 28 - Fire Alarm
23. Bid Package #23 - Division 31 – Deep Foundation/Soils Improvement
24. Bid Package #24 - Divisions 31 & 33 – Site Work
25. Bid Package #25 - Division 32 – Site Concrete
26. Bid Package #26 - Division 32 - Landscaping

Bid Date: Bids will be accepted no later than 4:00 p.m. prevailing time on Tuesday, July 26th, 2023. *Bids submitted after the deadline, will not be accepted.*

Carl Walker Construction, Inc.
591 Vesta Drive
Pittsburgh, PA 15205-1216
412.490.2824 | info@carlwalkerconstruction.com

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carlwalkerconstruction.com



BUILDING EXCELLENCE AT EVERY LEVEL

Bid Documents: Contract documents will be available for download from the link below. Paper copies of the contract documents will not be available for pick up or mailed out.

Bid Document Link:

<https://carlwalkerconstruction.box.com/s/lyissmbdy08vwa9fipefmpxpefddslch9>

Information in Link:

- Construction Drawings, dated 2/10/2023
- Construction Specifications
- Scope of Work Sheets
- Construction Schedule
- Subcontractor Questionnaire
- RFI Form
- Site Logistics Plan

Site Visit: All Interested Contractors are encouraged to visit the site.

Questions: Questions concerning the bid document may only be submitted by email, on the RFI provided by CWC. Questions will be answered in a timely manner until (5) business days prior to the bid due date. Last day for questions, will be on July 17, 2023 by 12:00 p.m.

Wages: Wages paid on this project shall not be less than the minimum prevailing wages determined by the Commonwealth of Pennsylvania Department of Labor and Industry.

This is a Prevailing Wage Project; however, Carl Walker Construction has agreements with the Carpenter, Laborers and Cement Mason Unions. Project Labor Agreements (PLA) with these unions are encouraged.

EEO: The contractor will be required to comply with all applicable Equal Employment Opportunity (EEO) requirements. The Contractor must assure that applicants and employees are not discriminate against based on race, color, religion, disability, ancestry, national origin, age, sexual preference, gender identity, gender expressions, political and/or union affiliation.

MWBE: This project requires all bidders to complete and submit Certification of Minority and Women's Participation with Exhibits. CWC acknowledges the project goals of thirty percent (30%) and fifteen percent (15%) women and therefore, requires that all Contractors meet the goals.

The Owner reserves the right to reject and or all bids or to waive any informality in the bidding.

Bids may be held by the owner for a period not exceed (60) sixty days from the opening of the bids for the purpose of reviewing the bids prior to awarding the contract.





All bids and questions should be emailed to blocke@carlwalkerconstruction.com

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Invitation to Bid

box

Bid Package

NAME	UPDATED ↓	SIZE
 Scope Sheets	Today by Jeremy Wolfe	1 File
 Bid Documents	Today by Jeremy Wolfe	0 Files
 Construction Specifications	Today by Jeremy Wolfe	2 Files
 Construction Drawings	Jun 13, 2023 by Jeremy Wolfe	2 Files

Next Steps – Non-Union Companies

Carl Walker is signatory to the following unions:

- Carpenters
- Laborers
- Cement Masons

Please stop at the Carl Walker table today for additional information and resources

Opportunity for Non-union businesses to participate:

- Discussions with the Unions at the First Source Center
 - There will be scheduled meetings on July 12th and July 19th with the various building trades/local unions.
 - ✓ These meetings will, represented by the unions, discuss the path of a non-union company to a project agreement to work on the Block E Parking Garage.
 - ✓ Please visit www.lowerhillredevelopment.com/construction-bidding.html for information on dates, time and the Trade meeting

Next Steps

Carl Walker will:

- ✓ collect all the bidders' information
- ✓ organize each company into the various bid packages, and
- ✓ group each company based upon their abilities and interests

Bid Package Issuances

- Carl Walker will organize, invite and facilitate:
 - ✓ Specific bid package meetings,
 - ✓ networking sessions specific to that scope of work
- Carl Walker will have conversations with M/WBE companies to aide in finding ways to work on the project in scopes of work that align with your capabilities.

Next Steps

This is the first session for information. Future sessions will be advertised and held with each of the Bid Package issuances.

