CITY OF
PITTSBURGH
FACILITY ANALYSIS AND MANAGEMENT

Summary of all twenty facilities inspected
from May 15, 2010 through August 27, 2010

Massaro
www.massarocms.com

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT

Morningside Senior Center (B094)
644 President Way
Pittsburgh, Pennsylvania 15206

May 5, 2010

Massaro
www.massarocms.com

FACILITY ANALYSIS AND MANAGEMENT SUMMARY

Contents

Morningside Senior Center (B094)

6944 President Way
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

The Morningside Senior Center was inspected on May 5, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending from The City of Pittsburgh was Justin Lamorella from the Department of City Planning, Project Architect Federico Siegert from the Department of Public Works and locksmith John Suhr from the Department of General Services.

The professionals in attendance conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections
The City of Pittsburgh
Justin Lamorella - ADA Compliance Inspection
Federico Siegert - Building Information
John Suhr - Building Access

The detailed findings of these inspections can be found in the individual chapters of this report.

Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good condition with normal wear and maintenance issues. Specifically The exterior wall, roof, plumbing, and HVAC systems were found to have the most deficiencies; only a few of which require immediate attention.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	**$3,862**
One Year	**$36,847**
Five Year	**$184,490**
10 Year	**$47,056**

The issues outlined in the Asset Protection Plans should be addressed in the timeframe designated in order to maintain or improve the condition of this facility.

Morningside Senior Center (B094)
6944 President Way
Pittsburgh, PA 15206

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$0**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$5,600**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$4,210**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Morningside Senior Center (B094)
6944 President Way
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	$3,862
One Year	$36,847
Five Year	$184,490
10 Year	$47,056

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Morningside Senior Center (B094)
6944 President Way
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
PLUMB	Re-locate Water Heater out of RM 112	1	EA	$1,250	$1,250
PLUMB	Re-locate Utility Sink	1	EA	$1,000	$1,000
ELECT	Add additional phone line for fire alarm	1	EA	$500	$500
ELECT	Receptacle in Apt Closet Should be Checked & Repaired	1	LS	$150	$150
ELECT	Fire-proof conduit penetrations @ CMU in Elect Rm	1	LS	$250	$250

SUBTOTAL		**$3,150**
GENERAL REQUIREMENTS	6%	$189
BOND	1%	$33
PERMIT	Calc.	$115
OVERHEAD & PROFIT	7%	$217
CONTINGENCY	5%	$158
ESCALATION	0%	$0
TOTAL		**$3,862**

Morningside Senior Center (B094)

6944 President Way
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
ROOF	Repair existing roof defects	1	LS	$1,000	$1,000
EXT WALL	Replace Broken Glass Block Window	1	EA	$500	$500
EXT WALL	Caulk and Seal all doors, windows and wall penetrations	1	LS	$2,500	$2,500
EXT WALL	Re-mortar but joints at masonry coping	1	LS	$1,000	$1,000
EXT WALL	Repair ceramic in-lay @ exterior wall	1	LS	$3,000	$3,000
EXT WALL	Paint CMU/wood @ Window in-fill	1	LS	$500	$500
EXT WALL	Close in opening @ Porch Deck	1	LS	$1,000	$1,000
EXT WALL	Remove vines from NE Corner	1	LS	$300	$300
ARCH	Clean Carpet in Apartment	1	LS	$250	$250
ARCH	Remove / Replace flooring in room 104	200	SF	$7.00	$1,400
ARCH	Remove / Replace base in room 104	60	LF	$3.00	$180
STRUCT	Install epoxy rebar @ infill wall under balcony	1	LS	$1,500	$1,500
PLUMB/ADA	Replace water fountain - RM 100	1	EA	$2,500	$2,500
					$0
PLUMB	Install Backflow Preventer	1	EA	$2,000	$2,000
PLUMB	Install Pressure Reducing Valve	1	EA	$750	$750
PLUMB	Replace hose bibs w/ non freeze & backflow	3	EA	$350	$1,050
PLUMB	Replace Janitor's sink in room 112	1	EA	$500	$500
PLUMB	If Shower RMs (111 &109)are not going to be utilized:				
	Remove large water heater from RM 114	1	LS	$500	$500
	Isolate shower piping from balance of system	1	LS	$500	$500
HVAC	Install duct/unit mounted smoke detector	1	EA	$750	$750
HVAC	Replace Exhaust Fans #1,5,7 & 8	4	EA	$750	$3,000
HVAC	Re-Wire Electric Heater RM 100 (West Side)	1	EA	$225	$225
HVAC	Inspect & Re-Wire as needed Elect Heaters In RMs 101,102,103,106,108,110,113,114 & Apt	12	EA	$150	$1,800
ELECT	Inspect and replace all breakers as needed	1	LS	$1,200	$1,200
ELECT	Clean and re-lamp lighting @ Senior Center as needed	1	LS	$1,500	$1,500

Morningside Senior Center (B094)
6944 President Way
Pittsburgh, PA 15206

SUBTOTAL		**$29,405**
GENERAL REQUIREMENTS	6%	$1,764
BOND	1%	$312
PERMIT	Calc.	$453
OVERHEAD & PROFIT	7%	$2,026
CONTINGENCY	5%	$1,470
ESCALATION	4%	$1,417
TOTAL		**$36,847**

Morningside Senior Center (B094)

6944 President Way
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
ROOF	Replace Roof & Flashing				
	Remove Existing Roof & Flashing System	5,930	SF	$2.00	$11,860
	Replace Roof SBS Modified Bitumen	5,930	SF	$16.00	$94,880
	Remove & Replace Flashing System				In Above
PLUMB	Replace RUUD Water Heater	1	EA	$1,500.00	$1,500
PLUMB	Video inspect sewer/rainwater lines	1	EA	$1,000.00	$1,000
HVAC	Replace roof top unit	1	EA	$15,000.00	$15,000
HVAC	Replace Electric Heater RM 100	1	EA	$2,500.00	$2,500

SUBTOTAL		**$126,740**
GENERAL REQUIREMENTS	6%	$7,604
BOND	1%	$1,343
PERMIT	Calc.	$1,714
OVERHEAD & PROFIT	7%	$8,732
CONTINGENCY	5%	$6,337
ESCALATION to Year 2015	21%	$32,019
TOTAL		**$184,490**

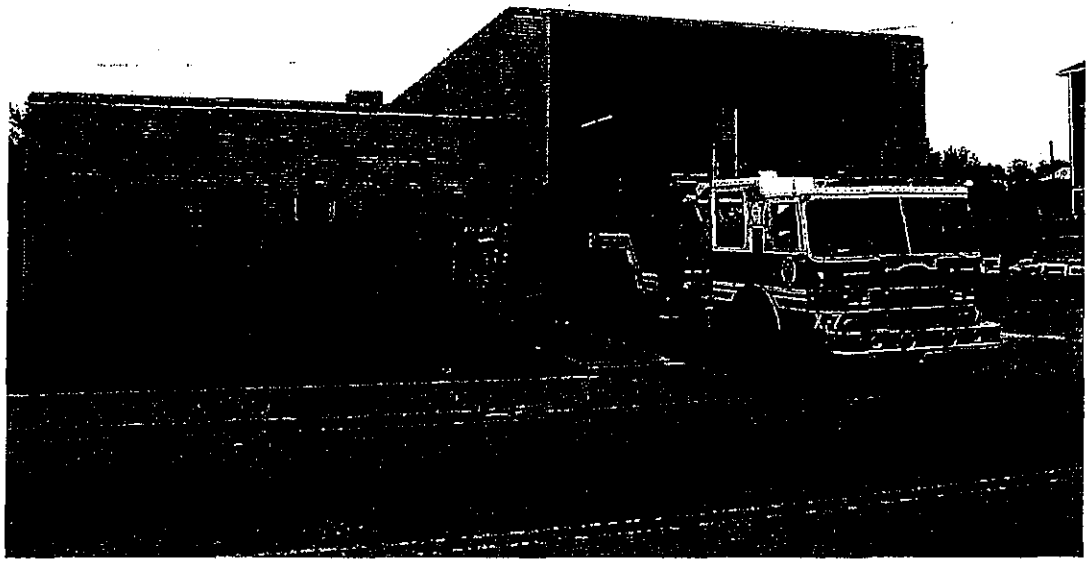
Morningside Senior Center (B094)
6944 President Way
Pittsburgh, PA 15206

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
STRUCT	Re-point & Clean Building	5,500	SF	$5.00	$27,500

SUBTOTAL		**$27,500**
GENERAL REQUIREMENTS	6%	$1,650
BOND	1%	$292
PERMIT	Calc.	$427
OVERHEAD & PROFIT	7%	$1,895
CONTINGENCY	5%	$1,375
ESCALATION to Year 2020	42%	$13,918
TOTAL		**$47,056**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Firehouse 17 (B128)
7601 Hamilton Avenue
Pittsburgh, Pennsylvania 15208

May 21, 2010

Massaro
www.massarocms.com

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

Executive Summary

INTRODUCTION

Firehouse #17 was inspected on May 21, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending from The City of Pittsburgh was Richard Meritzer and Justin Lamorella from the Department of City Planning.

The professionals in attendance conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections
The City of Pittsburgh
Richard Meritzer - ADA Compliance Inspection
Justin Lamorella - ADA Compliance Inspection

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of serious attention were the roof, the heating system, the structural truck-bay slab the interior lighting and the exterior masonry.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	**$91,585**
One Year	**$306,463**
Five Year	**$60,209**
10 Year	**$0**

The issues outlined in the Asset Protection Plans should be addressed in the timeframe designated in order to maintain or improve the condition of this facility.

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$30,500**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$4,500**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$8,575**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

NOTE: THE ABOVE MENTIONED WORK IS NOT NECESSARILY REQUIRED. SEE NOTE IN SECTION 6 FOR A MORE DETAILED EXPLANATION. STROBES MUST BE ADDED TO FIRE ALARM.

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

Asset Protection Summary

Immediate	$91,585
One Year	$306,463
Five Year	$60,209
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Properly Connect the ground wire @ water meter	1	EA	$50	$50
Plumbing	Install Backflow Preventer @ Water Main	1	EA	$2,000	$2,000
Plumbing	Install Backflow Preventer at Hose Bib for Water Meter	1	EA	$250	$250
Plumbing	Inspect repair / replace submersible pump @ Boiler Room	1	EA	$500	$500
Plumbing	Inspect and repair sanitary sewer	1	EA	$7,500	$7,500
Plumbing	Clean & Repair Roof Drain Covers	1	EA	$50	$50
HVAC - Air	Provide Positive Air Pressure for occupied spaces	1	EA	$15,000	$15,000
HVAC - Air	Install Carbon Monoxide detectors @ Diesel Exhaust	1	EA	$750	$750
Structural	Install Structural Shoring under truck bays	1	EA	$50,000	$50,000

SUBTOTAL		**$76,100**
GENERAL REQUIREMENTS	6%	$4,566
BOND	1%	$807
PERMIT	Calc.	$1,064
OVERHEAD & PROFIT	7%	$5,243
CONTINGENCY	5%	$3,805
ESCALATION	0%	$0
TOTAL		**$91,585**

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Install Hose Bib w/ Backflow Preventer	1	EA	$350	$350
Plumbing	Install Roof Scuppers	1	LS	$750	$750
HVAC - Air	Replace Fans in Locker Room & Toilet Room	2	EA	$500	$1,000
HVAC - Air	Replace Truck Bay Ventilation System	1	EA	$2,000	$2,000
HVAC - Air	Install Kitchen Exhaust Hood	1	LS	$5,000	$5,000
HVAC - Water	Relocate Boiler Thermostat	1	EA	$250	$250
HVAC - Water	Balance Hot Water Heating System	1	EA	$250	$250
Roofing	Replace Roof and Flashing				
	Remove Existing Roof	5,050	SF	$2.00	$10,100
	Replace Roof & Flashing System (SBS Modified)	5,050	SF	$16.00	$80,800
Structural	Lintel cleaning	1	LS	$1,000	$1,000
Structural	Install foundation flashing	1	LS	$500	$500
Structural	Re-point & clean masonry	5,900	SF	$5.00	$29,500
Structural	Remove & Replace Truck Bay Slab	2,100	SF	$25.00	$52,500
Structural	Replace mechanical hoist doors	1	LS	$1,000	$1,000
Architectural	Add two bed / one bath addition	300	SF	$200	$60,000

SUBTOTAL		**$245,000**
GENERAL REQUIREMENTS	6%	$14,700
BOND	1%	$2,597
PERMIT	Calc.	$3,248
OVERHEAD & PROFIT	7%	$16,881
CONTINGENCY	5%	$12,250
ESCALATION	4%	$11,787
TOTAL		**$306,463**

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Install Hose Bib w/ Backflow Preventer	4	EA	$350	$1,400
Plumbing	Replace Janitor's Sinks	2	EA	$500.00	$1,000
HVAC - Air	Replace Window A/C Units	2	EA	$500.00	$1,000
HVAC - Water	Replace Boiler & Pump	1	LS	$10,000.00	$10,000
HVAC - Water	Isolate Truck Bay Radiator	1	EA	$2,500.00	$2,500
Electric	Replace Lighting to high efficiency fixtures & bulbs	10,168	SF	$2.50	$25,420

SUBTOTAL		**$41,320**
GENERAL REQUIREMENTS	6%	$2,479
BOND	1%	$438
PERMIT	Calc.	$609
OVERHEAD & PROFIT	7%	$2,847
CONTINGENCY	5%	$2,066
ESCALATION to Year 2015	21%	$10,449
TOTAL		**$60,209**

Firehouse #17 (B128)
7601 Hamilton Avenue
Pittsburgh, PA 15208

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF

PITTSBURGH

FACILITY ANALYSIS REPORT

Cowley – Goettman Recreation Center (B034)
1200 Goettman Street
Pittsburgh, Pennsylvania 15212

June 11, 2010

Massaro
www.massarocms.com

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Executive Summary

INTRODUCTION

Cowley-Goettman Recreation Center was inspected on June 11, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of Public Works were Casmir Pelegrini and Federico Sigert.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections

Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit

Atlantic Engineering Services -Structural System Inspections

American Micronics, Inc. - Exterior Wall & Roofing Inspections

Massaro CM Services, LLC returned to the site on June 17, 2010 to review the facility's compliance with

The detailed findings of these inspections can be found in the individual chapters of this report.

Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in very poor condition . Specifically all major mechanical systems including the heating / ventilation, electrical and plumbing systems will require significant work or complete replacement. Additionally, water infiltration that has occurred over the years has caused significant damage to the building's interior finishes and architectural systems (walls and floors). These systems will also require a substantial amount of work.

The presence of a significant mold problem was also identified. Please see the Potential Hazardous Material section of this report for additional information.

Since this facility is currently closed Immediate Costs will be defined as the work necessary to re-open this facility. One year, Five year and 10 year costs will then be defined as the normal maintenance and up-keep required to maintain this facility as a viable asset to the Spring Garden Community.

Immediate	**$1,569,438**
One Year	**$2,966,696**
Five Year	**$221,584**
10 Year	**$245,977**

Although public bathrooms / changing areas do exist along Goettman street we were asked to provide an estimate to re-open the locker areas located on the ground level of the facility. Please refer to Section 8 - Asset Protection Re-open Ground Level Locker Areas for more details on this particular scope of work.

Re-open ground level locker areas	**$77,718**

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Mold

This building has been unoccupied since 2004. During that time water infiltration in conjunction with the absence of mechanical air movement/filtration has created ideal conditions for the propagation of mold. The entire building, especially the lower area, exhibit classic examples of mold spores growing on all horizontal and vertical surfaces.

Mold, like any other hazardous material, will have to be abated before ANY OTHER WORK can be performed to this facility. Working in conjunction with Massaro Restoration, LLC a mold remediation specialist, we developed a preliminary estimate to remove all mold and make the building safe for renovation or demolition. Please refer to Section 8 - Asset Protection for detailed information on the preliminary estimate.

Mold Remediation	**$110,000***

*Included in "Immediate" costs above

Lead Paint and Asbestos

Given the age of this building there is also a high probability that lead paint and asbestos will also be found. However, our experience limits us from identifying specific examples to substantiate the existence of either material.

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive hazardous materials inspection.

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$750**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$9,000**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$0**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$1,350**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Asset Protection Summary

Immediate	$1,007,236
One Year	$1,783,490
Five Year	$125,135
10 Year	$153,769
Re-open Ground Level Locker Areas	$48,291

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Mold	Mold Remediation - See attached estimate	1	EA	$73,011	$73,011
	Containment System				In Above
	Contents Removal				In Above
	Drywall removal				In Above
	Mold treatment				In Above
Architectural	Interior paint touch up (walls & plaster ceilings)	38,526	SF	$0.65	$25,042
Architectural	Interior paint touch up (doors & frames)	39	EA	$75.00	$2,925
Architectural	Floor covering removal & replacement - Gym	2,850	SF	$15.00	$42,750
Architectural	Floor covering removal & replacement - Other Areas	6,086	SF	$5.00	$30,430
Architectural	Interior door repairs & replacement	14,341	SF	$1.00	$14,341
Architectural	Replace kitchen @ Senior Center	1	LS	$5,000	$5,000
Architectural	Install drywall partitions - Basement				
Architectural	One sided partitions - GWB only	375	LF	$35.00	$13,125
Architectural	Two sided partition - GWB only	725	LF	$55.00	$39,875
Architectural	Replace acoustical ceilings	6,400	SF	$5.00	$32,000
Roofing	Pro-active maintenance program	1	LS	$3,000	$3,000
Roofing	Remove and replace roof coping	360	LF	$60.00	$21,600
Fire Protection	Install fire protection system	14,341	SF	$4.00	$57,364
Fire Protection	Install new water main for fire protection system	1	LS	$7,500	$7,500
Fire Protection	Install Fire Pump				Excluded
Plumbing	Install back flow preventer	1	EA	$2,000	$2,000
Plumbing	Replace pressure reducing valve	1	EA	$750	$750
Plumbing	Install hose bib w/ backflow preventer	4	EA	$350	$1,400
Plumbing	Replace hot water heater	1	EA	$5,000	$5,000
Plumbing	Remove & replace all pipe insulation	14,341	SF	$0.25	$3,585
Plumbing	Un-clog roof drain	1	EA	$200	$200
Plumbing	Relocate & replace janitor's sing from room G-11	1	EA	$1,000	$1,000
Plumbing	Relocate & replace janitor's sing from room 103	1	EA	$500	$500
Plumbing	Fix leak @ water main	1	LS	$4,500.00	$4,500
Plumbing	Misc domestic water / sanitary / rain leader repairs	14,341	SF	$2.00	$28,682
Plumbing	Test Gas Main	1	LS	$2,500.00	$2,500
Plumbing	Test Water Main	1	LS	$2,500.00	$2,500
Mechanical	Remove and replace boiler, pumps	1	LS	$90,000.00	$90,000
Mechanical	Replace pumps, variable speed drives, head end piping and pipe insulation				In Above
Mechanical	Remove & replace controls	14,341	SF	$4.25	$60,949
Mechanical	Misc. repair & replace of distribution piping	14,341	SF	$1.50	$21,512
Mechanical	Replace AHU, heating coils and condensers	1	LS	$50,000	$50,000
Mechanical	Misc repair and replace of ductwork	14,341	SF	$1.50	$21,512
Mechanical	Replace registers grills & dampers	14,341	SF	$0.50	$7,171
Mechanical	Install Building Automation System (BAS)	14,341	SF	$0.75	$10,756
Mechanical	Remove & replace ventilation hoods @ roof	1	LS	$10,000	$10,000

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace all interior lighting	14,341	SF	$4.50	$64,535
Electrical	Remove & replace 1939 main swirch gear	14,341	SF	$3.25	$46,608
Electrical	Relocate outlet below drinking fountain	1	EA	500	$500

SUBTOTAL		**$804,121**
GENERAL REQUIREMENTS	6%	$48,247
BOND	1%	$8,524
PERMIT	Calc.	$10,528
OVERHEAD & PROFIT	7%	$55,404
CONTINGENCY	10%	$80,412
ESCALATION	0%	$0
TOTAL		**$1,007,236**

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roof	Remove and replace roof	78,000	SF	$18.00	$1,404,000
Structural	Repair and re-point interior masonry	1	LS	$5,500	$5,500
Structural	Remove and replace masonry, clean & repaint lintels	1	LS	$10,000	$10,000
Structural	Repair and re-point exterior masonry	9000	SF	$0.50	$4,500
Structural	Clean & paint lintels @ doors / windows	52	EA	$50	$2,600
Structural	Remove & replace lintel @ NE window	1	EA	$1,200	$1,200
Structural	Remove & replace lintel @ boiler room entrance	1	EA	$750	$750

SUBTOTAL		**$1,428,550**
GENERAL REQUIREMENTS	6%	$85,713
BOND	1%	$15,143
PERMIT	Calc.	$15,634
OVERHEAD & PROFIT	7%	$98,427
CONTINGENCY	5%	$71,428
ESCALATION	4%	$68,596
TOTAL		**$1,783,490**

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace plumbing fixtures & trim through out building	25	EA	$1,000	$25,000
Plumbing	Remove & replace galvanized plumbing	14,341	SF	$1.00	$14,341
Electrical	Remove & replace 1987 main swirch gear	14,341	SF	$3.25	$46,608

SUBTOTAL		**$85,949**
GENERAL REQUIREMENTS	6%	$5,157
BOND	1%	$911
PERMIT	Calc.	$1,181
OVERHEAD & PROFIT	7%	$5,922
CONTINGENCY	5%	$4,297
ESCALATION to Year 2015	21%	$21,718
TOTAL		**$125,135**

Cowley Goettman Recreational Center (B034)
1200 Goettman Street
Pittsburgh, PA 15212

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Replace stone base @ building perimeter	360	LF	$250	$90,000

