



West Louisville FoodPort Opportunity Report



Project Overview:

The West Louisville FoodPort (FoodPort) is a project being developed by Seed Capital Kentucky, a 501(c)(3) nonprofit organization whose mission is to catalyze the success and resilience of Kentucky's regional agriculture and food economy. The FoodPort is an innovative development focused on bolstering the local food economy and enabling new efficiencies in the food system. The project will co-locate food and agri - businesses in order to increase the scale of Louisville's food economy through distribution, processing and storage of regionally sourced food. The project will create jobs, new opportunities for regional farmers, producers and manufacturers, educational opportunities, and a community destination in an economically distressed area. Seed Capital Kentucky will develop and operate the space and infrastructure to be leased or purchased by food-related organizations and businesses.

The FoodPort will be located on a 24-acre Brownfield site in Louisville's Russell neighborhood on 30th Street between Market and Muhammad Ali Street, the former site of the National Tobacco Company. The proposed development consists of new building construction comprising approximately 125,000 GSF in Phase I.

The project includes the construction of approximately 11,300 GSF comprising a visitor center and retail operations, 47,200 GSF of processing, distribution, and storage space, 6,500 GSF of office and classroom space and 60,000 GSF of controlled environment growing space. In addition, there is a considerable amount of site and infrastructure work associated with the balance of the 24 acres. This will include site utility improvements, internal roadways, parking improvements, landscaping, site lighting, public plazas, preparation of future building sites as well as other scope items. FoodPort is a multiple occupancy project and is anticipated to be fully sprinklered.

Workforce Diversity and Local Hiring:

FoodPort Project is unique in its goal to create an authentic, lasting and beneficial partnership with the communities it serves. To that end, the project strives to engage as many West Louisville residents in the development of the FoodPort as possible, beginning with the planning stages, all the way through to ongoing operations. This would include an early opportunity for construction jobs to benefit members of the West Louisville community.

TKT & Associates, Inc. is a consultant to Seed Capital KY on the West Louisville FoodPort project. TKT's primary responsibility is to assist in creating and managing its diversity and economic inclusion initiatives for FoodPort.

TKT has advised Seed Capital KY that it is important that diverse suppliers seeking to perform work during the construction phase of this project be certified

via a nationally recognized third-party entity and/or its regional/state affiliate such as the U.S. Department of Transportation, National Minority Supplier Development Council and Women's Business Enterprise National Council.

Recognized certifications from the aforementioned organizations validate diverse suppliers as one or more of the following classifications:

- Disadvantaged Business Enterprise (DBE) – for-profit business that is at least 51% owned, controlled, operated and managed by socially and economically disadvantaged individual(s)
- Minority-Owned Business Enterprise (MBE) – for-profit business that is 51 percent owned, controlled, operated and managed by ethnic minority individual(s) (Asian, Black, Hispanic or Native American)
- Women-Owned Business Enterprise (WBE) – for-profit business that is 51 percent owned, controlled, operated and managed by a woman or women

Seed Capital Kentucky is committed to demonstrating its best efforts to achieve the goals set the City of Louisville Metro to contract at least 20% minority, 5% female and 1/2% disabled subcontractors and suppliers in accordance with Louisville Metro Code of Ordinances Chapter 37, as well as upholding nondiscrimination in hiring and construction. Seed Capital Kentucky is committed to going a step further to actually identify as many potential workers from within the West Louisville neighborhoods as possible to work on the project, beginning with construction jobs. As such, this report identifies the major construction tasks, supportive services, labor types, required materials, as well as ancillary tasks and services to aid Project Owners, Construction Managers, Consultants, Contractors and advisory councils in creating a pipeline of certified business enterprises¹ and workforce available for this Project.²

This Opportunity Report is a report that is intended to serve the following objectives:

- Identify local, certified businesses in each category for potential engagement with the FoodPort project.
- Identify workforce persons available for labor, ancillary tasks and services for the FoodPort project.
- Serve as an accountability tool for Seed Capital Kentucky in reviewing contracting and hiring practices by the general contractor (Messer) for the FoodPort project.

