



PFAFFMANN + ASSOCIATES

DEVELOPER QUALIFICATIONS

Developer Experience



At Pfaffmann + Associates, innovative approaches to business and research facilities are central to our expertise. Successful planning and construction of developer-led projects requires a thorough understanding of financial goals and tenant concerns, as well as creating a building brand that sets it apart from the competition.

Our work for major Pittsburgh real estate brokers and developers is reflected in award-winning projects in both the city and the suburbs. Our work on key brownfield sites includes Washington's Landing, the Pittsburgh Technology Center and Starpointe. We have designed almost a million square feet of major office projects in Downtown Pittsburgh, Cranberry and the airport area over the last fifteen years.

Our staff has considerable experience with major technology-intensive projects for Carnegie Mellon, the University of Pittsburgh and the University of Washington. These projects include software, biotechnology and building systems research. We are adept at managing facilities strategies for start-ups such as Lycos, which spun out of CMU in 1996.

Our work has been recognized with many awards for design and development excellence by the American Institute of Architects and NAIOP.

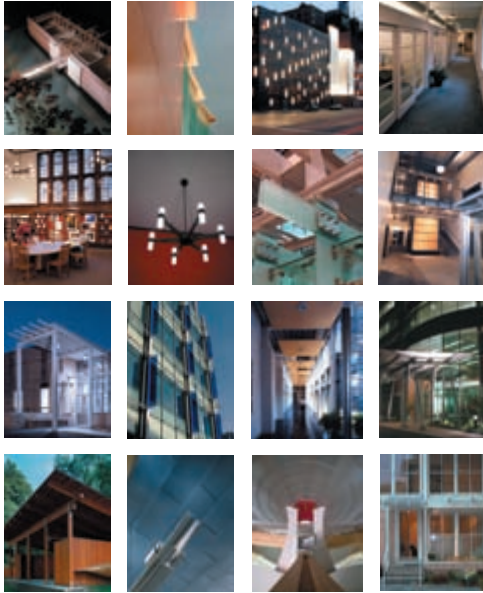
We'll bring to your project a knowledgeable staff with broad experience assisting brokers and developers to sell a project or tenant. Our technical skills include project feasibility and capacity analysis, brownfield site development, building and zoning code compliance, LEED certification, life cycle maintenance, historic tax credits and economic development grant writing (CITF/RACP, for example).

Our projects are distinguished by a commitment to sustainable design and a responsiveness to the environment in its broadest sense. LEED-certified projects include Powdermill Nature Reserve—where the entire building serves as a green principles demonstration and teaching tool, the Carnegie Mellon Cafe, the Hill District Library; and the LEED-pending Point State Park Cafe. Other green projects include the Meadowcroft Rockshelter Enclosure and Visitors Center.

Community-based planning and design are an important component of our work. Working with neighborhood groups and diverse stakeholders, we have developed master plans for Oakland, Lawrenceville, Millvale, the Northside, Polish Hill, Penn Avenue's Bakery Row, and the Garden Theatre Block among others. We bring our reputation for reconciling developer needs with community needs and building trust and confidence during the public approvals process.

Our firm thrives on its diverse experience in the scale and type of projects we undertake. We believe that the unique qualities of each project are a reflection of our ability to listen and collaborate to achieve your financial goals and those of the broader community and environment.

Our Values



Design Excellence

Architecture isn't for architects. It's for people—who work, live, learn and play in places that matter to them. A good design process provides a language to inspire clients and help them define problems, innovate and generate solutions that have value. We see our role as catalysts in this process. By being visionary, yet pragmatic, we can help you arrive at memorable solutions that are intuitively usable, anticipate changing demands, and provide lasting and affordable performance.

Sustainability

Sustainable design involves more than just energy efficiency. For us, sustainability is about fostering connections to communities that are environmentally, economically and socially healthy and adaptable. Since buildings of today incorporate hopes for tomorrow, this requires a long-range perspective. We'll help you analyze options and develop a comprehensive strategy. This may mean an addition or new construction—but often we find that the greenest building is the one that already exists.

Placemaking

The quality of a place matters. A new design never stands alone—it's part of the larger community. This is true not merely in a visual context—but from user and economic perspectives as well. In this era of virtual connectivity, physical spaces have become more, not less, important to our sense of belonging, identity and local well-being. With your organization providing the inspiration, we'll cut through the complexities of the design process to collectively root your project in place and time—creating a design that respects the past and is inspired by the future.

Leadership



Rob Pfaffmann, AIA, AICP

Registered Architect in PA, NY, ME, NCARB-certified

Rob is known for a wide range of award-winning architecture and urban design projects. After graduating from Syracuse University, Rob worked for the University Facilities Planning Office, where he met Peter Bohlin. At Bohlin Cywinski Jackson in Pittsburgh, he led key award winning research-and-development and higher-education projects, including Carnegie Mellon's Software Engineering Institute and Intelligent Workplace, and the University of Pittsburgh's Biotechnology and Bioengineering Center.

After founding Pfaffmann + Associates in 1996, Rob's design leadership has continued with a diverse range of award-winning projects like the Alcoa Business Services Center, Gateway Station and the Powdermill Nature Reserve.

Rob's urban planning is grounded in his passion for the Pittsburgh area's historic neighborhoods and riverfronts. He is known for his willingness to advocate for good design, historic preservation and urban policy through his writings, drawings and pro bono community involvement.



Carl Bergamini, Senior Associate, RA, AICP

Carl actively leads many of the architecture and urban design projects for Pfaffmann + Associates. He began his career at Bohlin Cywinski Jackson, where he helped develop Apple's new Industrial Design Studio in Cupertino, California. Carl joined Pfaffmann + Associates in 2001 to further develop the firm's skills in planning and feasibility studies. A brief hiatus in 2003 took him to the Chicago firm of Ross Barney + Jankowski to work on plans for the Chicago Riverfront.

At Pfaffmann + Associates, Carl's projects have included the North American production facility for Hormann Flexon, the Alcoa Business Services Center, and the SEI visitors center. Carl has led community master plans for numerous neighborhoods including Oakland, Lawrenceville, and the Central Northside; he has developed market feasibility studies in East Liberty, the South Side and the Strip District; and he has worked on gateway development proposals in Oakland and East Allegheny.

