

Ford Redevelopment Site Vendor Outreach Presentation April 14, 2020

AGENDA

- Introduce Presentation Team
- Review Outreach Efforts
- Inclusion Goals & Compliance
- Ford Redevelopment Project Overview
- Project Presentations
- Q & A via Chat
- Next Steps

Presentation Team



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Review Vendor Outreach Efforts

- COVID-19 Cancellations
 - March 2020 MBE DBE Showcase
 - April 2020 Construction Partnering Program
 - April 2020 SADBOC Procurement Fair

April 14 Ryan In-Person VOP Event

- In response to COVID-19 moved to WebEx
 - Notified all CentralCERT Vendors
 - Notified SMWDBE Trade Associations & Ethnic Chambers
 - Complete Initial Interest Survey & RSVP
 - Over 200 participants on this WebEx

Ford Site Initial Interest Survey for Certified Small, Minority, Women and Disadvantage Business Enterprises



You are receiving this initial interest survey as a certified Small, Minority, Women or Disadvantaged Business Enterprise. If you are interested in learning more about construction, design and professional services, subcontracting and supplier opportunities on the Ford Redevelopment Site project, in Saint Paul, MN, please complete this survey.

This project, a 120+ acre redevelopment in the Highland Park Neighborhood, will feature 55+ acres of parks and open space, retail and office, as well as housing of all types; affordable housing, senior living, apartments, rowhomes, single-family and condos.

We look forward to receiving your response. Thank you for your time and consideration.

Next

Inclusion & Compliance

Vendor Outreach Program Goals*

- 10% Small Business Enterprise
- 10% Women Business Enterprise
- 5% Minority Business Enterprise

*CentralCERT Certified Firms

Strategies

- Identify SMWBEs for first-tier bidding
- Identify established firms with SMWBE partners
- Bidders required to provide VOP plan
- Weighted VOP Goals on select scopes
- Unbundling
- Notification to CentralCERT businesses
- Notification to SWMBE Trade Associations and Ethnic Chambers
- Conduct Project Specific SMWBE Outreach
- Enforce, monitor and report monthly via B2Gnow to City of Saint Paul

Labor Participation Goals

- 32% Minority trade labor
- 20% Female trade labor

Strategies:

- Communicate in bid documents
- “Lowest Qualified” bid evaluation
- Labor Participation Plan required
- Monitor performance daily, weekly & monthly
- Proactive recovery, if necessary
- Report performance monthly via LCPtracker City of Saint Paul

Additional Compliance Items

- Prevailing Wage
 - Infrastructure Wage Determination
 - Separate Wage Determination, per project
- Affirmative Action Plans
 - Current Plan Required
- Project Labor Agreement (PLA)
 - Infrastructure PLA
 - Separate PLA, per project or building type

Related City of Saint Paul HREEO Resources

- Businesses eligible for CERT certification can apply or recertify at www.cert.smwbe.com.
- Information on [Affirmative Action certification is available via Saint Paul's HREEO website.](#)
- Information on [prevailing wage requirements is also available through Saint Paul's HREEO website.](#)

Sustainability

**BUILDING ENERGY:**

All buildings meet SB 2030 or Energy Star.

**SITE ENERGY:**

The electricity on site is 100% carbon free.

**CONTAMINATED SOILS:**

Clean up efforts meet the Minnesota Pollution Control Agency's (MPCA) soil cleanup standards.

**PLANTINGS AND VEGETATION:**

Over 1,000 trees. Significant new green spaces. Widened boulevard plantings. All plantings will be non-invasive species with a significant portion being native plantings.

**STORMWATER:**

100% of the site's stormwater is collected onsite for treatment, preventing direct runoff to the Mississippi. The innovative central water feature captures 75% of this water and creates an iconic and usable amenity that not only treats the stormwater but also restores more predictable flows to Hidden Falls. In addition, predicted landscaping will use 50% less water than a traditionally irrigated site.

**TRANSPORTATION AND PUBLIC REALM:**

The masterplan promotes a mixture of uses and balances walking and biking with auto use, allowing future users and residents greater choices. 50% of the building entries are within 1/4 mile of transit services, and there are over 5 miles of Bike and pedestrian trails.

**CONSTRUCTION WASTE:**

75% of all construction waste will be recycled.

**GREENSPACE AND PUBLIC SPACE:**

Over 50 acres of open public spaces including recreation fields, large parks, pocket parks, civic square, pedestrian only zones, central water feature, playgrounds, dog runs, and neighborhood gardens.

**SOLAR ARRAY:**

the largest urban solar array in the Twin Cities at ~ 1MW will transform an unsightly section of the river corridor.



The redeveloped Ford site will be the most sustainable site of its scale in any northern climate in the US, if not the entire US." – Ryan Companies



100%

of electricity is
from renewable sources
& is carbon-free

Largest Urban Solar
Array in the Twin Cities

~1 MW

50+ **1,000** trees
acres of public open space

5+ MILES

of new bicycle
accessible paths

100

new electric
vehicle charging
stations

100%

residential buildings
solar ready

Restoration of Hidden
Falls Creek reduces
stormwater flows by

98%

Ford Redevelopment Site Overview



The Ford Site Today



City Zoning Map







Ryan's
Vision by the
Numbers

Development Category	Ryan Proposed Density	Max Allowable Density by Zoning	% of Max
HOUSING TOTAL	~3,800 Units	4,000 Units	95%
EMPLOYMENT TOTAL	~265,000 SF	450,000 SF	59%
RETAIL TOTAL	~150,000 SF	300,000 SF	50%
<i>Automobiles assumed by density:</i>			75%



