

SOUTH SIDE WORKS _BOX OFFICE

SOMERA ROAD - BRIEFING, HEARING, & ACTION MEETING
09.29.2020



+ PROJECT ADDRESS

BOX OFFICE
425 CINEMA DR
PITTSBURGH, PA 15023

PARCEL ADDRESS: 2773 TUNNEL BLVD

+ ZONING DISTRICT

SP-5 (SPECIALLY PLANNED DISTRICT)

SOUTHSIDE WORKS

+ PROJECT DESCRIPTION

THE PROJECT WILL CONVERT THE SOUTH SIDE WORKS CINEMA TO A LEASABLE OFFICE SPACE. THE EXISTING CINEMA OCCUPIES THE SECOND LEVEL OF THE BUILDING AND INCLUDES A PARTIAL MEZZANINE LEVEL. THE CINEMA'S MEZZANINE, WHICH IS USED FOR PROJECTION EQUIPMENT, WILL BE EXPANDED INTO A FULL THIRD STORY OFFICE FLOOR SPACE. ON THE GROUND FLOOR, THE THEATRE LOBBY WILL BE RENOVATED AS AN ENTRY PIECE TO THE NEW OFFICES. THE REST OF THE GROUND-LEVEL CONTAINS RETAIL TENANT SPACES THAT ARE NOT INCLUDED IN THE PROJECT SCOPE. THE RENOVATED SECOND AND MEZZANINE LEVELS WILL HAVE AN UPDATED EXTERIOR FACADE WHICH INCLUDES ADDITIONAL GLAZING AND NEW CLADDING MATERIAL. THE INTEGRITY OF THE BRICK FACADE ASSOCIATED WITH THE GROUND LEVEL WILL REMAIN UNCHANGED.

