



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

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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

Massaro CM Services returned to this facility on 6/17/11 to re-inspected the windows.

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	\$416,094
One Year	\$380,284
Five Year	\$419,787
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 & Recreation Center

40°27'07.36" N 79°57'13.62" W

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Jun 2007

Eye alt 21.02 km
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INSPECTION REPORT

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

Interiors

Second Floor - Apartment Bedroom #1

Fair	Ceiling - Type	Plaster	Notes:	
Poor	Flooring - Type	9" Tile	Notes:	Asbestos?
N/A	Base - Type		Notes:	
Fair	Walls - Type	Plaster	Notes:	
Poor	Doors & Hardware		Notes:	HMF / NO Door - Replace

Second Floor - Apartment Bed Room #2

Fair	Ceiling - Type	Plaster	Notes:	
Poor	Flooring - Type	9" Tile	Notes:	Asbestos?
N/A	Base - Type		Notes:	
Fair	Walls - Type	Plaster	Notes:	
Poor	Doors & Hardware		Notes:	HMF / HMD

Second Floor - Apartment Bath

Poor	Ceiling - Type	Plaster	Notes:	
Poor	Flooring - Type	12" Tile	Notes:	Installed over 9" tile. Asbestos?
N/A	Base - Type		Notes:	
Poor	Walls - Type	Plaster	Notes:	
Poor	Doors & Hardware		Notes:	HMF / HMD

Second Floor - Apartment Hall Closet

Poor	Ceiling - Type	Plaster	Notes:	Severe water leak in ceiling. Mold?
Poor	Flooring - Type	9" Tile	Notes:	Asbestos?
N/A	Base - Type		Notes:	
Poor	Walls - Type	Plaster	Notes:	
Poor	Doors & Hardware		Notes:	Wood Bi-Fold

Second Floor - Apartment Living Room

Poor	Ceiling - Type	Plaster	Notes:	Water leak in ceiling. Mold?
Poor	Flooring - Type	9" Tile	Notes:	Asbestos?
N/A	Base - Type		Notes:	
Poor	Walls - Type	Plaster	Notes:	
Poor	Doors & Hardware		Notes:	HMF / HMD @ closet

INSPECTION REPORT

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

Interiors

Second Floor - Apartment Kitchen

Poor	Ceiling -Type	Plaster	Notes: Water leak in ceiling. Mold?
Poor	Flooring - Type	12" Tile	Notes:
N/A	Base - Type		Notes:
Poor	Walls - Type	Plaster	Notes:
N/A	Doors & Hardware		Notes:
	General Note:		Notes: 8'-0" base cabinet & wall cabinet completely destroyed

Second Floor - Stairwell to Apartment

Poor	Ceiling -Type	Plaster	Notes:
Poor	Flooring - Type	Stair Treads	Notes: Concrete @ 1st floor entry
N/A	Base		Notes:
Poor	Walls - Type	Plaster	Notes:
	Doors & Hardware		Notes: HMF / HMD

First Floor - Apartment Entry - Rm 21

Poor	Ceiling -Type	Plaster	Notes: Leak @ Ceiling
Fair	Flooring - Type	12" tile	Notes:
Fair	Base	4" rubber	Notes:
Fair	Walls	Plaster	Notes:
Fair	Doors & Hardware		Notes: HMF / HMD

First Floor - Day Care - Rm 28

Fair	Ceiling -Type	Plaster	Notes:
Fair	Flooring - Type	12" tile	Notes:
Fair	Base	4" rubber	Notes:
Fair	Walls	Plaster	Notes:
Fair	Doors & Hardware		Notes: HMF / HMD

First Floor - Day Care Toilet Room - Rm 29

Fair	Ceiling -Type	Plaster	Notes:
Fair	Flooring - Type	12" tile	Notes:
N/A	Base	Glazed Tile	Notes:
Fair	Walls	Glazed Tile	Notes:
Fair	Doors & Hardware		Notes: HMF / HMD

INSPECTION REPORT

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

Interiors

First Floor - GYM - Rm 31

Poor	Ceiling -Type	Asbestos Liner	Notes: _____
Poor	Flooring - Type	Sheet Goods	Notes: Remove & Replace - covered with tar that has leaked from roof
N/A	Base	_____	Notes: _____
Fair	Walls	Brick	Notes: Re-point at areas where severe leaks have damaged mortar joints
Poor	Doors & Hardware		Notes: Misc repairs and re-finishing

First Floor - Boys & Girls Locker Areas - Rms 33 thru 38

Fair	Ceiling -Type	Painted CIP concrete	Notes: _____
Fair	Flooring - Type	Concrete	Notes: Power Wash & disinfect
Good	Base	Glazed Block	Notes: Power Wash & disinfect
Good	Walls	Glazed Block	Notes: Power Wash & disinfect
Fair	Doors & Hardware		Notes: HMF / HMD
	General Note:		Notes: Corian / Solid Surface Toilet Partitions in good condition
	General Note:		Notes: Interior lockers should be replaced over time

Ground Level - Hall -Rm 2, 9 & 11

Fair	Ceiling -Type	CIP Structure	Notes: _____
Poor	Flooring - Type	12" Tile	Notes: _____
N/A	Base	_____	Notes: _____
Fair	Walls	CMU	Notes: _____
Fair	Doors & Hardware		Notes: HMF / HMD

Ground Level - Rm 17 (Bike Room)

Fair	Ceiling -Type	CIP Structure	Notes: _____
Fair	Flooring - Type	Concrete	Notes: _____
N/A	Base	_____	Notes: _____
Fair	Walls	CMU	Notes: _____
Fair	Doors & Hardware		Notes: HMF / HMD

Ground Level - Activity Room - Rm 13

Fair	Ceiling -Type	CIP Structure	Notes: _____
Fair	Flooring - Type	12" Tile	Notes: _____
Fair	Base	4" Vinyl	Notes: _____
Fair	Walls	CMU	Notes: _____
Fair	Doors & Hardware		Notes: HMF / HMD

INSPECTION REPORT

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

Interiors

Ground Level - Toilet Rooms - Rms 10 & 12

Fair	Ceiling -Type	CIP Structure	Notes:	_____
Fair	Flooring - Type	12" Tile	Notes:	_____
Fair	Base	4" Vinyl	Notes:	_____
Fair	Walls	CMU Painted	Notes:	_____
Fair	Doors & Hardware		Notes:	HMF / HMD

Ground Level - Back of House / Mechanical - Rms 6&1

Fair	Ceiling -Type	CIP Structure	Notes:	_____
Fair	Flooring - Type	concrete	Notes:	_____
N/A	Base		Notes:	_____
Fair	Walls	CMU	Notes:	_____
Fair	Doors & Hardware		Notes:	HMF / HMD

POSSIBLE ENVIRONMENTAL ISSUES

Notes: 9" tile in apartment may be asbestos

Gym Ceiling liner may be asbestos

Tar / water that has leaked from gym roof may have created air quality issues and or mold

Water that has leaked from roof into the apartment ceiling may have created air quality issues and or mold

Mold may have infiltrated ductwork hire a specialist to test and verify condition.

Massaro CM Services, LLC
120 Delta Drive
Pittsburgh, PA 15238
412-963-2800
412-559-0034 Fax

Page 1 of 2
September 2, 2010

INSPECTION REPORT
Bloomfield Pool and Recreation Center (B086)
400 Ella Street
Pittsburgh, PA 15224

Project Description:

Approximately 8,100 Square Foot Swimming Pool, Form and Pour Concrete Construction with Concrete Perimeter Gutter System, Pressure Sand Filtration and Chlorine Gas Disinfection System. The Interior Surface of the Pool is Painted.

Evaluation:

Pool Shell:

Overall impression of pool Structure is good. No visible structural cracks, only minor concrete spalling (approx. 10 Sq. Ft.) located above the water line at the top of the perimeter gutter. For the 1-10 year time period I would expect nothing above and beyond their standard Spring Maintenance costs of minor concrete patching and touch up painting.

Caulk Joints:

This pool contains approximately 1000 l.f. of caulk joints. The current condition is Good.
1-5 year estimated maintenance expense of \$7.50 per lineal foot of joint as needed
5-10 year estimated replacement cost of all joints \$7,500.00

Main Drain Grates:

Condition: Do not meet the requirements of the VGBA
Estimated cost of bringing drains into full compliance of the VGBA approximately \$24,000.00

Strainer:

Condition: Fair
1-5 year estimated expense of approximately \$50 total for replacement gaskets
5-10 year estimated replacement cost of \$5,000.00

Pump:

Condition: Good

1-5 year estimated expense of approximately \$250.00 for seal assemblies.

5-10 year estimated expense of approximately \$250.00 for seal assemblies.

Filters:

Condition: Fair to Poor

1-5 year estimated expense of approximately \$500.00 for replacement gaskets

5-10 year estimated replacement budget of approximately \$180,000.00

Disinfection System:

Regulator Condition: Good

1-5 year estimated expense of approximately \$0...these are excellent regulators

5-10 year estimated replacement budget of approximately \$4,800.00

Booster Pump Condition: Good

1-5 year estimated expense of approximately \$250.00 total for Seal Assemblies

5-10 year estimated replacement budget of approximately \$950.00

Deck Equipment:

Guard Chairs and Ladders: Fair

1-10 year estimated expense of approx \$0 above their standard maintenance costs

Play Features:

Mushroom Feature Condition: Good

1-10 year estimated expense of approximately \$0 above their standard maintenance costs

Mushroom Feature Pump Condition: Good

1-5 year estimated expense of approximately \$250.00 total for Seal Assemblies

5-10 year estimated expense of approximately \$250.00 total for Seal Assemblies

Notes:

1. Mechanical System was not functioning at the time of inspection.
2. No personnel familiar with the facilities day to day operation were present to discuss any potential for leakage undetectable by observation only.