SUBTOTAL		**$90,000**
GENERAL REQUIREMENTS	6%	$5,400
BOND	1%	$954
PERMIT	Calc.	$1,233
OVERHEAD & PROFIT	7%	$6,201
CONTINGENCY	5%	$4,500
ESCALATION to Year 2020	42%	$45,481
TOTAL		**$153,769**

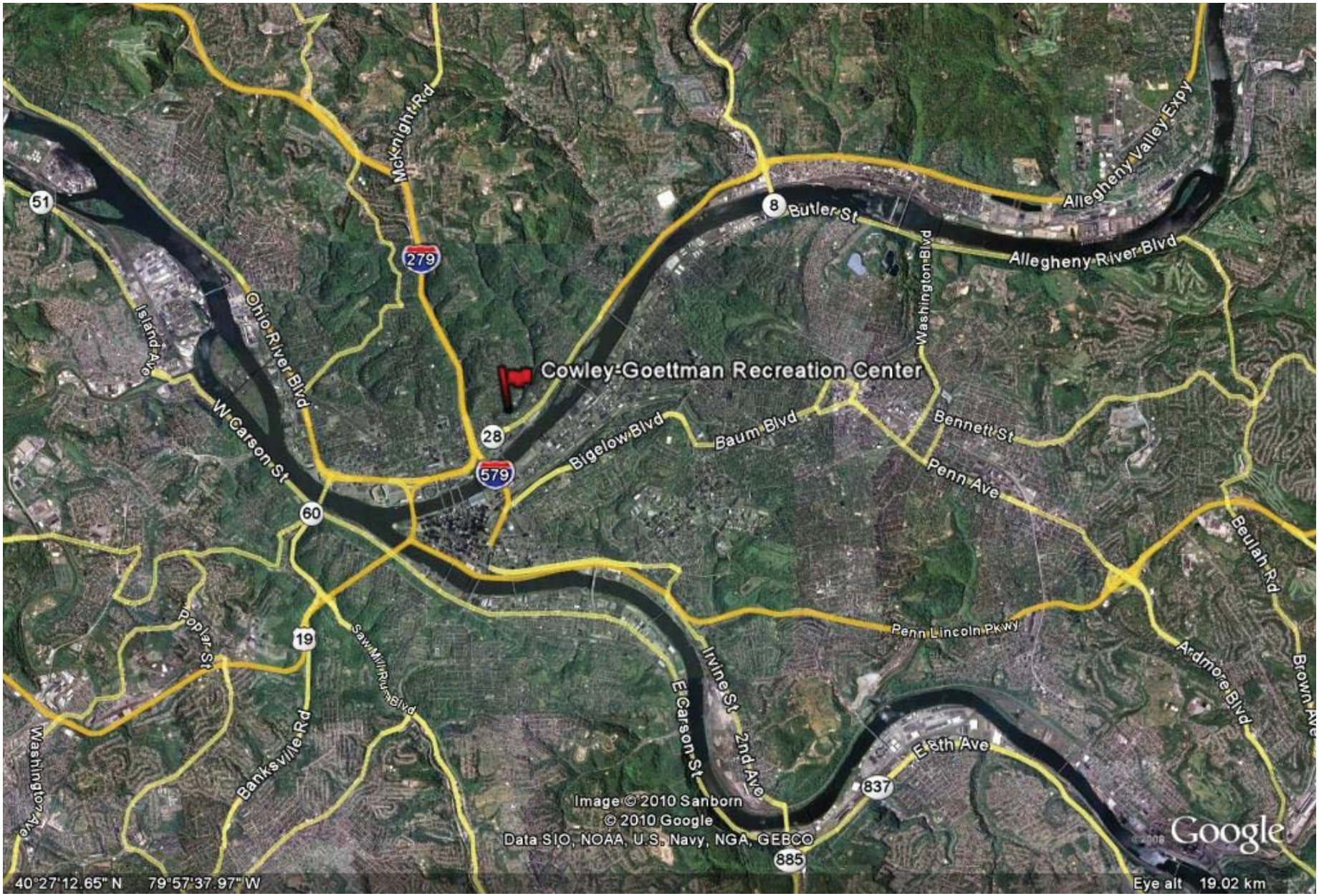
Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Re-open Ground Level Locker Areas

Report	Description	Quantity	Unit	Unit Price	Total Cost
	Mold Remediation	2,000	SF	$6.00	$12,000
	Containment System				In Above
	Contents Removal				In Above
	Interior Cleaning				In Above
	Mold Treatment				In Above
	Plumbing System Repairs	2,000	SF	$4.00	$8,000
	Electrical System Repairs	2,000	SF	$2.00	$4,000
	Ventilation System Repairs	2,000	SF	$2.00	$4,000
	Interior paint touch up	2,000	SF	$1.25	$2,500
	Close off area from balance of building	1	LS	$3,000.00	$3,000
	Replace exterior doors	2	EA	$2,500.00	$5,000

SUBTOTAL		**$38,500**
GENERAL REQUIREMENTS	6%	$2,310
BOND	1%	$408
PERMIT	Calc.	$570
OVERHEAD & PROFIT	7%	$2,653
CONTINGENCY	10%	$3,850
ESCALATION	0%	$0
TOTAL		**$48,291**


Cowley-Goettman Recreation Center
Mcknight Rd
Butler St
Allegheny Valley Expy
Allegheny River Blvd
Washington Blvd
Island Ave
Ohio River Blvd
W Carson St
Bigelow Blvd
Baum Blvd
Bennett St
Penn Ave
Beulah Rd
Penn Lincoln Pkwy
Ardmore Blvd
Brown Ave
Poplar St
Saw Mill Run Blvd
Banksville Rd
Washington Ave
Irvine St
E Carson St
2nd Ave
E 6th Ave
51
8
279
28
579
60
19
837
885
Image © 2010 Sanborn
© 2010 Google
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Google
40°27'12.65" N 79°57'37.97" W
Eye alt 19.02 km

CITY OF

PITTSBURGH

FACILITY ANALYSIS REPORT

Bloomfield Pool and Recreation Center (B086)
408 Ella Street
Pittsburgh, Pennsylvania 15224

June 16, 2010

Massaro
www.massarocms.com

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

Executive Summary

INTRODUCTION

Bloomfield Pool and Recreation Center was inspected on June 16, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending from The City of Pittsburgh was Justin Lamorella from the Department of City Planning.

The professionals in attendance who conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections
The City of Pittsburgh
Justin Lamorella - ADA Compliance Inspection

Massaro CM Services, LLC returned to the site on June 17, 2010 to review the facility's compliance with ADA - Readily Achievable Barrier Removal . The detailed findings of this report can be found in Section 6 ADA Analysis. Estimates to achieve the four priority levels are listed below.

Aqua Pool, Inc - Pool inspected the pool facility on August 26, 2010

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 10 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in fair to poor condition with a few significant issues. Specifically the major elements of this building that were found to be in need of serious attention were the roof, the heating system, and the gym floor.

Since this facility is currently closed Immediate Costs will be defined as the work necessary to re-open this facility. One year, Five year and 10 year costs will then be defined as the normal maintenance and up-keep required to maintain this facility as a viable asset to the Spring Garden Community.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	**$309,130**
One Year	**$281,512**
Five Year	**$308,182**
10 Year	**$0**

The issues outlined in the Asset Protection Plans should be addressed in the timeframe designated in order to maintain or improve the condition of this facility.

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$3,500**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$13,900**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$3,000**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$25,020**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$2,400**

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

Asset Protection Summary

Immediate	$309,130
One Year	$281,512
Five Year	$308,182
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Remove and Replace sheet goods @ Gym	2,560	SF	$10.00	$25,600
Architectural	Re-point & clean masonry @ Gym Leaks	1	LS	$1,000.00	$1,000
Architectural	Misc door replacement, repairs & re-finishing	10,866	SF	$0.50	$5,433
Architectural	Power Wash walls & Floors @ Locker Areas	850	SF	$1.50	$1,275
					$0
Roof	Replace Roofing and Flashing systems	5,462	SF	$18.00	$98,316
Plumbing	Remove & Replace Water Closets	13	EA	$500	$6,500
Plumbing	Remove & Replace Lavatories	11	EA	$425	$4,675
Plumbing	Remove & Replace Shower Heads	10	EA	$100	$1,000
Plumbing	Remove & Replace Urinals	4	EA	$450	$1,800
Plumbing	Remove & Replace Hose Bibs	2	EA	$100	$200
Plumbing	Remove & Replace Galvanized Water Distribution	10,866	SF	$2.00	$21,732
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
Plumbing	Remove & Replace Kitchen gas line & fittings	1	LS	$1,000	$1,000
Plumbing	Remove & Replace Pipe Insulation	1	LS	$2,500	$2,500
Plumbing	Video Inspection of Sewer & Storm	1	LS	$5,000	$5,000
Plumbing	Misc repairs to locker area showers	2	EA	$750.00	$1,500
Mechanical	Remove & Replace Ductwork	10,866	SF	$7.25	$78,779
Electrical	Relocate outlets currently below drinking fountains	2	EA	$100.00	$200

SUBTOTAL		**$257,010**
GENERAL REQUIREMENTS	6%	$15,421
BOND	1%	$2,724
PERMIT	Calc.	$3,417
OVERHEAD & PROFIT	7%	$17,708
CONTINGENCY	5%	$12,850
ESCALATION	0%	$0
TOTAL		**$309,130**

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Install door @ apartment bedroom	1	EA	$300.00	$300
Architectural	Misc Plaster Ceiling repair	1	Allow	$1,200.00	$1,200
Architectural	Remove & Replace Kitchen Cabinetry & Counter Top				
	Base Cabinet	8	LF	$150.00	$1,200
	Wall Cabinet	8	LF	$200.00	$1,600
	Counter top	8	LF	$75.00	$600
Architectural	Misc Fence Repairs	1	LS	$5,000	$5,000
Architectural	Remove and Replace Lockers @ Boys & Girls Locker	2	EA	$1,500	$3,000
Structural	Replace window @ north corner of gym	1	LS	$8,000	$8,000
Structural	Repair concrete deck at entry (100 sf)	1	LS	$2,500	$2,500
Structural	Misc Exterior re-point (250 SF)	1	LS	$2,500	$2,500
Structural	Clean , Scrape & repaint lintels	1	LS	$1,000	$1,000
Plumbing	Replace 100 Gal Water Heater	1	LS	$2,500.00	$2,500
Mechanical	Remove and Replace Boiler	1	LS	$70,000	$70,000
Mechanical	Remove and Replace Piping	10,866	SF	$2.25	$24,449
Mechanical	Remove and Replace Radiators	10,866	SF	$1.75	$19,016
Mechanical	Replace Rest Room Exhaust System	1	LS	$5,000	$5,000
Site	Remove and Replace Light Poles @ Baseball	1	LS	$25,000	$25,000
Site	Remove and Replace Halide Lights @ Baseball				IN ABOVE
Site	Remove and Replace Basketball Court Lights	1	LS	$15,000	$15,000
Site	Remove and Replace Light Poles @ Bocce	1	LS	$10,000	$10,000
Site	Remove and Replace Halide Lights@ Bocce				IN ABOVE
Pool	Remove & Replace caulk joints - maintenance	250	LF	$7.50	$1,875
Pool	Bring drains into compliance with VGBA	1	LS	$24,000	$24,000
Pool	Strainer - Gasket Maintenance	1	LS	$50	$50
Pool	Pump - Seal Assembly Maintenance	1	LS	$250.00	$250
Pool	Filters - Gasket Maintenance / Replacement	1	LS	$500.00	$500
Pool	Disinfection System - Booster Pump Seal Assemblies	1	LS	$250.00	$250
Pool	Play Feature - Mushroom Feature Pump	1	LS	$250.00	$250

SUBTOTAL		**$225,039**
GENERAL REQUIREMENTS	6%	$13,502
BOND	1%	$2,385
PERMIT	Calc.	$3,001
OVERHEAD & PROFIT	7%	$15,505
CONTINGENCY	5%	$11,252
ESCALATION	4%	$10,827
TOTAL		**$281,512**

Bloomfield Pool and Recreational Center (B086)

408 Ella Street
Pittsburgh, PA 15224

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0
Roofing	Pro-active maintenance program	1	LS	$3,000.00	$3,000
Structural	Re-Point chimney	1	LS	$5,000.00	$5,000
					$0
Site	Remove and Replace Fixed Building Lights	1	LS	$5,000.00	$5,000
					$0
Pool	Remove & Replace caulk joints - maintenance	1,000	LF	$7.50	$7,500
Pool	Strainer - Gasket Maintenance	1	LS	$5,000.00	$5,000
Pool	Pump - Seal Assembly Maintenance	1	LS	$250.00	$250
Pool	Filters - Replacement	1	LS	$180,000.00	$180,000
Pool	Disinfection System - Regulator	1	LS	$4,800.00	$4,800
Pool	Disinfection System - Booster Pump	1	LS	$950.00	$950
Pool	Play Feature - Mushroom Feature Pump	1	LS	$250.00	$250

SUBTOTAL		**$211,750**
GENERAL REQUIREMENTS	6%	$12,705
BOND	1%	$2,245
PERMIT	Calc.	$2,819
OVERHEAD & PROFIT	7%	$14,590
CONTINGENCY	5%	$10,588
ESCALATION to Year 2015	21%	$53,486
TOTAL		**$308,182**

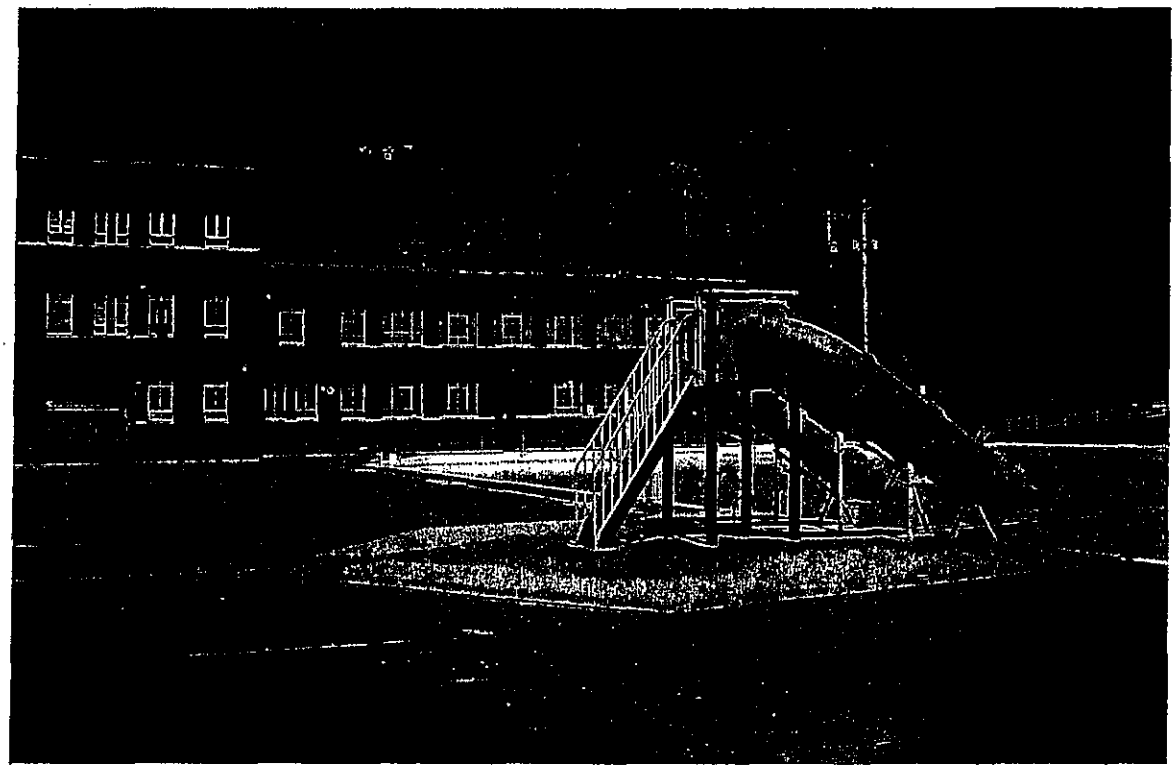
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Moore Pool and Recreation Center (B186)
1801 Pioneer Avenue
Pittsburgh, Pennsylvania 15226

June 18, 2010

Massaro
www.massarocms.com

Moore Pool and Recreational Center (B186)

1801 Pioneer Avenue
Pittsburgh, PA 15226

Executive Summary

INTRODUCTION

Moore Pool and Recreation Center was inspected on June 16, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending from The City of Pittsburgh was Richard Meritzer from the Department of City Planning.

The professionals in attendance conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections
Aqua Pool, Inc - Pool inspected the pool facility on August 26, 2010
The City of Pittsburgh
Richard Meritzer - ADA Compliance Inspection

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 10 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of serious attention were the roof, portions of the heating and electrical systems. Of particular concern was the deficient size of the main power service serving the facility. Since this building is currently closed this deficiency is seen as an optional cost and as such is not included in any of the estimates. If the city elects to re-open this building this item should be investigated.
This report also recommends that the City conduct further structural investigations of several cracks identified. These cracks in the masonry are generally found at column locations through out the facility.
The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$0
One Year	$426,244
Five Year	$494,865
10 Year	$0

The issues outlined in the Asset Protection Plans should be addressed in the timeframe designated in order to maintain or improve the condition of this facility.

Personnel familiar with the day to day operations of Moore Pool indicated that the pool is losing approximately five (5) inches of water on a daily basis. Based on the square footage, this calculates out to approximately 9,250 gallons per inch or 46,250 gallons of water per day. It is unknown whether this is due to leaking caulk joints in the pool structure the underground piping or a combination thereof

Moore Pool and Recreational Center (B186)
1801 Pioneer Avenue
Pittsburgh, PA 15226

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$3,000**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$20,730**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$13,250**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$3,630**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Moore Pool and Recreational Center (B186)
1801 Pioneer Avenue
Pittsburgh, PA 15226

Asset Protection Summary

Immediate	$0
One Year	$426,244
Five Year	$494,865
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.
2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.
3. All estimates assume an average escalation rate of 4% per year.

Moore Pool and Recreational Center (B186)
1801 Pioneer Avenue
Pittsburgh, PA 15226

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION	0%	$0
TOTAL		**$0**

Moore Pool and Recreational Center (B186)

1801 Pioneer Avenue
Pittsburgh, PA 15226

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Re-set storm inlet	1	EA	$1,000	$1,000
Architectural	Scarify & top parking lot	3,050	SY	$20	$61,000
Architectural	Re stripe lot	1	LS	$2,500.00	$2,500
Architectural	Misc. remove & replace concrete @ entry	1	LS	$10,000	$10,000
Architectural	Misc repairs to south handrail	1	LS	$2,500	$2,500
Architectural	Remove graffiti	1	LS	$1,000	$1,000
Architectural	Clean carpet in Apartment	1	LS	$500	$500
Architectural	Misc Plaster repair @ Apr Ceiling	1	LS	$500	$500
Roof/Ext. Wall	Remove & replace roof & flashing systems	3,696	SF	$18	$66,528
					$0
Structural	Clean & repaint lintels, re-point masonry as needed (various locations)	1	LS	$5,000	$5,000
					$0
Structural	Re-point stone sills & parapets,	450	LF	$10	$4,500
Structural	Re-point building at misc. locations	2500	SF	$2.00	$5,000
Structural	Rout and fill cracks @ building corners with compressible material	1	LS	$5,000	$5,000
Structural	Install coping @ Flu	1	LS	$1,500	$1,500
Structural	Further investigation of cracking @ steel columns	1	LS	$2,000.00	$2,000
Fire Protection	Replace Stand Pipe	1	LS	$2,500.00	$2,500
Fire Protection	Replace Flow Switch	1	LS	$500.00	$500
Fire Protection	Replace Shut off valve	1	LS	$1,500.00	$1,500
Plumbing	Remove & Replace Water Closets	3	EA	$500	$1,500
Plumbing	Remove & Replace Lavatories	3	EA	$425.00	$1,275
Plumbing	Remove & Replace Shower Heads	8	EA	$100	$800
Plumbing	Remove & Replace Hose Bibs	6	EA	$100	$600
Plumbing	Remove & Replace Tub & Shower Faucetry	1	LS	$750	$750
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
Plumbing	Remove & Replace Pipe Insulation	1	LS	$2,500	$2,500
Plumbing	Video Inspection of Sewer	1	LS	$2,500	$2,500
HVAC	Remove & Replace piping, Insulation, valves, etc	10,263	SF	$5.50	$56,447
HVAC	Remove & Replace Exhaust fans - Restrooms/Kitch.	3	EA	$100	$300
HVAC	Remove & Replace Ductwork 2nd fl & Bsmt	6,500	SF	$7.25	$47,125
Electrical	Remove & Replace Emergency Lighting & Signage	10,263	SF	$1.25	$12,829
Electrical	Remove & Replace Lighting @ Basement	4,500	SF	$2.00	$9,000
Electrical	Remove & Replace Panels & Breakers	2	EA	$2,500.00	$5,000
Electrical	Remove & Replace Receptacles 2nd fl & Bsmt	6,500	SF	$0.50	$3,250
Pool	Remove & Replace caulk joints - maintenance	1,050	LF	$7.50	$7,875
Pool	Bring drains into compliance with VGBA	1	LS	$18,000.00	$18,000
Pool	Strainer - Gasket Maintenance	1	LS	$50.00	$50

Moore Pool and Recreational Center (B186)
1801 Pioneer Avenue
Pittsburgh, PA 15226

Pool	Pump - Seal Assembly Maintenance	1	LS	$250.00	$250
Pool	Filters - Gasket Maintenance	1	LS	$500.00	$500

SUBTOTAL		**$344,078**
GENERAL REQUIREMENTS	6%	$20,645
BOND	1%	$3,647
PERMIT	Calc.	$4,548
OVERHEAD & PROFIT	7%	$23,707
CONTINGENCY	5%	$17,204
ESCALATION	3%	$12,415
TOTAL		**$426,244**

Moore Pool and Recreational Center (B186)