He has recently led the design of a new library in Bridgeville, the design and construction of a new plaza and streetscape improvements at Highmark's Fifth Avenue Place building, and the new Gateway Station Plaza and Subway Station in Downtown Pittsburgh.



Greg George, Senior Associate, Associate AIA, LEED AP

For almost two decades, Greg has creatively combined current technology with green design to produce artistic architectural solutions. In 2002, he became a LEED Accredited Professional, and actively leads most green design, lighting, wayfinding and interpretive projects for the firm.

Greg began his career in 1995 at Bohlin Cywinski Jackson, where he managed the feasibility study for a new enclosure for the Meadowcroft Rockshelter (a project he would deftly guide to fruition a decade later at P+A). He became a senior project designer at IKM Incorporated in 1997, where he elevated his artistic and green design skills and his passion for improving user-building interface. Highlights include design of the new entry pavilion for Phipps Conservatory and a comprehensive learning facility for the International Brotherhood of Electrical Workers built on a former brownfield site.

Greg joined Pfaffmann + Associates in 2001 to further develop the firm's artistic and interpretive capacities. Recent projects include redesign of a failed dining hall at Carnegie Mellon University into a vibrant, café destination complete with interactive lighting and gaming; wayfinding and exhibit design for the Heinz History Center; numerous streetscape, lighting and gateway design projects, including the Northside, Stowe Township and new Highland Avenue Bridge; master planning for Point State Park to improve the visitor experience and to raise awareness of the park's ecology and history; and renovation of the Smithfield-Liberty Parking Garage into a wayfinding landmark for the Cultural District through design of a nine-story "waterfall" canopy backlit with blue LED lighting.

What Others Think of Us



An urbane, simple idea that works. Brings light and views into the core of the building. Its plaza offers an amenity to the public realm of the city.

—AIA Juror comment,
Alcoa Business Services Center



The work of Pfaffmann + Associates always impresses me with its quality of design from concept to detailing, the commitment to patiently realizing memorable projects in complex situations, and its achievement of a balance between program, sustainability and design—whether it be new buildings or preservation projects

—Craig Dunham, former Associate Vice President,
Carnegie Museums/Library of Pittsburgh



A world-class facility!

—Tommy Hartwell,
Alcoa Business Services Center
Project Manager

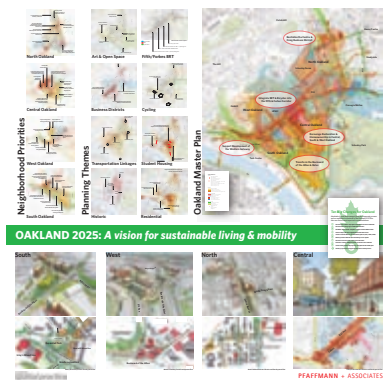
Pfaffmann + Associates makes creative use of green technology while addressing rigorous program demands. They have proven themselves good listeners with a shared passion for preservation and history.

—Betty Arenth, Senior Vice President,
Heinz History Center

Simply superb!

—Patricia Lowry, *Pittsburgh Post Gazette*,
on the renovation of the Homewood Library

Selected Recognition



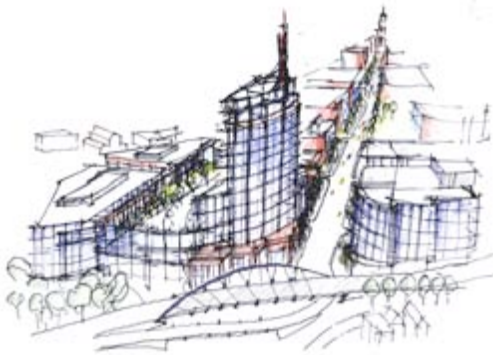
- 2012 **Silver Award for Design Excellence**, AIA Pittsburgh: Gateway Station (with Edge Studio)
Regional and Urban Design Award, AIA Pittsburgh: The Oakland 2025 Master Plan
- 2011 Grassroots Advocacy Award, Preservation Pennsylvania: Presented to Rob Pfaffmann
- 2010 Community Design Center of Pittsburgh: Outstanding Community Outreach
- 2009 Award of Excellence in Open Plan, AIA Pittsburgh: A Civic Renewal (Pittsburgh's Civic Arena)
Certificate of Merit for Design Excellence, AIA Pittsburgh: Hill District Branch Library
Pennsylvania Historic Preservation Award: 502 West North Avenue
- 2008 **Silver Award for Design Excellence**, AIA Pittsburgh: Meadowcroft Rockshelter Enclosure
Pennsylvania Historic Preservation Award: Meadowcroft Rockshelter Enclosure
Building Excellence Award, Master Builders' Association: Meadowcroft Rockshelter Enclosure
Certificate of Merit for Design Excellence, AIA Pittsburgh: Powdermill Nature Reserve
Green Design Citation, AIA Pittsburgh: Powdermill Nature Reserve
Annual Preservation Award, Historic Review Commission of Pittsburgh: Allegheny Observatory
- 2007 Award of Excellence in Architectural Detail, AIA Pittsburgh: SEI Visitors Center Security Desk
Excellence in Design Initiative Award, PA Housing Finance Agency: ELDI, Inc. Housing Prototypes
Annual Preservation Award, Historic Review Commission of Pittsburgh: The Catalyst Building
- 2006 Honor Award in Interior Architecture, AIA Pittsburgh: The Center for Turning and Furniture Design
Award of Excellence in Architectural Detail, AIA Pittsburgh: Smithfield Liberty Parking Canopy
Award of Excellence in Open Plan, AIA Pittsburgh: Oakland Civic Center Conservation Study
Annual Preservation Award, Historic Review Commission of Pittsburgh: 502 West North Avenue
- 2004 Pennsylvania Historic Preservation Award: Homewood Branch Library Renovation
Honor Award for Design Excellence, AIA Pittsburgh: Alcoa Business Services Center
Award of Excellence in Open Plan, AIA Pittsburgh: Gateway Center Station
Certificate of Merit for Design Excellence, AIA Pittsburgh: Church of the Ascension
Certificate of Merit for Design Excellence, AIA Pittsburgh: Carport Pavilion
Annual Preservation Award, Historic Review Commission of Pittsburgh: Homewood Branch Library
Award of Excellence, The Pennsylvania Parking Association: Smithfield Liberty Garage
- 2003 Build-to-Suit Award, NAIOP: Alcoa Business Services Center
- 2002 Award of Merit, The Pennsylvania Parking Association: Shiloh Street Parking Plaza
- 2001 **Silver Award for Design Excellence**, AIA Pittsburgh: Ft. Duquesne and Sixth Garage
Award of Excellence, The Pennsylvania Parking Association: Ft. Duquesne and Sixth Garage
- 2000 Citation of Merit for Design Excellence, AIA Pittsburgh: River Lofts

