



D15TRICT FIFTEEN COMMERCIAL OFFICE PROJECT



RDC Design-Build, Inc. (RDC) is part of a family of companies that dates back to 1918 in the construction and real estate industries. In 2006, John R. Deklewa founded RDC with the specific purpose of developing and building multi-family communities, commercial office and industrial properties.

RDC has successfully worked with many local developers, investors, community development groups, non-profits, and institutional client partners to deliver quality projects on time and under budget. RDC has been involved in many community-based projects throughout the City's neighborhoods, such as Manchester, The Hill District, Lawrenceville, and Bloomfield.

RDC has delivered commercial real estate assets (multi-family, commercial office, and industrial) in excess of \$200 million, since 2006.

RDC Design-Build, Inc. focuses exclusively on:

- Single-family Communities
- Multi-family: apartments, condominiums, attached units
- Commercial Office
- Senior Communities
- Student Housing
- Urban-Infill: pocket neighborhoods, scattered-lots, low/mid-rise
- Industrial Properties

WHO WE ARE



Orangestar Properties, LLC is the real estate management and operating company affiliate of P&S Equities, Inc. Historically, P&S Equities has been active investors in office, retail, and multi-family properties across the United States since the 1940s. Prior to 1960, the company was one of the dominant developers of single and multi-family homes across Northeastern Ohio and Western Pennsylvania.

As real estate investors and operators, Orangestar and P&S have holdings in office, retail, and multi-family properties across the United States. The portfolio consisted of thousands of apartment units, retail assets, land holdings and single family home developments. Current and past holdings include but are not limited to:

- Central Park West, a 650-apartment complex in the Austintown submarket of Ohio
- Austintown Plaza, a 370,000-square-foot community shopping center in Austintown, OH
- Successful redevelopment and disposition of a 150,000-square-foot office building in Cherry Creek, CO (Denver, MSA)
- Development of Larkspur Landing office park in San Francisco, CA.
- Successful acquisition and disposition of multiple shopping centers and free standing pharmacies across the metro-Atlanta area
- McKinney Green Building, acquisition and management a LEED Platinum office building located in McKinney, Texas. (Collin County, TX)
- Atrium at Mc Dermott Office Building, acquisition and management of the office building located in Allen, Texas (Collin County, TX)
- Kings Park Office Building, acquisition, redevelopment, and management in Plano, Texas (Colling County, TX).

