



HIRE 30<sup>TH</sup> STREET



# Gray 30<sup>th</sup> Street Station Redevelopment Hire30thStreet Advisory Collaborative

November 3, 2021





# SAFETY BRIEFING



# SAFETY BRIEFING



Volunteer to call 911 in case of emergency



Volunteer who is CPR Certified



Designate emergency exits, rallying point and plan



Report suspicious activity to Amtrak Police Department at **(800) 331-0008**, or by sending a text to APD11 from a smartphone or to **27311** from a standard cell phone

## In Case of Active Shooter Threat

1. Run - Have an escape route and plan in mind
2. Hide - If evacuation is not possible, find a place to hide
3. Fight - As a last resort and only when your life is in imminent danger attempt to disrupt and/or incapacitate the active shooter





# WELCOME

**Amtrak Name, title**

**Jennifer Trotter, Community Relations & DEI Manager – North America, Plenary Americas**

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HIRE30THSTREET ADVISORY COLLABORATIVE

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# INTRODUCTIONS

Please state your name, organization, and your favorite memory of Congressman Gray OR your favorite part of the Gray 30<sup>th</sup> Street Station





# PROJECT HISTORY AND OVERVIEW





## THE DISTRICT PLAN ENVISIONS:

- Expansion of 30th St Station passenger facilities to handle double the volume of trips ( $\pm 11$  million annually in FY14)
- 18 million SF of new private development
- 40 acres of new parks and civic spaces
- New roads and bridges

## THE DISTRICT PLAN REQUIRES:

- \$2 billion in infrastructure cost
- \$4.5 billion in associated private investment activity

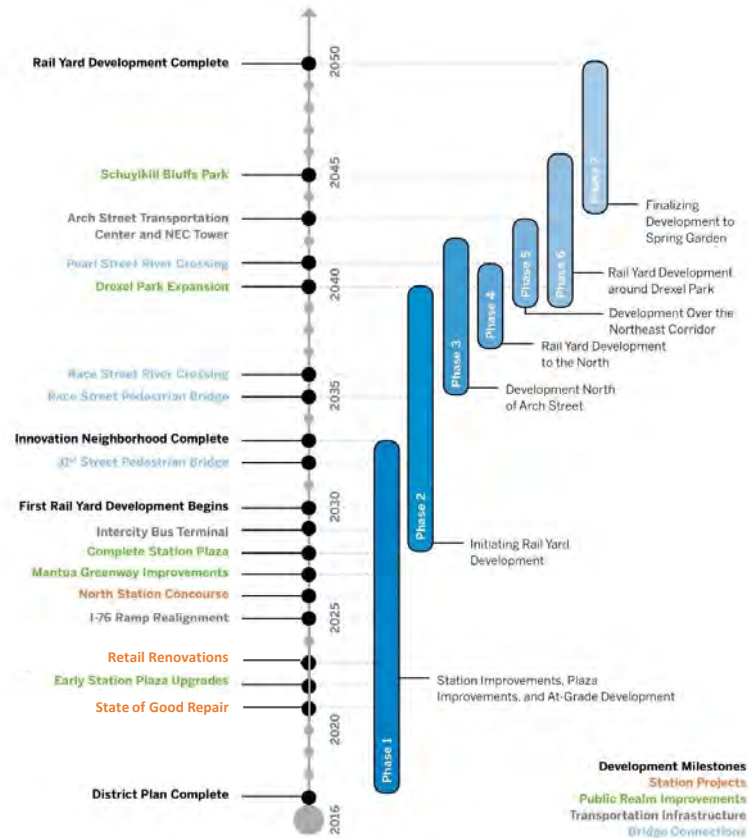
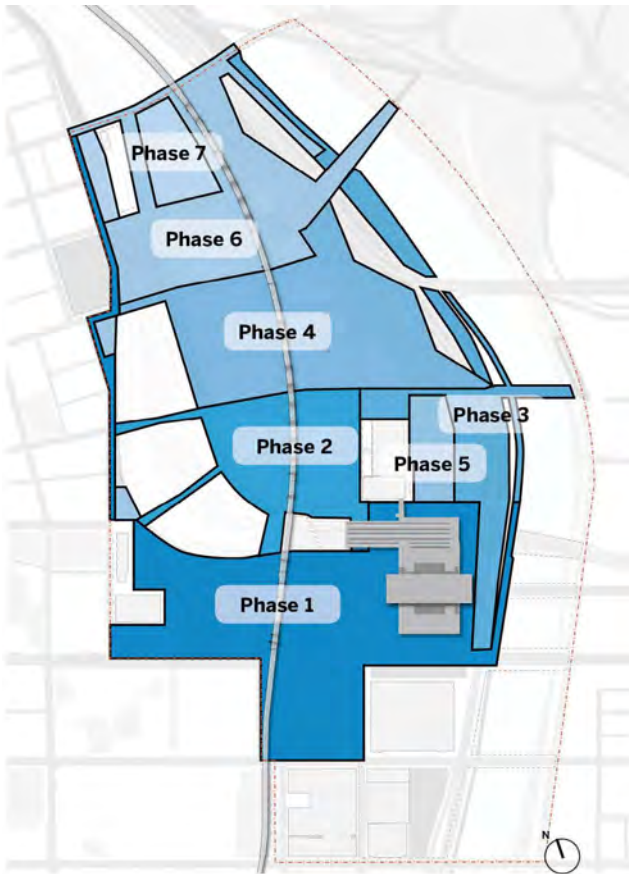
## THE DISTRICT PLAN PRODUCES:

