



# New Building @ Cowley-Goettman Park

Community Meeting - September 25, 2019

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## 1. PROCESS

- 3-YEAR RENOVATION COST COMPARISON
- BUILDING OPERATIONAL PROFILE
- FUNDING SOURCES
- PROCESS REVIEW (DEMOLITION, CITY & ARCHITECTURE)

## 2. CASE STUDY

- NEW PARK BUILDING @ ROBERT E. WILLIAMS MEMORIAL PARK

## 3. COMMUNITY ENGAGEMENT

- PREVIOUS COMMUNITY MEETINGS (11/15/18, 4/10/19 & 8/14/19)
- COMMUNITY COMMENTS
- PROGRAMMING EXERCISE (COST ESTIMATOR)
- GROUP ACTIVITY: REVIEW PROPOSED IDEAS

# Presentation Outline



*Note: Additional documentation on existing conditions is available at the end of this presentation.*







# **3-YEAR RENOVATION COST COMPARSION**



### 3-YEAR RENOVATION COST COMPARISON

UNI	BUILDING SYSTEM	Facilities Optimization Plan (FOP) Estimate (2016)	DPW ESTIMATE (2019)	DELTA
A10	Foundations	\$ -	\$ -	\$ -
A20	Basement Constructions	\$ 85,000	\$ 60,091	\$ 24,909
B10	Superstructure	\$ -	\$ -	\$ -
B20	Exterior Enclosure	\$ 510,000	\$ 872,931	\$ 362,931
B30	Roofing	\$ 56,002	\$ 420,043	\$ 364,041
C10	Interior Construction	\$ -	\$ 713,335	\$ 713,335
C30	Interior Finishes	\$ 648,602	\$ 418,619	\$ 229,983
D10	Conveying Systems*	\$ 185,000	\$ 127,472	\$ 57,528
D20	Plumbing*	\$ 140,005	\$ 289,622	\$ 149,617
D30	HVAC	\$ 756,027	\$ 443,604	\$ 312,423
D40	Fire Protection	\$ 56,002	\$ 76,665	\$ 20,663
D50	Electrical Power/Lighting	\$ 336,012	\$ 238,118	\$ 97,894
D50	Electrical Systems	\$ -	\$ 58,127	\$ 58,127
E10	Equipment	\$ -	\$ -	\$ -
E20	Furnishings	\$ -	\$ -	\$ -
F10	Special Construction	\$ -	\$ -	\$ -
F20	Special Demolition / Abatement**	\$ 8,500	\$ 69,873	\$ 61,373
	<b>SUBTOTAL</b>	<b>\$ 2,781,150</b>	<b>\$ 3,788,500</b>	<b>\$ 1,007,350</b>
	<b>ADJUSTMENTS***</b>	<b>13%</b>	<b>\$ -</b>	
	<b>TOTAL BUDGET ESTIMATE</b>	<b>\$ 3,142,700</b>	<b>\$ 3,788,500</b>	<b>\$ 645,801</b>

\* FOP does specify ADA improvements, but most are related to resolving bathroom issues

\*\* FOP specifies testing and survey costs; DPW assumes roughly 1/4 of materials will require abatement

\*\*\* DPW sees, on average, roughly 13% markup vs. reported FOP Costs



# **BUILDING OPERATIONAL PROFILE**





BASIC BUILDING DATA	
Building Name	Cowley Rec Center
Size	14,340
Type	Community Center
Plant Replacement Value*	\$3,815,581
<b>Annual Costs</b>	<b>\$111,292</b>
Electric**	\$23,454
Gas**	\$12,627
Energy Costs	\$36,081
Energy Use Index	\$200
Water**	\$3,420
Sustainment***	\$71,792
30 Yr Operational Cost	\$3,573,785
Estimated Average Annual Op Cost	\$119,126
<i>Estimated 3-Yr Renovation Cost</i>	<i>\$3,465,600</i>
<b>Plant to Renovation Ratio</b>	<b>91%</b>
<b>Exceeds Replacement Threshold (70%)</b>	<b>YES</b>

\* Plant replacement value is the cost to construct the same building new to a modern standard and meet code. Includes only the value to construct the build (labor + materials). It DOES NOT include engineering and design services, sitework, supervision, inspection, or contingency.

\*\* Utility usages estimated from buildings of similar type, size, and program

\*\*\* Sustainment is regular maintenance and repair, plus major replacement projects (roof, HVAC), annualized over the life of the building



# FUNDING SOURCES

Line Item	Deliverable	Year	Type	Amount
Cowley Sources				\$ 1,728,567.00
Cowley Recreation Center Demolition and Construction		2018	PAYGO	\$ 928,567.00
Cowley Recreation Center Demolition and Construction		2018	BOND	\$ 800,000.00
Demolition Sources				\$ 280,405.10
City-Owned Facilities Demo and Abatement		2018	PAYGO	\$ 280,405.10
TOTAL				\$ 2,008,972.10





# PROCESS REVIEW



1. **Engineering (4 to 6 weeks);** *currently ongoing*
2. **Permitting & Termination (4 to 8 weeks)**
  - Will occur after the award, but prior to demolition.
  - Utilities to the building will be terminated.
3. **Building Demolition (12 to 18 weeks)**
  - The City will work with the community to minimize impact to park usage.
4. **Mitigation Efforts:**
  - **Noise:** Operation times to be specified in order to minimize disturbance.
  - **Air Quality:** Specify dust suppression & haul away all materials by contractors. Note: No material processing (i.e. brick crushing) will be allowed on-site
  - **Pest Control:** Building to be exterminated prior to demolition.
  - **Safety:** Temporary perimeter fence will be installed around the building.
  - **Post-Demolition Improvements:** Engineered Slope will be required & the installation of a railing along the sidewalk.

# Demolition Process (4 to 6 months)



# Major Construction – Typically 3 Years







# Typical Architectural Process

## 1. Programming

- Activity of determining the “program” or set of needs that a building needs to fulfill.

## 2. Schematic Design

- Beginning to solve/address the “program” through form and adjacency while considering function and context.
- Overall High-Level Design is established.
- Key Factors: Quality, Quantity, Cost, Time & Sustainability

## 3. Design Development

- Additional details (building systems, materials, circulation, etc.) are developed.

## 4. Construction Documentation

- Focus on refining design and creating detailed drawings for construction.

## 5. Bidding & Permitting

- Contractor is selected; Design is approved for construction.

## 6. Construction Administration

- Architect of Record assures design intent is met throughout construction process.
- Responds to any field conditions as they occur.



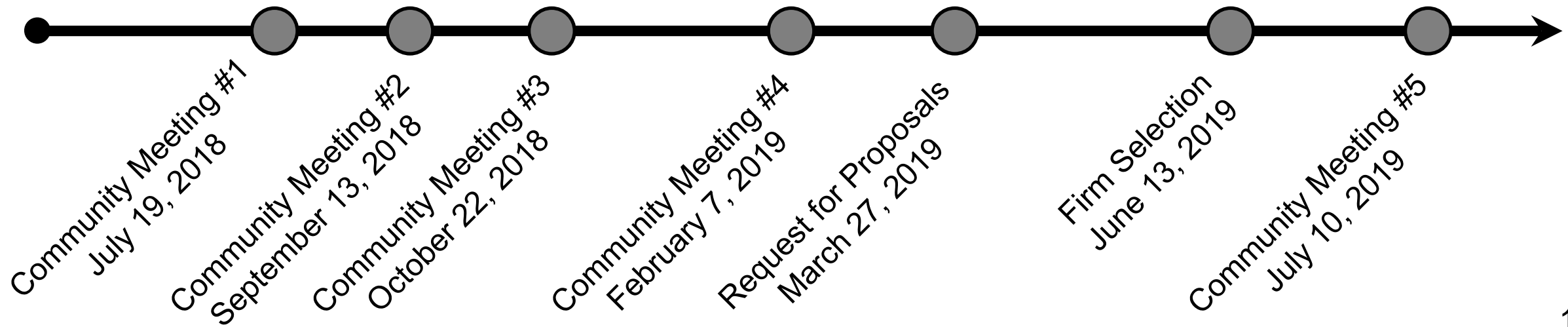






# CASE STUDY:

## ROBERT E. WILLIAMS MEMORIAL PARK









## 1. Accessibility

- Accessible Route to the Building
- Building Drop-Off
- ADA Parking Spaces
- Off-Street Parking (10-15 Spaces)

## 2. Visibility

- View of the City Skyline
- View of Playground
- View of & from the Street

## 3. Building Function, etc.

- Ability to hold concurrent events.
- Increase size of Small Assembly Space.
- Separated Kitchen from Small Assembly.
- Restrooms available to Playground.
- Preserve Natural/Unbuilt Land
- Biophilic Design & Education; building as a teaching tool.
- Noise Reduction (Acoustical Treatments, but also enforcement)





