

# Envisioning the Future

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*University of Pittsburgh  
Pittsburgh Campus*

# Upper Campus Chilled Water Plant

*Development Review Panel March 3, 2021*

# Project Review

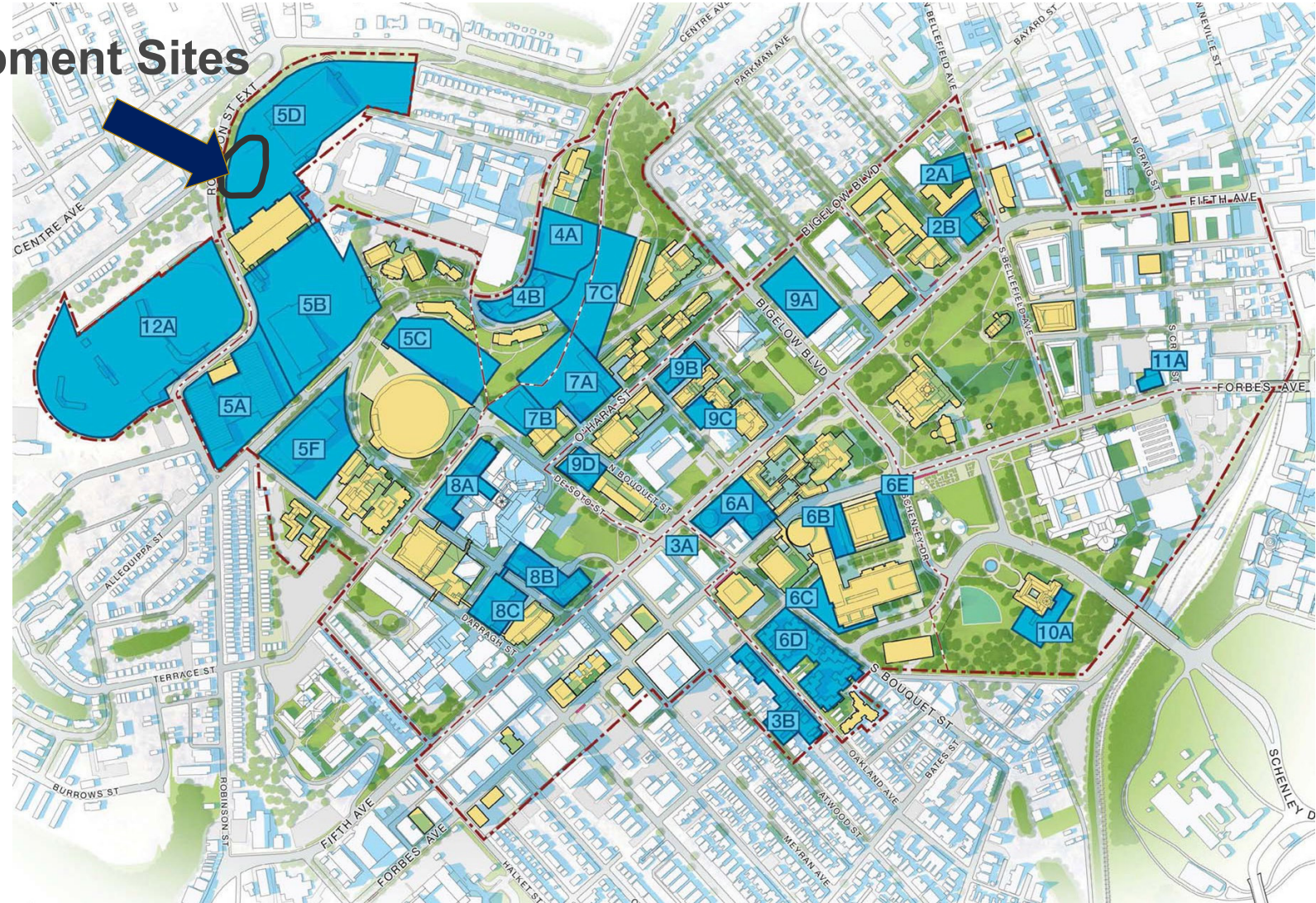
Site and Location

Previous DRP Topics Reviewed

