

# LOWER HILL COMMERCIAL REDEVELOPMENT MEETING



The Buccini/Pollin Group

LOWER  
HILL  
REDEVELOPMENT



**MWBE**

Certification Consulting &  
Partnership Opportunities

**Workforce  
Opportunities**



**January 28, 2020**





# Community Focus Areas

*This presentation primarily focuses on activities around the first two focus areas and related audiences.*

**Job Creation, Local Inclusion and Workforce Development**

**Minority/Women Business Enterprise (M/WBE) Inclusion**

Inclusionary and Homeownership Housing Programs

**Communications, Reporting, and Tracking**

Wealth Building Initiatives

Culture and Community Legacy Initiatives

Coordinated Community Development Strategies

# Today's Goals

Project Overview

Current Status

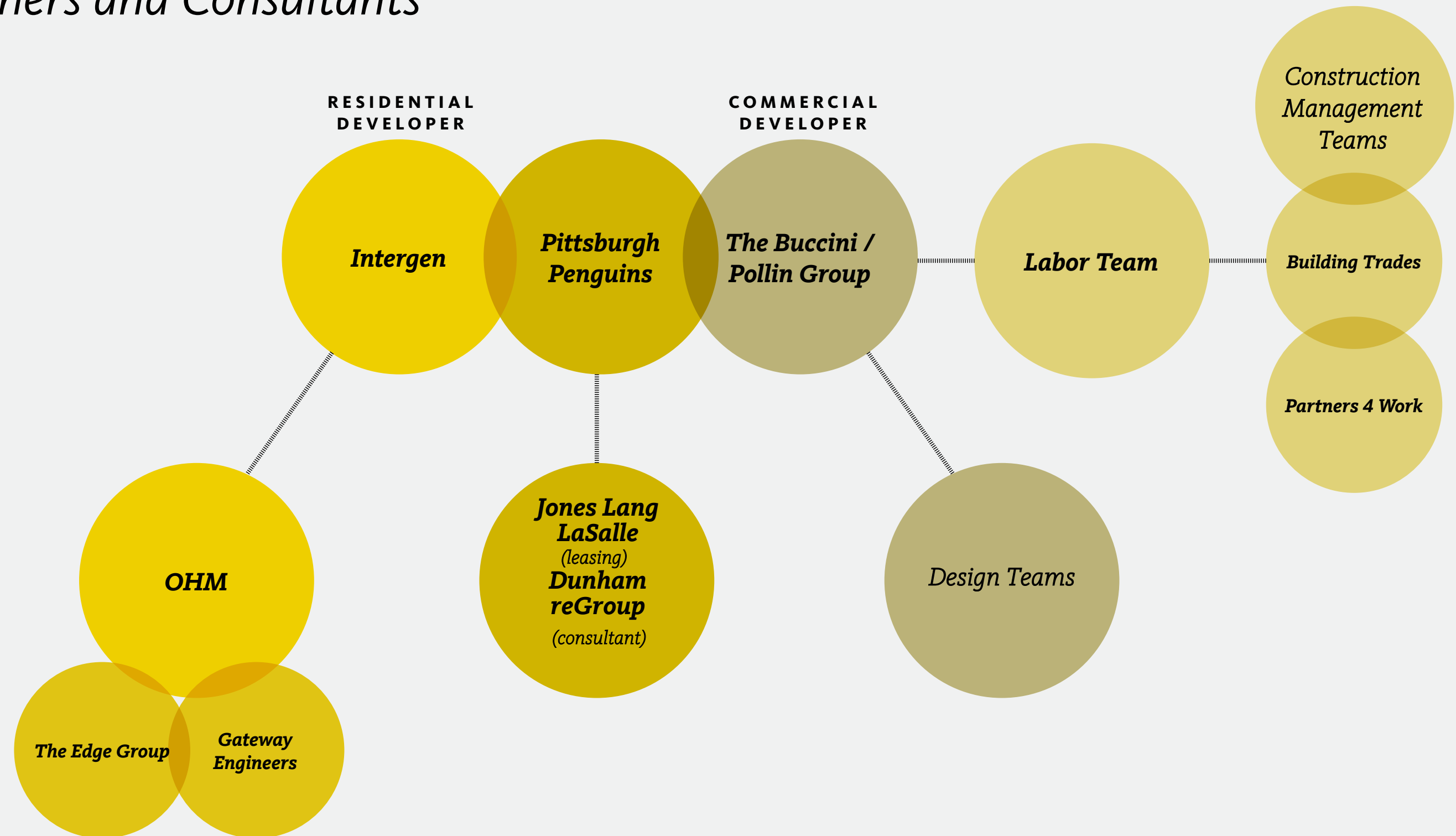
Opportunity Pathways

- Individual Employment Opportunities (Construction/ Trade)
- Individual Employment Opportunities (Professional Services)
- MWBE Development Procurement Opportunities (Prof. Services, Construction)
- MWBE Tenant Leasing Opportunities (Post-Construction)
- MWBE Operational Procurement Opportunities (Post-Construction)

Outreach Update

Riverside Center for Innovation Program Overview

# Partners and Consultants



# Outreach Team



*Matt Corace*



*Olivia Grunseich*



*Elaine Asal*



# *Lower Hill Site*

Lower Hill is 28 total acres of land distributed over 7 blocks, which are primarily used as parking lots today. Downtown Pittsburgh is located directly west of the site, and to the east lies the Greater Hill District. The site rises in height as you move from southwest to northeast, with a total grade change of 140 feet.