WHO WE ARE



Torrente at
Upper St. Clair
Upper St. Clair, Pennsylvania

PAST PROJECTS



Empire on Liberty
Pittsburgh, Pennsylvania

PAST PROJECTS

D15TRICT FIFTEEN | PITTSBURGH BOARD OF PUBLIC EDUCATION - LERTA REQUEST



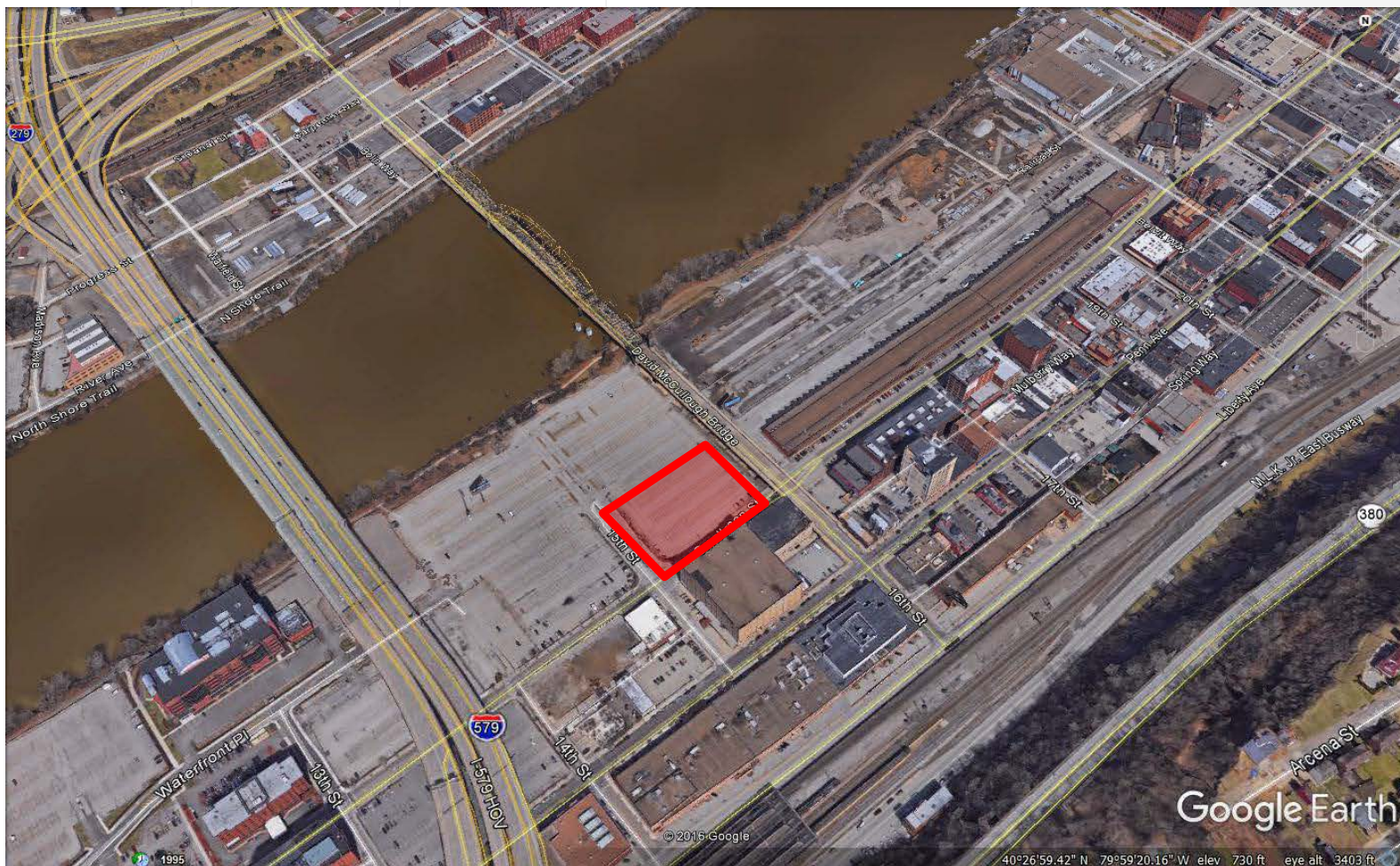
The McKinney Building
Dallas, Texas

PAST PROJECTS



Cranberry Woods
Cranberry Township, PA

PAST PROJECTS



SITE / CONTEXT



15th Street Office Building

- \$22 million cost
- 105,000 Gross Square Feet
- 4-Story
- 150 Parking Spaces
 - Does not exceed code and market, need exception
- 56 Bike Storage Spaces

D15TRICT FIFTEEN is a \$22 million, 105,000 GSF, Class A office and R&D building.

