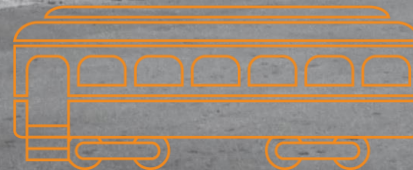


Community Update

November 18, 2020



STOP SIX
CHOICE NEIGHBORHOOD

FORT WORTH ♦ TEXAS



WELCOME

Gyna M. Bivens

District 5 City Councilwoman

City of Fort Worth

and

Mary-Margaret Lemons

President

Fort Worth Housing Solutions



Today's Agenda

I. Meeting Overview

Lachelle Goodrich, Director, Stop Six Choice Neighborhood Initiative

II. Cavile Place Update

Louis Bernardy, Senior Vice President & Director of Development – Texas,
McCormack Baron Salazar

Gary Caldwell, CEO, 1 Priority Environmental Services LLC

III. Cowan Place Update

Louis Bernardy

Jason Keller, Founder and Managing Partner, BLOCK Companies

IV. Neighborhood Update

Victor Turner, Neighborhood Services Director, City of Fort Worth

Shannon Elder, Assistant Code Compliance Director, City of Fort Worth

V. Next Steps

Brian Dennison, Senior Vice President of Development and Assets
Management, Fort Worth Housing Solutions

VI. Adjourn



CAVILE PLACE UPDATE

Louis Bernardy

Senior Vice President & Director of Development, Texas
McCormack Baron Salazar

Gary Caldwell

CEO
1 Priority Environmental Services LLC



Cavile Abatement and Demolition

- 1 Priority Environmental Services LLC selected awarded demolition contract in late October.
- 1 Priority is a subcontractor to McCormack Baron Salazar Development, Inc.
- Abatement work began this month.
- Demolition scheduled between December 2020 and March 2021
- Cavile site earmarked for new, mixed-income housing in Phases 2, 3 and 4.



Cavile Place abatement work began Nov. 9, 2020.



November 18, 2020

Scope of Work

Removal, disposal of materials in 63 buildings

- Floor tile and mastic
- Plaster ceiling texture
- Sheet rock walls of storage units
- Interior/exterior window and door caulking
- Pipe insulation
- Roofing mastics and material

Demolition, disposal of buildings, foundations (Subcontractor is Midwest Wrecking Co. of Texas)

- Removal of concrete paving and asphalt
- Provide tree protection
- Storm Water Pollution Prevention Plan
- Erosion control devices
- Cap sanitary sewer and remove underground utilities 4" in diameter or greater
- Remove non-PCB transformers
- Provide site fencing



Asbestos Abatement

- Began Nov. 9, 2020
- Finishes Feb. 12, 2021

Demolition

- Begins Dec. 2, 2020
- Finishes March 12, 2021

Sequence of Work

- ✓ Clean contents and debris from individual units
- ✓ Asbestos Abatement
- ✓ Fencing
- ✓ SWPPP
- ✓ Electrical disconnects
- ✓ Plumbing disconnects
- ✓ Demolition of structures
- ✓ Removal of underground utilities
- ✓ Site stabilization



How Do I Get Involved?

Contractor Opportunities

- Electrician
- Plumbing

Personnel Opportunities

- Pre-abatement building clean outs
- Demolition – General Labor

dlb Consultants is engaged to assist and ensure that **1 Priority Environmental Services** meets the Section 3 business and new hire requirements for the project.

Contact: **Demetria Bivens**
 demetria@consultantsdlb.com
 office 682-276-6474

Section 3 and M/WBE Opportunities are also published at www.StopSixCNI.org and promoted across different social media channels.





COWAN PLACE UPDATE

Louis Bernardy

Senior Vice President & Director of Development, Texas
McCormack Baron Salazar

Jason Keller

Founder & Managing Partner
BLOCK Companies



These documents may not be used for
regulatory approval, permit, or construction.

01 October 2020

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COWAN PLACE

BENNETT • BENNER
PARTNERS
ARCHITECTURE • INTERIORS • PLANNING



These documents may not be used for
regulatory approval, permit, or construction.

