



**COWLEY-GOETTMAN  
PARK BUILDING**



DEPARTMENT OF PUBLIC WORKS

BUREAU OF FACILITIES, ARCHITECTURE DIVISION

# Demolition of the Cowley- Goettman Recreation Center

Community Meeting #2

April 10, 2019



Mayor William Peduto  
City of Pittsburgh

Councilwoman Darlene Harris  
Pittsburgh's 1st District

Molly Onufer  
Community Affairs Manager

Leah Friedman  
Community Liaison

Mike Gable, CPRP  
Department of Public Works (DPW)  
Director

Chris Hornstein, RLA  
DPW Assistant Director – Bureau of  
Facilities

Casimir Pellegrini III, AIA  
Senior Project Architect

Andrea L. Ketzel, RLA  
Senior Project Landscape Architect

Joe Adiutori, Jr., AIA  
Associate Project Manager

Harvey Butts  
Associate Project Manager



1. INTRODUCTIONS
2. REVIEW BUILDING CONDITION & THE FACILITIES OPTIMIZATION PLAN
3. DISCUSS WHAT SHOULD BE SALVAGED FROM THE BUILDING
4. REVIEW DEMOLITION PROCESS
5. REVIEW COST ANALYSIS
6. Q&A
7. CONCLUSIONS