Representative Clients

Clients can expect to work directly with the principal and senior associates of the firm along with team members who have demonstrated an ability to both think outside the box and ensure that the end result is a plan that inspires and guides action.



Oakland 2025: Boulevard/Zulema Park



Oakland Western Portal: Development Capacity Sketch

Corporations / Developers

Alcoa
Cerebellum
Computerm
Computer Research
Forest City Enterprises
Fourth River Development
Hormann Flexon
JRA Development Group"
Lycos, Inc.
Mitsubishi Electric Power Products
NOVA Chemicals
Pennsylvania Commercial Real Estate*
The Rubinoff Company
Siemens/US Filter*
Standard Properties
Talisman Energy
Third Street Renaissance
Walnut Capital

Public Agencies

City of Pittsburgh Department of City Planning*
Port Authority of Allegheny County
Urban Redevelopment Authority of Pittsburgh
Pittsburgh Parking Authority*
City of Pittsburgh Department of Engineering
Beaver, Millvale and Sewickley Boroughs

Libraries

Bridgeville Public Library
Carnegie Library of Pittsburgh*
Carnegie Library of McKeesport
Heinz History Center*
Millvale Community Library
Monroeville Public Library*
Software Engineering Institute*
Thomas College

Colleges and Institutions

The Buhl Foundation
Carnegie Mellon University
Carnegie Museums of Pittsburgh
Chatham College*
Church of the Ascension
Edinboro University of Pennsylvania
Indiana University of Pennsylvania*
Meadowcroft Rockshelter and Historic Village*
Mercyhurst University*
Pittsburgh Parks Conservancy
Sweetwater Center for the Arts
University of Pittsburgh*
Western Pennsylvania Conservancy

Community Development and Nonprofit Organizations

Bloomfield-Garfield Corporation
Central Northside Neighborhood Council
The Design Center of Pittsburgh
East Liberty Development, Inc.
Fineview Citizens Council
Friends of the Riverfront
Lawrenceville Corporation
Mount Washington CDC*
Neighbors in the Strip
Northside Leadership Conference*
Oakland Planning & Development Corporation
PennFuture
PA Association for Sustainable Agriculture
Pittsburgh Voyager
Polish Hill Civic Association
Riverlife*
Shadyside Action Coalition

* multiple projects

Developer Services

For over fifteen years, Pfaffmann + Associates has helped developers and corporate leaders assess, plan and execute projects. Our extensive planning and design experience allows us to apply a deep understanding of development and design issues as we help clients define and accomplish their goals.

We can assist you with a wide variety of projects, including:



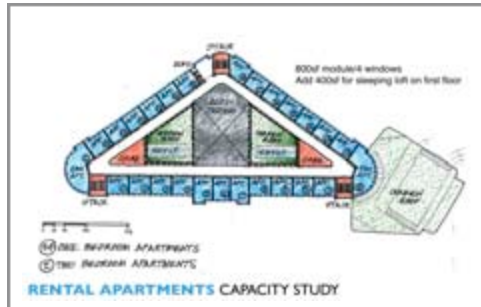
Oakland Western Portal: Test Fit

Architecture

- Site selection / capacity evaluation
- Program development
- Code analysis
- Permitting / public approval assistance
- Schematic design
- Design development
- Construction documentation
- Project management
- As-built drawings
- Post-occupancy evaluation
- LEED / sustainable design
- 3D modeling
- Marketing graphics

Preservation

- Adaptive reuse
- Building assessments
- Historic structure reports
- Conservation plans
- Resource surveys
- Master planning for historic sites
- Preservation planning compliance
- National Register nominations
- Local landmark designations
- Tax credit applications
- Interpretive design
- Grant writing



Schenley High School Vision Study

Planning / Urban Design

- Vision / master planning
- Zoning and land use evaluation
- Feasibility studies
- Streetscape / urban design
- Facility needs assessments
- ADA assessments
- Design guidelines
- GIS analysis
- Public participation / workshop facilitation

Workplace Design

- Interior design
- Test fits / preliminary space plans
- Material and finish selection
- Technology assessments / planning
- Custom furniture design
- Contract furniture selection
- Lighting evaluation and design
- Signage and wayfinding

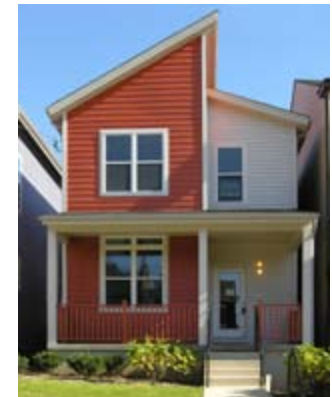
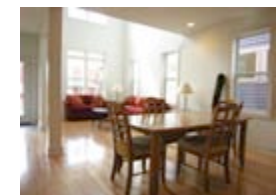
Residential

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ELDI Prototype Houses Pittsburgh, PA

The East Liberty Development, Inc. (ELDI) prototype houses are market-rate builder houses designed to fit into existing urban infill sites. Modern in their architectural expression, the designs are contextual adaptations of existing neighborhood houses. They feature green design principles making them forty percent more energy efficient than current ASHRAE standards for standard building exterior envelope systems. Spray foam insulation, instantaneous water heaters, and fluorescent lighting help reduce homeowners' utility bills.