Steps to Bid

1. Visit www.lowerhillredevelopment.com/construction-bidding.html
2. Complete the form and hit submit
3. Information will be sent to for inclusion in our interested bidders list
4. Bidding Documents will be issued

How To Bid

Bidding is open to everyone by invite only. Please fill out the form below to be added to the invite list!

** Indicates required field*

Name *

First

Last

Company Name *

Email *

Phone Number *

Please indicate all Bid Packages that you're interested in by checking the boxes below.

Next Steps – Diverse Businesses

- Contact Us to let us know you are interested

via email diversity@eholdingsinc.com

Phone 412-434-6571

- Answer Our Call
- Allow Us to Share Your Information
- Attend an upcoming M/W/DBE workshop(s)
- Need Training? (Bonding, training, insurance, other)

Contact Juan at Riverside Center for Innovation

Phone: 412-322-3523 email: jg@riversidecenterforinnovation.com

Website: riversidecenterforinnovation.com

Already heard from us?

Expect a follow-up call to discuss your specific qualifications+ interest in upcoming packages

Available Resources

Training Opportunities and Resources

(Bonding, training, insurance, other)

Contact Juan Garrett

Riverside Center for Innovation, 412-322-3523

jg@riversidecenterforinnovation.com

riversidecenterforinnovation.com



First Source Center Resources

- Located in the Hill House at **1835 Centre Ave, First Floor, Room 140, Pittsburgh, PA 15219**
- Business Support
(computers, scanners, printers, meeting space)
- Technical Expertise with one-on-one support from Carl Walker for pre-bid and post award activities



Weekly presence at First Source Center to offer support services for businesses

Available Support/Resources:

- Accelerating Business Expansion Loan
- Minority Business Recovery & Growth Loan Fund
- Microenterprise Loan Program

Lower Hill Redevelopment

*To begin the bid process or
for more information visit*

www.lowerhillredevelopment.com/construction-bidding.html

Questions?

Visit the Carl Walker Construction table today
or

Email Carl Walker Construction at **BlockE@carlwalkerconstruction.com**

LOWER
HILL
REDEVELOPMENT

Thank You!



Bid Package #1 – CIP Concrete

Package Details:

- F & I Foundations
- F & I Slab on Grade
- F & I Toppings & Washes
- F & I Miscellaneous

Anticipated Trades:

- Laborers
- Carpenters
- Cement Masons

Union Affiliation: Yes

Which Ones? Carpenters, Laborers, Cement Masons

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #2 – Precast Concrete

Package Details:

- Precast Concrete Superstructure
- Precast Concrete Bollards
- Precast Erection

Anticipated Trades:

- Cement Masons
- Iron Workers

Union Affiliation: Yes

Which Ones? Cement Masons

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #3 – Masonry

Package Details:

- F & I Masonry Walls
- F & I Masonry Reinforcing
- F & I Joints
- F & I Caulking (Related to Masonry Only)

Anticipated Trades:

- Masons

Union Affiliation: Yes

Which Ones? Cement Masons

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #4 – Miscellaneous Metals

Package Details:

- Handrails
- Miscellaneous Elevator Steel
- Embed Plates
- Miscellaneous Structural Steel

Anticipated Trades:

- Iron Workers

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #5 – Rough Framing

Package Details:

- F & I Wood Blocking

Anticipated Trades:

- Carpenters
- Laborers

Union Affiliation: Yes

Which Ones? Carpenters, Laborers

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #6 – Waterproofing

Package Details:

- F & I Expansion Joints
- F & I Backer Rod & Sealant
- F & I Below Grade Waterproofing
- F & I Traffic Coating

Anticipated Trades:

- Cement Masons
- Laborers

Union Affiliation: Yes

Which Ones? Cement Masons, Laborers

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #7 – Roofing

Package Details:

- F & I Insulation
- F & I Roof Membrane
- F & I Roof Accessories

Anticipated Trades:

- Roofers

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #8 – Facade & Canopy

Package Details:

- F & I Facade
- F & I Canopy
- F & I Façade & Canopy Framing
- F & I Aluminum Coping

Anticipated Trades:

- Ironworkers
- Carpenters

Union Affiliation: Yes

Which Ones? Carpenters

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #9 – Doors & Hardware

Package Details:

- F & I Hollow Metal Frames
- F & I Hollow Metal Doors
- F & I Hardware
- F & I Caulking (Related to Doors Only)

