

WEXFORD  
SCIENCE+TECHNOLOGY

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# 3440 Forbes Ave – Development Activities Meeting: Site Demolition

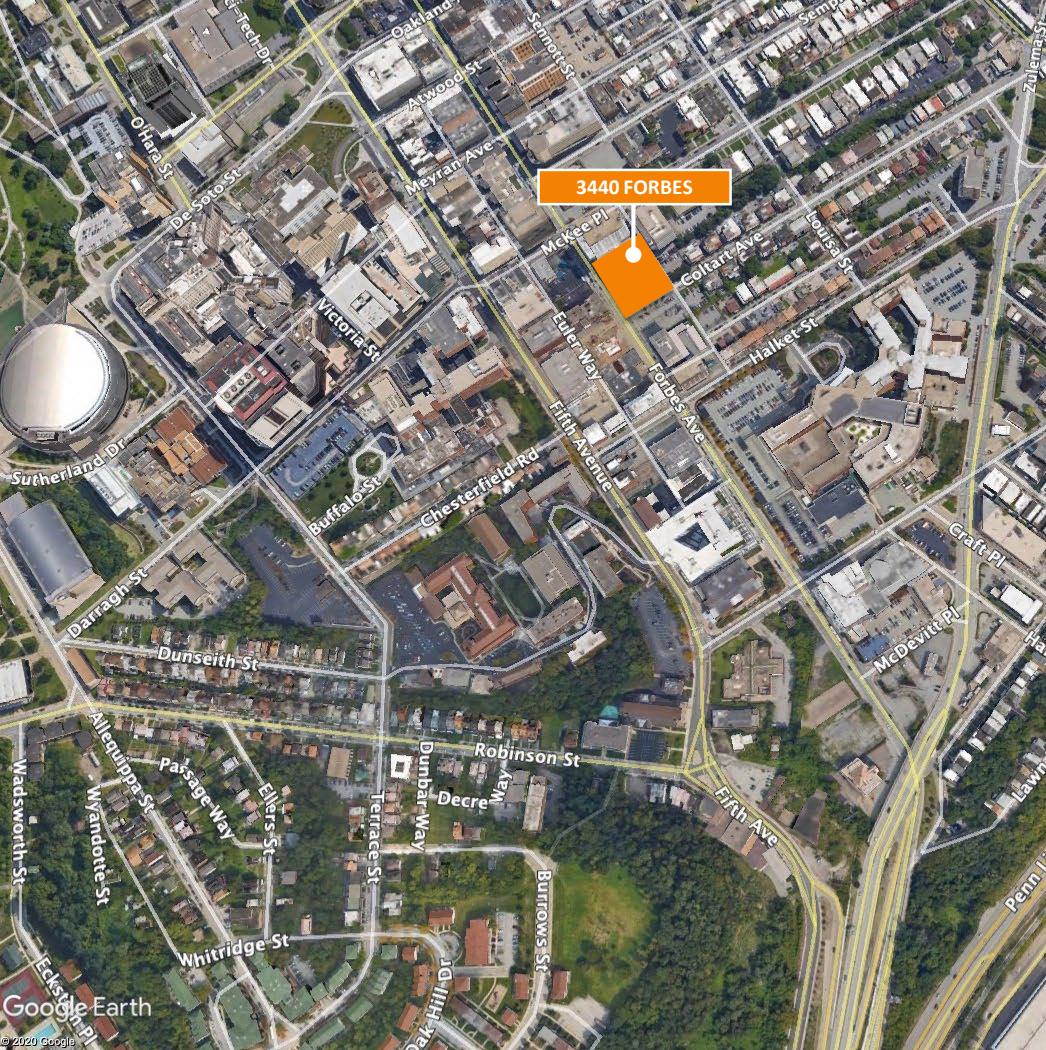
May 8, 2023



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# 3440 Forbes Ave – Development Activities Meeting Agenda

- Introductions
- Site Overview
- Summary of Proposed Demolition
- Anticipated Schedule



# 3440 Forbes Avenue



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## 3440 Forbes Avenue – Current Site Condition (Nov 2022)



## 3440 Forbes Avenue – Improvements to be Demolished (Front)



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## 3440 Forbes Avenue – Improvements to be Demolished (Rear)



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## 3440 Forbes Avenue – Surface Parking Lot (to remain)