- \$3.8 billion in city and state fiscal benefits
- 40,000 new jobs at full build



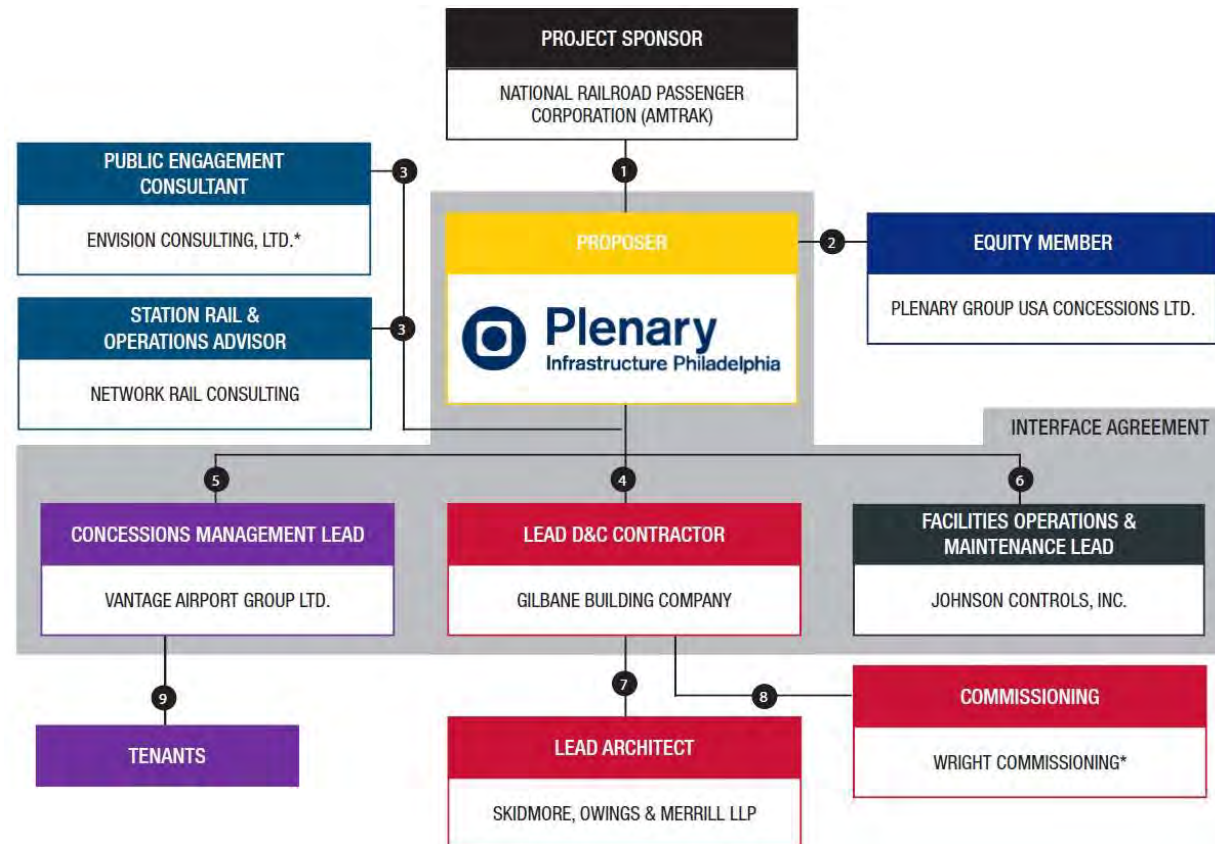


# 30th Street District Plan



# PROJECT HISTORY

- Plenary Infrastructure Philadelphia (PIP) was selected through a competitive RFQ/RFP process starting in May 2018
- Contracted to Design, Build, Finance, & Maintain
- 50-year performance-based contract with requirements to hand back in a State of Good Repair





## PROJECT OVERVIEW

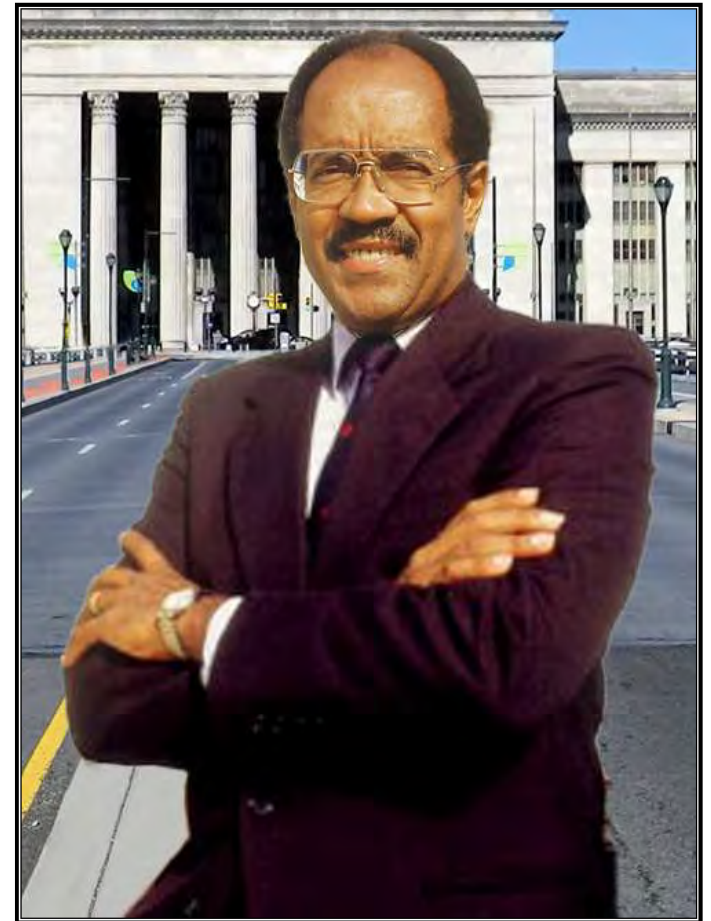
Plenary Infrastructure Philadelphia (PIP) will design, build, finance, operate and maintain station improvements for the next 50 years including:

- Station Rebranding
- State of Good Repair
- Station Operations Consolidation
- Amtrak Corporate Office
- Station Retail
- Market Street Plaza Expansion
- Ongoing non-rail operations
- Lifecycle replacement and maintenance



## STATION REBRANDING

- 2014 Act of Congress requiring Amtrak station to be renamed after Congressman Gray in honor of his service to the City of Philadelphia, our nation, and the world.
- Additional signage and memorial to be developed in partnership with the William H. Gray III Memorial Foundation.