Liberty Ave

Ewing St

Darsle St

Ella St

Mott Way

Orwell Way

Panama Way

Bloomfield Bridge

Minerva St

Taylor St

Cayuga St

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Google

40°27'44.00" N 79°57'12.54" W

Jun 2007

Eye alt 376 m





Room 7



Room 8



Room 13



Room 9



Room 11



Room 12



Room 10





Room 4



Room 24

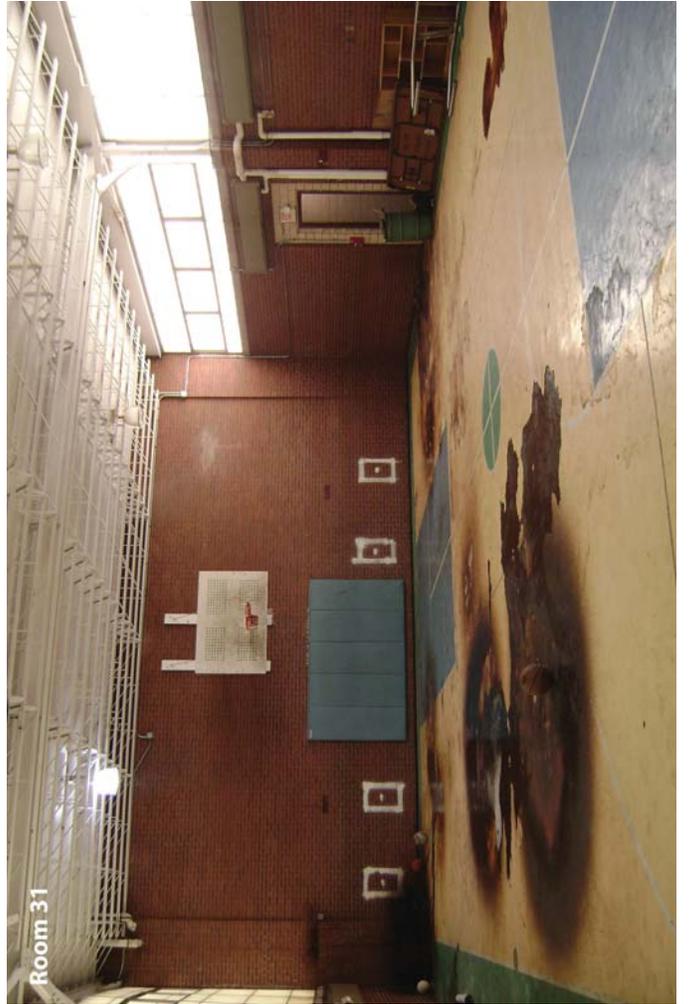


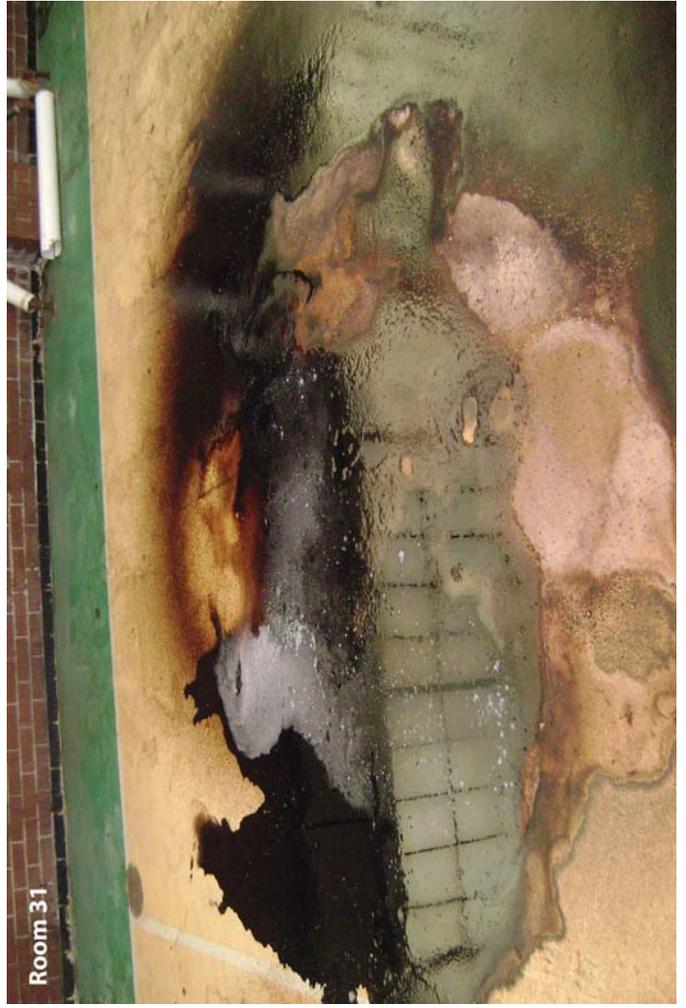
Room 22

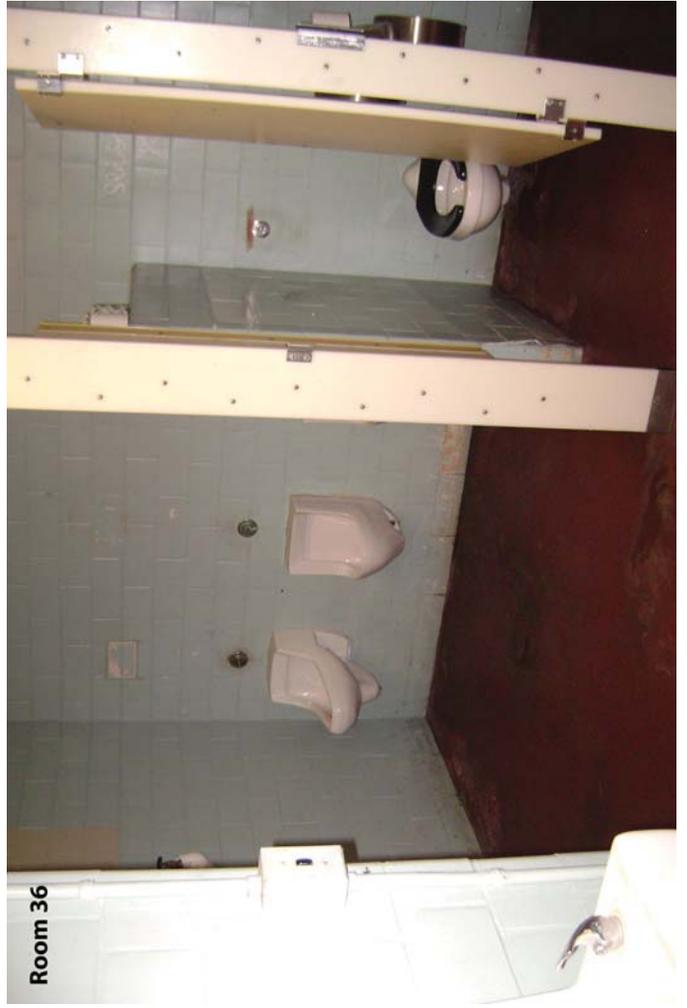


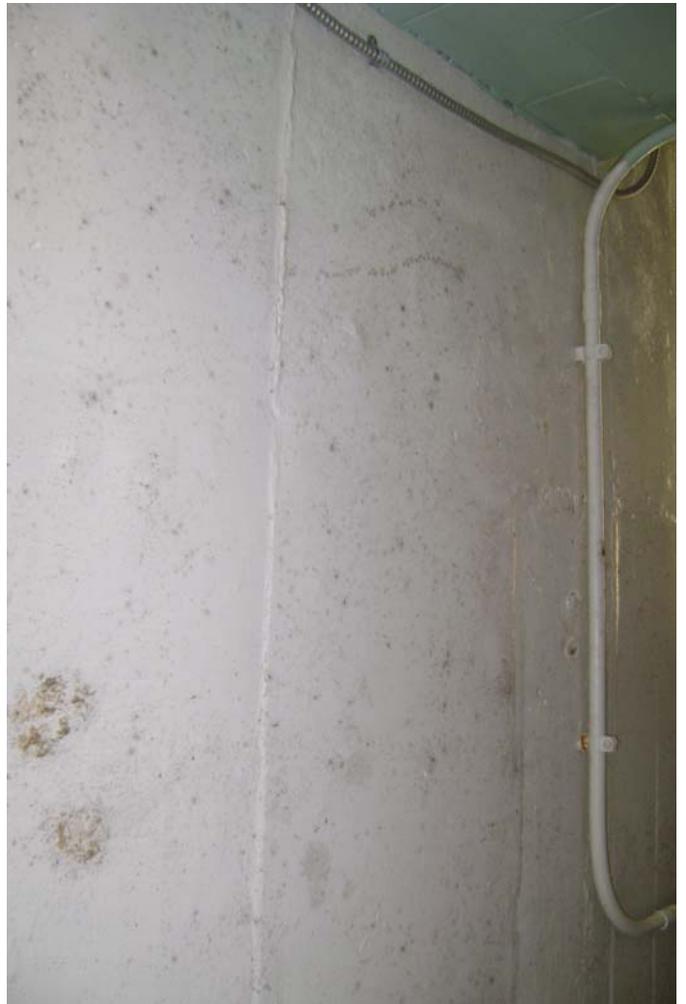
APT. Living Room

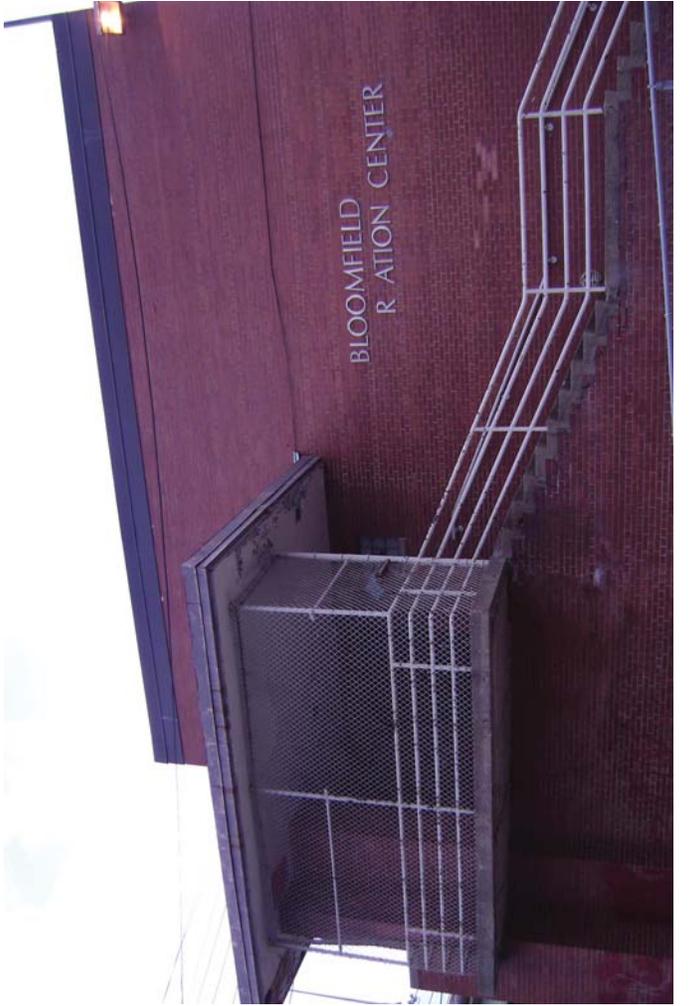
























ADDENDUM No. 1
June 24, 2011

RE: **City of Pittsburgh Facility Analysis Report**
 Facility Survey and Code Analysis – Sections 2-7
 Section Three: Exterior Wall / Roofing
 Additional information: Window Inspection
 Building Name: **Bloomfield Pool and Recreation Center**
 Building Code: **B086**

FROM: Massaro CM Services, LLC

TO: City of Pittsburgh
 Department of Public Works

This addendum forms a part of the Facility Inspection Reports that were developed by Massaro CM Services, LLC as part of the City of Pittsburgh's Facility Analysis and Management program.