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## 3440 Forbes Ave – Proposed Demolition

- Demolition of existing above-grade improvements (two-story former CVS building) in preparation for commencing sitework/construction of lab/office building in 2024
- Turner Construction is the Construction Manager
- Footprint of demolished building will be securely fenced with a printed scrim and existing surface lot will remain in the interim

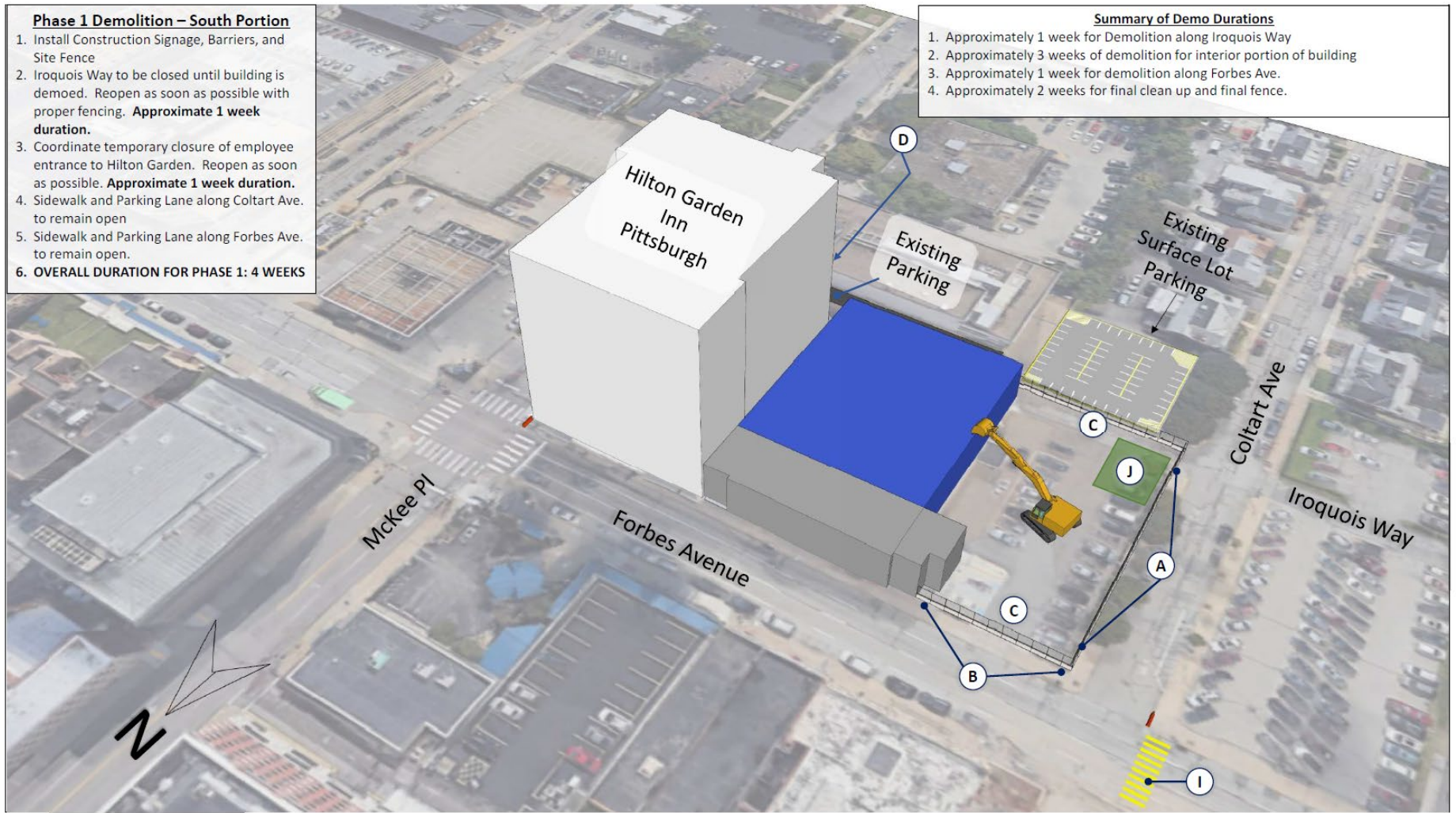


**Phase 1 Demolition – South Portion**

1. Install Construction Signage, Barriers, and Site Fence
2. Iroquois Way to be closed until building is demoed. Reopen as soon as possible with proper fencing. **Approximate 1 week duration.**
3. Coordinate temporary closure of employee entrance to Hilton Garden. Reopen as soon as possible. **Approximate 1 week duration.**
4. Sidewalk and Parking Lane along Coltart Ave. to remain open
5. Sidewalk and Parking Lane along Forbes Ave. to remain open.
6. **OVERALL DURATION FOR PHASE 1: 4 WEEKS**