# AMTRAK CORPORATE OFFICES



# STATION RETAIL: SOUTH CONCOURSE





# STATION RETAIL: CENTRAL ARCADE





# STATION RETAIL: MAIN CONCOURSE

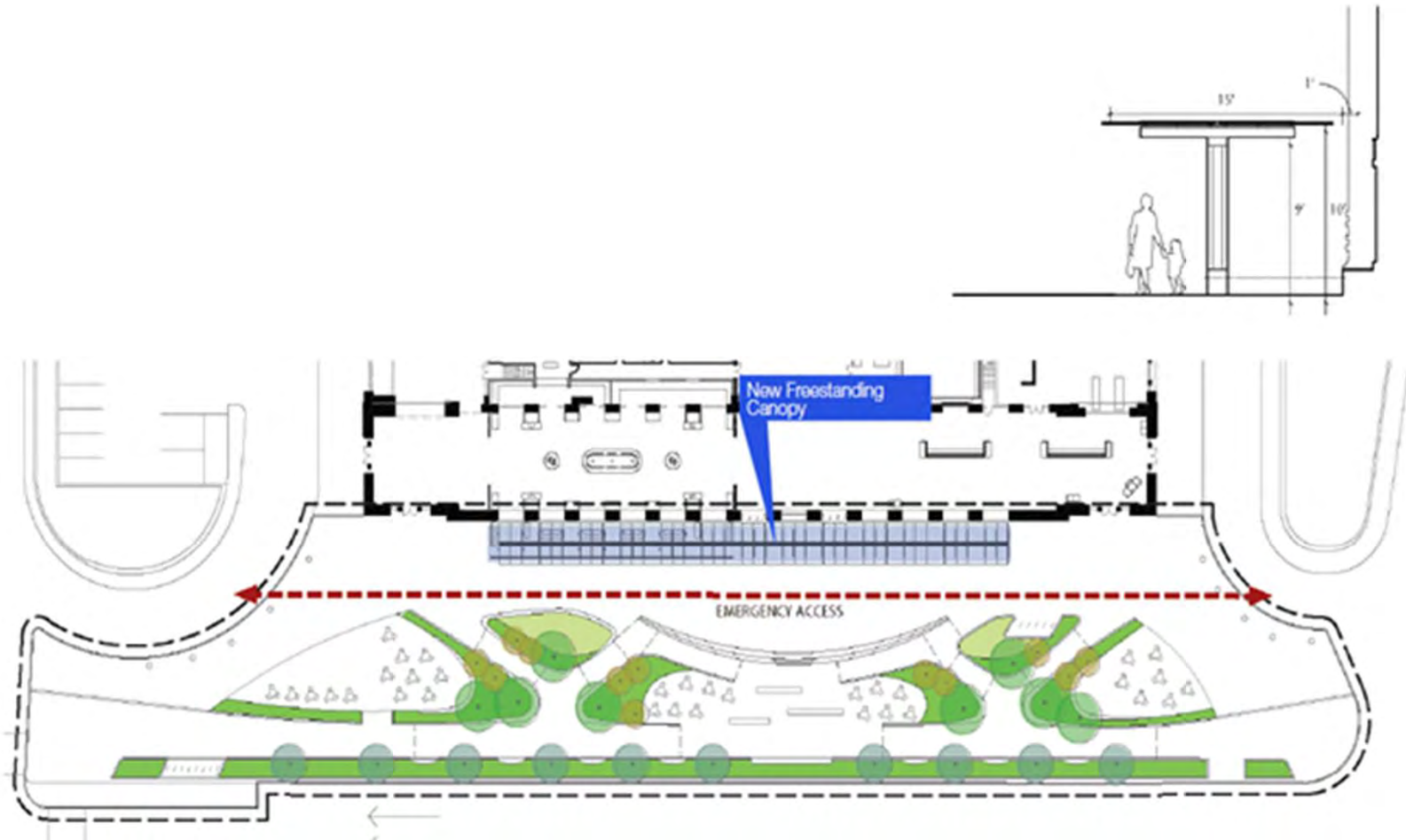




# MARKET STREET PLAZA



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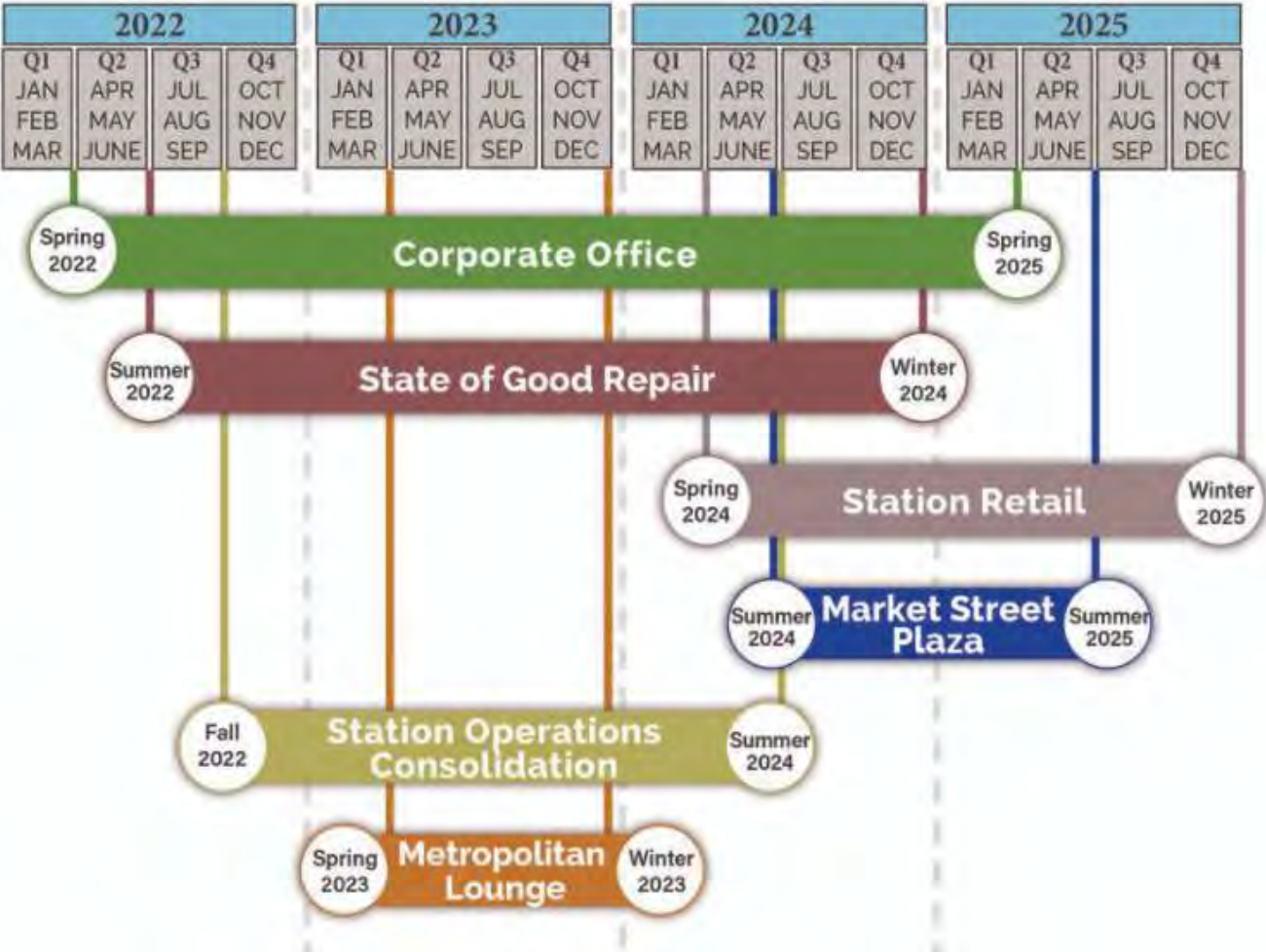




