

Baltimore Headquarters LOB Orientation



Collaborative

Sustainable

The PNC Baltimore project will be a new regional headquarters. The aspiration is similar to that of PNC Place in Washington, DC.

This project will represent the evolution of PNC's workplace.

Continuing with PNC's commitment to sustainability, PNC Baltimore will achieve LEED® Certification for commercial interiors.

Introduction

Building Information

Employee Impact

Vision for Workplace

Proposed Process for Baltimore

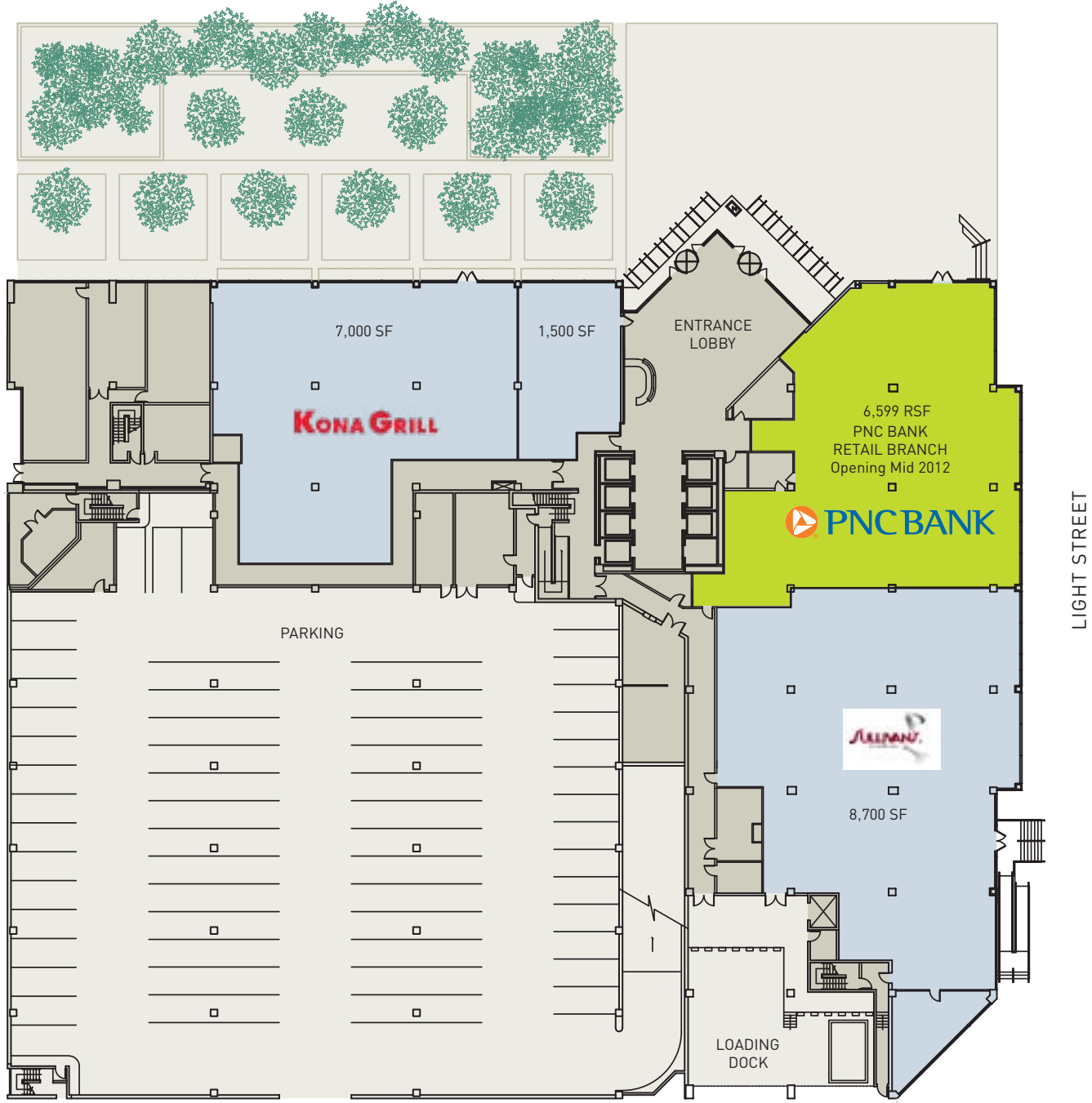
Project Schedule

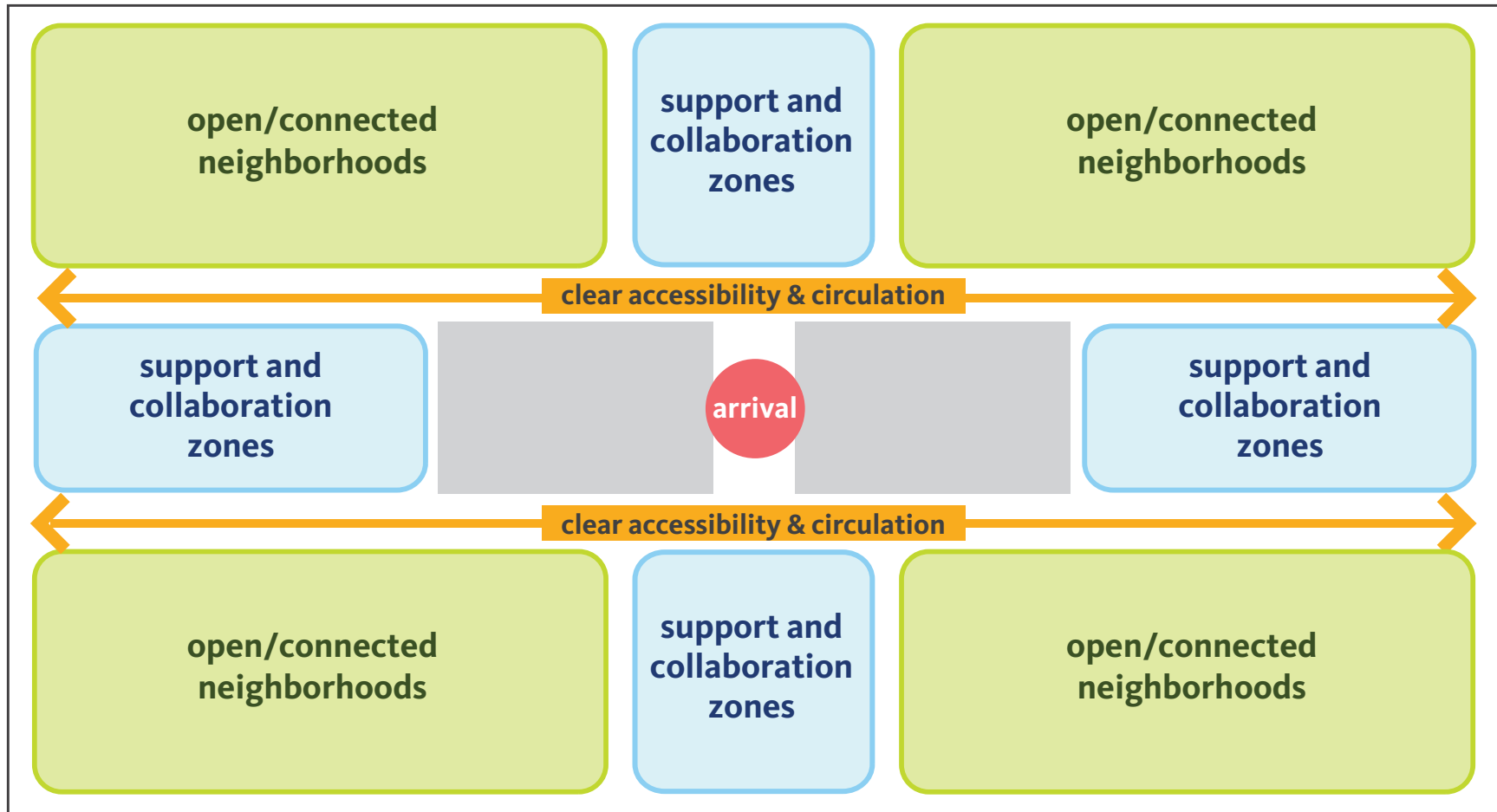
Next Steps



- Metro Station
- Light Rail Stop
- MARC Train Station
- Central Parking

PRATT STREET





Open / Connected

The workplace is treated as a transparent environment. This creates a more **collaborative environment** by enhancing both visual and acoustic connections.