Anticipated Trades:

- Carpenters
- Laborers

Union Affiliation: Yes

Which Ones? Carpenters, Laborers

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #10– Storefront

Package Details:

- F & I Aluminum Frame
- F & I Glazing
- F & I Caulking (Related to Storefront Only)

Anticipated Trades:

- Glazers
- Carpenters

Union Affiliation: Yes

Which Ones? Carpenters

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #11 – Overhead Doors

Package Details:

- F & I Overhead Doors
- F & I Hardware
- F & I Caulking (Related to Overhead Doors Only)

Anticipated Trades:

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #12– Interiors

Package Details:

- F & I Metal Stud Framing
- F & I Drywall
- F & I Insulation
- F & I Flooring
- F & I Toilet Accessories

Anticipated Trades:

- Carpenters
- Laborers

Union Affiliation: Yes

Which Ones? Carpenters, Laborers

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #13– Painting

Package Details:

- Paint Walls
- Paint Doors & Bollards
- Paint Rails
- Paint Exposed Conduit & Steel

Anticipated Trades:

- Painters

Union Affiliation: No

Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #14– Line Striping

Package Details:

- Paint Parking Space Lines
- Paint ADA Spaces
- Paint Miscellaneous Floor Graphics

Anticipated Trades:

- Painters

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #15– Signage

Package Details:

- F & I Wall Mounted Signage
- F & I Precast Mounted Signage
- F & I Paint Hung Signage
- F & I Pole Mounted Signage

Anticipated Trades:

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #16– Specialties

Package Details:

- F & I Bike Racks
- F & I Flexible Delineators
- F & I Fire Extinguishers & Cabinets
- Install All Bollards
- F & I Caulking (Related to your Scope of Work)

Anticipated Trades:

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #17– Elevators

Package Details:

- F & I Elevators

Anticipated Trades:

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #18– Fire Protection

Package Details:

- F & I Underground Lines in Garage Footprint
- F & I Standpipes
- F & I Sprinkler Lines & Heads
- Testing
- Permitting

Anticipated Trades:

- Sprinkler Fitters

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #19– Plumbing

Package Details:

- F & I Underground Lines in Garage Footprint
- F & I Plumbing Lines
- F & I Plumbing Equipment
- F & I Plumbing Fixtures
- Testing
- Permitting

Anticipated Trades:

- Plumbing

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #20– HVAC

Package Details:

- F & I Exhaust Equipment
- F & I HVAC Equipment
- F & I Sensors & Thermostats
- F & I Ductwork
- Testing
- Permitting

Anticipated Trades:

- Mechanical

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #21 – Electrical

Package Details:

- F & I Underground Line in Garage Footprint
- F & I Lighting, Conduits & Wiring
- F & I Equipment, Conduits & Wiring
- F & I EV Charging Stations
- Testing
- Permitting

Anticipated Trades:

- Electrical

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #22– Fire Alarm

Package Details:

- F & I Underground Line in Garage Footprint
- F & I Equipment, Conduits & Wiring
- F & I Panels
- Testing
- Permitting

Anticipated Trades:

- Electrical

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #23 - Site Work

Package Details:

- Perform Site Demolition
- Perform Bulk Excavation
- F & I Site Utilities
- Perform Rough Grading

Anticipated Trades:

- Operators
- Electrical
- Plumbing

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #24 – Deep Foundations

Package Details:

- Engineering
- Permit
- F & I Deep Foundations/Ground Improvements
per Engineering Design

Anticipated Trades:

- Operators
- Pile Drivers

Union Affiliation: No
Which Ones?

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #25 - Site Concrete

Package Details:

- F & I Curbs
- F & I Sidewalks
- F & I Planter Walls & Foundations

Anticipated Trades:

- Carpenters
- Laborers
- Cement Masons

Union Affiliation: Yes

Which Ones? Carpenters, Laborers, Cement Masons

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023

Bid Package #26 – Landscaping

Package Details:

- Establish Finish Grade
- F & I Topsoil
- F & I Shrubs, Trees & Ground Covering

Anticipated Trades:

- Laborers

Union Affiliation: Yes

Which Ones? Laborers

Issuance Date: June 23, 2023

Bid Due Date: July 26, 2023

Anticipated Award: August 28, 2023