ADDITIONAL INFORMATION TO BE ADDED TO THE CITY OF PITTSBURGH'S FACILITY ANALYSIS REPORT (SECTIONS 2-7); SECTION THREE: EXTERIOR WALL / ROOFING:

On July 17, 2011 a visual inspection of the exterior windows of the **Bloomfield Pool and Recreation Center** was conducted. The windows were inspected from the exterior of the building. The weather that day was clear, bright and sunny. The windows were found to be in POOR condition. The translucent panels at the gym were also found to be in poor condition

Additional finding include:

1. Re-caulking is needed at all locations.
2. All screens seem to be missing

END OF ADDENDUM No. 1



June 16, 2010

Mr. Daniel T. Kiefer
Preconstruction Manager
Massaro CM Services LLC
120 Delta Drive
Pittsburgh, PA 15238

RE: Visual Survey - Bloomfield Recreation Center

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on the Bloomfield Recreation Center, 408 Ella St., Pittsburgh, PA 15224. The survey was conducted on June 16, 2010. The weather was sunny with temperatures in the seventies.

The purpose of the survey was to identify current conditions. The survey consisted of a visual inspection of the roofing system, building wall and the associated external building components.

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The building inspected contains approximately 6,737 square feet of roof area on three delineated areas (main-5,138 SF, restrooms-1,275 SF, porch-324 SF).

1. Building walls

1.1 Construction: The building walls are constructed with brick. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. Some areas of cracked brick, and open masonry joints were observed.

2. Roof Deck

2.1 Construction: The roof decking is concrete supported by open web bar joists.

2.2 Condition: No conditions were observed that would indicate deck problems on the main and restroom areas. The deck on the porch roof is in poor condition - pieces are missing from the underside and the reinforcement is visible.

3. Roof Insulation

3.1 Construction: No core cuts were taken.

3.2 Condition: The insulation is assumed to be in fair condition. The insulation is reported to be 2" isocyanurate on the main roof. A few soft areas were felt underfoot during the inspection.

4. Roof Membrane

4.1 Construction: The roof system on the main roof is constructed of a gray granule surfaced modified bitumen roofing system reportedly installed in 1988. The roof system on the restrooms is constructed of a white granule surfaced modified bitumen roof system being installed today. It appears the modified bitumen roof systems are installed over a previous roof system. The roof system on the porch is a smooth surface built up roof system.

4.2 Condition: The built up roof system on the porch roof is in very poor condition and deteriorated. The modified roof system on the main roof is in poor condition. Some repairs were observed. Numerous leaks are reported and soft spots were felt on the roof surface. Debris was observed at some roof drains. Evidence of ponding water was observed in the center of the roof area. The new modified bitumen roof system being installed on the restrooms appears to be properly installed.

5. Membrane flashings

5.1 Construction: The main roof flashings are constructed with aluminum faced bitumen sheet. The flashings on the porch roof are constructed with composition flashings. The restroom perimeter and curb flashings are constructed with the same modified bitumen membrane as used on the roof.

5.2 Condition: The flashing systems on the main and porch roofs are in poor condition. Some repairs and patches were observed. The new flashings on the restroom area is in good condition.

6. Perimeter Terminations

6.1 Construction: The building walls end at the roof line. The perimeters are terminated with a two piece, painted metal, gravel stop/fascia. The building wall perimeters at the porch and restroom areas are terminated with metal counter flashing. Metal bar terminates the new flashing on the restroom roof.

6.2 Condition: The metal gravel stop/ fascia is in fair condition on all areas.

7. Roof Top Penetrations

7.1 Pipes and power ventilators penetrate the roofs. A brick chimney penetrates the main roof.

7.2 Condition: The penetrations are in fair condition. The brick chimney needs pointed.

8. Drainage System

8.1 Construction: All roof areas drain to interior roof drains. There is apparent slope to the drains.

8.2 Condition: The drainage system appears to be operating properly.

9. Access

10.1 Providing an extension ladder is the only access to the roofs.

CONCLUSIONS

Numerous leaks are reported and evidence of current leakage was observed during the underside inspection.

The roof decking appears to be in good condition on the main and restroom roof areas. We did not observe any signs that would suggest a serious problem with the decking system at this time. The decking on the porch roof is in poor condition.

The roof membrane, flashing and insulation systems on the main and porch roof areas are in poor condition. Repairs should be limited to leak chasing. The new roof system being installed on the restroom area is in good condition.

The gravel stop/fascia system is in fair condition. The roof top penetrations are in fair condition.

The drainage system is in fair condition. The drains appear to be operating properly.

It is our opinion the roofing systems on the main and porch roof areas should be replaced as soon as possible.

Estimates:

1 year: Replace roofing and flashing systems on the main and porch roof areas - Estimated cost: \$66,000 (5,462 SF x \$12/SF)

5 year: Maintain a pro-active maintenance program. Inspect the roof systems and walls on a regular schedule - minimum twice a year (late spring and late fall). Estimated cost: none (perform in-house)

10 year: Maintain a pro-active maintenance program. Inspect the roof system and walls on a regular schedule - minimum twice a year (late spring and late fall). Estimated cost: none (perform in-house)

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of Roof in the gym of the main roof area. Leak area.



R-4 Roof drain in NE corner of main roof. Debris and crazed roof surface.



R-2 Underside of roof in the gym of the main roof area. Showing the bar joist.



R-5 Main roof looking south along the west wall



R-3 Main looking south along the east wall



R-6 Main roof and porch roof in the SW corner



R-7 Porch Roof showing deteriorated roofing system



R-8 Porch roof showing porch roof, roof drain, wall flashing and deterioration



R-9 Brick chimney on main roof



R-10 Restroom roof area looking north, crazed roof surface on the main roof



R-11 Restroom roof area looking south, new flashing being installed



R-12 New roof on south end of restroom area



R-13 Flashing, term bar and counter flashing on restroom roof area



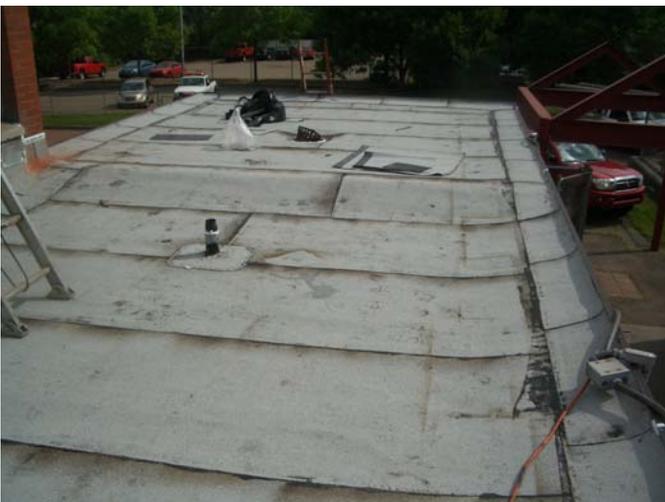
R-16 Porch area on south end of building



R-14 New roof installation on the restroom area, looking north



R-17 Underside of porch roof showing deteriorated decking



R-15 North end of restroom roof area, new roof system



R-18 Underside of porch roof showing deteriorated decking

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 004

Client: **Massaro CM**
 120 Delta Drive
 Pittsburgh, PA 115238-2806
 412/963-2800

Building Observation Report

Facility Bloomfield Recreation Center
 Street Address 408 Ella Street
 City, State Pittsburgh, PA 15224

AES Personnel: TRJ
 Date: 16-Jun-10
 Time: 10:00 AM
 Facility Main Contact: Ray Klimko
 Facility Phone: 412-255-2312

Weather Conditions: Partly Cloudy
 Temp: 70
 Wind: Breezy
 Building Use: Rec Center
 Building Code: B086

Structural

Overall

Number of Stories Notes: 2 + basement
 Structure Type Notes: Steel Frame, masonry bearing, concrete floor systems
 Basement Notes: Yes, walk out on one side

Foundation

Material Notes: Concrete
 Settlement Notes: None observed
 Moisture Notes: None observed

Floor System

Structure Notes: Cast in place concrete joists, bar joists @ apartment
 Floor Finishes Notes: Carpet, Vinyl, athletic surface in gym
 Stairs Notes: Concrete and concrete fill steel pan

Walls

Exterior Material Notes: Brick masonry
 Interior Material Notes: Brick, CMU, clay tile

Columns

Type Notes: Steel W-shapes

Roof

Structure Type Notes: Steel bar joists and concrete slab
 Slope Notes: flat
 Roofing Material Notes: Coal tar / asphalt

Atlantic Engineering Services
650 Smithfield St
Suite 1200
Pittsburgh, PA 15222
412-338-9000
AES RPT # 004

