

Project Team

Owner

Communion Place LLC

Developer

Communion LLC

Architect

GBBN Architects

MEP-FP Engineer

Allen & Shariff

Civil Engineer

Cosmos Technologies



Communion LLC is an architectural design and development studio. Communion specializes in architectural and real estate development services. Communion's professional expertise includes communal, cultural, commercial, residential, and urban design projects.

QUALIFICATIONS SUMMARY

Lakeisha Byrd—sole owner of Communion—has over 10 years of experience in the architecture and real estate development industry. She has strong design and analysis capabilities to determine project feasibility with a broad understanding of project delivery methodologies tailored to urban neighborhoods and business districts; demonstrated expertise of engaging diverse stakeholders, including municipal agencies, lenders/funders, developers, contractors, and end-users.

Project Sample:

Tiny Retail DESIGN-BUILD

I-579 CAP Park ARCHITECTURE + DESIGN

The Corner DEVELOPMENT PROJECT MANAGEMENT

W.A.R.M. Center Commercial Kitchen CONSTRUCTION ADMINISTRATION

Big Tom's Barbershop & Residences ARCHITECTURE + DESIGN

Herron & Wylie DEVELOPMENT+ ARCHITECTURE + DESIGN

HISTORY + MISSION

Since 2015, Communion has facilitated in the activation of over 130,000sf of empty storefronts, vacant lots, and underutilized space and contributed to over \$10M in economic and community development investment in the City of Pittsburgh.

Lakeisha Byrd has master's degrees in architecture (Hampton University) and real estate development (Georgetown University). Lakeisha is an emerging professional in the architecture industry and candidate for architectural licensure. In 2011, Lakeisha relocated to Pittsburgh to complete a post-professional urban design fellowship with the Remaking Cities Institute at Carnegie Mellon University and internship with Front Studio Architects. She has received numerous awards and fellowships, including the New Pittsburgh Couriers' 2016 Fab40 award recognizing Pittsburgh's African American men and women under 40 who are helping to change communities for the better.

Certification
WBE/MBE certified.

Learn more about the Communion purpose, impact, projects, business highlights, and more:

communionplace.com

COMMUNION

ARCHITECTURE | DEVELOPMENT

PROJECTS

Communion collaborated with the client and project partners to engage the design team of LaQuatra Bonci Associates, the Office of Public Art, and local artist to conceive the CAP.

I-579 CAP PARK

LOWER HILL DISTRICT, PITTSBURGH

I-579 Cap is the new “cap” structure that spans over a portion of I-579 with improvements to an adjacent intersection and underutilized vacant land. The CAP is a pedestrian bridge that re-establishes physical links between downtown and the Hill District and features a 3-acre public park with historical markers, African American cultural illustrations, an amphitheater and stage, recreation areas and lawns, embedded design enhancements by artists, rain gardens, and other amenities.

CLIENT/COMMUNITY PARTNER

- Sports & Exhibition Authority
- Office of Public Art
- LaQuatra Bonci Associates

COMPLETION DATE

- 2022

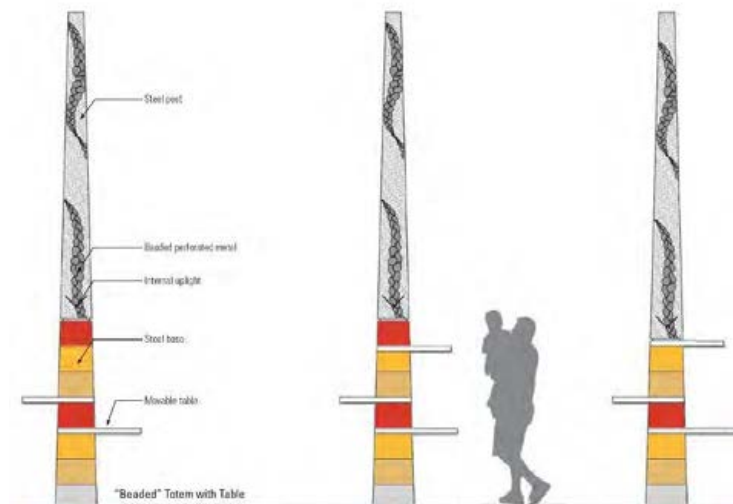
PROJECT COSTS

- \$29M+



COMMUNION'S ROLE

- Design Consultant
- Civic Engagement
- Conceptual Design



PROJECTS

Communion collaborated with the client and community partner to deliver a multi-phase, multi-discipline commercial project to enhance the overall usability, visibility, and visit-ability of The Corner.

