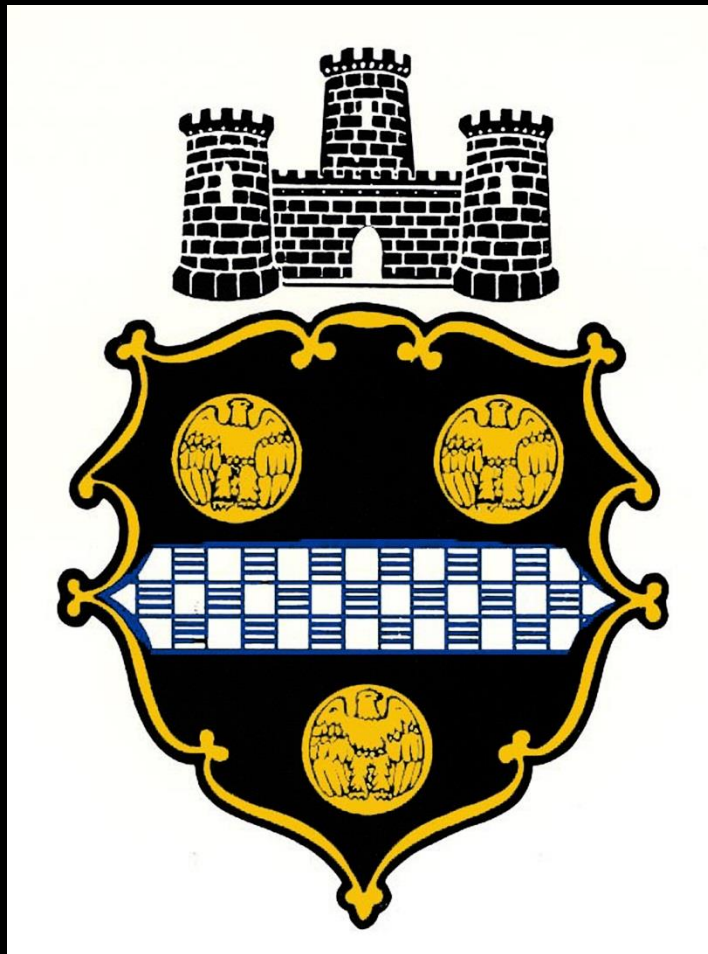


City of Pittsburgh



Councilman R. Daniel Lavelle
Pittsburgh's 6th District

Daniel Wood
Chief of Staff

Chris Hornstein, RLA
Mayor's Fellow

Casimir Pellegrini III, AIA
Senior Project Manager

Joe Adiutori, Jr., AIA
Associate Project Manager

Oliver Beasley
Community Liaison

COMMUNITY MEETING

SEPTEMBER 13, 2018

PRESENTATION OUTLINE

1. Introductions
2. Review Park Maintenance
3. Review Facilities Optimization Plan
4. Review Financial Commitments
5. Review Community Feedback
6. Review Project Schedule
7. Q&A Session

PARK MAINTENANCE

Park Maintenance

- Earlier this year, Schenley Park Division was forced to relocate.
- During the last Community Meeting, concerns were raised regarding the following:
 - Grass Cutting
 - Site Drainage
 - Deterioration of Paths
 - Playground Conditions
 - Building Cleaning
 - Overall Maintenance

Park Maintenance

- Since the last Community Meeting the following concerns have been addressed:
 - Grass Cutting
 - Site Drainage (Catch Basin has been cleaned out)
 - Building Cleaning
 - Overall Maintenance
 - Life Safety (Warning Signage installed at balcony)
 - Fall 2018/Spring 2019: Basketball Court Resurfacing (weather dependent)

City Maintenance Area



FACILITIES OPTIMIZATION PLAN

**MASSARO CM
SERVICES, LLC**

Building Summary

- Masonry walls are cracked at columns.
- Exterior doors are in poor condition.
- Exterior stair is dangerous (issue addressed).
- Facility requires asbestos survey and removal.
- Soffit is deteriorated and needs to be repaired.

Building Summary

- Existing Mechanical Equipment is no longer working.
- Hot Water Tank Unit needs to be replaced immediately.
- Upper Level Apartment is inaccessible.
- Exterior Paving has extensive cracking.
- Basketball Court is severely cracked.
 - Funding secured in the 2017 Capital Budget.

