

RIVER VUE APARTMENTS

New Luxury Apartments Renovation

300 Liberty Avenue, Pittsburgh, PA 15222

ARCHITECTURAL FEATURES

River Vue Apartments is the innovative reuse of the former Commonwealth of Pennsylvania State Office Building that was constructed in the 1950s.

- The building reflects a more modern architectural style.
- Modern materials, such as metal and marble panels, are a consistent theme throughout the architectural features.
- A new bronze-colored window system will become a key feature.

CONSTRUCTION

- The construction process will begin with the demolition of all the existing walls and MEP systems.
- As the site work begins for the new parking garage ramps, new utility lines and patios will be constructed.
- During site work, interior features will be installed starting on the basement floor and moving up to the sixteenth floor.
- Turnover for the basement through fifth floors will be available in April 2012, and the entire building will be turned over by October 2012.

STRUCTURAL SYSTEM

- The existing steel superstructure and concrete floors are preserved.
- New additions include upper and lower parking garage ramps, bracing steel frames, and in-fills needed at the existing elevator shafts not used for building transportation purposes.
- For the new balcony slabs, the existing slabs on deck will be removed and replaced with 5-5/8" normal weight concrete slabs with 1-1/2"x20 GA composite deck.

MECHANICAL SYSTEM

- The single air-handling unit will feed the mechanical chase to each floor's main corridor, which will run up one of the former elevator shafts.
- Two 200 GPM boilers will be installed, and a 1024 GPM heat exchanger will collect residual heat and conserve energy.

ELECTRICAL SYSTEM

- The electrical system will operate on a three-phase 120/208V system.
- It will use the existing 300kW generator and emergency diesel generator.
- Electrical power will be brought into the building's 2000A switchboard from a ground bus duct and will be distributed up through the building.

PROJECT INFORMATION

Gross Building Area: 295,000 SF

Number of Stories: 16 stories above grade and basement

Number of Apartment Units: 218 units

Total Project Cost: \$28,248,910

Construction Dates: June 13, 2011 to October 2012

Project Delivery Method: Design-Bid-Build



PROJECT TEAM

Owner: River Vue Associates, LP

Architects: Design 4 Studio, Inc. and Intelligent Design Group (IDG), LLP

General Contractor: Turner Construction Co.

Structural Engineer: Whitney Bailey Cox & Magnani, LLC

Civil Engineer: Gateway Engineers

MEP/FP: Claitman Engineering Assoc., Inc.

Hazmat: L. Robert Kimball & Assoc., Inc.