1801 Pioneer Avenue
Pittsburgh, PA 15226

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Install Hose Bib w/ Backflow Preventer	4	EA	$350	$1,400
Plumbing	Replace Janitor's Sinks	2	EA	$500.00	$1,000
Plumbing	Remove & Replace Water Closets	8	EA	$500.00	$4,000
Plumbing	Remove & Replace Urinals	4	EA	$450.00	$1,800
Plumbing	Remove & Replace Lavatories	5	EA	$425.00	$2,125
Plumbing	Remove & Replace Drinking Fountain	1	EA	$250.00	$250
HVAC - Air	Replace Window A/C Units	2	EA	$500.00	$1,000
HVAC - Water	Replace Boiler & Pump	1	LS	$10,000.00	$10,000
HVAC - Water	Isolate Truck Bay Radiator	1	EA	$2,500.00	$2,500
Electrical	Replace Lighting to high efficiency fixtures & bulbs	10,168	SF	$2.50	$25,420
Electrical	Remove & Replace Lighting @ First Floor	4,500	SF	$2.00	$9,000
Electrical	Upgrade Service Entrance - Optional				
Pool	Remove & Replace all Joints	4200	LF	$7.50	$31,500
Pool	Strainer - Gasket Replacement	1	LS	$5,000.00	$5,000
Pool	Pump - Seal Assembly Maintenance	1	LS	$250.00	$250
Pool	Filters - replacement	1	LS	$240,000.00	$240,000
Pool	Disinfection System - Replacement	1	LS	$4,800.00	$4,800

SUBTOTAL		**$340,045**
GENERAL REQUIREMENTS	6%	$20,403
BOND	1%	$3,604
PERMIT	Calc.	$4,496
OVERHEAD & PROFIT	7%	$23,429
CONTINGENCY	5%	$17,002
ESCALATION to Year 2015	21%	$85,886
TOTAL		**$494,865**

Moore Pool and Recreational Center (B186)

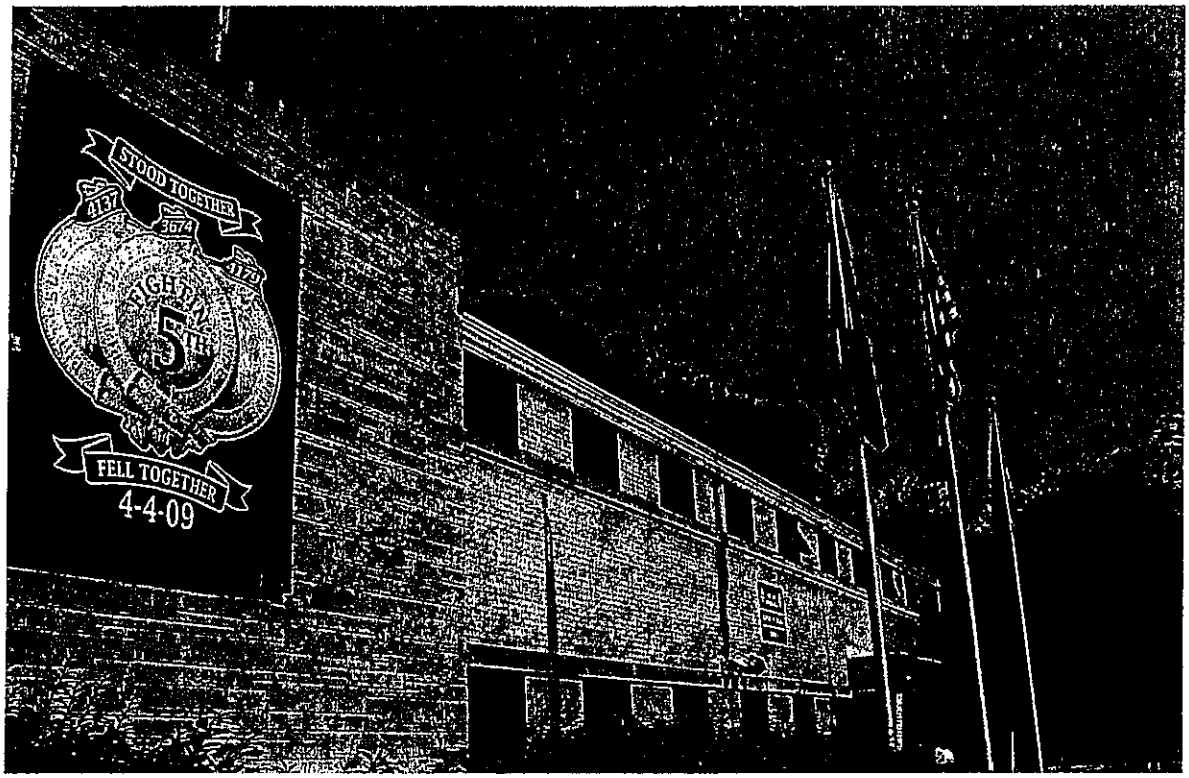
1801 Pioneer Avenue
Pittsburgh, PA 15226

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Pittsburgh Police Zone 5 (B402)
1401 Washington Blvd
Pittsburgh, Pennsylvania 15206

June 25, 2010

Massaro
www.massarocms.com

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

Police Zone 5 was inspected on June 25, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning were Richard Merizer and Daniel Stiker.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were a few mechanical units and some pointing at the exterior wall and interior paint touch up.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$0
One Year	$21,587
Five Year	$812
10 Year	$0

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$1,600**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$200**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$6,670**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$2,550**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$200**

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	$0
One Year	$21,587
Five Year	$812
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	10%	$0
ESCALATION	0%	$0
TOTAL		**$0**

Police Zone Five (Bldg 402)

1401 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Re-point step crack @ south façade	40	LF	$15.00	$600
Structural	Replace sandstone base @ south west building corner	1	LS	$500	$500
Structural	Clean & repaint steel lintels & steel @ garage bays	1	LS	$500	$500
Architectural	Patch & Paint ceiling @ North Stair	20	SF	$5.00	$100
Architectural	Roof patch / repair @ North Stair	1	LS	$500	$500
					$0
Plumbing	Video Inspection of Sewer	1	LS	$2,500	$2,500
Plumbing	Video Inspection of Storm Sewer	1	LS	$2,500	$2,500
Mechanical	Remove & Replace Condensing unit 1	1	EA	$4,500	$4,500
Mechanical	Remove & Replace Condensing unit 2	1	EA	$4,500	$4,500
Mechanical	Remove & Replace Ventilation Fan EF-7	1	EA	$1,000	$1,000

SUBTOTAL		**$17,200**
GENERAL REQUIREMENTS	6%	$1,032
BOND	1%	$182
PERMIT	Calc.	$297
OVERHEAD & PROFIT	7%	$1,185
CONTINGENCY	5%	$860
ESCALATION	4%	$830
TOTAL		**$21,587**

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Paint Wrought Iron Fence @ rear of facility	1	LS	$500	$500

SUBTOTAL		**$500**
GENERAL REQUIREMENTS	6%	$30
BOND	1%	$5
PERMIT	Calc.	$76
OVERHEAD & PROFIT	7%	$34
CONTINGENCY	5%	$25
ESCALATION to Year 2015	21%	$141
TOTAL		**$812**

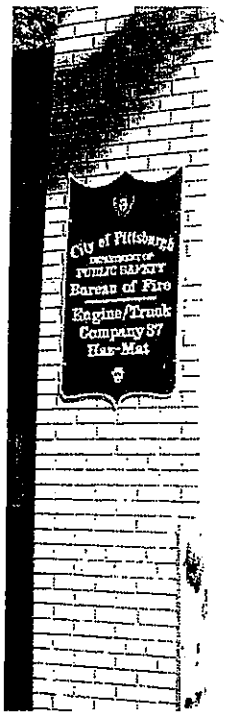
Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

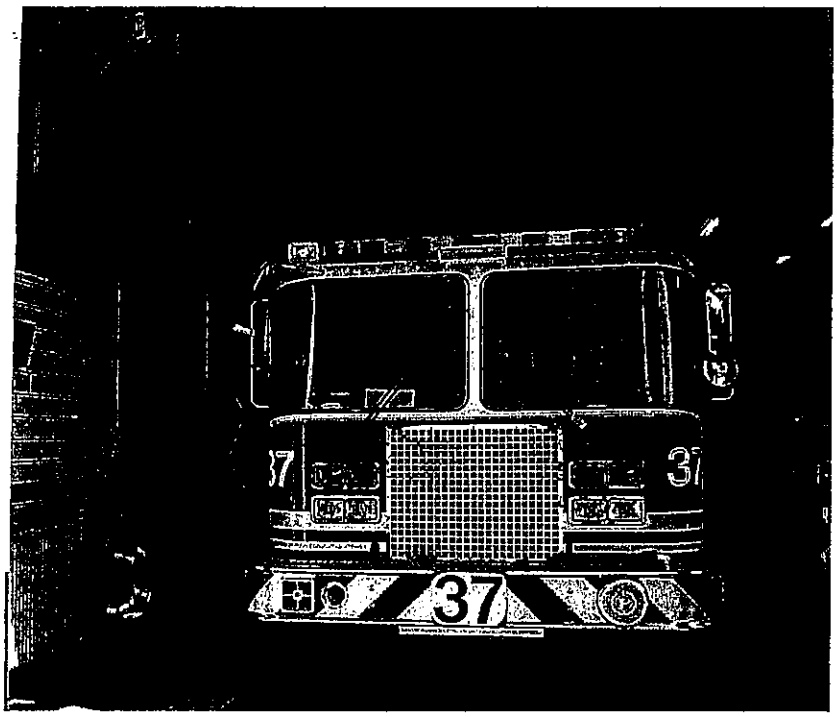
10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		$0
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		$0

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT





Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, Pennsylvania 15233

June 30, 2010

Massaro
www.massarocms.com

Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

Executive Summary

INTRODUCTION

Firehouse #37 was inspected on June 30, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending from The City of Pittsburgh was Richard Meritzer and Justin Lamorella from the Department of City Planning.

The professionals in attendance conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections
The City of Pittsburgh:
Richard Meritzer - ADA Coordinator
Justin Lamorella - ADA Compliance Inspection

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were the mechanical, electrical and plumbing systems. The overhead doors for the truck bays are also a concern and will require attention.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$13,326
One Year	$85,351
Five Year	$188,042
10 Year	$0

Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$500**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$32,340**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

NOTE: THE ABOVE MENTIONED WORK IS NOT NECESSARILY REQUIRED. SEE NOTE IN SECTION 6 FOR A MORE DETAILED EXPLANATION. FIRE ALARM SYSTEM MUST BE ADDED.

Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

Asset Protection Summary

Immediate	$13,326
One Year	$85,351
Five Year	$188,042
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Remove & Replace Electrical Panel	1	EA	$2,500	$2,500
Electrical	Install Emergency Lighting & Signage	10,780	SF	$0.75	$8,085

SUBTOTAL		**$10,585**
GENERAL REQUIREMENTS	6%	$635
BOND	1%	$112
PERMIT	Calc.	$206
OVERHEAD & PROFIT	7%	$729
CONTINGENCY	10%	$1,059
ESCALATION	0%	$0
TOTAL		**$13,326**

Firehouse #37 (B144)

1124 West North Avenue
Pittsburgh, PA 15233

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Paint ceilings through out facility	3,900	SF	$1.50	$5,850
Plumbing	Install back flow preventer	1	EA	$2,000	$2,000
Plumbing	Video Inspection of Sewer	1	LS	$2,500	$2,500
Plumbing	Video Inspection of Storm Sewer	1	LS	$2,500	$2,500
Plumbing	Remove & Replace Water Closets	2	EA	$500	$1,000
Plumbing	Remove & Replace Urinals	1	EA	$450	$450
Plumbing	Remove & Replace Lavatories	7	EA	$425.00	$2,975
Plumbing	Remove & Replace Shower Heads	4	EA	$100	$400
Plumbing	Remove & Replace Hose Bibs		EA	$100	$0
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
Plumbing	Remove & Replace Pipe Insulation	1	LS	$2,500	$2,500
Plumbing	Replace Janitor's Sinks	1	EA	$500.00	$500
HVAC	Remove & Replace Boiler & Pumps	1	LS	$25,000	$25,000
HVAC	Inspect & flush out boiler piping	1	LS	$1,200.00	$1,200
HVAC	Remove & Replace Radiators	1	LS	$15,000.00	$15,000
HVAC	Remove & Replace restroom/locker room exhaust	1	LS	$500.00	$500
Electrical	Remove & Replace Receptacles (80%)	8,624	SF	$0.50	$4,312
Electrical	Remove & Replace smoke detectors	5	EA	$200.00	$1,000

SUBTOTAL		**$68,187**
GENERAL REQUIREMENTS	6%	$4,091
BOND	1%	$723
PERMIT	Calc.	$960
OVERHEAD & PROFIT	7%	$4,698
CONTINGENCY	5%	$3,409
ESCALATION	4%	$3,283
TOTAL		**$85,351**

Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Remove & Replace Doors/Frames /Hardware				
Architectural	Single	9	EA	$1,500	$13,500
Architectural	Double	1	EA	$2,250.00	$2,250
Architectural	Paint / Stain New Doors/Frames				
Architectural	Single	9	EA	$75.00	$675
Architectural	Double	1	EA	$100.00	$100
Architectural	Replace Overhead Doors @ Truck Bay	2	EA	$7,500.00	$15,000
Architectural	Install new Kitchen				
Architectural	Remove Existing Kitchen Cabinets	32	LF	$25.00	$800
Architectural	Base Cabinetry (New)	32	LF	$200	$6,400
Architectural	Counter Top (New)	32	LF	$150	$4,800
Architectural	Wall Cabinetry (New)	32	LF	$150	$4,800
Plumbing	Remove & Replace piping, Insulation, valves, etc	10,780	SF	$5.50	$59,290
Electrical	Remove & Replace Fire Alarm	10,780	SF	$2.00	$21,560

SUBTOTAL		**$129,175**
GENERAL REQUIREMENTS	6%	$7,751
BOND	1%	$1,369
PERMIT	Calc.	$1,753
OVERHEAD & PROFIT	7%	$8,900
CONTINGENCY	5%	$6,459
ESCALATION to Year 2015	21%	$32,635
TOTAL		**$188,042**

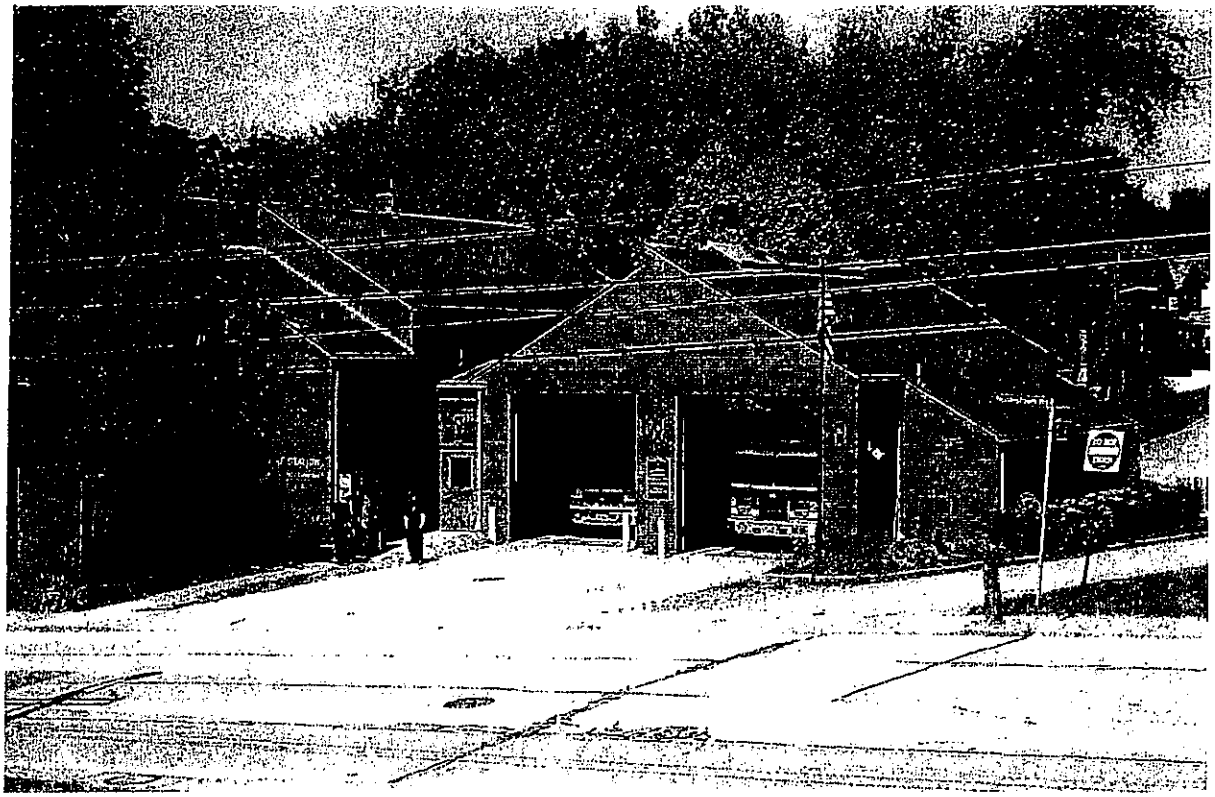
Firehouse #37 (B144)
1124 West North Avenue
Pittsburgh, PA 15233

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Firehouse # 29 (B225)
2100 Noblestown Avenue
Pittsburgh, Pennsylvania 15205

July 2, 2010

Massaro
www.massarocms.com

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

Executive Summary

INTRODUCTION

Firehouse # 29 was inspected on July 2, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc.

The professionals in attendance conducted specific inspections or provided services:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good/fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were the mechanical, electrical and plumbing systems. THERE IS PARTICULAR CONCERN WITH THE CONDITION OF THE GAS METER, IT SHOULD BE REPLACED IMMEDIATELY.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$89,327
One Year	$149,609
Five Year	$140,596
10 Year	$0

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$600**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$500**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$34,344**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

Asset Protection Summary

Immediate	$89,327
One Year	$149,609
Five Year	$140,596
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roofing	Clean gutters	1	LS	$500	$500
Roofing	Inspect & replace building caulking / sealants	1	LS	$2,000	$2,000
Roofing	Repair Skylight	1	EA	$1,000	$1,000
Fire Protection	Remove & Replace Sprinkler Heads	120	EA	$200	$24,000
Fire Protection	Remove & Replace Fire Extinguisher	1	EA	$100	$100
HVAC	Redesign & Install new Ventilation System @ 2nd Fl	1	LS	$25,000.00	$25,000
HVAC	Clean & Inspect Ductwork	1	LS	$5,000.00	$5,000
Electrical	Install Emergency Lighting & Signage	11448	SF	$0.75	$8,586
Electrical	Plate off Receptacle above radiator	1	EA	$75.00	$75
Site Utilities	Remove & Replace Gas Meter, Regulator & Associated Piping.	1	LS	$5,000.00	$5,000

SUBTOTAL		**$71,261**
GENERAL REQUIREMENTS	6%	$4,276
BOND	1%	$755
PERMIT	Calc.	$999
OVERHEAD & PROFIT	7%	$4,910
CONTINGENCY	10%	$7,126
ESCALATION	0%	$0
TOTAL		**$89,327**

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Prep & Re-Paint Boiler Room (two colors)	525	SF	$3.00	$1,575
Architectural	Fix water problem @ CMU in Stair tower	1	LS	$2,500	$2,500
Architectural	Install new Kitchen				
Architectural	Remove Existing Kitchen Cabinets	20	LF	$25.00	$500
Architectural	Base Cabinetry	18	LF	$200	$3,600
Architectural	Counter Top	18	LF	$150	$2,700
Architectural	Wall Cabinetry	20	LF	$150	
Architectural	Install Range Hood @ Oven in Kitchen	1	EA	$750	$750
Architectural	Remove & Replace 12 x 12 VCT flooring in Room 107	150	SF	$4.00	$600
Architectural	Remove & Replace Ceiling Tiles in Room 104	5	EA	$25	$125
Plumbing	Video Inspection of Sewer & Storm	1	LS	$5,000	$5,000
HVAC	Remove & Replace restroom exhaust (X2)	1	LS	$500.00	$500
HVAC	Remove & Replace PTAC Unit	1	EA	$2,000.00	$2,000
HVAC	Remove & Replace Ductwork - 50%	5,724	SF	$7.25	$41,499
Electrical	Remove & Replace Emergency Generator	1	EA	$40,000.00	$40,000
Electrical	Remove & Replace Electrical Panels	2	EA	$2,500.00	$5,000
Electrical	Remove & Replace Receptacles & Switches	11,448	SF	$0.50	$5,724
Site Utilities	Remove & Replace Site Lighting	1	LS	$7,500.00	$7,500

SUBTOTAL		**$119,573**
GENERAL REQUIREMENTS	6%	$7,174
BOND	1%	$1,267
PERMIT	Calc.	$1,623
OVERHEAD & PROFIT	7%	$8,239
CONTINGENCY	5%	$5,979
ESCALATION	4%	$5,754
TOTAL		**$149,609**

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roofing	Remove & Replace asphalt shingle roof	4,400	SF	$7.00	$30,800
					$0
Plumbing	Remove & Replace Water Closets	2	EA	$500	$1,000
Plumbing	Remove & Replace Lavatories	3	EA	$425	$1,275
Plumbing	Remove & Replace Shower Heads	4	EA	$100	$400
Plumbing	Remove & Replace Urinals	6	EA	$450	$2,700
Plumbing	Remove & Replace Hose Bibs	3	EA	$100	$300
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
HVAC	Remove & Replace Boiler & Pumps	1	LS	$25,000	$25,000
HVAC	Inspect & flush out boiler piping	1	LS	$1,200.00	$1,200
HVAC	Replace Air Handling Unit	1	EA	$10,000	$10,000
HVAC	Remove & Replace truck bay exhaust	1	LS	$500.00	$500
Electrical	Remove & Replace Lighting	11,448	SF	$2.00	$22,896

SUBTOTAL		**$96,571**
GENERAL REQUIREMENTS	6%	$5,794
BOND	1%	$1,024
PERMIT	Calc.	$1,324
OVERHEAD & PROFIT	7%	$6,654
CONTINGENCY	5%	$4,829
ESCALATION to Year 2015	21%	$24,401
TOTAL		**$140,596**

Firehouse #29 (B225)
2100 Noblestown Ave
Pittsburgh, PA 15205

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT

Firehouse #27 (B136)
90 Virginia Avenue
Pittsburgh, Pennsylvania 15205

July 7, 2010

Massaro
www.massarocms.com

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

Executive Summary

INTRODUCTION

Firehouse #17 was inspected on July 7, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning were Justin Lamorella and Lennika Farrish. The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in fair/poor condition . Specifically all major mechanical systems including the heating / ventilation, electrical and plumbing systems will require significant work or partial replacement. The roof will also need to be removed and replaced within the next five years

Immediate	**$7,578**
One Year	**$152,795**
Five Year	**$209,188**
10 Year	**$0**

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$500**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$2,500**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

NOTE: THE ABOVE MENTIONED WORK IS NOT NECESSARILY REQUIRED. SEE NOTE IN SECTION 6 FOR A MORE DETAILED EXPLANATION. STROBES MUST BE ADDED TO FIRE ALARM.