**CITY OF
PITTSBURGH
FINANCIAL
COMMITMENTS**

CURRENT CRITICAL FACILITY DATA	
FACILITY:	Robert E. Williams Rec Center
SIZE (SF):	6,308
IN-KIND MODERN REPLACEMENT COST:	\$ 1,385,072
ANNUAL SUSTAINMENT COST (\$/YR):	\$ 41,729
SUSTAINMENT THRESHOLD (YRS):	16.00
RECAPITALIZE THRESHOLD (TOTAL 3-YR SPEND)	\$ 667,670

CURRENT 3-YR MAINTENANCE REQUIREMENTS		
COST SOURCE:	Facilities Optimization Plan (Massaro)	DPW
BUILDING SYSTEM	COST	COST
Foundations	\$ -	\$ -
Basement Construction	\$ -	\$ -
Superstructure	\$ 12,000	\$ 28,749
Exterior Enclosure	\$ 59,384	\$ 158,738
Roofing	\$ 103,500	\$ 145,291
Interior Construction	\$ -	\$ 39,723
Stairs	\$ -	
Interior Finishes	\$ 115,268	\$ 126,898
Conveying	\$ -	\$ -
Plumbing	\$ -	\$ 11,901
HVAC	\$ 176,680	\$ 134,471
Fire Protection	\$ -	
Electrical	\$ -	\$ 72,182
Special Construction	\$ 25,000	\$ 43,213
Selective Building Demolition	\$ -	\$ 22,378
Special Studies	\$ -	
Sitework	\$ 23,589	\$ 34,337
ADA Compliance	\$ -	
SUBTOTAL	\$ 515,421	\$ 817,882
Markup	13%	0%
ESTIMATED TOTAL:	\$ 582,425	\$ 817,882
AVERAGED ESTIMATED TOTAL:	\$ 700,154	
EXCEED THRESHOLD?	YES	

RECAPITALIZATION COST	
FACILITY CONSTRUCTION COST	\$ 649,613
TOTAL ESTIMATED SITEWORK	\$ 161,517
Factor Check	24.9%
TOTAL CONSTRUCTION COST	\$ 811,130
MARKUPS	\$ 208,460
TOTAL BASE COST	\$ 1,019,590
OPTIONAL COSTS	\$ 146,402
TOTAL COST ALL OPTIONS	\$ 1,165,992

CURRENT 3-YR OPERATIONAL PROFILE					
SEASON	WINTER	SPRING	SUMMER	FALL	TOTAL
	Dec - Feb	Mar - May	Jun - Aug	Sep - Nov	3-YR AVE
Event Frequency (Days)	3	8	12	4	27
% of Total Events	11%	30%	44%	15%	100%
Utility Costs (3-yr Annual Average)	\$ 2,388	\$ 1,330	\$ 863	\$ 1,048	\$ 5,629
% of Total Annual Cost	42%	24%	15%	19%	100%
Weighted Ratio	3.82	0.80	0.34	1.26	6.22
Weighted Seasonal Cost	\$ 3,457	\$ 722	\$ 312	\$ 1,138	\$ 5,629
Weighted % of Annual Cost	61%	13%	6%	20%	100%

City Council Resolution: 369

- As of June 12, 2018:
 - The City applied for grant funding from the PA Department of Community and Economic Development.
 - Award would be for \$250,000 with a local match of \$500,000 to come out of the 2019 City of Pittsburgh Capital Budget.

2019 Capital Budget Proposal

- The Department of Public Works has submitted a Capital Budget request for \$1,100,00; the estimated full amount of construction.
- Deliverables & Objectives:
 - Demolition = \$50,000
 - Design = \$165,000
 - New Construction & Sitework = \$935,000
- Total Project Cost = \$1,150,000

2019 Capital Budget Proposal

- Existing Building is:
 1. Not accessible
 2. Not energy efficient
 3. Not utilizing the 2nd Floor Apartment
 4. Not optimizing the spectacular views or natural daylight.

COMMUNITY FEEDBACK

JULY 19, 2018

SIGN-IN SHEET

47 INDIVIDUALS

COMMUNITY SURVEY

59 RESPONSES

Question 1:

- **What is your gender?**
 - Female (69.5%)
 - Male (30.5%)

Question 2:

- **What is your age?**
 - 65 Years or older (33.9%)
 - 55 to 64 years old (27.1%)
 - 45 to 54 years old (16.9%)
 - 35 to 44 years old (8.5%)
 - 26 to 34 years old (13.6%)

Question 3:

- **Do you have children?**
 - Yes, most are under the age of 18 (20.3%)
 - Yes, most are over the age of 18 (45.8%)
 - No (33.9%)

Question 4:

- **What neighborhood do you live in?**
 - Upper Hill (88.1%)
 - Other (11.9%)

Question 5:

- **How do you typically get to the park?**
 - Walk (71.2%)
 - Car (23.7%)
 - Bike (3.4%)
 - Bus (1.7%)

Question 6:

- **How often do you typically visit the park?**
 - Weekly (37.3%)
 - Daily (18.6%)
 - Monthly (13.6%)
 - Seasonally (13.6%)
 - Bi-Monthly (11.9%)
 - Annually (5.1%)

Question 7:

- **Why do you visit the park?**
 - Relax, Enjoy Nature & City Views
 - Community Events
 - Dog Walking
 - Playground
 - Voting Location