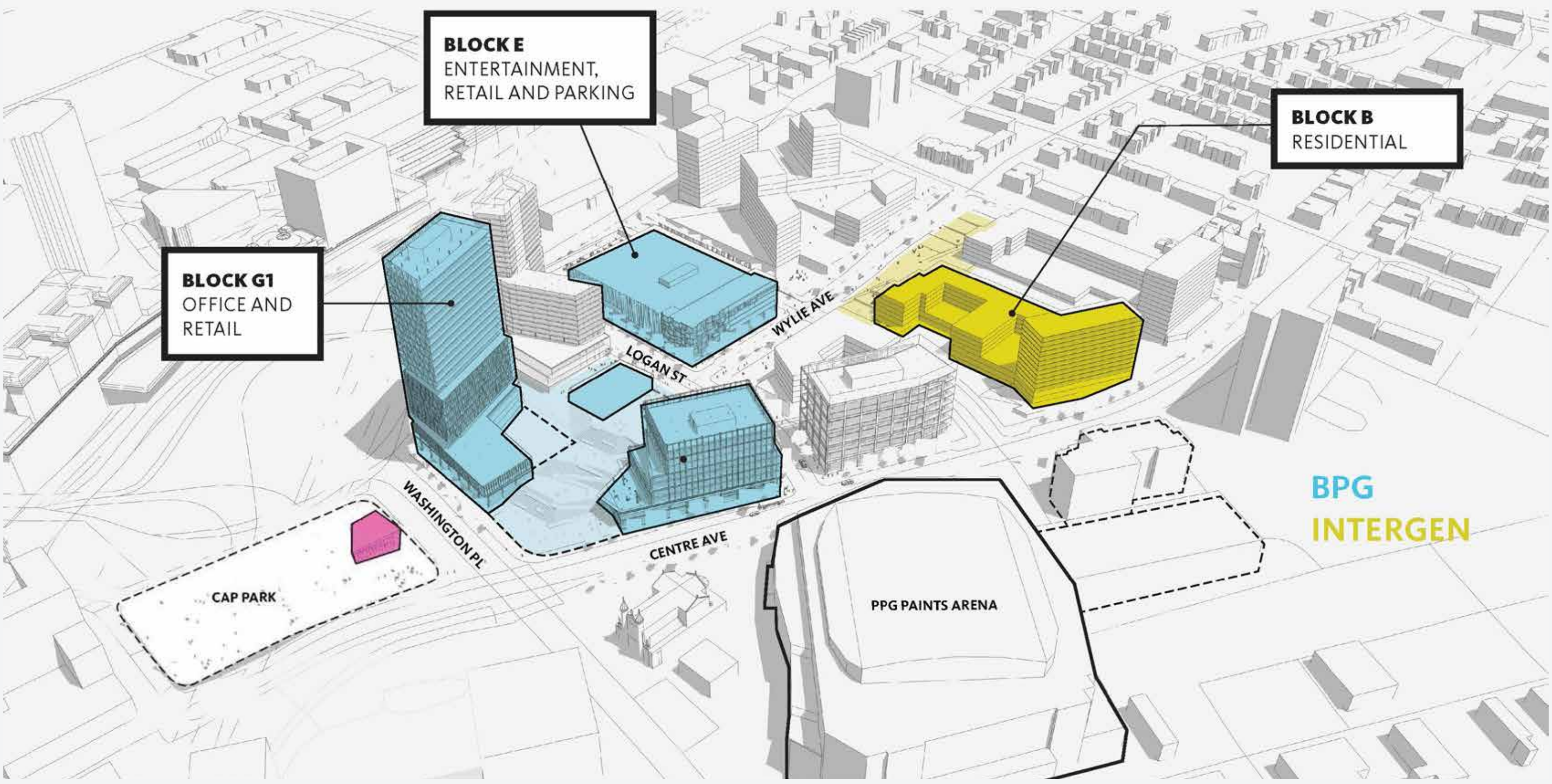








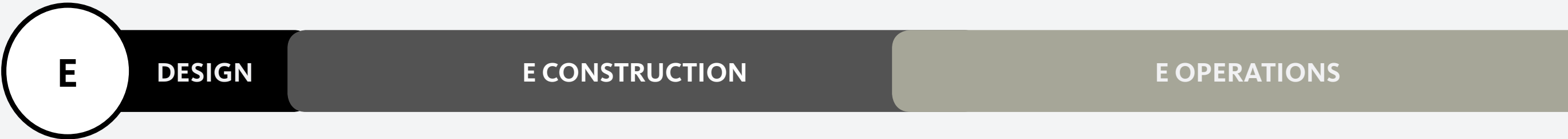
# The First Phase of Mixed Use Development





