Baltimore City MBE/WBE Virtual Outreach Event
PORT COVINGTON
Hosted by the Baltimore City Law Department, MWBOO
Tuesday, August 18, 2020
10:00 am – 12:00 Noon

Session will provide an Overview of the Port Covington Project and the MBE/WBE Goals

- Chapter 1B Infrastructure – Whiting Turner
- E1 Multifamily Building – CBG Building Company
- E5A Office Building – Clark Construction Group
- E5B + E6 – Multifamily Buildings – Bozzuto Construction Company

Featured Speakers Include:
- Tamara Brown, Chief of the Minority and Women’s Business Opportunity Office/Department of Law
- Marc Broady VP Community Affairs at Weller Development Company
- Paul Taylor, Director of the Small, Minority and Women’s Business Office
- Greg Hermendorfer, Vice President of Construction at Weller Development Company

Please RSVP and submit questions by COB Friday, August 14th to mwboo@baltimorecity.gov. You will receive a meeting invitation with details upon receipt of RSVP.
City of Baltimore
Port Covington MBE/WBE Virtual Outreach Event

THE MINORITY AND WOMEN’S BUSINESS OPPORTUNITY OFFICE

DEPARTMENT OF LAW

Introduction - Tamara Brown, Chief
PHASE 1 INFRASTRUCTURE SCOPE
INFRASTRUCTURE PROGRESS TO-DATE
SCHEDULE

Start: Fall 2020
Deliver: Q3 2022
ASSET DESCRIPTION

8-story ~183,000 SF apartment building with 40,000 SF of retail connected to the Chapter 1B parking garage.
ASSET DESCRIPTION

8-story ~212,000 square foot Class-A office building w/ 9,500 SF of ground-floor retail
ASSET DESCRIPTION

8-story, ~127,000 square foot extended-stay hotel and residential building with approximately 6,000 square feet of ground floor retail.
8-story, ~293,000 square foot residential building with approximately 16,000 square feet of ground floor retail. The project will have 254 units and is projected to be 80% market-rate apartments and 20% affordable housing units.
ASSET DESCRIPTION

Boutique, ~228,000 SF Class-A trophy office. The ground floor is anchored by approximately 45,000 of ground-floor retail centered around “Market Square”
In 2018 we set up the Mentor Protege Program.

Due to several unforeseen changes in Baltimore City government, staffing changes we were forced to suspend the program. We have worked with Weller Development and Whiting Turner to recast the program. What we are presenting is a scaled down version that we fully intend to reach the original goals of this program.

This does not change the goals set by the City's Minority Business Opportunity Office.

Please note the new timeline in the following presentation.
Mentor Benefits

Develop subcontractor talent pipeline to enhance project success and meet MBE inclusion goals.

GUIDELINES:

- Totally “adopt” the Protégé and include them in all aspects of their business: Progress Meetings, Bidding and Estimating, Project Planning Meetings

- Committed to participate for at least 2 years.

- Sign a MOU with Weller Development and Protege committing to the program

- Regularly schedule progress meetings with jointly developed agendas.

- Help protégés with identifying areas of improvements; set targets for measurable improvements; set expectations; set deadlines for hitting targets.

- Report on progress of the relationship.
Protege Benefits

Proteges learn how to improve operations, create valuable business alliances and accelerate growth.

GUIDELINES:
- Located in Baltimore Market Area.
- Must be in good standing in the State of Maryland.
- Must be owned and operated by a minority or women business person.
- Certified MBE/WBE with the City of Baltimore.
- Be in business for at least 3 years.
- Perform a scope of work regularly needed by the Mentor.
- Able to make a 2 year commitment to the program.
- Complete application (with references, tax returns, bonding capacity.)
- Provide information regarding needs and expected benefits for the relationship they are seeking.
PROTEGES
SAMPLE PROTEGE APPLICANT PROFILE

 Eligible

- Ready to work
- Project management capacity
- Updated certifications and certificate of good standing
- Provide compatible service to prime
- Desire relationship with prime contractor
- Need access to market and leader who can help them grow
- Possesses lines of credit
- Possesses bonding capacity
- Need to negotiate better trade vendor deals