# MARKET STREET PLAZA



# CONSTRUCTION SCHEDULE







# HIRE 30TH STREET ADVISORY COLLABORATIVE



# HIRE30STREET MEMBERS



HIRE 30<sup>TH</sup> STREET

<b>African American Chamber of Commerce of PA/NJ/DE</b>
<b>Asian American Chamber of Commerce</b>
<b>Bright Hope Baptist Church</b>
<b>City of Philadelphia Office of Community Empowerment and Opportunity</b>
<b>Conference of Minority Transportation Officials (COMTO)</b>
<b>DBE Supportive Services Center (PennDOT)</b>
<b>Drexel University</b>
<b>Eastern Minority Supplier Development Council (EMSDC)</b>
<b>The Enterprise Center</b>
<b>Greater Philadelphia Chamber of Commerce</b>
<b>Goldman Sach's 10,000 Small Businesses Program</b>
<b>Lancaster Avenue 21st (LA21)</b>

<b>People's Emergency Center</b>
<b>Philadelphia Industrial Development Corporation (PIDC)</b>
<b>SCORE</b>
<b>Small Business Development Center (Temple University)</b>
<b>Small Business Administration (Eastern Pennsylvania District)</b>
<b>Tiny WPA</b>
<b>University City District</b>
<b>Urban League of Philadelphia</b>
<b>West Philadelphia Corridor Collaborative</b>
<b>West Philadelphia Promise Neighborhood</b>
<b>Women Business Enterprise Council (WBEC) East</b>
<b>Women Transportation Seminar (WTS)</b>



## HIRE30STREET OVERVIEW

- **Two-way information sharing** – PIP will provide Hire30thStreet members with relevant and timely information around subcontracting and hiring opportunities. We also ask that you share information on your programs, vendors, community networks, and job seekers that may be able to support this project.
- **Participation** – we anticipate Hire30thStreet to convene on a quarterly basis through 2025, virtually or in person.
- **Cross promotion** – as a collaborative, these convenings are opportunities to share upcoming events, programming, etc across organizations and consider other ways to cross-promote each others activities.
- **Community Partners List** – PIP would like permission to highlight your organization's participation in Hire30thStreet in future communications (ex. Logo placement on project website, mentions in public presentations, etc)



# ECONOMIC INCLUSION & DIVERSITY (SUPPLIERS)



## SUPPLIER DIVERSITY & PARTICIPATION: PIP PRIORITIES

- Design & Construction:
  - 35% Disadvantaged Business Enterprise (DBE) participation
- Concessions:
  - Encourage concessions partners to utilize local M/WBE during tenant improvements
  - Partner with concessionaires to encourage use of local supply chain
- Operations & Maintenance
  - Local M/WBE inclusion operations and lifecycle maintenance

## SUPPLIER DIVERSITY & PARTICIPATION: DBE DEFINED

- Disadvantaged:
  - Asian-Pacific Americans
  - Black Americans
  - Hispanic Americans
  - Native Americans
  - Women
  - Other minorities found to be disadvantaged by U.S. Small Business Administration (SBA)
    - People with disabilities may qualify on a case-by-case basis
- Small business as defined by SBA
- Personal net worth of less than \$1.32 million
- Independent business, owner possess the power to direct or cause the direction of management
- Burden of proof

<https://www.transportation.gov/civil-rights/disadvantaged-business-enterprise>



## SUPPLIER DIVERSITY & PARTICIPATION: PIP GENERAL APPROACH

- Early and often Sub-contractor outreach, through Hire30thStreet and directly with perspective vendors
- Host dedicated subcontractor fairs
- Access supplier databases
- Invite vendors to participate in team member capacity building programs and resources
- Consistent monitoring of DBE participation and performance of Commercially Useful Function (CUF)
- Corrective action as needed

## SUPPLIER DIVERSITY & PARTICIPATION: DESIGN / CONSTRUCTION APPROACH

- Design & Construction:
  - Tailored bid packages
  - Rising Contractor Program
  - Prequalification with individual review
  - Tier 1 contractors establish goals
  - Contractual flow downs
  - 49 CFR Part 26 compliance
  - In-field monitoring
  - Corrective action, if needed



