

Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Duquesne University College of Osteopathic Medicine / 1323 Fifth Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Applicants, RCOs.
Parcel Number(s): 2-L-42	
ZDR Application Number: DCP-ZDR-2020-05391	
Meeting Location: Virtual (Zoom)	
Date: 5/17/2021	
Meeting Start Time: 6:05 p.m.	
Applicant: Duquesne University	Approx. Number of Attendees: 10
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Reviewed the recent Institutional Master Plan (IMP) outreach process and how that led to the College of Osteopathic Medicine, agreement with Life's Work of Western PA to purchase their property as they sought to move. Worked with City to build the project consistent with the Bus Rapid Transit (BRT) project on Fifth and Forbes Ave. Discussed the demolition permit process and that Life's Work abatement process is completed. Next stage is demolition and new construction which will start May 2021 and finish October 2023 when the College will be accredited by the national board. Discussed the role of the university in the Ecolnnovation District, district energy system, and other recent projects. Showed site plans and many 3D renderings of the building from all sides. Discuss materials being used and what they communicate. Walked through the training programs and how the building is designed to provide cutting edge educational opportunities. Workforce and employment opportunities, MWBE plans.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Hill CDC: What are your MWBE goals and what is your process to achieve your goals? We have initiative to achieve MWBE maximation that we'd love to partner with you on.	Want to exceed our goals if we can. Our Office of Diversity and Inclusion who have a lot of programs to meet their goals in the Hill District. Goals from URA are 7% from WBE and 18% from MBE, understand Hill CDC goals are 15% WBE and 30% MBE, want to work towards the Hill CDC goals. Currently only bid out to the construction manager, the final contracts have not been finalized. Happy to work with the Hill District to make opportunities available and communicate what they are for the project. Duquesne University policy is local and MWBE participation.

Questions and Comments from Attendees	Responses from Applicants
<p>Hill CDC: What's the process for the sub-contracts?</p> <p>Hill CDC: Would love to work with you or maybe Rycon to get those opportunities out to Hill District residents.</p>	<p>For the General Contractor, we did a 4-month process with RFP, and deep review. Chose Rycon because they committed to 45% female representation on the job site, they have a manager for inclusion and diversity who will be on the job site every day. Felt they were more well rounded to provide experiences through the project. As woman, happy to hire them and see how they've demonstrated their capabilities in the past.</p>
<p>Hill CDC: Does Rycon have MWBE goals related to workforce?</p>	<p>Yes, they do. Don't have them at hand but will share.</p>
<p>Hill CDC: What is your process to advertise job opportunities at the College of Osteopathic Medicine? Would be great to do a job fair for residents.</p>	<p>Will connect you to the correct people at the university to do that.</p>
<p>Uptown Partners: Also had questions around MWBE but these have been largely addressed. Thanks for your responses. No additional questions.</p>	<p>Hill CDC: Happy to share everything with you so that the information is getting out to Uptown as well.</p>
<p>From current resident and future medical school candidate, will any preference be given to local applicants?</p>	<p>Don't have hiring responsibilities but will try to connect you with appropriate individuals. Duquesne University would likely encourage that. Added contact details to chat.</p>
<p>Hill CDC: We support first source and local hiring.</p>	

Other Notes

None.

Planner completing report: Derek Dauphin and Stephanie Joy Everett