BUILDING TYPES



1 to 6 Unit Dwellings



Rowhomes



Multi-Family



Mixed-Use



Employment Based





Central Water Feature



Central Water Feature



Central Water Feature



Civic Square



Civic Plaza



Pedestrian Link



Civic Spaces



Ballfields



Current & Upcoming Projects

Infrastructure

Infrastructure Project Description

- Public Right-of-Way: Streets, Boulevards, Sidewalks, Bike Lanes, Lighting and Signage
- Site Utilities: Sanitary Sewer Main, Sanitary Drop Shaft, Storm Sewer Main, Water Main Systems
- Stormwater Utilities: Above and below grade regional stormwater water systems including pre-treatment devices, storage systems and treatment
- City Parks: City Parks A, B, C & D
- Public Open Spaces: Civic Square, Civic Plaza and Central Water Feature
- Offsite Improvements: Intersection Reconstruction at Ford Pkwy & Cretin Ave, Ford Pkwy & Mt. Curve Blvd and Cleveland Ave & Montreal Ave.

Phase 1 Utilities



Phase 1 Right of Way



Phase 1
Parks and
Civic Spaces



Phase 1 Civic Spaces



Phase 1 Parks



Infrastructure Bid Package Schedule

Bid Package	Work Scope	Approx. Bid Date
BP #1	Phase 1 Earthwork, Site Utilities and Storm Utilities	Complete
BP #2	Sanitary Drop Shaft Phase 1 Right-of-Way & Offsite Improvements: Asphalt Paving, Curb & Gutter, Concrete Sidewalks & Bike Lanes, Traffic Control Devices, Traffic Markings, Blvd Trees and Landscaping, Street Lighting and Traffic Signals	April 20, 2020

Infrastructure Bid Package Schedule

Bid Package	Work Scope	Approx. Bid Date
BP #3	Phase 1 Parks and Civic Spaces: Landscape Material Procurement	Late May 2020
BP #4	Phase 1 Parks and Civic Spaces: Crushed Aggregate Pathways, Asphalt Trails, Concrete Paving, Concrete Unit Pavers, CIP Retaining Walls/ Stairs/ Terraces, Landscaping & Irrigation Installation, Misc. Metals and Handrail, Waterproofing, Bridges, Signage, Site Furnishings & Site Amenities	July 2020
BP #5	Phase 2 Parks	Summer 2021

Infrastructure Bid Package Schedule

Bid Package	Work Scope	Approx. Bid Date
BP #6 to 9	Phase 2 to 5 ROW Scopes	Yearly – Fall 2021 to Fall 2024

Lot 1 Block 3: Mixed Use

Lot 1 Block 3: Mixed Use Project Description

- Mixed use market rate rental apartment project
- 200 dwelling units with one level of underground parking
- Level 1 retail shell 52,000 GSF with two levels of structured parking



Lot 1 Block 3: Mixed Use Bid Package Schedule

Bid Package	Work Scope	Approx. Bid Date
SD Design	Mechanical, Electrical & Plumbing, Fire Protection, Elevator and Swimming Pool	April 2020
50% DD Design	Site Earthwork, Utilities, Shoring, Foundations, Precast Concrete, Wood Panelizing, Windows	June 2020
100% DD / GMP Design	All remaining scopes	August 2020

Lot 1 Block 6 & 7: Senior Housing

Lot 1 Block 6 & 7: Senior Housing Project Description

- Precast concrete and wood frame
- 300+ units of independent living, assisted living, and memory care
- 550,000+ square feet of building space



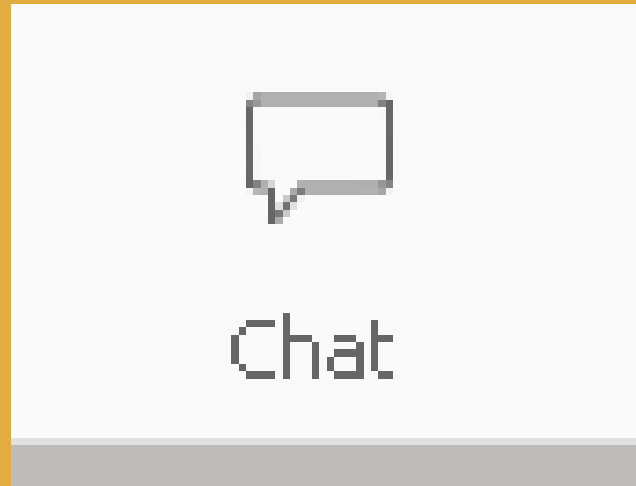
Lot 1 Block 6 & 7: Senior Housing Bid Package Schedule

Bid Package	Work Scope	Approx. Bid Date
SD Design	Mechanical, Electrical & Plumbing, Fire Protection, Elevator and Swimming Pool	September 2020
100% DD/ GMP Design	Site Earthwork, Utilities, Shoring, Foundations, Precast Concrete, Wood Panelizing, Windows	January 2021
CD Design	All remaining scopes	June 2021

Q & A via Chat

Chat box

Lower right-hand corner of your screen



Next Steps:

Ryan will send:

- ✓ FAQ & Presentation PDF
- ✓ Initial Interest Survey
- ✓ Current Projects Summary Bid Schedule
- ✓ Project Interest Survey, after April 21

Next Steps:

Ryan requests:

- ✓ Complete Initial Interest Survey
- ✓ Complete Project Interest Survey, when sent after April 21
- ✓ Send follow up questions
 - ✓ Ford.inquiries@ryancompanies.com

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