



August 5, 2015

RE: Request for Proposal,
Facilities Optimization Plan

ADDENDUM #1

This addendum is for the above referenced project. It is issued to clarify, add to, delete from, correct and/or change the original contract documents. This addendum is hereby made a part of the bid documents.

A. Questions/Answers:

Q1. What format do you expect pictures and 3-D models to be in to be uploaded into Cartegraph?

A1. Below are the file types supported by Cartegraph. If there's a desire to upload cad files or another file format that's not supported we may be ok with that being saved somewhere else and just linked in Cartegraph. You can provide a link for a file on Google Drive or other location in Cartegraph instead of uploading. Let me know if you need anything else.

- Pictures(*.gif;*.jpg;*.jpeg;*.png)
- HTML(*.htm;*.html)
- Video(*.wma;*.avi;*.mov;*.mpeg)
- Adobe PDF Files(*.pdf)
- Documents(*.doc; *.docx)
- Excel Files(*.xls; *.xlsx)
- Drawing(*.dwg; *.dgn; *.dwf)
- Text Files(*.txt; *.rtf)

Q2. What standard level of 3-D Modeling are you expecting?

A2. LOD 200 for Architectural and MEP systems.

Q3. What cost projections are you expecting?

A3. We will expect cost projections for immediate/emergency, 5-year, 10-year, 20 year and 40 year plan.

Q4. What is the expected inflation factor?

A4. Our expected inflation factor is 3%

Q5. Do you expect real estate appraisals for all facilities?

A5. We will require a fair market value only for facilities that the successful vendor recommends for disposition.

Q6. What is the projected total of square feet for the facilities included in this project?

A6. The projected total is 1,594,852.25 square feet. Please use this total for your cost projection.

Q7. How do you want the project schedule formatted?

A7. This is up to the bidder. In your proposal you should describe the schedule that you feel will be the best fit for this project. It is important to understand the large scope of this project, and take into consideration the multiple stakeholders that will be involved.

Q8. Will the vendors be surveying the buildings that were included in Phase 1 of the Executive Order?

A8. Yes. Phase 1 of the Executive Order was to address critical repairs needs for 11 facilities. There was no conditions assessment done on these buildings that included 40 year investment plan for future maintenance expected on each facility, so these facilities will still need to be assessed.

B. Clarifications/Updates/General Information:

1. Level modeling – LOD 300 may not be feasible on our facilities. Please do LOD 200 for Architecture and electrical, plumbing, and mechanical systems.
2. In regards to ADA standards we will require an assessment as it pertains to the accessible route for each facility. The successful bidder will not need be required to fill out the ADA Checklist for Existing Facilities.
3. See attached Question list with answers.
4. See attached list of buildings for updated and final list of facilities.
5. See attached list of buildings included in Phase 1 of the Mayor's Executive Order.
6. See attached sign in sheet from the July 29th Pre-Proposal Conference.

Pre-Proposal Conference:

The Pre-Proposal Conference for the City of Pittsburgh Facility Optimization Plan RFP will be held on July 29th, 2015 at 2:00 pm in room 646 of the City-County Building, 414 Grant Street, Pittsburgh, PA 15219.

Site Visit:

We will be visiting ten (10) different City of Pittsburgh facilities on August 5th, 2015 starting at 8:30 am. Each site visit will last thirty (30) minutes and allow fifteen (15) minutes to travel to the next site.

Everyone in attendance shall be responsible for their own transportation. Please register for the site visit by emailing Peter McDevitt at peter.mcdevitt@pittsburghpa.gov. The sites and schedule are as follows:

Facility	Street Address	Zip Code	Start Time
Public Works Admin Office	611 Second Ave	15222	8:30
Salt Dome 4th Division	414 Bausman St	15210	9:15
Southside Market House	12th St. & Bingham St.	15203	10:00
DPW Storage Building	4501 Centre Ave	15213	10:45
Police Zone 4	5858 Northumberland St.	15217	11:30
BREAK FOR LUNCH			
DPW 2nd Division Warehouse	6814 Hamilton Ave.	15208	1:00
Firehouse 8	5714 Penn Circle W.	15206	1:45
West Penn Rec Center	450 30th St.	15219	2:30
Cowley-Goettmann Rec Center	1200 Goettmann St.	15212	3:15
Medic 10	2800 Shadeland Ave.	15212	4:00

RFP Questions:

The following questions were submitted regarding the Facilities Optimization Plan RFP, and will be answered at the Pre-Proposal Conference on July 29th, and an addendum will be sent out on August 5th with all of the questions and answers.

1. Page 3, Scope of Services, Condition Assessment, item B: "Evaluate the condition of each building, including: Interior, envelope, entrances, windows/doors, parking lot, electrical/plumbing/HVAC systems, meters"
 - a. What level of detail is expected in the asset condition assessment? For example, will each HVAC system have an overall score, or will individual components of the system be assessed (compressor, condenser, boiler, distribution, etc...)?

Each individual asset is expected to have an overall score. Significant defects of individual components should be noted.

- b. Is the consultant expected to generate an overall facility condition score, such as a facility condition index (FCI)?

Yes, each facility is expected to have an overall condition score.

2. Does each facility require a BIM?

Yes

3. What is the level of documentation of the existing buildings, as an example, does the city have buildings in electronic drawing format (Autocadd, etc.)? Will pdf copies of all facilities be available?

Drawings that were done under the Massaro FAMP Phases 1 and 2 have accurate base drawings in BIM. Most buildings are scanned and are available in pdf format, though drawings may not be available for some major building and most minor buildings, like picnic shelters, toilet buildings, etc... drawings will be made available to the successful firm.

4. It has been our experience that the City has records of the original construction drawings of the buildings we have renovated. These are an excellent resource; do drawings exist for most of these buildings as well? Are there CAD files of any of them?

Yes, there are PDF and CADD copies available.

5. Are there existing facility drawings available? What format are they in?

Most are scanned pdf files, some are available in AutoCAD, some available in BIM.

6. Are drawings available that depict the building construction?

Most, yes. Some may not show building construction.

7. In Exhibit B, Mayor Peduto's Executive Order references the development of a long-term Fixed Asset Management System, and the Office of Management and Budget will issue a Request for Proposal to develop this System. Does the City currently have any type of asset management system in place (such as for space usage, equipment inventory, etc.) and if so, what system(s) is used? How does the city currently track space utilization and/or equipment?