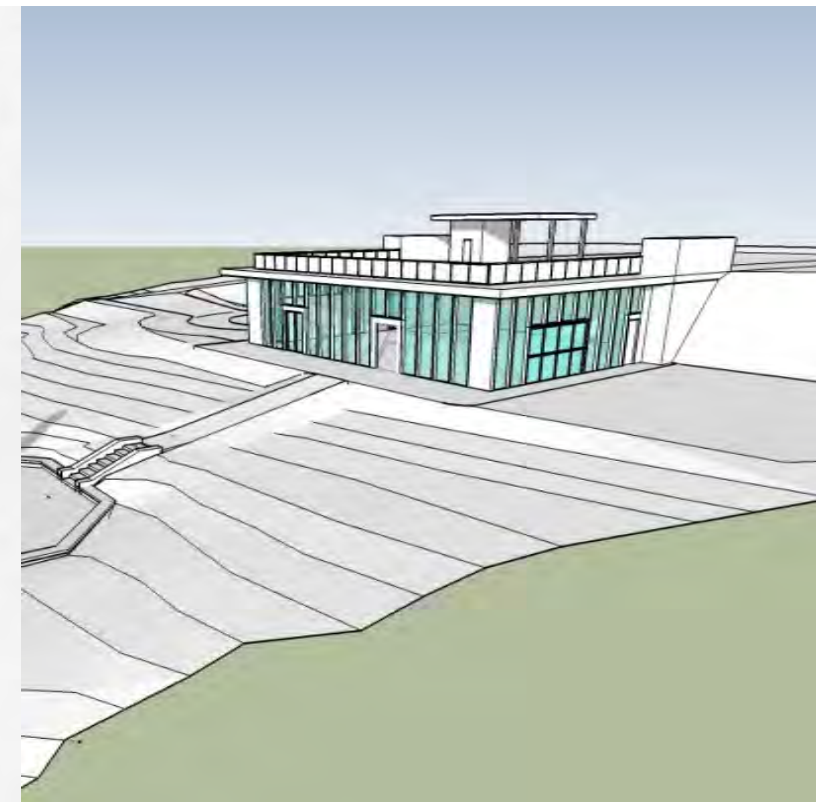
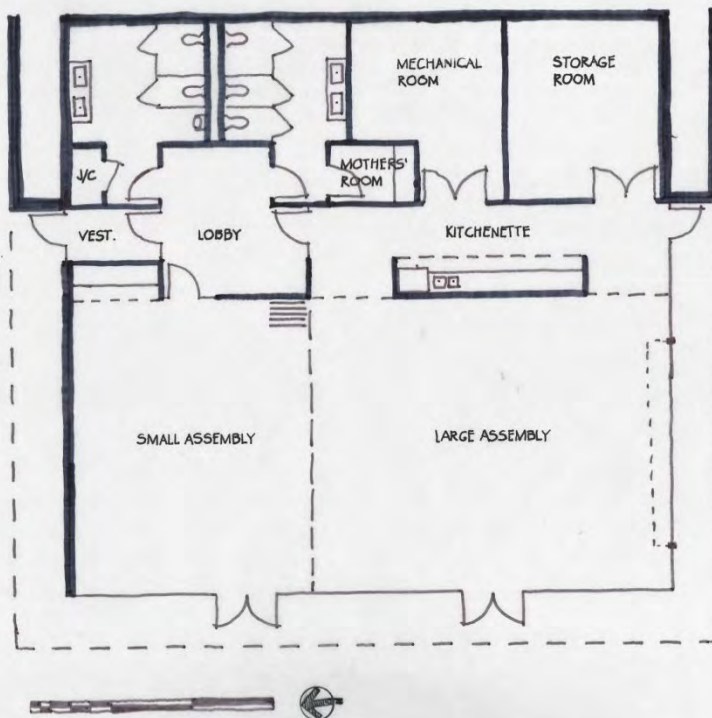
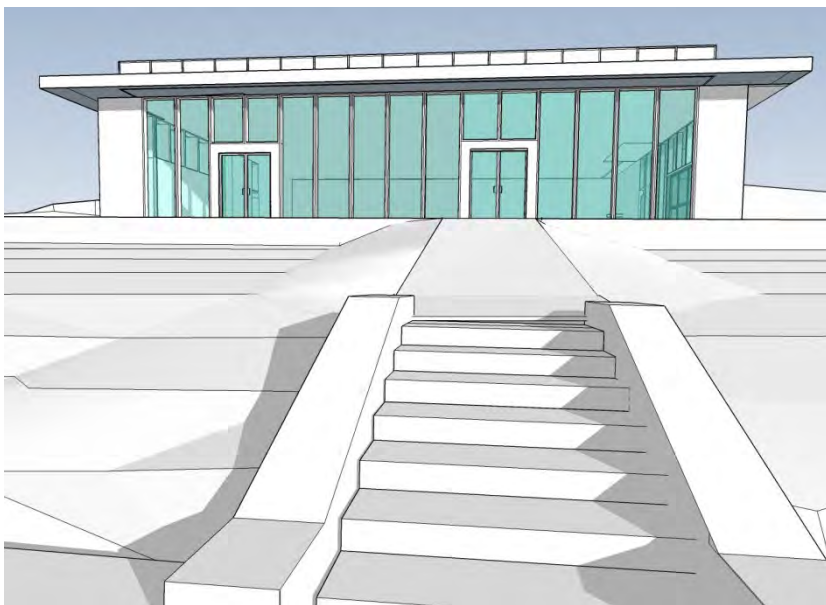
# Programming

## Current Design (3,420 SF)

1. Large Assembly Space (approx. 1,330 SF)
  - Open and flexible for various uses.
  - Direct connection to Kitchenette, Storage Room & Outdoor Gathering Space
  - Occupancy: 89 to 266 people (depending on function).
2. Small Assembly Space (approx. 700 SF)
  - Direct connection to the Large Assembly Space.
  - Occupancy: 47 people
3. Support Space (approx. 1,115 SF)
  - Restrooms, Mother's Room, Janitor's Closet, Storage Room & Mechanical Room.
4. Entry Space (approx. 170 SF)



# New Park Building @ Robert E. Williams Memorial Park







# View from the WWI Monument





# COMMUNITY ENGAGEMENT



- 1. Can members of the community enter the existing building?**
- 2. Is it possible to renovate the existing building?**
- 3. Could a portion of the existing building be saved?**
- 4. Will CitiParks have staff or programming on-site?**
- 5. Can Goettman Street support demolition and construction in its current condition?**



# **1. Can members of the community enter the existing building?**

- No; the existing rec. center has been unoccupied and has been poorly maintained. Water infiltration has damaged parts of the floor and indoor air quality is very poor.

# **2. Is it possible to renovate the existing building?**

- Yes, however, cost analysis has determined that it would be greatly beneficial to build new.

# **3. Could a portion of the existing building be saved?**

- Unlikely; this would increase both demolition, design and construction costs.

# **4. Will CitiParks have staff or programming on-site?**

- At this time, the only staff allocations for this location in the operating budget are for spray park staff.



## 5. Can Goettman Street support demolition and construction in its current condition?

- The Department of Mobility & Infrastructure (DOMI) classifies this portion of the street as a bridge. A bridge inspection was last done in June 2017; it successfully passed and is able to support construction vehicles. City Bridges are typically inspected on a 2-year cycle.
- *Additionally, DOMI has taken soil boring tests of the potential landslide condition on the north edge of the park. A report with (2) slope treatment approaches has been received.*



# Most Popular Ideas

- Multi-Purpose Space
- Indoor/Outdoor Space
- Public WiFi
- Kitchenette
- Intergenerational Space
- Parking
- Skate Park
- Grill
- Tool Library

 **BRING YOUR IDEAS!**



**JOIN THE CITY OF  
PITTSBURGH  
FOR A CONVERSATION  
ON THE  
COWLEY-GOETTMAN  
PARK BUILDING**

Conversation will include:

- Information Sharing
- Creative Community Brainstorm
- Next Steps

Questions?  
Contact the Office of Community Affairs  
412-255-4773

**6:00-7:30 PM  
THURSDAY, NOVEMBER 15TH  
MOST HOLY NAME SCHOOL  
CAFETERIA  
1515 TINSBURY STREET  
PITTSBURGH PA 15212**





# **PROGRAMMING EXERCISE**



# Proposed Programming

## Initial Design (4,868 SF)

1. Large Assembly Space (1,050 SF)
  - Open and flexible for various uses.
  - Direct connection to Kitchenette, Storage Room & Outdoor Gathering Space
  - Occupancy: 87 to 260 people (depending on function).
2. Small Assembly Space (750 SF)
  - Direct connection to the Large Assembly Space.
  - Occupancy: 50 people
3. Kitchenette (350 SF)
4. Support Space (approx. 1250 SF)
  - Restrooms, Mother's Room, Janitor's Closet, Storage Room & Mechanical Room.
5. Circulation Space (approx. 668 SF)
6. Tool Library (300 SF)
7. Concession Area (150 SF)
8. Lounge (approx. 350)



