

The common area and conference rooms overlook the fountain in PPG Plaza. Natural light spills through the glazed interior walls into the corridors and offices. Photo by Massery Photography.

PROJECT PROFILE

PORTER WRIGHT MORRIS & ARTHUR OFFICE TENANT IMPROVEMENTS

In August 2017, the law firm of Porter Wright Morris & Arthur LP opened an office in Pittsburgh, taking a small space in 6 PPG Place. Six months later, the firm's successful expansion created the need for much more space in a hurry. According to Doug Coalter, director of facilities and services for Porter Wright, the new space provided an opportunity for Porter Wright to reflect its new city. And the hurry became a significant driver in how the project was delivered.

"We are not a cookie cutter law firm. We have this sense of wanting to do something different," Coalter says. "We really try to build something that fits the environment of the city we are in. We wanted to use local talent and pay homage to the Steel City. This was going to have more of an urban and industrial feel to it than most law firms ever had."

During the winter of 2017-2018, the law firm was adding lawyers to its Pittsburgh offices. By spring, when the planning for the permanent offices began, it was clear that Porter Wright's needs were going to create an accelerated schedule. Bostwick Design Partnership had worked with Porter Wright on several of its office designs. During the pre-programming phase of the Pittsburgh project, Bostwick suggested that Porter Wright bring a construction manager on board at the early stages, rather than putting the project out to bid as it had in the past. Bostwick also suggested using Turner Construction, which had managed

several of the earlier Porter Wright fit-outs. Coalter agreed.

"We had a great relationship with Turner," says Coalter. "They were very involved in our Columbus office going back to 1984 and our Cleveland office construction just a few years ago. We've worked with them a great deal over the years and working with them in Pittsburgh was just an extension of that relationship."

"We were introduced to the project through Bostwick Design. They made a recommendation to Porter Wright to engage Turner," recalls Shawn Bell, manager of special projects and interiors for Turner Construction Co. and project manager for the Porter Wright build-out. "Porter Wright had worked with Turner on projects in Cleveland, Columbus and Cincinnati."

Porter Wright and Bostwick arranged for a meet-and-greet with principals from Turner Construction to discuss the goals of the project and how to approach it successfully. From there, the team began to meet to work on programming and Bell put together rough estimates based upon the market. The framework of the Pittsburgh fit-out began to come together, even though design had yet to begin.

"Those conversations were in May or June of 2018 and they were looking to move in by the end of October," recalls Bell. "They were at the infancy stage of programming because they didn't even know how many seats they were targeting for the

Get Your Projects Done On-Time Without the Headaches



Our Professional & Experienced Project Managers...



Tim Croft



Julie Czifra



Tom Larson



Mike Wick

...Will
Make Sure
It Happens!

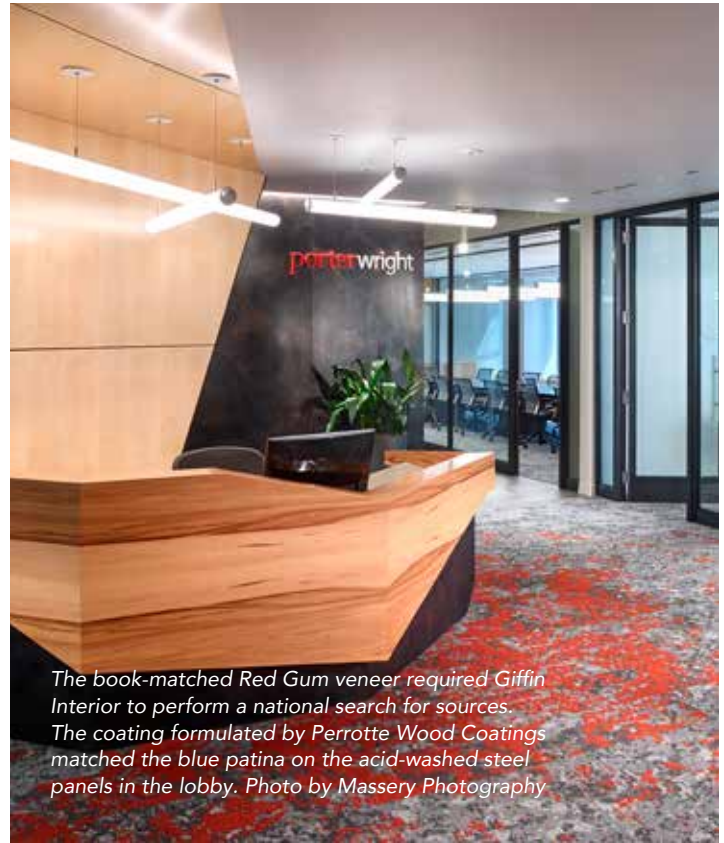


Kyle Davidson

RESILIENT FLOORS • CARPET • CARPET TILE
CERAMIC TILE • ACOUSTIC CEILINGS • DEMOLITION



724-287-4016
1763 N. Main St. Ext. • Butler
ButlerFloor.com



The book-matched Red Gum veneer required Giffin Interior to perform a national search for sources. The coating formulated by Perrotte Wood Coatings matched the blue patina on the acid-washed steel panels in the lobby. Photo by Massery Photography