THE CORNER CAFÉ & COMMUNITY SPACE

WEST OAKLAND, PITTSBURGH

The Corner Urban Design Façade and Site Improvement (“The Corner”) consists of the design and development of The Corner – a neighborhood space and community asset positioned at the intersection of Terrace and Robinson streets as well as West Oakland and the Hill District.

The Corner consists of the architectural and urban design of the exterior facade, site improvements, storm-water management, lighting, and wayfinding & signage.



CLIENT/COMMUNITY PARTNER

- Friendship Community Church

COMPLETION DATE

- 2019 (Phase I and II)

PROJECT COSTS

- ~\$250,000

COMMUNION'S ROLE

- Owner representation
- Development project management
- Architectural design support

PROJECTS

Communion collaborated with the client and development partners to facilitate the redesign and permitting of the former Hamm's Barbershop building as the new home of Big Tom's Barbershop.

Big Tom's Barbershop & Residences

HILL DISTRICT, PITTSBURGH

Big Tom's Barbershop consists of the redevelopment of an existing 3-story mixed-used building and adjacent vacant lots for commercial activity and residential units. Big Tom's Barbershop site includes a full-service barbershop and micro-tenant space on the ground floor, apartments on the upper levels, and community terrace in the adjacent lot.

CLIENT/COMMUNITY PARTNER

- Big Tom's Barbershop
- Neighborhood Allies

PROJECT COSTS

- \$3M

COMPLETION DATE

- 2024

COMMUNION'S ROLE

- Project Design





FIRM PROFILE

Shared experiences connect us, build community, and create a memorable sense of place.

“Home” is more than a place to sleep. Our residential and mixed-use projects bring compelling elements—an unexpected view, proximity to a shared amenity, communal zones for all to enjoy—to every unit at every income level. We design collective experiences that embrace the diversity in our communities.

Vibrant neighborhoods bring people together. Access to shared amenities—schools, parks, shops, restaurants, libraries, education and arts programs, and transportation—turn residents into neighbors and give a community its character. We work with developers and community groups to ensure that our projects connect residents with their neighbors while enriching the life of the community. Designing projects that will function as well tomorrow as they do today, we’re passionate about contributing to the health, comfort, dignity, and joy of residents and the resilience of the neighborhoods they call home.

Firm Name: GBBN
Address: 5411 Penn Avenue | Pittsburgh, Pa 15206
Contact: Amanda Markovic AIA
Contact Details: amarkovic@gbbn.com | 412.345.5005



Education:
Washington University, Saint Louis
Master of Architecture

Clemson University
Bachelor of Science, Architecture

AMANDA MARKOVIC

Registrations:
Architect: PA, KY; NCARB

AIA | Principal | Project Manager

Amanda is driven by design's power to transform experience and empower communities in urban centers, the workplace, and academia. Amanda is a firmwide Market Design Leader, overseeing design strategy for our Community Development Market, which includes market rate and affordable and multi-family housing, community libraries, and not-for-profit organizations. A great communicator who facilitates productive discussions among multiple project stakeholders, Amanda's desire to connect everyone to good design has led her to become a leader in the American Institute of Architects Blueprint for Better Communities (B4B) initiative.