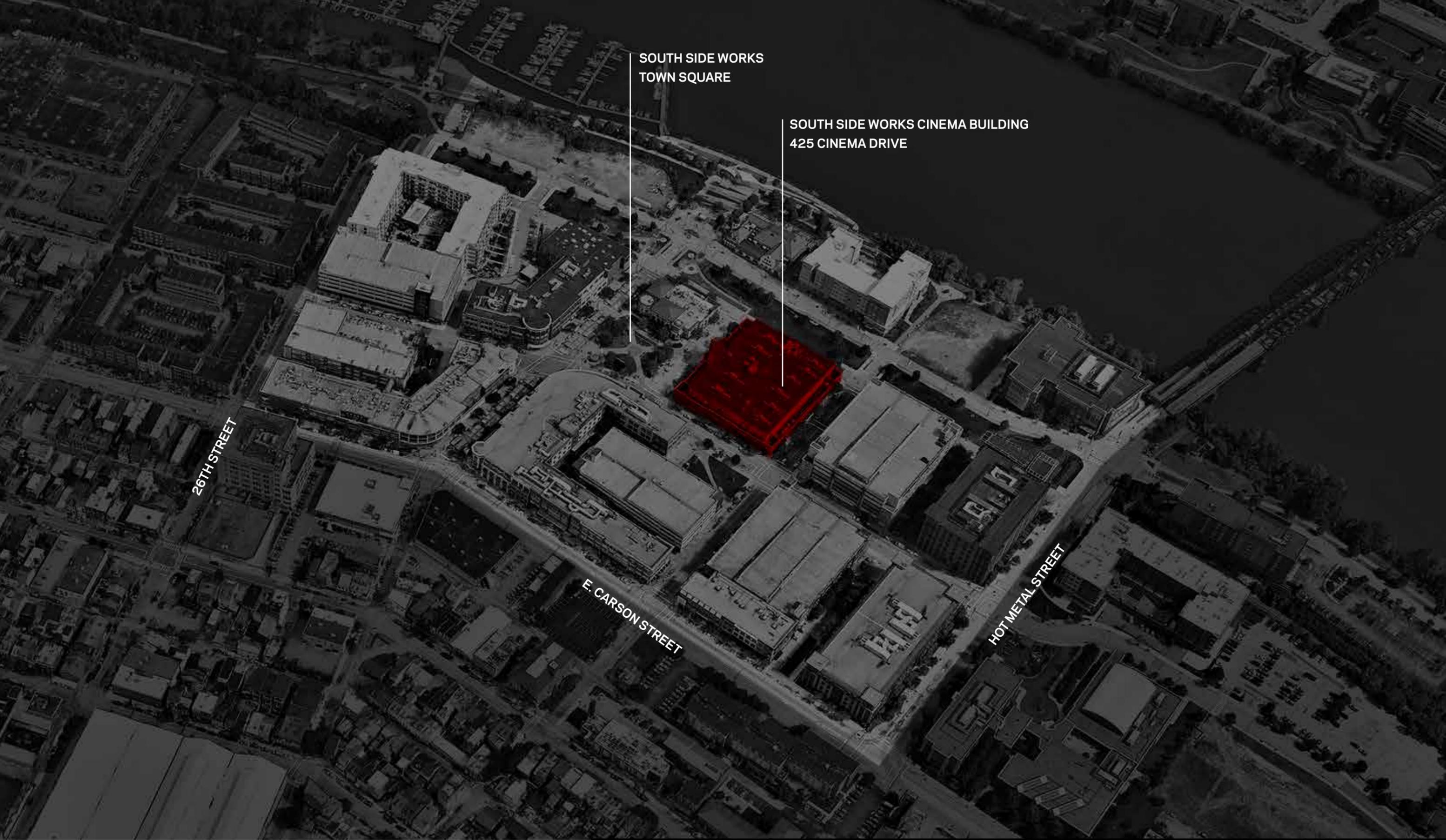


PROJECT DESCRIPTION

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SITE + CONTEXT



SOUTH SIDE WORKS
TOWN SQUARE

SOUTH SIDE WORKS CINEMA BUILDING
425 CINEMA DRIVE