Focus on MBE Plans – University & Project

## Institutional Master Plan

### 10-Year Development Sites

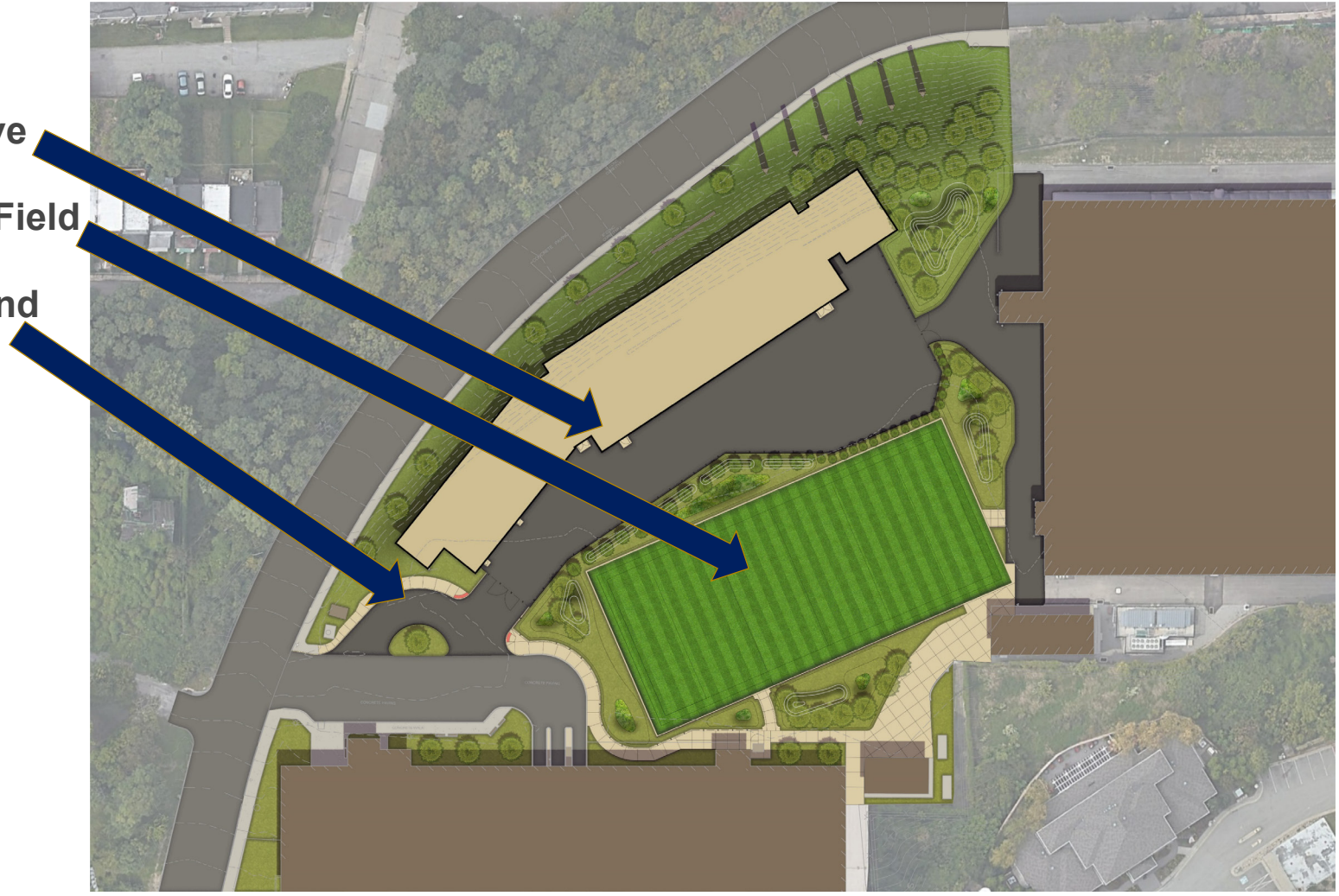


## Proposed Site Plan

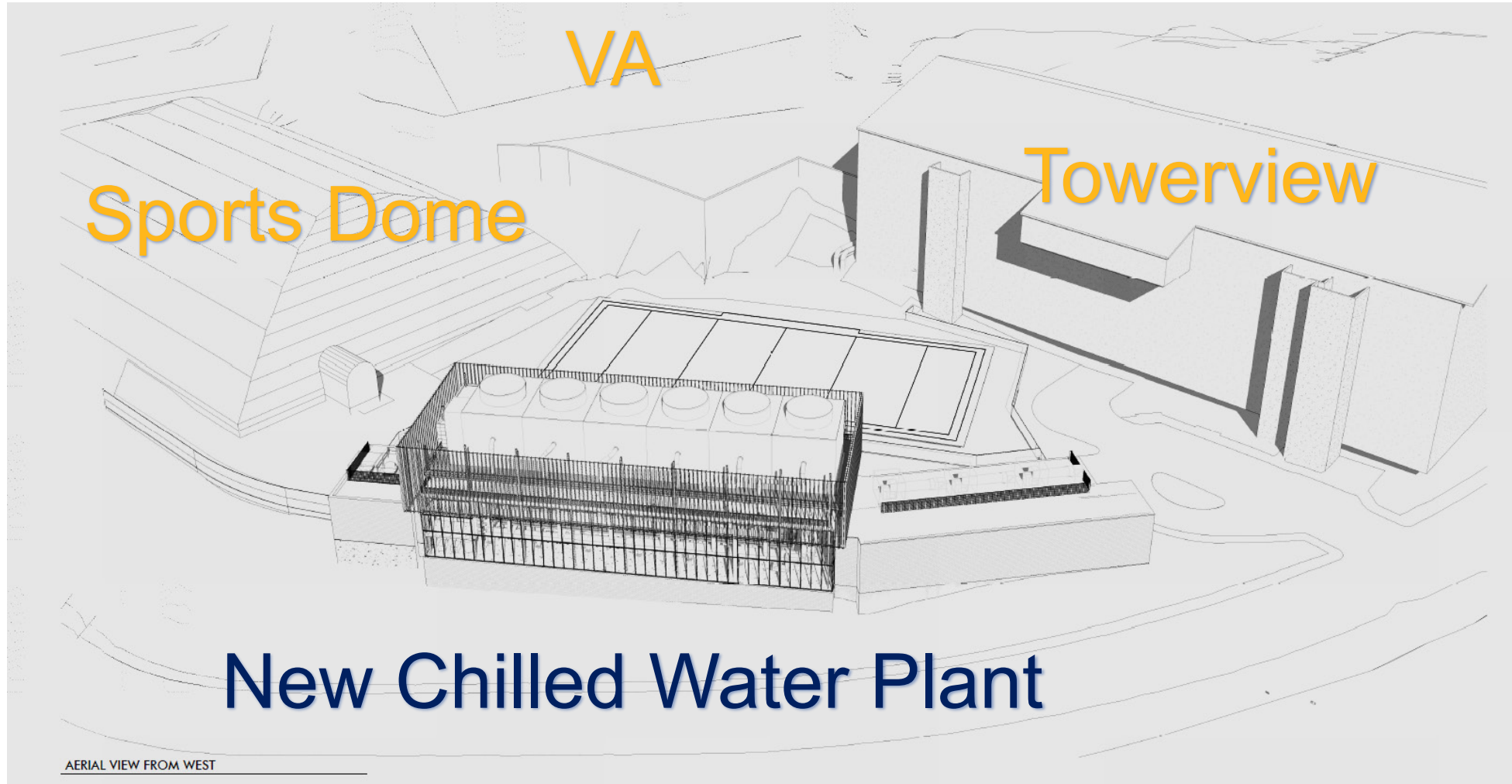
New Chiller Plant & Drive

Replaced Recreational Field

Reconfigured Turnaround



**Aerial Perspective View**



# Previous DRP Topics

- Project Overview

- Construction of a new 45,000 square foot, 3-story Chilled Water Plant for Upper Campus facilities. Includes site work, storm water management systems, removal and replacement of athletic field and limited parking and service access areas.