Bridging the Gap Development
Fifth & Dinwiddie West
Pittsburgh, Pennsylvania

Studio Volcy
Rhythm Square
Pittsburgh, Pennsylvania

North American Properties
The Village Apartments
Cincinnati, Ohio

Bridging the Gap Development
Legacy Village Residential Development
Pittsburgh, Pennsylvania

Civitas
St. Bernard Mixed-Use Development
Cincinnati, Ohio

Carnegie Library of Pittsburgh
Knoxville Library
Pittsburgh, Pennsylvania



MEL NGAMI

Education:
Rensselaer Polytechnic Institute
Bachelor of Architecture, Civil Engineering Minor

Registrations:
Architect: PA

RA | Associate | Project Architect

Mel knew she wanted to go into architecture when she realized how much she loved seeing a sketch brought to life. She studied both architecture and civil engineering and views design of the built environment as visual storytelling. Mel sees architecture as having fundamentally psychological functions, as well as physical, which makes the difference in her frequent model-building, in which she brings digital worlds to life.

Bridging the Gap Development
Fifth & Dinwiddie West
Pittsburgh, Pennsylvania

Studio Volcy
Rhythm Square
Pittsburgh, Pennsylvania

Contemporary Craft
Exhibition & Education Space
Pittsburgh, Pennsylvania

Bridging the Gap Development
Legacy Village Residential Development
Pittsburgh, Pennsylvania

Braddock Carnegie Library
Library Renovation
Braddock, Pennsylvania

Almono LP & OneValley
The Roundhouse at Hazelwood Green
Pittsburgh, Pennsylvania



HOUSING QUALITIES & EXPERTISE

Equity demands that all people, regardless of income level, benefit from the dignity, functionality, and delight of good design. Designing housing, where budgets are inevitably tight, requires designers and development teams to think creatively about how materials are selected and detailed in their work.

- **Designing for comfort and function.** A unit does not have to be large to be comfortable. Low cost elements like coat hooks near the unit entrance and shelving in hallway nooks take up minimal space, but make a world of difference in terms of creating a less cluttered, more comfortable home. This kind of detail can be especially valuable for residents with lower incomes, who have less money to spend on furnishings.
- **A simple, well-crafted material palette.** In recent housing developments, like Willkommen and Fifth & Dinwiddie, we have found that we can control costs while still communicating a sense of quality and craft by limiting the palette to a few select materials. We can then elevate materials through carefully-crafted details.
- **Understanding residents' needs.** When considering common and amenity spaces what will provide the most benefit: a workspace, a playroom, or a reservable place where residents can host birthday parties? What can be found in the neighborhood, and what needs to be located in building? Our amenity strategy looks holistically at needs, opportunities, and project resources to maximize benefits available to residents.



WILLKOMMEN, PLEASANT MIXED-USE DEVELOPMENT

SUSTAINABLE & RESILIENCE

Positively affecting people is the most important thing we do. Living this belief means designing buildings where people thrive.

At GBBN, we work with our clients to create strategic and visionary sustainability goals that align with the project budget and schedule. As part of our commitment to reduce carbon and eliminate waste, we strive for site-specific, regional approaches to design informed by research, rigorous analysis, and local conditions.

Some sustainability, resilience, and wellness opportunities to consider at The Middle at Wylie and Herron:

- Employ passive energy strategies. In three recent Passive House projects, our design reduced anticipated energy use by 70%; but you don't have to pursue a Passive House certification to employ passive strategies. Considerations like solar orientation can stabilize temperatures, reduce energy use, and maximize daylighting at little to no extra cost.
- Select materials whose ingredients and manufacture support human health, social equity, sound ecology, and climate stability.
- Ensure residents' aural comfort by selecting materials with adequate acoustic performance.

People are at their best in healthy and supportive environments. Together, we can create a place that benefits both people and planet.



WILLKOMMEN SCATTERED SITES

3CDC/Model Group

Scope: Full Architectural Services

Size:

Vine Street: 23,990 SF

Republic Street: 24,200 SF

Pleasant Street: 24,590 SF

Bringing much needed mixed-income housing to Cincinnati's urban core, Willkommen helps sustain the diversity that animates the historic Over-the-Rhine neighborhood with three new infill buildings. At the same time, it delivers design equity to a population that is often excluded from the dignity, functionality, and delight of good design.

Occupying previously empty lots, the new construction of the three new buildings slip into gaps in the historic fabric of the neighborhood that were created by years of demolition and economic disinvestment. While bolstering the neighborhood's population density and reinforcing the engaging experience of its streets, the buildings introduce contemporary design that enables its inhabitants to appreciate the ongoing dynamic history of Over-the-Rhine.