26TH STREET

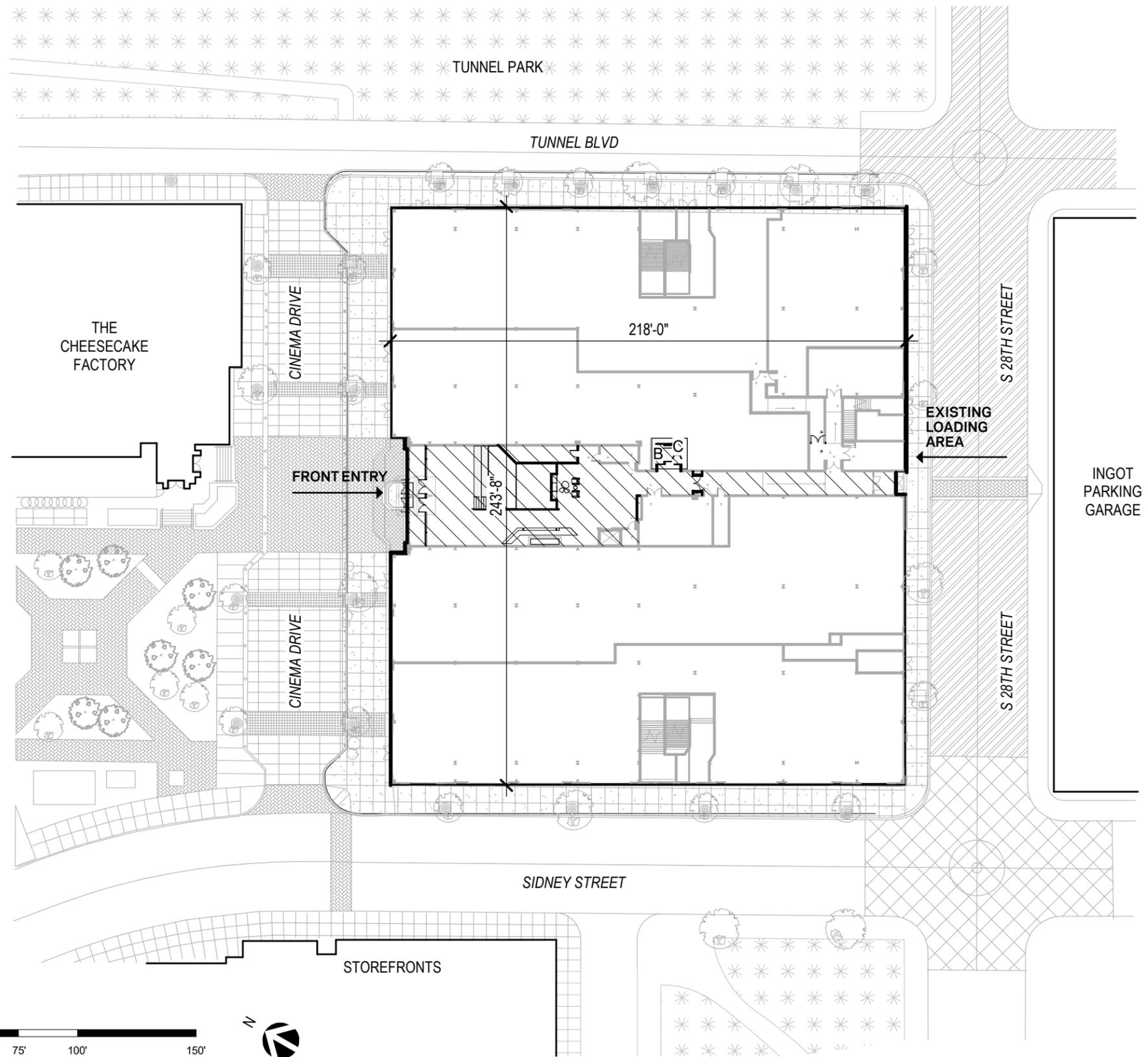
E. CARSON STREET

HOT METAL STREET



SITE LOCATION PLAN

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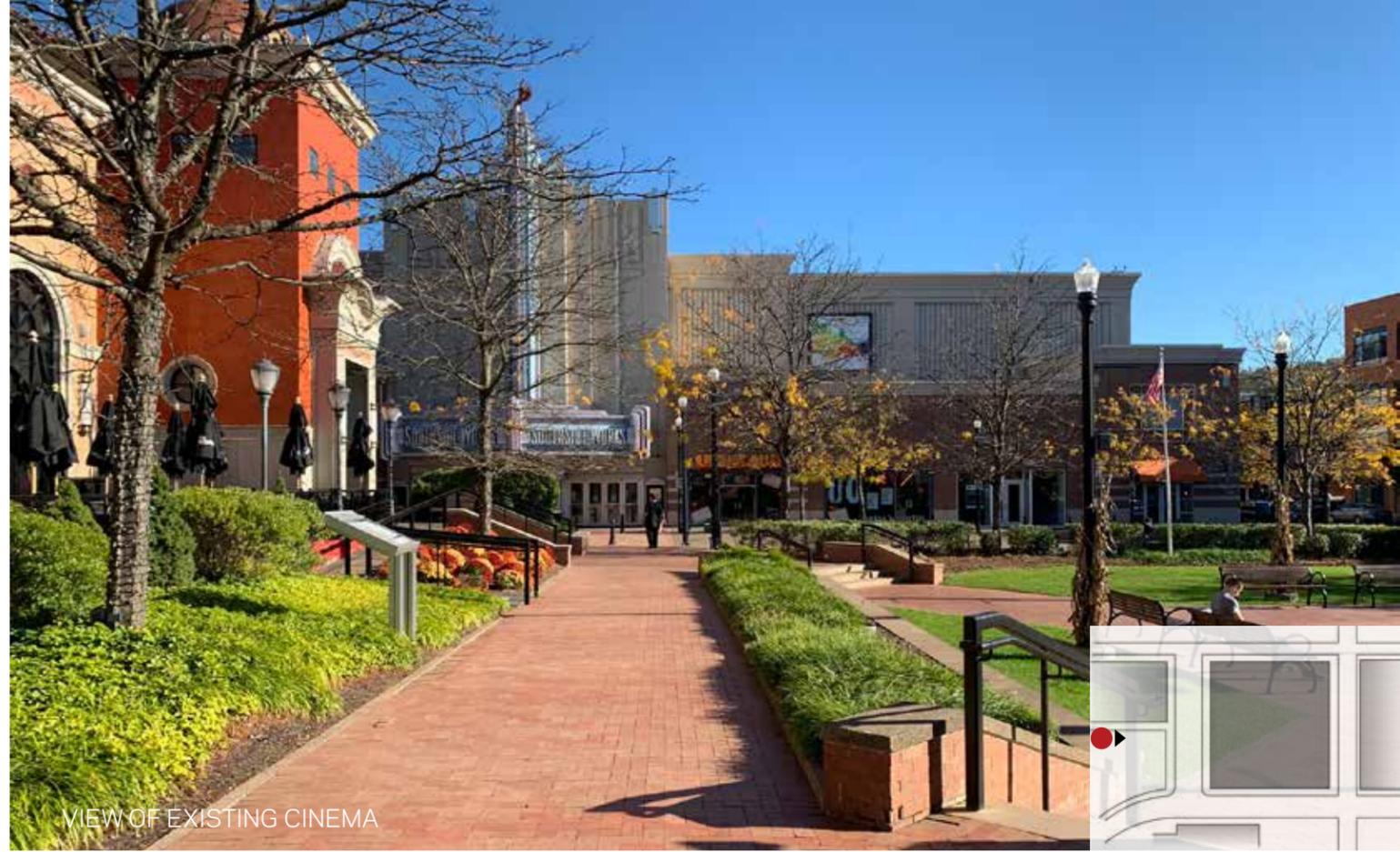


