
TOMTOM24 DEVELOPMENT



Big Tom's Barber Shop

Prepared for: Development Review Panel

Prepared by: TOMTOM24 Development

Thomas Boyd Sr.

April 20, 2021

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PROJECT NARRATIVE

Thomas Boyd, Sr. has rented the location for his barbershop, Big Tom's, at 2042 Centre Ave. for 14 years. He now has exclusive negotiating rights with the URA to purchase and relocate his barbershop to a larger space at 2178 Centre Ave. The new location is a 4,200 square foot, three-story, brick building located at the corner of Centre Ave. and Kirkpatrick St. In addition to the barbershop, the commercial space includes a 250 sf space which will provide a unique opportunity for a commercial tenant looking for a well-located space that is a unique size in high demand and low supply in the neighborhood. The adjacent lots will be used for outdoor deck/lounge space that could be utilized by the community at times and at other times by utilized by neighborhood home-based businesses for pop-up sales and demonstrations. This use is based on years of requests that Mr. Boyd has been unable to accommodate in his current location.

Mr. Boyd will also own and rent the upper-floors as affordable residential apartment units, which if adequate funding is obtained, will be reserved for families earning 80% to 50% AMI based upon funding. The building located at 2178 Centre Ave. is a historically important building to the Hill for several reasons. First, the building was previously owned and operated by the proprietor of Hamm's Barbershop, a long-time cornerstone of the Hill District until Mr. Hamm's passing nearly a decade ago. Since then, the building has sat vacant and deteriorated. The building in need of a total gut/rehab, but it also has incredible potential to be returned to a highly productive and valued use. Second, the building sits at the eastern gateway to the core of the Hill District's commercial corridor and revitalizing this building is a strong signal of the nascent turnaround of the Hill's commercial corridor. Finally, the revitalization of this site will build off of other important investments in close proximity, including the recently renovated library across the street.

This project falls within the planning area designated as the "Centre of Opportunity" – "the Centre of Opportunity is the heart of the entrepreneurial community in the Hill. Its strong character is built on the historic buildings that invite small businesses, shops, cafes, galleries, and others to own or rent space. TomTom24, being a homegrown project by a Hill District resident, achieves the stated desire that "Hill District Residents are Given Opportunity to Develop Businesses and Own Property in the District". Centre Ave. Corridor Plan, p. 49.

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DEVELOPMENT TEAM

Thomas Boyd - Lead Developer; TOMTOM24 Development (MWBE Business)

The sole owner of TomTom24. Thomas Boyd Sr. is a long-time resident of the Hill District. Not only was Mr. Boyd born and raised in the Hill and a long-time resident, he is the proprietor of a barbershop in the neighborhood for over 15 years. Providing meaningful employment job opportunities have served employees with barriers to traditional employment, all the while, providing a location that promotes pride and hope to the local African-American community. Indeed, this project is gaining national attention. This new opportunity, which entails the ability of Mr. Boyd to own his own shop, rather than renting.

Gerrod Winston - Lead Architect; Winston Design + Development (MWBE Business)



Winston Design + Development is owned by Gerrod Winston, a licensed architect that has worked with several successful private architecture firms for nearly 20 years in the profession. Mr. Winston also holds certifications as a LEED Accredited Professional (via the USGBC) and a Passive House Certified Consultant (via PHIUS). Active in several organizations, Gerrod maintains a strong interest in environmentally conscious design, the well-being of the community, and mentoring younger people of color.

Lakeshia Byrd - Lead Architect; Communion LLC (MWBE Business)

Communion LLC is a Pittsburgh-based architectural design and development firm. Communion specializes in architectural services tailored for neighborhood-scale development. Communion is the prime collaborator to design and develop locally inspired spaces, buildings and neighborhoods. Communion's professional expertise includes communal, cultural, commercial, residential, and urban design projects.



Aaron Reed - General Contractor; Reed Building Supply (MWBE Business)



Aaron Reed started Reed Building Supply in 2014 while he was a junior in college. The company specializes in servicing the commercial sector with products such as drywall, lumber, insulation, concrete accessories, roofing and siding. His company has supplied materials to a number of high-profile projects in the region, including the new Strip District Terminal redevelopment, BetRivers Sportsbook, UPMC Rooney Sports Complex and the David L. Lawrence Convention Center. In 2019, Reed started his install sales division and has done close to \$2 million in installed Sales since. Some of these projects include Kula for PW Campbell/

ELDI, Connection at South Side for TWG Development, and also multiple Bank of Americas. Reed has grown the company from \$20,000 in revenue his first year to \$11.2 million in 2020.

Carlin Campbell - General Contractor; PW Campbell and Team



Carlin is a member of PWCampbell's fourth generation. He joined PWCampbell in 2008 as an Assistant Project Manager, advancing to a Project Manager position in 2010. Carlin transitioned to pre construction Manager and now using his experience to manage our Construction Department. As Vice President, Carlin manages and directs our construction project managers, field superintendents, and contract administrative staff. Carlin is responsible for quality, safety, and financial performance on every construction project. Additionally, Carlin oversees all contractual and legal matters for the company and participates in the development of residential and commercial business for PWCampbell.

COSMOS - Civil Engineer; Jason Borne Lead Engineer (MWBE Business)



Cosmos Technologies, Inc. (Cosmos) is an S-corporation small business engineering consulting firm located in Pittsburgh, PA; Harrisburg, PA; Cleveland, OH and Akron, OH. Cosmos was founded by President and Owner, Frederick Douglas, in 1998. Civil Site Design & Land development. Water/Wastewater Process

Engineering, Construction Inspection/Management, Water Resources Engineering, Environmental Studies. FVSDVan design projects.

Allen + Shariff - MEP Engineer (MWBE Business)



Mechanical, Electrical, Plumbing, Fire Protection, Technology, and renewable energy design and consulting services. Our intellectual capital and experience set us apart from other traditional engineering firms. We also provide commissioning services, LEED consulting, site investigations, value engineering, feasibility studies, system analysis and troubleshooting, building controls automation, due diligence reports, construction phase services, operation & maintenance consulting, facility management info systems, and energy star certification services or- oration small business

Supporting Development Team