Question 8:

- **Who typically uses the park?**
 - Adults & Seniors (44.1%)
 - Children: Ages 6 to 9 (18.6%)
 - Children: Ages 10 to 12 (15.3%)
 - Children: Ages 13 and older (15.3%)
 - Young Adults: Ages 18 to 25 (5.1%)
 - Children: Ages 5 and younger (1.7%)

Question 9:

- **How is the park typically used?**
 1. Community Events (74.6%)
 2. Picnics (62.7%)
 3. Gathering with Family & Friends (61%)

Question 10:

- **How do you use the existing building?**
 - The Sugartop Reunion
 - Community Day
 - Family Gatherings
 - Community Events
 - Voting

Question 11:

- **At this time, what issues or concerns face the park?**
 1. Lack of Maintenance (62.7%)
 2. Quality of Architecture (57.6%)
 3. Quality of the Infrastructure (57.6%)

Question 12:

- **What type of improvements should be made to the park?**
 1. More Outdoor Seating (62.7%)
 2. Family Bathroom (52.5%)
 3. New Playground Equipment (52.5%)

Question 13:

- **Is there another park in the city that you really enjoy visiting?**
 - Highland Park
 - Schenley Park
 - Point State Park
 - August Wilson Park

Question 14:

- **Is there another park outside of the city that you really enjoy visiting?**
 - North Park
 - South Park
 - Green Tree Park
 - Raccoon Creek State Park

Question 15:

- **Are you involved in or support any of the following community organizations?**
 1. Thelma Lovette YMCA (47.5%)
 2. Hill Community Development Corp. (35.6%)
 3. Hill District Consensus Group (32.2%)

Additional Comments

- “I feel it should be remodeled so the seniors can have a place to go to for different programs and it would not be too far for them to travel. Meeting place for meeting and events . To be used for after school programs throughout the year, etc.”

Additional Comments

- “The Park has been the stepchild of City Parks. I recommend community stewardship model be adopted for the Park. There needs to be a new park strategy for new resources, a new plan and additional city and state resources as was done for Highland and Schenley and Riverview Parks.”

ACTIVITY 1 RECAP

20-SECOND REVIEW

Activity 1 Recap: 41 Responses

- (30) Images were shown for 20 seconds each. Individuals were asked to record their reaction (Very Interested, Somewhat Interested, Neutral, Not Very Interested, Not at All Interested)
- Activity showcased a sampling of different styles of landscape, playgrounds, building exteriors and interiors.
- Activity aimed to better understand community preference of space, material and aesthetics.



Phipps Center for Sustainability, Pittsburgh, PA
33 Favorable Responses

P



Activities Building in Riverview Park, Pittsburgh, PA
31 Favorable Responses

O



Playground @ Watkins Regional Park, Upper Marlboro, MD
29 Favorable Responses

G



Collinwood Recreation Center, Cleveland, OH
24 Favorable Responses

X



Embankment Slide
23 Favorable Responses





Frick Environmental Center, Pittsburgh, PA
22 Favorable Responses

R



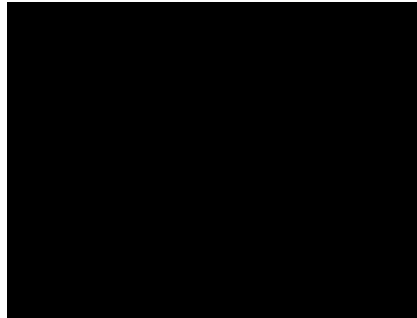
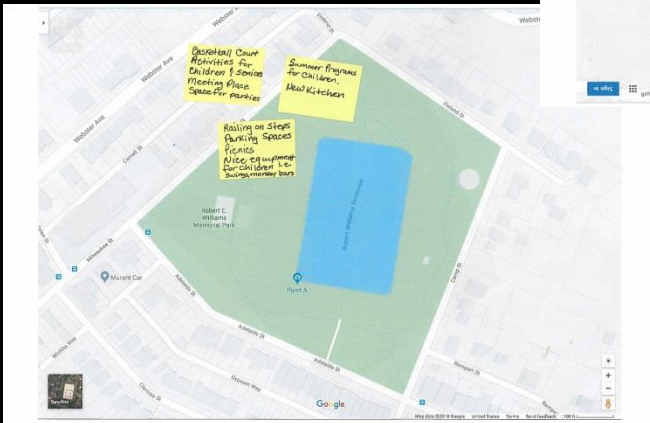
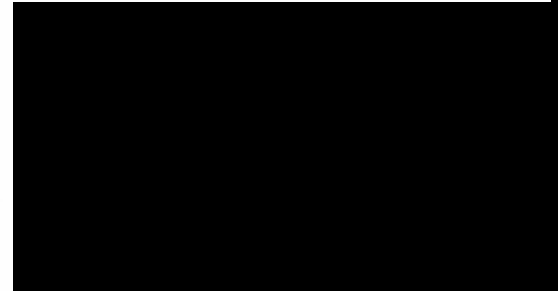
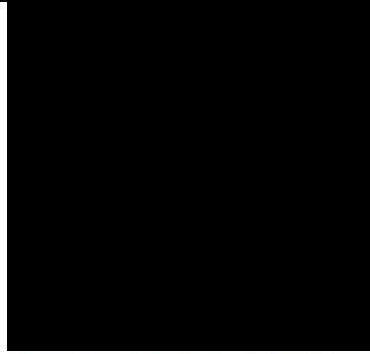
Park Building, Roseville, MN
20 Favorable Responses