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

Asset Protection Summary

Immediate	$7,578
One Year	$152,795
Five Year	$209,188
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Remove & Replace Kitchen gas line & fittings	1	LS	$1,000	$1,000
HVAC	Fix Chimney / Flue	1	LS	$5,000	$5,000

SUBTOTAL		**$6,000**
GENERAL REQUIREMENTS	6%	$360
BOND	1%	$64
PERMIT	Calc.	$141
OVERHEAD & PROFIT	7%	$413
CONTINGENCY	10%	$600
ESCALATION	0%	$0
TOTAL		**$7,578**

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Plaster spaulling at first landing				$0
	Address Water Issue	1	LS	$1,200	$1,200
	Re-paint	1	LS	$500	$500
Architectural	Repair O.H. Doors @ Truck Bay	3	EA	$1,000	$3,000
Architectural	Paint Walls in Kitchen / Lounge / TV Room	3500	SF	$0.75	$2,625
Architectural	Remove & Replace Kitchen Cabinetry	12	LF	$200	$2,400
Architectural	Paint 1st Floor Toilet Room	300	SF	$0.75	$225
Architectural	Clean out Corridor 017	1	LS	$250	$250
Roof	Repair wall Flashings	1	EA	$800	$800
Roof	Replace Roof Walkway System	1	EA	$800.00	$800
Roof	Paint Metal Roof	1	EA	$12,000	$12,000
Structural	Repoint Exterior as Needed (20% of Fascade)	3,000	SF	$3.50	$10,500
Structural	Repoint basement walls	1,800	SF	$2.00	$3,600
Structural	Caulk slab joints @ Truck Bay	1	LS	$2,500	$2,500
Structural	Remove & Replace Rusted Metal Deck @ Basement	1	LS	$2,000	$2,000
Structural	Clean & Paint steel beams in basement	1	LS	$1,000	$1,000
Plumbing	Video Inspection of Sewer & Storm	1	LS	$5,000	$5,000
Plumbing	Remove & Replace Water Closets	4	EA	$500	$2,000
Plumbing	Remove & Replace Lavatories	3	EA	$425	$1,275
Plumbing	Remove & Replace Shower Heads	4	EA	$100	$400
Plumbing	Remove & Replace Urinals	3	EA	$450	$1,350
Plumbing	Remove & Replace Hose Bibs	4	EA	$100	$400
Plumbing	Comprehensive inspection of Water Distribution sys.	1	LS	$5,000	$5,000
Plumbing	Remove & Replace Water Distribution portions (25%)	2,958	SF	$3.00	$8,875
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
Plumbing	Replace Janitor's Sinks	1	EA	$500.00	$500
HVAC	Remove & Replace AC unit @ Bunk Room	1	EA	$1,000	$1,000
Electrical	Remove & Replace Receptacles/Switches (80%)	9,466	SF	$0.75	$7,100
Electrical	Remove & Replace Lighting	11,833	SF	$3.50	$41,416
Electrical	Remove & Replace smoke detectors	7	EA	$200.00	$1,400
Electrical	Remove & Replace Telephone Panel	1	LS	$2,500.00	$2,500

SUBTOTAL		**$122,115**
GENERAL REQUIREMENTS	6%	$7,327
BOND	1%	$1,294
PERMIT	Calc.	$1,662
OVERHEAD & PROFIT	7%	$8,414
CONTINGENCY	5%	$6,106
ESCALATION	4%	$5,877
TOTAL		**$152,795**

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roof	Replace Roofing and Flashing systems	3,244	SF	$18.00	$58,392
Structural	Repoint stone & tarracotta wall copings	1	LS	$2,500.00	$2,500
HVAC	Remove & Replace Boiler & Pumps	1	LS	$35,000	$35,000
HVAC	Inspect & flush out boiler piping	1	LS	$2,000.00	$2,000
HVAC	Remove & Replace insulation	11,833	SF	$0.75	$8,875
HVAC	Remove & Replace Unit Heaters	6	EA	$2,500.00	$15,000
HVAC	Remove & Replace Ductwork / Grilles (25%)	2,958	SF	$7.25	$21,447
HVAC	Remove & Replace restroom exhaust	1	LS	$500.00	$500

SUBTOTAL		**$143,714**
GENERAL REQUIREMENTS	6%	$8,623
BOND	1%	$1,523
PERMIT	Calc.	$1,935
OVERHEAD & PROFIT	7%	$9,902
CONTINGENCY	5%	$7,186
ESCALATION to Year 2015	21%	$36,305
TOTAL		**$209,188**

Firehouse # 27 (B136)
96 Virginia Avenue
Pittsburgh, PA 15211

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF

PITTSBURGH

FACILITY ANALYSIS REPORT

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, Pennsylvania 15212

July 9, 2010

Massaro
www.massarocms.com

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

Executive Summary

INTRODUCTION

Firehouse 32 was inspected on July 9, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning were Richard Meritzer & Lennika Farrish.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services - Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in good/fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were the mechanical, electrical and plumbing systems. The interior finishes including paint, window blinds and kitchen upgrades should be addressed.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$6,326
One Year	$178,958
Five Year	$51,002
10 Year	$0

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$600**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$1,300**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$3,625**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

NOTE: THE ABOVE MENTIONED WORK IS NOT NECESSARILY REQUIRED. SEE NOTE IN SECTION 6 FOR A MORE DETAILED EXPLANATION. STROBES MUST BE ADDED TO FIRE ALARM AND PUBLIC PHONE AT THE PARKING AREA MUST BE LOWERED.

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

Asset Protection Summary

Immediate	$6,326
One Year	$178,958
Five Year	$51,002
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
HVAC	Clean & Inspect Ductwork	1	LS.	$5,000.00	$5,000

SUBTOTAL		**$5,000**
GENERAL REQUIREMENTS	6%	$300
BOND	1%	$53
PERMIT	Calc.	$128
OVERHEAD & PROFIT	7%	$345
CONTINGENCY	10%	$500
ESCALATION	0%	$0
TOTAL		**$6,326**

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Remove rocks embedded into EIFS & repair	1	LS	$2,000	$2,000
Architectural	Install handset @ Weight Room	1	EA	$750	$750
Architectural	Replace Ceiling Tiles in Kitchen	1	LS	$250	$250
Architectural	Paint CMU Walls @ Kitchen	1500	SF	$0.85	$1,275
Architectural	Replace Kitchen Cabinetry	15	LF	$250	$3,750
Architectural	Install Range Hood	1	EA	$750	$750
Architectural	Paint GWB @ Skylights	3	EA	$600	$1,800
Architectural	Replace Window shades through out facility	1	LS	$4,500	$4,500
Roof	Replace Skylights	1	LS	$9,000	$9,000
Exterior Wall	EIFS Caulking	1	LS	$3,500	$3,500
Plumbing	Video Inspection of Sewer & Storm	1	LS	$5,000	$5,000
Plumbing	Remove & Replace Water Closets	3	EA	$500	$1,500
Plumbing	Remove & Replace Lavatories	2	EA	$425	$850
Plumbing	Remove & Replace Shower Heads	2	EA	$100	$200
Plumbing	Remove & Replace Urinals	2	EA	$450	$900
Plumbing	Remove & Replace Hose Bibs	2	EA	$100	$200
Plumbing	Remove & Replace Kitchen Sink & Faucetry	1	LS	$500	$500
Plumbing	Replace Janitor's Sinks	1	EA	$500.00	$500
HVAC	Remove & Replace AHU Unit	1	EA	$12,000.00	$12,000
HVAC	Add A/C capacity	1	EA	$5,000.00	$5,000
HVAC	Remove & Replace Building Exhaust System	1	LS	$2,500.00	$2,500
HVAC	Remove & Replace Radiant Heaters	1	LS	$10,000	$10,000
Electrical	Remove & Replace Lighting	12,524	SF	$2.00	$25,048
Electrical	Remove & Replace Emergency Generator	1	EA	$40,000.00	$40,000
Electrical	Remove & Replace Electrical Panels	2	EA	$2,500.00	$5,000
Electrical	Remove & Replace Receptacles & Switches	12,524	SF	$0.50	$6,262

SUBTOTAL		**$143,035**
GENERAL REQUIREMENTS	6%	$8,582
BOND	1%	$1,516
PERMIT	Calc.	$1,935
OVERHEAD & PROFIT	7%	$9,855
CONTINGENCY	5%	$7,152
ESCALATION	4%	$6,883
TOTAL		**$178,958**

Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
HVAC	Remove & Replace Boiler & Pumps	1	LS	$25,000	$25,000
HVAC	Remove & Replace Radiant Unit Heaters	1	LS	$7,500	$7,500
HVAC	Remove & Replace restroom exhaust	1	LS	$500.00	$500
HVAC	Remove & Replace AC units (If A/C Added in Year One delete this item)	2	EA	$1,000	$2,000

SUBTOTAL		**$35,000**
GENERAL REQUIREMENTS	6%	$2,100
BOND	1%	$371
PERMIT	Calc.	$518
OVERHEAD & PROFIT	7%	$2,412
CONTINGENCY	5%	$1,750
ESCALATION to Year 2015	21%	$8,852
TOTAL		**$51,002**

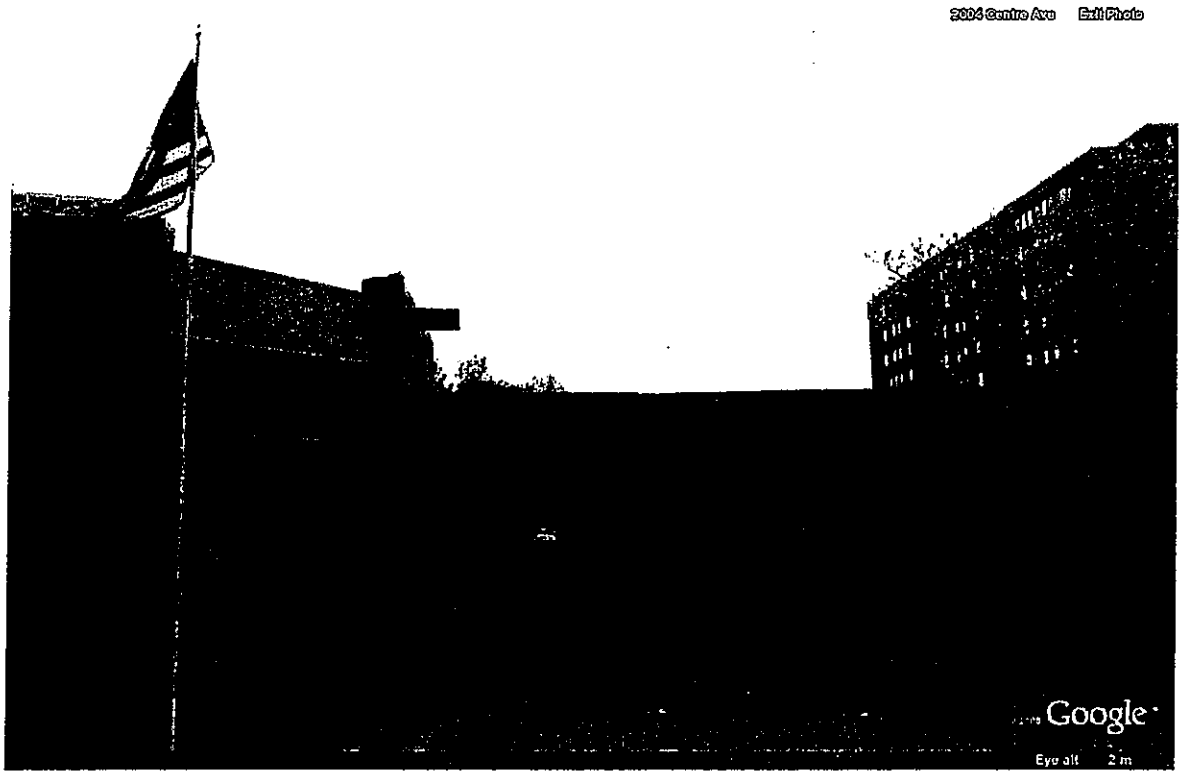
Firehouse #32 (B140)
900 Spring Garden Avenue
Pittsburgh, PA 15212

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Pittsburgh Police Zone 2 (B108)
2000 Centre Avenue
Pittsburgh, Pennsylvania 15219

July 21, 2010

Massaro
www.massarocms.com

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Executive Summary

INTRODUCTION

Police Zone #2 was inspected on July 21, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were the electrical panels and emergency generator as well as some HVAC equipment and ventilation issues.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$17,239
One Year	$157,009
Five Year	$4,673
10 Year	$0

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$0**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$170**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$17,489**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$1,225**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$1,800**

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Asset Protection Summary

Immediate	$17,239
One Year	$157,009
Five Year	$4,673
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Remove / replace combination WC / Lavatory in cells	2	EA	$1,200.00	$2,400
Plumbing	Clean / cap floor drain in computer room	1	LS	$500.00	$500
HVAC	Repair / replace gas pipe, fittings, valves at RTU's and extended condensate piping to drains.	1	LS	$2,000.00	$2,000
HVAC	Remove window AC unit and baseboard heaters @ computer room.	1	LS	$4,000.00	$4,000
HVAC	Run new ductwork to computer area from RTU to assure proper heating, cooling, and ventilation	1	LS	$3,500.00	$3,500
HVAC	Replace motorized damper @ mech / elec room	1	EA	$1,000.00	$1,000
Electrical	Replace 1 outlet receptacle cover	1	EA	$10.00	$10
Site Utilities	Clean / remove debris from stormwater inlets	4	EA	$50.00	$200
Site Utilities	Inspect natural gas meter and associated piping and valves. Check for leaks.	1	LS	$100.00	$100

SUBTOTAL		**$13,710**
GENERAL REQUIREMENTS	6%	$823
BOND	1%	$145
PERMIT	Calc.	$245
OVERHEAD & PROFIT	7%	$945
CONTINGENCY	10%	$1,371
ESCALATION	0%	$0
TOTAL		**$17,239**

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Route and seal with compressible filler vertical cracking in exterior masonry	60	LF	$10.00	$600
Structural	Repair concrete spalling at stairs / remove and replace damaged sections	1	LS	$1,500.00	$1,500
Structural	Repoint masonry at south wall stepped cracking	40	LF	$15.00	$600
Architectural	Repair middle and rear parking lots (mill and overlay)	1050	SY	$25.00	$26,250
Architectural	Paint bollards	1	LS	$100.00	$100
Architectural	Cut / remove / replace cracked areas of sidewalk	100	SF	$12.00	$1,200
Architectural	Straighten fence / misc. repairs	1	LS	$500.00	$500
Architectural	Misc. asphalt patching by stormwater inlets	1	LS	$700.00	$700
Architectural	Replace approx. 50 LF of wall cap on site walls	50	LF	$65.00	$3,250
Architectural	Install termination strips @ doorway	6	LF	$30.00	$180
Architectural	Remove / replace carpet in room 19	60	SY	$7.00	$420
Architectural	Misc. ceiling tile and grid replacement throughout	500	SF	$2.50	$1,250
Architectural	Misc. paint touch up throughout	1	LS	$500.00	$500
Architectural	Misc. flooring repair throughout	500	SF	$5.00	$2,500
Plumbing	Remove / replace 40 gallon water heater (gas)	1	EA	$1,250.00	$1,250
Plumbing	Remove / replace lavatories	3	EA	$1,000.00	$3,000
Plumbing	Remove / replace shower heads	3	EA	$750.00	$2,250
Plumbing	Remove / replace drinking fountains	2	EA	$2,000.00	$4,000
Plumbing	Video inspection of sanitary and storm systems	1	LS	$1,000.00	$1,000
HVAC	Replace mechanical room ventilator blower and associated intake	1	EA	$3,000.00	$3,000
HVAC	Clean ductwork	5413	SF	$0.75	$4,060
HVAC	Replace grilles / diffusers (75%)	1	LS	$3,000.00	$3,000
Electrical	Replace main distribution panel (225 A)	1	EA	$4,000.00	$4,000
Electrical	Replace distribution panels	3	EA	$1,500.00	$4,500
Electrical	Replace emergency generator and transfer switch	1	LS	$15,000.00	$15,000
Electrical	Replace emergency exit lighting and signs	5413	SF	$1.00	$5,413
Electrical	Replace outlets / switches / and conduit (80%)	5413	SF	$1.25	$6,766
Electrical	Replace light fixtures (10%)	15	EA	$500.00	$7,500
Electrical	Repair, re-lamp, clean light fixtures (90%)	1	LS	$10,000.00	$10,000
Site Utilities	Replace wall mounted exterior lights	8	EA	$750.00	$6,000
Site Utilities	Replace exterior canopy lights	6	EA	$650.00	$3,900
Site Utilities	Replace lamps in parking lot lights	8	EA	$100.00	$800
Site Utilities	Inspect parking lot lights poles	1	LS	$500.00	$500
SUBTOTAL					**$125,489**
	GENERAL REQUIREMENTS		6%		$7,529
	BOND		1%		$1,330
	PERMIT		Calc.		$1,701
	OVERHEAD & PROFIT		7%		$8,646
	CONTINGENCY		5%		$6,274
	ESCALATION		4%		$6,039
TOTAL					**$157,009**

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Clean / repaint lintels @ north and south entrances	2	EA	$150.00	$300
Structural	Remove / replace existing control joint filler	20	LF	$10.00	$200
Structural	Remove / rebuild damaged masonry at the stepped platform along the north wall	45	SF	$20.00	$900
Structural	Remove / replace sealant at undersides of parapet capstones and window sills	1	LS	$1,000.00	$1,000
Plumbing	Remove / replace undercounter water heater 6 gal. (electric)	1	EA	$750.00	$750

SUBTOTAL		**$3,150**
GENERAL REQUIREMENTS	6%	$189
BOND	1%	$33
PERMIT	Calc.	$115
OVERHEAD & PROFIT	7%	$217
CONTINGENCY	5%	$158
ESCALATION to Year 2015	21%	$811
TOTAL		**$4,673**

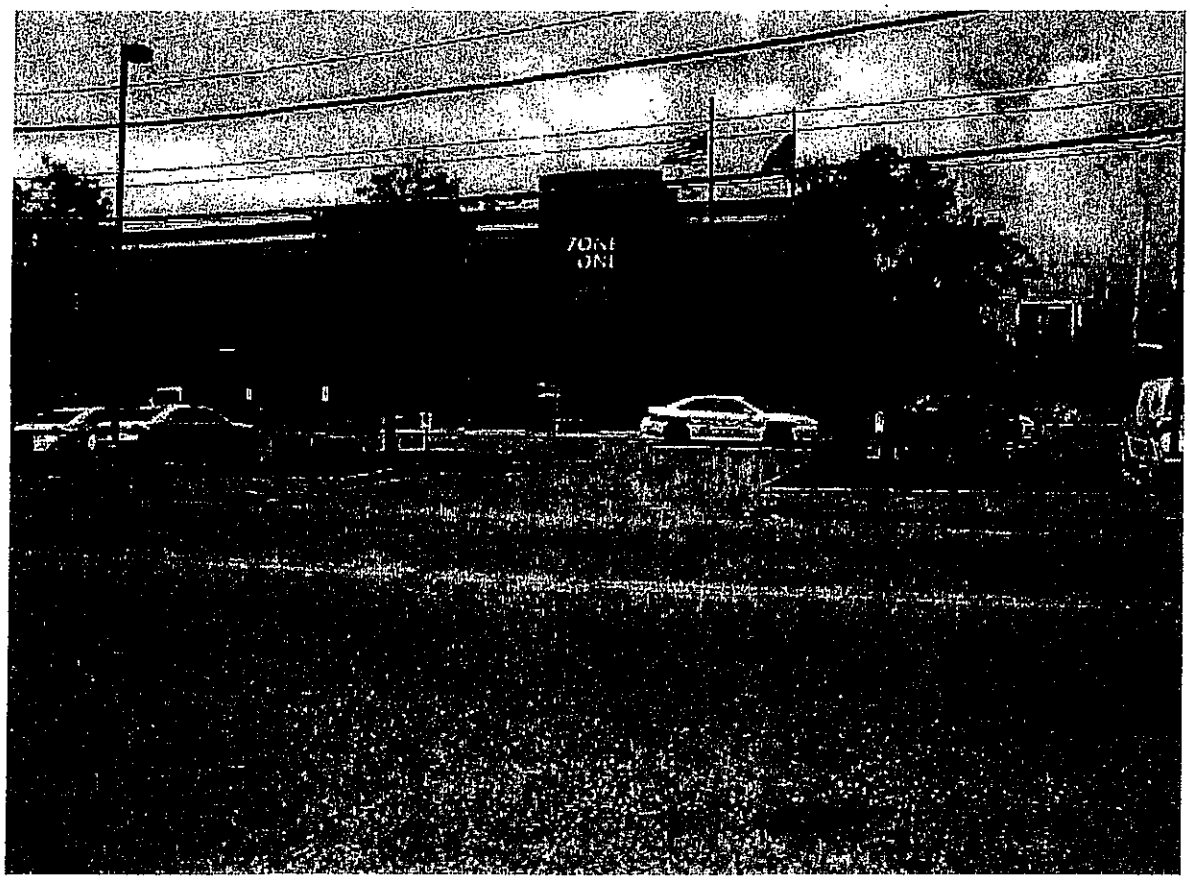
Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Police Zone 1 (B379)
1501 Brighton Road
Pittsburgh, Pennsylvania 15212