# Proposed Project Timeline

2019			2020				2021				2022				2023		
Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3



**ONGOING** CONTRACTOR IDENTIFICATION, M/WBE DATABASE DEVELOPMENT AND PROCUREMENT



# Coming Opportunities

## NEXT 30 DAYS - BLOCK G1

Opportunities under Gensler's Architect of Record Assignment

- Base Contract Design & Construction Administration Support
- Landscape Architecture
- Parking Systems Design
- Mechanical and Structural Engineering
- Architectural Lighting Design
- Sustainable Design
- Commissioning

PAR to issue RFQ

## NEXT 60 DAYS - BLOCK E

- Base Contract Design and Construction Administration Support
- Landscape Architecture
- Parking Systems Design
- Mechanical and Structural Engineering
- Architectural Lighting Design
- Sustainable Design
- Commissioning

## NEXT 90 Days

Pre-development Opportunities including:

- Accounting
- Website Development / Maintenance
- Landscape Architecture (Open Space)

General Contractor Introductions for Construction Trades

Exploring Pre-Development Contractor / Job Fair



# Non-Profit Partners



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**JUAN GARRETT**

RIVERSIDE CENTER  
FOR INNOVATION

**EARL BUFORD**

PARTNER4WORK

**JEFF NOBERS**

BUILDER'S GUILD



# Make Sure We Know You!

**274**

MWBE Businesses  
in our Database

**13**

MWBE Businesses  
are based in the  
Hill District

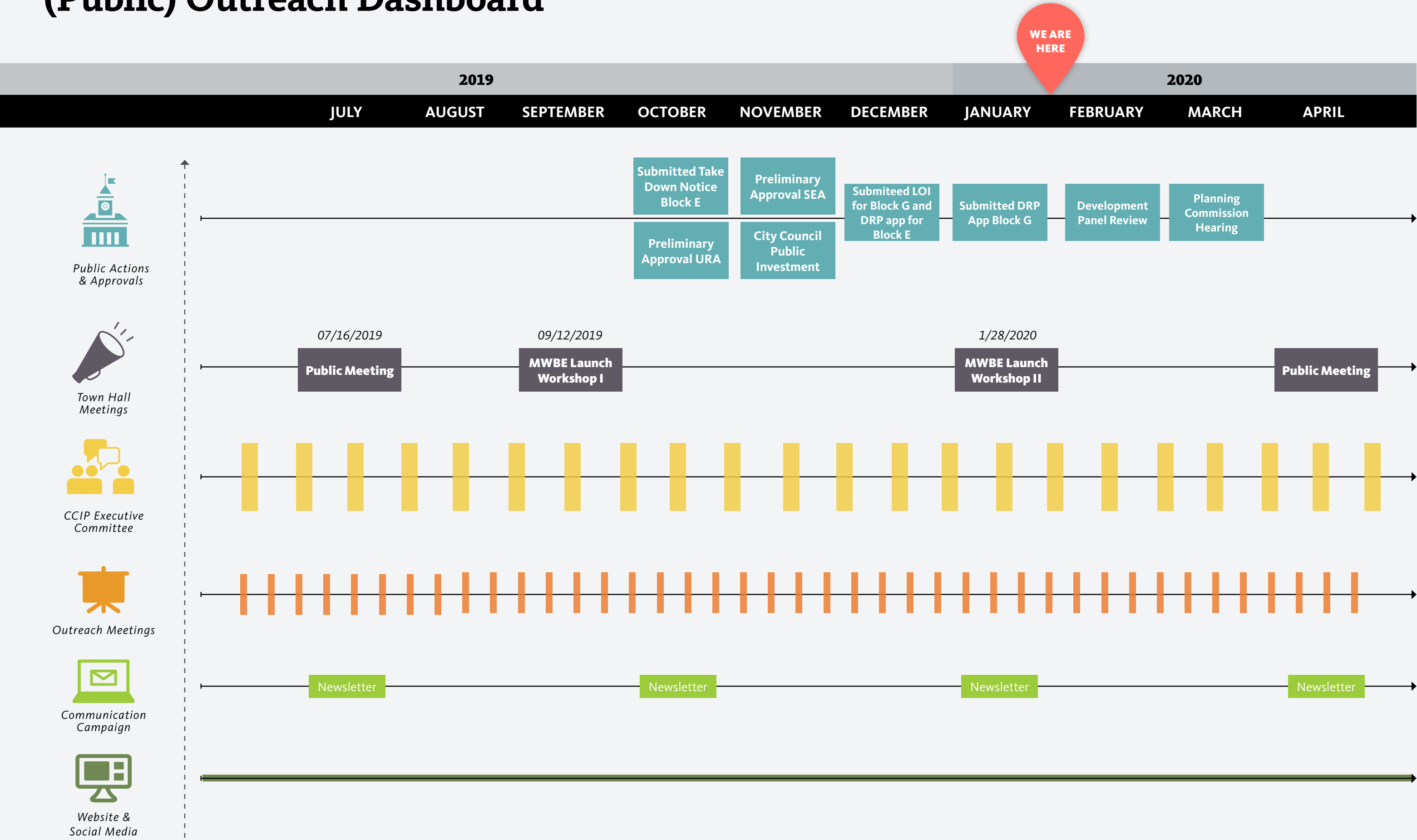
**33**

MWBE Businesses  
contacted directly

Public RFQ for interested partners, investors and vendors



# (Public) Outreach Dashboard





# Pathways to Opportunity

- 1a** Individual Employment Opportunities (Construction/ Trade)