SITE PLAN

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VIEW OF EXISTING CINEMA



VIEW OF EXISTING CINEMA



VIEW WEST FROM CINEMA DRIVE



VIEW EAST FROM CINEMA DRIVE



SITE PHOTOS

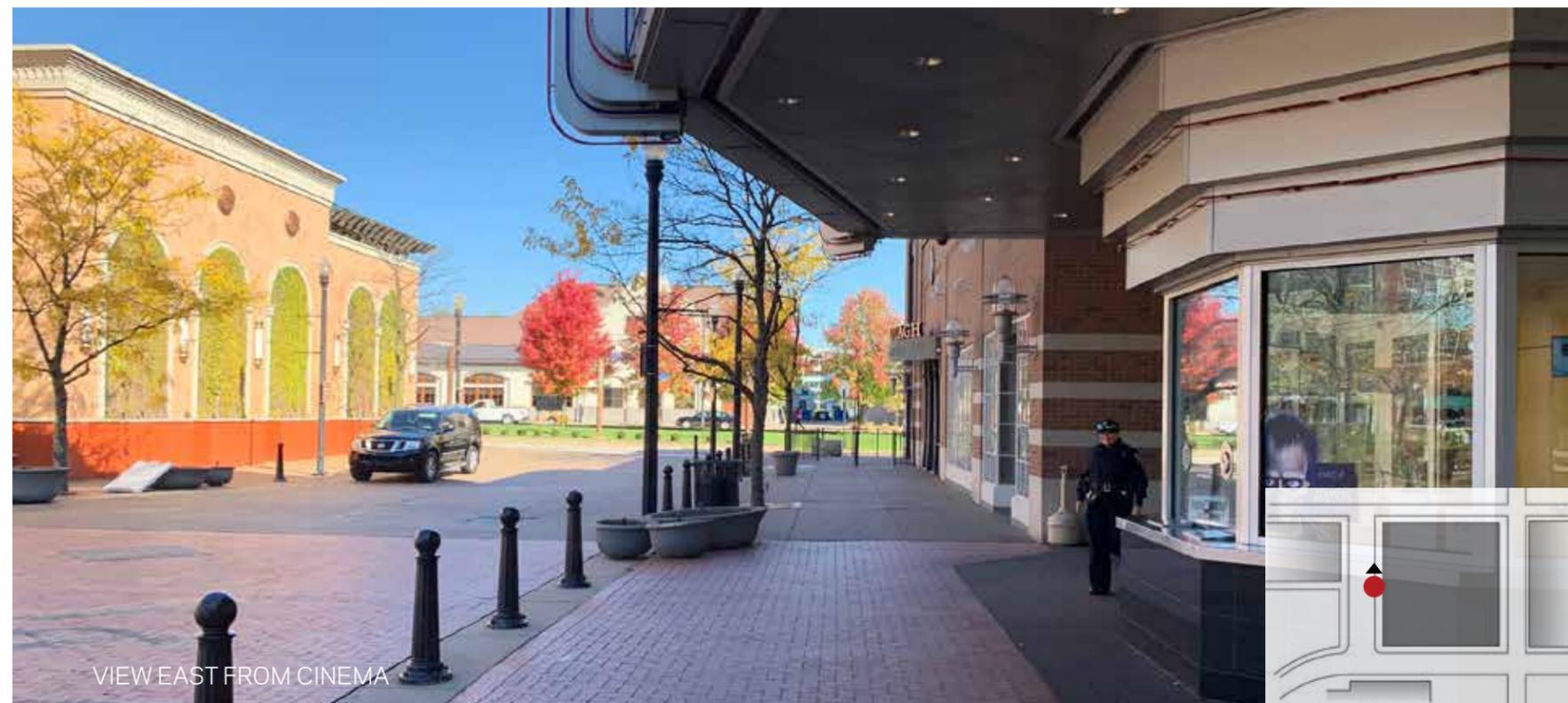
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VIEW WEST FROM CINEMA DRIVE