July 23, 2010

Massaro
www.massarocms.com

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Executive Summary

INTRODUCTION

Police Zone #1 was inspected on July 23, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general the building was found to be in fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were damaged ceiling tile and painting / pathcing of interior partions. There were many complaints of indoor air quality that may require upgrades / work to the HVAC systems. The plumbing hot water system is in need of significant repairs.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$0
One Year	$148,549
Five Year	$53,193
10 Year	$0

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$850**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$42,511**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$3,040**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Asset Protection Summary

Immediate	$0
One Year	$148,549
Five Year	$53,193
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.
2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.
3. All estimates assume an average escalation rate of 4% per year.
4. All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	10%	$0
ESCALATION	0%	$0
TOTAL		**$0**

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove Ivy @ southwest corner of building	1	LS	$100.00	$100
Structural	Repoint step cracks @ masonry façade	1	LS	$2,000.00	$2,000
Architectural	Replace water damaged ceiling tile throughout (30%)	3800	SF	$2.75	$10,450
Architectural	Remove / replace carpet @ second floor office	20	SY	$7.00	$140
Architectural	Misc. patch and repair of flooring throughout (15%)	2000	SF	$5.00	$10,000
Architectural	Buff / wax floor @ 1st floor lobby	1	LS	$1,000.00	$1,000
Architectural	Misc. paint touch up and patching of GWB partitions	1	LS	$5,000.00	$5,000
Fire Protection	Replace sprinkler heads @ 1st floor, 2nd floor, SWAT office, and basement mechanical room	11000	SF	$2.75	$30,250
Plumbing	Replace hot water heater (96 gal. - gas fired)	1	EA	$4,000.00	$4,000
Plumbing	Replace expansion tank (34 gal.)	1	EA	$1,250.00	$1,250
Plumbing	Replace recirculation pump	1	EA	$2,000.00	$2,000
Plumbing	Replace shower head	1	EA	$750.00	$750
Plumbing	Replace lavatory	1	EA	$1,000.00	$1,000
HVAC	Replace pipe insulation near boiler and pumps	1	LS	$150.00	$150
HVAC	Replace guages on hot water boiler	1	LS	$500.00	$500
HVAC	Replace pump for boilers	2	EA	$2,000.00	$4,000
HVAC	Replace filter @ RTU	1	LS	$200.00	$200
HVAC	Replace grilles, diffussers, dampers (10%)	1	LS	$1,500.00	$1,500
HVAC	Clean ductwork	12737	SF	$0.75	$9,553
HVAC	Hire company to test, adjust, and balance HVAC systems (many complaints of poor ventilation)	12737	SF	$1.00	$12,737
Electrical	Replace damaged and broken conduit for electrical service	1	LS	$500.00	$500
Electrical	Replace rusted wire clamps on electrical service	6	EA	$50.00	$300
Electrical	Replace interior light fixtures (20%)	25	EA	$500.00	$12,500
Electrical	Replace switches and outlets (10%)	12737	SF	$0.20	$2,547
Site Utilities	Replace flues extending through roof	2	EA	$2,500.00	$5,000
Site Utilities	Replace exterior wall mounted lights	2	EA	$650.00	$1,300
SUBTOTAL					**$118,727**
	GENERAL REQUIREMENTS		6%		$7,124
	BOND		1%		$1,259
	PERMIT		Calc.		$1,610
	OVERHEAD & PROFIT		7%		$8,180
	CONTINGENCY		5%		$5,936
	ESCALATION		4%		$5,713
TOTAL					**$148,549**

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Regrade grass area @ northeast corner or building to slope away from the building	1	LS	$2,000	$2,000
Structural	Extend trench drain @ south, southwest, and northwest sides of the building	1	LS	$30,000.00	$30,000
Plumbing	Video inspecion of underground sanitary & storm piping	1	LS	$1,000.00	$1,000
HVAC	Replace indoor AHU @ SWAT office (1445 CFM)	1	EA	3500	$3,500

SUBTOTAL		**$36,500**
GENERAL REQUIREMENTS	6%	$2,190
BOND	1%	$387
PERMIT	Calc.	$544
OVERHEAD & PROFIT	7%	$2,515
CONTINGENCY	5%	$1,825
ESCALATION to Year 2015	21%	$9,232
TOTAL		**$53,193**

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF

PITTSBURGH

FACILITY ANALYSIS REPORT

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, Pennsylvania 15217

Massaro
www.massarocms.com

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Executive Summary

INTRODUCTION

Schenley Park Skating Rink was inspected on June 11, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in fair condition . Specifically the major elements of this building that were found to be in need of attention were the electrical systems and code / life safety issues such as fire alarm and a sprinkler system. There were several areas of water infiltration that will need addressed as well.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$108,008
One Year	$216,143
Five Year	$20,303
10 Year	$0

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$1,700**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$269,235**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$42,340**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Asset Protection Summary

Immediate	$108,008
One Year	$216,143
Five Year	$20,303
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Fire Protection	Add new sprinkler system to entire building. Patch and repair walls, ceilings, etc.	1	LS	$75,000.00	$75,000
Fire Protection	Replace missing glass cover on fire extinguisher cabinet.	1	EA	$100.00	$100
Plumbing	Replace missing covers on 3 instantaneous hot water heaters. MAY NEED RELOCATED	1	LS	$300.00	$300
HVAC	Repair vent pipe A - secure pipe at base, replace access door and top cover, patch concrete	1	LS	$5,000.00	$5,000
HVAC	Replace damage flue on rink side of building	1	LS	$2,000.00	$2,000
Electrical	Replace conduit and clamps by transformer	1	LS	$500.00	$500
Electrical	Replace switch for temperature gauge on hot water heater. WIRES EXPOSED	1	EA	$250.00	$250
Electrical	Replace conduit and junction box for control panel 2	1	LS	$750.00	$750
Electrical	Replace broken cover on Exit sign	1	EA	$25.00	$25
Electrical	Add fire alarm system - See ADA estimate				
Electrical	Secure loose receptacles, replace missing cover plates on receptacles, junction boxes, switches, etc.	1	LS	$500.00	$500
Electrical	Reinstall or provide new cover for patch panel	1	EA	$100.00	$100
Site utilities	Replace leaking hose bib	1	EA	$650.00	$650
Site utilities	Inspect gas piping to check for leaks	1	LS	$500.00	$500
Site utilities	Remove abandoned power service	1	LS	$500.00	$500

SUBTOTAL		**$86,175**
GENERAL REQUIREMENTS	6%	$5,171
BOND	1%	$913
PERMIT	Calc.	$1,194
OVERHEAD & PROFIT	7%	$5,937
CONTINGENCY	10%	$8,618
ESCALATION	0%	$0
TOTAL		**$108,008**

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove replace deteriorating masonry @ entrance and repoint as necessary	1	LS	$1,000.00	$1,000
Structural	Partial depth repair to concrete stairs @ western side of building. Remove corrosion from reinforcing.	1	LS	$2,000.00	$2,000
Structural	Partial depth repair to CIP concrete planters overhanging the building. Remove corrosion from reinforcing.	1	LS	$750.00	$750
Structural	Remove / Replace damaged area of slab @ exterior porch (assume 100 SF)	100	SF	$15.00	$1,500
Architectural	Patch and repair paving	1	LS	$5,000.00	$5,000
Architectural	Clean out stormwater inlets	5	EA	$100.00	$500
Architectural	Patch and repair cracks in sidewalks by skating rink	1	LS	$1,500.00	$1,500
Architectural	Remove / replace rusted door frames	4	EA	$500.00	$2,000
Architectural	Misc. repair / replace of ACT ceilings	500	SF	$2.75	$1,375
Architectural	Misc. repair to water damaged GWB ceilings	500	SF	$6.00	$3,000
Architectural	Repaint doors	4	EA	$65.00	$260
Architectural	Misc. repairs to boards @ ice rink	1	LS	$1,000.00	$1,000
Roof	Repair concrete flue pipes and membrane seals	3	EA	$5,000.00	$15,000
Roof	Repair leaking roof drains, piping and membrane seals total of 4. Repair asphalt and landscaping at affected areas.	1	LS	$30,000.00	$30,000
Roof	Video inspection of all roof drains and piping	1	LS	$1,000.00	$1,000
Plumbing	Replace hot water heater (75 gal. / gas fired)	1	EA	$2,000.00	$2,000
Plumbing	Janitor's sink and faucet	2	EA	$850.00	$1,700
Plumbing	Remove / replace small sink in kitchenette	1	EA	$750.00	$750
Plumbing	Remove / replace drinking fountains	2	EA	$2,000.00	$4,000
Plumbing	Replace piping and hangers at overhang	150	LF	$20.00	$3,000
Plumbing	Replace lavatories	14	EA	$1,000.00	$14,000
Plumbing	Replace cleanout at skating rink	1	EA		$0
Plumbing	Video inspection of below grade sanitary piping	1	LS	$1,000.00	$1,000
HVAC	Replace hot water boiler (120,000 BTU / gas fired)	1	EA	$4,000.00	$4,000
HVAC	Replace thermostat	1	EA	$150.00	$150
HVAC	Replace louvers (assume 1' x 4' fixed)	2	EA	$250.00	$500
HVAC	Clean ductwork	12,795	SF	$0.75	$9,596
HVAC	Replace bad diffusers, grilles, registers, and dampers throughout the building. (assume 70%)	12795	SF	$1.00	$12,795
HVAC	Add ventilation to storage room / repair ductwork	1	LS	$2,500.00	$2,500
HVAC	Replace wall mounted electric heaters	4	EA	$750.00	$3,000

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

One Year Asset Protection Estimate - continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace Main distribution panel (1600 amp)	1	EA	$5,250.00	$5,250
Electrical	Replace distribution panel (160 amp)	1	EA	$2,250.00	$2,250
Electrical	Replace switch (200 amp)	1	EA	$800.00	$800
Electrical	Replace switch for unit heater (600 amp)	1	EA	$2,850.00	$2,850
Electrical	Replace control panel for rink lights	1	ALLOW	$3,000.00	$3,000
Electrical	Replace panels (100 amp)	3	EA	$1,500.00	$4,500
Electrical	Replace panels (225 amp)	5	EA	$2,250.00	$11,250
Electrical	Replace 30 amp Square D switch	1	EA	$250.00	$250
Electrical	Replace standby generator (25 amp) and associated parts (transfer switch, battery charger, etc.)	1	LS	$8,500.00	$8,500
Electrical	Replace light fixture	1	EA	$500.00	$500
Electrical	Replace broken covers on light fixtures	10	EA	$75.00	$750
Electrical	Detailed inspection of AV system	1	LS	$1,000.00	$1,000
Rink Refrigerati	Replace condensers for split systems	2	EA	$1,750.00	$3,500
Site Utilities	Replace conduit and clamps on light poles	1	LS	$500.00	$500
Site Utilities	Treat wooden light poles	1	LS	$500.00	$500
Site Utilities	Replace leaning / damage pole, light, conduit, wiring	1	EA	$2,500.00	$2,500
SUBTOTAL					**$172,776**
	GENERAL REQUIREMENTS		6%		$10,367
	BOND		1%		$1,831
	PERMIT		Calc.		$2,312
	OVERHEAD & PROFIT		7%		$11,904
	CONTINGENCY		5%		$8,639
	ESCALATION		4%		$8,313
TOTAL					**$216,143**

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	14	EA	$850.00	$11,900
HVAC	Replace heating ventilating unit in basement storage room by garage	1	EA	$2,000.00	$2,000

SUBTOTAL		**$13,900**
GENERAL REQUIREMENTS	6%	$834
BOND	1%	$147
PERMIT	Calc.	$245
OVERHEAD & PROFIT	7%	$958
CONTINGENCY	5%	$695
ESCALATION to Year 2015	21%	$3,524
TOTAL		**$20,303**

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH

FACILITY ANALYSIS REPORT

Public Works 4th Division
414 Bausmann Street
Pittsburgh, Pennsylvania 15210

Massaro
www.massarocms.com

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

Executive Summary

INTRODUCTION

Public Works 4th Division was inspected on August 6, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in poor condition . Specifically all major mechanical systems including the heating / ventilation, electrical and plumbing systems will require significant work or complete replacement. Additionally, water infiltration that has occurred over the years has caused significant damage to the building's interior finishes and architectural systems (walls and floors). These systems will also require a substantial amount of work. There are also many safety hazards and code violations that need addressed immediately.

There was no direct evidence of mold problem but significant water infiltration has been occurring for years. It is recommended that a company be hired to perform a comprehensive mold inspection.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$1,204,187	* SEE NOTE BELOW
One Year	$1,067,608	
Five Year	$10,457	
10 Year	$0	

* This estimate includes a $500,000 allowance for ADA modifications. Refer to Section 6 of this report for more details.

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Mold

This building has had significant water infiltration for years. Although there is no direct evidence of a significant mold problem at this time, the proper conditions do exist for mold to be growing.

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive inspection for mold problems.

Public Works 4th Division (B018)

414 Bausman Street
Pittsburgh, PA 15210

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance $0 *SEE NOTE BELOW

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance $0 *SEE NOTE BELOW

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance $0 *SEE NOTE BELOW

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance $0 *SEE NOTE BELOW

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance $0 *SEE NOTE BELOW

NOTE: This building is not ADA compliant in most areas. Due to the overall condition of the building and extensive modifications that would have to be made to accommodate ADA no specific recommendations are being made. An architect should be consulted to develop a feasible overall plan for repairs and ADA modifications.

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

Asset Protection Summary

Immediate	$1,204,187
One Year	$1,067,608
Five Year	$10,457
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Public Works 4th Division (B018)

414 Bausman Street
Pittsburgh, PA 15210

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
ADA	Allowance for ADA modifications	1	ALLOW	$500,000.00	$500,000
Structural	Rebuild parapet walls (approx 220 LF)	220	LF	$75.00	$16,500
Architectural	Inspect building for Mold.	1	LS	$1,000.00	$1,000
Architectural	Provide bollards @ gas meter	2	EA	$1,500.00	$3,000
Roof	Remove / Replace rubber roof system on main building. Repair deck beneath (assume 25%)	1	LS	$105,000.00	$105,000
Roof	Remove / replace shingle roof system and decking in its entirety.	4640	SF	$20.00	$92,800
Fire Protection	No sprinkler system. New system if required by code	12968	SF	$5.00	$64,840
Plumbing	Bring water service entrance up to code - includes new support and backflow preventer	1	LS	$3,500.00	$3,500
HVAC	Replace steel supports for window AC units	3	EA	$200.00	$600
HVAC	Bring HVAC system up to code - include ventilation, duct replacement, etc.	1	ALLOW	$75,000.00	$75,000
Electrical	Add fire alarm system	12968	SF	$3.00	$38,904
Electrical	Add emergency lighting system	12968	SF	$0.75	$9,726
Electrical	Remove wiring and shed in garage area currently used for storage. Relocate flammable liquids, etc. to safe storage area per code.	1	LS	$1,000.00	$1,000
Electrical	Relocate electrical service entrance. Currently next to fuel pump. (Safety hazard)	1	LS	$10,000.00	$10,000
Electrical	Replace power distribution panel that currently has exposed wiring (Size unknown)	1	ALLOW	$2,500.00	$2,500
Electrical	Replace main distribution panel	1	EA	$6,000.00	$6,000
Electrical	Bring electrical system up to code.	1	ALLOW	$30,000.00	$30,000
Site Utilities	Inspect gas service entrance. Pipes rusted and pitted	1	LS	$1,000.00	$1,000

SUBTOTAL		**$961,370**
GENERAL REQUIREMENTS	6%	$57,682
BOND	1%	$10,191
PERMIT	Calc.	$12,569
OVERHEAD & PROFIT	7%	$66,238
CONTINGENCY	10%	$96,137
ESCALATION	0%	$0
TOTAL		**$1,204,187**

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove / replace / rebuild various areas of damaged, cracked, deteriorating, spalled brick at exterior of building. (assume 5,000 sf)	1	ALLOW	$100,000.00	$100,000
Structural	Repair / rebuild damaged site wall	1	LS	$2,000.00	$2,000
Structural	Replace lintels @ high windows (bottom of parapet)	1	LS	$10,000.00	$10,000
Structural	Repoint all exterior brick (assume 12,000 sf)	12000	SF	$5.00	$60,000
Structural	Full depth slab repairs to first floor (Assume 1,000 sf)	1	ALLOW	$15,000.00	$15,000
Structural	Clean / paint corroded formdeck and supporting steel under 1st floor slab (assume 50%).	2500	SF	$2.00	$5,000
Structural	Add membrane to 1st floor slab	4800	SF	$2.50	$12,000
Structural	Repair / repoint all cracked interior brickwork	1	ALLOW	$20;000.00	$20,000
Structural	Regrade slope away from building @ garage wall face	1	ALLOW	$15,000.00	$15,000
Structural	Rebuild all cracked masonry at attached garage	1	ALLOW	$20,000.00	$20,000
Structural	Clean / paint steel trusses @ attached garage	3500	SF	$2.00	$7,000
Architectural	Fill cracks and reseal paving at rear of building	500	SY	$10.00	$5,000
Architectural	Mill / repave paving at front of building	200	SY	$25.00	$5,000
Architectural	Patch / repair / replace damage ceilings throughout building	1	LS	$45,000.00	$45,000
Architectural	Patch / repair / replace damaged flooring throughout building	1	LS	$35,000.00	$35,000
Architectural	Replace damaged doors and frames throughout building (approx. 70%)	1	LS	$15,000.00	$15,000
Architectural	Patch / repair / replace damaged drywall / homosote partitions throughout building.	12968	SF	$7.00	$90,776
Architectural	Paint wall and ceilings throughout building (80%)	1	LS	$32,500.00	$32,500

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water heater (40 gal / gas fired)	1	EA	$1,250.00	$1,250
Plumbing	Replace water closet	1	EA	$850.00	$850
Plumbing	Replace shower heads and drain covers	2	EA	$800.00	$1,600
Plumbing	Replace sanitary piping in garage area (above ground)	4322	SF	$2.00	$8,644
Plumbing	Replace stormwater piping in garage (above ground)	4322	SF	$2.00	$8,644
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	$1,000.00	$1,000
Plumbing	Replace storm drainage inlet in exterior garage	1	EA	$1,250.00	$1,250
Plumbing	Perform detailed inspection of water piping	1	LS	$1,000.00	$1,000
Plumbing	Replace janitor's sink	1	EA	$850.00	$850
Plumbing	Clear debris from roof drains. Install new roof drain covers.	1	LS	$500.00	$500
Plumbing	Replace vents through roof (assume 3 total)	1	LS	$2,250.00	$2,250
Plumbing	Replace emergency eyewash station	1	EA	$850.00	$850
HVAC	Steam hydronic heating system - replace entire system including new boilers, radiators, unit heaters, and piping.	12968	SF	$18.00	$233,424
HVAC	Replace window AC unit @ office	1	EA	$750.00	$750
HVAC	Replace pneumatic system @ integral garage	1	ALLOW	$15,000.00	$15,000
HVAC	Replace gas fired unit heaters at garage area	2	EA	$2,500.00	$5,000
HVAC	Remove conduit, wiring, flue, and all associated items for unit heater that was removed in garage area. Cap gas line and patch roof.	1	LS	$1,000.00	$1,000
Electrical	Replace receptacles and switches @ power dist. panel in garage area	1	LS	$300.00	$300
Electrical	Replace main shunt trip for fuel tank	1	EA	$500.00	$500
Electrical	Replace poor lighting fixtures (approx. 40%)	12968	SF	$2.00	$25,936
Electrical	Replace receptacles throughout building (approx 90%)	12968	SF	$0.75	$9,726
Electrical	Replace telecom system completely	12968	SF	$2.50	$32,420
Site Utilities	Replace exterior conduit for receptacles and lighting (approx 90%)	1	ALLOW	$5,000.00	$5,000
Site Utilities	Replace exterior light fixtures	2	EA	$750.00	$1,500
Site Utilities	Replace hose bib at rear of building	1	EA	$100.00	$100
SUBTOTAL					**$853,620**
	GENERAL REQUIREMENTS		6%		$51,217
	BOND		1%		$9,048
	PERMIT		Calc.		$11,165
	OVERHEAD & PROFIT		7%		$58,814
	CONTINGENCY		5%		$42,681
	ESCALATION		4%		$41,062
TOTAL					**$1,067,608**

Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace hose bib in garage area	1	EA	$100.00	$100
Plumbing	Replace water closets	2	EA	$850.00	$1,700
Plumbing	Replace urinals	3	EA	$775.00	$2,325
Plumbing	Replace lavatories	3	EA	$1,000.00	$3,000

SUBTOTAL		**$7,125**
GENERAL REQUIREMENTS	6%	$428
BOND	1%	$76
PERMIT	Calc.	$167
OVERHEAD & PROFIT	7%	$491
CONTINGENCY	5%	$356
ESCALATION to Year 2015	21%	$1,815
TOTAL		**$10,457**

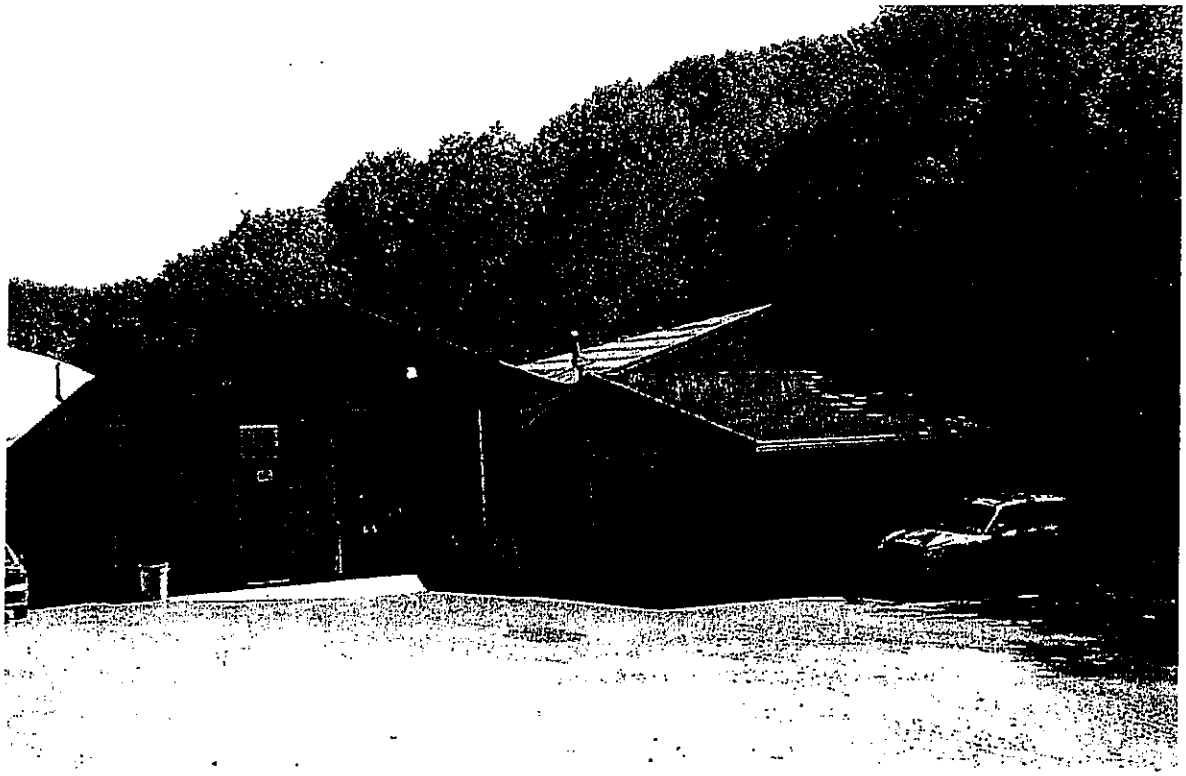
Public Works 4th Division (B018)
414 Bausman Street
Pittsburgh, PA 15210

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Public Works 1st Division
300 Kilbuck Street
Pittsburgh, Pennsylvania 15214

Massaro
www.massarocms.com

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

Executive Summary

INTRODUCTION

Public Works 1st Division was inspected on August 11, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in fair condition . Specifically the major elements of this building that were found to be in need of attention were the electrical systems and code / life safety issues such as fire alarm and a sprinkler system. The roof is also in need of substantial repairs.