*Rising Contractor Program (Gilbane)*



## SUPPLIER DIVERSITY & PARTICIPATION: DESIGN & CONSTRUCTION APPROACH (CONT.)

### Anticipated scopes of work with DBE capacity:

Demolition	Concrete Rehabilitation	Cast-In-Place Concrete
Historic Restoration	Structural Steel	Misc. Metals
Millwork	Roofing Systems	Overhead Doors
Glass & Glazing	Louvers and Vents	Floor Leveling and Prep
Drywall and Framing	Acoustical Ceilings	Wood Flooring
Resilient Floor and Carpet	Resinous Flooring	Operational Fitouts
Wall Coverings	Acoustical Wall Panels	Painting
Misc. Specialties	Signage	Toilet Partitions and Access.
Residential Equipment	Fire Protection	Plumbing
HVAC	Electrical	Tele/Data/AV/Low Voltage
Fire Alarm	Hardscapes	Landscaping
Site Utilities	General Requirements	Engineering Services

## SUPPLIER DIVERSITY & PARTICIPATION: OPERATIONS & MAINTENANCE APPROACH

- Purchase plan reviews
- Majority owned subcontractors maintain supplier diversity initiative
- Internal training for buyers
- Access to virtual training for vendors (Online Learning Institute)
- Regular rebid of operations scopes (1 – 3 years)
- Advanced outreach prior to lifecycle replacement milestones

### **Anticipated OPERATIONS scopes of work:**

- Landscaping
- Lighting, HVAC, other building systems
- Janitorial
- Pest control
- Waste management
- Snow removal



## **SUPPLIER DIVERSITY & PARTICIPATION: OPERATIONS & MAINTENANCE APPROACH**

### **Anticipated LIFECYCLE scopes of work:**

- Asphalt Resurfacing
- Automatic Doors
- Building Automation System Lighting Control System
- Electrical Switches and Parts
- Emergency Power Generator
- Fire Alarm Systems
- Fire Protection System
- Landscaping Services
- Lighting
- Paint
- Roofing
- Security Services
- Security Systems
- Telecommunication Systems

## SUPPLIER DIVERSITY & PARTICIPATION: CONCESSIONS BUSINESS INCUBATOR PROGRAM

- Tenant coordination
- Pop-up / Short term leasing opportunities
- *Ready to Go* spaces
- In-line retail opportunities
- Create a sense of place by balancing a mix Local and National Retail and Food & Beverage offerings
- Mentorship



## OPPORTUNITIES TO BUILDING THE PIPELINE – SUPPLIER DIVERSITY

- What existing programs can connect DBE and other local, small, and diverse-owned businesses to PIP partners?
  - Construction
  - Operations
  - Maintenance
  - Concessions
- What programs support the capacity building of DBE and other local, small, and diverse-owned businesses to be best positioned for subcontracting and leasing opportunities?