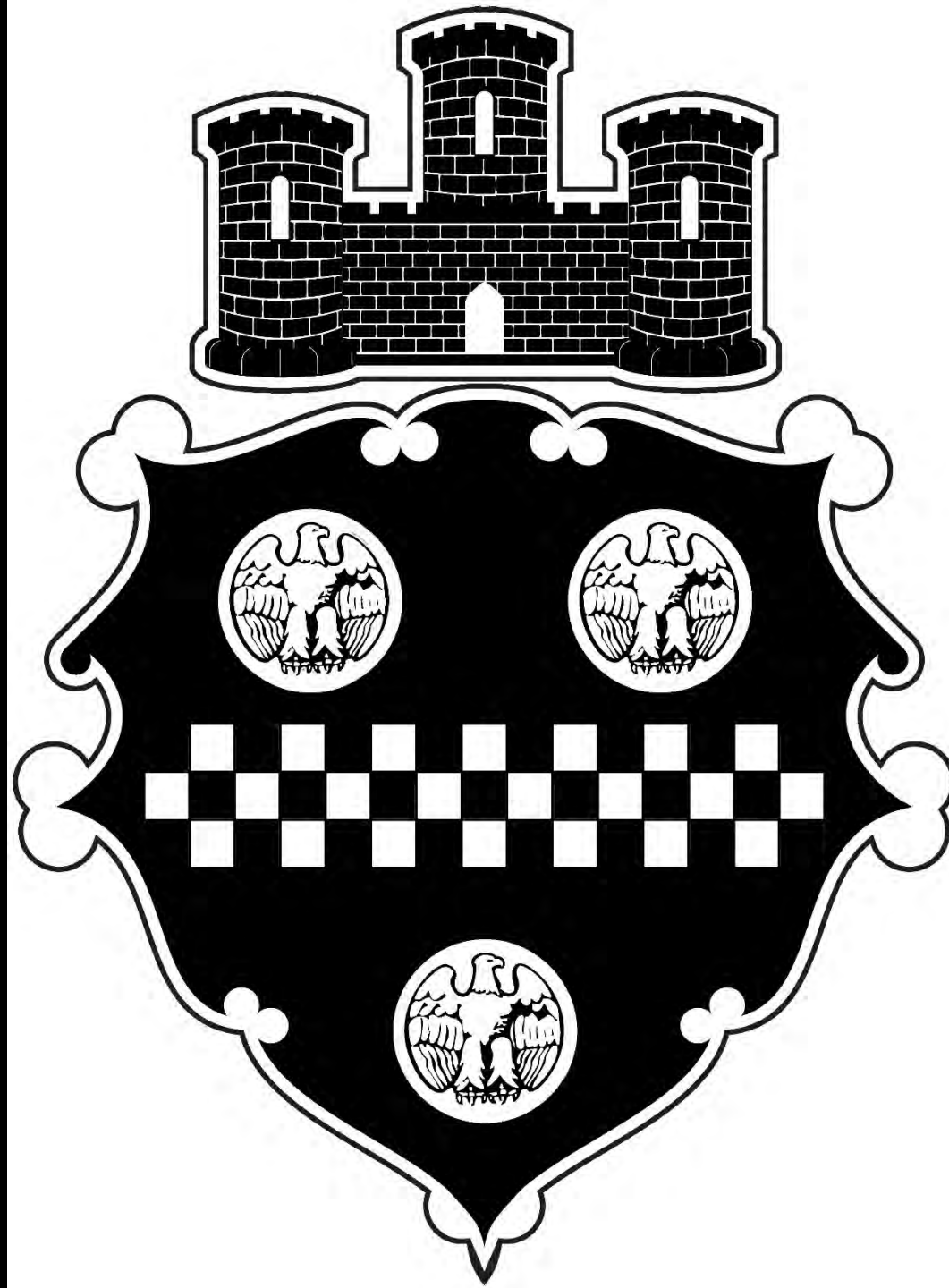
# QUESTIONS, COMMENTS, CONCERNS?

"New Cowley Park Bldg"  
<newcowleyparkbldg@pittsburghpa.gov>



# GROUP ACTIVITY

Review proposed program, conceptual design & building precedents







**DEPARTMENT OF PUBLIC WORKS**

**BUREAU OF FACILITIES, ARCHITECTURE DIVISION**

# **Existing Conditions of the Cowley- Goettman Recreation Center**





Cowley -  
Goettman Park

Goettmann St

Goettmann St

Goettmann St

Troy Hill Rd

Troy Hill Rd

Troy Hill Rd





Cowley -  
Goettman Park

Kissel Moving & Storage

Threadbare Cider House

St Michael & A  
Luthera

Lowrie St

Lowrie St

Lowrie St

Truax Way

Truax Way

Kilkeneck St

Goettmann St

Goettmann St

Goettmann St

Goettmann St

Troy Hill Rd

Troy Hill Rd

Troy Hill Rd

Troy Hill Rd

2D





Cowley -  
Goettman Park

SPRAY PARK

BASKETBALL  
COURTS

PLAYGROUND

BASEBALL FIELDS

RECREATION  
CENTER

CONCESSIONS  
BLDG.

Goettmann St

Goettmann St

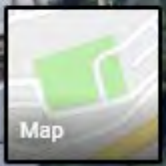
Go

Goettmann St

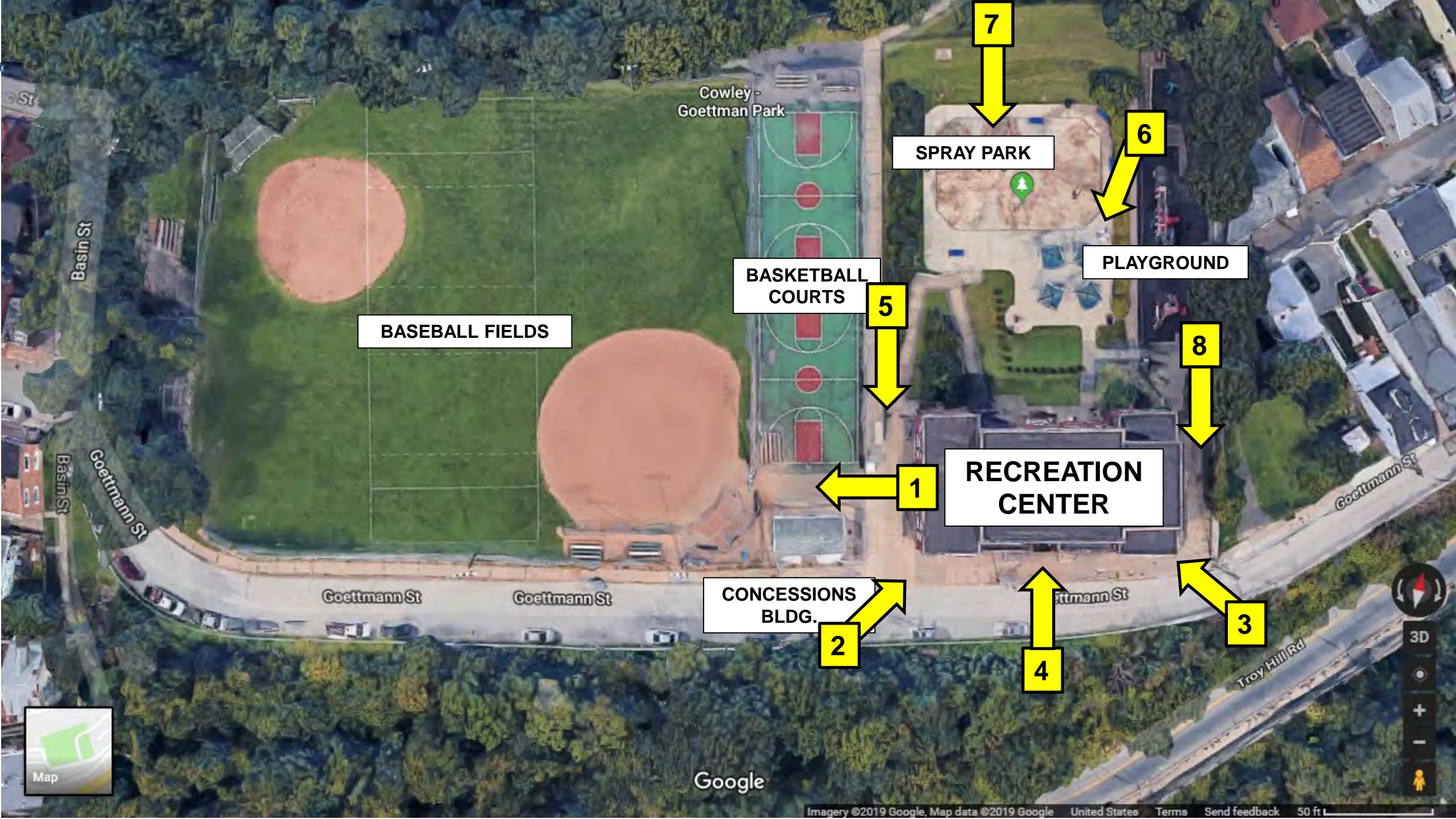
Goettmann St

Troy Hill Rd

Google







Cowley -  
Goettman Park

SPRAY PARK

PLAYGROUND

BASKETBALL  
COURTS

BASEBALL FIELDS

RECREATION  
CENTER

CONCESSIONS  
BLDG.