Client: **Massaro CM**
120 Delta Drive
Pittsburgh, PA 115238-2806
412/963-2800

Building Observation Report

Facility Bloomfield Recreation Center
Street Address 408 Ella Street
City, State Pittsburgh, PA 15224

Structural

Notes:

Exterior

- 1) Repoint brick chimney above roof level - approx 60 square feet (5yr) **(Photo 1)**
- 2) Repair or replace window system at north corner of gym. Center mullion observed to be disconnected to frame at top. (1yr)**(Photo 2)**
- 3) Partial depth concrete repair patching to exterior entry cantilevered slab at south entrance. Approximately 100 square feet of patching total split between top side and underside of slab. (1yr)**(Photo 3)**
- 4) Repoint exterior masonry in various locations. Approix 250 square feet (1yr)**(photo 4)**

Interior

- 5) Clean, scrape and paint exposed steel lintels at basement area. Lintels are located between rooms 17 and 18 and support the wall between the gym and locker rooms above. Approximately 20 square feet (1yr)**(Photo 5)**



Atlantic Engineering Services

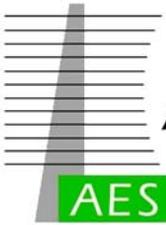
Site Visit Report No.: Site B086 – Bloomfield Rec Center
Project No.: 09-260
Date of Site Visit: June 17, 2010
Page: 1 of 3



Photo S1



Photo S2



Atlantic Engineering Services

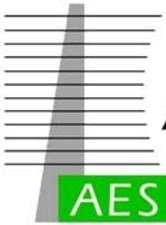
Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: June 16, 2010
Page: 2 of 3



Photo S3



Photo S4



Atlantic Engineering Services

Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: June 16, 2010
Page: 3 of 3



Photo S5

120 Delta Drive
Pittsburgh, PA 15238-2806
412/963-2800

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Year Constructed: Unknown
Neighborhood: Bloomfield
Block / Lot: Unknown
Square Footage: 10,866
Department Assigned:
Facility Main Contact:
Phone

Weather Conditions Day of Inspection:
Temp: 83
Precipitation: None
Wind: NW 9 MPH
Date of Inspection: June 16, 2010

Fire Protection

<input type="checkbox"/>	Service Entrance	Notes:	_____
<input type="checkbox"/>	Meter location	Notes:	_____
<input type="checkbox"/>	Meter size	Notes:	_____
<input type="checkbox"/>	Meter condition	Notes:	_____
<input type="checkbox"/>	Backflow preventer	Notes:	_____
<input type="checkbox"/>	Fire Pump	Notes:	_____

<input type="checkbox"/>	Standpipe	Notes:	_____
<input type="checkbox"/>	Flow switch	Notes:	_____
<input type="checkbox"/>	Shutoff valve	Notes:	_____

Poor Hose Cabinets Notes: Hose missing.

Sprinkler Heads Notes: _____

Dry System Notes: _____

Notes: Fire Extinguishers - Glass missing in fire extinguisher cabinets. Some fire extinguishers missing out of cabinets.
Replace missing fire extinguishers. Replace fire extinguisher cabinets. Replace hose cabinet and hose.

See photos labeled FP for Fire Protection

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Plumbing

Year Constructed:	Unknown	Weather Conditions Day of Inspection:	
Neighborhood:	Bloomfield	Temp:	83
Block / Lot:	Unknown	Precipitation:	None
Square Footage:	10,866	Wind:	NW 9 MPH
Department Assigned:	0	Date of Inspection:	June 16, 2010
Facility Main Contact:	0		
Phone	0		

Plumbing

	Service Entrance	Notes:
	Meter location	Notes:
	Meter size	Notes: Neptune 30 Auto H65N
Poor	Meter condition	Notes: Replace in 0-1 year.
Poor	Backflow preventer	Notes: Replace in 0-1 year.
	Pressure Reducing Valve	Notes:
	Water Filtration	Notes:
	Water Softener	Notes:

Poor	Water Heaters	Notes: Natural Gas Input 199,990 BTU/HR
	Make Sandblaster	Notes: Pump TACO General Electric
	Model SB T100 199 NET 6 A	Notes: Model # 5KH35FN128 GX
	Serial 86581308	Notes: Serial # ODJ
	Age 25 years old manufactured 1985	Notes: 1/3 HP 115V/single phase/60 Hz
	Elements	Notes: 3450 rpm
	Total Capacity 100 U.S. Gallons	Notes: Replace in 0-1 year.
	Storage Tank	Notes:
	Total Capacity	
	Make	Notes:
	Model	Notes:
	Serial	Notes:
	Age	Notes:
	Storage Capacity	Notes:
	Expansion Tank	Notes:

	Natural gas	Notes:
	Electric	Notes:
	Flue vent	Notes:
	Recirculation Pump	Notes:
	Sump Pump	Notes:

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Plumbing

<input type="checkbox"/>	Water Heaters	Notes:	_____
	Make _____	Notes:	_____
	Model _____	Notes:	_____
	Serial _____	Notes:	_____
	Age _____	Notes:	_____
	Elements _____	Notes:	_____
	Total Capacity _____	Notes:	_____
	Storage Capacity _____	Notes:	_____
	Expansion Tank _____	Notes:	_____
<input type="checkbox"/>	Natural gas	Notes:	_____
<input type="checkbox"/>	Electric	Notes:	_____
<input type="checkbox"/>	Flue vent	Notes:	_____
<input type="checkbox"/>	Recirculation Pump	Notes:	_____
<input type="checkbox"/>	Sump Pump	Notes:	_____

Notes: _____

<input type="checkbox"/>	Number of Men's Rooms	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	2	Notes: 1 Regular 1 ADA compliant.
Fair	Number of urinals	1	Notes: _____
Fair	Number of lavatories	2	Notes: _____
<input type="checkbox"/>	Number of Women's Rooms	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	2	Notes: 1 Regular 1 ADA compliant.
Fair	Number of lavatories	2	Notes: _____
<input type="checkbox"/>	Number of Unisex Rooms	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	1	Notes: 1 Regular
Fair	Number of lavatories	1	Notes: _____

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Plumbing

	Number of Men's Locker Room Toilet Facilities	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	2	Notes: 1 Regular 1 ADA compliant.
Fair	Number of urinals	3	Notes:
Fair	Number of lavatories	2	Notes:
	Number of Women's Locker Room Toilet Facilities	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	4	Notes: 1 of 4 water closets ADA compliant.
Fair	Number of lavatories	2	Notes:
			Notes:
Fair	Number of Shower Rooms	2	Notes: See notes at bottom of spreadsheet.
to Poor	Number of shower heads	10	Notes:
			Notes:
			Notes:
Fair	Drinking Fountains	2	Notes: Relocate electrical outlets below drinking fountains.
			Notes: Electrical hazard.
			Notes: The drinking fountains reaching the end of their life expectancy.
			Notes: Replace with ADA accessible drinking fountains in 0 - 5 years.
	Pipe		Notes: Domestic hot and cold water piping, valves, and fittings are a mix
Fair	Condition		Notes: of original and 22 years old. Mix of copper and galvanized piping.
to Poor			Notes: Copper good is in condition. Galvanized piping is ranging from fair to
			Notes: poor condition. Inspect pipe and associates when facility is up and
			Notes: running for the season. Check for visible leaks. Repair and replace
			Notes: as necessary. Galvanized piping is reaching the end of its 20-30
			Notes: year life expectancy. Replace galvanized piping, and associated valves
			Notes: and fittings etc. in 0 - 5 years.
			Notes: Replace galvanized piping, valves and fittings in 0 - 5 years.
Fair	Insulation		Notes: Insulation is in fair to poor condition. Repair replace as necessary
to Poor			Notes: in 0-1 year. Replace fair insulation in 0 - 5 years.
	Grease Traps		Notes:
	Solids Interceptor		Notes:
	Oil/Water Separator		Notes:
	Sewage Grinder		Notes:
	Neutralizer Tank (Acid Waste)		Notes:
X	Sanitary Sewer		Notes: See notes at bottom of spreadsheet.

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Plumbing

Notes

Notes: The 22 year old plumbing fixtures look in fair condition. They are outdated and nearing the end of their 20 - 30 year life expectancy.
Site was being inspected on day of site visit to open for the season. Check and verified for proper operation and repaired or replaced as necessary. Fixtures that are in proper operation should be replaced in 5 - 10 years.
Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.
Showerheads are in fair to poor condition. Replace fair in 0-5 years. Replace poor in 0-1 year. Use low flow shower heads, when replacing.
Use low flow shower heads for water conservation, when replacing.

The drinking fountains are in fair condition.
Replace with ADA compliant drinking fountains in 0 - 5 years.
Relocate electrical outlets below drinking fountains immediately. Code issue and an electrical safety hazard.

Renewable Energy: Look at when replacing the domestic hot water system, to replace it with a solar - photovoltaic hot water system.

The sanitary sewer pipe below grade should be video inspected and its condition assessed within 5 years.

The rain water sewer pipe below grade should be video inspected and its condition assessed within 5 years.

Natural Gas Meter within Boiler Room.
Cubic Feet C01 oz, Meter # 02 28980863, 11/12/2003 40 G
Natural gas line in Apartment Kitchen - Pipe fittings, valves all poor. Replace in 0-1 year.

Water Heater approaching 30 year life expectancy.
Outlets are below drinking fountains. Relocate outlets.
Replace faucets, pipe, and sink in apartment kitchen apartment in 0 - 1 year.