2010 | 2,000 SF



The Heights at State College State College, PA

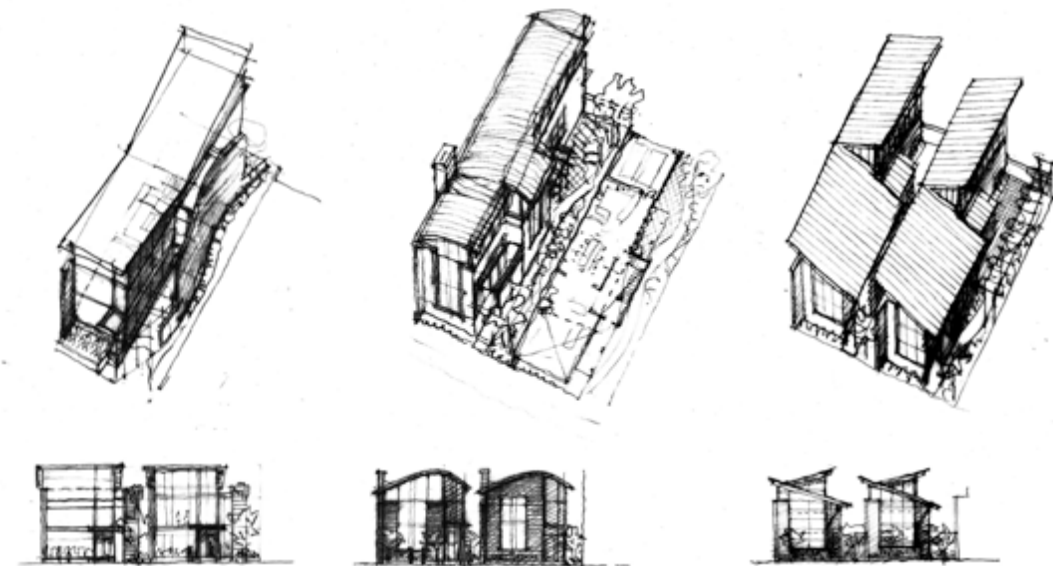
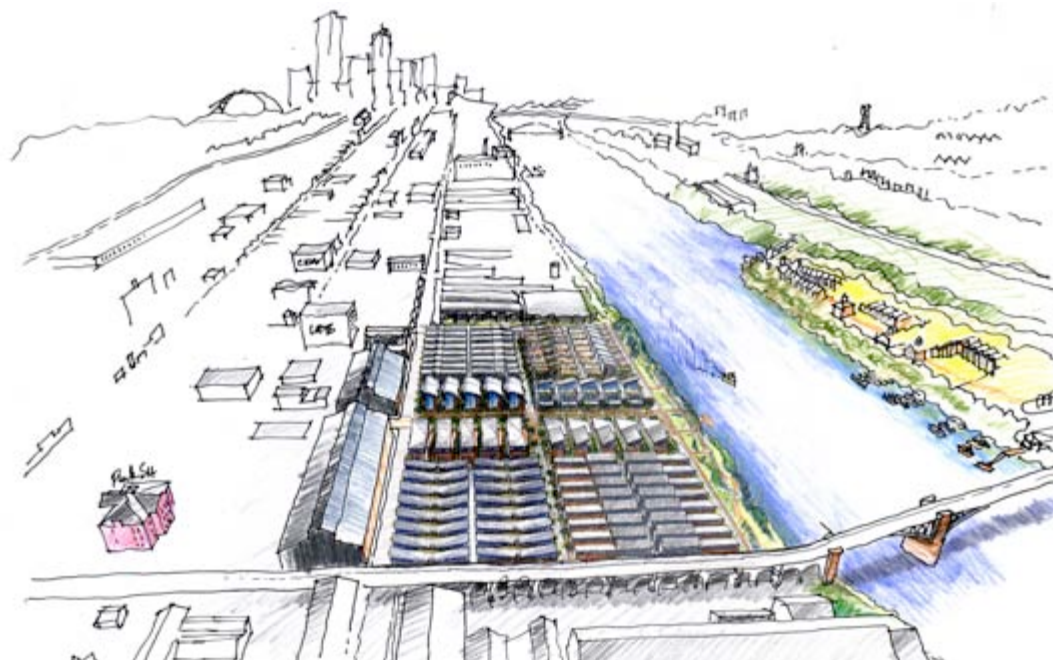
With its first phase set to be completed in June 2013, the Heights at State College features a mix of townhouses, detached single family, and multifamily residential units geared toward students and new college graduates. Featuring one of the largest residential clubhouses in State College, the 150-acre residential development was designed to create, "an attractive community atmosphere, with elegance and privacy, but with the comfort and amenities of a resort." Pfaffmann + Associates worked with Circleville Road Partners LP to design the clubhouse and select materials and finishes that helped brand the base architectural concepts. Phase 2 will begin construction in summer 2013.

Under Construction



Strip District Housing Proposal,
Fourth River Development
Pittsburgh, PA

Unbuilt | 2003



Arborgate Condominiums Ligonier, PA

Pfaffmann + Associates provided design development, construction documentation and construction administration services for a multi-unit condominium development in historic downtown Ligonier. Conceived as a group of three, 3-story, four-unit party-wall structures enclosing a private landscaped courtyard, this project features traditional, context-sensitive design and detailing.

2006 | 19,000 SF | \$2.8M



**Bakery Row Vision Plan
East Liberty Development,
Shadyside Action Coalition
Pittsburgh, PA**

This multiple-community led project defined the future use preferences for housing on the site of Reizenstein Middle School. A mix of housing options from green apartments to townhouses and detached units was endorsed.

