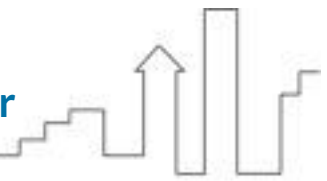


Restoration of the Region's Finest Luxury Condominium Tower



Renovation costs the least and the building improves the most when sequenced properly

Gateway Towers Luxury Condominium Pittsburgh, PA

When a building is facing catastrophic systems failure due to decades of insufficient investment, the opportunity is ideal for renovating the building to its optimum level of performance for the lowest possible costs. Doing so requires teams to follow the Natural Order of Sustainability: passive first, active second and renewables last.

Owner's Project Goals

Develop the short and long-term investment plan for Gateway Tower's building renovation.

Window Replacement Program

- ✓ Replaced 1262 residential windows with Industry-leading, large, panoramic, operable windows tuned to control solar heat gain and significantly reduce city noise.

Façade Restoration and Roof Repairs

- ✓ Emergency roof repairs and new coping installation
- ✓ Full Façade restoration

Long-term Mechanical Systems Replacement

- ✓ Created a twenty-year engineering plan with flexible methods of project delivery.
 - HVAC 2-pipe replacement
 - Central plant restoration with control system
 - Plumbing for cold and hot water piping and plant systems
 - Building-wide ventilation and exhaust
 - Code-based requirements



Project Highlights

AUROS Group, acting as Owner's Performance Advocates, developed a plan to renovate the envelope of the building before replacing the active systems.

Doing the work in this order drives the greatest return on investment. This is because the benefits of lower energy consumption and improved indoor air quality that result from envelope improvements, allow budget reductions when replacing active systems, as they enable smaller and lower cost systems to be specified.

Passive System Improvements: replacement of building windows; restoring the façade, repairing the roof.

Active System Improvements: replacement of mechanical, electrical, and plumbing systems.

GTCA was able to restore the building, over time, using combinations of third-party expertise and self-performance.

Project Reference

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Renovation

Renovation of luxury
condominium tower
188,000 square feet
\$9.5 million

Project Team

AUROS Group
Avon Design Group
Heapy Engineering
Delrey Windows
Skyline