01 October 2020 2

20106.00

0 50' 100'



Current Aerial

COWAN PLACE

BENNETT • BENNER
PARTNERS
ARCHITECTURE • INTERIORS • PLANNING

October 21, 2020



Cowan Place Senior Living - Unit Mix

Unit Type	Low Income Housing Tax Credit (LIHTC)	Public Housing Replacement (PBV)	Permanent Supportive Housing (PSH)	TOTAL
1 Bedroom	117	37	9	163
2 Bedroom		11		11
Total	117	48	9	174



Cowan Place - Anticipated Timeline

- Tax Credit application to TDHCA in early December
- Bond Reservation anticipated in early January
- Tax Credit award in mid-March
- Financial closing in late March
- Construction from April 2021 – November 2022
- Leasing from April 2022 – November 2022
 - *Schedule subject to change*





Cowan Place Participation Goals

Activity	Target	Participation Goal
Construction	M/WBE	25%
Professional Services	M/WBE	15%
Section 3 Hiring	Section 3	30% of New Hires
Section 3 Businesses	Section 3	10% of Total Dollar Amount
Section 3 Business (Non-Construction)	Section 3	3% of Total Dollar Amount



On Track to Cowan Place

Overall Marketing Planning and Timing

- Targeted Block Brand Advertising – December 2020
- Bid Announcement Advertising – January 2021
- Post Bid Award – Job Fair and Matching Program (Section 3) – March 2021
- Cowan Subcontractor Orientation Meeting – April 2021

Specific Trades

- Prior multifamily experience is suggested in the following fields because of the critical impact they have on the project:
- Framing, Sheetrock/Finishing, Painting, Mechanical, Electrical, Plumbing, Fire Sprinkler





Subcontractor Information Form
Fort Worth

[Exhibit A]

All subcontractors are required to complete this questionnaire. This form must be filled out completely.

Return completed form to: Info@Blockcompanies.com

Application Date:

Do you have Multifamily Experience? Yes No

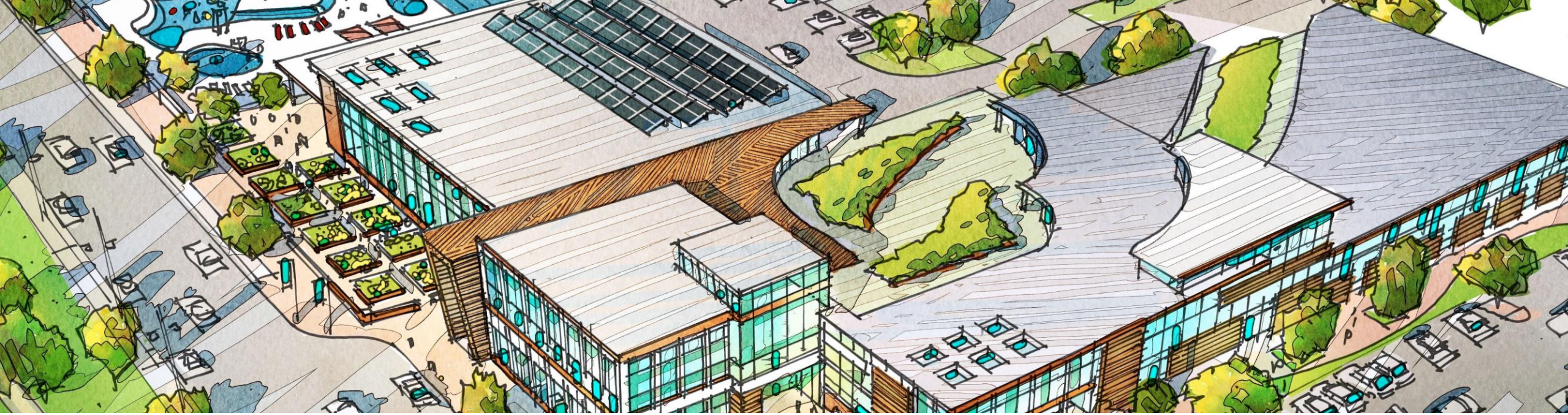
Background			
Company name		Type of company	Type of work Performed
Street Address		Phone number	Fax Number
City/State/Zip	Contact Name	Email address	
Year business was established	States we do work in	Previous name of company (if applicable)	
Contractor's License #, if applicable	D&B #	Union Non Union	
Safety			
Please check if your Company implements the following safety controls:		Yes	No
Has a written safety program.			
Has an implemented drug screening policy for all employees			
Performs safety orientation and training for all employees			
Performs continuing safety education for all employees			
Does your Company provide OSHA 10 training?			
Does your Company provide OSHA 30 training?			
If not, is your Company willing to provide OSHA 10/ 30 training, if necessary?			
Certification			
Please check if your Company has any of the following certifications:		Yes	No
Qualified minority business AND/OR Section 3 certified business?			
If yes, select certification: MBE WBE SBE Section 3 Choose one, if applicable : NCTRCA DFW MSDC WBCS			
Does your Company utilize apprenticeship programs?			