Google





## WESTERN VIEW – Concession Bldg., Basketball Courts & Baseball Fields







# WEST & SOUTH ELEVATIONS







SOUTH ELEVATION – Main Façade along Goettmann Street







## SOUTH ELEVATION – Stone Carvings on Main Façade









## NORTH ELEVATION – Rear Façade & Playground







## NORTH ELEVATION – Rear Façade, Playground & Spray Park







## EAST ELEVATION – Side Façade; view facing Goettmann Street



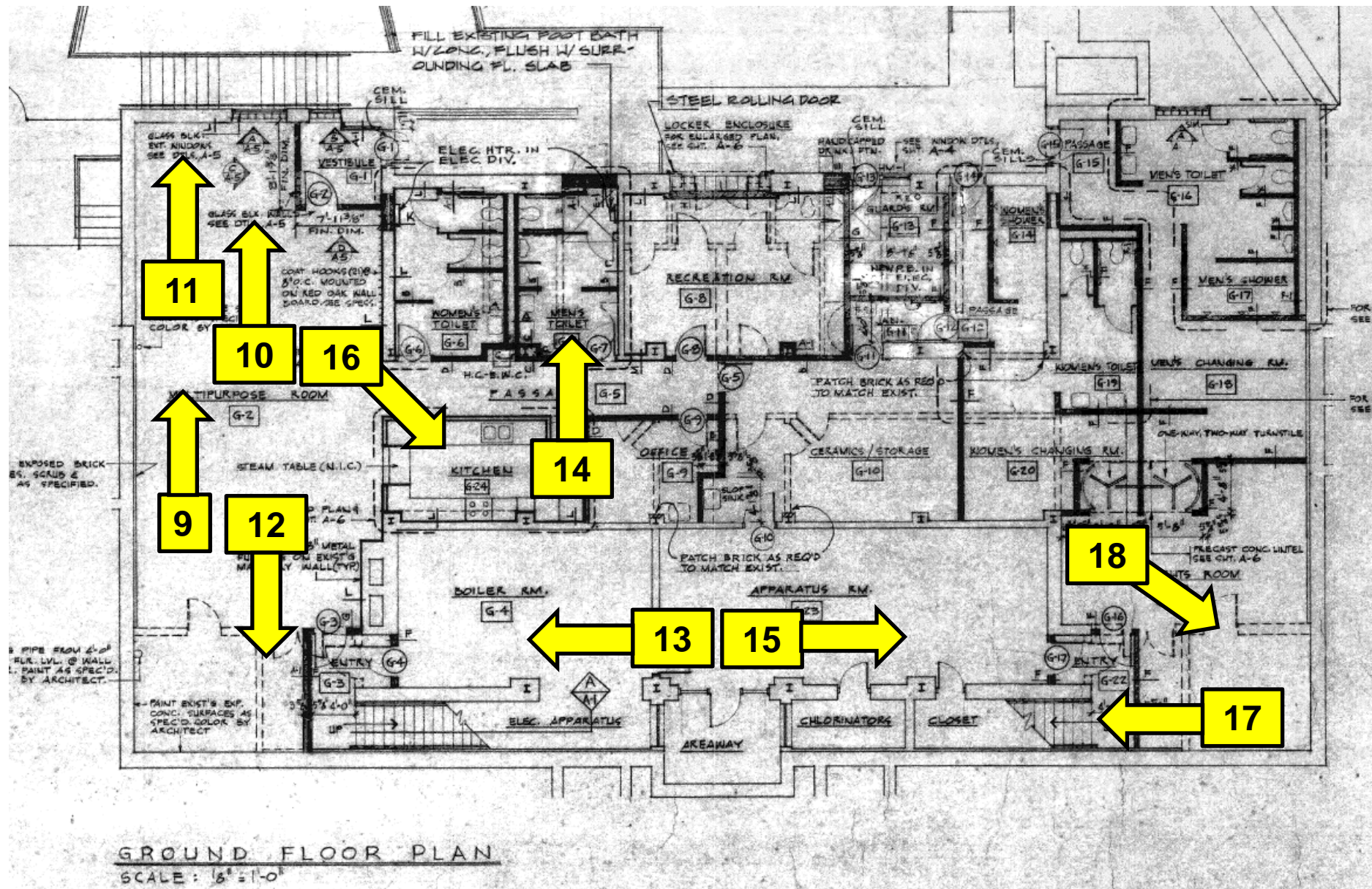








# SCHAFER & SLOWIK ARCHITECTS – RENOVATION DRAWINGS - 1987







## GROUND FLOOR – MULTI-PURPOSE ROOM (G-2)





## GROUND FLOOR – MULTI-PURPOSE ROOM (G-2)







## GROUND FLOOR – MULTI-PURPOSE ROOM (G-2)







## GROUND FLOOR – BOILER ROOM (G-4)



13





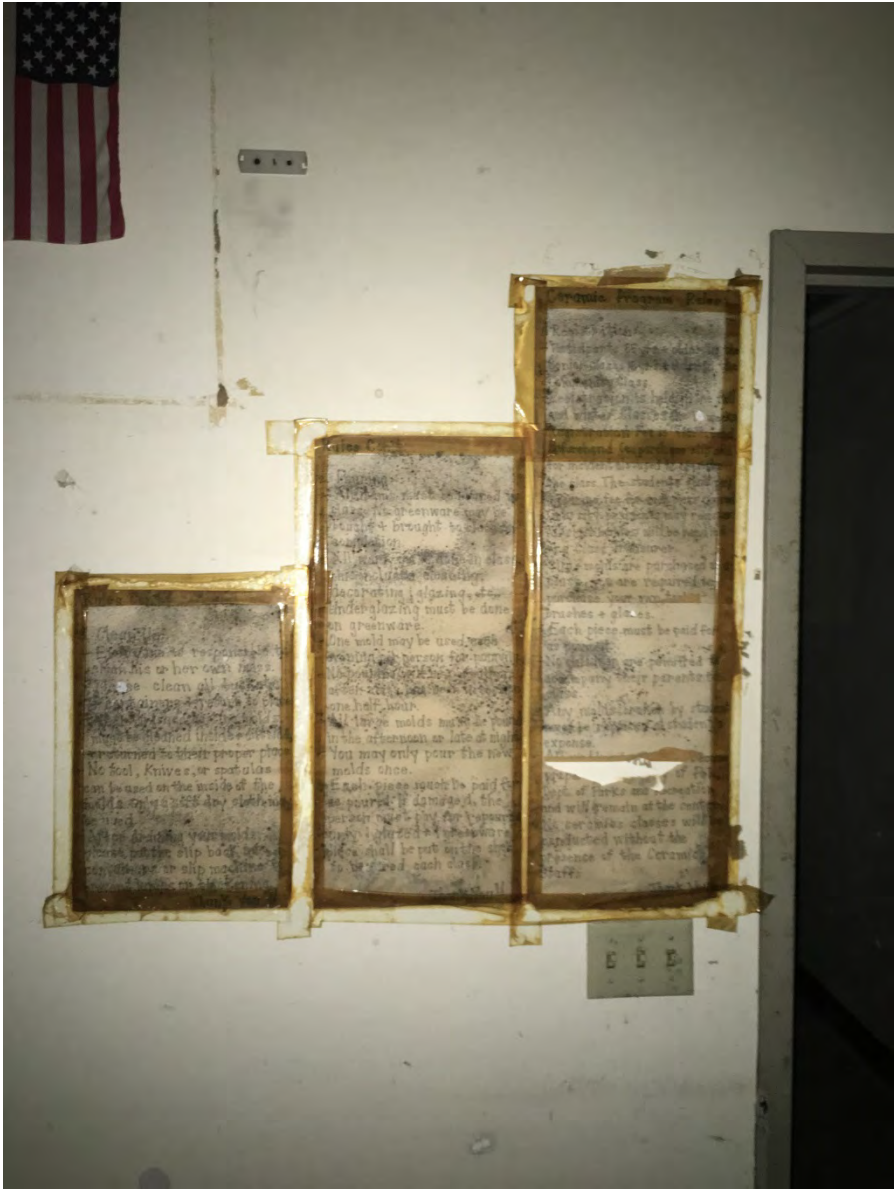
## GROUND FLOOR – PASSAGE (G-5) & MEN'S TOILET (G-7)