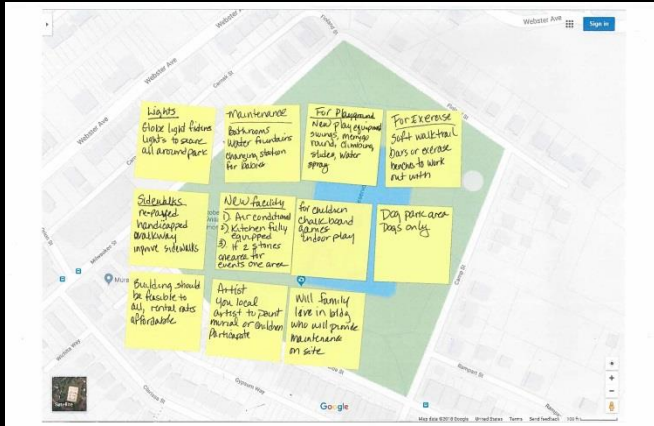
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IDEA MAPPING

15 RESPONSES

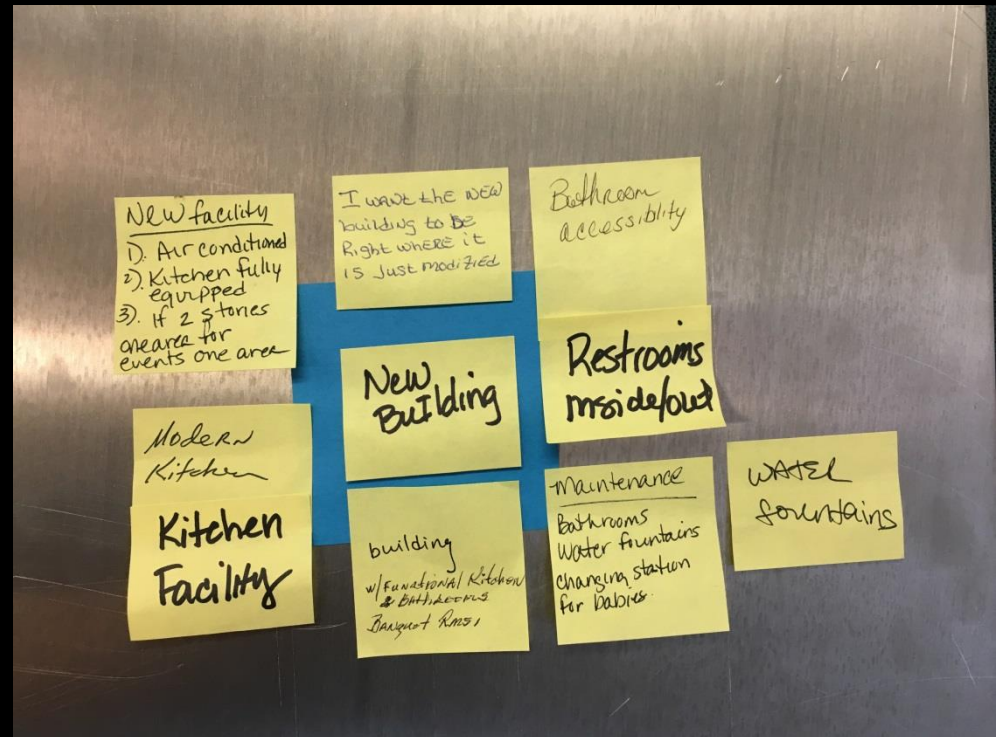






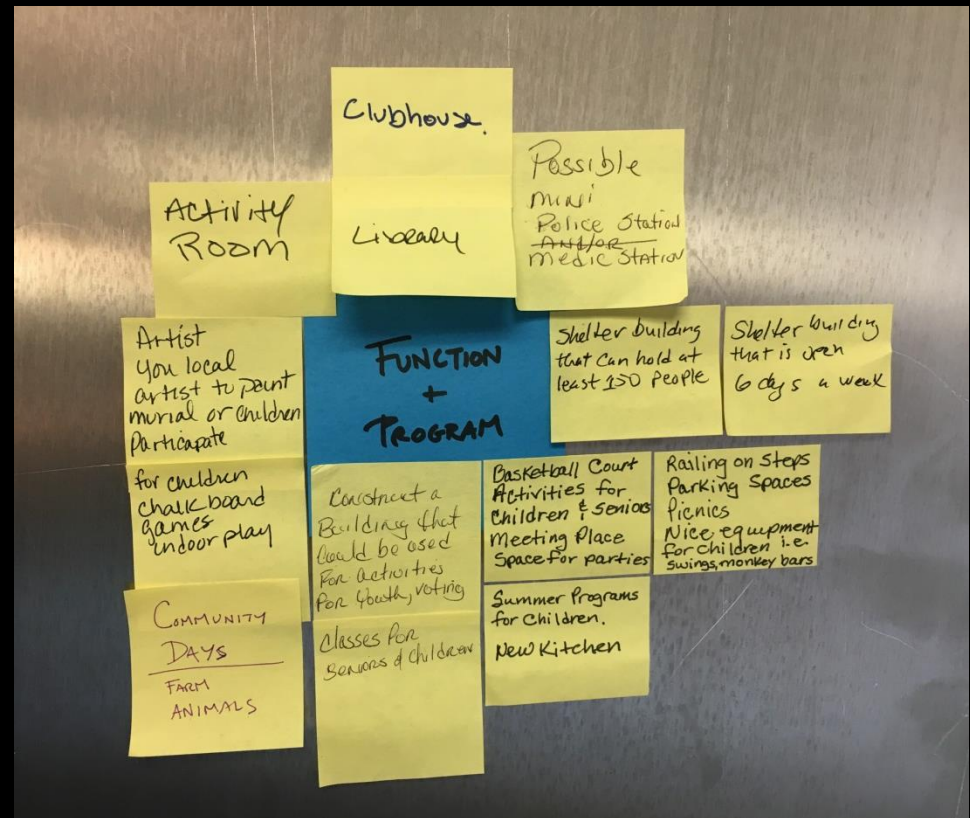
Ideas on Building Amenities

- Accessibility to the Restroom from inside & outside of the building.