The City currently utilized JD Edwards for accounting/depreciation purposes for Capital Assets such as facilities, and for inventory purposes of Property Control Items costing between \$1,000 and \$5,000. The city is in the process of migrating its facility information to Cartegraph Operations Management System. As part of this migration, the city will initially load only the high-level facility information available in Exhibit A. Cartegraph can easily be configured to collect additional data about each facility which will be identified after our initial go-live of the system this fall.

8. Can you describe the current facilities database? What information/fields are included in that, other than the ones in Exhibit A?

See above. The Cartegraph system can be tailored to include any facility component.

9. Besides reports for the 33 buildings evaluated in 2010, what other previous studies and reports are available?

There was a Solar Rooftop Study, a Telecommunications Study, reports regarding necessary maintenance and repairs to public safety facilities.

10. What Level of Detail are you anticipating for the architectural designs noted in Conditions Assessment task E?

Please disregard "designs," we will require drawings.

11. Do you have utility and maintenance cost history for the buildings that we can use in Conditions Assessment task J?

Yes, this can be made available to the successful vendor.

12. Do you have an inventory of which buildings have been designated 'historic', and by whom?

Yes, the Department of City Planning can provide this to the successful vendor.

13. The RFP states the Facility Optimization Plan will include a "Comprehensive forensic building evaluation." Please define in more detail, "forensic".

Forensic was meant to imply the thoroughness of the evaluation.

14. Please confirm that the scope of work presented in this RFP falls under "Phase III" of the Executive Order, or if it includes elements of Phases I and II as well (Items 1.a, 1.b, 1.c).

Phase I of the Executive order has been completed. The Scope of work includes elements of Phase II and Phase III of the Executive order, evaluate the use and purpose of each facility (Phase II) and assess the immediate and future maintenance needs by developing a 40 year plan (Phase III)

15. On page 2 of 36, please define "maintenance monitoring baseline".

The expected ongoing maintenance that is necessary to ensure the health, safety and welfare of the occupants of each facility. This can be made up from a matrix of immediate, short, medium and long term needs.

16. Regarding "The objectives of the proposed project" list on RFP page 1:

a. Please define a "maintenance monitoring baseline":

i. Is this development of maintenance standard operating procedures (SOPs)?

See above

ii. Is this development of maintenance service level agreements (SLAs), customized with the City of Pittsburgh's business requirements?

No

b. Are adjacent, non-building areas included within the scope of the condition assessments (i.e. grounds, pools, sidewalks...etc.)?

Only as they pertain to the accessible route.

17. Regarding "Overall Analysis", items A-D on RFP page 3: Are there expectations for which work is expected to occur on-site versus remotely?

There are not.

18. Is the focus of this study the thirty-three facilities that were assessed as part of the 2010 study, or all 300+ facilities?

The focus is on all City owned and maintained facilities on the list provided.

19. What is the level of detail the City anticipates for the evaluation of ADA requirements?

Evaluate the accessible route, or lack of accessible route within and outside the building.

20. What is the level of detail included under "sustainability initiatives" (e.g. material waste reduction, water efficiency, reduced employee commuting, etc.)?

a. Is the consultant expected to complete an on-site analysis / audit using specialists in energy / sustainability, or use the findings from the more general condition assessments to identify energy / sustainability improvement opportunities?

Use the findings from the more general condition assessments to identify energy / sustainability improvement opportunities.

b. Is the consultant expected to provide estimated cost and savings for each energy & sustainability initiative, at the facility level?

It is not expected, but recommendations can be made.

- c. Is the consultant expected to evaluate how energy efficient each facility is (i.e. by calculating each facility's energy utilization index (EUI) / baseline energy efficiency)?
No
21. What is the level of detail the City would like to achieve for the evaluation of architectural design and 3D modeling? Will the City provide architectural designs of all facilities, or is the consultant expected to create new architectural designs for each facility?
We need to see LOD 100 for architecture, LOD 300 for mechanical, electrical and plumbing. LOD or Level of Design per the AIA standards. The architectural drawings will be made available to the successful vendor.
22. What is the purpose of assessing wireless networking capabilities? Is the purpose to understand larger infrastructural elements—for example, the feasibility of cell phone towers—or is the focus more along the lines of ensuring the provision of wireless access for users at each facility?
There is a Telecommunication Rooftop Study available for review that may be incorporated into your assessment, but the focus would be more on the wireless access for users at the facilities.
23. Does the City have specific requirements for wireless capabilities?
Yes, security requirements.
24. Will the Respondent have access to current utility bills to evaluate energy usage?
Yes
25. What is the extent of the sustainability initiatives expected for this proposal? Are any of the 300 city owned facilities registered under the 2030 Business District?
Yes, the City is unique in having two separate 2030 Business Districts with a few facilities registered under them.
26. Which thirty-three facilities have already had a condition assessment completed?
See attached list
27. Are any previous condition assessment studies/reports available?
Yes, previous studies and reports will be made available to the winning bidder.
28. Will other operating costs be available for review?
Yes, maintenance and cleaning costs.
29. Are warranties available for review?
Yes
30. Does the City want Greenhouse Gas impacts captured for energy efficiency opportunities?
This is not a requirement, but recommendations are welcome.
31. Is identification of energy efficiency opportunities anticipated to include benchmarking?
This is not a requirement, but recommendations are welcome.
32. Can proprietary software be used in the energy efficiency analysis?
Yes, but it is not required.
33. Are there building management or energy management control systems installed that track building equipment usage or energy use?
Some, yes.
34. Are there at least 12 months of utility data available?
Yes