VIEW WEST FROM S. 28TH STREET



VIEW EAST FROM CINEMA



SITE PHOTOS

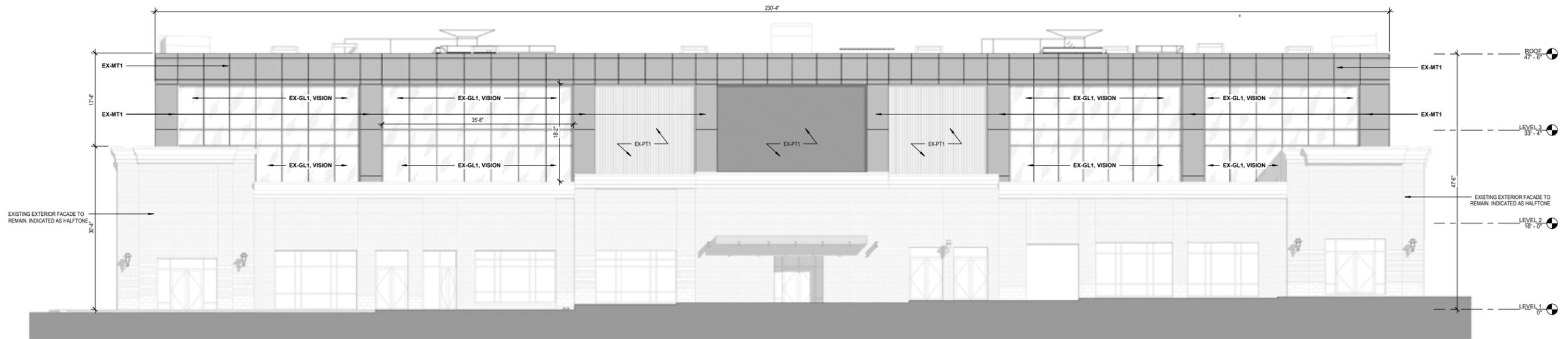
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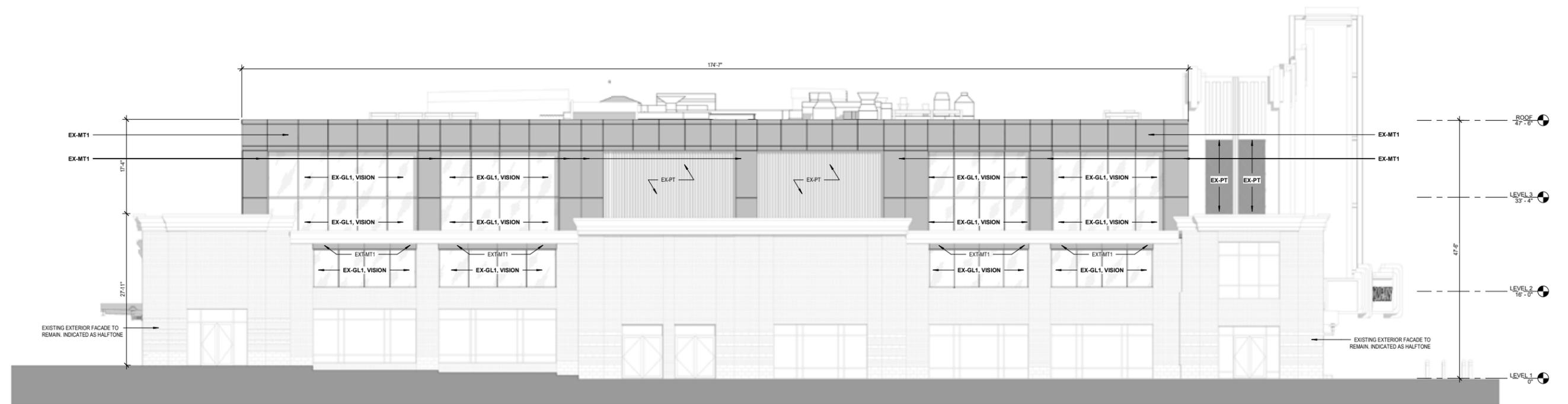
BUILDING EXTERIOR

EXTERIOR MATERIAL LEGEND

EX-MT1	FORMED METAL PANEL - DARK GRAY
EX-GL1	GLAZED ALUMINUM CURTAINWALL - SSG
EX-GL2	GLASS RAILING
EX-PT1	EXISTING VERTICAL METAL PANEL & EIFS TO RECEIVE PAINT (TO MATCH EX-MT1)