- Baby Changing Stations
- Water Fountains
- Updated Kitchen Facility
- Air Conditioning



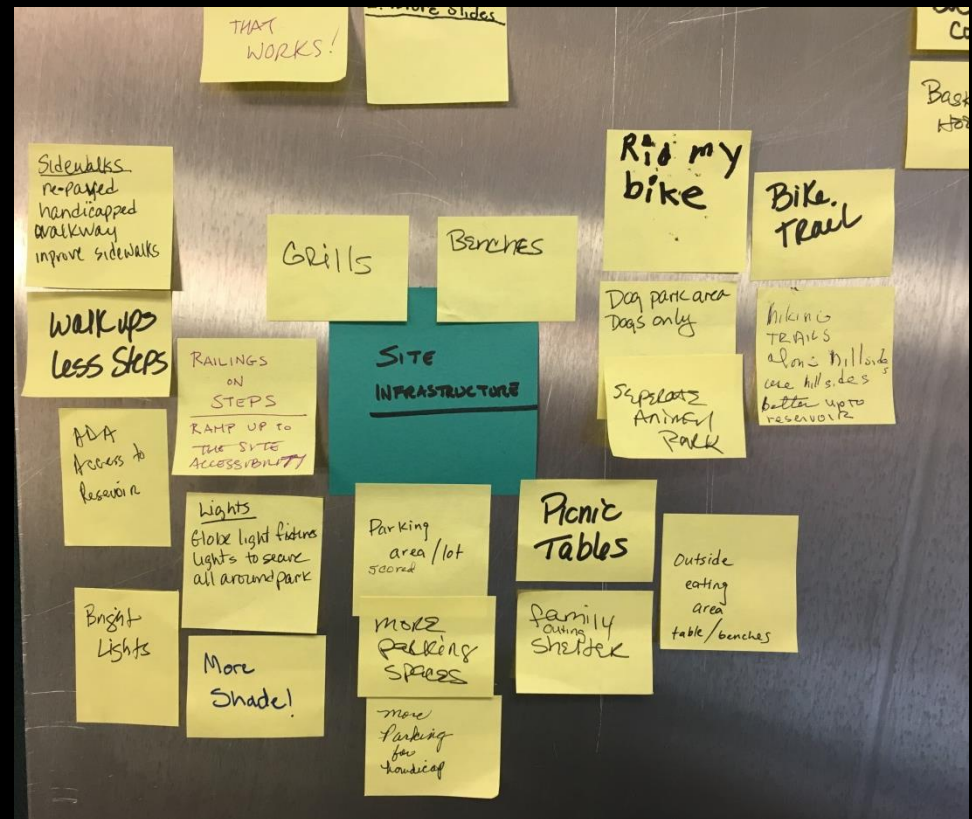
Building Function & Program Ideas

- 150 Person Occupancy
- Space for Children
- Integrate Local Art/Space to make art.
- Accessible for all ages.