35. Are the 3-D models to be based on as-built drawings? Will field measurements be expected? Will the City require conformance to BOMA?
The 3-D models should be based on the record drawings and verified by field measurements. Field measurements will be expected. Conformance with BOMA is not necessary.
36. How does the City envision implementation of the Maintenance Management Plan (database, reports, CMMS?)
Implementation of the Maintenance Management Plan would be done through the Cartegraph Operations Management System.
37. The City asks for qualified firms to develop an overall facilities optimization plan that will maximize space and utilization while reducing operating costs, but only includes its owned portfolio. Would the City consider including its leased portfolio to achieve the maximum optimization, efficiency, and space utilization results?
There is only one leased facility, and it does not fall into the City's long term plans.
38. Who performed the 2010 condition assessment of 33 City facilities? Can the City provide the final deliverable to vendors to better understand the level of effort anticipated for this procurement?
Massaro. All previous studies and reports will be made available to the vendor chosen.
39. Should vendors expect to re-examine the 33 City facilities that were examined in 2010, or will the FCA's be made available for use?
Yes, though the data is comprehensive, it is now outdated therefore those facilities will need to be re-examined.
40. For Conditions Assessment, please fully define the level of effort and expected deliverables required to complete Items A – K (i.e., architectural drawings, digital 3D models, and sustainability initiatives). Does the City intend to have this deliverable for every property on the list? Can the City please specify if ASHRAE audits are expected or if the contractor is simply expected to produce high level recommendations identified during the facility condition analysis?
The level of effort should be recommended by the firm in their proposal with the expectation to use this data to build a 40 year Fixed Asset Management Program. We expect this for every property on the list, and the vendor is expected to produce high level recommendations identified during the facility condition analysis.
41. Within Exhibit B, the Fixed Asset Management Program called for in the Mayor's executive order does not appear in the project objectives or SOW. Can the City please clarify if this system is in Scope, and if so, please provide specific information pertaining to the required capabilities.
The Cartegraph Operating Management System will be utilized with the results of the Facilities Optimization Plan for this purpose.
42. Will the successful vendor be precluded from performing transactions or services recommended in the study?
Participation in this engagement will neither help nor hinder the successful vendor in regards to transactions or services recommended in this study.
43. How does the City expect delivery of photographs?
Digitally in a format that can be uploaded into Cartegraph.

44. How does the City expect delivery of the 3-D models?
Digitally in a format that can be uploaded into Cartegraph.
45. Is there are a risk management committee or task force, and do reports exist?
Yes, reports will be made available to the successful vendor.
46. Does the city also own the geographic information system esri?
Yes, City Planning uses it.
47. Is the Cartegraph OMS updated and uses on a daily basis?
Yes, Cartegraph is used on a daily basis within Public Works. Going forward, all maintenance, repair, and investments in city facilities will be recorded in OMS against the facility so we have a complete picture of the work done on each individual facility.
48. Can the firm selected have access to Cartegraph in their own iPad to upload data directly to the software?
Yes, it is possible to configure a user account that would provide the selected firm with access to Cartegraph OMS from their own iPad. The iPad app does have more limited functionality than the full desktop application so it will be important to review what information the selected firm would want to upload from the field to determine if the iPad or desktop application would work best.
49. Will we be able to see a demo of the City Cartegraph OMS during the pre-proposal meeting or this will be only opened to the firm selected later on?
A demo of Cartegraph OMS will be provided to the selected firm only.
50. The RFP references the Cartegraph Operations Management System and input of data from the Overall Analysis. With the potential for a Fixed Asset Management System, will the City utilize the Master Plan data in a space management application which would require input of usable building plan/space information?
No, a space management application is not envisioned by the City at this time.
51. Are you able to identify the scope of services in the Cartegraph System utilized by the City (maintenance, operations, work orders, etc.)?
The Department of Public Works uses Cartegraph to support all aspects of its operations. When the department migrates to the new version of Cartegraph (OMS) this fall, DPW will use Cartegraph to track work orders for all divisions including street operations, parks maintenance, construction, heavy equipment, forestry, facilities, and architecture. When the new system is in place all maintenance items and facility investments will begin to be tracked at the individual facility level. In future phases of the implementation, DPW will add constituent components such as key mechanical systems for each facility to track maintenance and investments at a more granular level.
52. Would training be required by the consultant in order to learn how to input data directly into the City's Cartegraph Operations Management System?
- a. If so, please estimate the time requirement (0-10 hrs, 10-20 hrs. >20 hrs.)
Yes, we estimate that 0-10 hours of training would be required.
- b. Is it expected that condition assessment findings and data for all 300 sites will be uploaded into this system?

- i. If so, can a flat file (or comparable template) be uploaded, or does the information have to be uploaded on a facility-by-facility, asset-by-asset basis?

Yes, Cartegraph OMS will be the city's system of record for all facility information. As a result, we expect the selected vendor to either provide data to the City in an uploadable format or upload data for all facilities into OMS. Cartegraph supports Excel file uploads, so this information can be uploaded in bulk rather than individually. The city will work with the selected vendor to define the file layout required for facility data uploads.

53. What specific data is required to be entered into the City's Cartegraph Operations Management System? Is there an existing format that new data can be added to versus creating a new format?

See above

54. What does the City plan to do with the data collected during the Facility Assessments? Will the facilities related data be input into a CMMS?

The data will be input into the Cartegraph OMS to develop a 40 year Fixed Asset Management Program.

55. Does the City currently operate a Maintenance Management System other than Cartegraph OMS for facilities-related data?

Not on a digital platform, we are currently operating a hard copy – paper platform.

56. Are there any requirements for security of data acquired?

The successful vendor will be required to execute a Professional Services Contract which may include data security provisions.

57. Under Programmatic Assessment task A, how will this study interface with the Fleet and Public Safety consolidation/ relocation studies that are just beginning?

These are two parallel studies that interfacing is possible, but it is neither expected nor required

58. Has there been any previous demographic analysis done for the City of Pittsburgh in the past 10 years?

The University of Pittsburgh released a "City of Pittsburgh Neighborhood Profiles" report in 2011 based on 2010 census data. Pittsburgh Public Schools also recently had a study performed.

59. Should the demographic analysis focus on potential users of City facilities, the City's employment base, or both?

Both

60. Is there a community outreach element to the scope that the consultant is expected to handle, particularly as it relates to community facilities?

Community outreach will be facilitated by the City staff, with input and assistance from the successful vendor.

61. Given the need to provide economical services to the citizens of the City, and the inherent inefficiency in applying certain conditions assessment, programmatic assessment, and portfolio optimization strategies to all facilities (i.e., inability to consolidate pool houses), can vendors collaborate with the City to prioritize the assets that will be included in the study?