# Presentation Outline



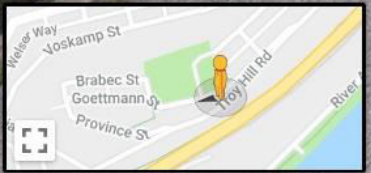


# Cowley-Goettman Recreation Center





1268 Goettmann St  
Pittsburgh, Pennsylvania  
Google, Inc.  
Street View - Jun 2016



Google

Image capture: Jun 2016 © 2018 Google















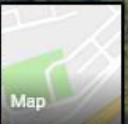






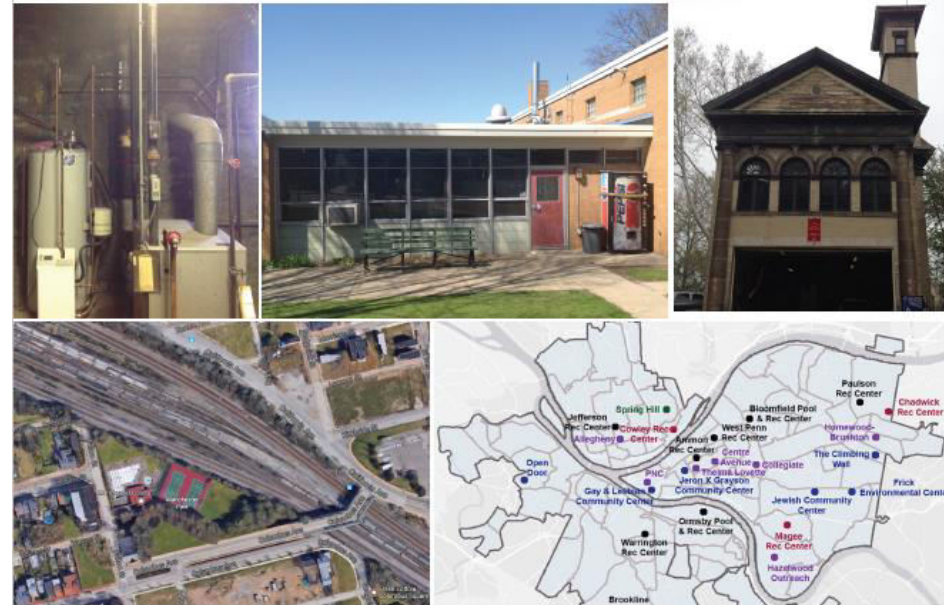






Google





City of Pittsburgh  
Facilities Optimization Plan  
July, 2017

# Facilities Optimization Plan

## 6.4 CATEGORY CANDIDATES FOR DISPOSITION, DEMOLITION, OR CRITICAL INVESTMENT.

BUILDING NAME	Code	YEAR BUILT	Area SF	NO	STREET	ZIP	COUNCIL DISTRICT	DEMOLITION COST	SHORT TERM (1-5 YEARS) REPAIR COST	BOV**	CONDITION SCORE
ROBERT E WILLIAMS RECREATION CENTER (HERRON HILL)	B076	Unknown	6,307.72	3438	MILWAUKEE ST	15219	6	\$55,000	Non recommended	N/A	CRITICAL*
LESLIE POOL BUILDING	B093	Unknown	6,342.00	4650	BUTLER ST	15201	7	N/A	Non recommended	\$1,750,000	CRITICAL*
OLIVER BATH HOUSE	B046	Unknown	10,382.00	38	SOUTH 10TH ST	15203	3	N/A	\$1,804,500	\$350,000	CRITICAL*
<b>COWLEY REC. / POOL</b>	<b>B034</b>	<b>1939</b>	<b>14,340.50</b>	<b>1200</b>	<b>GOETTMAN ST</b>	<b>15212</b>	<b>1</b>	<b>\$180,000</b>	<b>Non recommended</b>	<b>N/A</b>	<b>CRITICAL*</b>
CHADWICK RECREATION CENTER	B084	Unknown	5,256.00	1462	OBERLIN ST	15206	9	\$45,000	Non recommended	N/A	CRITICAL*
SHERADEN APARTMENT AND SERVICE BUILDING	B039	2000	3,108.50	3425	SURBAN ST.	15205	2	\$40,000	Non recommended	N/A	CRITICAL*
DUNBAR FIELDHOUSE /APARTMENT	B045	Unknown	2,040.00	170	CLAIRHAVEN ST	15205	2	\$50,000	Non recommended	N/A	CRITICAL*
PUBLIC WORKS 5TH DM.	B017	Unknown	18,476.00	1330	HASSLER ST	15204	2	\$30,000	\$1,200,940	N/A	CRITICAL*
MANCHESTER FIELD STORAGE BUILDING	B275	Unknown	144.00		FRANKLIN ST	15233	6	\$2,000	Non recommended	N/A	CRITICAL*
KENNARD RECREATION CENTER	B077	Unknown	1,900.00	2200	REED ST	15219	6	\$20,000	Non recommended	N/A	CRITICAL*
FIREHOUSE 12 / MEDIC 7	B 124	1950	6,287.00	4156	WINTERBURN ST	15207	5	Non recommended	\$628,700	N/A	FAIR
MEDIC 01 / 11	B 148	Unknown	3,145.00	7117	HAMILTON AVE	15208	9	Non recommended	Refer to Part 2 Colocation	N/A	
MEDIC 10	B 143	1893	5,663.94	2800	SHADELAND AVE	15212	1	Non recommended	Refer to Part 2 Colocation	N/A	
MCKINLEY PARK OFFICE	B052	Unknown	1,540.33	441	BAUSMAN ST	15210	3	Non recommended	\$154,033	N/A	GOOD-FAIR

\* When Condition Score is "CRITICAL" MCMS recommends demolishing the facility and the cost associated with the demolition.

\*\*BOV: Broker's Opinion of Value



## Facility Evaluation

8034 - COWLEY RECREATION CENTER

Area (SF)	14,430.5 sf
Year Built	1939
Renovations	1977 and 1987
Number of Stories	3



## FACILITY DESCRIPTION

The Cowley Recreation Center is located at 1268 Goettmann Street, Pittsburgh PA 15212. Since its construction, the building went through two renovations, one in 1977 and one in 1987. The facility closed in 2003.

### General Physical Conditions - Poor Condition

The facility is unoccupied and has been poorly maintained for the last thirteen years.

It is severely deteriorated and in a significant state of disrepair. The gym floor has been ruined due to water infiltration. All Vinyl Composition Tile (VCT) flooring has become unglued and all painted surfaces have peeled, due to exposure to an unconditioned space. The windows are original and need to be replaced. All of the Acoustical Ceiling Tiles (ACT) need to be replaced as well as all the doors. An asbestos and lead-based paint (LBP) testing is required.

The existing MEP systems are original to the building and need to be replaced. All of this work would have to be done immediately in order for the facility to be occupied.