- 1b** Individual Employment Opportunities (Professional Services)
- 2** MWBE Development Procurement Opportunities (Prof. Services, Construction)
- 3** MWBE Tenant Leasing Opportunitites (Post-Construction)
- 4** MWBE Operational Procurement Opportunities (Post-Construction)
- 5** Individual/ Investment Firms Ownership Opportunities



# Printed Questionnaire

Available at BPG Table



## INDIVIDUALS SEEKING DIRECT EMPLOYMENT OPPORTUNITIES



### Lower Hill District Questionnaire

This Questionnaire should be completed by individuals seeking information about employment opportunities associated with the Lower Hill District Redevelopment Project. The information gathered by this Questionnaire may be shared with, among others, the project development team and its partners and service providers, as well as governmental agencies involved with the Project. No employment and business arrangements will arise merely by completing this Questionnaire. Please scan and send to [lowerhillopportunities@bpgroup.net](mailto:lowerhillopportunities@bpgroup.net) **OR** mail to: Olivia Grunseich • 1000 N. West Street Suite 850 • Wilmington DE 19801

#### \* 1. How did you hear about the project?

- ☐ Email Newsletter
- ☐ Direct Mailer
- ☐ Website
- ☐ Community Meeting
- ☐ Social Media

Other (please specify)

#### \* 2. Name

#### \* 3. Email address

#### \* 4. Would you like to be added to the project e-mail list to receive newsletter updates?

- ☐ Yes
- ☐ No

#### \* 5. Phone Number

#### 6. Mailing Address

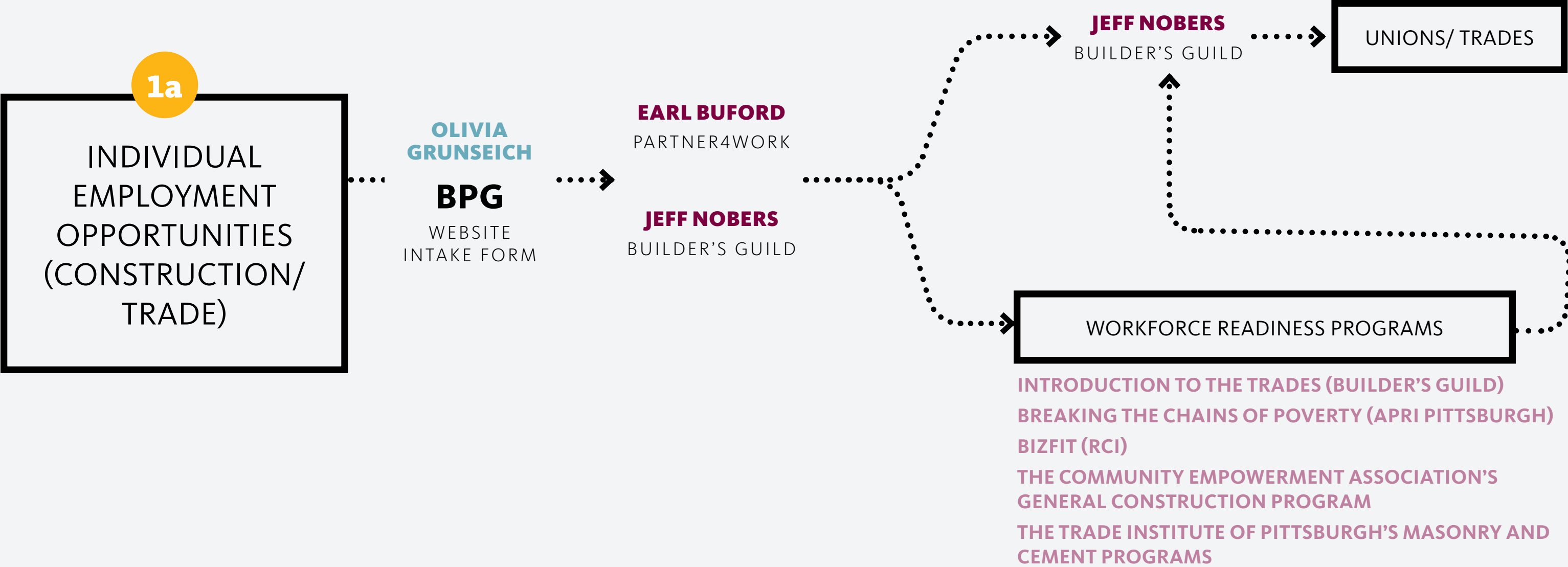
#### 7. Website (if available)