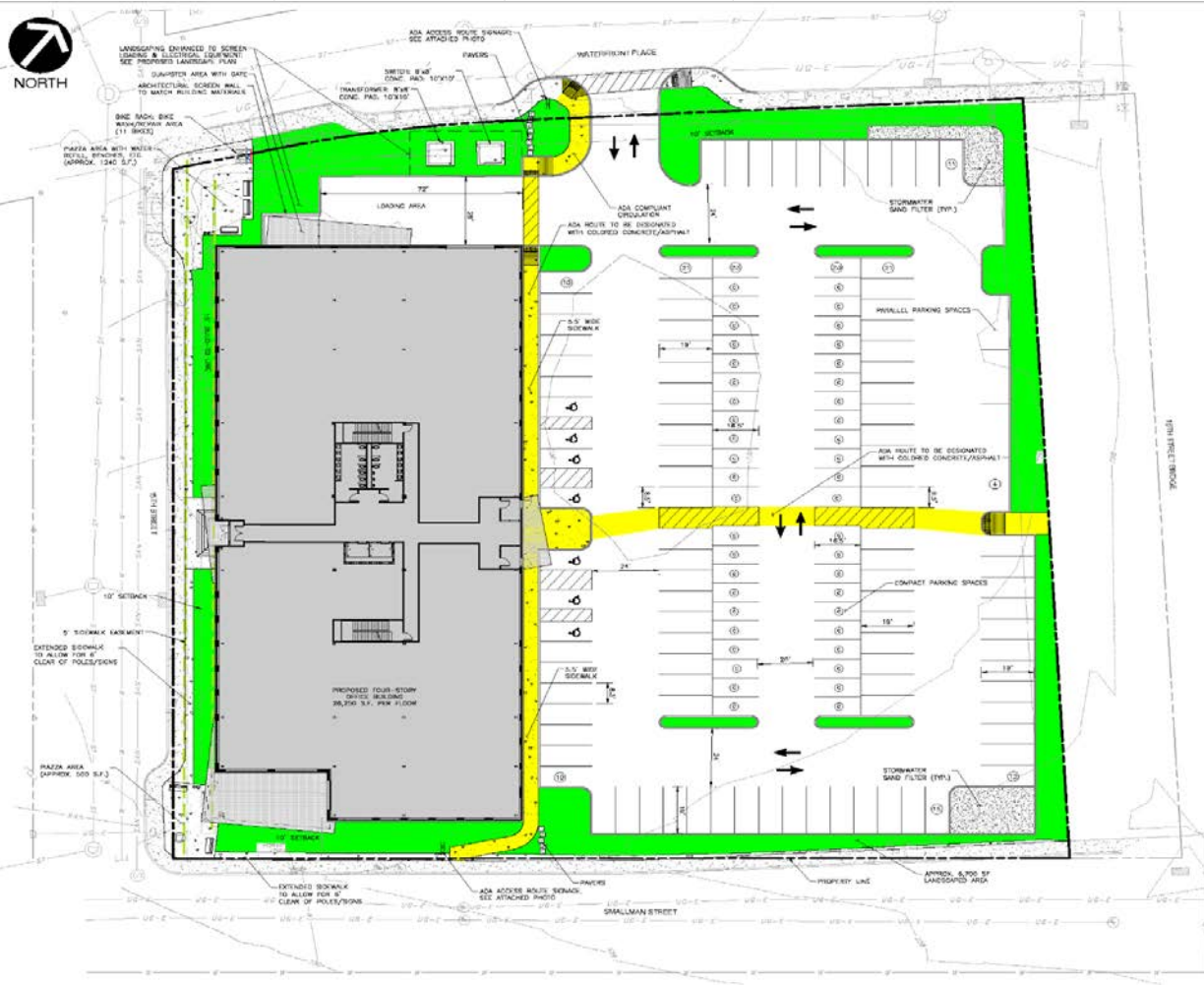
This project is a joint venture between RDC and Orangestar Properties. Orangestar owns and manages properties throughout the country, including the first, privately-held, LEED Platinum building in the US.

This project has a goal to exceed the City's standard for MWDBE participation.