**Summary of Demo Durations**

1. Approximately 1 week for Demolition along Iroquois Way
2. Approximately 3 weeks of demolition for interior portion of building
3. Approximately 1 week for demolition along Forbes Ave.
4. Approximately 2 weeks for final clean up and final fence.



**CONSTRUCTION INFORMATION & LEGEND**

- |                             |   |                                 |
|-----------------------------|---|---------------------------------|
| A. 6' Chain Link Fence      | E. Egress Door                                      | H. Construction Vehicle Traffic |
| B. 6' Chain Link Fence      | F. Sidewalk Closed Barrier                          | I. Temporary Crosswalk          |
| C. Construction Gate        | G. Overhead Protection Scaffold w/<br>Steel Plating | J. Temporary Metals Stockpile   |
| D. Hilton Employee Entrance |   |                                 |



**Turner**

April 27, 2023

**Wexford Oakland Mixed Use Core Shell**

3440 Forbes Avenue Pittsburgh, PA

**Construction Logistics & Management Plan**

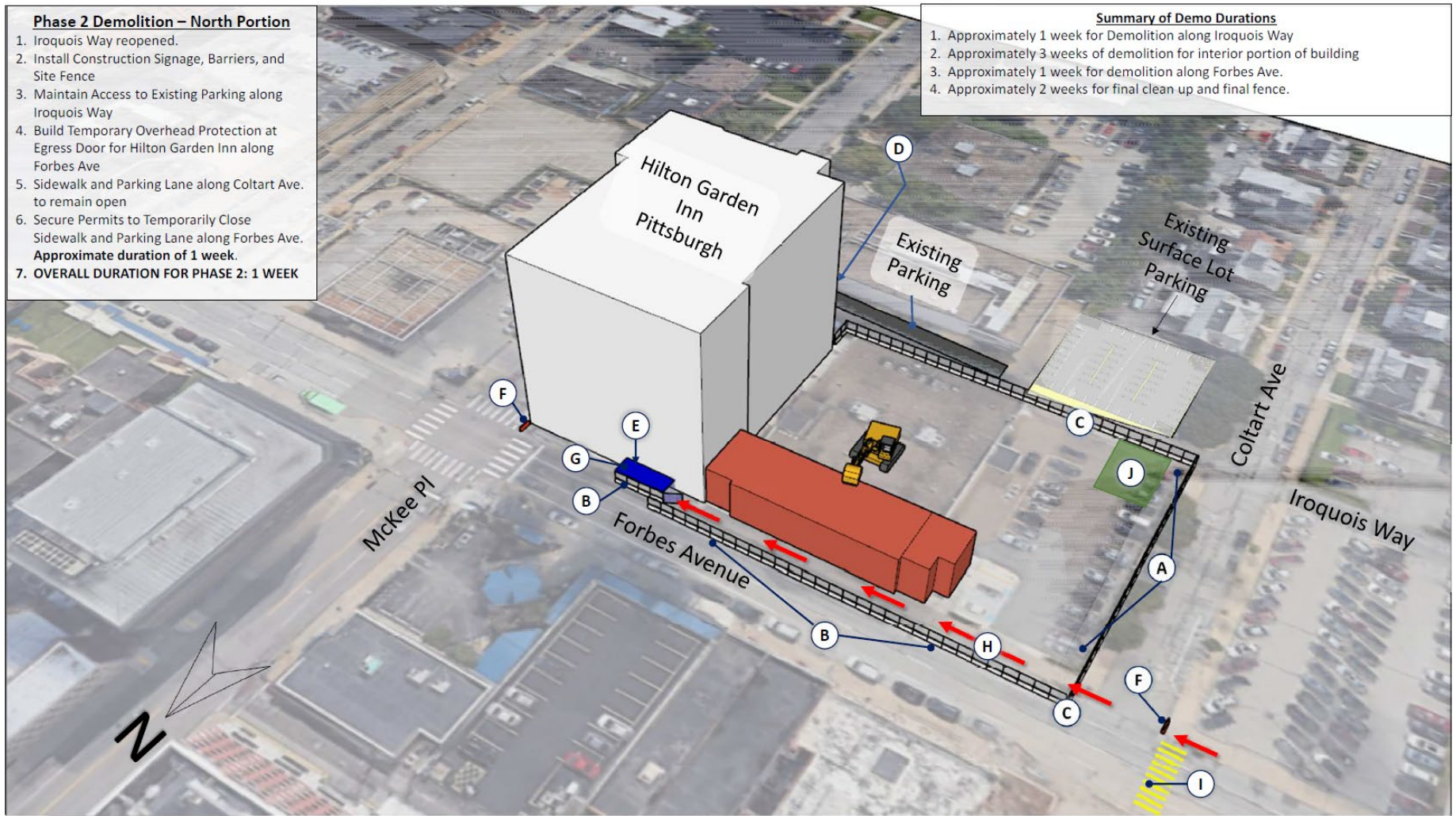
Phase 1 Demolition – South Portion

### Phase 2 Demolition – North Portion

1. Iroquois Way reopened.
2. Install Construction Signage, Barriers, and Site Fence
3. Maintain Access to Existing Parking along Iroquois Way
4. Build Temporary Overhead Protection at Egress Door for Hilton Garden Inn along Forbes Ave
5. Sidewalk and Parking Lane along Coltart Ave. to remain open
6. Secure Permits to Temporarily Close Sidewalk and Parking Lane along Forbes Ave.  
**Approximate duration of 1 week.**
7. **OVERALL DURATION FOR PHASE 2: 1 WEEK**

### Summary of Demo Durations

1. Approximately 1 week for Demolition along Iroquois Way
2. Approximately 3 weeks of demolition for interior portion of building
3. Approximately 1 week for demolition along Forbes Ave.
4. Approximately 2 weeks for final clean up and final fence.



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|---------------------------------------|---------------------------------|---------------------------------|
| A. 6' Chain Link Fence                | D. Hilton Employee Entrance     | w/ Steel Plating                |
| B. Jersey Barrier w/ Chain Link Fence | E. Egress Door                  | H. Construction Vehicle Traffic |
| C. Construction Gate                  | F. Sidewalk Closed Barrier      | I. Temporary Crosswalk          |
|                                       | G. Overhead Protection Scaffold | J. Temporary Metals Stockpile   |