# ECONOMIC INCLUSION & DIVERSITY (WORKFORCE)



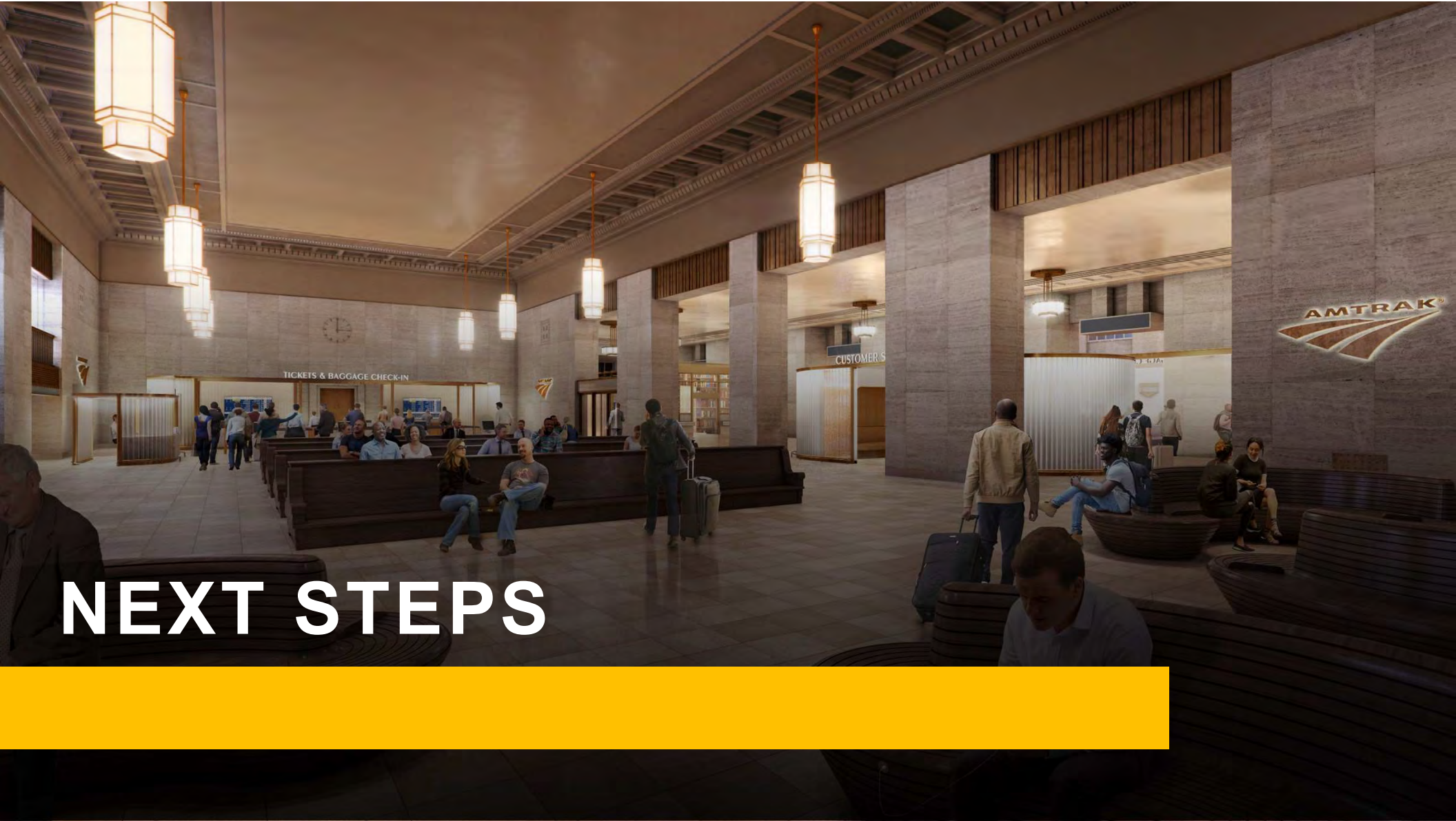
## COMMUNITY HIRE & WORKFORCE DEVELOPMENT: PIP PRIORITIES

- 3,000 direct and indirect jobs anticipated through the life of this project
- Career and job (skilled and unskilled) opportunities supporting various tiers of construction, concessions, and operations / maintenance
- Create an inclusive and safe workplace for All through all project phases
- Emphasis on local community hire within West Philadelphia and city-wide
- Coordinate with local workforce development and training programs to develop pipeline of talent
- Phased approach to hiring opportunities

## OPPORTUNITIES TO BUILDING THE PIPELINE - WORKFORCE

- What existing programs can prepare job seekers for building trade careers?
  - Construction
  - Operations
  - Maintenance
- What supports do participants in pre-apprenticeship and other job training programs need to be successful?
- How can we best support students to prepare for workforce of the future?





# NEXT STEPS



## HIRE30THSTREET NEXT STEPS

- Let's stay in contact
- PIP will continue to share project updates as they become available
- Anticipate construction related subcontracting and job opportunities in 2022
- Public meeting in Spring 2022
- Next Hire30thStreet meeting in Spring 2022



**THANK YOU!**