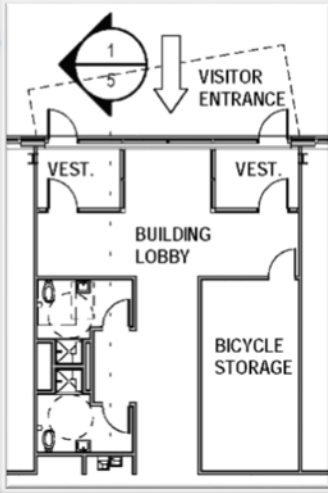
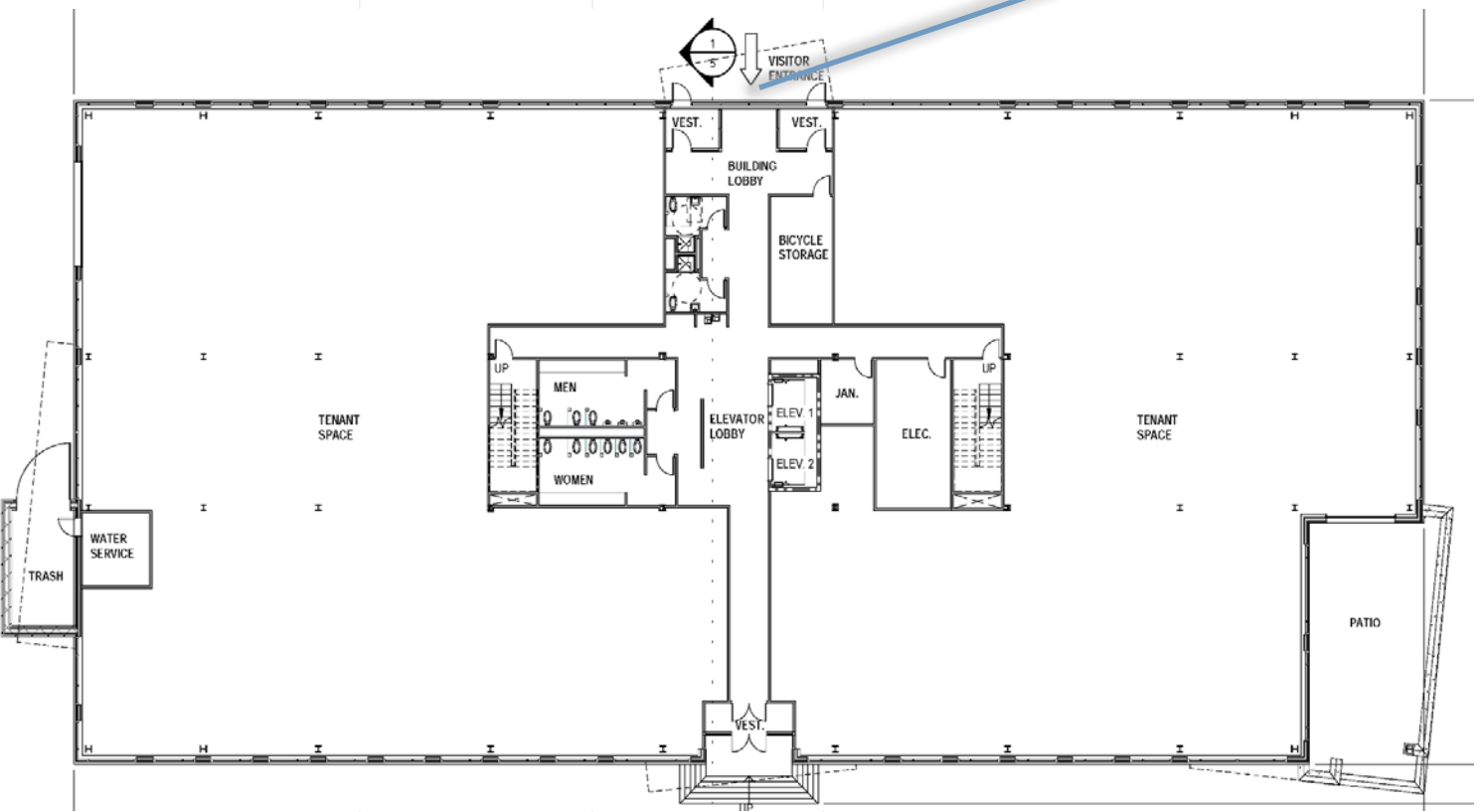
This LEED building will feature outdoor amenity spaces; including a public piazza, a tenants' fitness facility with changing areas, electric vehicle car charging stations, and a bike share program. The first floor will be built with R&D and light-product assembly use tenants in mind. The ceiling height will be 18' high; "Built for the future tenants of Pittsburgh".

Upon approval of the LERTA, RDC will break ground September 1, 2017.