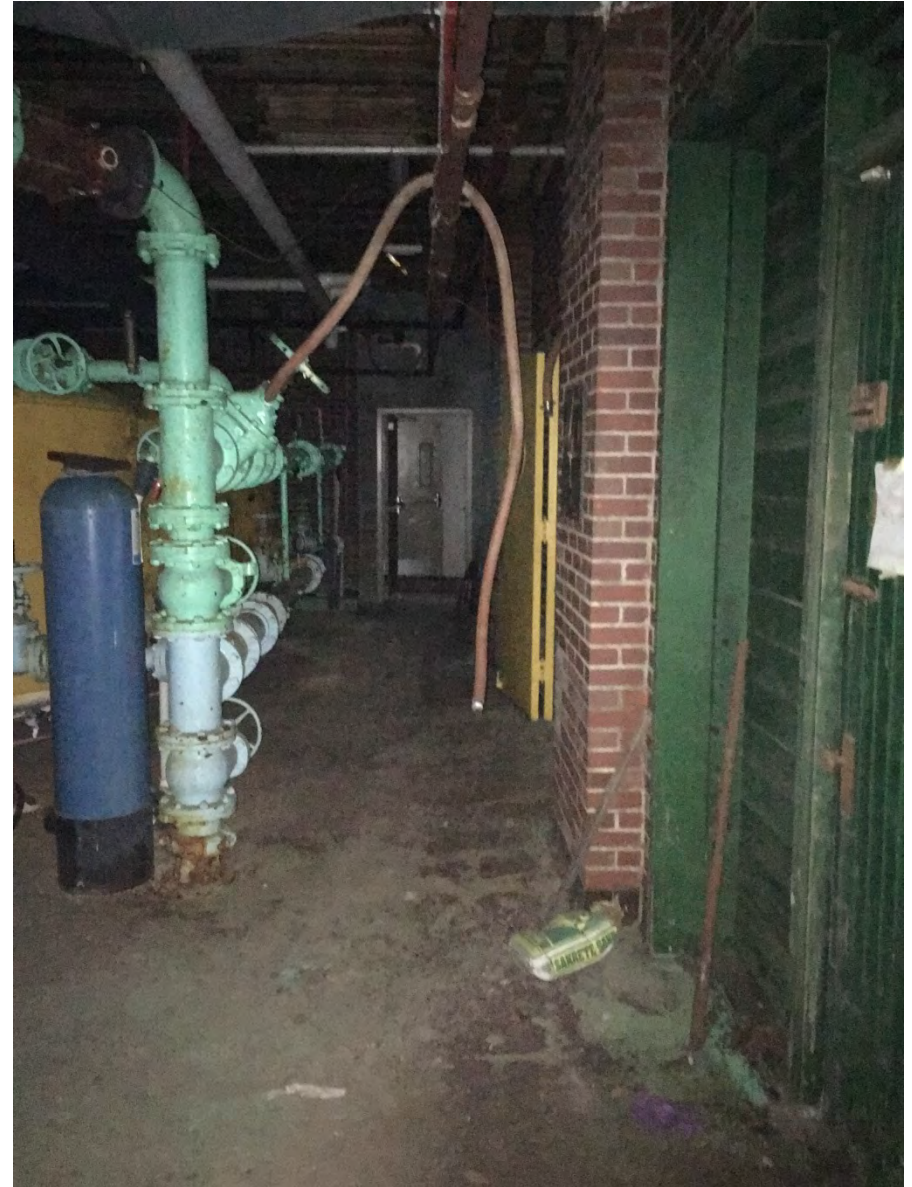
# GROUND FLOOR – CERAMIC/STORAGES (G-10)







## GROUND FLOOR – APPARATUS ROOM (G-23)







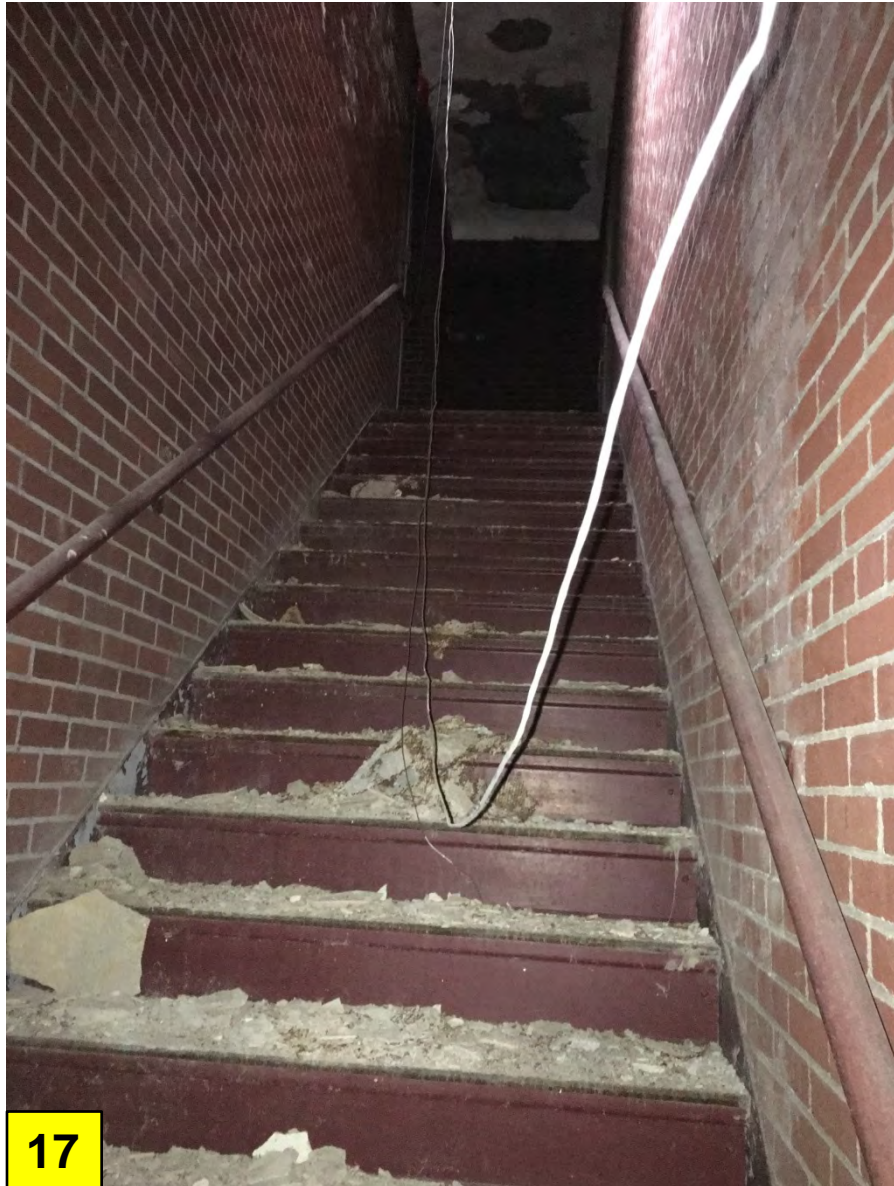
## GROUND FLOOR – KITCHEN (G-24)







