

Pittsburgh's *PNC Firstside Center*



a workplace for
the future

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Background

- PNC wants to
 - Consolidate banking operations
 - Create a workplace for the future

Overview

- Completion: **November 2000**
- Location: **Pittsburgh**, on a **brownfield site**
- Building type: **5 storey commercial office**
- Occupancy: **1800 employees**

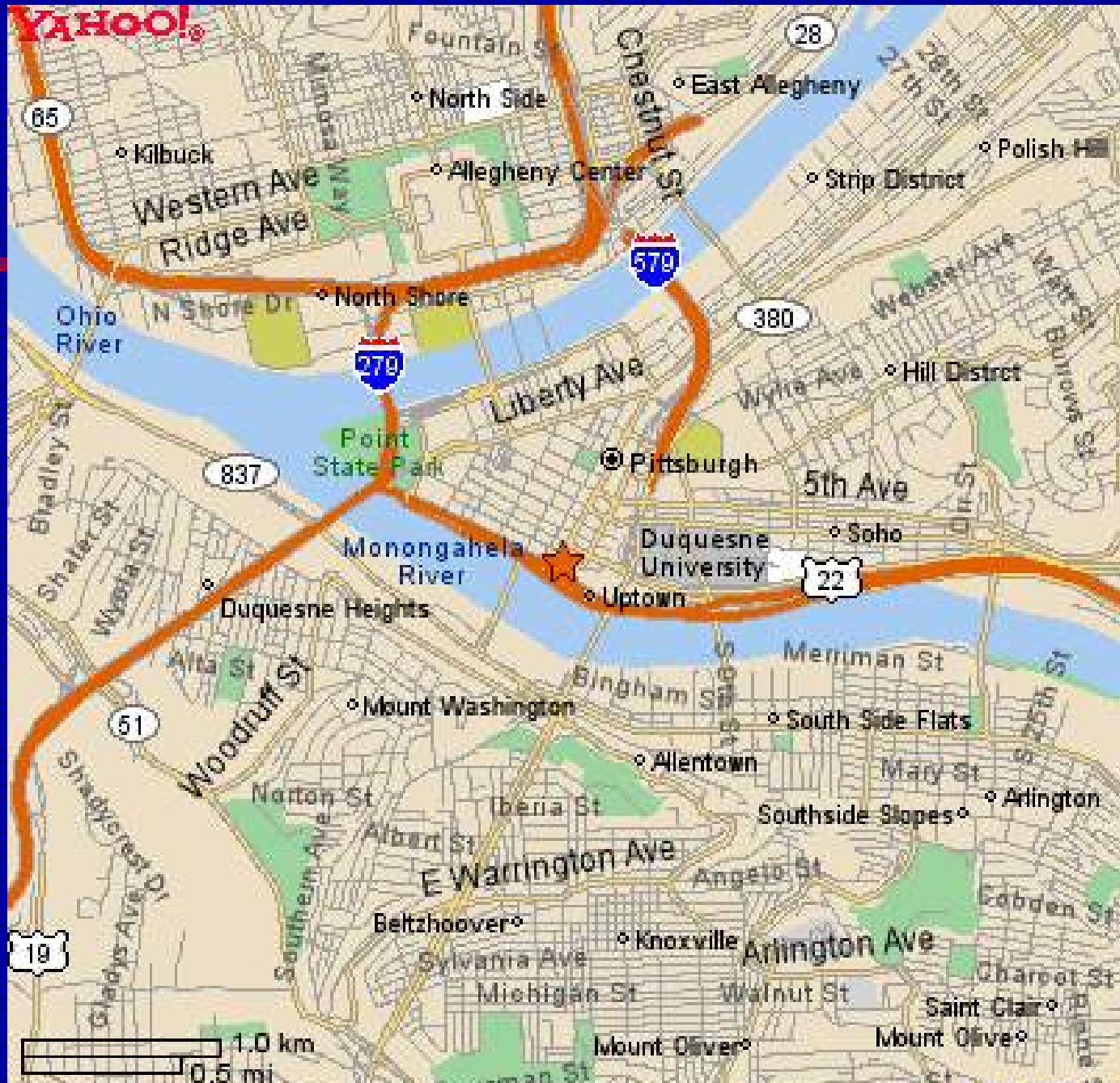
Three Areas

- Site Choice
- "Green" Construction
- Energy efficiency

1. Site Choice

- Downtown or Suburbs?





Implications of choosing a Downtown Site

- **Saved 20 acres** (otherwise needed for parking & stormwater management)
- **Employees can use transit** (bus, light rail and bike)
- **No parking on site.** PNC can rely on the city for parking space

Reuse of Brownfield

Before:

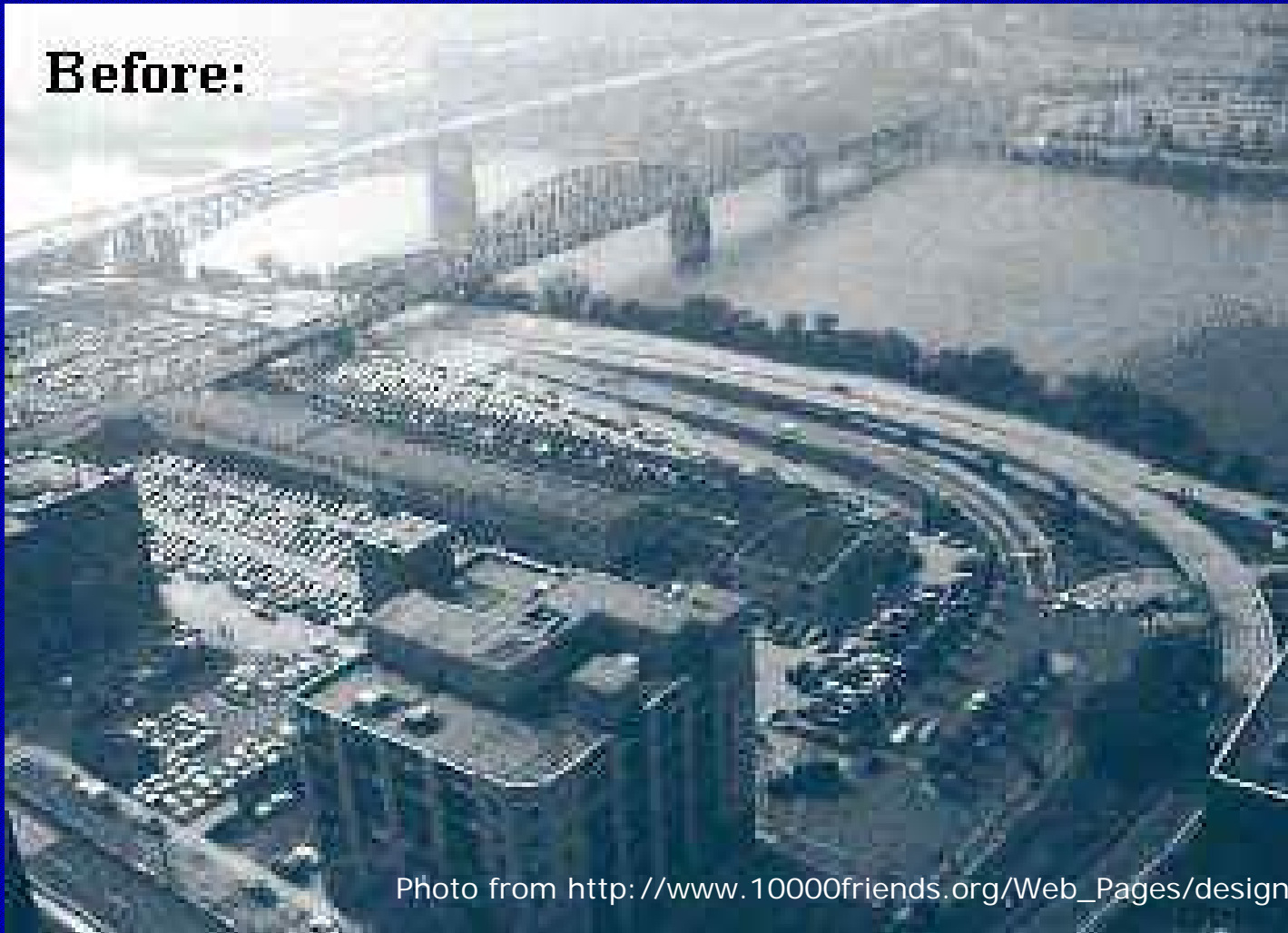


Photo from http://www.10000friends.org/Web_Pages/designawards/files/33.htm

2. "Green" Construction

- Use of Recycled Materials
 - **Steel:** *90% Post-consumer recycled*
 - **Carpet:** *72% recycled*
 - **Hard floor surface:** *100% recycled sawdust and soda bottles*

Source: US Green Building Council

Green Construction Cont.

- Buy local
 - 11% of building material (by cost) were “extracted, recovered, or harvested” locally
 - 54% of material (by cost) were produced within 500 miles

Source: US Green Building Council

3. Energy Efficiency

- Generous use of natural lighting through clever design
- 90% of the floor area receives both natural light and a view to the outside

Design Elements

- 11 foot window walls

- 5 storey high atrium



Design Elements

- The "Slice"



- Open office design



Design Elements

- Exterior: shade at strategic places
- Interior: automatic blinds controlled by sensor on the roof

- Result: Building is 33% more efficient than the old PNC office it replaced

Success?



Awards & Certifications

- Commonwealth Award, 10,000 Friends of Pennsylvania
- Finalist, Award for Excellence, Urban Land Institute
- Project of the Year/Energy Efficient & Environmentally Sensitive, National Commercial Builders Council
- Green Design Citation, AIA Pittsburgh
- Honor Award, AIA Pennsylvania
- Top Ten Green Projects, AIA, Committee on the Environment
- Building of the Year, Engineers' Society of Western PA
- Northeast Green Building Award, Commercial Project of Year, Northeast Sustainable Energy Association
- Three Rivers Environmental Award, PA Environmental Council
- Building Excellence Award, Master Builders' Assoc. Western PA
- David L. Lawrence Award, Building Owners & Managers Association of Pittsburgh
- **LEED Version 2.0, Silver Rating**

Other Successes

- Employee satisfaction
- Partnership with Green Building Alliance

Criticism?

- Cost of building: \$167 per square foot
- Average US: \$126.1
- Average Philadelphia: \$139.9

Source: Delaware Economic Development Office

Bibliography

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