

Bedford Senior Campus

DRP PRESENTATION

11/04/2020

- **Preservation Of Existing Community Assets – Adaptive Re-Use Of Vacant Structures And Upgrade Existing Occupied Developments**
- **New Community Asset – addition of a new construction residential building to the campus**
- **Green and Healthy Housing and Innovation**
- **Economic Opportunities – MWBE Contracting Opportunities And Local Resident Hiring**
- **Offer Adult DayCare Services To Campus Residents And The Community-At-Large**
- **Promotion Of Public Art To Honor The Legacy Of Prominent Hill District Residents – Community Suggestions/Survey**

Former Tuberculosis Hospital of Pittsburgh

campus constructed between early 1900's -1949

BUILDING 1
Vacant -Former
Dispensary

BUILDING 2 -Vacant
Former Christmas
Seal Building

BUILDING 3 - Vacant
Former Men's Pavillion

CHRISTOPHER A. SMITH -
37 Units Sr. Housing -
Former Power/ Service Bldg.
And Children's Ward

WESTERN MANOR - 32
Units, Sr. Housing
Former Nurses Residence

MILLIONES MANOR -
40 Units Sr. Housing
Former Hospital



PROJECT SCOPE OF WORK

PHASE I

1. CONVERT 3 VACANT STRUCTURES & ADD NEW BUILDING

- Create 41 New Low Income Residential Senior Housing Units With Supportive Services
- All 1-BR units; 11 fully accessible; (AVG 600-850 SF);
- 100% Project Based Section 8 Vouchers (Residents pay 30% of Income)
- Upgrade 36 existing units in Christopher Smith building

PHASE II

2. UPGRADE 72 UNITS OF EXISTING SENIOR HOUSING IN WESTERN MANOR AND MILLIONES MANOR

- Mechanical System Upgrades (Heating/Cooling/Hot Water)
- Upgrade Kitchens and Baths

3. INVESTIGATING USE OF CO-GENERATION SYSTEM – to re-cycle/produce energy and reduce costs

Green and Healthy Components



Access to
Public
Transportation

Advanced
Water Saving
Fixtures

Energy Conservation
Project will certify
under ENERGY STAR 3

Construction
Waste
Recycling

Recycling
Storage Area
for Tenants

Use of Recycled
Content &
Materials

Regional
Material
Selection

Engineered
Wood
Products

Native &
Adaptive
Species
Landscaping

Healthy
Indoor Living
Environment

ENERGY STAR
Lighting and
Appliances

Conservation
Training &
Tips for
Residents

ECONOMIC OPPORTUNITIES

Hill CDC as Co-GP; Business Contracting; Construction Jobs And Healthcare Jobs

MBE Goal 30%
WBE Goal 15%



Section 3 and Local Resident Hiring



SerahCare®

Experienced Care, Delivered with Love

Adult Day Center— Building 2

Exercise



Combat Isolation



Chronic Disease Care Management



Intergenerational Activities



Beacon Residential Management

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- ~50 team members
- fifty-year history
- Pittsburgh office - 437 Grant Street

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- ~700 team members
- fifty-year history

LIVING
WELL by
DESIGN

PHASE I PROPOSED SCHEDULE