Project Bidding

Construction Projects are awarded to the bidder who':

- Qualifies to the requirements and specifications of the Project
- Possesses skills and resources needed fulfill the work
- AND offers the LOWEST responsive and responsible bid among all other bidders.

Download the Subcontractor Information Form from
stopsixcni.org/business-opportunities/



NEIGHBORHOOD UPDATE

Victor Turner

Neighborhood Services Director
City of Fort Worth

Shannon Elder

Assistant Code Compliance Director
City of Fort Worth



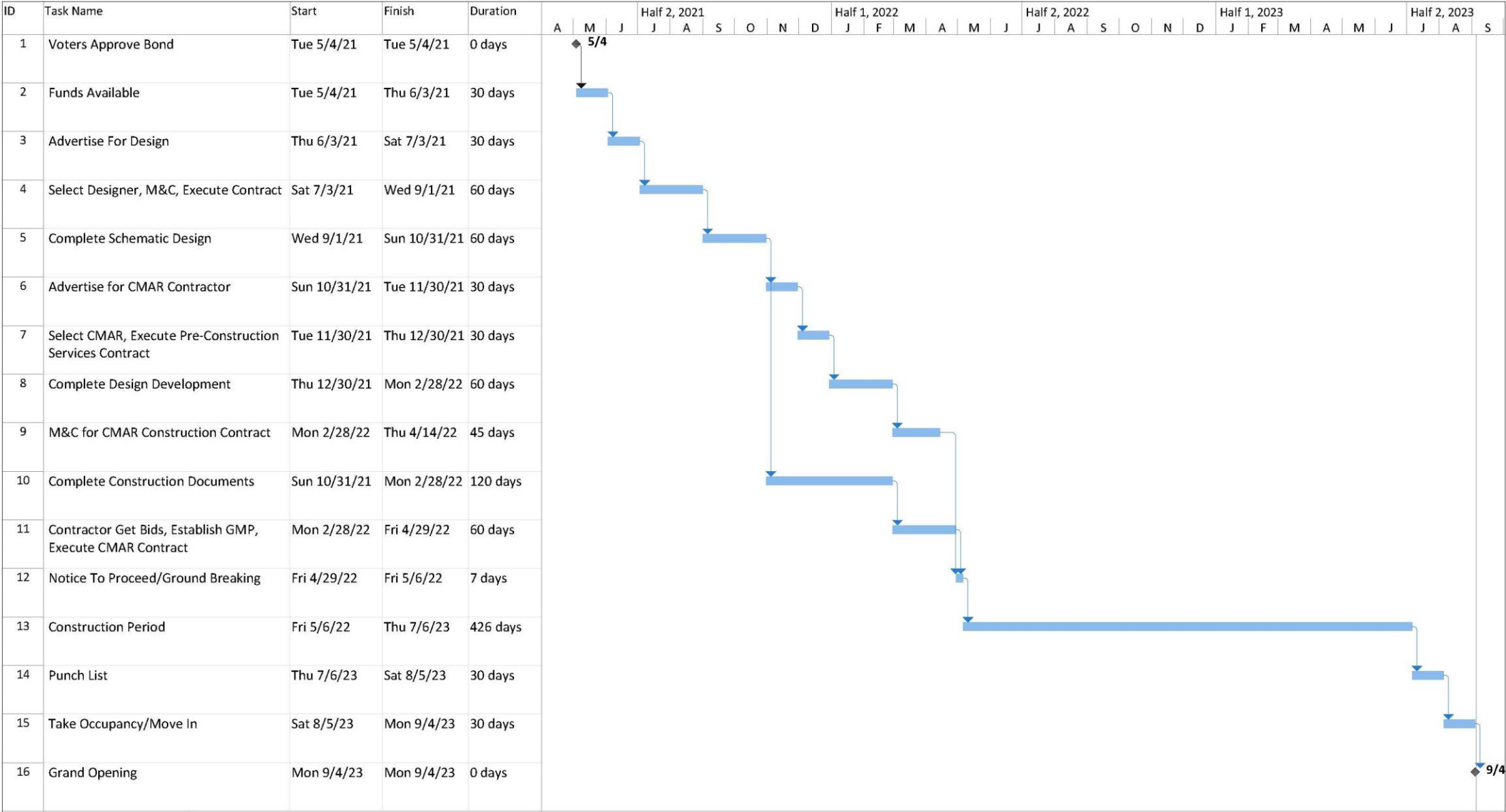
Neighborhood Plan

- Builds on assets and relationships in the neighborhood
- Improves connectivity and infrastructure throughout the neighborhood
- Develops a multi-purpose Neighborhood Hub at the heart of the community



Former Cavile Place residents at the Oct. 29, 2020, FWHS Fall Festival. The group meets monthly, online and occasionally in-person.