The boiler was installed in the late 1930s. It has not run or has not been serviced in 13 years. It has reached the end of its expected life cycle and is in a state of significant disrepair. The unit needs to be replaced/rebuilt immediately.

Although no significant deficiencies were observed except for the membrane on the parapet, the roof system warranty expired in 2007. As the facility is vacant, the roof hasn't been inspected and is at the end of its expected life cycle and will need to be replaced prior to re-occupying the building.





# Architectural Salvage – Stone Work





# Architectural Salvage – Gym Flooring





Architectural Salvage – Building Signage





# Architectural Salvage – Wall Mosaic





# Misc. Salvage – Basketball Standards & Banner





Misc. Salvage – Warming Table & Billiard Table





Miscellaneous Salvage – Frigidaire Fridge





# Miscellaneous Salvage – Westinghouse Fridge



1. **Engineering (4 to 6 weeks);** *currently ongoing*
2. **Permitting & Termination (4 to 8 weeks)**
  - Will occur after the award, but prior to demolition.
  - Utilities to the building will be terminated.
3. **Building Demolition (12 to 18 weeks)**
  - The City will work with the community to minimize impact to park usage.
4. **Mitigation Efforts:**
  - **Noise:** Operation times to be specified in order to minimize disturbance.
  - **Air Quality:** Specify dust suppression & haul away all materials by contractors. Note: No material processing (i.e. brick crushing) will be allowed on-site
  - **Pest Control:** Building to be exterminated prior to demolition.
  - **Safety:** Temporary perimeter fence will be installed around the building.
  - **Post-Demolition Improvements:** Engineered Slope will be required & the installation of a railing along the sidewalk.

# Demolition Process (4 to 6 months)



**D'APPOLONIA**  
Engineering Division of Ground Technology, Inc.

March 22, 2019

Project No. 197006PR

City of Pittsburgh  
Department of Permits, Licenses, & Inspections  
200 Ross Street  
Room 320  
Pittsburgh, Pennsylvania 15219  
Attn: Mr. Mark Mariani, Assistant Director

Scope of Services, Budget Estimate, and Schedule  
Survey, Site Grading Plans, and Specifications  
Cowley Goettman Recreation Center Demolition  
City of Pittsburgh Department of Permits, Licenses, & Inspections  
1200 Goettman Street, 24<sup>th</sup> Ward, City of Pittsburgh  
Allegheny County, Pennsylvania

Dear Mr. Mariani:

D'Appolonia Engineering Division of Ground Technology, Inc. (D'Appolonia) appreciates the opportunity to submit this proposal to provide engineering services to the City of Pittsburgh (City), Department of Permits, Licenses, & Inspections (PLI). The purpose of the engineering services is to develop plans and specifications for regrading the lot at 1200 Goettman Street in the 24<sup>th</sup> Ward of the City of Pittsburgh (City) in Allegheny County, Pennsylvania, upon demolition of the decommissioned Cowley Goettman Recreation Center.

This proposal has been prepared in accordance with our discussions at the site visit with you and Mr. Robert Columbus of PLI on March 13, 2019. Our proposed scope of services, required input from the PLI, and budget estimate to perform the services are described herein.