2006



Bella Vista
Mt. Washington Apartment Building
Cozza Development
Pittsburgh, PA

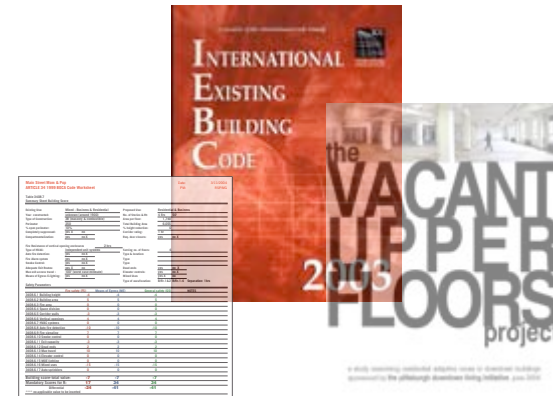
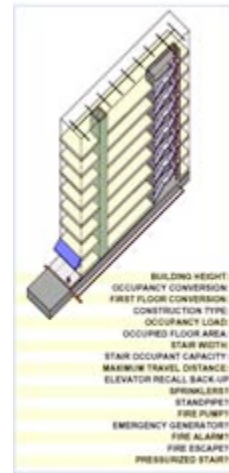
2002



Vacant Upper Floors Studies

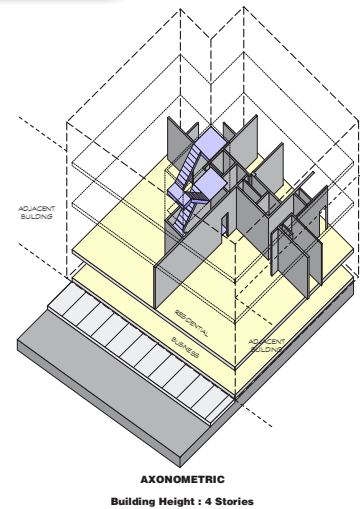
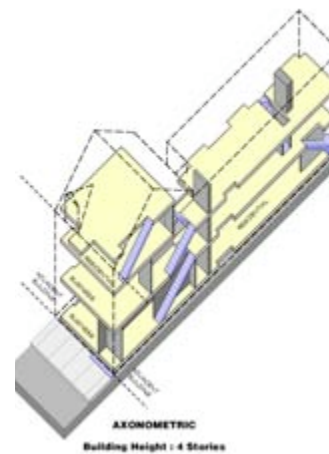
Pfaffmann + Associates is a recognized expert on building codes and existing buildings. Clients included 10,000 Friends of Pennsylvania, the City of Pittsburgh and No Wall Productions.

1996-2006



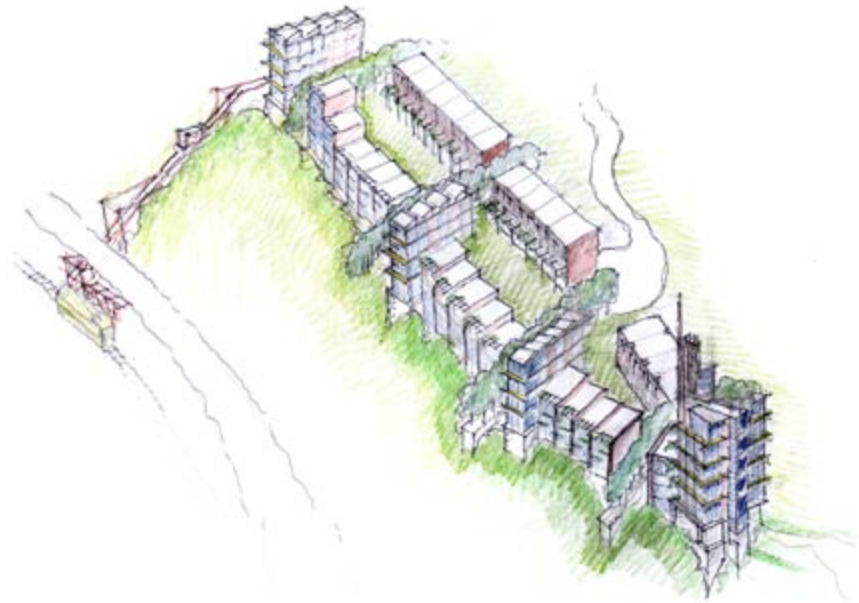
Old Buildings in the New Economy

Rehabilitation for Renewed Reuse



**Monument Hill Housing,
Cozza Development
Pittsburgh, PA**

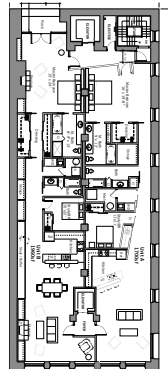
Unbuilt | 2002



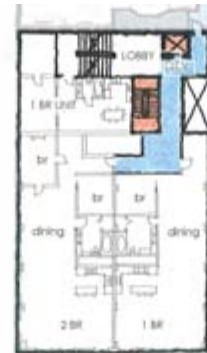
Other Housing Studies
Pittsburgh, PA



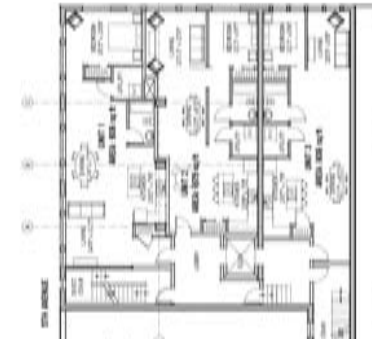
Oakland Mixed Use



Downtown Lofts



North Side Mixed Use



Downtown Apartments



Oakland Townhouses



Polish Hill Lofts

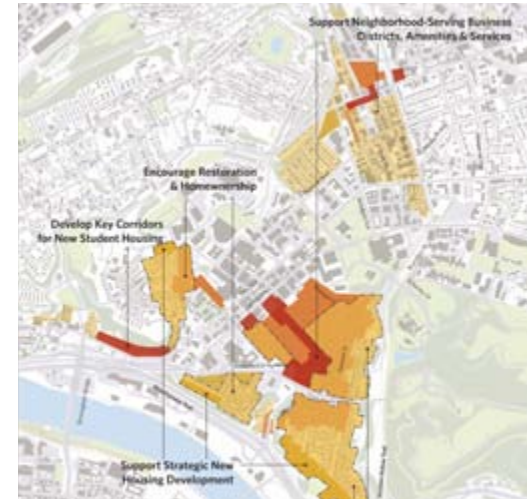
Planning & Urban Design

PFAFFMANN + ASSOCIATES

Oakland 2025 Master Plan Oakland Planning & Development Pittsburgh, PA

The Oakland 2025 Master Plan engaged all of Oakland's community members, institutions, partners and public agencies in a process of comprehensively re-imagining the neighborhood's future. The master plan identifies key urban design development opportunities, and improvements in housing, transportation, open space and business district development. The plan's focus centers around the idea that transformations in the realm of housing and transportation are key catalysts for creating overall neighborhood change.