1 EAST ELEVATION
N.T.S.



2 NORTH ELEVATION
N.T.S.

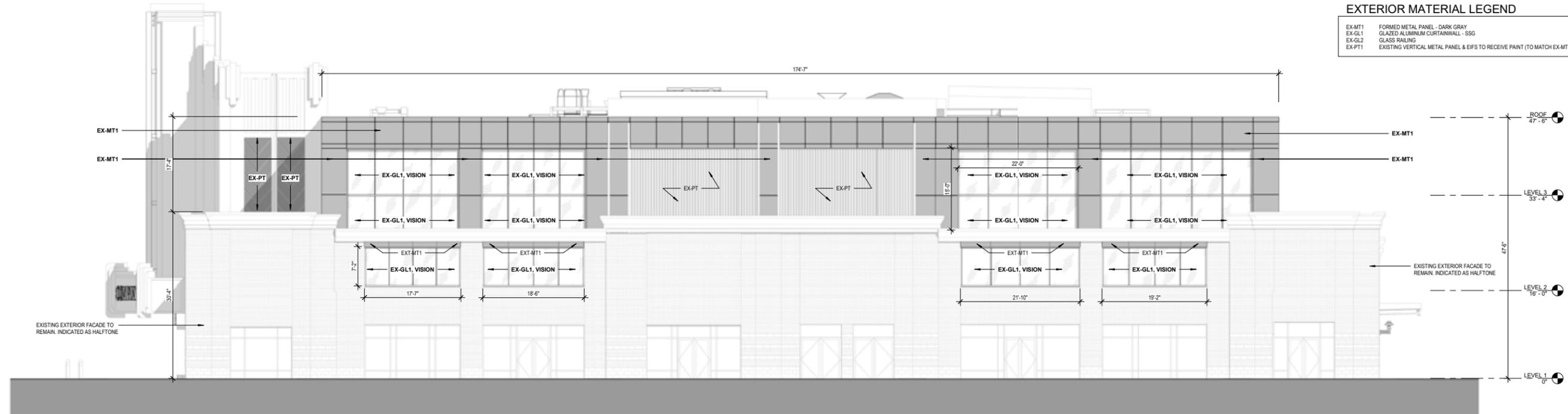


FLOOR PLAN / ELEVATIONS

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EXTERIOR MATERIAL LEGEND

EX-MT1	FORMED METAL PANEL - DARK GRAY
EX-GL1	GLAZED ALUMINUM CURTAINWALL - SSG
EX-GL2	GLASS RAILING
EX-PT1	EXISTING VERTICAL METAL PANEL & EIFS TO RECEIVE PAINT (TO MATCH EX-MT1)



SOUTH ELEVATION_
N.T.S.

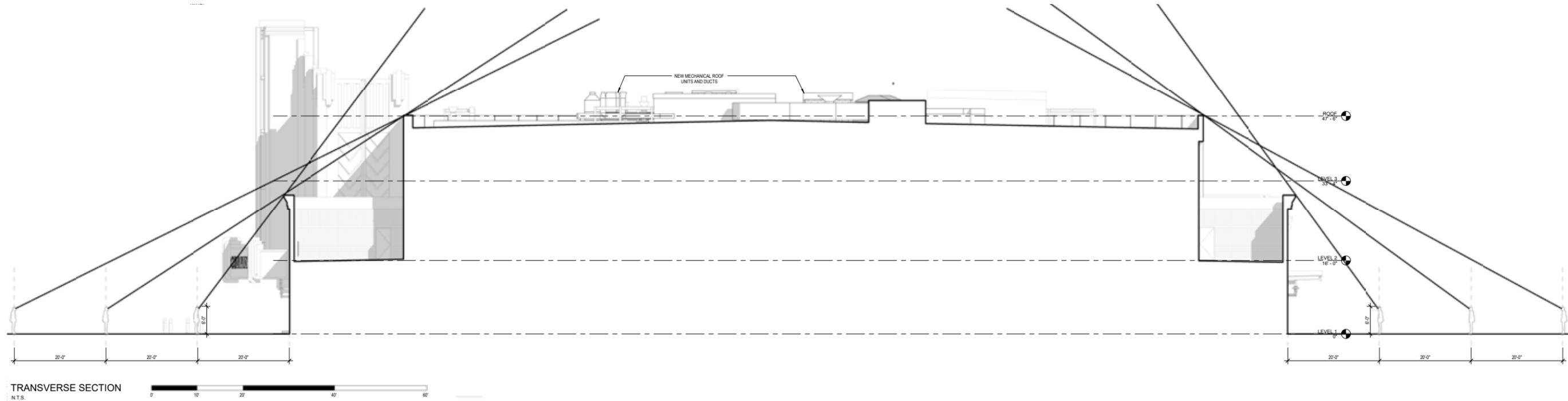
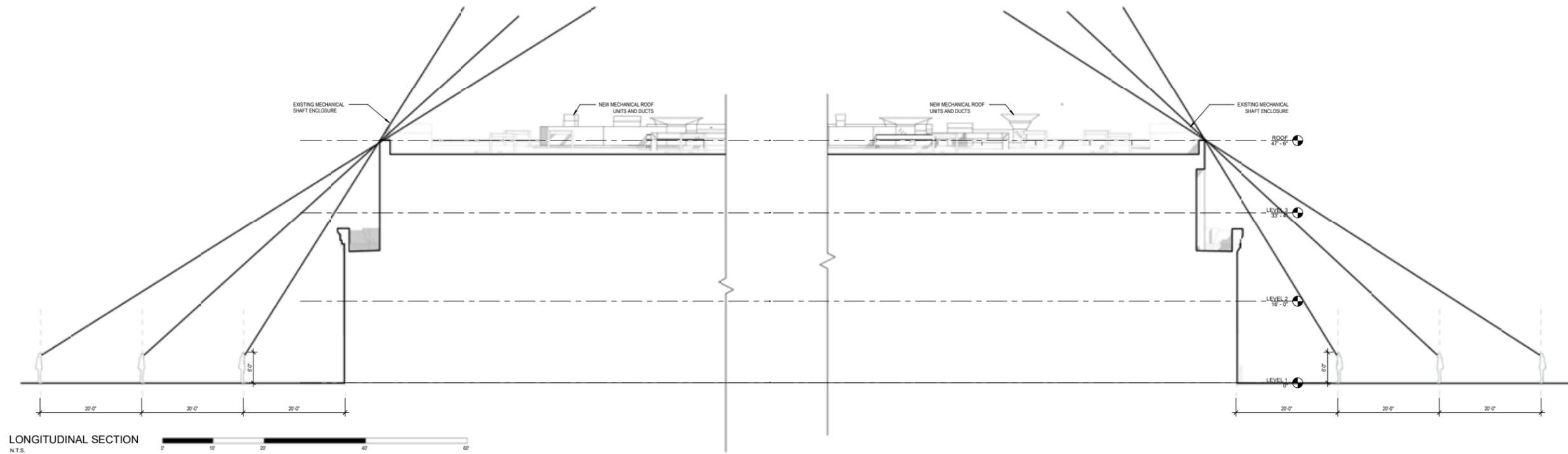