Yes, we can assist in prioritization.

62. For Programmatic Assessment, item A states “Evaluate the program use for each facility and identify opportunities for consolidation and co-locations”. Is the vendor required to evaluate revenues and costs associated with the operation of the programs and services provided in the recreational facilities (user fees, labor, supplies, FF&E/personal property replacement, etc.)?

Yes

63. To help with project scoping, under Programmatic Assessment, how much revenue is generated by your recreation assets? Also, how much revenue is generated by concessions?

The revenue generated by concession stands and recreation assets are negligible and are invested directly back into the programs.

64. Please clarify the meaning of “divest in facilities where programmatic services can be handled by the private sector” as it is used under “Marketability and Disposition Strategy”, Item C on RFP page 4. Does the City mean opportunities to sell facilities outright or to outsource operations (while the City retains ownership)?

The preference would be to sell the facilities outright, but we may also lease them with the lessor being responsible for maintenance and upkeep.

65. Will the City issue a separate RFP for the disposition of properties, or can these activities be a component of this project?

This will either be completed in-house or by a Real Estate Professional chosen with a separate RFP.

66. If a separate RFP is issued for disposition, will consultants who executed the scope of services under this RFP be excluded from responding due to a conflict of interest?

No, please see the answer to No. 42.

67. For Marketing and Disposition Strategy, item A states “Determine Fair Market Value”. Please define the “Fair Market Value” and the expectations around this task. Does the Fair Market Valuation have to be performed and signed by an MAI?

Fair Market Value is what a willing buyer will pay a willing seller in an arm’s length transaction, in your best estimate. An MAI is not necessary.

68. For Marketability and Disposition Strategy, item G states “Interact with such entities as the Pittsburgh History and Landmarks Foundation to ensure protection of historical features and structures.” Is the RFP referring to features/structures that have previously been designated as historical, or is the intention to have the selected contractor opine on historical significance?

Only structures that have already been designated as historical.

69. On Exhibit A, are the 18 buildings listed under Phase 1 the ones referenced as Phase 1- Critical Facility Projects in the Executive Order? Has analysis of these buildings been completed? Is that also the case for buildings listed as Phase 2- is that underway, and what will be produced? What is the significance of the Phases on Exhibit A- are those priority rankings?

The purpose of the phases in Exhibit A is for prioritization. Phase 1 includes facilities that are candidates for disposition, demolition, or have critical investment need. Phase 2 includes Public Safety facilities. Phase 3 includes Recreation and Senior Centers. Phase 4 includes warehouses and storage facilities. Phase 5 includes all other structures. Please note that certain facilities in Phase 5 will be removed from this RFP.

70. Is the City prioritizing certain types of facilities over others? For example, are dugouts of the same priority as office buildings?

See above

71. What is purpose of the “Phase” field in Appendix A?

See above

72. What is the significance of phasing within the building list?

See above

73. Within Exhibit A, the facilities list categorizes the buildings into five “phases”. Please provide additional information on the purposes of the phasing, the desired schedule for each phase and how that affects the overall analysis and final deliverables.

See above

74. Within Exhibit A, there is missing information and data fields. Please confirm if this information is available, but not currently present in the document or if the information is unavailable.

Yes, this data will be provided to the successful vendor.

75. For Phase I Critical Facilities – will the Respondent be provided with availability – permitted / access hours (i.e. any security or restricted facilities) to required buildings to coordinate an efficient schedule/timeline for completion?

Yes, we will work with the successful vendor to assure their ability to review these facilities.

76. Is a breakdown of the \$1.6 million in funding available for the Phase I – Critical Facility Projects?

The breakdown of the repairs that have been/will be made will be made available.

77. Is the total square footage presented in Appendix A the basis on which consultants should base their per square foot price proposals?

Yes

78. The RFP notes on page 5 that “Additionally, you may show cost over the project’s several stages or based on one or more hourly rates.” May consultants communicate a price proposal based on these metrics as an alternative to presenting a per square foot price proposal, or does the City wish to have a per square foot (PSF) price proposal regardless and is offering consultants additional metrics they may use in concert with (but not in lieu of) a PSF proposal?

Cost must be provided on a Per Square Foot basis.

79. The RFP instructs vendors to “provide the project cost on a per square foot basis. Additionally, you may show cost over the project’s several stages or based on one or more hourly rates.” Can vendors provide pricing on a cost per square foot basis or hourly rates? Can vendors provide costs using a mix of both cost per square foot basis and hourly rates for the various scopes?

See above

80. The evaluation criterion does not provide an order or preference to each category. Can the City please assign a numerical weight to each evaluation criteria?

Each of the criterion listed on page 7 of the RFP will be graded on a scale of 1 – 10 by each member of the proposal committee based on each members individual assessment of each proposal. None of the criterion listed is presumed to have greater importance.

81. Page 2 indicates “The City reserves the right to make suggestions related to the team structure during final contract negotiations.” Does the city have a list of preferred / pre-qualified vendors for professional services?

The City does maintain a list of pre-qualified vendors.

City of Pittsburgh
Facilities Optimization Plan

82. I am very interested in participating on this consulting project, as a Sub-Consultant. My company has all the necessary licenses, certifications, and commercial insurances in place. As an employee of the City of Pittsburgh, I designed, planned, managed, many projects on City facilities. And, since 2003, my company has completed many assignments in diverse industries, many of which I have personally executed. I am submitting my resume, and the Company brochure for your interest.