 Eligible

- Skilled but need to build capacity
- Need support building internal administrative and/or project infrastructure
- Need relationships with associations, government agencies, and banks to leverage knowledge base
- Need lines of credit
- Possesses early stage bonding
- Need performance bond evaluation
SUPPORTS

PROTÉGÉ BENEFITS

- Practical training and exposure
- Invitations to internal progress meetings
- Invitations to project planning meetings with Port Covington
- Executive leadership peer-to-peer exchange
- Shadowing opportunities
- Rotational programming to allow proteges to experience a range of roles across the divisions of Mentor Company
SUPPORTS

KEY DATES

- AUGUST 30 - VIRTUAL KICK OFF MEETING
- SEPT. 15TH - MENTOR/PROTÉGÉ APPLICATION DEADLINE
- SEPT 30TH. - REVIEW APPLICATIONS & INTERVIEWS
- NOV. 5TH - MENTOR/PROTEGE SELECTION ANNOUNCEMENT
QUESTIONS ABOUT THE MENTOR PROTEGE APPLICATION?

Mayor's Office of Small Minority and Women Business
Email: mombd@baltimorecity.gov
Phone: 410-396-3818
Port Covington Infrastructure
Overview

• All project infrastructure
• Utilities
• Roadways
• Sidewalks
• Streetlighting
• Traffic Signals
• Landscaping
Schedule

• Construction Restart: Fall 2020
• Projected Completion: Spring 2023
• Remaining Duration: 29 months
Packages

We are looking for team members that can assist with the following packages:

• Site amenities
• Hardscape
• General labor
• Site cleaning
WT Contacts

- Todd Poindexter: Project Manager
  - Todd.Poindexter@whiting-turner.com
  - 443-684-3483

- Natalie Brown: Project Manager
  - Natalie.Brown@whiting-turner.com
  - 443-375-7460

- Connor Cummins: Project Engineer
  - Connor.Cummins@whiting-turner.com
  - 410-236-3954
Meet the Team

Owner
Weller Development Company

Civil Engineer
STV, Inc

Structural Engineer
Park Structural

Interior Designer
RD Jones

Architect
Torti Gallas + Partners

MEP Engineer
Setty

General Contractor
CBG Building Company

Landscape Architect
Unknown Studio
Project Features

- 9-Level Precast Parking Garage
- 952 Parking Spaces for Residential, Retail, and General Parking
- 3 Levels of Concrete with 5 levels of Wood Construction above.
- 162 Multifamily Residential Units

- Large Future Retail Tenant Space
- Amenities
  - Pet Spa
  - Bike Storage
  - Lobby/Leasing
  - E-Lounge/Study Space
  - Fitness/Club Room

- Brick and Siding Facade
- Elevated Landscaped Courtyard
Interested Trades & Suppliers

- Unit Pavers
- Landscaping & Irrigation
- Masonry
- Aluminum Railings
- Architectural Millwork
- Interior Trim & Doors
- Finish Carpentry
- Waterproofing
- Insulation
- Siding
- Windows & Terrace Doors
- Storefront
- Doors, Frames & Hardware
- Drywall, Light Gauge Metal Framing, & ACT
- Painting & Wallcoverings
- Appliances
- Cabinets & Countertops
- Fire Sprinkler
- Plumbing
- HVAC
- Electric & Fire Alarm
- Light Fixtures
- Low Voltage Systems
- Water Submeters
- Traffic Control
- Parking Equipment
- Signage
- General Labor
- Final Cleaning
- Dumpsters
Outreach Update Since Last Event

- 647 MBE/WBE Contractors Contacted
- 150 MBE / WBE Contractors Verbally Followed Up
- 29 MBE/WBE Contractors Pre-qualifications Package
- 2 MBE/WBE Contractors Submitted Qualifications
How to Connect

• Interested Subcontractors and/or suppliers should e-mail:
  Gina Merritt - gmerritt@nreuv.com
  Amir Aliabadi - portcovington.e1@cbgbc.com