FIFTH & DINWIDDIE WEST

Bridging the Gap Development

Scope: Full Architectural Services

Size: 190,000 SF/New Construction

Supporting health and well-being of its residents, the neighborhood, and the city of Pittsburgh, 5th & Dinwiddie West models a multipronged approach to sustainable design. A mixed-use, mixed-income development—including 20% affordable units—its Passive House design will save energy, carbon, and money while improving the comfort of its residents.

Warm and bright, the apartment design maximizes living space while natural materials and well-crafted details confer an artisanal feel on residences. Residents enjoy great amenities, including an easily accessible fitness room and a rooftop terrace with an indoor kitchenette and lounge – the perfect place to host barbecues or movie nights.

Sustainability and wellness design strategies work together to achieve anticipated Passive House, RESET Air, and Fitwel certifications.

FIRM PROFILE

Whitney Bailey Cox & Magnani, LLC (WBCM) is a full-service engineering firm founded in 1977 and based in Baltimore, Maryland with Pennsylvania offices in Pittsburgh, Philadelphia, and Harrisburg. Since its inception, WBCM has grown organically from four original partners to its current staff of 205 engineers, construction managers, technicians, inspectors and surveyors. We have a highly-qualified team of over 150 registered professionals who provide a full range of services for various project types. Along with experienced personnel, our sound management and quality assurance approach assure a professional product and completion on schedule.

ADVANTAGES TO SELECTING WBCM

WBCM is comprised of experienced engineers and designers who have considerable proficiency and expertise in their fields. We take great pride in our reputation for consistently providing engineering services which are completed on time with efficient use of materials, and within budgetary guidelines. With our experience in the design of a broad range of building types, as well as a strong department team, we have the resources to maintain continuity of services from design development through construction completion. Our firm will provide structural engineering under the direction of *Michael D. Wuerthele, P.E., Senior Vice President*. Mr. Wuerthele has 34 years of successful management, design and technical support from schematic system development and studies through construction phase services. Mr. Wuerthele has managed the Pittsburgh office since its inception in 1999. Taking an active role in the project delivery, his versatility, flexibility, and common sense approach to engineering and problem solving have served our clients well in assuring the successful delivery of projects.

SERVICES WE PROVIDE

- Structural Engineering
- Site Development/ Civil Engineering
- Industrial/Process Engineering
- Transportation – Bridge, Highway, Traffic
- Environmental Water Resources
- Surveying
- Geographic Information Systems (GIS)
- Construction Inspection

ENGINEERING SERVICES – BUILDING STRUCTURES With our experience and expertise in structural engineering, we're able to provide innovative solutions through a variety of delivery methods—design/bid/build, design/build, building information modeling (BIM) and fast-track design. Our engineering staff has the cumulative knowledge to address the nuances and specialties of various types of work. With this experience in a broad range of building types and a strong department team, we have the size, reputation, resources and know-how to deliver responsive, reliable structural engineering services.

DESIGN SERVICES

New Facilities Construction
Building Rehabilitation/Restoration
Environmental Facilities
Sports and Recreation Facilities
Parking Structures
Fast-Track Design
Design/Build
Construction Related (Shoring & bracing; structural steel connections)

INVESTIGATIVE SERVICES

Structural Capacity Evaluations
Condition Assessment/Investigations
Value Engineering
Building Damage and Forensics
Concrete Restoration



At Allen + Shariff, we are about more than engineering, construction, blueprints, and bulldozers. We differentiate ourselves through our honesty, integrity, and a passionate dedication to our clients' needs. Our business has always been strengthened by relationships built on respect and trust – and we plan to keep it that way.

Allen + Shariff Engineering, LLC is a Client-Focused leading professional services firm that offers Mechanical, Electrical, Plumbing, and Fire Protection Engineering and Commissioning. For more than two decades, we have built partnerships into long term relationships that have been rewarded with great success. Our relationships are client focused, but so too are our relationships within our firm and our communities.