-Andrew Bailey , P.E., President, Treasurer

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BLDG Code	Building Name	Location	Neighborhood	Department
B034	Cowley-Goettman Rec Center	1200 Goettman St	Spring Garden	Parks and Rec
B148	Medic 1/Medic 11	519 North Dallas Ave	Homewood West	EMS
B124	Firehouse 12/Medic 7	4156 Winterburn Ave	Greenfield	Public Safety
B110	Firehouse 14	259 McKee Pl	Central Oakland	Fire
B017	DPW 5th Division	1330 Hassler St	Elliot	DPW
B079	Magee Rec/Greenfield Senior Center	745 Greenfield Ave	Greenfield	Parks and Rec
B018	Public Works 4th Division	414 Bausmann St	Knoxville	DPW
B136	Firehouse 27	96 Virginia Ave	Mt Washington	Fire
B086	Bloomfield Pool and Rec Center	408 Ella St	Bloomfield	Parks and Rec
B032	Jefferson Recreation Center	605 Redknap St	Central Northside	Parks and Rec
B142	Firehouse 35	1519 Orchlee St	Brighton Heights	Fire
B108	Police Zone 2	2000 Centre Ave	Middle Hill	Police
B379	Police Zone 1	1501 Brighton Rd	California McBride	Police
B150	Medic 4	Federal & Lafayette St	Perry South	EMS
B018	Public Works 1st Division	300 Kilbuck St	Perry North	DPW
B064	Schenley Park Skating Rink	501 Overlook Dr	Squirrel Hill South	Parks and Rec
B128	Firehouse 17	7601 Hamilton Ave	Homewood South	Fire
B131	Medic 8	212 Walter St	Allentown	EMS
B153	Medic Headquarters	700 Filbert St	Shadyside	EMS
B135	Firehouse 26	630 Brookline Blvd	Brookline	Fire
B111	Firehouse 24/ Old Police Zone 3	1729 Mary St	Southside Flats	Fire
B140	Firehouse 32	900 Spring Garden Ave	Spring Garden	Fire
B151	Medic Training	2100 Liberty Ave	Strip	EMS
B112	Medic 3/Arson/Police Zone 6	312 South Main St	West End	Public Safety
B225	Firehose 29	2100 Noblestown Ave	Westwood	Fire
B047	South Side Market House	1200 Bingham Street	Southside Flats	Parks and Rec
B402	Police Zone 5	1401 Washington Blvd	Highland Park	Police
B405	Police Zone 3	830 East Warrington Ave	Allentown	Police
B085	Police K-9 Facility	1435 Washington Blvd	Highland Park	Police
B094	Morningside Senior Center	644 President Way	Morningside	Parks and Rec
B144	Firehouse 37	1124 West North Ave	Chateau	Fire
B107	Public Safety Training	1435 Washington Blvd	Highland Park	Public Safety
B186	Moore Pool and Rec Center	1801 Pioneer Ave	Brookline	Parks and Rec

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
1	6,307.72	ROBERT E WILLIAMS RECREATION CENTER HERRON HILL		3438	MILWAUKEE ST	15219	ACTIVITY
1	6,287.00	FIREHOUSE 12 / MEDIC 7	1950	4156	WINTERBURN ST	15207	FIREHOUSE
1	3,145.00	MEDIC 01 / 11		7117	HAMILTON AVE	15208	MEDIC STATION
1	5,663.94	MEDIC 10	1893	2800	SHADELAND AVE	15212	MEDIC STATION
1	1,540.33	MCKINLEY PARK OFFICE		441	BAUSMAN ST	15210	OFFICE
1	24.00	LIBERTY TUBES TRAFFIC BOOTH-MCCARDLE RD			LIBERTY BRIDGE	15211	POLICE UNIT
1	1,960.00	ARLINGTON POOL FILTER BLDG.		1523	FERNLEAF ST	15210	POOL
1	6,342.00	LESLIE POOL BUILDING		4650	BUTLER ST	15201	POOL
1	14,340.50	COWLEY REC. / POOL	1939	1200	GOETTMAN ST	15212	REC
1	5,256.00	CHADWICK RECREATION CENTER		1462	OBERLIN ST	15206	REC
1	3,108.50	SHERADEN APARTMENT AND SERVICE BUILDING	2000	3425	SURBAN ST.	15205	RESTROOMS
1	2,040.00	DUNBAR FIELDHOUSE /APARTMENT		170	CLAIRHAVEN ST	15205	RESTROOMS
1	34,064.84	ALLEGHENY REG. LIBRARY/NORTHSIDE SENIORS/HAZLETT THEATER			ALLEGHENY SQUARE	15212	SENIOR
1	16,689.00	MAGEE RECREATION CENTER/GREENFIELD SENIORS		600	GREENFIELD AVE	15217	SENIORS
1	18,476.00	PUBLIC WORKS 5TH DIV.		1330	HASSLER ST	15204	SERVICE
1	14,172.37	PUBLIC WORKS 4TH. DIV.		414	BAUSMAN ST	15210	SERVICE
1	144.00	MANCHESTER FIELD STORAGE BUILDING			FRANKLIN ST	15233	STORAGE
1	1,900.00	KENNARD RECREATION CENTER		2200	REED ST	15219	UTILITY
2	17,262.00	FIREHOUSE 14	1945	259	MCKEE PLACE	15213	FIREHOUSE
2	11,833.68	FIREHOUSE 27	1908	96	VIRGINIA AVE	15211	FIREHOUSE

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
2	10,168.00	FIREHOUSE 17	1953	7601	HAMILTON AVE	15208	FIREHOUSE
2	7,032.50	FIREHOUSE 26	1910	630	BROOKLINE BLVD	15226	FIREHOUSE
2	7,586.00	FIREHOUSE 35	1900	1519	ORCHLEE ST	15212	FIREHOUSE
2	12,524.00	FIREHOUSE 32	1984	900	SPRING GARDEN AVE	15212	FIREHOUSE
2	11,448.00	FIREHOUSE 29	1995	2100	NOBLESTOWN RD	15205	FIREHOUSE
2	10,780.00	FIREHOUSE 37	1947	1124	WEST NORTH AVE	15233	FIREHOUSE
2	6,344.58	FIREHOUSE 03	1978	1401	PENN AVE	15222	FIREHOUSE
2	26,228.00	FIREHOUSE 04	1959	1324	FORBES AVE	15219	FIREHOUSE
2	6,352.93	FIREHOUSE 06	1974	3958	PENN AVE	15201	FIREHOUSE
2	8,622.00	FIREHOUSE 07	1911	4603	STANTON AVE	15206	FIREHOUSE
2	7,275.00	FIREHOUSE 13	1955	200	FLOWERS AVE	15207	FIREHOUSE
2	6,159.66	FIREHOUSE 15	1909	7024	LEMINGTON AVE	15206	FIREHOUSE
2	4,058.00	FIREHOUSE 19	1915	159	HOMESTEAD ST	15218	FIREHOUSE
2	4,500.00	FIREHOUSE 22	1980	1945	ARLINGTON AVE	15210	FIREHOUSE
2	9,880.00	FIREHOUSE 23	1958	1704	BROWNSVILLE RD	15210	FIREHOUSE
2	9,081.00	FIREHOUSE 28	1944	1428	BEECHVIEW AVE	15216	FIREHOUSE
2	6,238.50	FIREHOUSE 30	1909	916	STEUBEN ST	15220	FIREHOUSE
2	7,815.00	FIREHOUSE 31	1911	3000	CHARTIERS AVE	15204	FIREHOUSE
2	8,656.54	FIREHOUSE 34	1894	3914	PERRYSVILLE AVE	15212	FIREHOUSE
2	8,391.00	FIREHOUSE 38	1977	198	ESSEN ST	15235	FIREHOUSE