• Include “Port Covington E1 – Interest in Bidding” in the subject line with your trade(s)

• Include your contact name, e-mail, phone number, and desired bid trade(s)
We look forward to hearing from you!
Port Covington
E5A – Office Building

Equal Business Opportunity Outreach Event
August 18, 2020
- Lay-out & Field Engineering
- Final Cleaning
- Air Barrier
- Material Hoist Operator
- Dumpsters & Site Clean-up
All trade partners interested in opportunities must complete a Subcontractor/Supplier Qualification Application (SQA)

- [http://www.clarkextranet.com/subform](http://www.clarkextranet.com/subform)
- Company information, licenses, work experience, financial information, references, safety

Point of Contact

- [portcov@clarkconstruction.com](mailto:portcov@clarkconstruction.com)
BUILDING E5B

OVERVIEW:
• Multifamily/Extended-Stay Hotel
• 121 Units – 140,000 SF
• Five Stories Wood-Frame Over Three Levels of Concrete

EXTERIOR:
• Primarily Metal Panel w/Brick & Siding
• Windows/Storefront

INTERIOR:
• Finished Units, Corridors
• Amenities Including Pool/Terrace
• Retail Shell Space
RYE STREET E5B & E6
BALTIMORE CITY
MBE/WBE VIRTUAL OUTREACH

BUILDING E6

OVERVIEW:
• Multifamily/Apartments
• 254 Units – 300,000 SF
• Five Stories Wood-Frame Over Three Levels of Concrete

EXTERIOR:
• Primarily Masonry w/Metal Panel & Siding
• Windows/Storefront

INTERIOR:
• Finished Units, Corridors
• Amenities Including Rooftop Deck
• Retail Shell Space
MBE/WBE OPPORTUNITIES

We have needs for direct subcontractor involvement or opportunities to pair a lower tiered sub/vendor with other subcontractors.

TRADE OPPORTUNITIES AVAILABLE:

- WBE Participation in All Trades
- Plumbing
- Finish Trades – Units & Common Areas:
  - Finished Carpentry or Millwork
  - Doors, Frames & Hardware
  - Flooring
  - Cabinets
  - Window Treatments
  - Appliances

ADDITIONAL INFORMATION

BOZZUTO CONTACTS:

- John Heagy, Project Executive
  jheagy@bozzuto.com
- Shannon Strong, Preconstruction Manager
  shannon.strong@bozzuto.com

NOTES:

- Bids Received & Managed via Building Connected
- Prequalification:
  - Required for All Subcontractors – Prior to Award
    (Not for Bidding Opportunities)
  - Visit BozzutoSubcontractors.com for Details
Port Covington
Block E7: Rye Street Market
Overview

- 3 Buildings: A, BC, & D
- 250,000 Sq. Ft.
- Core and Shell Building
- Event space and Fitness Center Fit Out
- Feature Lobby Fit Outs
- Office & Retail Fit Out to come later
Schedule

- Construction Start: October 2020
- Projected Completion: June 2022
- Duration: 21 months
Packages

• We are looking for pricing for the following packages:

  • Millwork
  • Rough Carpentry
  • Roofing
  • Doors, Frames, Hardware
  • Overhead Door
  • Ceramic Tile
  • Paint

  • Stone/Terrazzo
  • Plaster
  • Signage
  • Partitions
  • Earthwork
  • Landscape
  • Hardscape
WT Contacts

• Ira Cohen: Project Lead, Concrete, Steel, Rigid Inclusions
  • Ira.Cohen@whiting-turner.com
  • 443-324-0471

• Harold Benjamin: Masonry, Roofing, Curtain Wall, Elevators
  • Harold.Benjamin@whiting-turner.com
  • 410-805-0180

• Ricky Limlaw: MEP
  • Ricky.Limlaw@whiting-turner.com
  • 443-676-3265

• Kevin McNulty: Interiors
  • Kevin.McNulty@whiting-turner.com
  • 443-275-8769