D15TRICT FIFTEEN



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GROUND LEVEL PLAN - 16TH STREET LOBBY



15TH STREET & SMALLMAN STREET

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DLA
ARCHITECTURE
interior design

15TH STREET & WATERFRONT PLACE

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NORTHEAST CORNER

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VIEW FROM SMALLMAN STREET

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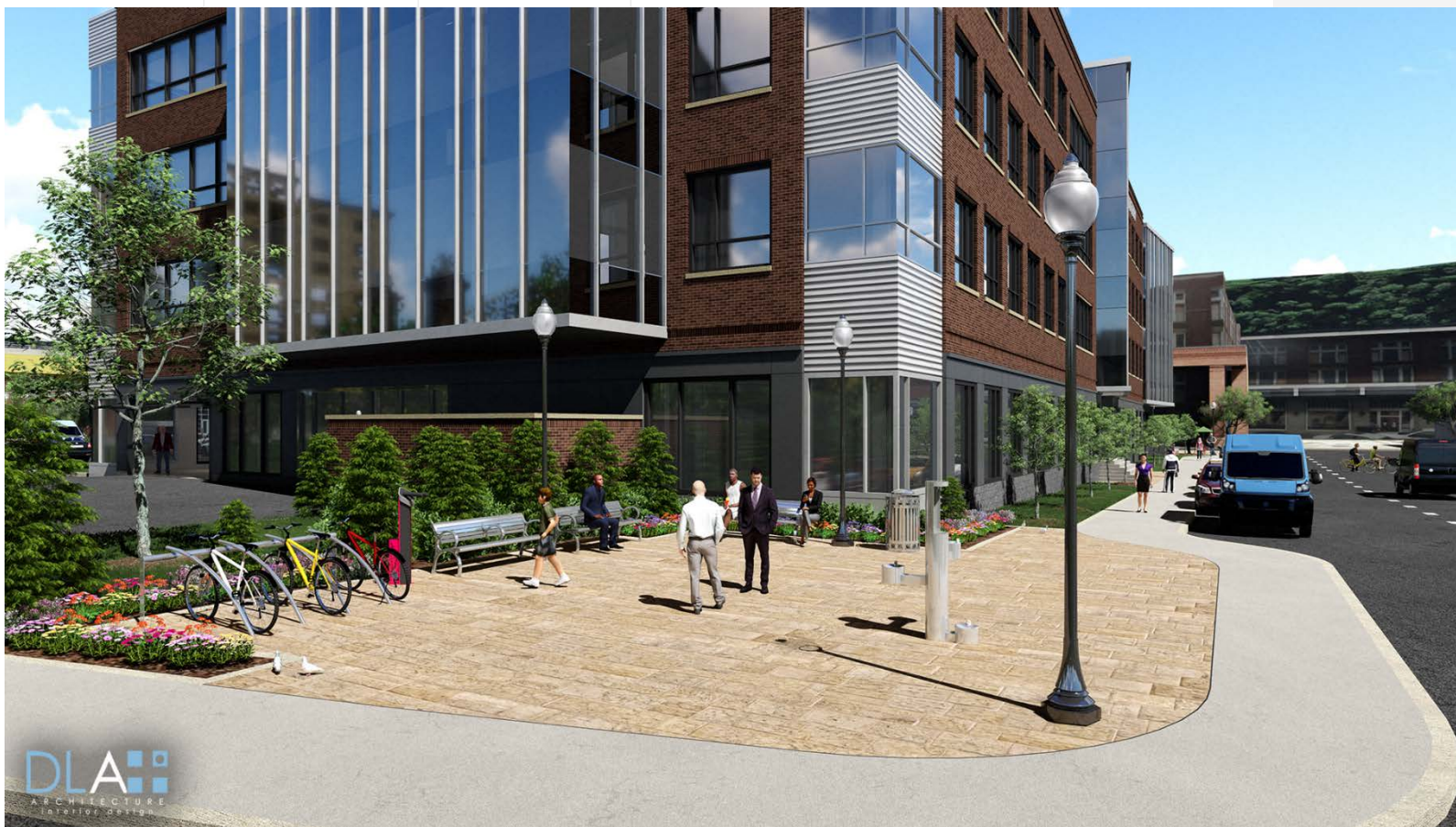