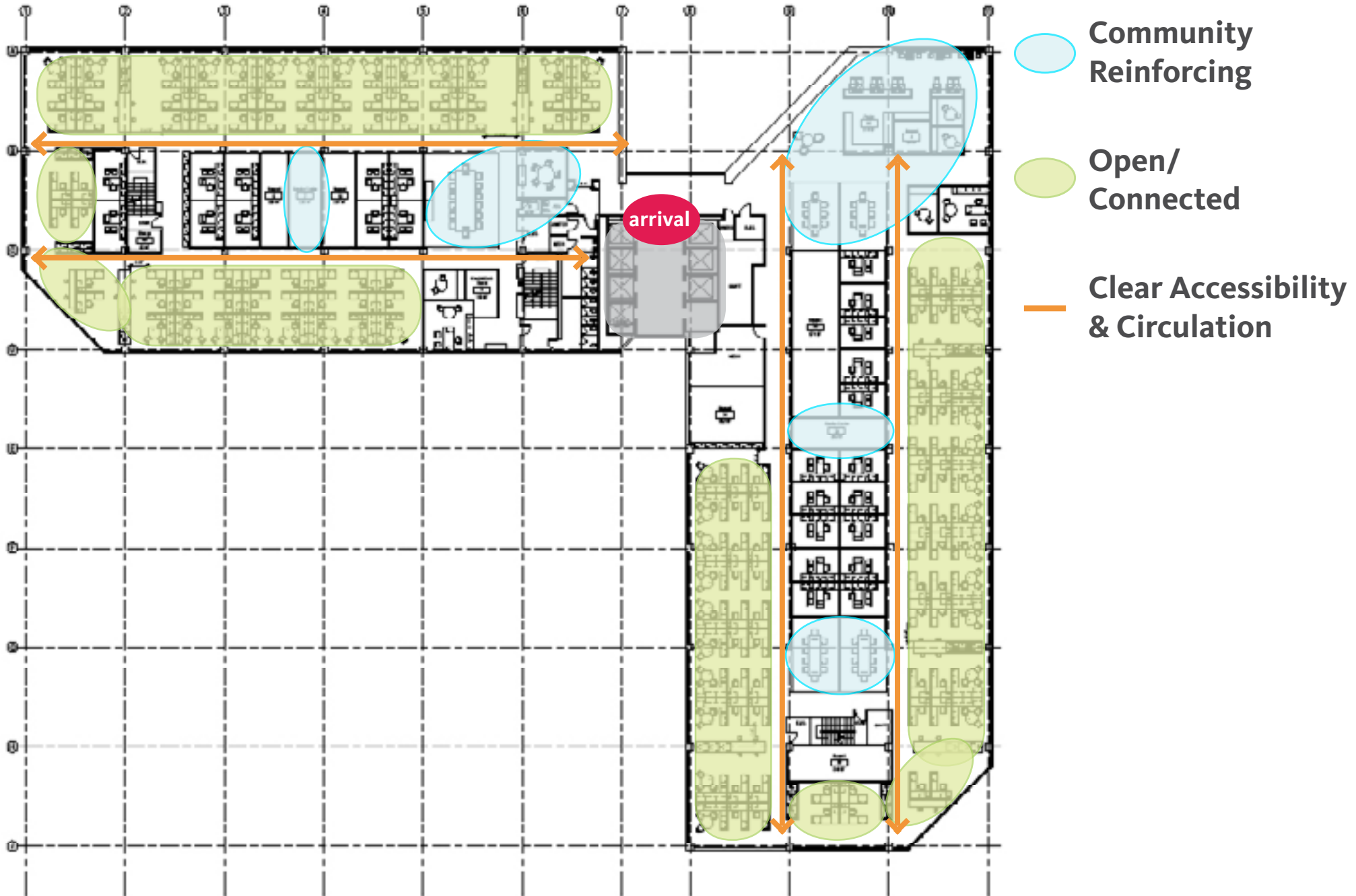
Community Reinforcing

Collaboration areas **reinforce culture**, provide opportunity for mentoring and **enhance communication** between employees.