- Previously discussed

- Site Plan
- Views from the neighborhood
- Construction logistics
- Noise
- Water treatment

- Missing piece

- A robust MBE plan!

# University MBE Efforts

Expanding Outreach Efforts  
Providing Training Opportunities  
Improving Job-Site Opportunities

# Expanding Outreach Efforts

- Goal: Become an active leader working with communities to address underrepresentation
- Measure of Success
  - Show dramatic increase in MBE/WBE bidder list and participation on projects
- Steps Taken
  - Met with local community, civic, and other groups to discuss opportunities
  - Met with institutions/civic groups to share lists of M/WBE contractors
  - Identifying MBE/WBE opportunities at Pitt on services contracts
- Next Steps
  - Participate in Hill District Penguin's Development minority outreach events
  - Conduct locally-focused outreach events for upcoming Pitt service contracts
  - Work with Community Relations to create "Friends of Pitt" group



# Providing Training Opportunities

- Goal: Provide pathway to improve skills and self-development opportunities
- Measures of Success
  - Support the success for at least two engineer apprentices from Community
  - Establish High School-to-Trades Path working with Community Engagement Centers as a long-term partnership
- Steps Taken
  - Funded new apprenticeship positions (full-time with benefits from day-1)
  - Met with union and community to ensure success of candidates
- Next Steps
  - Establish candidate qualification process with Hill District community
  - Follow through and Support selected candidates
  - Evaluate proposal for partnership with CEC on High School to Trades Path