INTERIOR RENDERING

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INTERIOR RENDERING



PIAZZA CONCEPT – 15TH STREET & WATERFRONT PLACE

D15TRICT FIFTEEN | PITTSBURGH BOARD OF PUBLIC EDUCATION - LERTA REQUEST



PIAZZA CONCEPT – 15TH STREET & SMALLMAN STREET

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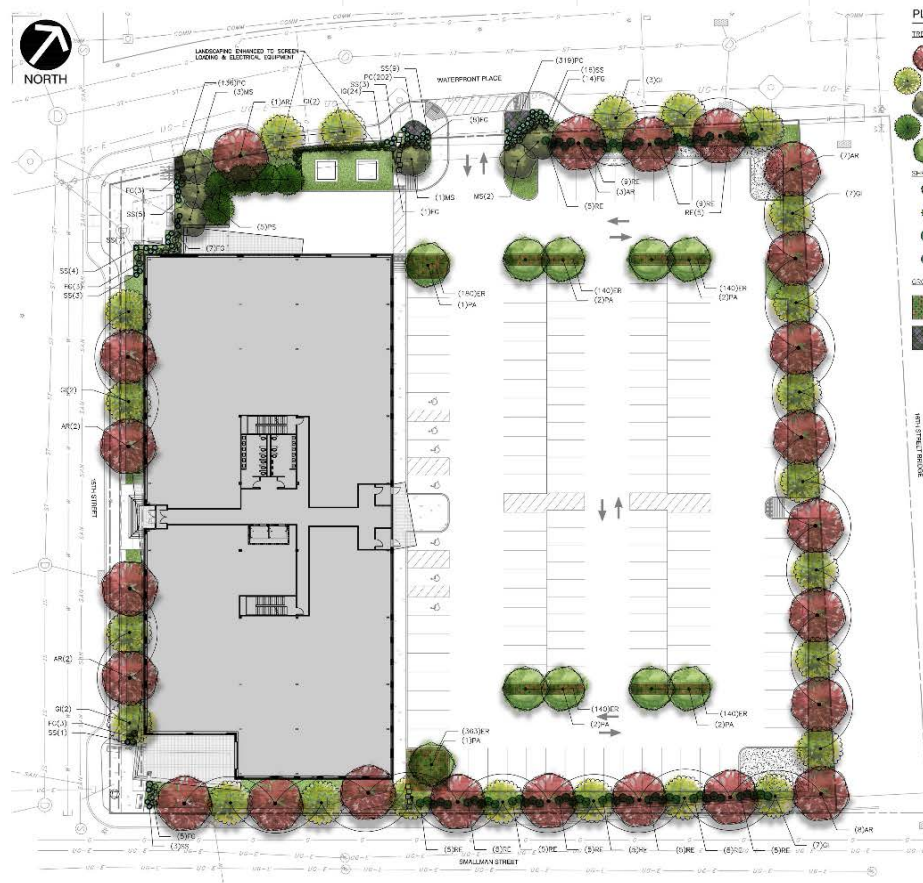


CURRENT CONDITION



PROPOSED IMPROVEMENT

BEFORE & AFTER CONDITIONS



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	COL.
AR	23	Acer rubrum / Red Maple	58H	3.5" Col.
GI	23	Gleditsia triacanthos inermis "Sagean" TM / Skyline Thornless Honey Locust	58H	3.5" Col.
MG	6	Magnolia virginiana / Sweet Bay	58H	3.5" Col.
PS	0	Pinus strobus / White Pine	58H	3.5" Col.
PA	10	Pinus caryinata "Autumn Dance" / Autumn Dance Pine	58H	3.5" Col.
CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	COL.
FC	44	Fothergilla gardenii / Sweet Fothergilla	No. 5 Cont.	
IG	24	Ilex glabra / Inkberry Holly	No. 5 Cont.	
KE	68	Rhododendron x "Eden Ready" / Edin Ready Rhododendron	58H	
SS	31	Schizaeclum scoparium "The Blue" / Little Bluestem	No. 2 Cont.	
CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPACING
EX	1,133	Euphorbia x rubrum / Red Staghorn's Cap	No. 1 Cont.	12" o.c.
PC	167	Phlox stolonifera / Creeping Phlox	No. 1 Cont.	12" o.c.