Clear Accessibility & Circulation

Clear circulation path defines different zones in our new environment. All spaces are **connected** by two primary streets.

1 East Pratt Street - Typical Plan



New PNC Regional Headquarters Branch

Direct access to Baltimore's famous inner harbor

Restaurants located within the building plus numerous other restaurants nearby.

Parking spaces available at Sheraton and Hyatt and additional parking within .3 miles

Building Access / Security: Access Control System & 24/7 guard service

An artwork program will be assembled that is focused on work from local and regional artists

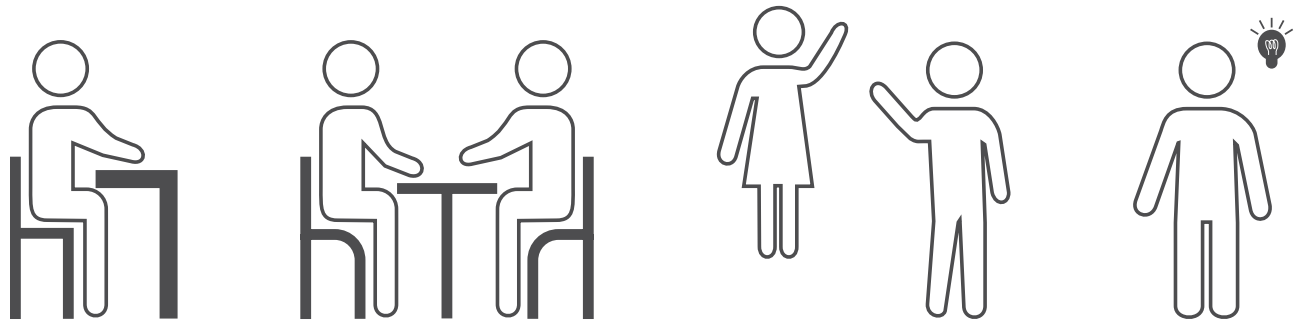
Transportation / parking: bus, metro, light rail and MARC available nearby

Phone System: Phone numbers will not change.

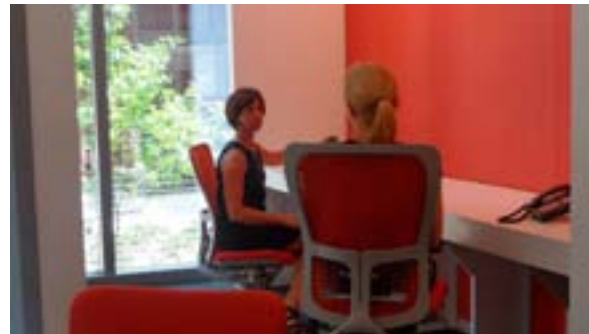
Communication Schedule

Pre-Post Occupancy Surveys

Workplace (offices %)



Vision for Workplace



- **Sustainable planning principles**
- **Function-based** space assignments
- Work settings that support **collaboration and a variety of workstyles**



Summary of findings

- Strong link between **workplace design, profitability & revenue**
- Staff **engagement & satisfaction** affects business performance
- A shift from individual space to **collaborative / community spaces**
- By providing areas that support **socializing and learning**, staff feel that their space is **more effective and of higher quality**.