opening. We trended both local and regional law firm fit-out work that we had done to give them a general idea of what a cost per square foot range was. That started to become the target budget."

With a ballpark budget in hand, Bostwick Design met with Porter Wright's stakeholders to refine the program and begin designing.

"We sat down with the principals here at Porter Wright and asked what their vision was for the space. I think Bostwick did a great job of listening to what we said," Coalter says. "One thing we couldn't do was come out of Cleveland and take a cookie-cutter design from Cleveland and put it in Pittsburgh. Neither of those cities was going to tolerate that!"

"I think a lot of the design was driven from the fact that they wanted to stand out. Most law firms are very traditional, and we designed the Cleveland office which had a very traditional look with a lot of wood finishes. We wanted to create spaces where there could be more comfortable encounters between clients and attorneys," says Kristin Bogaard, designer and project architect for Bostwick Design Partnership. "There is a cafe lounge area where clients can get a cup of coffee and feel comfortable and welcomed. We wanted to break away from that traditional feel of a law office."

The result of the information exchange was a design that was going to be intentionally industrial and modern. The office's location in 6 PPG Place provided a perfect view of the plaza below, with an exterior envelope of glass. The building's lower height meant that it was in the shadows of the taller surrounding structures. Bostwick Design developed a design that used glass walls for many of the interior offices and corridors, allowing the daylight to flood

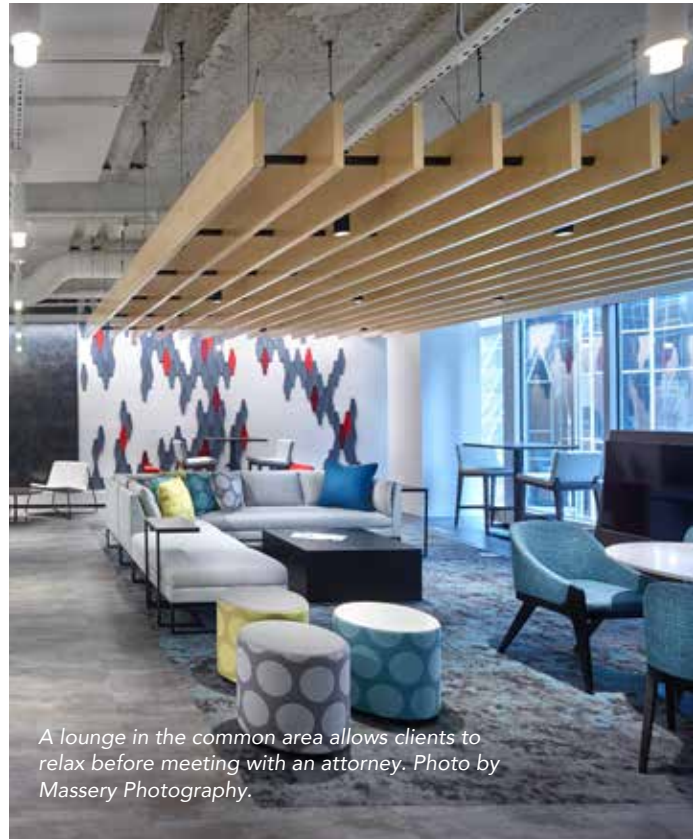
through outer offices into the corridor and interior offices. To communicate the industrial intent, the ceilings were left exposed, creating the need to compensate with other materials to absorb the sound. Bostwick chose to accent with metals, specifying an acid-etching for steel panels and storefront systems that created a gun-metal blue patina throughout. But some of the choices – and the aggressive timetable – meant that the delivery method needed to be even more creative.

“Based upon the schedule demands, it was immediately understood that some form of design-assist or design build would help achieve the schedule goals. It helped that Bostwick is certainly an advocate of design-assist,” Bell says.