#### \* 8. Are you a Hill District resident?

- ☐ Yes
- ☐ No

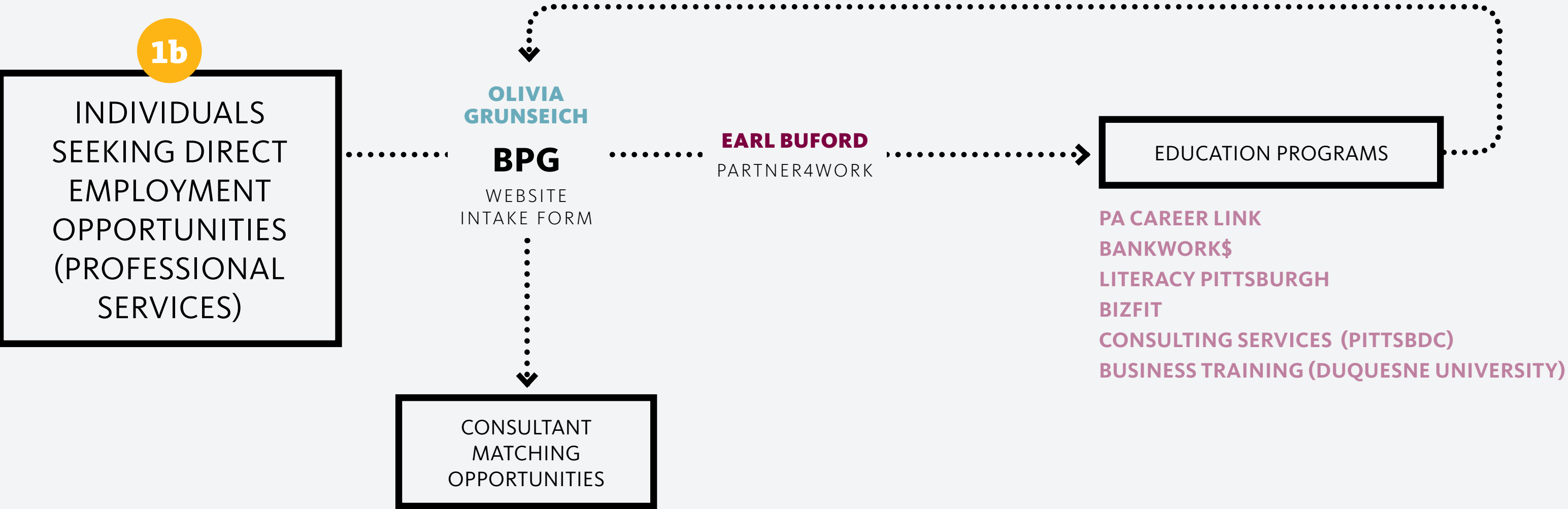


# Pathway 1a: Individuals Seeking Direct Employment (Construction)

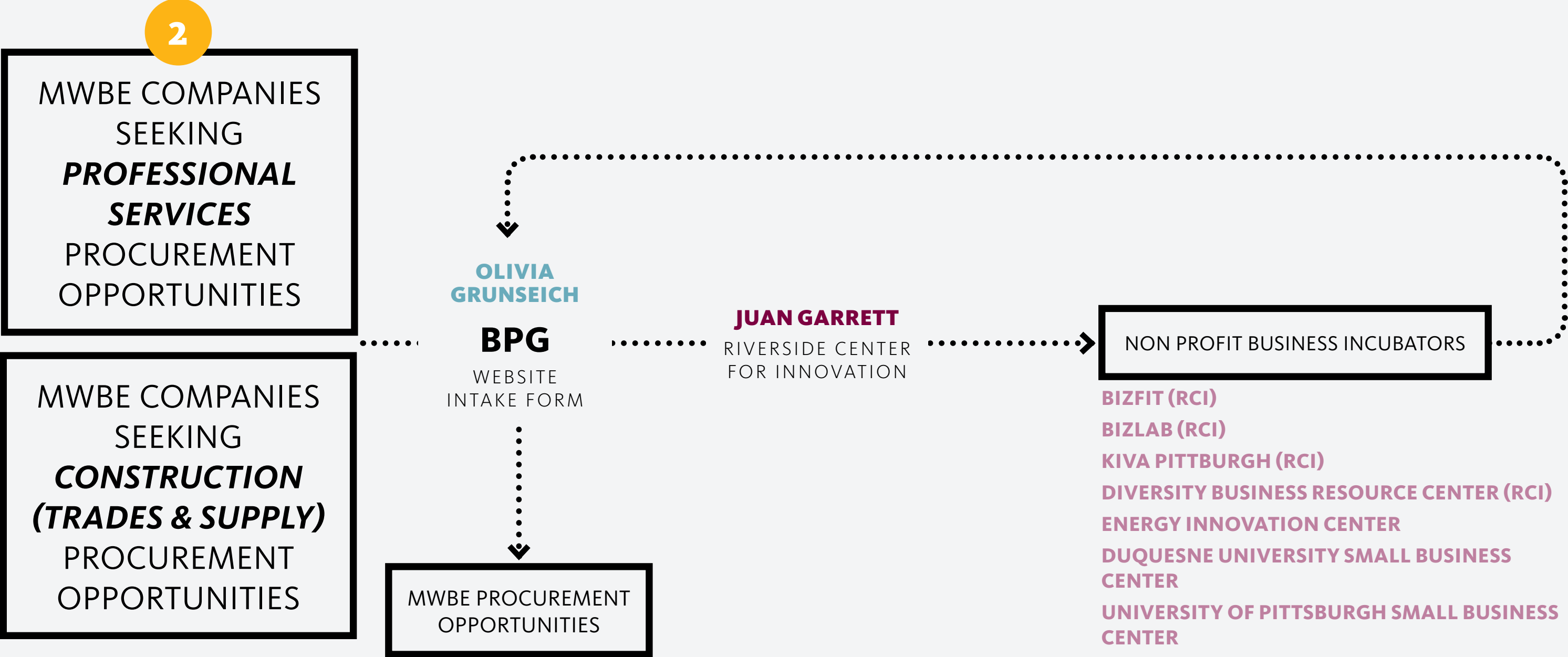




# Pathway 1b: Individuals Seeking Direct Employment (Professional Services)

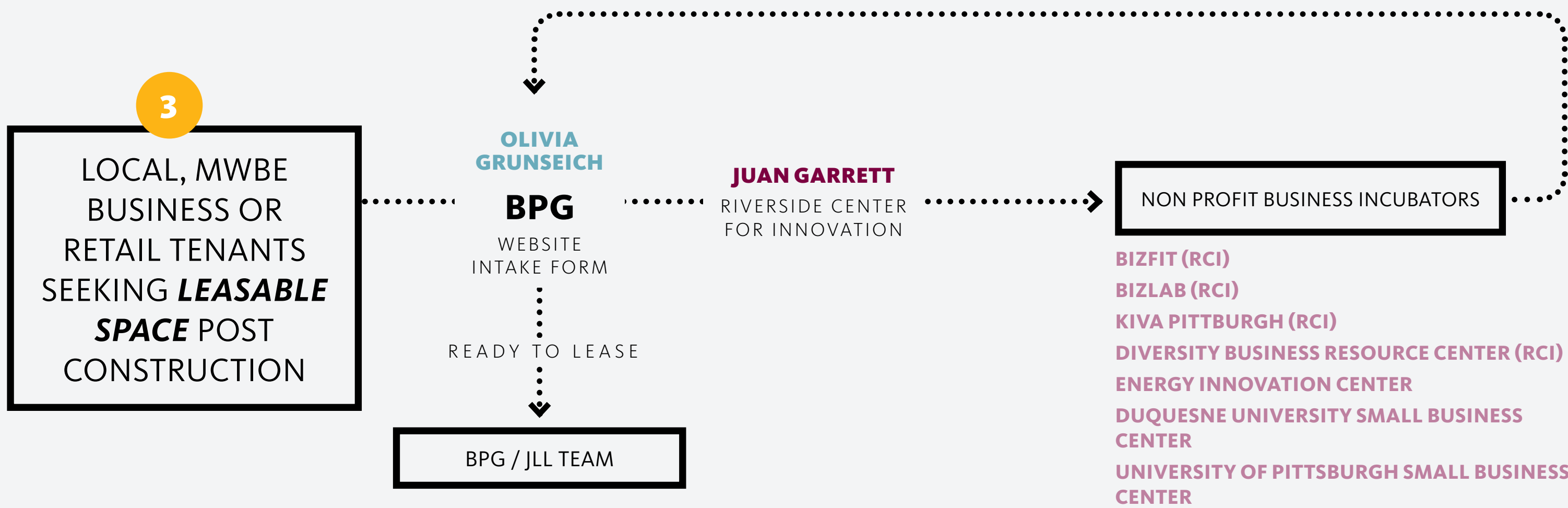


# Pathway 2: Local, MWBE Companies Seeking Procurement Opportunities

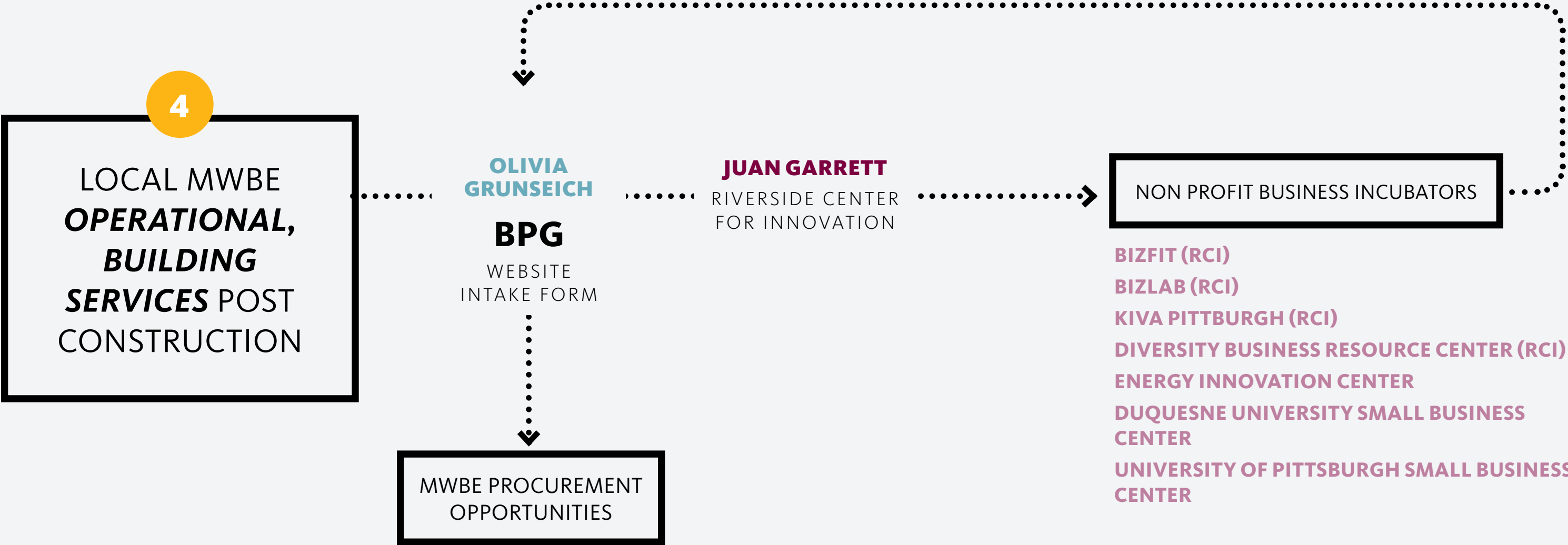




# Pathway 3: Local, MWBE Business Seeking Leasable Opportunities (Post Construction)



# Pathway 4: Local, MWBE Business Seeking Operational Opportunities (Post Construction)





# Youth Mentoring // Contractor and Consultant Programs

*Working with our partners to engage and connect young people with the building, design and construction industry as well as the project.*