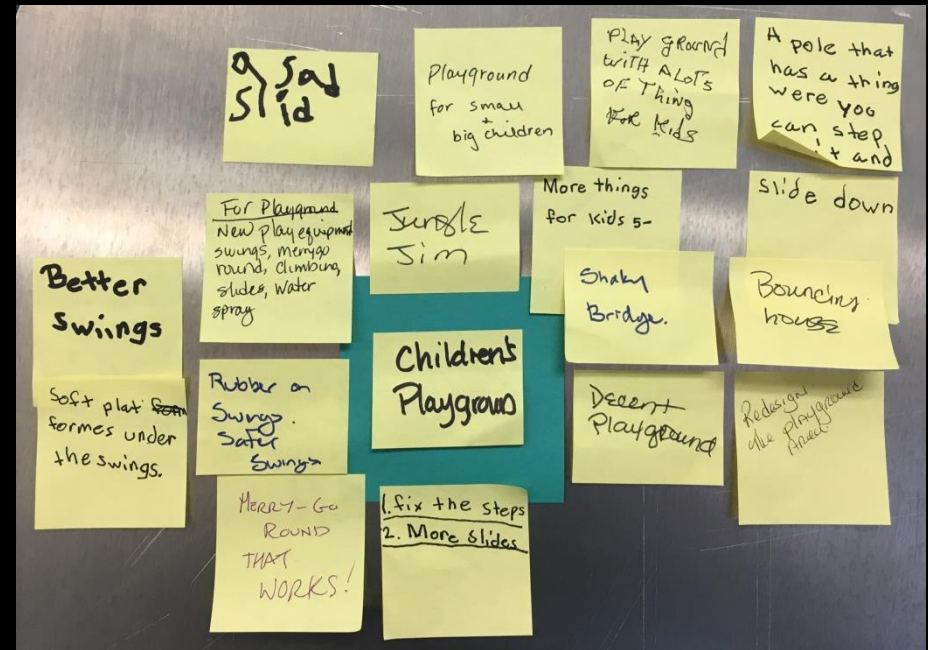
Site Infrastructure Ideas

- Outdoor Seating
- Outdoor Cooking
- Accessible Routes
- Parking Area
- Better Lighting
- Dog Infrastructure



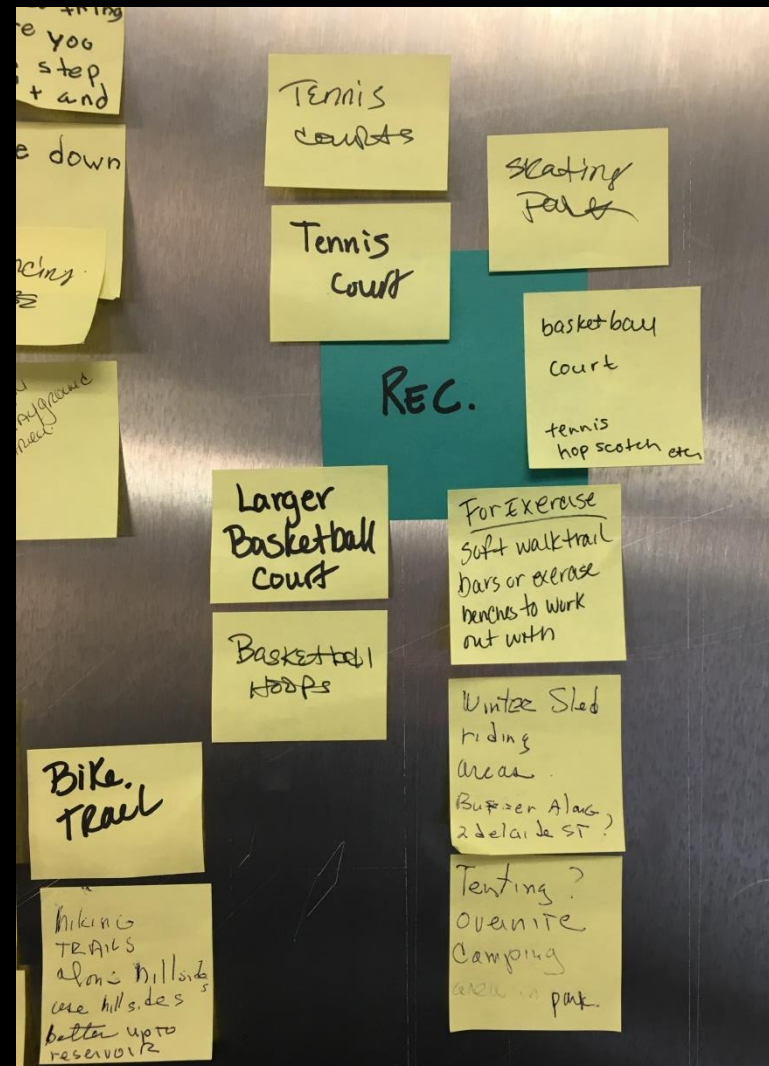
Children's Playground Ideas

- Equipment for different age groups; especially under 5.
- “Shaky Bridge”
- More Slides
- Better Swings