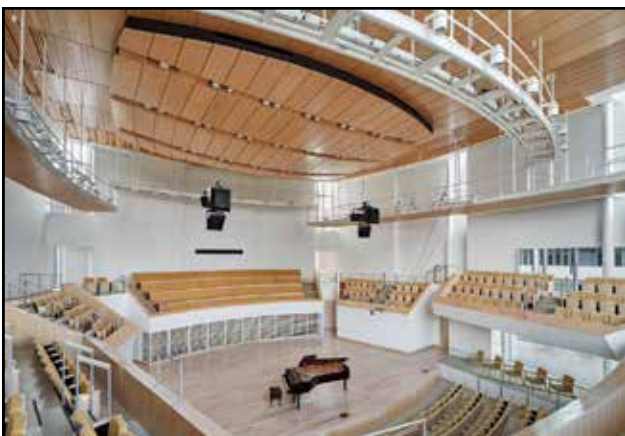
While much of the design build scope of work is commonly done, mechanical/electrical and fire protection for example, there were elements of the scope of work that went the design-assist route that were not commonly delivered in that method. Among these were the coatings, millwork, flooring, signage, glazing, and the door/hardware package.

“It was a complete customized storefront system, but one of the challenges was that it was a unique system that had not been tested frequently. Because it is a law firm, there were strict sound and acoustical requirements,” says Bell. “We partnered with Gurtner Construction to utilize a standard storefront system that has the gasket and insulated glass panels to make sure that the systems performed well acoustically.”

“Bostwick chose an EzyJamb™ design, which is kind of a frameless opening to each of the offices. It wasn’t your



A lounge in the common area allows clients to relax before meeting with an attorney. Photo by Massery Photography.



500 Scotti Drive
Bridgeville PA 15017
(412) 221-1166
Visit our website:
www.giffininterior.com

**Pride
Excellence
Innovation
People**



Photo by Massery Photography.

traditional aluminum or hollow metal frame. That was new to us, so we engaged Davis Fetch to determine what the best solution was for that, along with the rest of the hardware,” Bell continues. “We had a similar experience with the millwork and Giffin Interior & Fixture.”

Perhaps the most complicated of the design-assist specialties was the coating for the interior metals. The acid-etched finish that was used on the steel panels in the lobbies proved to be too expensive and difficult for the storefront systems. The blue patina of the metal finish was a critical element of the design, one that had to be replicated somehow.

“We engaged a local coating company, Perrotte Wood Coatings from the Strip District, to apply different finishes to an aluminum storefront system to replicate the blue patina,” says Bell. “Frank Perrotte came up with different formulations and made up some mockups that we compared with the architects against the original samples that had been prepared. The acid-etched finish is very organic. It has variations in it that were by design.

“It was stressful at the time because we were already in the construction and we needed to finalize this detail, but Perrotte came up with a ceramic coating solution that was successful.”

The change in method was significant. Perrotte’s solution resulted in important cost savings, which was necessary for a project that was changing frequently. It also meant the architects had to accept changes to their design. Bell notes that every specialty contractor worked to maintain the design intent but acknowledged that there were substantive changes to Bostwick’s choices. Kristin Bogaard says that the project’s goals were more important than individual design choices, and the storefront system was a good example of that attitude.

“There was some initial resistance from the design team, but we wanted to keep our client’s happiness in mind,” notes Bogaard. “With the time constraints in mind we wanted to make sure that we didn’t delay them. There was also a budget consideration with the steel. Porter Wright was happy with the finished product. When we visited the shop, Perrotte really did match the control sample for the steel.”

Turner Construction was able to get a permit for start of construction in mid-July 2018. During the summer, as work was getting underway, Porter Wright’s pace of growth created the need for even more space. It was decided to perform the project in two phases, with the original 10,000 square feet under construction and roughly 8,000 square feet added to the scope. The additional leasehold gave the landlord, Highwoods Properties, more flexibility and allowed Porter Wright to have more time at their temporary space in One PPG Place. Even with the temporary lease expansion, the schedule for turning over the finished space was only delayed until mid-December. And that included adding renovations to the building’s lobby, which was part of Highwood’s responsibility, to the scope of work at the eleventh hour.

With at least nine of the specialty trades being done design-build or design-assist, the construction administration had to be as efficient as possible. Bell gives Kristin Bogaard and the Bostwick team credit for recognizing that. He notes that there were extraordinary measures taken to streamline the process.

“The submittal process was quick, and Kristen did a really good job of streamlining it,” Bell says. “That was especially true for the millwork samples because there was nothing available locally. The architect created renderings and Giffin searched the national market to secure enough of the Red Gum to be able to book match and provide what they were trying to communicate

through the rendering. That led to doing an on-board submittal review process where we reviewed the different shop drawings and all the samples at Bostwick's office. We invested half of a day to ensure that everything was in line with the design intent."

