

THE PARKS AT WALTER REED
CERTIFIED BUSINESS ENTERPRISE and FIRST SOURCE PROGRESS UPDATE
Q3 2018
(Reporting Data as of September 30, 2018)

I. THE PARKS AT WALTER REED CBE AND FIRST SOURCE REQUIREMENTS

A Certified Business Enterprise (CBE) is a business that is headquartered in the District of Columbia and has been certified by the Department of Small and Local Business Development (DSLBD). Businesses with CBE certification receive preferred procurement and contracting opportunities on DC sponsored projects.

The Parks at Walter Reed is required to have 35% CBE contracting on all onsite construction projects.

The Department of Employment Services (DOES) First Source Program has been in effect since 1984 to ensure that projects developed with District of Columbia funds, or with other funds which the District administers, give priority to District residents. The First Source law requires all beneficiaries of contractual agreements meeting the established threshold, to enter into a First Source Agreement.

The Parks at Walter Reed is required to have at least 51% of new hires be District of Columbia residents.

****Please note this report covers projects that fall under The Parks at Walter Reed Master Development Team of Hines-Urban Atlantic-Triden only.** It does not include other areas of the former Walter Reed Army Medical Center controlled by Children’s National Medical Center or Department of State, or projects developed by the “Notice of Interest” nonprofit users DCI/LAMB, HELP USA, SOME and Howard.

II. Q3 2018 SUMMARY STATS

- ✓ **78% CBE Infrastructure Construction Contracting with CBE’s** – Master Development infrastructure construction completed to date
- ✓ **19 “Soft Cost” CBE’s Contracted** – Master Development soft cost contracting to date
- ✓ **100% First Source Compliance – 63% of new hires DC residents** – Master Development infrastructure construction to date

III. CERTIFIED BUSINESS ENTERPRISE (CBE) CONTRACTING

This report tracks CBE contracting for Master (“Horizontal”/”Infrastructure”) and Component (“Vertical”) Development projects in which members of the Hines-Urban Atlantic-Triden Master Development group are involved. CBE contracting is reported quarterly to DSBLD.

A. Master Development CBE Equity & Development Partner

Triden Development Group is the 20% CBE Equity & Development Partner as part of the Hines-Urban Atlantic-Triden Master Development Team.

B. Master Development CBE Contracting through Q3 2018

Construction Contracting Data – Project Through 9/30/18

Horizontal Projects Completed Projects						
Project	Prime Contractor	CBE Subcontractors	Year Completed	Total Contracted	Total CBE Contracted	CBE % Contracted
H1 - Mothballing of Historic Buildings	Whiting Turner	Eagle Construction* Magnolia	2017	\$ 1,030,000	\$ 410,408	40%
H2 - Main Drive Water Line	Connally (CBE)	NA (Prime is CBE)	2017	\$ 1,413,544	\$ 1,418,488	100%
H4 - Electric Feeder Ductbank Relocation	Anchor (CBE)	NA (Prime is CBE)	2018	\$ 289,585	\$ 289,575	100%
		TOTAL COMPLETED		\$ 2,733,129	\$ 2,118,471	78%
<i>*Denotes Ward 4 CBE</i>						

Horizontal Projects Under Construction

Project	Prime Contractor	CBE Subcontractors (Contracted to Date)	Anticipated Completion	Total Anticipated Construction Budget	Final CBE % Requirement	Final CBE \$ Requirement	CBE Contracted to Date	CBE % Contracted to Date
H3 - Bldg 2 (Hospital) Abatement & Demo	NorthStar	AMT Dixon's Pest Control* F& L Construction Gotta Go Now Rath Enterprises Smith & Son's LLC Strittmatter Metro Eight Brothers Development American Contracting Corp Salut	2019	\$ 18,593,820	35%	\$ 6,507,837	\$ 5,184,984	28%
H5 - Bldg's 83, 91 & 15 Demo	The Berg Corp	A&A Premium Paint AMT Engineering Dixon Pest Control* EnviroCon (Potomac)* Sani John Stefron Strategies First Vantix Inc.* Tenlevtown Trash*	2019	\$ 873,000	35%	\$ 305,550	\$ 339,592	39%
<i>*Denotes Ward 4 CBE</i>								