## GROUND FLOOR – ENTRY (G-22) & WEIGHTS ROOM (G-31)



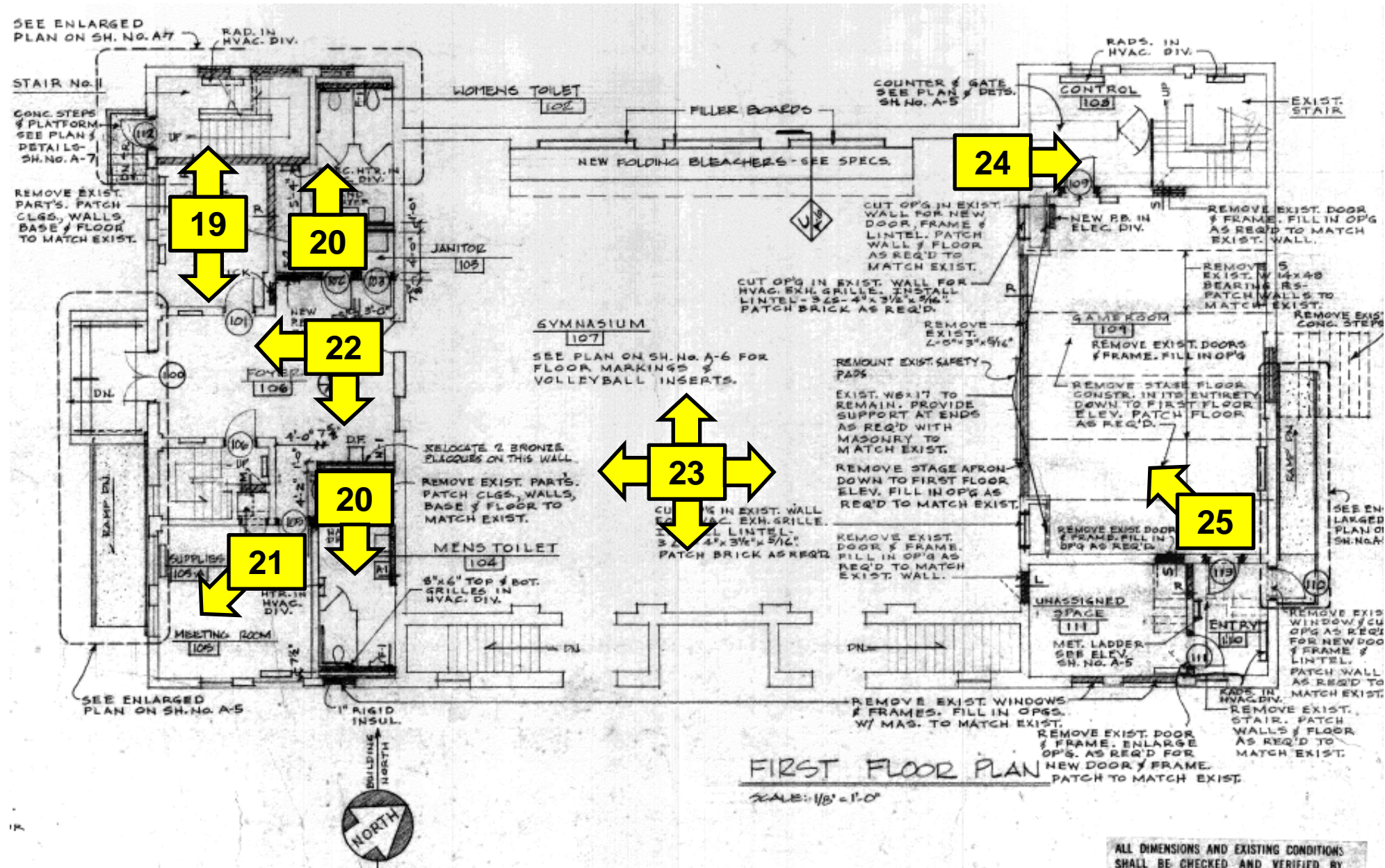








# SCHAFER & SLOWIK ARCHITECTS – RENOVATION DRAWINGS - 1987







## FIRST FLOOR – OFFICE (101)







## FIRST FLOOR – WOMEN'S TOILET (102) & MEN'S TOILET (104)







## FIRST FLOOR – MEETING ROOM (105)







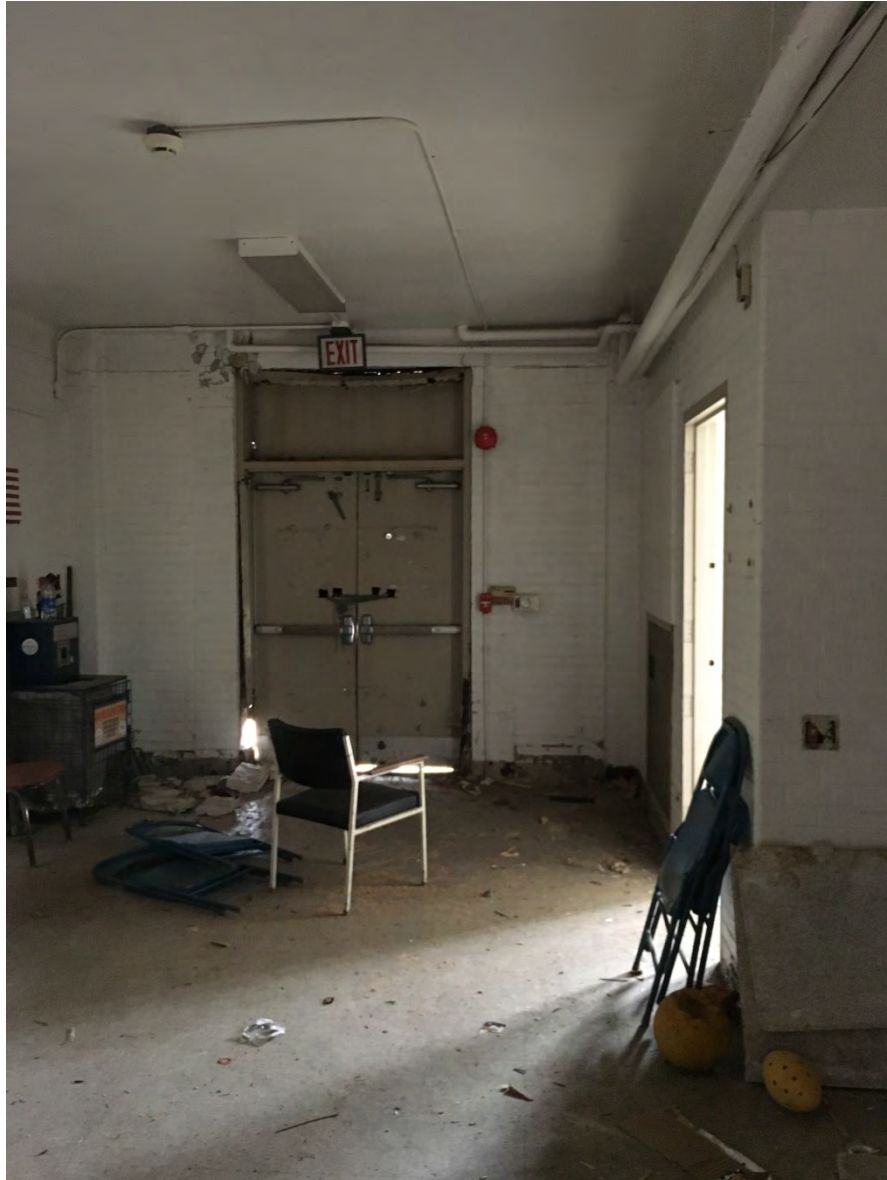
## FIRST FLOOR – FOYER (106)