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
2	2,684.00	FIREHOUSE 34 TRUCK	1994	3284	CENTRAL AVE	15212	FIREHOUSE
2	5,500.00	FIREHOUSE 10 / MEDIC 5	1956	2500	ALLEQUIPA ST	15213	FIREHOUSE
2	5,645.00	FIREHOUSE 20 / MEDIC 12	1905	514	BALDWIN RD	15207	FIREHOUSE
2	3,520.00	RIVER SAFETY BOATHOUSE		100	PNC PARK	15212	MEDIC STATION
2	4,163.08	MEDIC 08	1893	216	WALTER AVE	15210	MEDIC STATION
2	7,113.00	MEDIC 04	1902	215	LAFAYETTE AVE	15214	MEDIC STATION
2	11,254.00	MEDIC 03 / ARSON / POLICE ZONE 6	1908	312	SOUTH MAIN ST	15220	MEDIC STATION
2	15,780.00	MEDIC 14 / RESCUE 2 / POLICE BIKE PATROL	1925	344	BLVD OF THE ALLIES	15222	MEDIC STATION
2	4,456.00	MEDIC 09 / RESCUE 1	1972	800	SOUTH MILLVALE AVE	15213	MEDIC STATION
2	3,422.33	MEDIC 02	1990	430	MATTHEWS	15210	MEDIC STATION
2	8,099.39	MEDIC 06	1996	4740	MOSSFIELD	15224	MEDIC STATION
2	44,277.00	MEDIC HEADQUARTERS	1885	700	FILBERT ST	15232	OFFICE
2	44,646.00	MUNICIPAL COURTS BUILDING			2ND AVE	15219	POLICE
2	80,000.00	POLICE HEADQUARTERS		1203	WESTERN AVE.	15212	POLICE
2	5,413.46	POLICE ZONE 02	1978	2000	CENTRE AVE	15219	POLICE STATION
2	28,146.00	FIREHOUSE 24	1963	1729	MARY ST	15203	POLICE STATION
2	11,187.00	POLICE ZONE 01	1998	1501	BRIGHTON RD	15212	POLICE STATION
2		POLICE ZONE 6 (SEE MEDIC 3)	1908	312	SOUTH MAIN ST	15220	POLICE STATION
2	11,046.00	POLICE ZONE 5 (NEW-OLD HOUSING POLICE)		1401	WASHINGTON BLVD.	15206	POLICE STATION
2	9,270.00	POLICE ZONE 3 (new 2009)		830	WARRINGTON AVE	15210	POLICE STATION

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
2	20,874.00	FIREHOUSE 8	1928	119	PENN CIRCLE WEST	15206	POLICE STATION
2	15,868.00	POLICE ZONE 04 / FIREHOUSE 18	1906	5858	NORTHUMBERLAND ST	15217	POLICE STATION
2	5,564.83	POLICE ACCIDENT INVESTIGATIONS/ SWAT (OLD 5 FIREHOUSE)	1974	2945	WEBSTER AVE	15219	POLICE UNIT
2	5,392.00	POLICE - COMMERCIAL VEHICLE INSPECTIONS (OLD 39 FIREHOUSE)	1901	1800	LEY ST	15212	POLICE UNIT
2	11,312.00	RADIO SHOP/POLICE FINGERPRINT BLDG.	2001	51	29TH ST	15222	SERVICE
2	11,408.00	MEDIC TRAINING		2100	LIBERTY AVE	15222	TRAINING
2	4,084.15	POLICE CANINE FACILITY	1959	1435	WASHINGTON BLVD	15206	TRAINING
2	22,348.00	PUBLIC SAFETY TRAINING ACADEMY (FIRE/POLICE)	1959	1435	WASHINGTON BLVD	15206	TRAINING
2	4,080.00	FIRE DEPT TRAINING TOWER	1959	1435	WASHINGTON BLVD	15206	TRAINING
3	5,105.28	OLYMPIA PARK RECREATION CENTER aka MANION	1941	447	HALLOCK ST	15211	ACTIVITY
3	11,000.00	SPRING HILL COMMUNITY CENTER		1818	HOMER AND DAMAS	15212	ACTIVITY
3	10,263.00	MOORE POOL/REC BUILDING	1939	1801	PIONEER AVE	15226	POOL
3	7,436.00	FOWLER RECREATION / POOL		2438	WILSON AVE	15214	POOL
3	16,925.00	ORMSBY POOL AND RECREATION CENTER	1939	2200	SIDNEY ST	15203	POOL
3	7,610.17	REAM POOL AND RECREATION CENTER	1951	321	MERRIMAC ST	15211	POOL
3	14,950.83	AMMON RECREATION CENTER	1940	2217	BEDFORD AVE	15219	POOL
3	21,658.53	WEST PENN RECREATION CENTER	1939	470	PAULOWNA AVE	15219	POOL
3	28,227.00	WARRINGTON POOL AND RECREATION CENTER	1940	329	WARRINGTON AVE	15210	POOL CLOSED
3	10,866.00	BLOOMFIELD POOL AND RECREATION CENTER	1951	408	ELLA ST	15224	POOL/REC
3	13,143.44	BROOKLINE RECREATION CENTER		1400	OAKRIDGE	15226	REC