Additional Horizontal Soft Cost CBE Spending to Date

- \$1.6 Million

Soft Cost CBE	Type of Business
AMT, LLC	Engineering
ATCS Capital Infrastructure	Engineering
BlueBoy Blueprinting	Reproduction
Bowman Consulting Group	Engineering
Delucchi Plus	Marketing/Branding & Retail Consulting
ECS Capitol Services	Engineering
EHT Traceries	Historic Preservation
Gelberg Signs*	Signage
GeoCapitol Engineering	Engineering
Gorove/Slade	Engineering
Graves, Horton, Askew & Johns	Legal
Great American Corp TBA Dutchmill*	Catering
MCN Build, Inc.	Equipment Purchase
Oehme van Sweden & Associates	Landscape Architecture
Olender Reporting	Transcribing
Pantera Management	Compliance
SK&A	Engineering
Torti Gallas Urban	Planning & Architecture
Urban Service*	Temp Toilet Facilities

**Denotes Ward 4 CBE*

Total Master Developer CBE Spending (Completed Construction projects + Soft Costs) to Date

- \$3.7 Million of \$25.7 Million total 10-year build out requirement for Master Development construction and soft costs per Master Development CBE Agreement with DSLBD. Master Developer Construction commenced January 2017.

C. Vertical Development CBE Contracting through Q3 2018

Construction Contracting Data – Project Through 9/30/18

Building 14M ("Abrams Hall Senior)		
CBE Equity & Development Partner	1750 K Affordable Partners, JV of Evergreen Urban and Blue Sky Development	
Construction Start Date	Q2 2018	
Construction Completion Date (Anticipated)	Q3 2019	
Total Project Base Budget for CBE	\$ 13,290,495	
CBE Contracting Requirement	\$ 4,651,673	35%
Soft Cost Budgeted CBE Contracting	\$ 145,728	
Construction Cost Budgeted CBE Contracting	\$ 4,505,946	
Total CBE Budgeted Contracting	\$ 4,651,673	35%
Soft Cost CBE Contracting Actual to Date	\$ 145,728	
Construction Cost CBE Contracting Actual to Date	\$ 1,695,400	
Total CBE Contracting Actual to Date	\$ 1,841,128	14%
Soft Cost CBEs Contracted to Date	Construction CBEs Contracted to Date	
Bowman Consulting	A. Wash & Associates, Inc	
Pantera Management	DC Fire Protection	
SK&A	SK&A	
	Pantera Management Group, LLC	
	Rath Enterprises	
	Smith & Son's	
	Vika Capitol	

IV. FIRST SOURCE HIRING

This report tracks First Source hiring for Master and Component Development projects in which members of the Hines-Urban Atlantic-Triden Master Development group are involved. First Source Hiring is reported monthly to DOES.

A. Master Development First Source Hiring through Q3 2018

Project Component	Prime Contractor	Project Start Date	Project End Date	NEW HIRES: Cumulative Hires to Date	NEW HIRES: Cumulative DC Hires to Date	NEW HIRES: Cumulative Ward 4 Hires to Date
HORIZONTAL DEVELOPMENT						
1. Mothballing - H1	Whiting Turner	Dec-16	Jul-17	0	0	0
2. Main Drive Water Line - H2	Connally	Jun-17	Jan-18	6	5	1
3. Bldg 2 Demolition - H3	NorthStar	Jul-17	Feb-19	26	15	4
4. PEPCO Ductbank Relocation - H4	Anchor	Dec-17	Jan-18	0	0	0
5. Bldg's 83,91&15 - H5	Berg Demo	Jul-18		0	0	0
Horizontal Development Subtotal				32	20	5
					63%	25%

B. Vertical Component First Source Hiring through Q3 2018

No new hires as of 9/30/18.

V. UPCOMING OPPORTUNITIES

The Parks Ward 4 Small Business Outreach Event – 12/13/18, 6-8 PM, Emery Heights Community Center

Please check The Parks website on a regular basis for Contracting & Hiring outreach opportunities: www.TheParksDC.com. Additionally, please ensure that your company is registered with DSLBD to ensure that you receive notices distributed to the CBE community.