Our intellectual capital and experience set us apart from other traditional engineering firms. We have a deep expertise in energy efficient and sustainable design, LEED consulting, geothermal systems, and renewable energy technologies. We also provide commissioning services, 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. Our engineering design and commissioning services result in lower energy and operating costs, enhanced system reliability, improved indoor air quality, and increased occupant comfort and productivity.

Allen + Shariff Engineering, LLC is a wholly owned subsidiary of Allen + Shariff Corporation. Allen + Shariff Corporation was formed in 1993, and Allen + Shariff Engineering, LLC was formed in 2007. We have offices in Columbia, MD (Headquarters); Salisbury, MD; Pittsburgh, PA; Zelenople, PA; Chicago, IL, and Wilmington, NC. We have over 65 personnel in Allen + Shariff Engineering at the disposal of the local office.

As a Minority-Owned Business (MBE), we understand the incredible benefits of celebrating and promoting diversity in the workplace. Our best work is inspired by team members of different ages, levels of experience, areas of expertise, and cultural backgrounds. As a result, ASC carries multiple MBE certificates, including Howard County, MD; Urban Redevelopment Authority of Pittsburgh; Pennsylvania DGS (Department of General Services) Small Business; and MDOT (Maryland Department of Transportation) for commissioning & construction management. With these qualifications, both ASC and ASE bring a unique perspective to every project we encounter.

Mission

Our mission is to deliver outstanding project management, engineering solutions and construction services that are innovative, efficient, practical, and on time. Our team of caring, talented, and dedicated professionals, working in a rewarding environment, serve with integrity and pride, thus building mutually beneficial and lasting relationships.

We are proud of our reputation as a team that meets project budgets and schedules, is easy to work with, and provides superior designs. Our pledge is to focus on these key traits in order to maintain our excellent reputation.

Bedford Dwellings Phases 1A & 1B Affordable Housing (formerly Reed Roberts)

Responsibility: *MEP/FP Engineering*



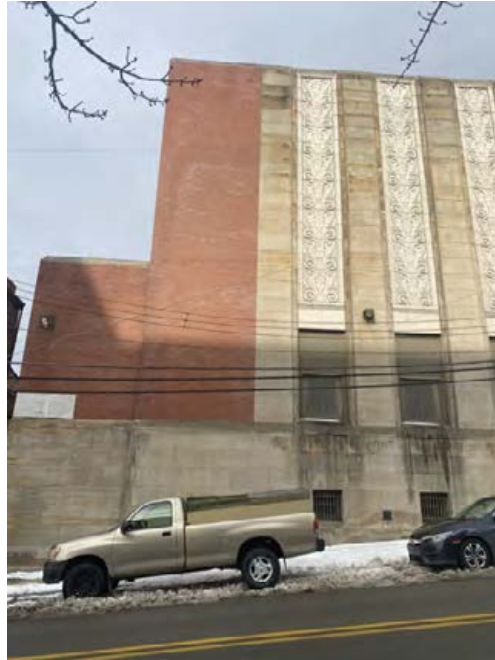
Pittsburgh, PA

Design Start	2022	Trek Development Group
Construction Start	2023	130 7th Street
Construction End	2024	Pittsburgh, PA 15222
Project Cost (thousands):	TBD	Bill Gatti, President (412-688-7200)

Allen + Shariff is providing MEP/FP engineering design services for a new, 125-unit affordable housing development which will include 46 apartment units (1 and 2 bedroom), 60 senior apartment units (1 and 2 bedroom), 19 townhouses, and community building. Phase 1A includes Building A and the buildings along Miller Street. Phase 1B includes Building B and the buildings along Reed Street.

Letsche School Apartments

Responsibility: MEP/FP Engineering



Pittsburgh, PA

Design Start	2021	Beacon Communities Two Center Plaza, Suite 700 Boston, MA 02108 Michael Polite (617-574-1100)
Construction Start	2022	
Construction End	2023	
Project Cost (thousands):	\$10,000	

Allen + Shariff provided MEP/FP engineering design services to convert an existing 52,024 SF former elementary school into 46 apartment units and amenity spaces.