TREES



RED MAPLE

SWEETGUM

SWEET BAY



WHITE PINE



AUTUMN READY RHODODENDRON

SHRUBS



SWEET FOTHERGILLA

INKBERRY HOLLY

THE BLUE LITTLE BLUESTEM

EDIN READY RHODODENDRON

GROUNDCOVER



RED STAGHORN'S CAP

CREeping PHLOX



NOTES

- LANDSCAPING IS SHOWN AS PRELIMINARY. TO BE COORDINATED WITH THE ARCHITECT AND CITY OF PITTSBURGH THROUGH DESIGN AND PERMITTING PROCESS.
- TREES AND PLANTING MATERIALS WILL MEET THE MOISTURE OF THE PLAN.

REFERENCE

- BASE MAP PROVIDED BY P.O. 03/27/2017

LANDSCAPE REQUIREMENT

- 30 S.F. OF PARKING (20 LANDSCAPING PER PARKING SPACE FOR LOTS GREATER THAN 500 SPACES)
- REQUIRED 150 SPACES = 4,500 S.F. PROVIDED = 40,700 S.F.
- 1 TREE FOR EVERY 5 PARKING SPACES.
- REQUIRED 150 SPACES = 30 TREES PROVIDED = 20 TREES
- 1 STREET TREE PER 30 LINEAR FEET OF PROPERTY ADJOINING PUBLIC STREET
- REQUIRED 100' OF STREET TREE = 21 TREES PROVIDED = 20 TREES

LANDSCAPE PLAN

- Project cannot proceed without LERTA due to additional costs required by the current site conditions.
- Project is an Act 2 Site:
 - Requires soil remediation
 - Soil disposal
 - Vapor barriers
 - Compliance standards with the Department of Environmental Protection Act 2 process
- Underground Obstructions:
 - Former mill site (iron production facility)
 - Geotech study shows large obstructions
 - Ingets
 - Concrete walls
 - Other obstructions that require additional site work costs.
- Floodplain Requirements:
 - Site was entered into 100-year Floodplain
 - Requires site elevation
 - Compliance with FEMA standards
 - Higher construction costs for flood requirements
- Willing to build the project on a speculative basis
- In due diligence for 6 months and completed:
 - Initial design
 - Environmental studies
 - Geotech analysis
 - Legal review
 - Stormwater design (Best Management Practice)
 - Other civil engineering

JUSTIFICATION FOR LERTA

TAXES

Current Taxes, Parcel	Assessed Value
G-00-160	1,167,000
Millage/Existing Tax Base	22.63
Taxes	26,409
New Taxes	
Land	1,167,000
Site Improvements	1,050,875
Hard Construction Costs	11,025,000
Total Cost	13,242,875
Taxes Amount (11 years)	
Total Taxes, No Project	290,501
Total Taxes with LERTA	1,110,332
Net New Taxes with LERTA	819,831
School Property Taxes, No Project	
School Property Taxes with LERTA	126,316
School Net Taxes with LERTA	482,796
School Net Taxes with LERTA	356,480
Annual Income Tax Generation	935,257
Annual Sales Tax Generation	533,127
25% of spending on taxable goods	
City Wage Tax	232,000
School Wage Tax	464,000
Earned Income Tax	20,800
New City Wage Tax	893,200
New School Wage Tax	1,786,400
TOTAL NEW SCHOOL REVENUE	2,142,880

JOBS

Permanent	400	250 RSF per employee
Indirect	544	2.36 multiplier, IMPLANS SAM
Construction	70	Direct labor/average annual salary
TOTAL	1014	
New City Jobs	140	35% of perm. jobs
New State Jobs	100	25% of perm. Jobs

BENEFITS