The presence of some mold was also identified. Please see the Potential Hazardous Material section of this report for additional information.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	**$146,623**
One Year	**$174,530**
Five Year	**$13,331**
10 Year	**$0**

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Mold

This building has several areas where water infiltration has occurred. There was some mold visible on the ceilings in these areas.

Lead Paint and Asbestos

Given the age of this building there is also a high probability that lead paint and asbestos will also be found. However, our experience limits us from identifying specific examples to substantiate the existence of either material.

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive hazardous materials inspection.

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$850**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$29,775**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$10,000**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$1,800**

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Asset Protection Summary

Immediate	$146,623
One Year	$174,530
Five Year	$13,331
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Hire contractor to inspect and test for mold, asbestos in wall and ceiling panels, and other hazardous materials	1	LS	$5,000.00	$5,000
Fire Protection	Provide new sprinkler system if required by code.	9225	SF	$5.00	$46,125
Electrical	Replace light switch cover at staff room	1	EA	$10.00	$10
Electrical	Relocate receptacle at drinking fountain	1	EA	$250.00	$250
Electrical	Install new fire alarm system	9225	SF	$3.00	$27,675
Electrical	Install new emergency lighting system	9225	SF	$0.75	$6,919
Electrical	Correctly install power, telephone, and cable wiring per codes and standards.	1	ALLOW	$15,000.00	$15,000
Site Utilities	Perform detailed inspection of piping at natural gas service entrance / check for leaks	1	LS	$1,000.00	$1,000
Site Utilities	Replace missing cover at base of parking lot light pole	1	EA	$25.00	$25
Site Utilities	NO FIRE HYDRANTS CLOSE TO FACILITY. Check local codes and provide as needed.	1	ALLOW	$15,000.00	$15,000

SUBTOTAL		**$117,004**
GENERAL REQUIREMENTS	6%	$7,020
BOND	1%	$1,240
PERMIT	Calc.	$1,597
OVERHEAD & PROFIT	7%	$8,062
CONTINGENCY	10%	$11,700
ESCALATION	0%	$0
TOTAL		**$146,623**

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Clean and paint metal angels around windows on south face of building	1	LS	$1,250.00	$1,250
Structural	Replace damaged exterior fiberboard panels on south face of building	800	SF	$10.00	$8,000
Structural	Engineering review of wood framed roof cricket between old and new garage if not already performed	1	ALLOW	$4,000.00	$4,000
Structural	Relocate chains hanging on wall. Repair cracks in CMU by routing and fill with injected epoxy	1	LS	$2,500.00	$2,500
Structural	Repair cracks in CMU above garage door lintel. Route and fill with injected epoxy	1	LS	$750.00	$750
Structural	Repair cracks in CMU and replace damaged CMU around garage door opening on east face.	1	LS	$1,000.00	$1,000
Structural	Repair cracks in CMU on east face of building caused by possible foundation settlement.	10	LF	$600.00	$6,000
Roof	Remove and replace the shingle and 90# rolled roofing system on the main building.	4100	SF	$7.00	$28,700
	Misc repairs to deck beneath shingle and rolled roofing areas.	1	ALLOW	$1,000.00	$1,000
Architectural	Repair several areas of poor paving	1	LS	$3,000.00	$3,000
Architectural	Trim or cut down large trees at edge of parking lot	1	ALLOW	$10,000.00	$10,000
Architectural	Replace several areas of damage ceiling tile	100	SF	$3.50	$350
Architectural	Patch / repair and paint damaged partitions throughout office areas (assume 250 sf)	1	LS	$2,500.00	$2,500
Architectural	Repair minor cracks in concrete floors throughout building. Reseal areas being repaired (assume 25%)	2306	SF	$2.00	$4,612
Plumbing	Replace lavatory	1	EA	$1,000.00	$1,000
Plumbing	Replace drinking fountain	1	EA	$1,800.00	$1,800
Plumbing	Replace hose bib	1	EA	$100.00	$100
Plumbing	Replace flue for pressure washer	1	LS	$1,500.00	$1,500
Plumbing	Replace vent through roof	1	EA	$750.00	$750
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	$1,000.00	$1,000
Plumbing	Replace emergency eyewash station	1	EA	$850.00	$850
HVAC	Replace window AC unit in tool room	1	EA	$750.00	$750
HVAC	Replace pneumatic system including air compressor	1	ALLOW	$15,000.00	$15,000
HVAC	Inspect / clean ductwork, diffusers, grilles, etc. (office areas only - approx 25% of building)	2300	SF	$0.75	$1,725
HVAC	Replace flues	2	EA	$1,500.00	$3,000
HVAC	Inspect gas piping / check for leaks	1	LS	$1,000.00	$1,000

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace power distribution panel	1	EA	$2,500.00	$2,500
Electrical	Replace main service disconnect panel (100 amp)	1	EA	$3,500.00	$3,500
Electrical	Replace poor lighting (30%)	1	LS	$14,000.00	$14,000
Electrical	Replace poor switches and receptacles throughout building. (assume 50%)	9225	SF	$0.50	$4,613
Electrical	Replace conduit in garage areas (90%)	1	LS	$3,500.00	$3,500
Electrical	Replace conduit clamps within offices	1	LS	$750.00	$750
Electrical	Replace security cameras	1	ALLOW	$1,000.00	$1,000
Electrical	Replace door contacts for security system	1	ALLOW	$500.00	$500
Electrical	Replace telecom patch panel	1	ALLOW	$2,000.00	$2,000
Electrical	Replace exterior audio speakers	1	ALLOW	$1,500.00	$1,500
Site Utilities	Clean stormwater inlets	3	EA	$250.00	$750
Site Utilities	Replace metal halide light at garage	1	EA	$750.00	$750
Site Utilities	Inspect site light poles. Patch / paint / replace as needed	1	ALLOW	$2,000.00	$2,000

SUBTOTAL		**$139,500**
GENERAL REQUIREMENTS	6%	$8,370
BOND	1%	$1,479
PERMIT	Calc.	$1,883
OVERHEAD & PROFIT	7%	$9,612
CONTINGENCY	5%	$6,975
ESCALATION	4%	$6,713
TOTAL		**$174,530**

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	3	EA	$850	$2,550
Plumbing	Replace urinals	2	EA	$775.00	$1,550
Plumbing	Replace lavatories	2	EA	$1,000.00	$2,000
HVAC	Replace furnace next to offices	1	ALLOW	$3,000.00	$3,000

SUBTOTAL		**$9,100**
GENERAL REQUIREMENTS	6%	$546
BOND	1%	$96
PERMIT	Calc.	$193
OVERHEAD & PROFIT	7%	$627
CONTINGENCY	5%	$455
ESCALATION to Year 2015	21%	$2,314
TOTAL		**$13,331**

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF

PITTSBURGH

FACILITY ANALYSIS REPORT

Police K-9 Facility
1435 Washington Blvd.
Pittsburgh, Pennsylvania 15206

Massaro
www.massarocms.com

Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

The Police K-9 Facility was inspected on August 13, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in good condition . There is some significant repairs required for the HVAC system as well as fire alarm and telecom systems. Minor repairs and maintenance will be required for the remainder of the building.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$0
One Year	$80,039
Five Year	$2,770
10 Year	$0

Police K-9 Facility (B085)

1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$0**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$11,070**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	$0
One Year	$80,039
Five Year	$2,770
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Massaro CM Services, LLC

August 13, 2010

Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	10%	$0
ESCALATION	0%	$0
TOTAL		**$0**

Police K-9 Facility (B085)

1435 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Repair cracks and tears in EIFS systems	1	ALLOW	$1,500.00	$1,500
Structural	Reslope area of flat roof that has standing water	1	LS	$2,000.00	$2,000
Structural	Route and seal cracks in concrete slab on grade	1	LS	$1,000.00	$1,000
Structural	Recaulk masonry control joints on the north and south walls of the training room	50	LF	$7.00	$350
Roof	Replace missing cap on flue stack	1	EA	$150.00	$150
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	$1,000.00	$1,000
Plumbing	Replace water pipe insulation by water heater	1	LS	$500.00	$500
Plumbing	Perform detailed inspection of water piping / valves	1	LS	$1,000.00	$1,000
Plumbing	Replace janitor's sink	1	EA	$850.00	$850
Plumbing	Replace water closets	1	EA	$850.00	$850
Plumbing	Replace lavatories	1	EA	$1,000.00	$1,000
HVAC	Replace remote condensing unit (assume 3 ton)	1	EA	$2,500.00	$2,500
HVAC	Replace through wall ventilation fans	2	EA	$1,200.00	$2,400
HVAC	Inspect / clean ductwork	3690	SF	$0.75	$2,768
HVAC	Replace rusted flues	4	EA	$1,500.00	$6,000
HVAC	Replace unit heaters in training area (15,000 BTU / hr)	2	EA	$3,000.00	$6,000
Electrical	Replace security system	3690	SF	$1.50	$5,535
Electrical	Replace fire alarm system	3690	SF	$3.00	$11,070
Electrical	Replace telecom system	3690	SF	$2.50	$9,225
Electrical	Bring emergency lighting up to code	1	ALLOW	$1,250.00	$1,250
Site Utilities	Replace site lighting on building (assume 8 total)	8	EA	$750.00	$6,000
Site Utilities	Perform detailed inspection of natural gas service entrance	1	LS	$1,000.00	$1,000

SUBTOTAL		**$63,948**
GENERAL REQUIREMENTS	6%	$3,837
BOND	1%	$678
PERMIT	Calc.	$895
OVERHEAD & PROFIT	7%	$4,406
CONTINGENCY	5%	$3,197
ESCALATION	4%	$3,078
TOTAL		**$80,039**

Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	1	EA	$850.00	$850
Plumbing	Replace lavatories	1	EA	$1,000.00	$1,000

SUBTOTAL		**$1,850**
GENERAL REQUIREMENTS	6%	$111
BOND	1%	$20
PERMIT	Calc.	$89
OVERHEAD & PROFIT	7%	$127
CONTINGENCY	5%	$93
ESCALATION to Year 2015	21%	$481
TOTAL		**$2,770**

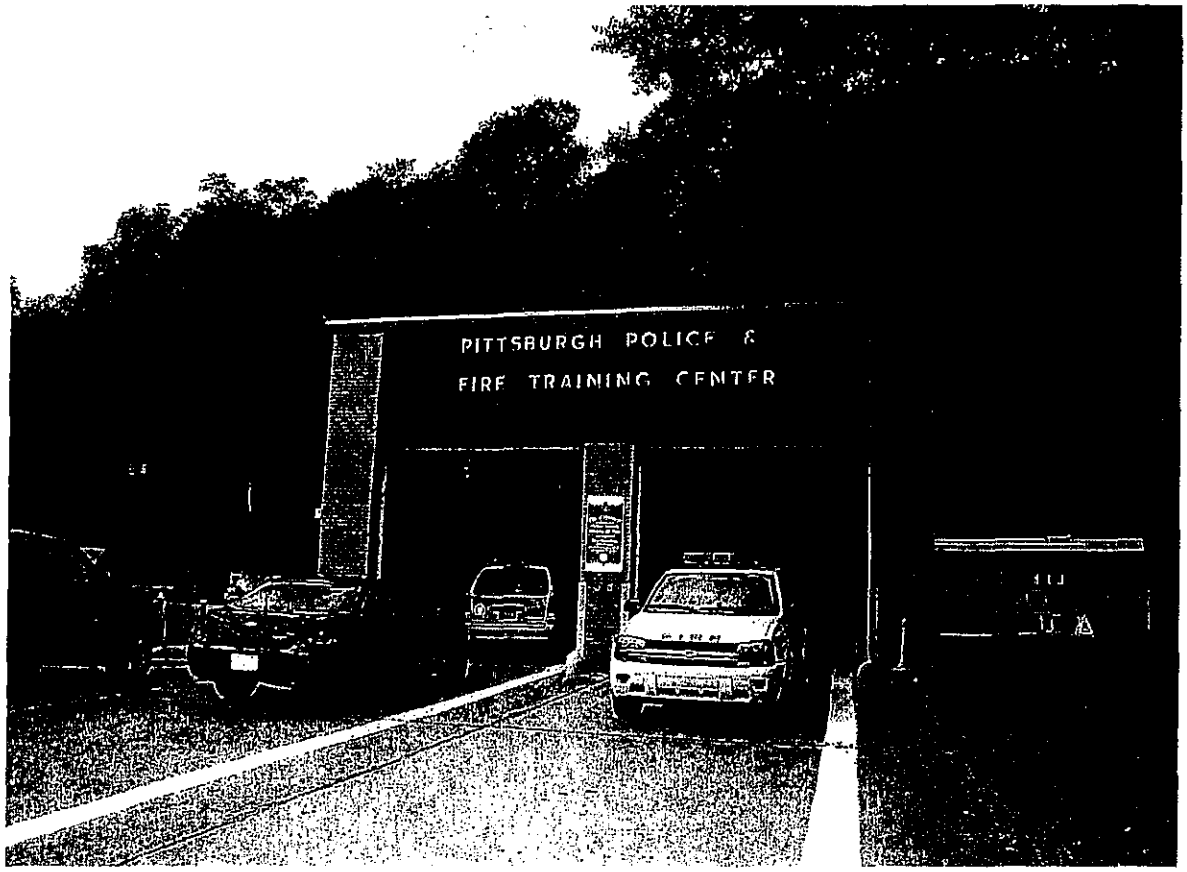
Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Public Safety Training
1435 Washington Blvd.
Pittsburgh, Pennsylvania 15206

Massaro
www.massarocms.com

Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

The Public Safety Training facility was inspected on August 13, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in good condition with normal wear and maintenance issues. There are code and life safety issues that need addressed such as fire alarm and emergency lighting. The most significant deficiencies were damage / wear of the interior finishes. The mechanical and electrical systems will require some repairs as well.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$69,614
One Year	$179,131
Five Year	$95,892
10 Year	$0

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$1,000**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$2,500**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$316,510**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$10,000**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$3,600**

Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	$69,614
One Year	$179,131
Five Year	$95,892
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.
2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.
3. All estimates assume an average escalation rate of 4% per year.
4. All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Fire Protection	Inspect all fire extinguishers. Check smoke detectors	1	LS	$500.00	$500
Plumbing	Leaks observed in some water piping. Perform detailed inspection of system.	1	LS	$1,000.00	$1,000
HVAC	Perform detailed inspection of hydronic system piping before heating season.	1	LS	$1,250.00	$1,250
HVAC	Remove old electric service at 2 condensing units	1	LS	$1,000.00	$1,000
HVAC	Relocate hose bib located next to switch for condensing unit.	1	EA	$350.00	$350
HVAC	Test gas piping associated with unit heater in maze room for leaks.	1	LS	$150.00	$150
Electrical	Replace conduit clamps by meter 1 and 2	1	LS	$500.00	$500
Electrical	Bring fire alarm system up to code	1	ALLOW	$35,000.00	$35,000
Electrical	Bring emergency lighting up to code	1	ALLOW	$7,500.00	$7,500
Electrical	Replace conduit at back of building	1	ALLOW	$2,000.00	$2,000
Electrical	Replace missing junction box cover in apparatus room	1	EA	$25.00	$25
Electrical	Relocate electric panel located over drinking fountain	1	EA	$750.00	$750
Site Utilities	Clean stormwater inlets	1	LS	$2,000.00	$2,000
Site Utilities	Repair / paint metal poles for exterior lights	1	ALLOW	$2,500.00	$2,500
Site Utilities	Relocate window AC unit that is above the gas meter	1	LS	$500.00	$500
Site Utilities	Replace metal pole for antenna	1	ALLOW	$500.00	$500

SUBTOTAL		**$55,525**
GENERAL REQUIREMENTS	6%	$3,332
BOND	1%	$589
PERMIT	Calc.	$791
OVERHEAD & PROFIT	7%	$3,826
CONTINGENCY	10%	$5,553
ESCALATION	0%	$0
TOTAL		**$69,614**

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Repoint masonry at back face of chimney	100	SF	$5.00	$500
Structural	Recaulk all exterior windows	1	LS	$2,000.00	$2,000
Structural	Review site drainage and sewer system.	1	ALLOW	$1,000.00	$1,000
Structural	Replace portions of cracked sidewalk near the front entry	1	LS	$1,200.00	$1,200
Structural	Reseal interior side of windows	1	LS	$2,000.00	$2,000
Structural	Route and seal cracks in garage bay floor	1	LS	$2,500.00	$2,500
Structural	Seal cracks in masonry walls in rooms 126 and 129	1	LS	$500.00	$500
Architectural	Reseal / restripe parking lot	1	LS	$10,000.00	$10,000
Architectural	Repair / replace sidewalk at rear of building	1	LS	$4,500.00	$4,500
Architectural	Paint benches on site	1	LS	$200.00	$200
Architectural	Patch / repair / paint damaged and cracking plaster ceilings in multiple areas throughout building (assume 25% of building)	5000	SF	$5.00	$25,000
Architectural	Replace damage and missing ceiling tile in weight room	1	LS	$150.00	$150
Architectural	Replace rubber base in office 115, office 130, and computer 015	300	LF	$2.50	$750
Architectural	Paint and patch walls in damaged / worn areas throughout building (Assume 10,000 SF surface area)	1	LS	$25,000.00	$25,000
Plumbing	Replace lavatory faucets	5	EA	$250.00	$1,250
Plumbing	Replace shower faucets	10	EA	$250.00	$2,500
Plumbing	Replace janitor's sink	10	EA	$850.00	$8,500
Plumbing	Video inspection of sanity and stormwater piping	1	LS	$1,000.00	$1,000
Plumbing	Replace floor drain covers (assume 10)	10	EA	$15.00	$150
HVAC	Clean remote condensing units	2	EA	$100.00	$200
HVAC	Repair / replace /insulate refrigerant lines to 2 remote condensing units	1	ALLOW	$1,500.00	$1,500
HVAC	Replace support frame, wall sleeve, and louvers for window AC units (assume 6 total)	1	ALLOW	$3,000.00	$3,000
HVAC	Replace window AC unit	1	EA	$750.00	$750
HVAC	Replace thermostat for gas fired unit heater in Maze room.	1	EA	$125.00	$125

Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace rusted conduit and clamps by 200 amp power panel	1	LS	$500.00	$500
Electrical	Replace 100 amp power distribution panels	3	EA	$1,500.00	$4,500
Electrical	Replace 225 amp power distribution panel	1	EA	$2,250.00	$2,250
Electrical	Replace lighting in the following areas: Boiler room, Women's locker room, basement hallway	1	LS	$7,500.00	$7,500
Electrical	Relamp apparatus room	1	LS	$800.00	$800
Electrical	Replace security camera	1	EA	$350.00	$350
Electrical	Replace head-end telecom equipment	1	ALLOW	$30,000.00	$30,000
Electrical	Relocate 1 patch panel, repair / replace other patch panel	1	ALLOW	$2,000.00	$2,000
Site Utilities	Replace parking lot lighting light sensors	1	ALLOW	$1,000.00	$1,000
SUBTOTAL					**$143,175**
	GENERAL REQUIREMENTS		6%		$8,591
	BOND		1%		$1,518
	PERMIT		Calc.		$1,935
	OVERHEAD & PROFIT		7%		$9,865
	CONTINGENCY		5%		$7,159
	ESCALATION		4%		$6,890
TOTAL					**$179,131**

Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water heater (gas fired 387 gal/hr), expansion tank, and recirculation pump	1	LS	$40,000.00	$40,000
Plumbing	Replace lavatories	9	EA	$1,000.00	$9,000
Plumbing	Replace shower heads	10	EA	$750.00	$7,500
Plumbing	Replace water closets	11	EA	$850.00	$9,350

SUBTOTAL		**$65,850**
GENERAL REQUIREMENTS	6%	$3,951
BOND	1%	$698
PERMIT	Calc.	$921
OVERHEAD & PROFIT	7%	$4,537
CONTINGENCY	5%	$3,293
ESCALATION to Year 2015	21%	$16,642
TOTAL		**$95,892**

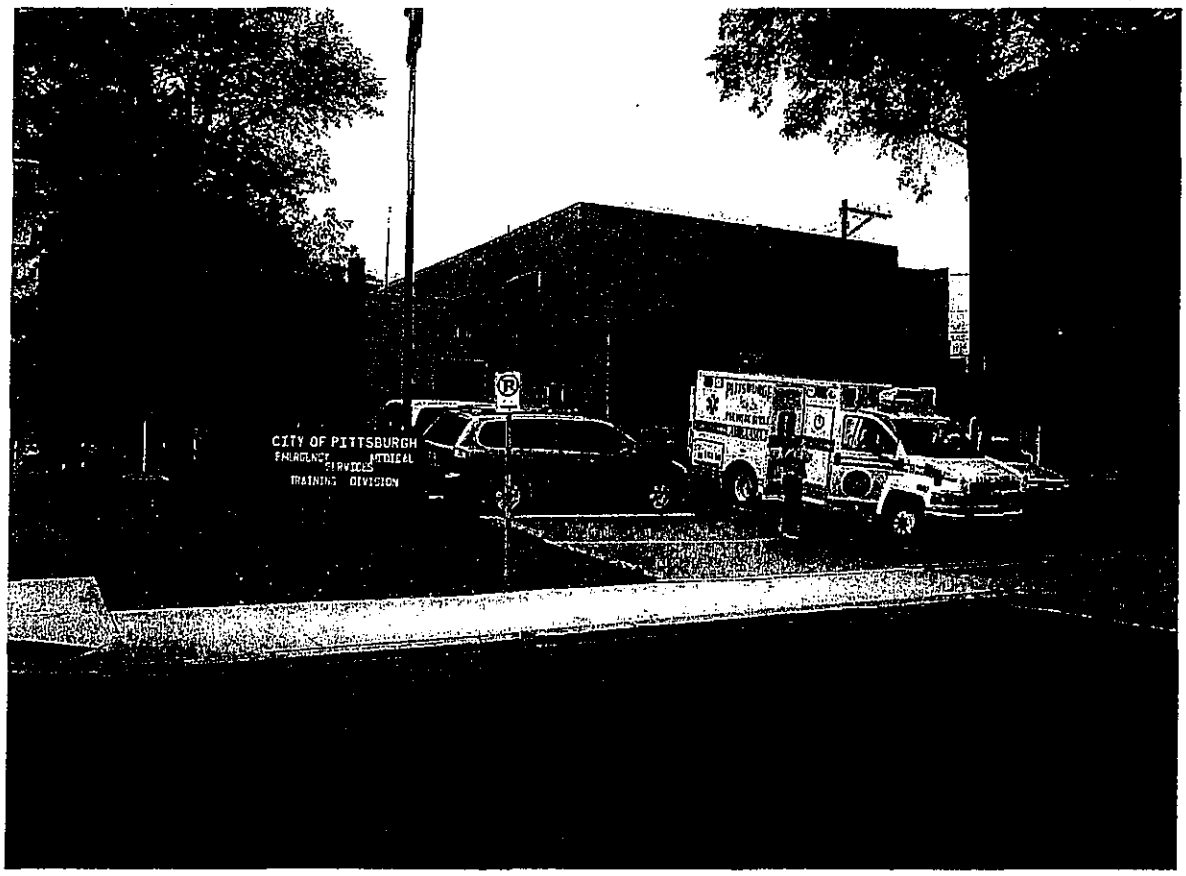
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Medic Training
2100 Liberty Ave.
Pittsburgh, Pennsylvania 15222

Massaro
www.massarocms.com

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Executive Summary

INTRODUCTION

The Medic Training facility was inspected on August 18, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in good / fair condition . Specifically the HVAC system will require significant work as well as the interior and exterior masonry. This building was undergoing renovations at the time the inspection was performed. The full scope of the work was unknown. The reports, recommendations, and asset protection estimates are based on the buildings condition at the time of the visit with no consideration given to what repairs were to be made as part of the renovation work.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	**$101,384**
One Year	**$176,602**
Five Year	**$2,554**
10 Year	**$0**

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Lead Paint and Asbestos

This facility was undergoing renovations at the time of the inspection. There was some old floor tile that on-site personnel informed us it contained asbestos. It was mentioned that it was being remediated and that other areas of the building had already been remediated.

Also, given the age of the building it is possible that lead paint is present.

Recommendations - Potential Hazardous Material

It is assumed that all construction is being performed in a safe manner and that any hazardous materials are being remediated or dealt with according to all laws and standards. This should be verified with the contractor performing the work.

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Executive Summary

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance $0 * SEE NOTE BELOW

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance $0 * SEE NOTE BELOW

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance $0 * SEE NOTE BELOW

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance $0 * SEE NOTE BELOW

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance $0 * SEE NOTE BELOW

NOTE: This building is currently being remodeled. No recommendations are provided at this time. Construction drawings dated 11/06/2009 were reviewed for compliance. Please see note in section 6 of this report.

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Asset Protection Summary

Immediate	$101,384
One Year	$176,602
Five Year	$2,554
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Medic Training (B151)

2100 Liberty Avenue
Pittsburgh, PA 15222

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Fire Protection	Have fire extinguishers inspected. Replace as needed.	1	LS	$500.00	$500
HVAC	Poor ventilation - bring system up to code	1	ALLOW	$50,000.00	$50,000
Electrical	Provide fire alarm system	7905	SF	$3.00	$23,715
Electrical	Provide emergency lighting system	7905	SF	$0.75	$5,929
Site Utilities	Replace damaged conduit and wiring on utility pole	1	LS	$750.00	$750

SUBTOTAL		**$80,894**
GENERAL REQUIREMENTS	6%	$4,854
BOND	1%	$857
PERMIT	Calc.	$1,116
OVERHEAD & PROFIT	7%	$5,574
CONTINGENCY	10%	$8,089
ESCALATION	0%	$0
TOTAL		**$101,384**

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Repair / replace broken bricks and mortar joints in multiple areas on the exterior and interior of the building. Clean and paint rusted lintels.	1	LS	$40,000.00	$40,000
Structural	Recaulk two windows on the north face of the building	1	LS	$300.00	$300
Structural	Reset / replace / recaulk dislocated and cracked coping stones.	1	LS	$1,500.00	$1,500
Structural	Route and seal cracks in the basement walls (assume approx 50 lf)	1	LS	$500.00	$500
Structural	Route and seal cracks in basement floor slab. (assume approx 50 lf)	1	LS	$500.00	$500
Roof	Repair roof system in areas by Truck bay. ROOF MAY BE IN WARRANTY	1	LS	$4,000.00	$4,000
Architectural	Reseal / restripe parking lot	1	LS	$3,500.00	$3,500
Architectural	Clean out stormwater inlets	1	LS	$1,000.00	$1,000
Architectural	Paint concrete floor in 1st floor corridor	1	LS	$500.00	$500
Architectural	Replace carpeting in Training Room 15	95	SY	$7.00	$665
Architectural	Patch / repair plaster ceiling in garage room 19 (assume 25% of ceiling area)	540	SF	$5.00	$2,700
Plumbing	Replace water meter	1	EA	$2,500.00	$2,500
Plumbing	Add backflow preventer to service entrance	1	EA	$2,000.00	$2,000
Plumbing	Replace water closets	1	EA	$850.00	$850
Plumbing	Replace lavatory faucets	7	EA	$250.00	$1,750
Plumbing	Replace shower faucets	4	EA	$250.00	$1,000
Plumbing	Perform detailed inspection of water piping, fittings, and valves	1	LS	$1,000.00	$1,000
Plumbing	Replace floor drain covers (assume 4 total)	1	LS	$60.00	$60
Plumbing	Replace floor drains in basement (assume 4 total)	1	LS	$1,800.00	$1,800
Plumbing	Replace janitor's sink	2	EA	$850.00	$1,700
Plumbing	Replace clean-out cover at stair landing	1	EA	$50.00	$50
Plumbing	Video inspection of sanitary and stormwater piping if this wasn't performed when basement flooded	1	LS	$1,000.00	$1,000
HVAC	Replace HVAC controls - electric	7905	SF	$5.50	$43,478
HVAC	Replace hot water boiler (gas fired - 450,000 btu/hr), expansion tank, flue, and piping and valves at boiler, and pump.	1	LS	$20,000.00	$20,000
HVAC	Inspect hydronic system piping / valves and radiators	1	LS	$750.00	$750
HVAC	Replace exhuast fan	1	EA	$750.00	$750
HVAC	Replace louver (assume 1' x 4' fixed)	1	EA	$250.00	$250
HVAC	Replace window AC unit	1	EA	$750.00	$750
HVAC	Replace gas fired unit heater	1	EA	$2,500.00	$2,500

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Site Utilities	Replace exterior hose bibs (assume 4 total)	4	EA	$625.00	$2,500
Site Utilities	Replace exterior receptacles (assume 4 total)	4	EA	$200.00	$800
Site Utilities	Paint / repair / replace window well grates	1	LS	$500.00	$500
SUBTOTAL					**$141,153**
	GENERAL REQUIREMENTS		6%		$8,469
	BOND		1%		$1,496
	PERMIT		Calc.		$1,909
	OVERHEAD & PROFIT		7%		$9,725
	CONTINGENCY		5%		$7,058
	ESCALATION		4%		$6,792
TOTAL					**$176,602**

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	2	EA	$850.00	$1,700

SUBTOTAL		**$1,700**
GENERAL REQUIREMENTS	6%	$102
BOND	1%	$18
PERMIT	Calc.	$89
OVERHEAD & PROFIT	7%	$117
CONTINGENCY	5%	$85
ESCALATION to Year 2015	21%	$443
TOTAL		**$2,554**

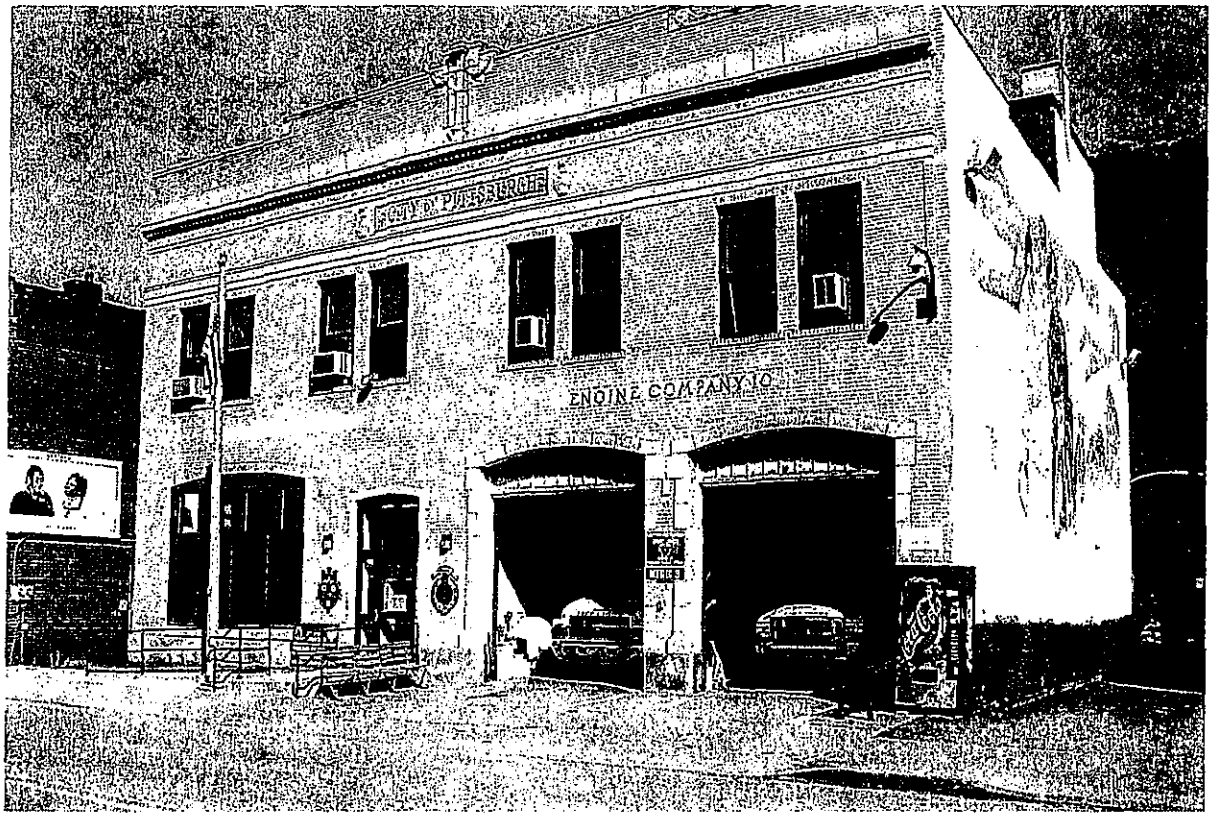
Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT



Medic 3 / Arson / Police Zone #6
312 South Main St.
Pittsburgh, Pennsylvania 15220

Massaro
www.massarocms.com

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

Executive Summary

INTRODUCTION

Medic 3 / Arson / Police Zone #6 was inspected on August 20, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report.
Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in good / fair condition . Specifically the roof system will require complete replacement as well as some significant repairs and modifications to the HVAC system. Minor repairs and maintenance to the rest of the building and its systems will be required as well. This building was undergoing renovations at the time the inspection was performed. The full scope of the work was unknown. The reports, recommendations, and asset protection estimates are based on the building's condition at the time of the visit with no consideration given to what repairs were to be made as part of the renovation work.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$68,920
One Year	$258,876
Five Year	$21,182
10 Year	$0

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Lead Paint and Asbestos

This facility was undergoing renovations at the time of the inspection. Given the age of the building there is a high probability that lead paint and asbestos will be found if it hasn't been identified and / or remediated by the contractors already.

Recommendations - Potential Hazardous Material

It is assumed that all construction is being performed in a safe manner and that any hazardous materials are being remediated or dealt with according to all laws and standards. This should be verified with the contractor performing the work.

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Medic 3 / Arson / Police Zone 6 (B112)

312 South Main St.
Pittsburgh, PA 15220

Executive Summary

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$1,250**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$0**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$37,362**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$0**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

Asset Protection Summary

Immediate	$68,920
One Year	$258,876
Five Year	$21,182
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

Medic 3 / Arson / Police Zone 6 (B112)

312 South Main St.
Pittsburgh, PA 15220

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace urinal in Men's locker room with leaking valve - water running.	1	EA	$775.00	$775
HVAC	Natural gas leak in boiler room in Medic 3 basement. Piping in poor condition. Missing electrical junction box cover. Wires exposed at pump. REPAIR IMMEDIATELY IF NOT ALREADY DONE	1	ALLOW	$650.00	$650
HVAC	Natural gas piping in janitor's closet in the basement of Police Zone 6 in poor condition. Repair / replace immediately.	1	ALLOW	$1,000.00	$1,000
HVAC	Natural gas piping in boiler room A in the basement of Police Zone 6 in poor condition. Repair / replace immediately.	1	ALLOW	$1,000.00	$1,000
HVAC	Conduit elbow cover missing outside of janitor's closet in the basement of Police Zone 6. Replace immediately.	1	EA	$25.00	$25
HVAC	Replace missing junction box cover near AHU outside of Men's and Women's locker rooms.	1	EA	$25.00	$25
HVAC	No ventilation system notice on 2nd floor. Provide ventilation per code.	1	ALLOW	$50,000.00	$50,000
Electrical	Replace conduit clamps @ service entrance	1	LS	$250.00	$250
Electrical	Replace incandescent light @ roof access and related switch - WIRES EXPOSED	1	LS	$150.00	$150
Electrical	Replace broken or missing receptacle covers and light switch covers in apparatus room and dispatch room - WIRES EXPOSED	1	LS	$100.00	$100
Electrical	Replace receptacles and network / phone cabling behind cubicles	1	ALLOW	$1,000.00	$1,000

SUBTOTAL		**$54,975**
GENERAL REQUIREMENTS	6%	$3,299
BOND	1%	$583
PERMIT	Calc.	$778
OVERHEAD & PROFIT	7%	$3,788
CONTINGENCY	10%	$5,498
ESCALATION	0%	$0
TOTAL		**$68,920**

Medic 3 / Arson / Police Zone 6 (B112)

312 South Main St.
Pittsburgh, PA 15220
One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roof	Replace roof system on both areas of the building - (DOES NOT INCLUDE ANY POTENTIAL HAZARDOUS MATERIALS ABATEMENT OR DECK REPAIRS)	5033	SF	$18.00	$90,594
Structural	Clean and repaint steel bars at windows on 1 story portion of the building. Replace damaged brick / repoint as necessary.	7	EA	$650.00	$4,550
Structural	Partial depth repair of cracked / spalling concrete stairs at single story portion of the building. Repair cracked walls (route and fill with epoxy)	1	ALLOW	$3,000.00	$3,000
Structural	Repair cracks in masonry in western façade of single story portion of building (route / fill with epoxy) and clean and paint metal jambs at openings.	1	LS	$2,500.00	$2,500
Structural	Repoint masonry and replace damaged bricks at chimney above roof line.	1	LS	$1,000.00	$1,000
Structural	Remove steel from within masonry pilaster for flagpole within the parapet. Rebuild parapet in this area.	1	LS	$3,500.00	$3,500
Structural	Reset loose capstones along the south parapet wall including new mortar bed and anchorage.	1	LS	$2,500.00	$2,500
Structural	Seal vertical cracks in cast-in-place concrete wall of the weight room under the police station with epoxy injection.	1	LS	$750.00	$750
Architectural	Remove / replace sidewalks at rear of building	500	SF	$12.00	$6,000
Architectural	Replace damage ACT tile in Rooms 22 and 43	1	LS	$100.00	$100
Architectural	Replace all ACT tile in room 9	72	SF	$2.50	$180
Architectural	Replace / patch / repair damaged ceramic floor tile in rooms 35 and 61	650	SF	$12.00	$7,800
Architectural	Patch / repair / paint various rooms throughout building as needed	1	LS	$10,000.00	$10,000
Architectural	Repair cracks in concrete floors in rooms 32 and 41.	1	LS	$1,500.00	$1,500
Architectural	Clean carpet in rooms 43, 44, and 45	500	SF	$1.00	$500
Architectural	Replace damage VCT tile around floor drain in room 9.	1	LS	$500.00	$500
Fire Protection	Inspect fire extinguishers	1	LS	$500.00	$500

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace urinals	2	EA	$775.00	$1,550
Plumbing	Replace lavatories	2	EA	$1,000.00	$2,000
Plumbing	Replace water closets	2	EA	$850.00	$1,700
Plumbing	Replace shower heads	3	EA	$750.00	$2,250
Plumbing	Replace lavatory faucets	2	EA	$250.00	$500
Plumbing	Perform detailed inspection of water piping	1	LS	$1,000.00	$1,000
Plumbing	Replace floor drain cover in apparatus room	1	EA	$60.00	$60
Plumbing	Replace roof drain covers	6	EA	$65.00	$390
Plumbing	Video inspection of sanitary and stormwater piping - check inlet size @ roof drains (may be too small)	1	LS	$1,000.00	$1,000
HVAC	Replace hot water boiler (gas fired / 400 MBTU/HR) and associated head end piping, gauges, pump, and pipe insulation.	1	LS	$13,000.00	$13,000
HVAC	Replace radiators in apparatus room. (Assume 4 EA)	4	EA	$450.00	$1,800
HVAC	Perform detailed inspection of hydronic piping, fittings, and valves for hot water and steam systems.	1	LS	$1,250.00	$1,250
HVAC	Clear vegetation away from condensing unit	1	LS	$0.00	$0
HVAC	Replace Koldwave evaporator unit in dispatch area	1	EA	$6,500.00	$6,500
HVAC	Replace exhaust fan (18 inch / 1/4 HP)	1	EA	$850.00	$850
HVAC	Replace louvers	1	ALLOW	$3,500.00	$3,500
HVAC	Replace window AC units (assume 10 total)	10	EA	$750.00	$7,500
HVAC	Replace garage ventilation fan. Assure ventilation of this area meets code - modify if necessary	1	ALLOW	$2,000.00	$2,000
HVAC	Clean ductwork / diffusers / grilles (assume ductwork in 65% of building areas).	7933	SF	$0.75	$5,950
Electrical	Replace standby generator (5.5 kw / 1 phase)	1	EA	$7,500.00	$7,500
Electrical	Replace incandescent light fixture at janitor's closet	1	EA	$125.00	$125
Electrical	Replace receptacles throughout building - 2nd floor and new construction at front of first floor area are good	8200	SF	$0.50	$4,100

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Site Utilities	Replace mercury vapor lighting at front of building	2	EA	$750.00	$1,500
Site Utilities	Replace metal halide and/or high pressure sodium lights (assume 6 total)	6	EA	$750.00	$4,500
Site Utilities	Replace antenna, pole, and clamps if still used. Remove if not used.	1	ALLOW	$850.00	$850
Site Utilities	Replace downspout clamps (assume 4 total)	1	LS	$100.00	$100
SUBTOTAL					**$206,949**
	GENERAL REQUIREMENTS		6%		$12,417
	BOND		1%		$2,194
	PERMIT		Calc.		$2,754
	OVERHEAD & PROFIT		7%		$14,259
	CONTINGENCY		5%		$10,347
	ESCALATION		4%		$9,957
TOTAL					**$258,876**

Medic 3 / Arson / Police Zone 6 (B112)
312 South Main St.
Pittsburgh, PA 15220

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace janitor's sink	1	EA	$850.00	$850
Plumbing	Replace laundry sink	1	EA	$500.00	$500
Plumbing	Replace urinals	2	EA	$775.00	$1,550
Plumbing	Replace lavatories	5	EA	$1,000.00	$5,000
Plumbing	Replace water closets	6	EA	$850.00	$5,100
Plumbing	Replace shower heads	2	EA	$750.00	$1,500

SUBTOTAL		**$14,500**
GENERAL REQUIREMENTS	6%	$870
BOND	1%	$154
PERMIT	Calc.	$258
OVERHEAD & PROFIT	7%	$999
CONTINGENCY	5%	$725
ESCALATION to Year 2015	21%	$3,676
TOTAL		**$21,182**

Medic 3 / Arson / Police Zone 6 (B112)

312 South Main St.
Pittsburgh, PA 15220
10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

CITY OF PITTSBURGH
FACILITY ANALYSIS REPORT

South Side Market House
1200 Bingham St.
Pittsburgh, Pennsylvania 15203

Massaro
www.massarocms.com

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Executive Summary

INTRODUCTION

The South Side Market House was inspected on August 27, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. The professionals in attendance who conducted specific inspections or provided services were:

Massaro CM Services, LLC - Architectural / Site Inspections
Cosmos Technologies, Inc - Mechanical, Electrical, Site Utility Systems Inspections & Energy Audit
Atlantic Engineering Services -Structural System Inspections
American Micronics, Inc. - Exterior Wall & Roofing Inspections

The detailed findings of these inspections can be found in the individual chapters of this report. Costs associated with any deficiencies that were identified can be found in Section 8 - Asset Protection of this report.