VI. OUTREACH TRACKER

Please see following pages.

PROJECT PARCEL/BUILDING	OPPORTUNITY PRESENTED BY	VEHICLE USED TO OUTLINE OPPORTUNITY	OPEN/CLOSE DATE	AVAILABLE TRADES	METHOD OF DISSEMINATION	NUMBER OF RESPONDERS	NUMBER OF C/SBES RESPONDERS (*SBES are also CBES)	NUMBER OF WARD 4 CBE RESPONDERS	TOTAL NUMBER OF ATTENDEES (if applicable)	NUMBER OF C/SBES AWARDED CONTRACTS TO DATE	NUMBER OF WARD 4 CBES AWARDED TO DATE
1 H1 - Mothballing (Part I)	TPWR Master Developer	Invitation to Bid (ITB)	12/23/2014 – 02/13/2015	Building stabilization	Direct Invitations were sent to companies	3	2C	0	N/A	0	0
2 H1 - Mothballing (Part II)	Whiting Turner (Prime Contractor)	Directly contacted CBES	Nov-16	Building stabilization, pest control	WT contacted companies/CBES it had prior experience with	N/A	N/A	N/A	N/A	2	1
3 H2 - Main Drive Water Line (Part I)	TPWR Master Developer	Pre-Qualification Survey & RFP	01/10/2017 – 01/13/2017	Water Utilities	Pre-qualification survey sent to 7 CBES from DSLBD list on 1/10/17.	1 (3 declined / 3 did not respond)	1	0	N/A	N/A (PreQual only)	0
4 H2 - Main Drive Water Line (Part II)	TPWR Master Developer	Request for Proposal (RFP)	01/30/2017 – 02/20/2017	Water Utilities	RFP sent to 4 CBE companies on 1/30/17.	4	4C	0	N/A	1	0
5 H3 - Bldg. 2 Demo (Part I)	TPWR Master Developer	Pre-Qualification Survey & RFP	2/6/17 - 2/13/17	Demolition Services	Pre-qualification survey emailed to CBES from DSLBD's list on 2/06/17. CBES Identified (53) - Scale of project and bonding requirements pre-cluded CBES as a prime	0	0	0	N/A	N/A (PreQual only)	N/A (PreQual only)
6 H3 - Bldg. 2 Demo (Part II)	TPWR Master Developer	Request for Proposal (RFP)	3/6/2017	Demolition Services	Direct Invitations were sent to companies (6 companies) based on a national search. Companies informed they must commit 35% of contract to CBES	6	0	0	N/A	0	0
7 H3 - Bldg. 2 Demo (Part III)	NorthStar (Prime Contractor)	Request for Proposal (RFP)	8/03/17 - 9/28/17	Fence Installation, Remediation Services, Cap underground, Utilities, Vector Control, Off Road Fuel Delivery, Roll Off Service, Masonry	5/4/17, 5/7/17, 6/26/17, 7/05/17 - Contacted CBES directly (Fence Installation, Masonry, Remediation Services). 7/7/17 Received List of CBES from DSLBD for fencing, fuel service and Utility Abandonments; 7/09/17, 7/10/17, 7/24/17, 7/27/17 - Contacted CBES directly in those trades. 7/28/17 - Sent Request to DSLBD for Ward 4 CBES; 7/31/17, 8/3/17, 8/7/17, 8/31/17, 9/27/17 Contacted Ward 4 CBES directly.	11	11C/8S	3	N/A	10C/8S	1
8 H4 - Pepco Duct bank	TPWR Master Developer	Request for Proposal (RFP)	10/3/2017 – 10/10/2017	Ductbank	Pre-qualification survey sent to qualified CBES taken from DSLBD's list on 10/3/17. RFP sent to eligible respondents on 10/11/17.	6	3C	0	N/A	1	0
9 14M - Building, VU - Building	14M Component Developer, VU Component Developer (both)	Annual CBE & Ward 4 Small Business Outreach Event	11/16/2017	General Overview of various trades was provided by Harkins Builders and Paradigm Construction (Targeted Outreach events were later conducted by Paradigm and Ellisdale) *Ellisdale later replaced Harkins as a GC on the project	Announcement sent via email on 11/02/18 to DSLBD Distribution, TPWR Website, CM Todds Distribution List	N/A	78 C Attendees	14 Attendees	115	1	0
10 VU - Building	Paradigm Construction (General Contractor)	Invitation To Bid (ITB)	12/29/17 – 1/18/18 3/13/18 – 4/02/18	See Attachment	General Invitation to Bid - sent to ALL distribution channels (DSLBD, TPWR, CM Todd list)	176	43	7	N/A	N/A (No contracts awarded as of this report - project has not started construction)	N/A (No contracts awarded as of this report - project has not started construction)
11 VU - Building	Paradigm Construction (General Contractor)	Parcel VU CBE & Ward 4 Small Business Outreach Event	3/20/2018	See Attachment	Opportunities Information Session - sent to ALL distribution channels (DSLBD, TPWR, CM Todd list)	N/A	13 CBE ATTENDEES	4 Ward 4 ATTENDEES	20	N/A (Event)	N/A (Event)
12 14M - Building	Ellisdale Construction (General Contractor)	Invitation to Bid (ITB)	1/12/18 – 2/2/18	See Attachment	General Invitation to Bid - sent to ALL distribution channels (DSLBD, TPWR, CM Todd list)	3	0	0	N/A	0	0

