



8/30/2021

Project Address:
346 Miller Street
Pittsburgh, PA 15219

Development Team / Bios

Owner / General Contractor:

ANG Real Estate, LLC
King NG
3340 Smallman Street
Pittsburgh, PA 15201-1914

Bio: ANG Real Estate, owned and operated by King NG, invests in abandoned or neglected residential homes and structures in and around Pittsburgh, rehabilitating them for the good of the community. In addition to renovation projects, ANG Real Estate also invests in new construction development. To better support the local community, ANG Real Estate utilizes many local sub-contractors for their projects. Specifically, for the 346 Miller Street project, Hill District sub-contractors will be utilized as available. Additionally, King NG owns and operates a local small business in the strip district, Kitchenrama.

Design Firm:

Design Build 3, LLC
Kevin Cordek
6950 Struthers Road
Poland, OH 44514

Bio: Design Build 3, a veteran owned and operated architectural design company, is owned by Kevin Cordek. Over the last 20+ years in the industry, Kevin has spent his time primarily on project management for K-12, commercial, institutional, and residential projects in and around Pittsburgh. For the past eight years, Kevin's primary responsibility as owner include: communicating with client teams on project objectives and goals, coordinating and balancing incoming workload for production teams, and collaborating with consultants to produce complete and accurate contract documentation for bidding and construction. Design Build 3 strives for detailed accuracy and efficiency in each and every project.



Military Experience: Eight years in the Army Reserves, including a deployment overseas in support of Operation Enduring Freedom and achieving numerous meritorious awards for his service.

Engineer:

Avbel Engineering, LLC
Brian Slaughaupt
1019 Route 519, Building #6
Eighty-Four, PA 15330

Bio: Brian Slaughaupt, Structural Engineer, is a partner at Avbel Engineering and is a Registered Professional Engineer in Pennsylvania. He has more than 25 years of Structural Steel, Concrete and Timber Design experience, including commercial design, retaining walls, concrete slabs, beams, and columns. He excels at conceptual design, problem solving, and creating effective solutions for the final design.

Project Narrative:

The existing church structure has since been abandoned since 2019, providing an opportunity to utilize the current building envelope for a renovation project to benefit the community. We are proposing a new interior only renovation to create (9) new 1-bedroom apartments with the ability to combine two of them into 2-bedroom units, if needed. Each unit on the first floor will be fully handicap accessible. Affordable housing (30%) will be provided per MBE/MWE commitment standards. Due to the limitations of the existing structure within the property lines, there is currently no green space is available for use. To optimize curb appeal, street trees will be planted where applicable to soften the streetscape.

Financial Sources and Uses: Private equity, see attached spreadsheet.

Should you have any questions or concerns please contact me directly, thank you.

Sincerely,
Kevin S. Cordek, NCARB

CEO / Owner
Design Build 3
412-999-1928