See photos labeled P for Plumbing

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Water Side Systems and Equipment

Year Constructed:	Unknown	Weather Conditions Day of Inspection:	
Neighborhood:	Bloomfield	Temp:	83
Block / Lot:	Unknown	Precipitation:	None
Square Footage:	10,866	Wind:	NW 9 MPH
Department Assigned:	0	Date of Inspection:	June 16, 2010
Facility Main Contact:	0		
Phone:	0		

HVAC Water Side Systems and Equipment

<table border="1"> <tr><td>Fair - Poor</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Fair - Poor			Controls:	Notes: <u>Mix of Honeywell and White Rodgers</u>
	Fair - Poor				
Electric	Notes: <u>Replace poor in 0-1 year.</u>				
Pneumatic	Notes: <u>Replace fair in 0-5 years.</u>				

Manufacturer:	Serial #	Unknown
Model:	Other	_____
Year Installed:	Other	_____

<table border="1"> <tr><td>Poor - Fair</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Poor - Fair			Piping	Notes: <u>See notes at bottom of spreadsheet.</u>
	Poor - Fair				
Pipe routing	Notes: _____				
Pipe supports	Notes: _____				
<table border="1"> <tr><td>Poor - Fair</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Poor - Fair			Piping	Notes: _____
	Poor - Fair				
Pipe insulation	Notes: _____				
Visible leaks	Notes: _____				
<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> </table>			Piping	Notes: _____	
Gauges	Notes: _____				

<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>							Chiller	Notes: _____
Piping	Notes: _____							
Insulation	Notes: _____							
Vibration isolators	Notes: _____							
Relief valve and piping	Notes: _____							
Refrigerant detection system	Notes: _____							
Gauges	Notes: _____							

Manufacturer:	Serial #	_____
Model:	Other	_____
Year Installed:	Other	_____
INPUT	OUTPUT	_____

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Water Side Systems and Equipment

	Cooling Tower	Notes: _____
	Fill condition	Notes: _____
	Make-up water piping	Notes: _____
	Float valve	Notes: _____
	Sump	Notes: _____
	Piping	Notes: _____
	Pipe insulation	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____
INPUT _____	OUTPUT _____

	Hot Water Unit Heater(s)	Notes: _____
	Piping	Notes: _____
	Controls	Notes: _____

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____

X	Hot Water Boilers	Notes: Natural Gas Fired
Fair	Flue	Notes: _____
	Make-up water piping	Notes: See notes at bottom of spreadsheet.
	Boiler safeties	Notes: Safe Guard Low Water Cutoff
Fair to Poor	Piping	Notes: Some Insulated
	Gauges	Notes: _____

Manufacturer: Peerless Boiler	Serial # 211-5190
Model: 211-5-S-1	Other _____
Year Installed: 1983	Other _____
INPUT 840,000 BTU/HR	OUTPUT 672,000 BTU/HR

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Water Side Systems and Equipment

	Pumps	Notes: _____
	Piping	Notes: _____
	Insulation	Notes: _____
	Valves	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____
HP _____	Other _____

	Heat Exchangers	Notes: _____
	Piping	Notes: _____
	Insulation	Notes: _____
	Valves	Notes: _____
	Gauges	Notes: _____
	Thermometers	Notes: _____

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____

	Chemical Treatment	Notes: _____
	Chemicals	Notes: _____
	Metering pumps	Notes: _____
	Corrosion coupon rack	Notes: _____
	Shot feeder	Notes: _____

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____

Poor to Fair	Radiators	Notes: _____
	Fin Tube	Notes: _____

	Boiler Supplement for Insurance	Notes: _____
	Boiler Inspection Reports	Notes: _____

INSPECTION REPORT

Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Water Side Systems and Equipment

Notes

Notes: Hydronics Pump Bell & Gossett Hydronics (Fair Condition)- 1/3 HP 1725 rpm 115V/single phase/60Hz 6.1 Amps
Identification # 323-6-MH
Boiler Relay 24V - 120V 50 Hz - 60 Hz38 VA

The boiler is reaching the end of its life expectancy (3 years remaining) and is in poor condition.
Replace the boiler with an energy efficient hot water boiler, pumps with variable speed drives, insulate the pipes, provide controls and a BAS.

Piping, pipe insulation, valves, fittings, pumps and associates etc. - A large majority throughout the building looks to be original to the building and in poor condition. This hydronic system should be brought online at the end of summer for a thorough assessment to determine if the system throughout the building needs to be replaced.
The piping, pipe insulation, valves, fittings, pumps and associates etc. placed in 1983 near the boiler is in fair condition.

Radiators thought the facility are in poor condition, look original to the building, and well past their life expectancy.
Replace these radiators in 0-1 year.
The few radiators mounted on the ceiling are in fair condition and nearing the end of their life expectancy.
Replace these radiators in 0-5 years.

The radiators placed in 1988 within the gym are reaching the end of their life expectancy and should be replaced in 0-5 years.

See photos labeled M for Mechanical

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Year Constructed: Unknown
 Neighborhood: Bloomfield
 Block / Lot: Unknown
 Square Footage: 10866
 Department Assigned: 0
 Facility Main Contact: 0
 Phone: 0

Weather Conditions Day of Inspection:
 Temp: 83
 Precipitation: None
 Wind: NW 9 MPH
 Date of Inspection: June 16, 2010

HVAC Steam Side Systems and Equipment

<input type="checkbox"/>	Controls:	Notes:	<hr/>
<input type="checkbox"/>	Electric	Notes:	<hr/>
<input type="checkbox"/>	Pneumatic	Notes:	<hr/>

Manufacturer: _____ Serial # _____
 Model: _____ Other _____
 Year Installed: _____ Other _____

<input type="checkbox"/>	Steam Unit Heaters	Notes:	<hr/>
<input type="checkbox"/>	Piping	Notes:	<hr/>
<input type="checkbox"/>	Controls	Notes:	<hr/>

Manufacturer: _____ Serial # _____
 Model: _____ Other _____
 Year Installed: _____ Other _____

<input type="checkbox"/>	Steam Boilers	Notes:	<hr/>
<input type="checkbox"/>	Flue	Notes:	<hr/>
<input type="checkbox"/>	Make-up water piping	Notes:	<hr/>
<input type="checkbox"/>	Boiler safeties	Notes:	<hr/>
<input type="checkbox"/>	Piping	Notes:	<hr/>
<input type="checkbox"/>	Gauges	Notes:	<hr/>

Manufacturer: _____ Serial # _____
 Model: _____ Other _____
 Year Installed: _____ Other _____
 INPUT _____ OUTPUT _____

<input type="checkbox"/>	Steam Traps	Notes:	<hr/>
<input type="checkbox"/>	End of main drips	Notes:	<hr/>

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Steam Side Systems and Equipment

	Piping	Notes:	_____
		Pipe routing	Notes: _____
		Pipe supports	Notes: _____
		Pipe insulation	Notes: _____
		Visible leaks	Notes: _____
		Expansion loops	Notes: _____
		Expansion joints	Notes: _____
		Provisions for expansion	Notes: _____
		Anchor points	Notes: _____

	Condensate Return Unit	Notes:	_____
		Piping	Notes: _____
		Pipe insulation	Notes: _____
		Vent to outside	Notes: _____
		Overflow	Notes: _____
		Drain	Notes: _____
		Gauges	Notes: _____

Manufacturer: _____	Serial # <u>Unknown</u> _____
Model: _____	Other _____
Year Installed: _____	Other _____

	Boiler Feed Water Unit	Notes:	_____
		Water piping	Notes: _____
		Steam piping	Notes: _____
		Boiler make-up piping	Notes: _____
		Return water piping	Notes: _____
		Pipe insulation	Notes: _____
		Vent to outside	Notes: _____
		Overflow	Notes: _____
		Drain	Notes: _____
	Gauges	Notes: _____	
	Thermometers	Notes: _____	

Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Steam Side Systems and Equipment

	Boiler Blow down Separator	Notes:	_____
	Make-up water piping	Notes:	_____
	Bottom blow down piping	Notes:	_____
	Surface blow down piping	Notes:	_____
	Pipe insulation	Notes:	_____
	Vent to outside	Notes:	_____
	Overflow	Notes:	_____
	Drain	Notes:	_____
	Gauges	Notes:	_____
	Thermometers	Notes:	_____

Manufacturer: _____ Serial # _____
 Model: _____ Other _____
 Year Installed: _____ Other _____

	Heat Exchangers	Notes:	_____
	Piping	Notes:	_____
	Insulation	Notes:	_____
	Valves	Notes:	_____
	Gauges	Notes:	_____
	Thermometers	Notes:	_____

Manufacturer: _____ Serial # _____
 Model: _____ Other _____
 Year Installed: _____ Other _____

120 Delta Drive
 Pittsburgh, PA 15238-2806
 412/963-2800

INSPECTION REPORT

Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Air Side Systems and Equipment

Year Constructed:	Unknown	Weather Conditions Day of Inspection:	
Neighborhood:	Bloomfield	Temp:	83
Block / Lot:	Unknown	Precipitation:	None
Square Footage:	10,866	Wind:	NW 9 MPH
Department Assigned:	0	Date of Inspection:	June 16, 2010
Facility Main Contact:	0		
Phone:	0		

HVAC Air Side Systems and Equipment

<input type="checkbox"/>	Packaged Rooftop Units	Notes:	_____
<input type="checkbox"/>	Gas Heat	Notes:	_____
<input type="checkbox"/>	Electric Heat	Notes:	_____
<input type="checkbox"/>	Steam Heat	Notes:	_____
<input type="checkbox"/>	Hot Water Heat	Notes:	_____
<input type="checkbox"/>	Condensate Drains	Notes:	_____
<input type="checkbox"/>	Utility Connections	Notes:	_____
<input type="checkbox"/>	Duct Smoke Detector	Notes:	_____

Manufacturer: _____ Serial # _____
 Model: _____ Voltage: _____
 Date of Mfr: _____ Refrigerant: _____
 Heater Model: _____ Heater Cap: _____

<input type="checkbox"/>	Indoor Air Handling Unit 1	Notes:	Fan Motor GE
<input type="checkbox"/>	Gas Heat	Notes:	1/4 HP 115V / Single Phase / 60 Hz
<input type="checkbox"/>	Electric Heat	Notes:	Back Line Utility Set 76949-04
<input type="checkbox"/>	Steam Heat	Notes:	Within Weight Room Ground Floor
<input type="checkbox"/>	Hot Water Heat	Notes:	_____
<input type="checkbox"/>	DX Coil	Notes:	_____

Manufacturer: Carnes Company Inc. Serial # VBAA12L2111N12C5
 Model: Unknown CFM Unknown
 Year Installed: Unknown Other _____

<input type="checkbox"/>	Indoor Air Handling Unit 2	Notes:	Tag Worn
<input type="checkbox"/>	Gas Heat	Notes:	Honeywell w /Motor Controlled Damper
<input type="checkbox"/>	Electric Heat	Notes:	Type M87A8 DJ3
<input type="checkbox"/>	Steam Heat	Notes:	24V 60 Cycles 10 Watts
<input type="checkbox"/>	Hot Water Heat	Notes:	_____