**AIA PITTSBURGH  
ACE MENTORING  
NOMA PITTSBURGH**

**COMMUNITY  
COLLEGE OF  
ALLEGHENY  
COUNTY**

**ROBERT  
MORRIS  
UNIVERSITY**

ELEMENTARY

- CLASSROOM VISITS

MIDDLE SCHOOL

- CLASSROOM VISITS
- SITE FIELD TRIPS
- PROJECT SHADOWING

HIGH SCHOOL

- CLASSROOM VISITS
- SITE FIELD TRIPS
- PROJECT SHADOWING
- JOB FAIRS

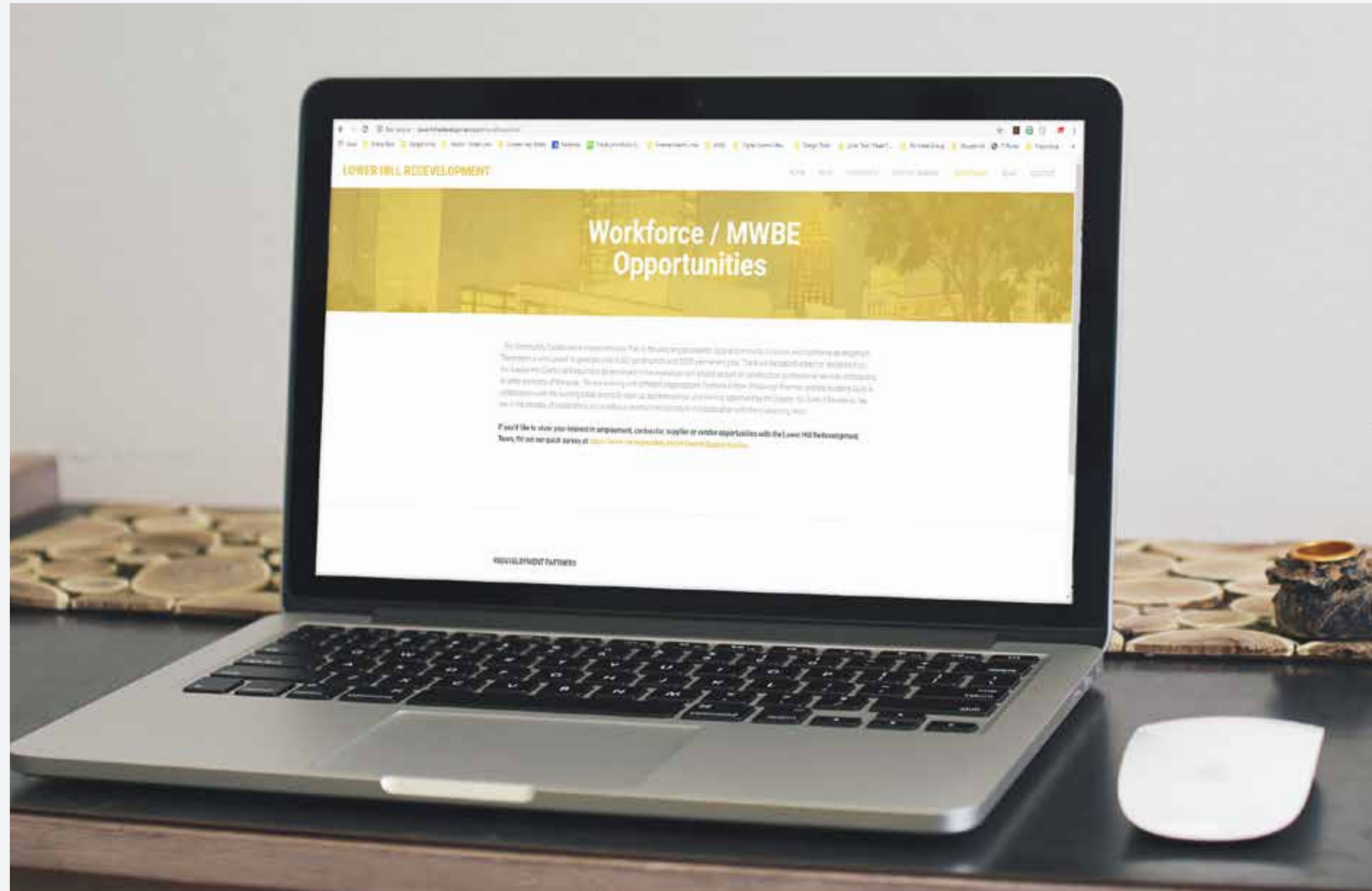
COMMUNITY COLLEGE

- CLASSROOM VISITS
- SITE FIELD TRIPS
- PROJECT SHADOWING
- JOB FAIRS

UNIVERSITY

- CLASSROOM VISITS
- SITE FIELD TRIPS
- PROJECT SHADOWING
- JOB FAIRS
- INTERNSHIPS

# Contact Us At....



<https://www.lowerhillredevelopment.com>

Email **lowerhillopportunities@bpgroup.net**  
or call **412-223-7890**





RIVERSIDE  
CENTER FOR  
INNOVATION



# Who is RCI?



## *Our Mission*

Engage in activities that cultivate a healthy environment for the region's diverse entrepreneurs and small businesses to prosper.

## *Our Vision*

Catalyze diverse and small businesses throughout Southwestern Pennsylvania



# What does RCI do?



## *Our*

RCI helps pre-venture, startup, and existing businesses acquire the tools needed to overcome barriers that may impede growth for small, diverse businesses. We accomplish this by offering:

one-on-one consulting from strategic business partners and industry experts | seminars and programs that focus on issues relevant to disadvantaged businesses | direct referrals for assistance with certifications | legal services through our partnership with top local attorneys | expert advice with our insurance resource partners | access to interest-free capital via kiva | dba bonding educational series | networking events to facilitate growth opportunities | offer meeting and office space

# RCI's Capacity Building Tools



## Access to Capital

Credit Builder - New Companion  
Loan  
Community Business Lending  
Initiative

## BizFIT Training

## Joint Venturing

## Understanding becoming a Signatory



# Become Our Client

Register Today!!!

[www.dbrcpittsburgh.org](http://www.dbrcpittsburgh.org)



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