WEST ELEVATION_
N.T.S.



FLOOR PLAN / ELEVATIONS

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MECHANICAL UNIT SIGHTLINES

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PARK VIEW

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BUILDING OVERALL

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ENTRY MARQUEE

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SW CORNER

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ROOF TERRACE

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ROOF TERRACE

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IPE WOOD TILE



METAL PANEL: COLOR (MIDNIGHT BRONZE)



EXISTING BRICK & EIFS



SOLARBAN® 70 (2) + CLEAR



SOLARBAN® 70 (2) + CLEAR



MULLION: BLACK ANODIZED





CONSTRUCTION,
SUSTAINABILITY,
ACCESSIBILITY,
+COMMUNITY ENGAGEMENT

+ CONSTRUCTION MANAGEMENT

CORE CONSTRUCTION SERVICES LLC
IS THE OWNER'S REPRESENTATIVE FOR
SOUTHSIDE WORKS CINEMA PROJECT
CONSTRUCTION

+ PRE-CONSTRUCTION ACTIVITY

1. AWARD PROJECT TO LICENSED
GENERAL CONTRACTOR ON GMP BASIS
2. ISSUE PRIMARY AND SUB-
CONTRACTOR BID PACKAGES
3. QUALIFY BID-PROPOSAL'S
4. AWARD BID PACKAGES TO SUB -
CONTRACTOR'S

+ CONSTRUCTION ACTIVITY

5. MOBILIZE THE JOB SITE
6. ESTABLISH SAFETY ZONES, WORK
PERIMETER AND PARKING
7. COMMENCE DEMOLITION
8. MANAGE CONSTRUCTION PROCESS TO
COMPLETION OF CORE AND SHELL
9. TENANT CONSTRUCTION
10. PROJECT CLOSEOUT



+ ACCESSIBILITY + UNIVERSAL DESIGN

CONSIDERATIONS

- THE FACILITY PROVIDES RENOVATED CORE AND SHELL SPACE FOR A TENANT TO OCCUPY AND CUSTOMIZE ACCORDING TO THE NEEDS OF THEIR BUSINESS. THEREFORE, ADEQUATE ADA ACCESSIBLE RESTROOMS, ELEVATOR AND RAMP ACCESS FOR EQUITABLE USE AND LOW PHYSICAL EFFORT ARE PROVIDED.
- BUILDING DESIGN COMPLIES WITH THE 2015 INTERNATIONAL BUILDING CODE (WITH PENNSYLVANIA AMENDMENTS)
- BUILDING DESIGN COMPLIES WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