INSPECTION REPORT

**Bloomfield Recreation Center
 408 Ella Street
 Pittsburgh, PA 15224**

HVAC Air Side Systems and Equipment

	DX Coil	Notes: _____
--	---------	--------------

Manufacturer: Unknown Serial # Unknown
 Model: Unknown CFM Unknown
 Year Installed: Unknown Other _____

	Indoor Air Handling Unit 3	Notes: _____
	Gas Heat	Notes: _____
	Electric Heat	Notes: _____
	Steam Heat	Notes: _____
	Hot Water Heat	Notes: _____
	DX Coil	Notes: _____

Manufacturer: Unknown Serial # Unknown
 Model: Unknown CFM 200
 Year Installed: 1987 Other _____

	Indoor Air Handling Unit 4	Notes: <u>Serves Weight Room G-21</u>
	Gas Heat	Notes: <u>Installed 1987</u>
	Electric Heat	Notes: _____
	Steam Heat	Notes: _____
	Hot Water Heat	Notes: _____
	DX Coil	Notes: _____

Manufacturer: Unknown Serial # Unknown
 Model: Unknown CFM Unknown
 Year Installed: _____ Other _____

	Indoor Air Handling Unit 5	Notes: _____
	Gas Heat	Notes: _____
	Electric Heat	Notes: _____
	Steam Heat	Notes: _____
	Hot Water Heat	Notes: _____
	DX Coil	Notes: _____

Manufacturer: _____ Serial # _____
 Model: _____ CFM _____
 Year Installed: _____ Other _____

INSPECTION REPORT

**Bloomfield Recreation Center
 408 Ella Street
 Pittsburgh, PA 15224**

HVAC Air Side Systems and Equipment

Fair to Poor	Exhaust/Ventilation Fans	Notes:	Roof top ventilator.
	Rooftop Ventilator #1 Manufacturer: _____ Model: _____ Serial # _____ Year Installed: 1988 Capacity (CFM): 3500 Static Pressure _____ Watts _____		Unable to access rooftop ventilators to read tag. Roof workers tarring roof. Reaching end of life expectancy. Replace in 0-5 years.

Fair to Poor	Exhaust/Ventilation Fans	Notes:	Replace in 0-5 years.
	Rooftop Ventilator #2 Manufacturer: _____ Model: _____ Serial # _____ Year Installed: 1988 Capacity (CFM): 3500 Static Pressure _____ Watts _____		

Fair to Poor	Exhaust/Ventilation Fans	Notes:	Replace in 0-5 years.
	Rooftop Ventilator #3 Manufacturer: _____ Model: _____ Serial # _____ Year Installed: 1988 Capacity (CFM): 300 Static Pressure _____ Watts _____		

Good & Poor	and Poor	Notes:	Louvers on Bocce Court side of bldg. good.
	Louvers		Remaining poor. Replace poor.
	Roof Hoods	Notes:	
	Dampers	Notes:	

INSPECTION REPORT

Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Air Side Systems and Equipment

<input type="checkbox"/>	Cooling Coils	Notes:	_____
	<input type="checkbox"/>	Is coil clean	Notes: _____
	<input type="checkbox"/>	Is drain pan clean	Notes: _____
	<input type="checkbox"/>	Does pan drain	Notes: _____
	<input type="checkbox"/>	Condensate to floor drain	Notes: _____
<input type="checkbox"/>	Filters	Notes:	_____
	<input type="checkbox"/>	Are filters installed	Notes: _____
	<input type="checkbox"/>	Are filters clean	Notes: _____
<input type="checkbox"/>	Controls:	Notes:	_____
	<input type="checkbox"/>	Electric	Notes: _____
	<input type="checkbox"/>	Pneumatic	Notes: _____
	<input type="checkbox"/>	Discharge air thermometer	Notes: _____
	<input type="checkbox"/>	Return air thermometer	Notes: _____
	<input type="checkbox"/>	Outside air thermometer	Notes: _____
<input type="checkbox"/>	Fair	Notes:	Barber Colman Model # AE174 Timing Motor 120V 60 Hz UL Listed J-217-00 05/01/1973 C - 2030

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

<input type="checkbox"/>	Natural Gas Fired Unit Heaters	Notes:	_____
	<input type="checkbox"/>	Flue Duct	Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

INSPECTION REPORT

Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

HVAC Air Side Systems and Equipment

Notes:

Notes: 2 broken thermostats in basketball court.

No exhaust fans in boys and girls locker restrooms and shower areas. Transfer grilles to chase.

Area is open to outside when garage is open in summer.

Look at ventilation for this area for year round use. Mold issue in adjoining basketball court.

Day Care Room 281 - Window AC Unit White Westinghouse Appliance Model # WAK 123H1V1

Serial # JK92722496 115V/Single Phase/60 Hz, 11,600 BTU/HR, 1265 Watts, 11.8 Cooling Amps Fair

White Rodgers Thermostats mix of good, fair and poor. Repair and replace as required.

Replace exhaust fan in Apartment Kitchen.

1 Window AC Unit on floor in Apartment on floor and broken.

Restroom exhaust fans in poor condition. Replace restroom exhaust fans.

1 Centrifugal Fan disconnected and abandoned on floor in boiler room.

1 inline fan at ceiling of boiler room including ductwork fair condition.

Ductwork is in poor to fair condition. Mold has infiltrated HVAC system and components.

Contact a professional contractor for mold remediation and cleaning of the ductwork and HVAC system components.

Replace as necessary.

Damper, diffusers, grilles and registers are at their end of 20-25 year life and are in poor to fair condition.

Replace as necessary.

Electrical Hazard - Outlet bad / burnt conduit cut/wires showing at concession stand. Repair/replace immediately.

See photos labeled M for Mechanical

INSPECTION REPORT

Bloomfield Recreation Center 408 Ella Street Pittsburgh, PA 15224

Year Constructed: Unknown
Neighborhood: Bloomfield
Block / Lot: Unknown
Square Footage: 10,866
Department Assigned: 0
Facility Main Contact: 0
Phone: 0

Weather Conditions Day of Inspection:
Temp: 83
Precipitation: None
Wind: NW 9 MPH
Date of Inspection: June 16, 2010

HVAC Electric Heating

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

HVAC Electric Heating

Electric Duct Heaters
Manufacturer: _____
Model: _____
Serial #: _____
Capacity: _____
Voltage: _____
Year Installed: _____

Notes: _____

Electric Duct Heaters
Manufacturer: _____
Model: _____
Serial #: _____
Capacity: _____
Voltage: _____
Year Installed: _____

Notes: _____

Electric Duct Heaters
Manufacturer: _____
Model: _____
Serial #: _____
Capacity: _____
Voltage: _____
Year Installed: _____

Notes: _____

Electric Heaters
Manufacturer: _____
Model: _____
Serial #: _____
Capacity: _____
Voltage: _____
Year Installed: _____

Notes: _____

Electric Heaters
Manufacturer: _____
Model: _____
Serial #: _____
Capacity: _____
Voltage: _____
Year Installed: _____

Notes: _____

HVAC Electric Heating

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: Singer _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Electric Heaters	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Electrical

Year Constructed:	Unknown	Weather Conditions Day of Inspection:	
Neighborhood:	Bloomfield	Temp:	83
Block / Lot:	Unknown	Precipitation:	None
Square Footage:	10,866	Wind:	NW 9 MPH
Department Assigned:	0	Date of Inspection:	June 16, 2010
Facility Main Contact:	0		
Phone:	0		

Electrical

<input type="checkbox"/>	Service Entrance	Notes:	Mix of above and below ground.
<input type="checkbox"/>			Above looks poor and needs updated per code.
<input type="checkbox"/>			Maintenance unavailable to comment.
<input type="checkbox"/>			Drawings for these items not available.
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>	Voltage	Notes:	480V/3 phase/3 Wire
<input type="checkbox"/>	Voltage		240V/3 phase/3 Wire/60 Hz
<input type="checkbox"/>	Voltage		240V/1 phase/3 Wire/60 Hz
<input type="checkbox"/>	Amperage	Notes:	
<input checked="" type="checkbox"/>	Above ground	Notes:	
<input checked="" type="checkbox"/>	Below ground	Notes:	
<input type="checkbox"/>	Grounding	Notes:	
<input type="checkbox"/>	Lightning Protection	Notes:	

<input type="checkbox"/>	Transformer	Notes:	Mix. Maintenance unavailable for comment.
<input type="checkbox"/>			
<input type="checkbox"/>	Voltage in	Notes:	
<input type="checkbox"/>	Voltage out	Notes:	
<input type="checkbox"/>	kva rating	Notes:	Drawings for these items not available.

<input type="checkbox"/>	Fair Meters	Meter 1	Notes:
		D.L. Co. X-069	Notes:
		Type A1RLQ	Notes:
		Serial # G-03 428 343 ABB	Notes:
		CL20 / 240V / 3 Phase / 3 Wire / 60 Hz	Notes:
		kH 1.2 TV240	Notes:
		P/R 24TA 2.5A HUG003428343	Notes:
		Superior Tech Cover 3 Phase / 3 Wire / 200 Amps	Notes:
		Q220R3A0-53	Notes:

<input type="checkbox"/>	Fair	Meter 2	
		QC 33 T3 A0 - 50	
		Type A1TLQ MULTIPLE BY Single Phase	
		Serial # G-03 430 874 ABB	
		D.L. Co. X-034	Notes:
		KB003430874	Notes:
		CL20 / 240V / 1 Phase / 3 Wire / 60 Hz	
		FM2S Electrical Meter	
		R2-3 994323CA	
		7.2 kH	
		kH 7.2 TV240 30 Amps	
		P/R 24TA 3.0A	

<input type="checkbox"/>	Main Switchgear	Notes:	
<input type="checkbox"/>		Notes:	
<input type="checkbox"/>	Main breaker	Notes:	
<input type="checkbox"/>	Voltage	Notes:	

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Electrical

<input type="checkbox"/>	Stand-by Generator	Notes:	_____
<input type="checkbox"/>	Transfer switch	Notes:	_____
<input type="checkbox"/>	Day Tank	Notes:	_____
	Manufacturer: _____	Serial #	_____
	Model: _____	Other	_____
	Year Installed: _____	Other	_____