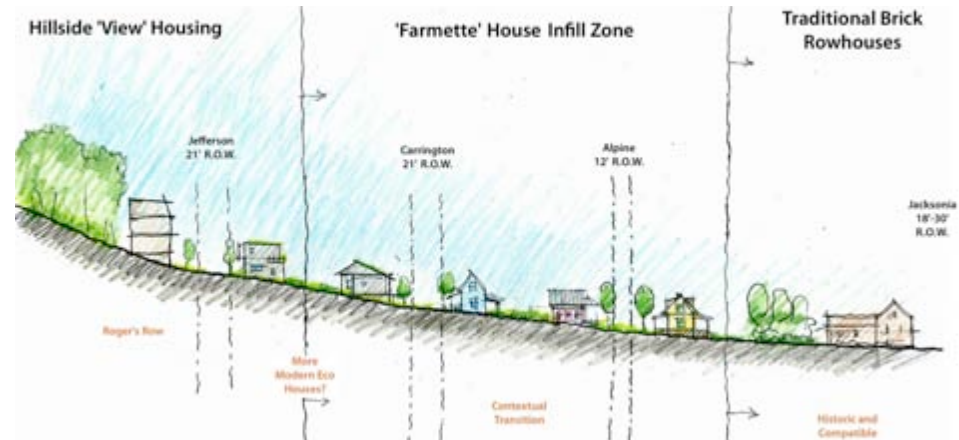
Completed 2012



Central Northside Community Plan Pittsburgh, PA

As part of a comprehensive community master plan for the Central Northside, Pfaffmann + Associates conducted a housing survey that respected and anticipated the neighborhood's diverse demographics. With significant input from a residential working group, numerous community meetings and market studies, and GIS mapping, P+A identified housing opportunity areas, proposed prototype infill housing types, and developed recommendations that envision the Central Northside becoming a neighborhood of choice for people looking for a sustainable, historic and diverse community.

Completed 2009



Lawrenceville Community Plan Pittsburgh, PA

Pfaffmann + Associates worked with the Lawrenceville Corporation, Lawrenceville United and the Lawrenceville Stakeholders to develop a comprehensive neighborhood community plan. A series of community meetings was conducted to help identify general guidelines for neighborhood improvements and specific areas within the larger neighborhood for more detailed design study and recommendations. The resulting planning document was then used to help leverage funds for specific projects.

Completed 2006



Polish Hill Community Plan Pittsburgh, PA

The Polish Hill Community Plan is a comprehensive master plan that focuses on ecology, the arts and community building. After a series of micro-events to discuss the future of the neighborhood, the project included a day-long workshop organized around transportation, open space and housing, and social space. Working with a highly motivated and innovative steering committee, Pfaffmann + Associates developed strategies to support housing in the neighborhood, improve Polish Hill's gateways, and bridge some of the gaps that currently exist within the community by preserving culture and connecting the neighborhood's generations.

Completed 2011



Office & Flex Space

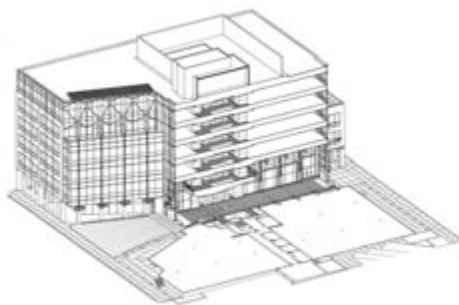
PFAFFMANN + ASSOCIATES

Alcoa Business Services Center Pittsburgh, PA

The Alcoa Business Services Center provides a quality work environment—similar to the Alcoa Corporate Center nearby—within a very tight budget, on par with speculative office space in the region. Working with a large, urban infill site, P+A and the developer (the Rubinoff Company) identified key circulation paths to link ground floor retail and restaurant space to adjacent new development.

Two primary facades respond to the urban context. A rich balance of glass, aluminum and masonry effectively continue the rhythms of adjacent buildings without mimicking them. A glass curtain wall reflects activity in the public plaza while laminated cobalt blue fins refract the southern sun. At the base, an aluminum trellis structure provides shade and continues the spirit of the riverfront park into the building entrance.

2002 | 280,000 SF | \$21M

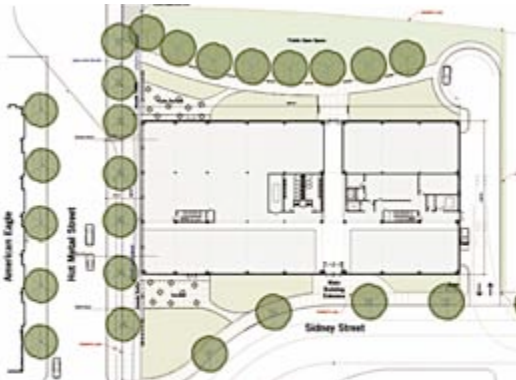


2900 Sidney Street Pittsburgh, PA

Located at Pittsburgh's South Side Works, on former site of the Jones and Laughlin Steel Mill, the 2900 Sidney Street office building was designed for speculative office tenants. The compact core achieves a 97% efficiency rating, and is designed to maximize flexibility as leasing demands change over time.

The building includes 19' floor-to-floor clearances and a ground floor arcade to accommodate restaurant retail and a bank. Native plantings and permeable paving are intended to reduce storm-water runoff and help the project achieve a LEED rating. Construction is anticipated to commence when office leasing is completed.