DRAFT HUB SCHEDULE
Date: Thu 10/29/20

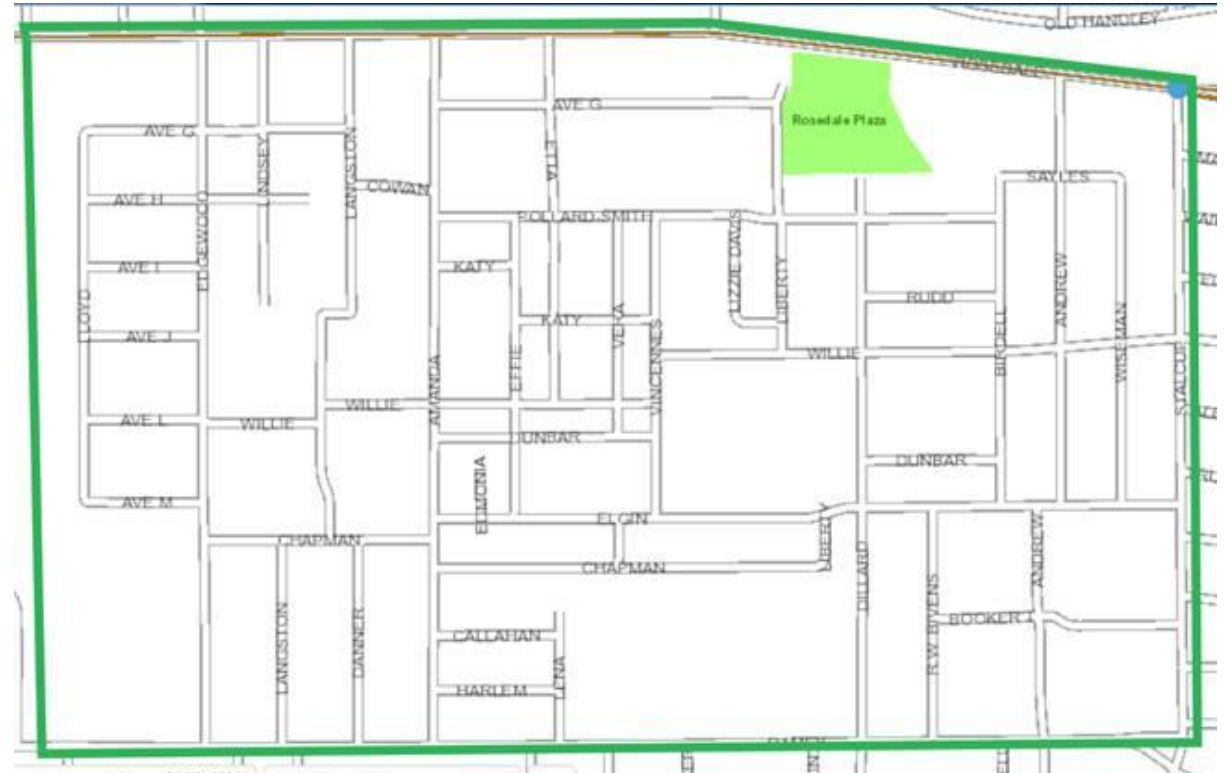
Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Split		External Tasks		Inactive Summary		Manual Summary		Progress	
Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
Summary		Inactive Task		Duration-only		Finish-only			

Page 1

Code Compliance

Safe Neighborhood Initiative

- Started Nov. 9
- Sweep takes 4 – 6 weeks
- Goal to educate and notify residents of existing code violations
- Enforcement only if necessary
- Code Officer Gaylon Johnson
 - Gaylon.Johnson@fortworthtexas.gov
 - Ph. 682-404-3979
- Will compare data to the original initiative during the Neighborhood Improvement Program





NEXT STEPS

Brian Dennison

Senior Vice President of Development and Asset Management
Fort Worth Housing Solutions



Questions?

Email us at

StopSixCNI@fwhs.org

Learn more at

www.StopSixCNI.org

facebook.com/StopSixCNI

Twitter: @stopsixcni

www.linkedin.com/stop-six-choice-neighborhood

Thank you!