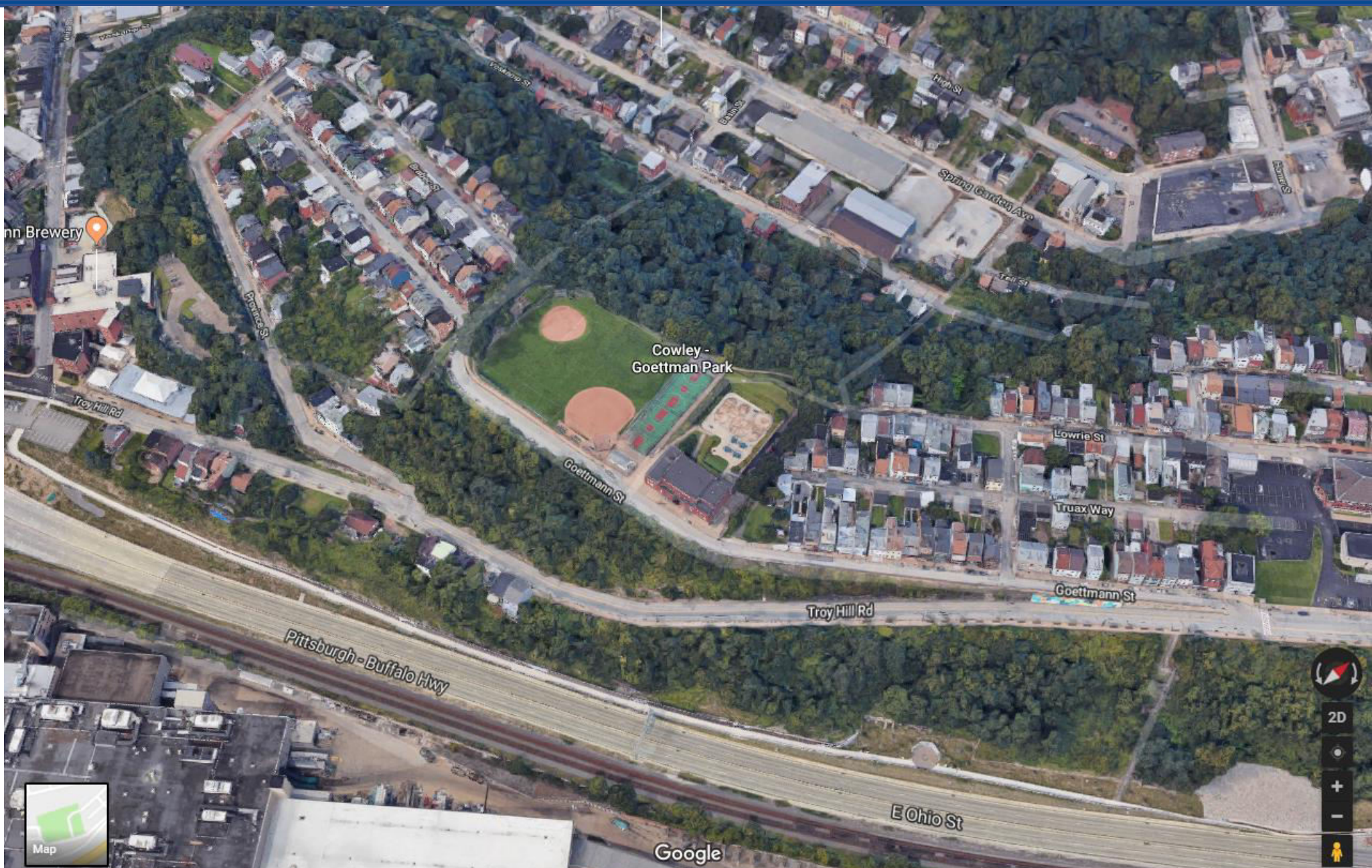
**PROJECT OVERVIEW**

The site extends approximately 160 feet along Goettman Street and approximately 120 feet from Goettman Street to the Troy Hill Spray Park located behind the decommissioned Cowley Goettman Recreation Center. The site elevation ranges between approximately Elevation (El.) 914 at Goettman Street to El. 906 behind the recreation center. The existing masonry recreation center has experienced structural deterioration and has been designated for demolition.

701 Rodi Road Floor 2 • Pittsburgh • Pennsylvania • 15225-2559  
p: (800) 856-9440 • f: (412) 856-9535 • [www.dappolonia.com](http://www.dappolonia.com)  
Tradition of Understanding • Quality Solutions

# Demolition Engineering Proposal













Line Item	Deliverable	Year	Type	Amount
Cowley Sources				\$ 1,728,567.00
Cowley Recreation Center Demolition and Construction		2018	PAYGO	\$ 928,567.00
Cowley Recreation Center Demolition and Construction		2018	BOND	\$ 800,000.00
Demolition Sources				\$ 280,405.10
City-Owned Facilities Demo and Abatement		2018	PAYGO	\$ 280,405.10
<b>TOTAL</b>				<b>\$ 2,008,972.10</b>

# Funding Sources



DEPARTMENT OF PUBLIC WORKS

BUREAU OF FACILITIES, ARCHITECTURE DIVISION

# Question & Answer Session



# Next Steps