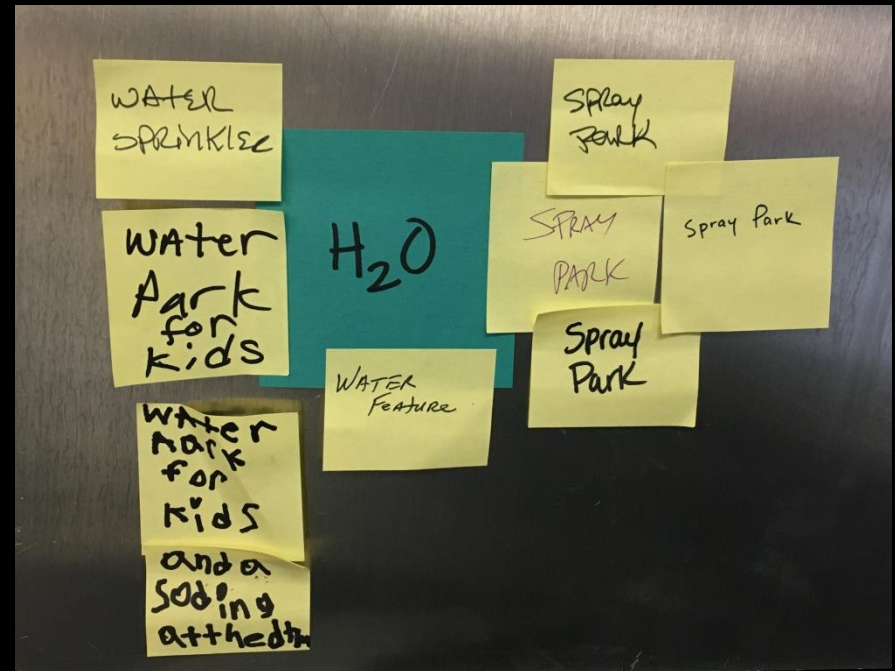
Recreation Ideas

- Larger Basketball Court
- Skating Park
- Tennis Court
- Exercise Stations along walking trails.
- Bike Trail