Unbuilt | 150,000 SF | \$15 M

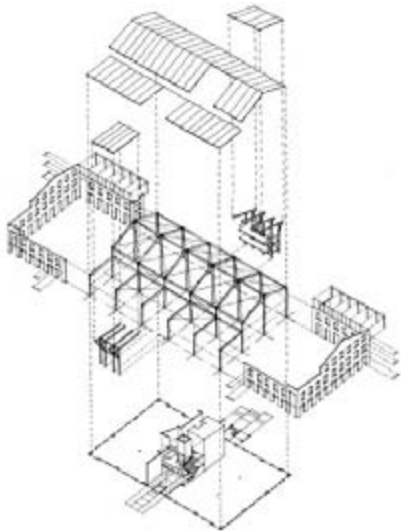


800 Waterfront Drive Pittsburgh, PA

Located on Washington's Landing (a 42-acre island and former brownfield in the Allegheny River), 800 Waterfront Drive demonstrates how high-quality, low-cost office space can be developed using standard systems, including the use of pre-engineered structural and roof systems.

The total building shell project cost was maintained under \$60 per square foot. P+A recently designed the new headquarters for the Western Pennsylvania Conservancy, owners of Fallingwater. The offices are designed with green design principles and focus on recycling existing spaces and materials and their embodied energy.

1999 | 40,000 SF | \$2.4 M



Third Street Renaissance Building Beaver, PA

The Third Street Renaissance Building is a contemporary office/retail space that was sensitively inserted into the historic main street of Beaver, PA. The two-story building reuses existing basement foundation walls, and includes ground-floor retail, and basement / second floor offices. The scale and massing of the building are contextual and draw inspiration from Beaver's architectural history without replicating the past.

While the project was completed on an accelerated fast track and tight budget, additional value was provided throughout the process, including signature metalwork by local metal artists.

2011 | 35,000 SF | \$2M

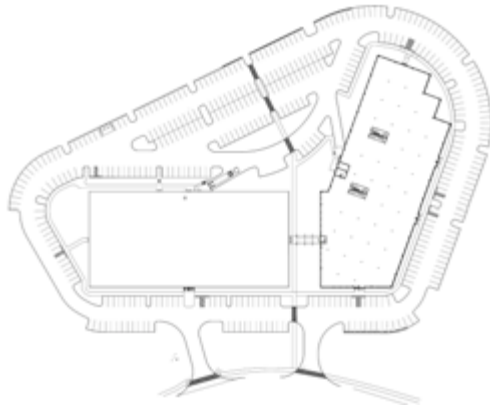


**Pennwood I and II
Warrendale, PA**

Featuring high ceilings with a focus on natural light, transparency and views. Pennwood Commons I and II were designed for flexibility, rapid customization and fit-out, and the most efficient use of the site. The exterior envelope allows for maximum daylighting, while the building's shape and siting permits all three tenants an identity and entrance on a different façade of the building. The unique L-shaped plan with stepped end maximizes the number of corner offices and corner conference spaces.

The complex features a glass connector which unites the two buildings and creates a landscaped courtyard for outdoor events.

2009 & 2011 | 110,000 SF | \$5.9M

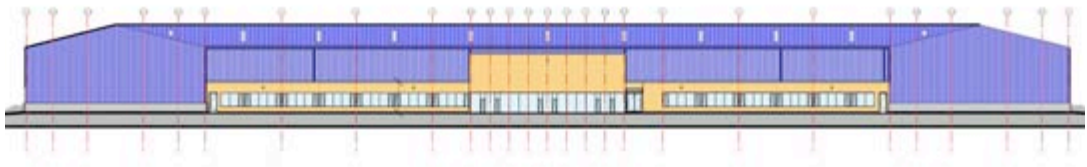
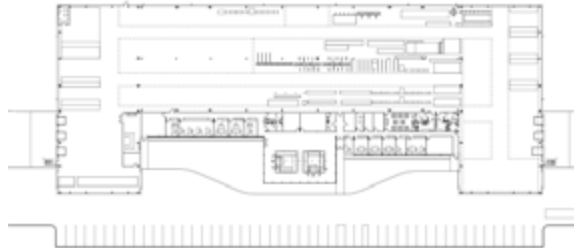


Hormann Flexon Production Facility Burgettstown, PA

Pfaffmann + Associates collaborated with Wannenmacher + Möeller to design a new North American Production Facility, for Hormann-Flexon, an international manufacturer of high-speed overhead doors. Working with Fourth River Development, the new LEED facility is comprised of an energy efficient pre-engineered manufacturing plant and a custom-designed office space.

The facility is designed to accommodate a second phase manufacturing expansion and second-story office addition. The building design features ultra-insulated exterior walls, production space skylights, exterior sunshades, and water efficient landscaping. Construction is expected to be completed in June 2013.

2013 | 67,000 SF | \$7M

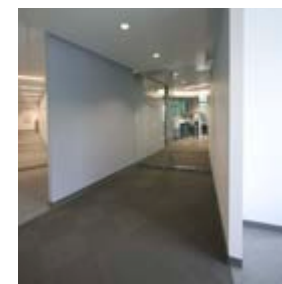
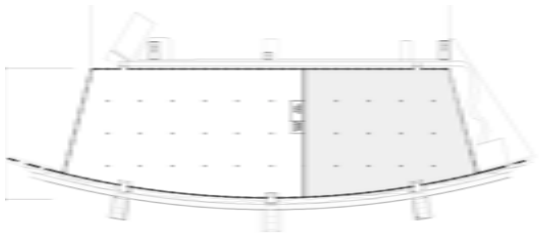


**Crescent Commons Office Building
Mitsubishi Simulator Tenant Fit-out
Warrendale, PA**

Originally completed in 1999, the Crescent Commons flex office building was designed to house multiple tenants and program configurations. The building's arc form responds to a curvilinear developer's parcel plan. Entrances and windows were designed to be interchangeable as tenant demising walls were moved on the interior. A small outdoor courtyard finishes the end of the flex building to provide seating space at lunch.