¹ Certified business enterprises have been identified from: Kentucky Transportation Cabinet, Tri-State Minority Supplier Development Council and Ohio River Valley Women's Business Council

² Certification status of any entities in question were contacted directly via telephone and/or email for verification and copy of their certificate

I. **Identified major construction tasks for West Louisville FoodPort:**

1. Surveying

DBEs – 13

MBEs – 8

WBEs - 4

2. Excavation/Grading

DBEs – 14

MBEs – 3

WBEs - 3

3. Asphalt Paving

DBEs – 10

MBEs - 1

4. Landscaping

DBEs – 13

MBEs - 4

5. Underground Utilities

DBEs – 8

MBEs – 1

WBEs - 3

6. Concrete Footings

DBEs – 38

MBEs - 10

WBEs - 3

7. Concrete Sidewalks

DBEs – 38

MBEs – 10

WBEs - 4

8. Concrete Slabs

DBEs – 36

MBEs – 10

WBEs – 4

9. Reinforcing Steel

DBEs – 24

MBEs - 9

WBEs – 2

10. Masonry

DBEs – 3

MBEs – 1

11. Structural Steel

DBEs – 23

MBEs – 9

WBEs – 1

12. Misc. Metal Fabrications

DBEs – 7

MBEs – 3

WBEs – 1

13. Cabinetry

DBEs – 2

14. Waterproof Membranes

DBEs – 2

MBEs – 5

15. Roofing

DBEs – 5

MBEs – 3

16. Firestopping

DBEs – 8

MBEs - 1

17. Caulking

DBEs - 1

18. Doors and Hardware

DBEs – 5

MBEs - 2

19. Windows and Glass

DBEs – 4

MBEs – 2

20. Overhead Doors

MBEs - 1

21. Drywall

DBEs- 6

MBEs - 2

22. Insulating

DBEs – 6

MBEs – 1

23. Acoustical Ceilings

DBEs – 2

MBEs - 1

24. Carpeting

DBEs – 2

WBEs – 1

25. Ceramic Tile

DBEs – 2

WBEs – 1

26. Vinyl Flooring

DBEs – 2

WBEs – 1

27. Painting

DBEs – 2

MBEs - 4

28. Fire Protection

DBEs - 8

MBEs – 1

29. Plumbing

DBEs – 3

MBEs – 3

30. Electrical Power & Lighting

DBEs – 1

MBEs – 3

WBEs – 1

31. Low Voltage Systems – Fire Alarms, Security, Voice/Data

DBEs – 13

MBEs – 5

WBEs – 2

II. Identified Supportive Services diverse firms by category are:

1. Temporary Fencing

DBEs – 18

MBEs – 5

WBEs – 1

2. Dumpsters

DBEs – 1

MBEs - 1

3. Temporary Toilets

MBEs - 1

4. Office Trailers

DBEs - 1

5. Food Service for lunch and breaks for workers

DBEs – 2

MBEs – 3

WBEs – 2

6. Temporary Signs

DBEs – 3

7. General Cleanup

DBEs – 2

MBEs – 3

8. Final Cleanup

DBEs – 2

MBEs - 3

III. Most commonly identified Labor types are:

1. Professional surveyors
2. Heavy equipment operators
3. Laborers
4. Concrete Finishers
5. Concrete Formwork carpenters
6. Finish Carpenters
7. Plumbers/Helpers
8. Electricians/Helpers
9. Sheet metal workers
10. Pipefitters/Helpers
11. Sprinkler fitters
12. Insulators
13. Masons
14. Painters
15. Floor layers
16. Tile Setters
17. Iron workers
18. Glaziers
19. Roofers
20. Caulkers

IV. Ancillary tasks and services identified:

1. **Food Service for lunch and breaks for workers**
 - DBEs – 2
 - MBEs – 3
 - WBEs - 2

V. Required materials that have been identified:

1. Chain link fencing
2. Plants
3. Gravel
4. Asphalt
5. Ready Mix Concrete
6. Precast Concrete
7. Reinforcing Steel
8. CMU
9. Brick
10. Steel
11. Lumber
12. Fasteners
13. Adhesives
14. Caulking
15. Roofing materials
16. Hollow Metal and Wood Doors
17. Door Frames
18. Door Hardware
19. Automatic door operators
20. Aluminum window frames
21. Glass
22. Fire extinguishers
23. Toilet accessories
24. Metal studs
25. Gypsum wall board (drywall)
26. Insulation
27. Acoustical ceiling grid and ceiling panels
28. Ceramic tile
29. Vinyl composition tile
30. Carpeting
31. Paint
32. Pipe
33. Pipe insulation
34. Plumbing fixtures
35. Plumbing equipment (Pumps, water heaters, tanks)
36. Sheet metal ductwork
37. HVAC equipment (Heat pumps, water pumps, heat exchanges, fans, air handling units)
38. Electrical conduit
39. Electrical wire
40. Light fixtures
41. Switchgear