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
3	4,544.10	PAULSON RECREATION CENTER		1201	PAULSON AVE	15206	REC
3	16,634.00	PHILLIPS GYM / RECREATION CENTER	1999	201	PARKFIELD AVE	15210	REC
3	2,688.00	JEFFERSON RECREATION CENTER		605	REDKNAP ST	15214	REC
3	7,072.00	HAZELWOOD SENIOR CENTER		5344	SECOND AVE	15207	SENIOR
3	16,804.00	HOMEWOOD SENIOR CITIZENS CENTER		7321	FRANKSTOWN AVE	15208	SENIOR
3	7,380.00	MOUNT WASHINGTON SENIOR CITIZEN CENTER aka POTENZA		122	VIRGINIA AVE	15211	SENIOR
3	6,000.00	OVERBROOK SENIOR CENTER		2199	DARTMORE ST	15234	SENIOR
3	4,004.00	SHERADEN SENIOR CENTER	1980	720	SHERWOOD AVE	15204	SENIOR
3	14,675.00	BRIGHTON HEIGHTS SENIOR CENTER		3515	MCCLURE AVE	15212	SENIOR
3	24,259.66	SOUTHSIDE MARKET HOUSE		1200	BINGHAM ST	15203	SENIORS
3	10,016.00	MORNINGSIDE SENIOR CENTER aka NATOLI		100	PRESIDENT WAY	15206	SENIORS
3	7,500.00	MCKINLEY PARK REC/SENIOR CENTER		100	DELMONT AVE	15210	SENIORS
4	58,500.00	FIRE WAREHOUSE (EAZOR)		2945	RAILRD ST	15222	SERVICE
4	53,000.00	PUBLIC WORKS CONST.DIV./ 62 ST WAREHOUSE		6301	BUTLER ST.	15201	SERVICE
4	9,428.00	PUBLIC WORKS 2ND.DIV.STORAGE AREA		6820	HAMILTON AVE	15208	STORAGE
4	2,856.00	TOWN NORTH GARAGE aka POOLS DIV./dpw		601	RIDGE AVE	15212	STORAGE
4	1,104.00	PUBLIC WORKS MCKINLEY PARK STORAGE GARAGES			GEARING AVE	15210	STORAGE
4	5,000.00	PUBLIC WORKS HIGHLAND PARK SERV.BLDG.aka QUONSET HUT			HEBERTON ST	15206	STORAGE
4	1,298.00	PUBLIC WORKS TRAFFIC DIVISION STORAGE BUILDING		2625	LIBERTY AVE	15222	STORAGE
4	2,401.00	PUBLIC WORKS 4TH STORAGE SHED (ADDITION)		414	BAUSMAN ST	15210	STORAGE

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
4	3,000.00	PUBLIC WORKS STORAGE BUILDING		4501 1/2	CENTRE AVE	15213	STORAGE
4	240.00	PUBLIC WORKS BLOOMFIELD STOR.BLDG.		408	ELLA ST	15224	STORAGE
4	60.00	VANUCCI STORAGE BUILDING	1985		ORANGEWOOD AVE	15216	STORAGE
4	31.00	QUARRY ST STORAGE SHED			SAINT PATRICK ST	15210	STORAGE
4	120.00	ASPHALT PLANT FUEL STORAGE SHED		7777	LOCKWAY EAST	15206	STORAGE
4	565.28	ASPHALT PLANT GARAGE		7777	LOCKWAY EAST	15206	STORAGE
4	3,928.49	ASPHALT PLANT GARAGE (PREFAB METAL BLDG.)		7777	LOCKWAY EAST	15206	STORAGE
4	15,000.00	PUBLIC WORKS HAMILTON AVE WAREHOUSE/POLICE		6815	HAMILTON AVE	15208	STORAGE
5	183.68	GRANDVIEW OVERLOOK BUILDING			BAILEY AVE	15211	ACTIVITY
5	3,542.00	WEST END OVERLOOK BUILDING		920	RUE GRANDE VUE	15220	ACTIVITY
5	11,764.00	SCHENLEY PARK SKATING RINK		501	OVERLOOK DR	15217	ACTIVITY
5	2,480.00	WESTINGHOUSE PARK RECREATION CENTER			THOMAS BLVD	15208	ACTIVITY
5	477.75	SCHENLEY NEAL HOUSE LOG CABIN			EAST CIRCUIT DR	15217	CABIN
5	396.00	FRICK PARK DUFFY CABIN			BEECHWOOD BLVD	15217	CABIN
5	450.00	HIGHLAND PARK LAKE CARNEGIE CABIN			LAKE DR	15206	CABIN
5	9,178.86	OVERBROOK COMMUNITY (OLD 25 FIREHOUSE)	1928	2406	SAW MILL RUN BLVD	15234	COMMUNITY
5	1,296.00	HAZLEWOOD COMMUNITY BLDG. (HAZLEWOOD INITIATIVE)			2ND & JOHNSON AVE..	15207	COMMUNITY
5	9,774.00	ARLINGTON GYM		2201	SALISBURY ST	15210	GYM
5	4,132.50	WIGHTMAN SCHOOL ANNEX		5604	SOLWAY ST	15217	OFFICE
5	400.00	PUBLIC WORKS HETHS RUN BUILDING			HETHS RUN	15206	OFFICE