When the building changed ownership in 2007, Pfaffmann + Associates worked on a second phase tenant renovation for Mitsubishi Electric Power Products. Tenant fit-out work included the creation of a reactor simulation room and corporate training facilities.

1999 - 2009 | 40,000 SF | \$3M



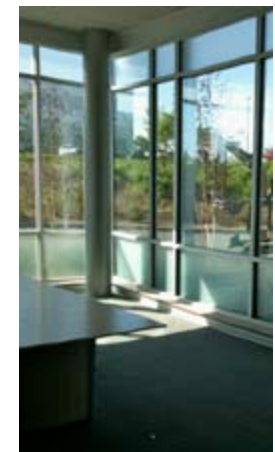
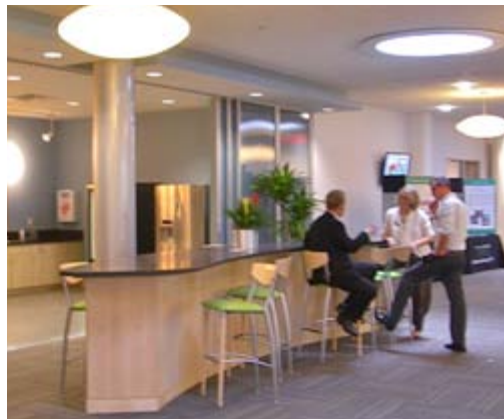
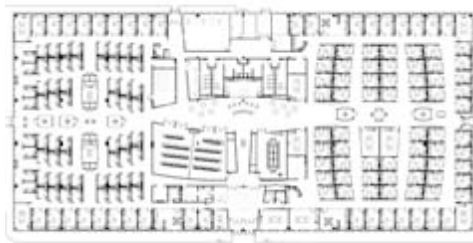
Talisman Energy USA Warrendale, PA

This project began as a 52,000 SF custom fit out for Talisman Energy in Pennwood I, accomplished on a highly-accelerated one-year schedule. This was followed by 22,000 SF in Pennwood II as the company expanded.

Design of the initial space reflects the Talisman organizational structure of roughly one-half business staff and one-half technical staff. Executive offices are strategically located for optimum interaction with staff. Glass-walled circulation “streets” define internal offices and allow natural light to permeate the interior. A centralized collaboration and café space supports training and catered events.

Reached by an innovative glass connector, the second phase continues the high quality standard details, such as 12-foot ceilings and 8-foot maple doors. Throughout both spaces, the goal of long-term flexibility and quality amenities was achieved by careful manipulation of circulation hierarchies, adjacencies, materials, transparency and light.

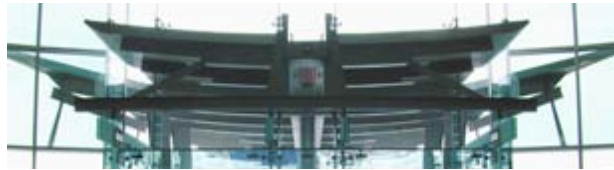
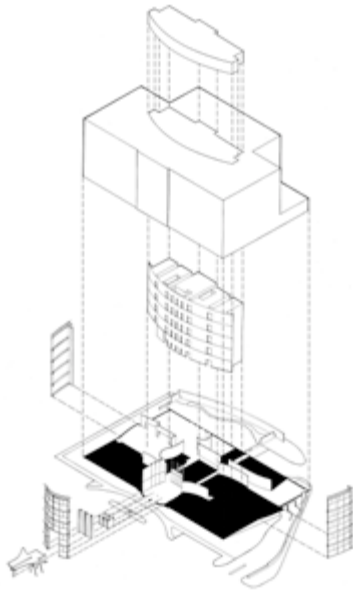
2009 & 2011 | 72,000 SF | \$3M



NOVA Chemicals US Operations Center Moon Township, PA

The NOVA Chemicals US Operations Center demonstrates a thoughtful, responsive reconceptualization of a speculative office building. P+A identified three key areas of departure that could be adapted to the “shell budget” of the developer: A soaring sense of entry drawn from the site’s location adjacent to the Pittsburgh International Airport; projecting glass wings or bays that open and illuminate the interior of the developer’s conventional box; and urban outdoor spaces offering employee amenities while shielding the building from a sea of suburban parking.

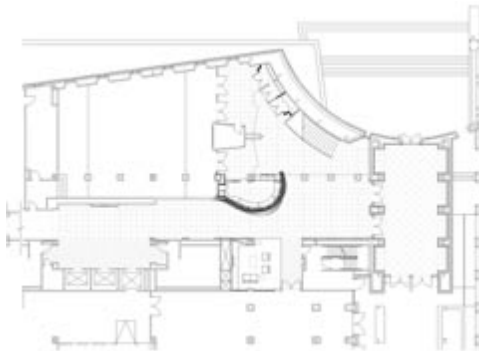
2001 | 150,000 SF | \$22M



**SEI Visitors Center
Pittsburgh, PA**

The renewal of the Software Engineering Institute's interior spaces builds upon the original design while refreshing the character of the space using light, form and fabrication technology reflective of the Institute's cutting edge mission. The project was driven by mandated increases in security for visitors. The sculptural geometry of the desk was shaped using integrated design and fabrication software to accommodate the need for many monitors and to encourage transactions at the sign-in areas (at the front and tail ends of the desk).

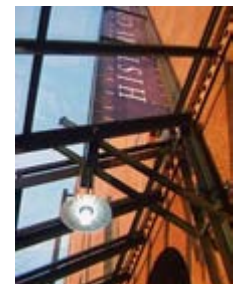
2006 | 5,000 SF | \$400K



Rob Pfaffmann Previous Experience

Prior to founding his own firm in 1996, Rob Pfaffmann was the Senior Associate in Bohlin Cywinski Jackson's Pittsburgh office, where his work centered on education and research facilities at major universities. As project manager/architect, a primary focus was developing new construction in an urban context. These projects, many developed on brownfield sites in Pittsburgh and Seattle, all received local, state and national design awards.

Pfaffmann + Associates continues to work with a number of these clients including Carnegie Mellon University and the University of Pittsburgh.





The Benedum Trees Building

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