April 27, 2023

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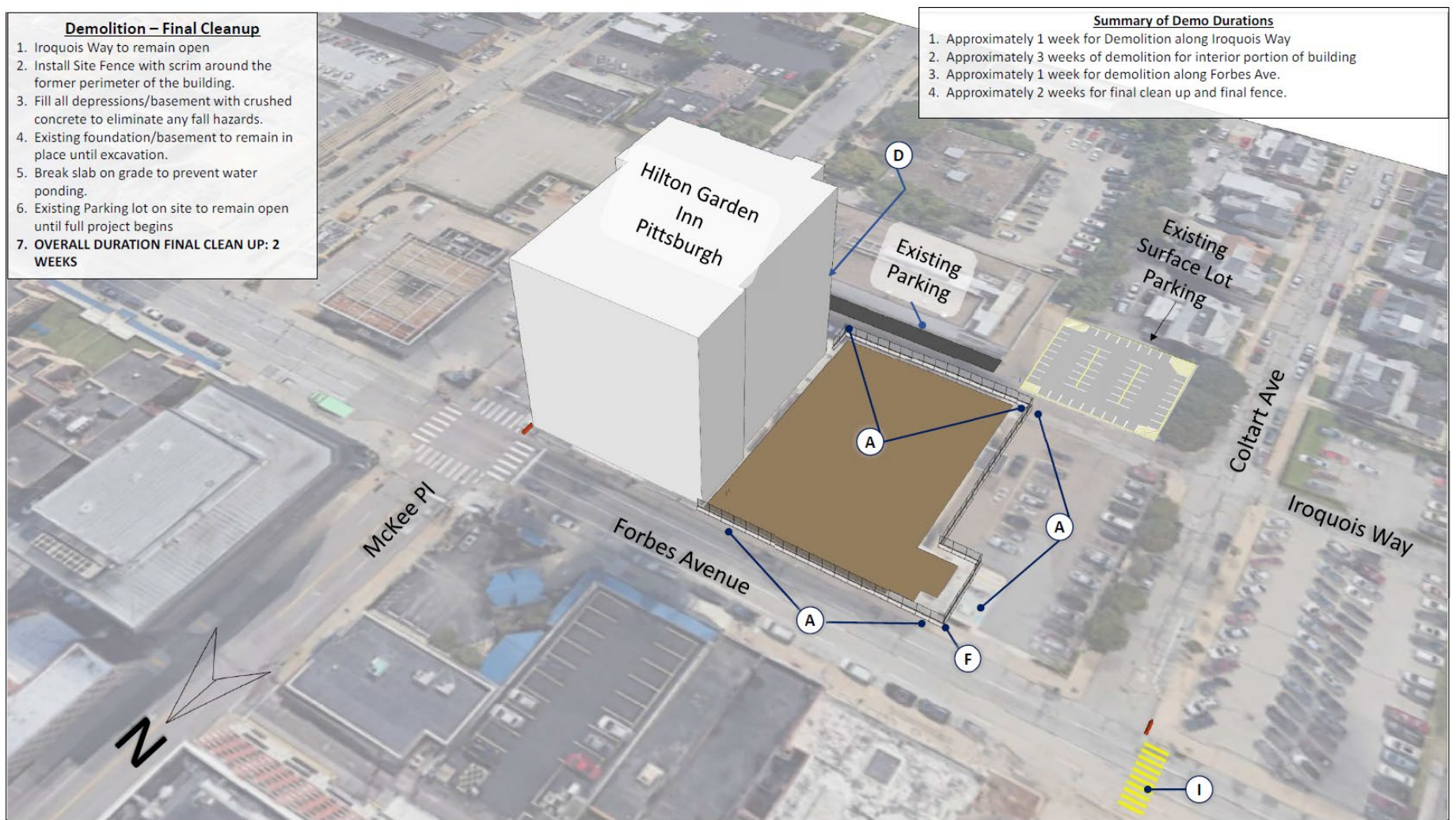
Phase 2 Demolition – North Portion

### Demolition – Final Cleanup

1. Iroquois Way to remain open
2. Install Site Fence with scrim around the former perimeter of the building.
3. Fill all depressions/basement with crushed concrete to eliminate any fall hazards.
4. Existing foundation/basement to remain in place until excavation.
5. Break slab on grade to prevent water ponding.
6. Existing Parking lot on site to remain open until full project begins
7. **OVERALL DURATION FINAL CLEAN UP: 2 WEEKS**

### Summary of Demo Durations

1. Approximately 1 week for Demolition along Iroquois Way
2. Approximately 3 weeks of demolition for interior portion of building
3. Approximately 1 week for demolition along Forbes Ave.
4. Approximately 2 weeks for final clean up and final fence.



### CONSTRUCTION INFORMATION & LEGEND

- |                                       |  |                                 |
|---------------------------------------|--|---------------------------------|
| A. 6' Chain Link Fence with Scrim     | E. Egress Door                                   | H. Construction Vehicle Traffic |
| B. Jersey Barrier w/ Chain Link Fence | F. Sidewalk to remain open                       | I. Temporary Crosswalk          |
| C. Construction Gate                  | G. Overhead Protection Scaffold w/ Steel Plating | J. Temporary Metals Stockpile   |
| D. Hilton Employee Entrance           |  |                                 |



**Turner**

April 27, 2023

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**Construction Logistics & Management Plan**

Demolition – Final Cleanup

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# 3440 Forbes Ave – Demolition Schedule

## Anticipated Schedule:

- Demolition
  - DAM Meeting: May 2023
  - Planning Commission: June/July 2023
  - Receipt of Demo Permit/Start of Demolition: *TBD – Late Summer 2023*
  - Completion of Demolition: Early Fall 2023 (approx. 7 week duration)
  
- Lab/Office Project
  - Groundbreaking: Mid 2024
  - Completion: Late 2025

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