A High-Performance Workplace for PNC




Proposed Process for Baltimore



Project Kick-off		Pre-Design / Programming				Design						
Identification of Project	Orientation Meeting	Surveys	Interviews	Draft Program	Block / Stack	SD Initial Meeting	IT Requirements	Compliance Requirements	SD Final Meeting	Furniture Layouts	Security Requirements	DD Final Meeting
<ul style="list-style-type: none"> Identify existing facilities Identify new locations Identify LOBs involved 	<ul style="list-style-type: none"> Discuss project scope and schedule Review Guidelines and Best Practices 	<ul style="list-style-type: none"> Gather head count rosters Gather support requirements Gather adjacency requirements 	<ul style="list-style-type: none"> Understand survey responses Discuss work styles Discuss work processes 	<ul style="list-style-type: none"> Document head count Document support spaces Document adjacencies 	<ul style="list-style-type: none"> High level plan of LOBs with workstation and office reqs, support, and adjacencies considered 	<ul style="list-style-type: none"> Review and comment on initial plan layout 	<ul style="list-style-type: none"> Understand IT & A/V reqs for facility IDF rooms, data centers, etc 	<ul style="list-style-type: none"> Understand compliance reqs for LOBs Adjacencies, security, etc 	<ul style="list-style-type: none"> Review plan revisions Plan approval 	<ul style="list-style-type: none"> Prepare furniture layouts and options Prepare palette 	<ul style="list-style-type: none"> Discuss security requirements for new facility 	<ul style="list-style-type: none"> Review palettes and furniture Approval
<ul style="list-style-type: none"> Provide existing and new location plans for Design Partner <p>★</p>	<ul style="list-style-type: none"> Notify LOB of move Notify regional president of move Attend meeting 	<ul style="list-style-type: none"> Gather head count rosters Collect completed surveys Send surveys to Design Partner for review 	<ul style="list-style-type: none"> Coordinate interview schedule RS to participate in interview 	<ul style="list-style-type: none"> Review draft program with LOB 	<ul style="list-style-type: none"> Review block / stack Approve block / stack (with input from organizational head) 	<ul style="list-style-type: none"> Review and comment on initial plans 	<ul style="list-style-type: none"> Contact IT to request technology requirements 	<ul style="list-style-type: none"> Contact compliance to review plans 	<ul style="list-style-type: none"> Review and comment on revised plans Approve Initiate SD cost estimate 		<ul style="list-style-type: none"> Contact security to request security requirements 	<ul style="list-style-type: none"> Review palettes and furniture Approve Initiate DD cost estimate
<p>LOB Lead</p>	<ul style="list-style-type: none"> Attend meeting 	<ul style="list-style-type: none"> Confirm head count rosters Provide support requirements 	<ul style="list-style-type: none"> Participate in interview 	<ul style="list-style-type: none"> Review draft program with PNC RS Approve program 		<ul style="list-style-type: none"> Review and comment on initial plans 			<ul style="list-style-type: none"> Review and comment on revised plans Approve 			<ul style="list-style-type: none"> Review palettes and furniture
<p>Design Partner</p>	<ul style="list-style-type: none"> Attend meeting 	<ul style="list-style-type: none"> Provide PNC RS with surveys Collect/analyze completed surveys from PNC RS 	<ul style="list-style-type: none"> Conduct interviews re: survey responses 	<ul style="list-style-type: none"> Prepare draft program for review Issue final/ revised program 	<ul style="list-style-type: none"> Prepare block / stack based on program Issue final / revised block / stack 	<ul style="list-style-type: none"> Prepare plans for review and comment 	<ul style="list-style-type: none"> Review and incorporate IT & A/V reqs into plan 	<ul style="list-style-type: none"> Review and incorporate compliance comments into plan 	<ul style="list-style-type: none"> Prepare revised plans for review 	<ul style="list-style-type: none"> Prepare furniture layouts 	<ul style="list-style-type: none"> Review and incorporate security requirements into plan 	<ul style="list-style-type: none"> Prepare palette and furniture selections
<p>IT & A/V</p>							<ul style="list-style-type: none"> Provide system specifications re: IDF rooms, data centers, etc 					
<p>Compliance</p>								<ul style="list-style-type: none"> Confirm adherence with compliance requirements 				
<p>Security</p>											<ul style="list-style-type: none"> Provide requirements for security in new facility 	

★ As part of confirming the market strategic plan, Realty Services to meet with the regional president to inform and confirm the planned moves


Kick-off meeting	4/25/11
Needs Assessment Interviews	5/12/11 - 5/18/11
Needs Assessment Phase	4/26/11 - 7/20/11
Design & Documentation Phase	7/21/11 - 12/5/11
• Schematic Plan Review	week of 8/15/11
• Design Presentation	week of 9/5/11
Bid & Permit	12/6/11 - 1/25/12
Construction:	
• Phase 1 - Occupancy	7/2/12
• Phase 2 - Occupancy	7/9/12
• Phase 3 - Occupancy	7/23/12
• Phase 4 - Occupancy	7/30/12

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IT & A/V					
Compliance					
Security					

Approve Draft Program

Review Block/Stack

Review Schematic Plans

 As part of confirming the market strategic plan, Realty Services to meet with the regional president to inform and confirm the planned moves