<input type="checkbox"/>	Motor Control Center	Notes:	_____
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<input type="checkbox"/>	Poor Lighting	Notes:	<u>Equal mix of poor and fair.</u>
<input type="checkbox"/>	& Fair	Notes:	<u>See notes at bottom of spread sheet.</u>

<input checked="" type="checkbox"/>	Fire Alarm	Notes:	_____
<input type="checkbox"/>			_____

<input type="checkbox"/>	Fair	Control Panel	Notes:	<u>Simplex Grinnell 4001 Fire Alarm Control Panel - WD# B41-610</u>
				<u>Serial # I28503FL ID# 4001-9403 Date 09/07/2000</u>
				<u>AC Input 120V / 1.2 Amps / 60 Hz</u>
				<u>Batt. Input 24V / 4 Amps / DC, S/C Output 24V / 2 Amps / DC</u>
				<u>Simplex 4 Zones</u>

<input type="checkbox"/>	Good	Annunicator Panel	Notes:	_____
<input type="checkbox"/>	& Fair	Devices - Strobes	Notes:	_____
<input type="checkbox"/>	Good	Devices - Horns	Notes:	_____
<input type="checkbox"/>	& Fair			_____
<input type="checkbox"/>	Good	Devices - Pull Stations	Notes:	_____
<input type="checkbox"/>	& Fair			_____

<input type="checkbox"/>	Fair	PA System	Notes:	_____
		Sonitrol PA System		
		Serial # 2590		
		Advantage 3400-3600 System Account # 3486		

<input type="checkbox"/>	Clock System	Notes:	_____
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<input type="checkbox"/>	Security System	Notes:	_____
<input type="checkbox"/>	Main Panel Board	Notes:	_____
<input type="checkbox"/>	Devices - Cameras	Notes:	_____
<input type="checkbox"/>	Devices - Door Contacts	Notes:	_____
<input type="checkbox"/>	Devices - Window Contacts	Notes:	_____
<input type="checkbox"/>	Metal Detectors	Notes:	_____

<input type="checkbox"/>	Tele / Com System	Notes:	_____
	Head End Equipment	Notes:	_____
	Patch Panels	Notes:	_____
	Devices	Notes:	_____

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Electrical

Notes:

Notes: 1 Fuse Box Fair
ITE enclosed Switch
Cat# JN 321240V/single phase 1 1/2 HP 2 max.

Simplex Grinnell Alarm Boxes - 21V - 30V 0.038 Amps DC Cat.# 2901-9838

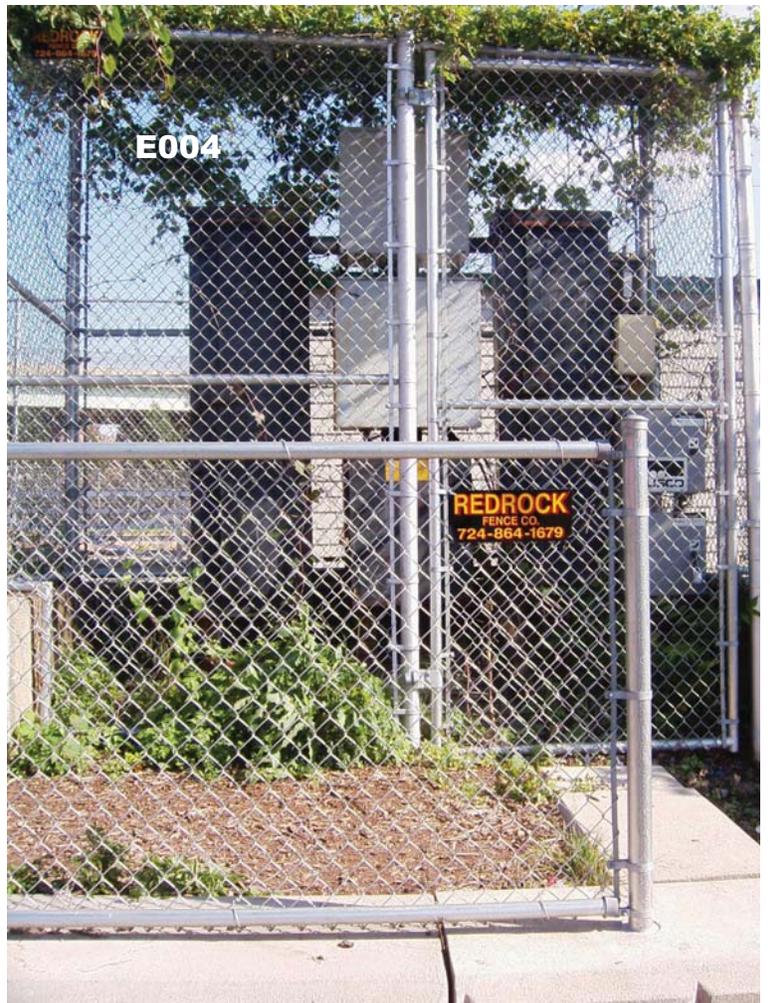
Electrical Hazard - Electrical Panel located next to Janitor's Sink. Relocate one or the other immediately.

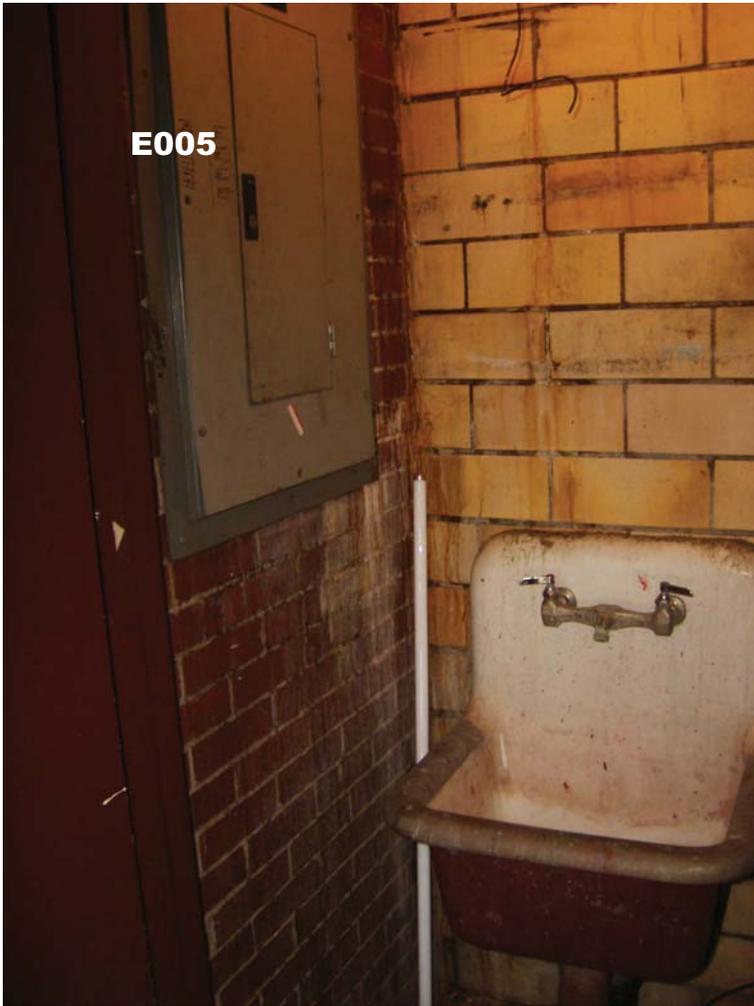
(1) Westinghouse DE-ION, Line starter with reset button. Poor. Replace.
Type SD-2 600V max.
Style 1246481

1 Breaker Box for Lights Under Bridge Square D Company 4 & 5 Pole 100 Amp Poor. Replace.
Type SQ Series A
Main Breaker Feed in Panel # 2 from Ckts 10&12 for Field Lights and Basket ball Court. Poor. Replace.

Lighting is a mixture of mainly 1988 & 1994 lighting and a little of what seems to be original to the building.
Lighting is an equal mix of poor to fair condition.
Contact a professional contractor for mold remediation and cleaning of the lights.
Replace fixtures, fixture covers, and lamps as necessary. When replacing lighting, replace T12 lighting with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.

