RDC Design-Build, Inc. (RDC) is part of a family of companies that dates back to 1918 in the construction and real estate industries. In 2006, John R. Deklewa founded RDC with the specific purpose of developing and building multi-family communities, commercial office and industrial properties.

RDC has successfully worked with many local developers, investors, community development groups, non-profits, and institutional client partners to deliver quality projects on time and under budget. RDC has been involved in many community-based projects throughout the City’s neighborhoods, such as Manchester, The Hill District, Lawrenceville, and Bloomfield.

RDC has delivered commercial real estate assets (multi-family, commercial office, and industrial) in access of $200 million, since 2006.

RDC Design-Build, Inc. focuses exclusively on:

- Single-family Communities
- Multi-family: apartments, condominiums, attached units
- Commercial Office
- Senior Communities
- Student Housing
- Urban-Infill: pocket neighborhoods, scattered-lots, low/mid-rise
- Industrial Properties
Orangestar Properties, LLC is the real estate management and operating company affiliate of P&S Equities, Inc. Historically, P&S Equities has been active investors in office, retail, and multi-family properties across the United States since the 1940s. Prior to 1960, the company was one of the dominant developers of single and multi-family homes across Northeastern Ohio and Western Pennsylvania.

As real estate investors and operators, Orangestar and P&S have holdings in office, retail, and multi-family properties across the United States. The portfolio consisted of thousands of apartment units, retail assets, land holdings and single family home developments. Current and past holdings include but are not limited to:

- Central Park West, a 650-apartment complex in the Austintown submarket of Ohio
- Austintown Plaza, a 370,000-square-foot community shopping center in Austintown, OH
- Successful redevelopment and disposition of a 150,000-square-foot office building in Cherry Creek, CO (Denver, MSA)
- Development of Larkspur Landing office park in San Francisco, CA.
- Successful acquisition and disposition of multiple shopping centers and free standing pharmacies across the metro-Atlanta area
- McKinney Green Building, acquisition and management a LEED Platinum office building located in McKinney, Texas (Collin County, TX)
- Atrium at Mc Dermott Office Building, acquisition and management of the office building located in Allen, Texas (Collin County, TX)
- Kings Park Office Building, acquisition, redevelopment, and management in Plano, Texas (Collin County, TX).
Past Projects

Torrente at Upper St. Clair
Upper St. Clair, Pennsylvania
Empire on Liberty
Pittsburgh, Pennsylvania
The McKinney Building
Dallas, Texas
Cranberry Woods
Cranberry Township, PA
15th Street Office Building

- $22 million cost
- 105,000 Gross Square Feet
- 4-Story
- 150 Parking Spaces

- Does not exceed code and market, need exception
- 56 Bike Storage Spaces

**D15TRICT FIFTEEN** is a $22 million, 105,000 GSF, Class A office and R&D building.

This project is a joint venture between RDC and Orangestar Properties. Orangestar owns and manages properties throughout the country, including the first, privately-held, LEED Platinum building in the US.

This project has a goal to exceed the City’s standard for MWDBE participation.

This LEED building will feature outdoor amenity spaces; including a public piazza, a tenants’ fitness facility with changing areas, electric vehicle car charging stations, and a bike share program. The first floor will be built with R&D and light-product assembly use tenants in mind. The ceiling height will be 18’ high; “Built for the future tenants of Pittsburgh”.

Upon approval of the LERTA, RDC will break ground September 1, 2017.
VIEW FROM SMALLMAN STREET
PIAZZA CONCEPT - 15TH STREET & WATERFRONT PLACE

DISTRICT FIFTEEN | PITTSBURGH BOARD OF PUBLIC EDUCATION - LERTA REQUEST
PIAZZA CONCEPT - 15TH STREET & SMALLMAN STREET
CURRENT CONDITION

PROPOSED IMPROVEMENT

BEFORE & AFTER CONDITIONS
LANDSCAPE PLAN

D15TRICT FIFTEEN | PITTSBURGH BOARD OF PUBLIC EDUCATION - LERTA REQUEST
• Project cannot proceed without LERTA due to additional costs required by the current site conditions.

• Project is an Act 2 Site:
  o Requires soil remediation
  o Soil disposal
  o Vapor barriers
  o Compliance standards with the Department of Environmental Protection Act 2 process

• Underground Obstructions:
  o Former mill site (iron production facility)
  o Geotech study shows large obstructions
  o Ingots
  o Concrete walls
  o Other obstructions that require additional site work costs.

• Floodplain Requirements:
  o Site was entered into 100-year Floodplain
  o Requires site elevation
  o Compliance with FEMA standards
  o Higher construction costs for flood requirements

• Willing to build the project on a speculative basis

• In due diligence for 6 months and completed:
  • Initial design
  • Environmental studies
  • Geotech analysis
  • Legal review
  • Stormwater design (Best Management Practice)
  • Other civil engineering
**TAXES**

<table>
<thead>
<tr>
<th>Current Taxes, Parcel</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>G-00-160</td>
<td>1,167,000</td>
</tr>
<tr>
<td>Millage/Existing Tax Base</td>
<td>22.63</td>
</tr>
<tr>
<td>Taxes</td>
<td>26,409</td>
</tr>
</tbody>
</table>

New Taxes

| Land                   | 1,167,000 |
| Site Improvements      | 1,050,875 |
| Hard Construction Costs| 11,025,000|

**Total Cost** 13,242,875

<table>
<thead>
<tr>
<th>Taxes</th>
<th>Amount (11 years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Taxes, No Project</td>
<td>290,501</td>
</tr>
<tr>
<td>Total Taxes with LERTA</td>
<td>1,110,332</td>
</tr>
</tbody>
</table>

**Net New Taxes with LERTA** 819,831

| School Property Taxes, No Project | 126,316 |
| School Property Taxes with LERTA  | 482,796 |

**School Net Taxes with LERTA** 356,480

| Annual Income Tax Generation | 935,257 |
| Annual Sales Tax Generation  | 533,127 |
| City Wage Tax                | 232,000 |
| School Wage Tax              | 464,000 |
| Earned Income Tax            | 20,800  |
| New City Wage Tax            | 893,200 |
| New School Wage Tax          | 1,786,400|

**TOTAL NEW SCHOOL REVENUE** 2,142,880

**JOBS**

<table>
<thead>
<tr>
<th>Permanent</th>
<th>Indirect</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>544</td>
<td>70</td>
</tr>
<tr>
<td>250 RSF per employee</td>
<td>2.36 multiplier, IMPLANS SAM</td>
<td>Direct labor/average annual salary</td>
</tr>
</tbody>
</table>

New City Jobs 140 35% of perm. jobs
New State Jobs 100 25% of perm. Jobs

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**BENEFITS**