## FIRST FLOOR – FOYER (106)







## FIRST FLOOR – GYMNASIUM (107)







## FIRST FLOOR – GYMNASIUM (107)



Harvey Butts, Assoc. AIA





## FIRST FLOOR – GYMNASIUM (107)



Harvey Butts, Assoc. AIA





## FIRST FLOOR – GYMNASIUM (107)





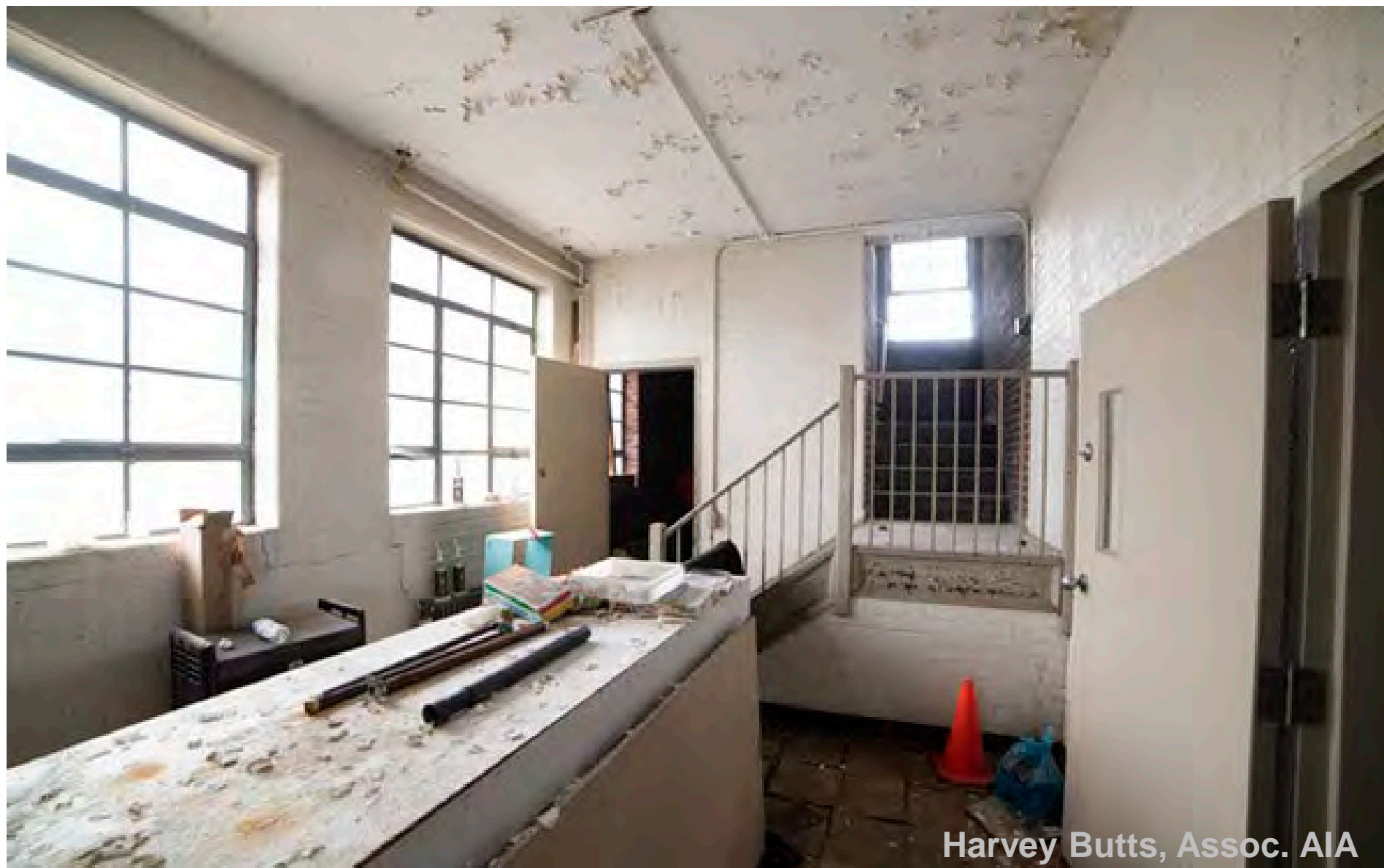


## FIRST FLOOR – GYMNASIUM (107)





## FIRST FLOOR – CONTROL (108)



Harvey Butts, Assoc. AIA





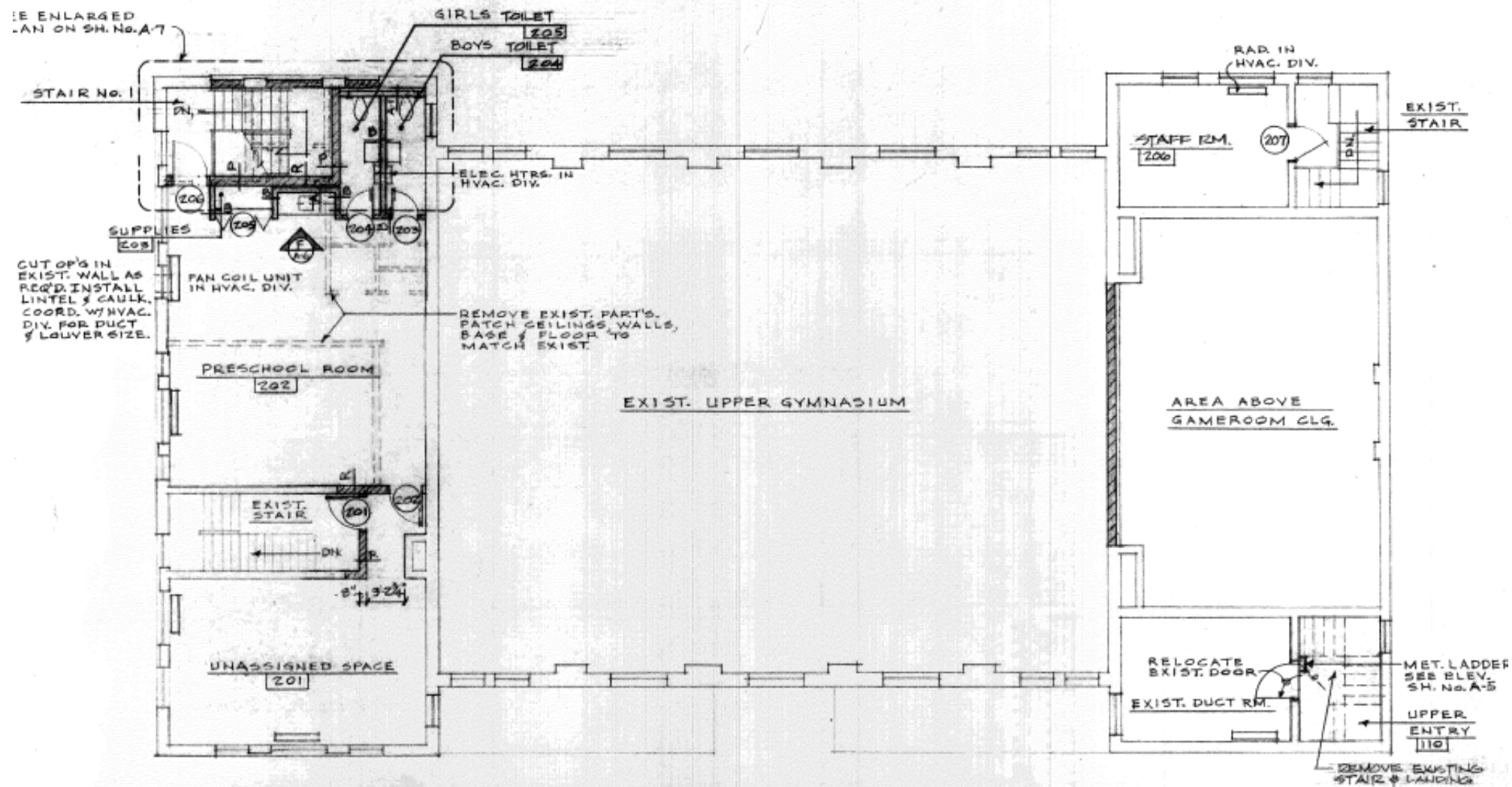
## FIRST FLOOR – GAME ROOM (109)



Harvey Butts, Assoc. AIA



# SCHAFER & SLOWIK ARCHITECTS – RENOVATION DRAWINGS - 1987



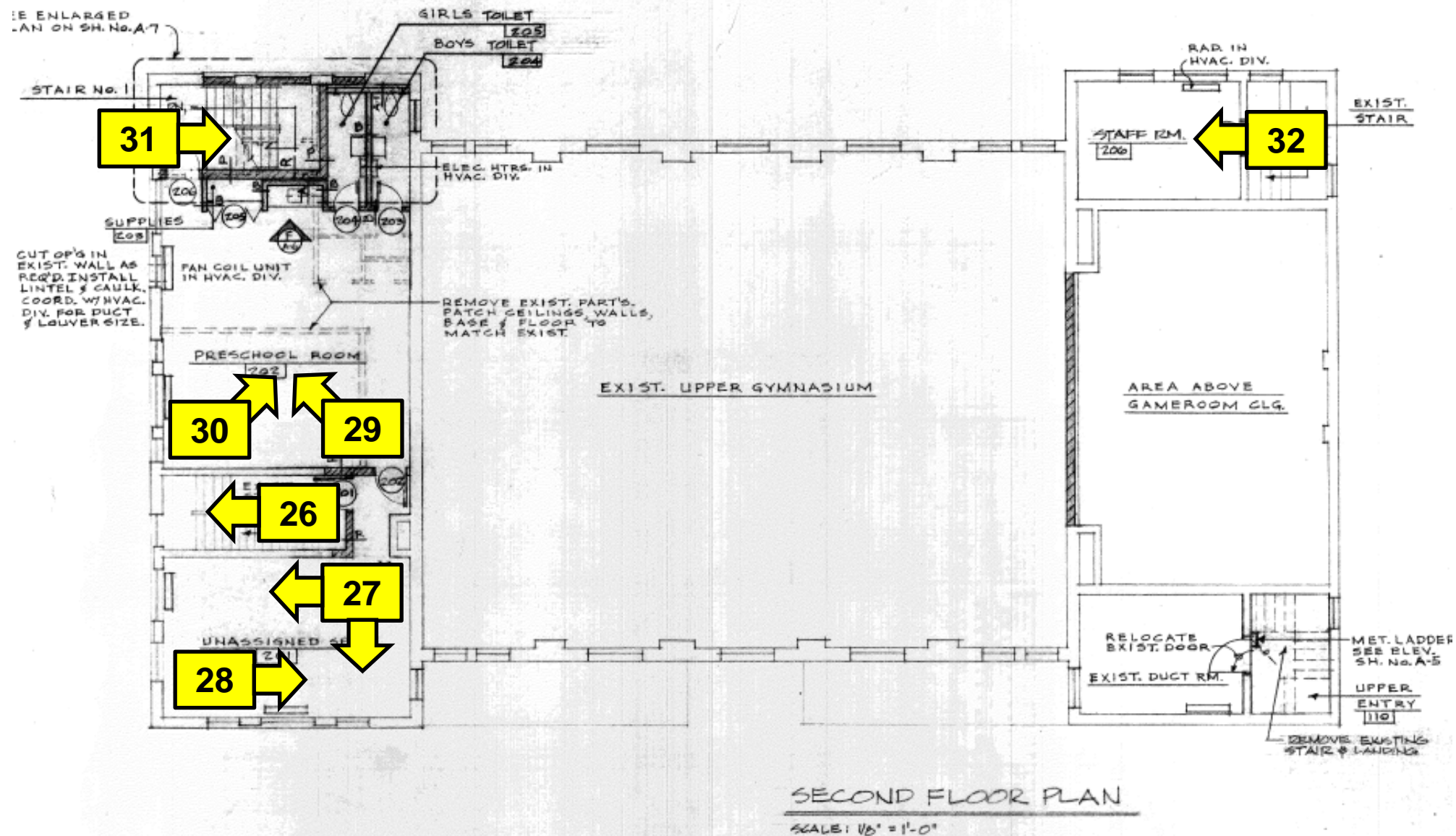
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