Even with the addition of a second phase and the building lobby renovation, Turner Construction turned the space over to Porter Wright within one week of the original schedule. Porter Wright used the timing to its advantage, throwing a New Year's Eve party in the new space on the final day of 2018.

"The entire project took less than nine months from start to finish. It was a little inconvenient moving in between Christmas and New Years but we got the job done," says Coalter. "We started designing before we even knew how much space we would have. It was very fluid. It was all possible because of the relationships. There's a lot of trust there."

Coalter says the finished product also delivered on the design intent.

"Most people who walk through that space will probably not have a sense that this is a law firm," he notes. "The way people work is changing every day. There's a lot of common space and collaboration space in that office. It's what our younger lawyers are looking for. They don't want to be confined to an office. You have to build that kind of environment if you're going to recruit young people."

The non-traditional design doesn't end with exposed ceilings, glass walls, and blue patina storefronts. Bogaard explains that there were many elements that called out the dichotomy of Pittsburgh's industrial heritage and omnipresent natural surroundings. Exposed hardware and connectors mimic the rivets and bolts that are used on the bridges in Pittsburgh. The carpet is an Interface product with a mica pattern that is meant to bring the look of nature into the office. The millwork has veneers from three different wood species. And the glazed interior walls bring the outside in for the occupants.

"The main materials we use to sort of celebrate Pittsburgh was the look of steel in the storefronts and the choices that tied nature into that space," she explains.

For Porter Wright's clients, the common spaces are especially eye-catching. The conference rooms are arranged to take the highest advantage of the views and daylight. The main conference room opens onto the café/lounge, which is an area meant to best communicate the non-traditional vibe. The attorney managing Porter Wright's Pittsburgh office says the design



HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

Dream it. Fund it. Design it. Build it.
Our team of planners, engineers, landscape architects, and financial specialists can help you create a vision for your community and turn it into reality.

www.hrg-inc.com



New Development

IDC
COMMERCE CROSSING
AT WESTMORELAND

Rendering

Prime location off of Interstate 70
Complete With Public Utilities & Road Infrastructure
Parcel Sizes Range from 19 - 29 Acres
Active Rail Spur Connects to International Rail Network
Hurry! Only 3 of the 5 Parcels Still Available

Westmoreland County Industrial Development Corporation
www.WestmorelandCountyIDC.org
724.830.3061

PA PREP
Pittsburgh Area Partnership for Economic Progress

f t in



PLANNING PREFABRICATING PROJECT SUCCESS

McKAMISH

BUILDING EXCELLENCE

www.mckamish.com

is having the desired impact.

"It's working out great. The lounge is being used regularly," says Tim Gallagher, partner-in-charge in Porter Wright's PPG Place office.

"We do meet with clients there, although we don't have any confidential conversations [in the lounge]. We do greet them there to get a cup of coffee and have a casual conversation. It's also working very well for intra-office meetings among the attorneys in the office. Visitors will sit there and wait for their meetings and, when we have visitors in for lunch, that's where we serve them."

Coalter's emphasis on the trust and collaboration of the project team is echoed by the architect and construction manager.

"We worked together from the very beginning of the process. It was a very collaborative effort and a lot of its success came from that collaboration," says Bogaard. "Both Turner and Porter Wright were fantastic to work with and I look forward to working with them again. It helps with the whole design process when you have clients who are supportive and a construction manager that is on board with their choices. It helps throughout the whole process, not just construction. I think that's apparent in the finished product."

"It was a fun project," agrees Bell. "I've had the opportunity to touch various size projects with Turner and this was probably one of the most rewarding projects I have done. It was a good team and it was not your day-to-day fit-out. It was very rewarding to see the end product, to see the design come to fruition." **BG**

PROJECT TEAM

Porter Wright Morris & Arthur.....	Client
Turner Construction Co.....	Construction Manager
Bostwick Design Partnership.....	Architect
McKamish Inc.....	Electrical
Gurtner Construction	Glazing
JLJI Enterprises LLC	Interiors
Preferred Fire Protection Inc.	Fire Protection
Davis-Fetch Corp.....	Doors/Frames/Hardware
Giffin Interior & Fixture Inc.	Millwork
Saints Painting	Painting
Butler Floor Co.	Flooring
Preferred Signage.....	Custom Signage
Perrotte Wood Coatings.....	Custom Coatings
Caldwell's Windoware Inc.....	Window Treatments



Bostwick
Design
Partnership

Pittsburgh PA Cleveland OH Erie PA Miami FL

BOSTWICKDESIGN.com

(Copyright 2019 Ed Massery)