Each apartment was equipped with a split system for site carbon-emission free heating and cooling. Apartments and common areas were ventilated with dedicated energy recovery ventilation units.

Required a complete overhaul of the electrical systems, including a new utility transformer, 'house' service, and a meter center that distributes to apartment load centers. The lighting design meets the efficiency standards set forth by the guidelines of Enterprise Green Communities, a program that strives for green design in the affordable housing sector. In addition to life safety, the new emergency generator serves optional loads, including all building systems required to keep the community room operational and inhabitable in the event of a shelter in place event, which is another Enterprise Green Communities recommendation.

Affordable Housing

Bedford Dwellings – Pittsburgh, PA (in design)

MEP/FP engineering design services for a new, 125-unit affordable housing development which will include 46 apartment units (1 and 2 bedroom), 60 senior apartment units (1 and 2 bedroom), 19 townhouses, and community building.

1205 Liverpool Street – Pittsburgh, PA (design complete)

MEP/FP engineering design services for the HACP Northern Communities Family Self Sufficiency Center. The design focused on energy savings opportunities and energy efficiency measures.

Grand View Senior Residences – Irwin, PA (design complete)

MEP/FP engineering design services for an affordable housing apartment complex (Phase 1). The apartment complex will have 48 units. Phase 2 of the project consists of 18 single level cottages and 9 duplex cottages. All buildings will require compliance with Enterprise Green Communities.

Letsche School Apartments – Pittsburgh, PA (design complete)

MEP/FP engineering design services to convert an existing 52,024 SF former elementary school into 46 apartment units and amenity spaces.

Northview Heights – Pittsburgh, PA (design complete)

ME engineering design services in connection with HVAC improvements at 441 Mount Pleasant Road.



CAPABILITY STATEMENT



Cosmos Technologies, Inc. Firm Overview

Core Competencies

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: Commercial, institutional, residential subdivision design which includes site grading, geometric design of streets, design of curb & gutters, sidewalks, trails, utility design, quantity takeoff, preparation of construction plans, contract documents and technical specifications. In addition, we provide stormwater management with an emphasis on integrating green infrastructure (GI) methods and LEED assurances.

Water/ Wastewater Process Engineering: Process feasibility studies at potable and municipal wastewater treatment plants. Activities include the operation of pilot facilities and the performance of disinfection studies. Cosmos is also focused on the development of innovative municipal and industrial wastewater treatment technologies as well as potable water treatment technologies. Cosmos has received US, Canadian, Chilean, South African and South American patents for the development of an "Advanced Catalytic Oxidation" process.

Construction Inspection/ Management: Construction Management and Inspection relative to sewer infrastructure cleaning and lining utilizing NASSCO certified inspectors; as well as performance of CM/CI relative to vertical and horizontal construction utilizing PennDOT, ODOT and ACI certified inspectors.

Water Resources Engineering: Hydrologic and hydraulic analysis and modeling, green infrastructure and sustainability design, dam break analysis and preparation of inundation maps, and watershed management plans.

Environmental, Health & Safety Management: Permitting, environmental and safety compliance management, Industrial Hygiene assessments (inclusive of asbestos, lead, and mold testing), as well as Phase I/II/III environmental and archaeological assessments. Additionally, Cosmos provides National Green Infrastructure Certification Program (NGICP) training as well as OSHA safety training and certification.

3D Laser Scanning: Laser scanning services for "As-Built" structures such as plant processes, tunnels, roadways and building structures. The point clouds are then extracted into 3D CAD models using such software as TopoDot.

Facilities, Asset and Energy Management Assessment: Facilities assessments to provide replacement costs for subsystems such as MEP systems; Asset management to establish replacement and maintenance schedules and costs; and Energy auditing services.

Specific Pertinent Codes: NAICS Codes: 221320, 236220, 237110, 237310, 541330, 541340, 541380, 541360, 541370, 541620, 541690, 541712, 541715, 541820, 561110, 561210, and 611430; DUNS: 046884222



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**Minority Business Enterprise/ Disadvantaged Business
Enterprise (M/DBE)/HUBZone**

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