FINDINGS

Asset Protection

In general this building was found to be in good / fair condition . The exterior and interior masonry are in need of some significant repair work as well as some subfloor heaving problems. The HVAC and electrical systems are also in need of substantial repairs and upgrades. General maintenance and repair work is required as noted in the details.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	$27,693
One Year	$298,907
Five Year	$58,977
10 Year	$0

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Lead Paint and Asbestos

Given the age of this building there is high probability that lead paint and asbestos will be found. However, our experience limits us from identifying specific examples to substantiate the existence of either material.

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive hazardous materials inspection prior to any maintenance or construction being performed.

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Executive Summary

American Disabilities Act

Public entities must meet the requirements set forth under Title II of the ADA. This section pertains to "Program Accessibility". This requires that each service, program or activity conducted by a public entity, when viewed in its entirety, be readily accessible to and usable by individuals with disabilities. This does not mean that every existing facility is required to remove barriers. There are multiple ways of achieving program accessibility such as moving a service to an already accessible building as opposed to modifying the existing building. There are further requirements under Title I that pertain to employment opportunities. Existing buildings do not have to make any modifications unless an applicant or an employee with a disability needs access. These are evaluated on an individual basis when needed although provisions should be made to assure that people with disabilities are able to apply. Massaro CM Services, LLC is unable to determine all of the programs and services offered by the City of Pittsburgh and the locations that they are available, therefore the assessment provided treats each facility as a stand-alone entity and provides information on the requirements to making all public spaces accessible. This does not mean all work noted has to be performed for this facility. Furthermore, if alterations or additions to the existing facility will be performed (this does not mean maintenance issues such as roof replacement) or if an individual with a disability is hired then further ADA requirements, not included in this report, may have to be fulfilled. General categories and the associated estimated cost to achieve compliance is listed below. Please refer to section six for additional details.

Parking

Includes assessment of existing parking areas. This includes van accessible parking areas, accessible parking areas, signage, and access from the parking area to the main route of access to the building / site.

Estimated cost to achieve compliance **$0**

Access routes to the building / site features and usability of site features

Includes assessment of site features including sidewalks, curb cuts, ramps, pools, and access routes to the building entrances. It does not include an analysis of existing playgrounds or athletic fields, only access to these areas are considered.

Estimated cost to achieve compliance **$255**

Building entrances, public spaces, and access routes to public spaces

Includes entrances, any spaces available to public use such as cafeteria, common areas, exercise rooms, etc., and all access routes connecting these areas.

Estimated cost to achieve compliance **$20,250**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **$13,050**

Miscellaneous items

This includes miscellaneous items within the building such as water fountains and public phones.

Estimated cost to achieve compliance **$0**

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Asset Protection Summary

Immediate	$27,693
One Year	$298,907
Five Year	$58,977
10 Year	$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.

2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.

3. All estimates assume an average escalation rate of 4% per year.

4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
   Architectural / enfineering fees
   Utility fees
   Land aqusition

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	One roof drain pipe broken in the boiler room. Repair pipe as necessary	1	LS	$450.00	$450
Plumbing	Replace poor / rusted roof drain clamps	1	ALLOW	$500.00	$500
HVAC	Remove poor insulation on hydronic system piping. Inspect pipes for leaks before heating season. Some visible leaks were noticed.	1	LS	$1,500.00	$1,500
HVAC	Replace pump and associated valves / gauges before the heating season (7.5 HP / 1750 RPM)	1	LS	$10,000.00	$10,000
HVAC	Replace broken thermostat and conduit in boiler room.	1	LS	$650.00	$650
HVAC	Replace 1 thermostat in dining hall area	1	EA	$150.00	$150
Electrical	Replace missing junction box covers	2	EA	$25.00	$50
Electrical	Exposed wiring in the wellness center room. Fix immediately.	1	ALLOW	$750.00	$750
Electrical	Replace receptacles for heaters in ceramics room.	2	EA	$250.00	$500
Site Utilities	Replace water service lid	1	LS	$7,500.00	$7,500

SUBTOTAL		**$22,050**
GENERAL REQUIREMENTS	6%	$1,323
BOND	1%	$234
PERMIT	Calc.	$362
OVERHEAD & PROFIT	7%	$1,519
CONTINGENCY	10%	$2,205
ESCALATION	0%	$0
TOTAL		**$27,693**

South Side Market House

1200 Bingham Street
Pittsburgh, PA 15203

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Replace damage / missing brick on exterior faces of building. Mortar missing from various locations and stone mortar missing as well, repoint these locations as necessary.	1	LS	$20,000.00	$20,000
Structural	Repaint peeling paint and exposed areas on the southeast corner eave of the roof. Roof decking is exposed at these areas. (includes lift rental)	1	LS	$850.00	$850
Structural	Grout and seal cracks on the exterior building - one above the window on the east face of the building & one at the stone base on the north face.	1	LS	$750.00	$750
Structural	There are multiple areas that have significant cracks in the plaster most likely as a result of cracks in the masonry backup. Remove plaster / grout & repair cracks in masonry / repair plaster & paint - includes areas in the gymnasium, ceramics, kiln rooms and the northwest and southwest stairwells. Repairs to plaster cracks only are not included here.	1	LS	$17,500.00	$17,500
Structural	Remove / replace heaving VCT and subfloor at the 2nd floor locker rooms and south entry to the gym.	1150	SF	$12.00	$13,800
Structural	The 1st floor level of the southeast stairwell is heaving creating a trip hazard. Remove terrazzo, repair slab, and replace terrazzo. (assume approx 55 sf)	55	SF	$50.00	$2,750
Structural	Grout and seal cracks in the concrete slab in the mechanical room.	1	LS	$500.00	$500
Structural	Replace damage and heaved portions of VCT flooring throughout the first floor. Grind and level slab underneath. (Assume approx 2,000 SF)	1	ALLOW	$30,000.00	$30,000
Structural	Grout and seal cracks in beam encasement located in the ceramics room.	1	LS	$750.00	$750
Architectural	Patch / repair sidewalks as needed	1	LS	$3,000.00	$3,000
Architectural	Replace lockers in room 206 (assume 40 total)	40	EA	$165.00	$6,600
Architectural	Remove urinal from Women's locker room 209	1	LS	$500.00	$500
Architectural	Replace nosing at stair 202	1	LS	$5,000.00	$5,000
Architectural	Replace ramp to kiln room	1	LS	$1,000.00	$1,000
Architectural	Patch / repair cracked plaster throughout building. Paint repaired and worn areas.	1	ALLOW	$25,000.00	$25,000
Fire Protection	Replace sprinkler heads in the mechanical room and the kiln room	5	EA	$275.00	$1,375

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace gauge at water service entrance	1	ALLOW	$250.00	$250
Plumbing	Replace urinal flush valves (manual)	2	EA	$350.00	$700
Plumbing	Replace lavatory faucets	3	EA	$250.00	$750
Plumbing	Replace water closet	2	EA	$850.00	$1,700
Plumbing	Replace urinal	1	EA	$775.00	$775
Plumbing	Replace lavatory	4	EA	$1,000.00	$4,000
Plumbing	Replace drinking fountain in gym	1	EA	$1,800.00	$1,800
Plumbing	Inspect water piping, fittings, valves	1	LS	$1,000.00	$1,000
Plumbing	Replace hose bibs in boiler room (assume 1)	1	EA	$125.00	$125
Plumbing	Replace faucet on Janitor's service sink	1	EA	$250.00	$250
Plumbing	Video inspection of below grade sanitary and stormwater systems.	1	LS	$1,000.00	$1,000
HVAC	Replace radiators in coat room (assume 2)	2	EA	$450.00	$900
HVAC	Replace ventilator in stairway	1	ALLOW	$2,500.00	$2,500
HVAC	Replace poor thermostats	4	EA	$150.00	$600
HVAC	Replace louvers	1	ALLOW	$2,000.00	$2,000
HVAC	Re-evaluate ventilation in men's restroom, electrical room in ceramics room, and computer room. Bring up to code if insufficient.	1	ALLOW	$5,000.00	$5,000
HVAC	Replace in-line fan, associates, and ductwork within the ceramics room.	1	LS	$5,000.00	$5,000
HVAC	Clean ductwork, diffusers, and grilles	23915	SF	$0.75	$17,936
HVAC	Replace unit heater in ceramics room	1	EA	$2,500.00	$2,500
Electrical	Replace panel in ceramics room (225 amp)	1	EA	$2,250.00	$2,250
Electrical	Replace security system main panel board	1	ALLOW	$5,000.00	$5,000
Electrical	Replace poor lighting throughout building (approx 30%)	23915	SF	$1.80	$43,047
Electrical	Replace poor receptacles and switches throughout building (approx. 15%)	1	LS	$3,750.00	$3,750
Electrical	Replace emergency lighting in elevator room	1	EA	$450.00	$450
Electrical	Replace control panel for hot water hydronic system pumps.	1	ALLOW	$5,000.00	$5,000
Site Utilities	Replace exterior hose bibs	2	EA	$650.00	$1,300
SUBTOTAL					**$238,958**
	GENERAL REQUIREMENTS		6%		$14,337
	BOND		1%		$2,533
	PERMIT		Calc.		$3,170
	OVERHEAD & PROFIT		7%		$16,464
	CONTINGENCY		5%		$11,948
	ESCALATION		4%		$11,496
TOTAL					**$298,907**

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace hot water heater (gas fired / 252 gal/hr)	1	EA	$9,000.00	$9,000
Plumbing	Replace shower heads	8	EA	$750.00	$6,000
Plumbing	Replace water closets	2	EA	$850.00	$1,700
Plumbing	Replace urinals	1	EA	$775.00	$775
HVAC	Replace hot water boiler (gas fired / 2,016 MBTU/HR)	1	EA	$23,000.00	$23,000

SUBTOTAL		**$40,475**
GENERAL REQUIREMENTS	6%	$2,429
BOND	1%	$429
PERMIT	Calc.	$596
OVERHEAD & PROFIT	7%	$2,789
CONTINGENCY	5%	$2,024
ESCALATION to Year 2015	21%	$10,236
TOTAL		**$58,977**

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					$0

SUBTOTAL		**$0**
GENERAL REQUIREMENTS	6%	$0
BOND	1%	$0
PERMIT	Calc.	$0
OVERHEAD & PROFIT	7%	$0
CONTINGENCY	5%	$0
ESCALATION to Year 2020	42%	$0
TOTAL		**$0**

PW/BTE-CJP-10142

CITY OF PITTSBURGH
DEPARTMENT OF PUBLIC WORKS

TO: Robert W. Kaczorowski, Director

FROM: Casimir Pellegrini, AIA, Project Manager CJP

DATE: December 3, 2010 **REVISION**

SUBJECT: **CITY FACILITIES ANALYSIS AND MANAGEMENT PLAN**
CAPITAL BUDGET NEEDS
DPW PROJECT NO. 108.0001

The City Facility Analysis and Management Plan (FAMP), Phase 1, Summary of 20-Facilities by Massaro Construction Management Services, was distributed to all City FAMP committee members. In this document Massaro gives a synopsis of each building in terms of asset protection and associated costs over 10-years, plus the building's ADA Title II status and costs to improve. Also included with the Massaro Summary is a final "Scorecard" for your review. The Scorecard is a one page document or "snapshot" of all 20-facilities, where each facility is evaluated with a grade and its associated asset protection costs, on one line. A more technical report for each building is also available if you would like to see them as well. They are located at my workspace and on CD.

The City has approximately 300 buildings total, 150 more of which should be inspected similarly as was done with the first 20, in the very near future. The Mayor's 2011 budget as recently proposed only allows $100,000 for the Phase 2 inspections. We requested $450,000 which would have allowed us to study 20-30 more buildings while incorporating the information into a new software system. It is unlikely we would be able to complete five more buildings for this budget amount.

The Bureau of Transportation and Engineering's Architecture Division has already engaged in emergency repairs stemming from public safety threats at Medic 4 in the North Side, Fire Station 17 in Homewood, the South Side Market House, and the Department of Public Works' Division 4 on Bausman Street since this Phase 1 study. Altogether, including professional service fees and actual construction, costs could end up totaling $400,000 or more. Our 2010 Bond and CD Facility maintenance budgets are exhausted, and we have already used $200,000 for next year all on three buildings (Division 4 was paid for via operating funds). Clearly, we need to continue these inspections on a more aggressive scale in order to scope out and identify potentially hazardous situations. Not only that, these inspections will ultimately help us carry out one of the Mayor's main objectives as related to Act 47, which is to determine which buildings we must keep or sell, invest in, or demolish.

With the proposed facilities budgets, we simply do not have enough resources to maintain and repair the building stock that we have. One of our future phases would be to use the City's FAMP as a tool, to view each of our building's fate from City Planning's long range planning lens, and the URA's real estate market perspective. Combined, we hope to have enough information for the Mayor and City Council to make informed decisions with regard to our buildings.

I have enclosed five copies of the Massaro CMS's summary report and the final Scorecard for your review, and to share with others as you deem appropriate.

If you would like to discuss this further, please let me know.

CJP/mvp

Attachments

cc: Noor Ismail/Kyra Straussman/Mike Gable/Patrick Hassett/File

CITY OF PITTSBURGH
DEPARTMENT OF PUBLIC WORKS

TO: Those Listed Below*

FROM: Casimir Pellegrini, AIA, Project Manager CJP

DATE: November 29, 2010

SUBJECT: **CITY FACILITIES ANALYSIS AND MANAGEMENT PLAN**
DPW PROJECT NO. 108.0001

Attached you will find the Phase I, twenty-facility inspection summary. I have the detailed study of each of the facilities at my office, but Massaro thought this would be a good overall of the work they did. I think they did a very fine job. Please review the summary of all twenty buildings and forward any comments or suggestions to me via e-mail.

DISTRIBUTION*

Ray Klimko
Sauntee Turner
Kyra Straussman
Richard Meritzer
Chet Malesky
Jim Sloss
Jason Kambitsis

CJP/mvp

Attachment

cc: Robert Kaczorowski/Mike Gable/Patrick Hassett/File

City of Pittsburgh Facility Analysis and Management

Facilities Scorecard

CONFIDENTIAL DOCUMENT / PROPERTY ASSESSMENT AND VERIFICATION OF RESULTS HAS BEEN FINALIZED

				BUILDING OCCUPANCY			ASSET PROTECTION					ADA Title II							BUILDING'S SYSTEMS RATINGS				
No.	Bldg Code	Facility	Ward	Sq Ft (SF)	Ocpncy (O)	SF/O	Immediate	One Year	Five Years	10 Years	TOTAL Asset	Parking	Access Routs	Building Entrance	Rest Rooms	Misc.	TOTAL ADA	TOTAL Asset & ADA	Arch/Site	Envelope	Structural	MEP	OVERALL
1	B094	Morningside Senior Cntr	10	10,016	20	500.80	$3,862	$36,847	$184,490	$47,056	$272,255	$0	$0	$5,600	$4,210	$0	$9,810	$282,065	A	A	A	C	A
2	B128	Firehouse #17	13	10,168	8	1,271.00	$91,585	$306,463	$60,209	$0	$458,257	$30,500	$4,500	$8,575	$0	$0	$43,575	$501,832	A	C	F	C	C
3	B034	Cowley Rec Center	24	14,341	CLOSED	N/A	$1,007,236	$1,783,490	$125,135	$153,769	$3,069,630	$750	$9,000	$0	$1,350	$0	$11,100	$3,080,730	F	C	C	F	F
4	B086	Bloomfield Pool and Rec Cntr	8	10,866	CLOSED	N/A	$309,130	$281,512	$308,182	$0	$898,824	$3,500	$13,900	$3,000	$25,025	$2,400	$47,825	$946,649	C	F	A	F	D
5	B186	Moore Pool and Rec Center	18	10,263	CLOSED	N/A	$0	$426,244	$494,865	$0	$921,109	$3,000	$20,730	$13,250	$3,630	$0	$40,610	$961,719	C	F	C	D	D
6	B402	Police Zone 5	11	11,046	12	920.50	$0	$21,587	$812	$0	$22,399	$1,600	$200	$6,670	$2,550	$200	$11,220	$33,619	A	A	A	A	A
7	B144	Firehouse #37	21	10,780	8	1,347.50	$13,326	$85,351	$188,042	$0	$286,719	$500	$0	$32,340	$0	$0	$32,840	$319,559	A	A	A	D	C
8	B225	Firehouse #29	28	11,448	8	1,431.00	$89,327	$149,609	$140,596	$0	$379,532	$600	$500	$34,344	$0	$0	$35,444	$414,976	A	A	A	D	D
9	B136	Firehouse #27	19	11,833	8	1,479.13	$7,578	$152,795	$209,188	$0	$369,561	$500	$0	$2,500	$0	$0	$3,000	$372,561	C	C	C	D	D
10	B140	Firehouse #32	24	12,524	8	1,565.50	$6,326	$178,958	$51,002	$0	$236,286	$600	$1,300	$3,625	$0	$0	$5,525	$241,811	A	C	A	D	B
11	B108	Police Zone #2	5	5,413	38	142.447	$17,239	$157,009	$4,637	$0	$178,885	$0	$170	$17,489	$1,225	$1,800	$20,684	$199,569	A	A	A	C	A
12	B379	Police Zone #1	22	12,737	20	636.85	$0	$148,549	$53,193	$0	$201,742	$850	$0	$42,511	$3,040	$0	$46,401	$248,143	A	A	A	B	A
13	B064	Schenley Park Skating Rink	14	12,795	Variable	N/A	$108,008	$216,143	$20,303	$0	$344,454	$1,700	$0	$269,235	$42,340	$0	$313,275	$657,729	B	B	A	C	B
14	B018	Public Works 4th Division	30	12,968	18	720.44	$1,204,187	$1,067,608	$10,457	$0	$2,282,252	$0	$0	$0	$0	$0	$0	$2,282,252	D	F	D	F	F
15	B013	Public Works 1st Division	26	9,225	28	329.46	$146,623	$174,530	$13,331	$0	$334,484	$850	$0	$29,775	$10,000	$1,800	$42,425	$376,909	B	C	B	C	B
16	B085	Police K-9 Facility	11	3,690	1	3,690.00	$0	$80,039	$2,770	$0	$82,809	$0	$0	$11,070	$0	$0	$11,070	$93,879	A	A	A	B	A
17	B107	Public Safety Training	11	20,170	17	1,186.47	$69,614	$179,131	$95,892	$0	$344,637	$1,000	$2,500	$316,510	$10,000	$3,600	$333,610	$678,247	C	B	C	D	C
18	B151	Medic Training	2	7,905	20	395.25	$101,384	$176,602	$2,554	$0	$280,540	$0	$0	$0	$0	$0	$0	$280,540	B	B	C	C	B
19	B112	Medic 3/Arson/Police Zone 6	20	12,204	30	406.80	$68,920	$258,876	$21,182	$0	$348,978	$1,250	$0	$37,362	$0	$0	$38,612	$387,590	B	D	B	D	C
20	B047	South Side Market House	17	23,915	Variable	N/A	$27,693	$298,907	$58,977	$0	$385,577	$0	$255	$20,250	$13,050	$0	$33,555	$419,132	C	B	C	C	C
							$3,272,038	$6,180,250	$2,045,817	$200,825		$47,200	$53,055	$854,106	$116,420	$9,800		$12,779,511					
		TOTALS					$11,698,930					$1,080,581											

GRADING SCALE	
A	GOOD
B	GOOD/FAIR
C	FAIR
D	FAIR/POOR
F	POOR