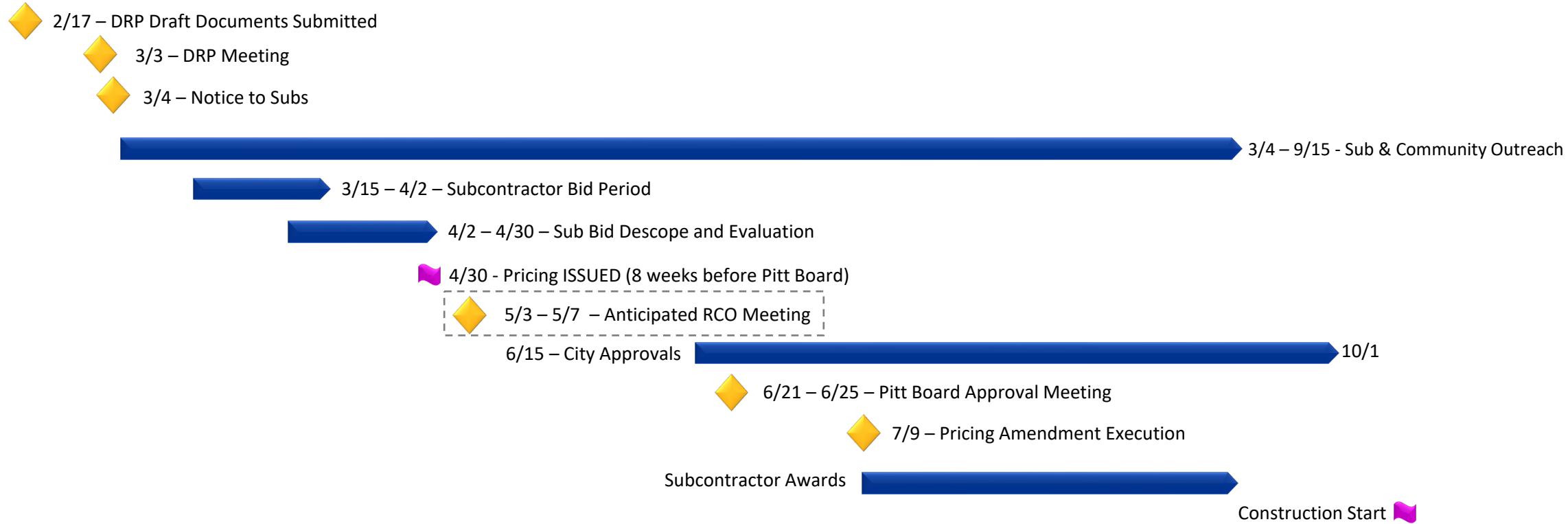
# Improving Job-Site Opportunities

- Goal: Increase MBE/WBE and labor participation on construction projects and facilities services contracts
- Measures of Success
  - Increase on site diversity of labor participation
  - Increase MBE/WBE participation
- Steps Taken
  - Conducted forum with major construction contractors
  - Drafted Mentor/Protégé RFP based on input from stakeholders and national examples
  - Housing has engaged non-union minority contractor to assist in COVID Cleaning
- Next Steps
  - Track on-site labor participation and manage trends
  - Issue Mentor/Protégé RFP
  - Document participation opportunities in Auxiliary projects and Petersen Events Center

# Project MBE Efforts

University's Partner: Turner/Mosites  
A Joint Venture

# Project Timeline



2021



# M/WBE Plan

- ❑ Based on Project Direct Work (\$79M)
  - ❑ 35% Participation – 25% MBE & 10% WBE
  - ❑ Unbundled bid packages to create an estimated Fifty-Seven (57) opportunities for MWBE contractors/suppliers
  
- ❑ Mix of 25% Suppliers & 75% Subcontractors
  
- ❑ Utilize Local Subcontracting, Suppliers & Service Companies
  
- ❑ Mentor the Selected Subcontractors & Suppliers

# DBE Procurement Plan

University of Pittsburgh  
Upper Campus Chilled Water Plant  
MWBE Participation Plan

2-15-21

Category	Individual Percentages	Category Percentages	Of The Total	Total Percentage Percentage
Total MBE Sub.....	20.77%	26.94%	75.26%	35.80%
Total WBE Sub.....	6.17%			
Total MBE Supplier.....	5.34%	8.86%	24.74%	
Total WBE Supplier.....	3.52%			

Total Cost of Work	Total MWBE	Total MBE Sub	Total MBE Supply	Total WBE Sub	Total WBE Supply
\$ 79,137,000	\$ 28,330,800	\$ 16,436,800	\$ 4,222,000	\$ 4,885,000	\$ 2,787,000
	35.80%	20.77%	5.34%	6.17%	3.52%

# Turner School of Construction Management

## COMMITMENT: Implement a Hill District Focused TSCM Fall 2021



## TSCM Courses

- Green Building & Sustainability
- BIM
- Refining Your Business Plan
- Effective Marketing Strategies
- Managing Stress for Business Success
- Scheduling Concepts and Applications
- Safety – The Bottom Line
- Construction Law
- Measuring Your Performance
- Estimating: The True Value
- Risk Management
- Pre-Construction: Important Perspectives
- Strategies of Financial Management
- Field Operations
- Reading Blueprints & Specifications
- How to Win Bids, Perform & Get Paid
- Bonding & Insurance
- Lean
- Procurement
- Project Delivery Systems
- Bid Day Simulation

## Focus on Hill District Construction Firms

Avery Trucking, LLC  
 Cameron & Associates 8, LLC  
 Entergy Electric Co., LLC  
 Gil Berry & Associates  
 Hall's Professional Drywall Inc.  
 McCullough's Preservation & Demolition Co., LLC  
 TDC Contracting, LLC  
 Power 59 Construction, LLC  
 Communion, LLC  
 Jessie Mae Construction, LLC  
 Marx Recovery Service  
 Artistry Greenscapes, Inc.  
 Cam Construction  
 Generations Contracting & Remodeling, LLC  
 Urban Pest Management

**Turner Mosites**  
A JOINT VENTURE

University of Pittsburgh Upper Campus Chilled Water Plant and Distribution

### WE NEED YOU!

An informational and networking experience for MWBE and SDVOB Contractors

Turner Community & Citizenship

Join the University of Pittsburgh, Turner Construction, and Mosites Construction team on **TBD** for our "We Need You!" event, an engaging opportunity for Minority and Women-Owned Business Enterprises and Service Disabled Veteran-Owned Business Trade Contractors who are ready to get to work on the Upper Campus Chilled Water Plant and Distribution Project. This networking and informational experience will give MWBEs and SDVOBs the opportunity to explore upcoming opportunities and the procurement schedule associated with each on the project.