PROJECT PARCEL/BUILDING	OPPORTUNITY PRESENTED BY	VEHICLE USED TO OUTLINE OPPORTUNITY	OPEN/CLOSE DATE	AVAILABLE TRADES	METHOD OF DISSEMINATION	NUMBER OF RESPONDERS	NUMBER OF C/SBEs RESPONDERS (*SBEs are also CBEs)	NUMBER OF WARD 4 CBE RESPONDERS	TOTAL NUMBER OF ATTENDEES (if applicable)	NUMBER OF C/SBEs AWARDED CONTRACTS TO DATE	NUMBER OF WARD 4 CBEs AWARDED TO DATE
13 14M - Building	Ellisdale Construction (General Contractor)	14M Renovation CBE & Ward 4 Small Business Outreach Event	1/23/2018	See Attachment	Opportunities Information Session - sent to ALL distribution channels (DSLBD, TPWR, CM Todd's list)	68	17 CBE ATTENDEES	7 Ward 4 ATTENDEES	35	3	1
14 H5 - Buildings 15, 83, 91 Demolition (Part I)	TPWR Master Developer	Request for Proposal (RFP)	1/30/18 - 3/7/18	Asbestos and Lead Abatement; Concrete and Brick Removal; Disposal of Construction Debris; Engineering and Development of Sediment and Erosion Control Plan	RFP issued 1/30/18 through DSLBD. Site made accessible to potential bidders from 2/8/18-2/26/18. Bids due 3/9/18. BAFO issued 4/2/18. BAFO due 4/9/18	3	1	1	N/A	0	0
15 H5 - Buildings 15, 83, 91 Demolition (Part II)	The Berg Corporation (Prime Contractor)	* Berg submitted a lump sum bid for this opportunity - Due to the nature of lump sum bidding Berg's RFP response included pre-identified CBEs	N/A	Asbestos and Lead Abatement; Concrete and Brick Removal; Disposal of Construction Debris; Engineering and Development of Sediment and Erosion Control Plan; Portajohns; Pest Control; Temporary Fencing	Berg contacted CBEs directly in order to submit a lump sum bid as required for this opportunity. Their CBE contracting will be reported as part of the Economic Development Progress Report.	N/A	N/A	N/A	N/A	9	5
16 14M - Building	Ellisdale Construction (General Contractor)	Ward 4 Small Business Outreach Event	5/24/2018	See Attachment	Opportunities Information Session - sent to ALL distribution channels (DSLBD, TPWR, CM Todd's list)	N/A	10 CBE ATTENDEES	3 Ward 4 ATTENDEES	29	1	0
17 Bldg 15/Industrial Hygiene Services (Part I)	TPWR Developers	Pre-Qualification Survey	6/7/2018	Industrial Hygiene Monitoring	PMG sent out notices to invitees on 06.07.2018 electronically via email. Sent to list of firms provided by DSLBD.	4	4C	0	N/A	N/A (PreQual only)	N/A (PreQual only)
18 Bldg 15/Industrial Hygiene Services (Part II)	TPWR Developers	Request for Proposal (RFP)	6/21/2018	Industrial Hygiene Monitoring	TPWR Developers sent a request to (2) CBE companies based on qualification survey	2	2C	0	N/A	1	0
19 WU - Building	Power Design Inc. (Design-Build Subcontractor to GC)	Ward 4 Small Business Outreach Event	7/30/2018	Electrical Supply Houses/Access Control/CCTV/Tele Entry/Emergency Phone/AV System/Fire Alarm/Wifi/Intercom/Unit Locks/Pubic Safety First Responder/Rigging/Two-Way Communication Systems (Elevator Lobbies)	Opportunities Information Session - sent to ALL distribution channels (DSLBD, TPWR, CM Todd's list)	N/A	11 CBE ATTENDEES	4 Ward 4 ATTENDEES	20	N/A	N/A
20 WU - Building	Power Design Inc. (Design-Build Subcontractor to GC)	RFP/Email Announcement	8/8/2018 - 8/23/18	Electrical Supply Houses/Access Control/CCTV/Tele Entry/Emergency Phone/AV System/Fire Alarm/Wifi/Intercom/Unit Locks/Pubic Safety First Responder/Rigging/Two-Way Communication Systems (Elevator Lobbies)	RFP Issued to CBE community via DSLBD email/TPWR Website/TPWR Distribution List/DMPED Directed ROB email list/CM Todd's Distribution List	Data being compiled as of the date of this report					
21 WXY - Building	TPWR Developers	TPWR Developers	6/29/18 - 7/9/18	Townhome Sales and Marketing Agent	RFEI issued to CBE community via DSLBD email/TPWR Website/TPWR Distribution List/DMPED Directed ROB email list/CM Todd's Distribution List - 8 Responses Received (1 CBE) - 2 qualified firms invited to respond to RFP along w/4 additional firms - CBE selected for Marketing alongside non-CBE for Sales listing	6	1	1	NA	1	1
22 H5 - Buildings 15, 83, 91 Demolition	The Berg Corporation (Prime Contractor)	Invitation to Bid (ITB)	10/01/18 - 10/16/18	Installer of Glass Block/Mason and Sediment and Erosion Control Contractor	Announcement sent via email on 11/02/18 to DSLBD Distribution, TPWR Website, CM Todds Distribution List	Data being compiled as of the date of this report					

