

Tidewater Gardens Redevelopment Blocks 17 & 18 MWBE Vendor Fair #3 May 25, 2023



Topics to Cover

- Welcome
- Team Introductions
- CNI Overview
- Block 17/18 Project Scope
- Next Steps
- Questions

Team Introductions



John Majors
Principal
johnm@ought-ness.com
678-575-8276



Team Introductions

Phase 2:
Blocks 17 and 18

Summer 2023

Redevelopment Partners:
NRHA and City of Norfolk

Development Team:

Brinshore (Lead Developer)
Banc of America Community
Development Company
BBRM Norfolk Partners

General Contractor:

Breeden Construction

Phase 3:
Blocks 9,10,16

Winter 2023

Redevelopment Partners:
NRHA and City of Norfolk

Development Team:

Brinshore (Lead Developer)
Banc of America Community
Development Company
BBRM Norfolk Partners

General Contractor:

Breeden / RMT

Phase 4:
Blocks 2, 4, 5, 3A, 3B 11

Redevelopment Partners:
NRHA and City of Norfolk

Development Team:

Brinshore (Lead Developer)
Banc of America Community
Development Company
BBRM Norfolk Partners

General Contractor:

Will be selected by the end of 2023

MWBE Consultant:

The Miles Agency

Overview of CNI Development



Development:	Breaking Ground:
Block 19	Under Construction
Block 20	Under Construction
Block 17	Summer, 2023
Block 18	Summer, 2023
TWG Phase A	Winter, 2023
TWG Phase B	Spring, 2024

Block 17 and 18 MWBE Goals

- 12% MBE
- 13.3% WBE
- 25.3% Total

General Contractor Overview



Mark Roy
Business Unit Leader
MarkR@breedenconstruction.com
757-670-7035

Block 17 and 18 Project Scope



Block 17 and 18 Project Scope

Block 17 Overview



- 1.33 - acre lot
- 431 Church St., Norfolk, VA
- Concrete Podium – 3 story wood frame construction
- 84,950 gross square feet
- 16,644 square feet of office commercial space
- 68 apartments
- Masonry & fiber cement exterior
- Flat membrane roof system

Block 17 and 18 Project Scope

Block 18 Overview



- 1.48 - acre lot
- 550 East Freemason St., Norfolk, VA
- Podium w/ Parking Deck - 3 floors wood frame construction
- 183,026 square feet
- 12,957 square feet of commercial space
- 72 apartments
- Masonry & Metal panel exterior cladding
- Flat membrane roof system

Subcontracting

Breeden Construction, LLC is committed to working with the project team to support small business concerns and to providing maximum practical opportunities to participate in supplying services and products to meet the purchasing and subcontract needs of Breeden Construction, LLC in a manner consistent with the efficient performance of contracts and in accordance with all applicable laws.

All subcontract and product opportunities included in the CSI provided in the Project Specifications Book will be available.

More than \$45,000,000 of Subcontracts and Subtier Subcontracts Available Now

Subcontracts

Sitework
Concrete
Elevator
Masonry/Brick
Trusses Supply
Lumber Material Supply
Framing Labor
Mechanical
Plumbing
Electrical
Low Voltage

Roofing
Pavers
Siding
Metal Panel
Vinyl Window Supply
StoreFront
Canopies
Drywall
Paint
Trim Carpentry
Cabinet Supply
Specialties
Appliances
Final Cleaning

Bid Process

All “applicable” subcontractors and suppliers that have registered with www.norfolktidewater.com as of 5/1/23 will be sent an “Invitation to Bid” through Smart Bid via “Estimating@breedenconstruction.com”, a Smart Bid Digital Bid Board.

After opening the email just follow the prompts, if needed online support is provided by the ITB and instructional videos are available.

Subcontract awards will occur after financial closing and once construction commences. This is anticipated to be during the fall and winter timeframe of 2023.

From: Jeff Smith <Estimating@breedenconstruction.com>
Sent: Tuesday, May 9, 2023 5:08 PM
To: Matt Reingold <matt@allstarglassandmirror.com>
Subject: Tidewater Gardens 17 & 18 Block Addendum Notice

[View Project](#)

[View On Digital Bid Board](#)

If the link does not work, please go to <http://www.breedenconstruction.com/ITB/> and enter the access key: 086128147A172
[Yes, I'll Bid All Codes](#) | [No, I Won't Bid This Job](#) | [Click Here to View the Project](#)



Addendum Notice

Hello Matt Reingold ,

Your Company, **All Star Glass and Mirror (Tidewater)** , was invited to bid:

Tidewater Gardens 17 & 18 Block .

An Addendum has been uploaded for the project. Please review and incorporate any changes into your proposal.

Please Review the Addendum Narrative for sheet information !!

Please acknowledge the addendum on your proposal.

Your proposals are due no later than **May 17, 2023 03:00 PM .**

Should you have any questions, please contact us.

Breedon Primary Subcontractor Prerequisites

- Class A Contractor’s License for all Subcontracts over \$120K in value per VA DPOR (Class B < \$120K).
- Current Business License in the City of Norfolk
- IRS W9 Form
- Insurance Requirements and Minimum Limits – COI
 - Workers Comp - Statutory Limits
 - General Liability - \$1M/occurrence & \$2M/aggregate
 - Excess Liability / Umbrella - \$5M
 - Additionally insureds
- P&P Bonding of Specific Trades – M,E,P,S and Sitework

Block 17 and 18 Schedule

Bid-contract process:

Add # 2 Issued 5/5/23

Construction:

Fall 2023 – Spring 2025

Next Steps

Already Certified as MBE, WBE or Section 3?

- Confirm status and expiration date
- Complete prequalification form at www.norfolktidewater.com
- Bid opportunities will come from the GC and will be invited as of 5/1/2023.

Need Certification?

- Contact SBSD and/or NRHA certifying manager to get process started
- Complete prequalification form at www.norfolktidewater.com even with pending certification
- Look for updates on the website
- Bid opportunities will come from the GC and be posted on the website

Visit Topic Experts at the Tables

NRHA / City of Norfolk

Development Team

Blocks 17 / 18 General Contractor

Certifications / Compliance

Bonding

Construction Industry Training

Thank you for joining us.

**This presentation will be posted on
www.norfolktidewater.com**

Questions