**Focus on Finishing**

For your convenience, we have broken up the meeting into two separate sessions. Contractors who perform the specific trades listed below are invited to come during their specified meeting time. These sessions will focus on upcoming opportunities, safety, insurance and the prequalification process. Would you like the opportunity to work on the Pitt Upper Campus Chilled Water Plant and Distribution project? Don't miss this opportunity to explore contract opportunities, designed with you in mind.

**Weekday**  
**Month 00**  
 Meeting #1: TBD  
 Meeting #2: TBD

Meeting Location:  
 Address:

## 5 Construction Career Paths Program

- The **5 Construction Career Paths program** is a workforce initiative implemented to provide effective solutions to pipeline 5 “New to the Industry” workers from **Hill District** to construction careers. The program collaborates with the construction candidate, trade partners and community stakeholders to create a holistic approach to job placement into their new construction career.



## Goal – Minority Workforce Development

- Goal is utilizing **10%** minority inclusion – (**number of people**)



## First Source Hiring

- Hiring of an Intern and an Administrative Assistant from the **Hill District Neighborhood**





# Inclusive Environment Plan

## ZERO TOLERANCE

Harassment Discrimination  
Hate Bias

Verbal Physical Visual

## SEE SOMETHING SAY SOMETHING

## KEEP IT CLEAN

  
Graffiti

## RACISM & HATE NOT IN OUR HOUSE

Turner

### COURAGEOUS CONVERSATIONS

**What are Courageous Conversations?**  
Individuals of all racial backgrounds come together with their Turner colleagues to engage in honest conversations on topics of racial justice. It's a way to meaningfully connect and learn more about each other's experiences in order to build understanding, empathy and ultimately become true advocates and allies in the workplace. These conversations are just one step in achieving a truly anti-racist workplace. Click here to continue the conversation.

**If you want to better understand racism and systemic racism, and what it means to be an ally, learn more:**

 **How the GI Bill's Promise Was Denied to a Million Black WWII Veterans**  
The sweeping bill promised prosperity to veterans. So why didn't Black Americans benefit?  
<https://www.history.com/news/gi-bill-black-wwii-veterans-benefits>

 **Brown vs. Board of Education**  
This landmark 1954 Supreme Court case ruled unanimously that racial segregation of children in public schools was unconstitutional.  
<https://www.history.com/topics/black-history/brown-v-board-of-education-of-topics>

 **Black Wall Street: From Riot to Renaissance in Tulsa's Historic Greenwood District**  
Before the Tulsa Race Massacre where the city's Black district of Greenwood was attacked by a white mob, resulting in two days of bloodshed and destruction, the area had been considered one of the most affluent African American communities in the United States for the early part of the 20th century.  
<https://www.history.com/news/black-wall-street-tulsa-race-massacre>

 **1619**  
A New York Times audio series, hosted by Nikole Hannah-Jones, that examines the long shadow of American slavery.  
<https://www.nytimes.com/2020/01/23/podcasts/1619-podcast.html>

### HILL DISTRICT

**COMMITMENT:**  
To hold a community courageous conversations and create an inclusive project environment.

## Training & Tools

Deep Dive Series - Click on your topic of interest

Prejudice & Discrimination

Asian Experience

Black Experience

Women at Work

LGBTQ+

Tools & Training Resources

Racism & Hate Not In Our House Video Trailer

Racism & Hate Not In Our House Full Video

Racism & Hate Not In Our House: Awareness Workshop & Forms

**21 DAY RACIAL EQUITY CHALLENGE**  
READ, WATCH, LISTEN, REFLECT, AND ACT  
Inspired by America & Moore's 21-Day Racial Equity Habit Building Challenge

**COMMITMENT:**  
To implement a D.E.I. Orientation for all Trade workers on our jobsite

# Key Project Takeaways

- 35% M/WBE participation
- 10% MBE Labor participation
- Local Hiring for project support
- University Hiring for Operating support of the building (long term commitment)

