

REI - SETTLER'S RIDGE



Project: REI at Settlers Ridge - Pittsburgh, PA

Budget: \$1.2 million

The Challenge: An aggressive timeline, sustainable design and remote client.

The Result: A repeat customer, REI, completes its newest Pittsburgh store on time and on budget through on-site leadership, immediate resolution of building challenges and efficient use of technology.

The Bottom Line: Experience. Whether your project is big or small, there's just no substitute for it.

In 2005, REI entered the Pittsburgh market with a dramatic store at South Side Works – a 610,000 square foot open-air, lifestyle district with diverse retail, restaurants and office space. PJ Dick was chosen as the general contractor for the \$1 million Silver LEED-certified project that involved a 25,000 square foot fit-out encompassing two floors of retail space and a third floor administrative office. An ornamental stair and mezzanine railing, steel and timber trellis exterior, exposed mechanical and electrical systems, and extensive millwork installation were highlights of the project. PJ Dick also self-performed all concrete and carpentry work for the REI space.

Four years later the trusted retailer of outdoor gear was ready for a second Pittsburgh store, this time at Settlers Ridge – a 600,000 square foot regional center development located in Robinson Township. PJ Dick was immediately given the green light to serve as the tenant fit-out contractor and to collaborate with REI subcontractors on a new \$1.2 million, 26,177 square foot REI facility. Over 25% of the work would ultimately be self-performed by PJ Dick upon the project's completion.

REI chose PJ Dick based on its stellar performance record, its decades of experience in both small and large building projects, and its utmost confidence in PJ Dick's ability to meet an aggressive timeline.

PJ Dick, in turn, responded with a commitment to excellence and client satisfaction. Even in the midst of multiple building challenges, the PJ Dick team held fast to REI's firm finish date. "We had to re-sequence some work to make their deadlines," noted PJ Dick Project Manager Noah Shaltes. "And we collaborated with subcontractors that were not our own to immediately address leakage issues that required a redo. But of course we made it all work, even with utility and other delays, through acceleration of site work and overtime. And we did it all within the client's aggressive time table."

REI's dedication to sustainable operations is visibly evident throughout its 100+ store locations, nationwide. The Settler's Ridge site was no exception and incorporated sustainable features including low-flow faucets, a bike rack, a solar hot water system and indoor shower facilities for REI employees, as well as recyclable carpeting and materials, low Volatile Organic Compound (VOC) sealants and adhesives, and rooftop water panels and solar radios. "Photo sensors that measured the quantity of daylight were installed at the site," added Shaltes. "By doing so, lighting could be dimmed in order to conserve energy consumption when adequate daylight was present."

Technology continues to advance the construction industry in innovative and new ways. Enhanced communications and project management solutions are key to keeping customers well-informed, particularly remote clients like REI. PJ Dick utilized Constructware—a web-based solution that served as a convenient One-Stop-Shop for project management.

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The software allowed REI to seamlessly access all project correspondence, meeting minutes, job changes and site photos from its headquarters in Sumner, Washington. With REI site-visits limited to a bi-weekly basis, the technology successfully kept the company up-to-date on all building details at Settler's Ridge. Time-sensitive reviews and approvals occurred quickly and efficiently, further ensuring that the newest REI store was completed on time and on budget.