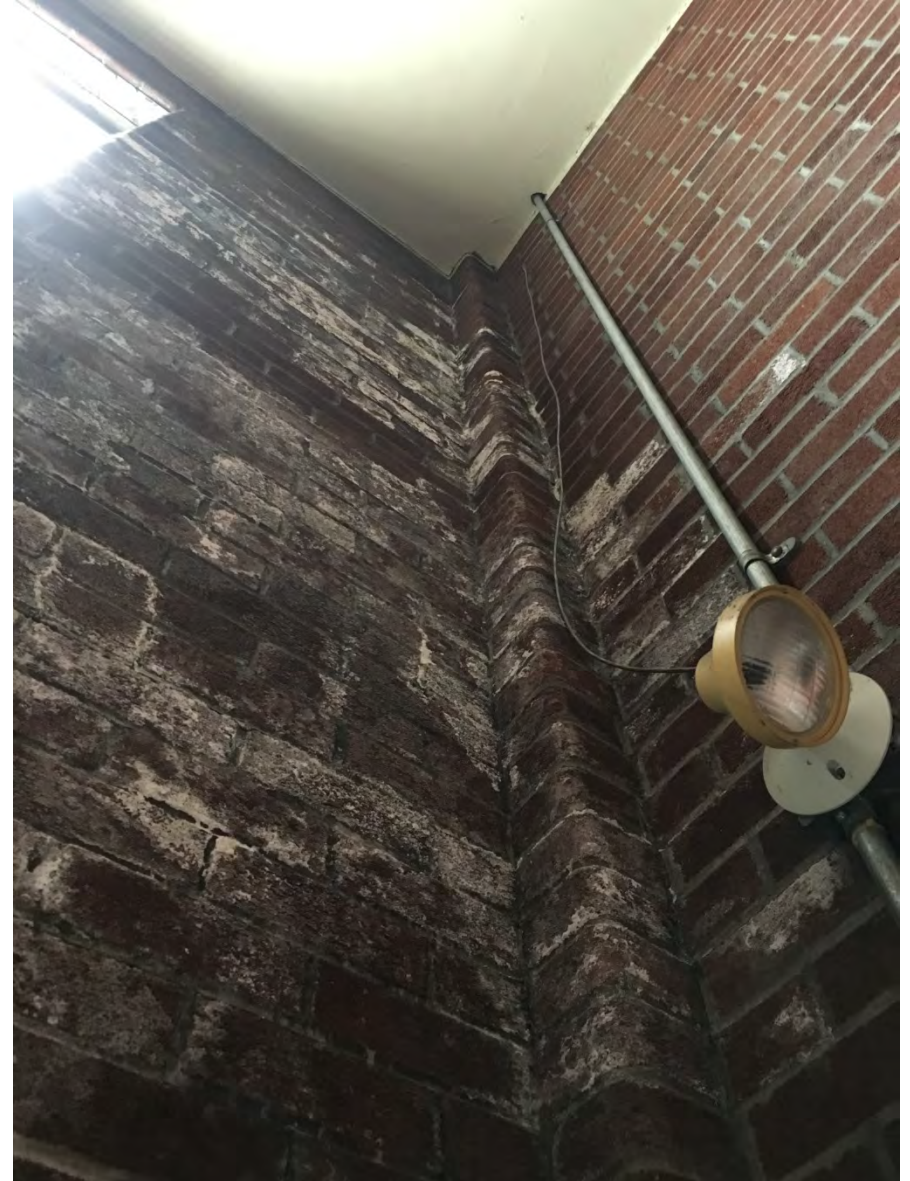
# SCHAFER & SLOWIK ARCHITECTS – RENOVATION DRAWINGS - 1987







## SECOND FLOOR – EXISTING STAIR







## SECOND FLOOR – UNASSIGNED SPACE (201)





## SECOND FLOOR – UNASSIGNED SPACE (201)







## SECOND FLOOR – PRESCHOOL ROOM (202)







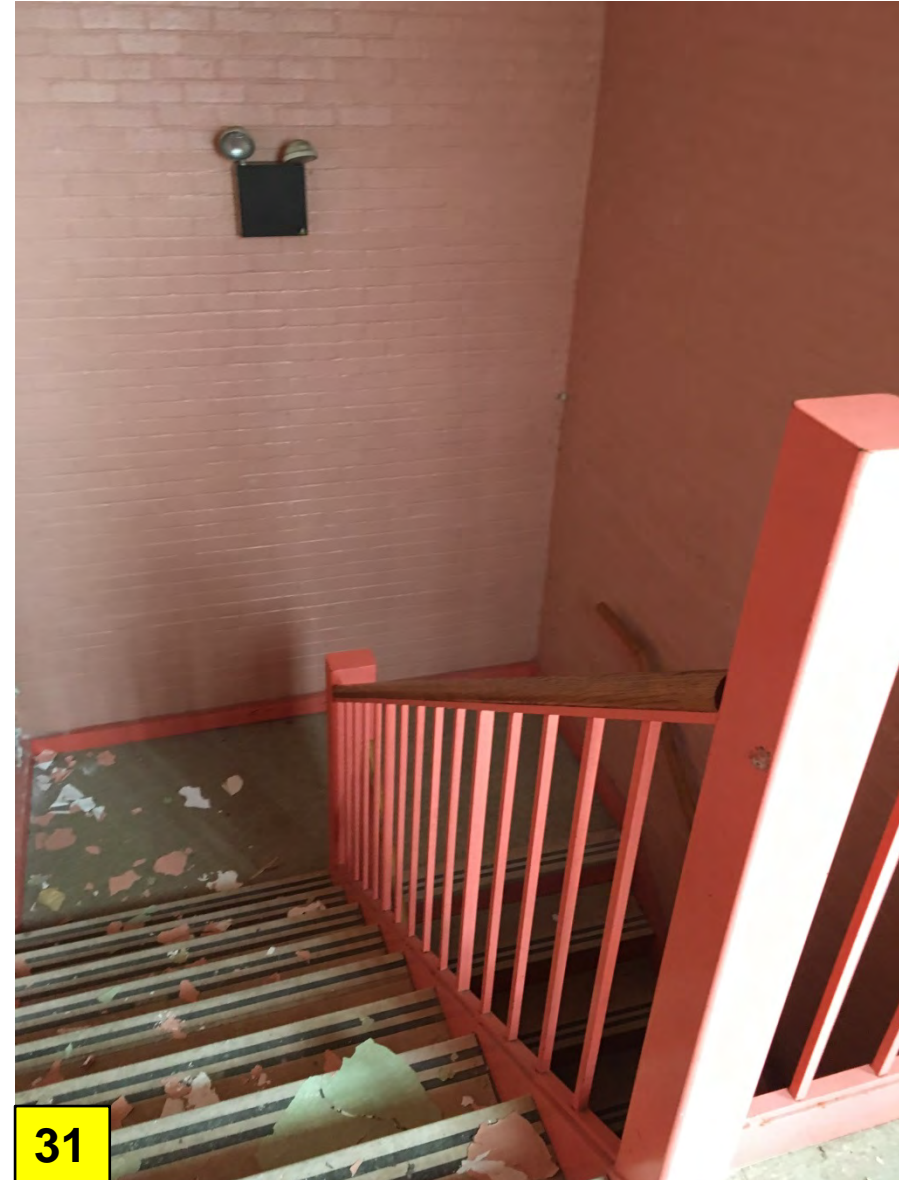
## SECOND FLOOR – PRESCHOOL ROOM (202)







## SECOND FLOOR – PRESCHOOL ROOM (202) & STAIR NO. 1







## SECOND FLOOR – STAFF ROOM (206)