PROJECT PARCEL/BUILDING	OPPORTUNITY PRESENTED BY	VEHICLE USED TO OUTLINE OPPORTUNITY	OPEN/CLOSE DATE	AVAILABLE TRADES	METHOD OF DISSEMINATION	NUMBER OF RESPONDERS	NUMBER OF C/SBEs RESPONDERS (*SBEs are also CBEs)	NUMBER OF WARD 4 CBE RESPONDERS	TOTAL NUMBER OF ATTENDEES (if applicable)	NUMBER OF C/SBEs AWARDED CONTRACTS TO DATE	NUMBER OF WARD 4 CBEs AWARDED TO DATE
23 ALL CURRENT/FUTURE PHASES	The Berg Corporation, MHH, Paradigm, CBG and Ellisdale	DSLBD's Small Business Contracting Expo	10/9/2018	All current/future GCs participating on TPWR met with potential DC/CBE small businesses in conjunction with City wide event sponsored by DSLBD	Via DSLBD email blasts	Data being compiled as of the date of this report					
24 ALL CURRENT/FUTURE PHASES	Ellisdale, Paradigm, Baker DC, PDI, Ramsey Masonry, Pivec Mechanical, Superior Foundation, Goldin Stafford, LIW Ironworkers, Inc., A Wash & Associates, Integrated Companies, and Worcester Eisenbrandt Inc.	DOES Construction Hiring Event	10/26/2018	All current/future GCs participating on TPWR met with District residents pre-screened and invited by the Department of Employment Services (DOES) Business Services Group	Via TPWR Website, CM Todd's Distribution List, DOES direct invite to pre-screened candidates, DOES announcement posted in local community centers	This was an employment event - contracting data NA					