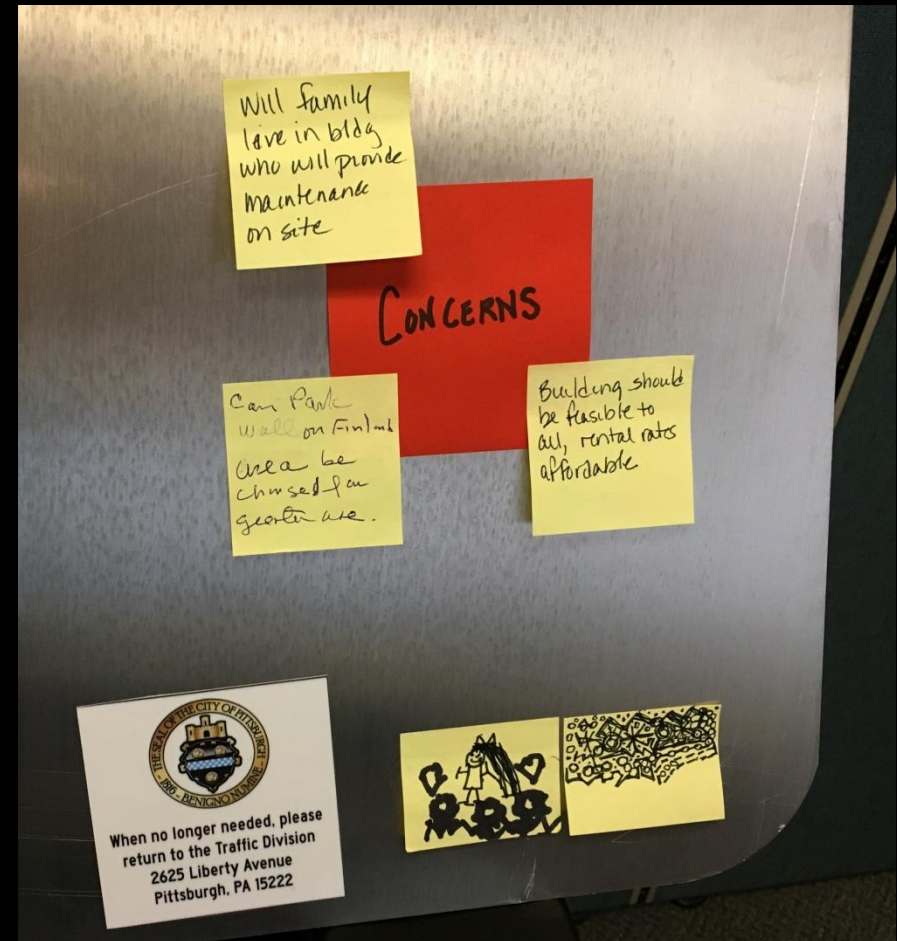
Ideas on Water Infrastructure

- Spray Park
- Water Feature
- Water Sprinkler



Additional Concerns

- “Will a family live in the building? Who will provide maintenance on site?”
- Can park area near the wall on Finland Street be changed for greater use?
- “Building should be feasible to all, rental rates affordable.”



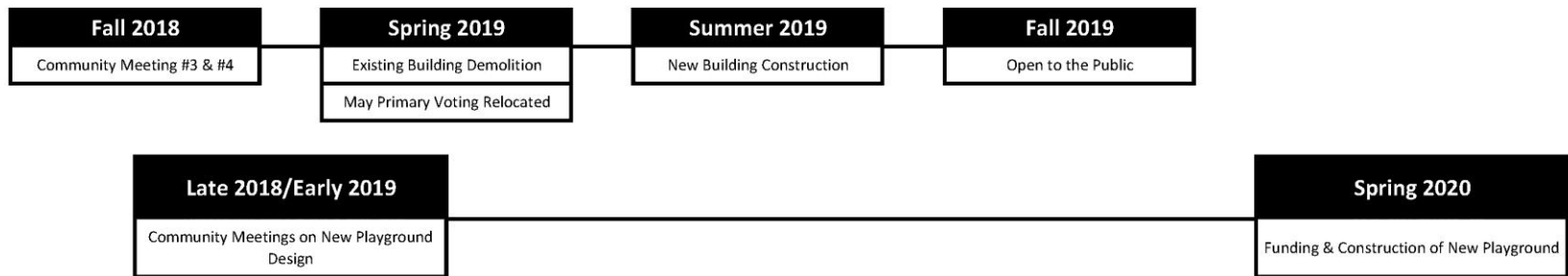
PROJECT SCHEDULE

**NOTE: CHANGES
MAY OCCUR**

Recent Events

- July 19: Project Kick-Off – Community Meeting #1
- August 14: Site Survey by raSmith, Inc.
- August 16: Catch Basin Cleaned Out
- August 17: Petition received requesting a public hearing before City Council relative to a discussion on the demolition of the Robert E. Williams Shelter.
- August 27: Webpage for the project created.
- September 7: Discussion with Allegheny County to temporarily relocate the polling location for 2019.
- September 10: ServiceMaster Professional Cleaning Services by the Kelly's
- September 13: Community Meeting #2

Project Schedule



QUESTION & ANSWER SESSION

**ROBERT E.
WILLIAMS
MEMORIAL PARK**

PRESENTATION OUTLINE

1. Introductions
2. Review Park Maintenance
3. Review Facilities Optimization Plan
4. Review Financial Commitments
5. Review Community Feedback
6. Review Project Schedule
7. Q&A Session

Redevelopment of the Robert E. Williams Memorial Park Shelter

- Look for updates online @ <http://pittsburghpa.gov/council/district6/robert-williams-shelter.html>

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ROBERT E. WILLIAMS SHELTER

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Redevelopment of the Robert E. Williams Shelter



The Robert E. Williams Park Shelter was established in 1963. Since then, it has become a vital hub for the surrounding community of the Upper Hill District, as well as the Greater Hill District and the Greater City of Pittsburgh.

Recently, the City of Pittsburgh performed an assessment of all its facilities. Included in the review was the shelter at the Robert E. Williams Park, in which several structural issues posing safety risks to the public were highlighted.

Based on this report, the City has embarked on a project to redevelop the shelter anew. The goal is to have the project completed by Fall of 2019. This page serves as a hub for all information related to the shelter, including meeting announcements and materials connected to the redesign of the structure.

CITY COUNCIL DISTRICT SIX

- District 6
- Features
- Resources
- Councilman R. Daniel Lavelle
- District News
- Robert E. Williams Shelter
- Contacts
- Feedback
- Districts ▾

Other Questions, Comments or Concerns?

- The Office of Councilman R. Daniel Lavelle
 - Daniel Wood, Chief of Staff
 - Telephone: 412.255.2134
 - Email: daniel.wood@pittsburghpa.gov
- City of Pittsburgh 311 Response Center
 - Dial 3-1-1 or Call: 412.255.2621
 - All calls to 311 are answered by a live operator from 8 AM to 6 PM, Monday through Friday.