+ SUSTAINABILITY

EXTERIOR ENVELOPE + MECHANICAL

- BEST PRACTICES WERE USED FOR THE DETAILING OF THE EXTERIOR FACADE AND MATERIAL SELECTION. THIS WAS DONE IN COMPLIANCE WITH ENVELOPE REQUIREMENTS FROM THE INTERNATIONAL BUILDING CODE 2015 AS WELL AS THE INTERNATIONAL MECHANICAL CODE 2015
- THE EXTERIOR METAL STUD FRAMING AND INSULATION WAS NOT ALTERERED EXCEPT IN THE INSTANCES WHERE IT WAS REMOVED IN ORDER TO BE REPLACED WITH A CURTAIN WALL SYSTEM CONTAINING INSULATED GLAZING UNITS
- THE MECHANICAL SYSTEMS AND UNITS FOR THE BUILDING WERE UPGRADED IN ORDER TO CREATE MORE EFFICIENCY FOR THE NEW BUILDING USE
- A COMCHECK IN COMPLIANCE WITH IECC AND ASHRAE STANDARD 90.1 WAS ALSO PROVIDED IN THE PROJECT'S SUBMISSION FOR BUILDING PERMIT



SUSTAINABILITY

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+ Community Process:

DEVELOPMENT ACTIVITIES MEETING

AUGUST 20TH, 2020

+ Comments/ Questions

COMMENT: IS THE RENOVATION BEING DONE WITH A SPECIFIC TENANT IN MIND?

RESPONSE: NOT YET. CURRENTLY, THE PROJECT IS FOCUSED ON CREATING A COHESIVE ENVIRONMENT THAT PROMOTES AN ACTIVE COMMUNITY AND A TENANT WILL BE IDENTIFIED LATER.

COMMENT: EXPRESSED APPRECIATION FOR THE APPROACH OF RENOVATING THE UPPER LEVELS OF THE EXTERIOR FACADE AND LEAVING THE BRICK "PEDESTAL" AT THE GROUND LEVEL. OFFERED AN OPINION THAT THE NEUTRAL GRAY FOR THE METAL

PANEL MAY NOT AGE WELL AND ASKED WHETHER THE DESIGN TEAM CONSIDERED ANOTHER MATERIAL WITH A LITTLE MORE POP.

RESPONSE: THE DESIGN TEAM STUDIED VARIATIONS OF COLORS AND CLADDING MATERIAL IN SCHEMATIC DESIGN, BUT BELIEVES THAT THE WARM GRAY IS A CHOICE THAT BEST COMPLIMENTS THE EXISTING BRICK AND EIFS FACADE.

COMMENT: DID THE DESIGN TEAM ADD NEW ROOFTOP UNITS TO THE PROJECT AND ARE THEY VISIBLE FROM THE STREET?

RESPONSE: NEW UNITS WERE ADDED, BUT THE MECHANICAL ENGINEER WAS COGNIZANT TO MINIMIZE THEIR HEIGHT AND LOCATE THEM TOWARDS THE CENTER OF THE ROOF. WE ALSO PROVIDED A SIGHTLINE STUDY FROM THE STREET LEVEL SHOWING THAT NO NEW UNITS ARE VISIBLE.



+ Comments/ Questions

COMMENT: IN REGARDS TO PARKING: WHAT IS THE PROPOSED OCCUPANT LOAD FOR THE OLD THEATER RELATIVE TO THE NEW ONE FOR THE OFFICE?

RESPONSE: THERE WERE 10 VIEWING ROOMS WITH 150 SEATS EACH WITHIN THE OLD THEATER (1,500 OCCUPANTS), VERSUS THE ESTIMATED 300-400 EMPLOYEES THAT WILL OCCUPY THE NEW OFFICE SPACE. THEREFORE, EVEN IF EVERYONE DRIVES SEPARATELY, THE IMPACT ON THE GARAGE ACROSS THE STREET WOULD BE LESS THAN THAT OF THE MOVIE THEATER.

COMMENT: IS THERE A BICYCLE STORAGE ROOM FOR THE TENANTS?

RESPONSE: THE GARAGE ACROSS THE STREET (WHICH WILL ALSO BE USED FOR PARKING) HAS ADEQUATE BIKE RACKS FOR USERS.

COMMENT: NOTED SOME CONCERN ABOUT SIGNAGE (SHOWN IN PREVIOUS RENDERINGS) FOR THE OFFICE TENANT AND IF IT WOULD BE TOO LARGE AND VISIBLE FROM OTHER VANTAGE POINTS.

RESPONSE: THE SIGNAGE WILL BE FURTHER REFINED LATER IN THE PROCESS BASED ON THE TENANT AND CAN BE SCALED TO BE AN APPROPRIATE SIZE FOR THE NEIGHBORHOOD. IT MAY BE THAT THERE IS NO SIGNAGE ON THE FRONT OF THE BUILDING FOR THE TENANT AS WELL.

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