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
5	225.00	FRICK PARK GATEHOUSE 3			FORBES AVE	15217	OFFICE
5	51.00	MELLON SQUARE PARK (ONE OFFICE) BUILDING			SIXTH AVE	15219	OFFICE
5	2,030.00	PUBLIC WORKS HETH RUN GARAGE @ ZOO PARK.LOT			HETH RUN	15206	OFFICE
5	64.00	PUBLIC WORKS ARLINGTON DUMP BUILDING(GUARDS ROOM)			ARLINGTON DUMP	15210	OFFICE
5	100.00	PUBLIC WORKS RECYCLING OFFICE TRAILER			HAMILTON AVE.	15208	OFFICE
5	34,603.00	CIVIC BUILDING aka 200 ROSS ST		200	ROSS ST	15219	OFFICE
5	465.00	FINANCE MOTORPOOL BUILDING	1998		SECOND AVE.	15219	OFFICE
5	18,000.00	PUBLIC WORKS ADMINISTRATION BUILDING		611	SECOND AVE	15222	OFFICE
5	1,843.08	RIVERVIEW PARK OFFICE			RIVERVIEW DR	15214	OFFICE
5	480.00	FRICK PARK GATEHOUSE 1		1961	BEECHWOOD BLVD	15217	OFFICE
5	374.00	FRICK PARK GATEHOUSE 2		1961	BEECHWOOD BLVD	15217	OFFICE
5	2,011.00	FRICK PARK BIDDLE BUILDING		800	SOUTH BRADDOCK AVE	15217	OFFICE
5	14,400.00	OMI aka SGT. JAMES BLAIR BUILDING	1860	2608	PENN AVE	15222	OFFICE
5	3,720.00	PUBLIC WORKS FRICK PARK OFFICE		1	ENGLISH LANE	15217	OFFICE
5	4,104.67	TOWN NORTH MAINTENANCE BUILDING OFFICE/AQUATICS		601	RIDGE AVE	15212	OFFICE
5	8,044.50	PUBLIC WORKS 5TH DIV. SALT DOME SAW MILL RUN		978	SAW MILL RUN	15220	SALT DOME
5	8,044.50	PUBLIC WORKS 1ST DIV.SALT DOME		300	KILBUCK ST.	15214	SALT DOME
5	8,044.50	PUBLIC WORKS 5TH DIV.SALT DOME HERSHEL		1330	HASSLER ST	15204	SALT DOME
5	8,044.50	PUBLIC WORKS SECOND DIVISION SALT DOME			HAMILTON AVE	15208	SALT DOME
5	8,044.50	PUBLIC WORKS FOURTH DIVISION SALT DOME		415	BAUSMAN ST	15210	SALT DOME

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
5	9,231.27	PUBLIC WORKS 1ST. DIV.		300	KILBUCK ST.	15214	SERVICE
5	29,280.00	PUBLIC WORKS FACILITIES REPAIR SHOP		1807	FIFTH AVE	15219	SERVICE
5	37,800.00	FINANCE FACILITY 1		10	29 1/2 ST	15222	SERVICE
5	38,752.00	FINANCE FACILITY 2		35	29 1/2 ST	15222	SERVICE
5	1,073.00	FINANCE COMPRESSOR BUILDING		10	29TH ST	15222	SERVICE
5	6,943.00	PUBLIC WORKS TESTING LAB		4501	CENTRE AVE	15213	SERVICE
5	31,653.00	PUBLIC WORKS TRAFFIC / PAINT DIVISION		2625	LIBERTY AVE	15222	SERVICE
5	18,597.00	PUBLIC WORKS 6TH DIV./HEAVY EQUIPMENT		2818	SMALLMAN ST	15222	SERVICE
5	12,880.00	PUBLIC WORKS 2ND. DIV. MAIN BUILDING		6814	HAMILTON AVE	15208	SERVICE
5	3,145.83	RIVERVIEW PARK NATURE CENTER			RIVERVIEW DR	15214	SERVICE
5	3,000.00	MELLON PARK SERVICE BUILDING		1047	SHADY AVE	15232	SERVICE
5	9,120.00	PUBLIC WORKS FRICK PARK SERVICE		1	ENGLISH LANE	15217	SERVICE
5	5,254.00	PUBLIC WORKS 3RD DIV. HAZELWOOD SUB STATION		5348	SECOND AVE	15207	SERVICE
5	5,000.00	PUBLIC WORKS MCKINLEY PARK SERVICE			GEARING AVE	15210	SERVICE
5	459.00	PUBLIC WORKS HIGHLAND PARK SERVICE BUILDING	1962		RESERVOIR DR	15206	SERVICE
5	5,220.00	PUBLIC WORKS FORESTRY BUILDING		6502	STANTON AVE	15206	SERVICE
5	3,750.00	PUBLIC WORKS 5TH DIV. SAW MILL RUN BLDG. aka Georgies Diner		1000	SAW MILL RUN BLVD	15220	SERVICE
5	996.50	ASPHALT PLANT TESTING LAB BUILDING		7777	LOCKWAY EAST	15206	SERVICE
5	24,000.00	PUBLIC WORKS 3RD DIVISION		88	SWINBURNE RD	15213	SERVICE
5	162.00	PUBLIC WORKS FORESTRY FUEL SHED		6502	STANTON AVE	15206	UTILITY

CATEGORY	SQUARE FOOTAGE	BUILDING NAME	YEAR BUILT	NO.	ST	ZIP	PRIME USAGE
5	70.00	EAST HILLS MAINTENANCE BUILDING (ELECTRICAL)	1971		WILNER DR	15221	UTILITY
5	153.00	HIGHLAND PARK CONSTRUCTION DIVISION FUEL SHED			HEBERTON ST	15206	UTILITY

Strategic Investment and Maintenance Plan

Phase I (Executive Order)

Building Code	Building Name	Address	Work Needed
B116	Medic 14/ Rescue 2 (Downtown)	344 Boulevard of the Allies	Patch roof, mold remediation, shotcrete exterior wall
B125	Firehouse 13 (Hazelwood)	200 Flowers Avenue	Parapet cap stone replacement
B145	Firehouse 38 (Northview Heights)	198 Essen Street	Plumbing
B124	Firehouse 12/Medic 7 (Greenfield)	4156 Winterburn Street	Replace roof, install backflow preventer, add fire alarm devices and fire extinguishers, install GFI receptacles, emergency light/sign fixtures, CO detector in boiler room
B110	Firehouse 14 (Central Oakland)	259 McKee Place	Warning signage, install backflow preventer, provide combustion air ductwork per code, replace roofing system, repair existing roof defect at firehouse roof, roof deck
B148	Medic 1/Medic 11 (Homewood West)	7117 Hamilton Avenue	Replace roofing and flashing system, replace asphalt at drive, repair concrete apron and seal joints, repair concrete roof at NE corner and seal, add fire alarm devices and fire extinguishers, install GFI receptacles, emergency light/sign fixtures
B017	DPW 5th Division (Elliot)	3000 Chartiers Avenue	#####
B136	Firehouse 27 (Mt. Washington)	96 Virginia Avenue	#####
B379	Police Zone 1 (Central North Side)	1501 Brighton Road	#####
B126	Firehouse 15 (Lincoln-Lemington)	7024 Lemington Avenue	Replace roof
B030	Sue Murray Pool (North Side)	301 Cedar Avenue	Replace roof
TOTAL			

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