See photos labeled E for Electrical





E005



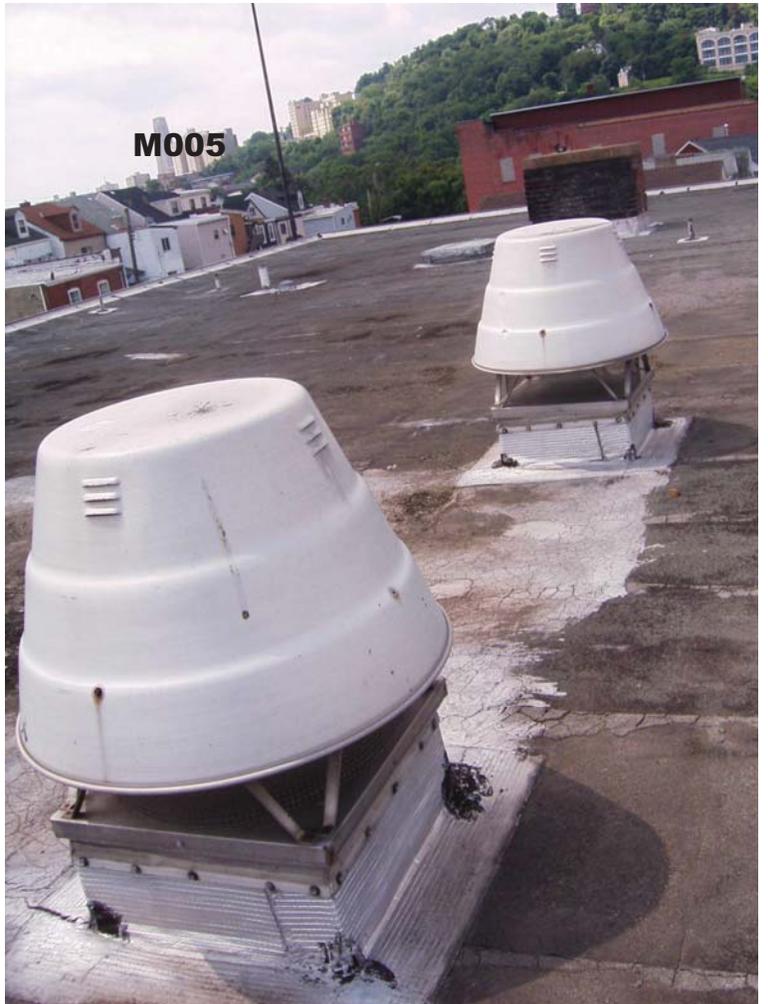
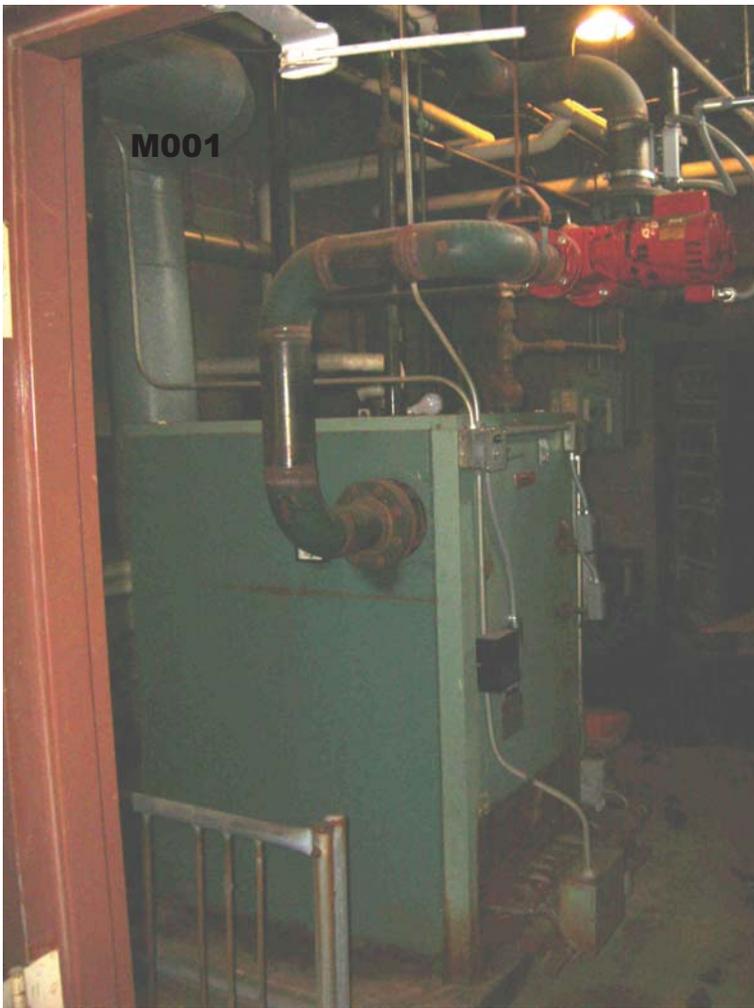
E007



E006



E008

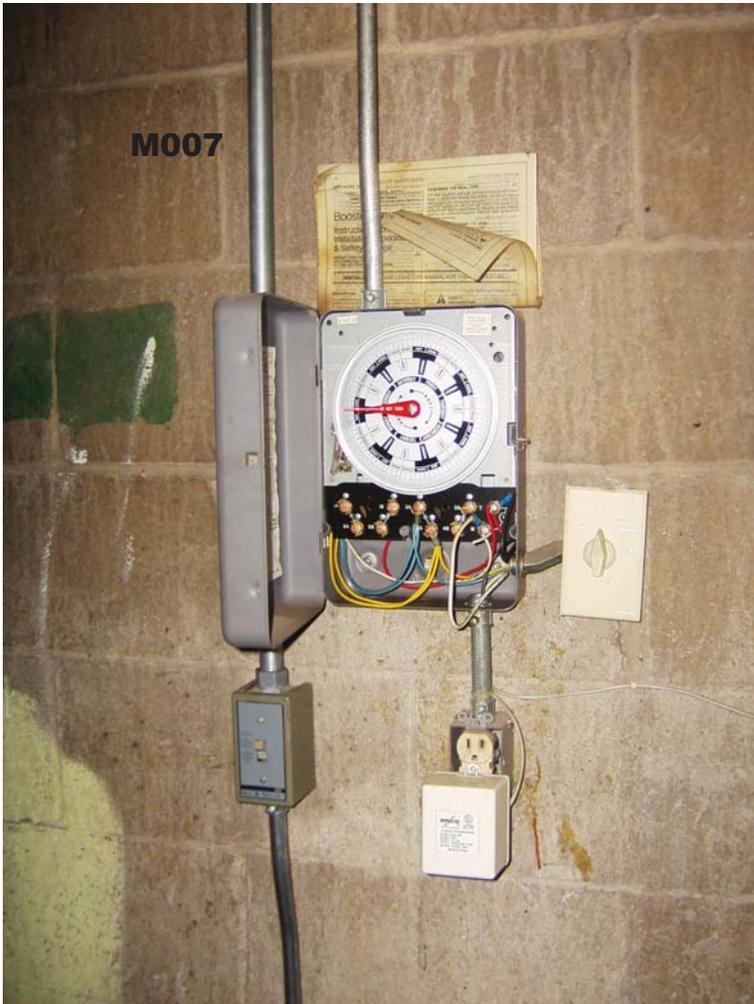




M006



P001



M007



P002

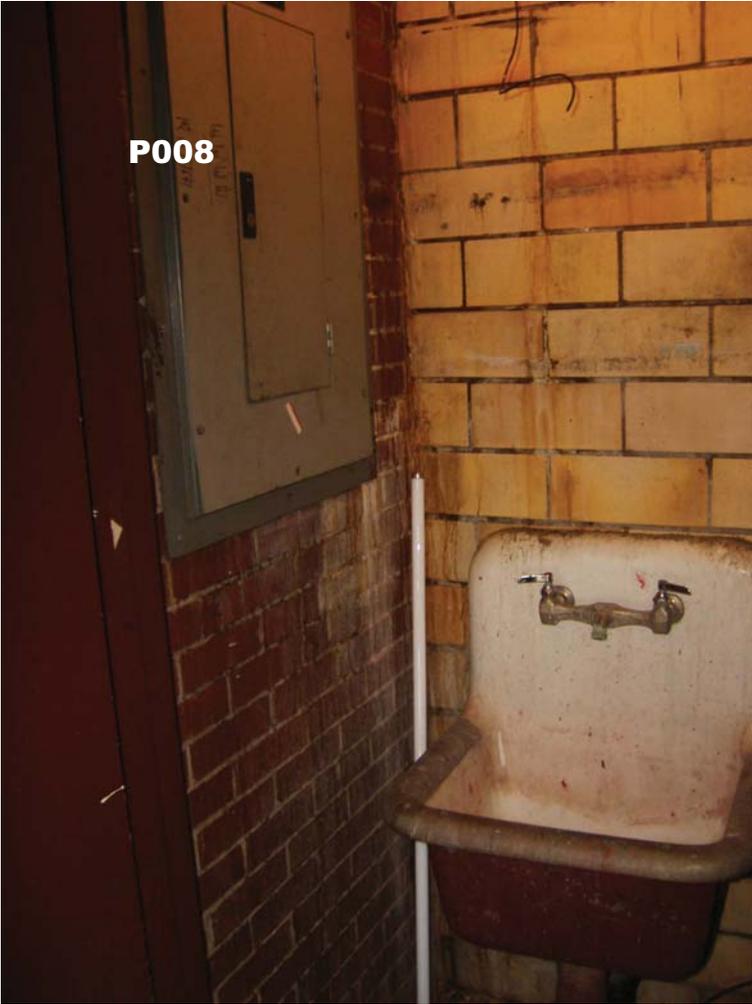




P007



P009



P008

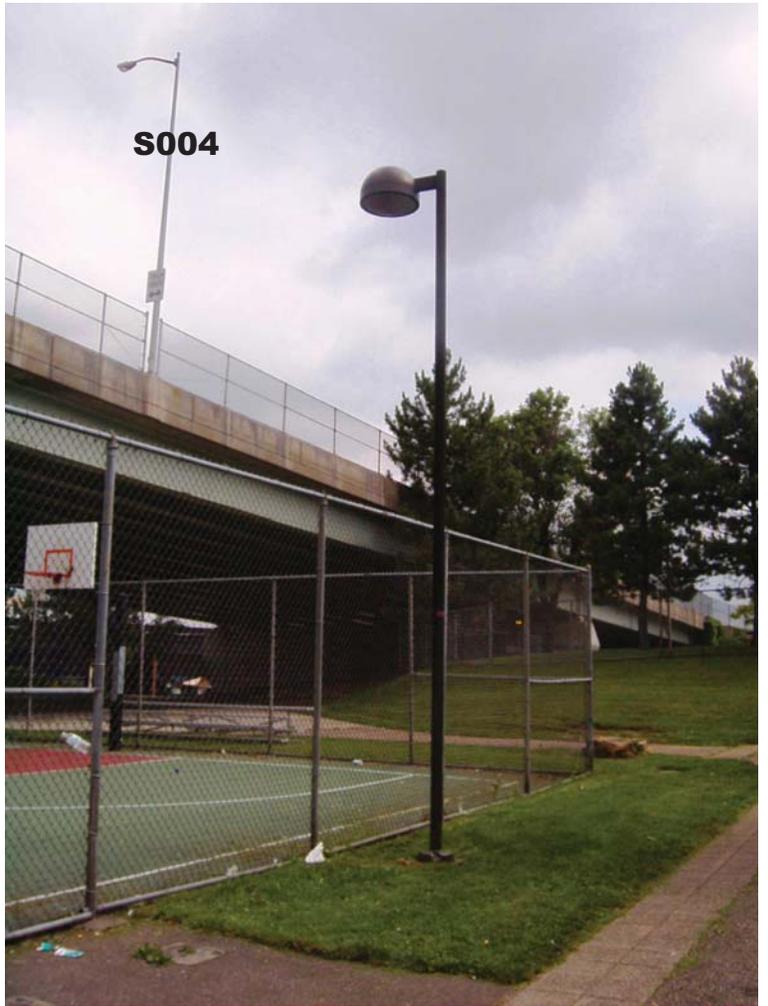


S001

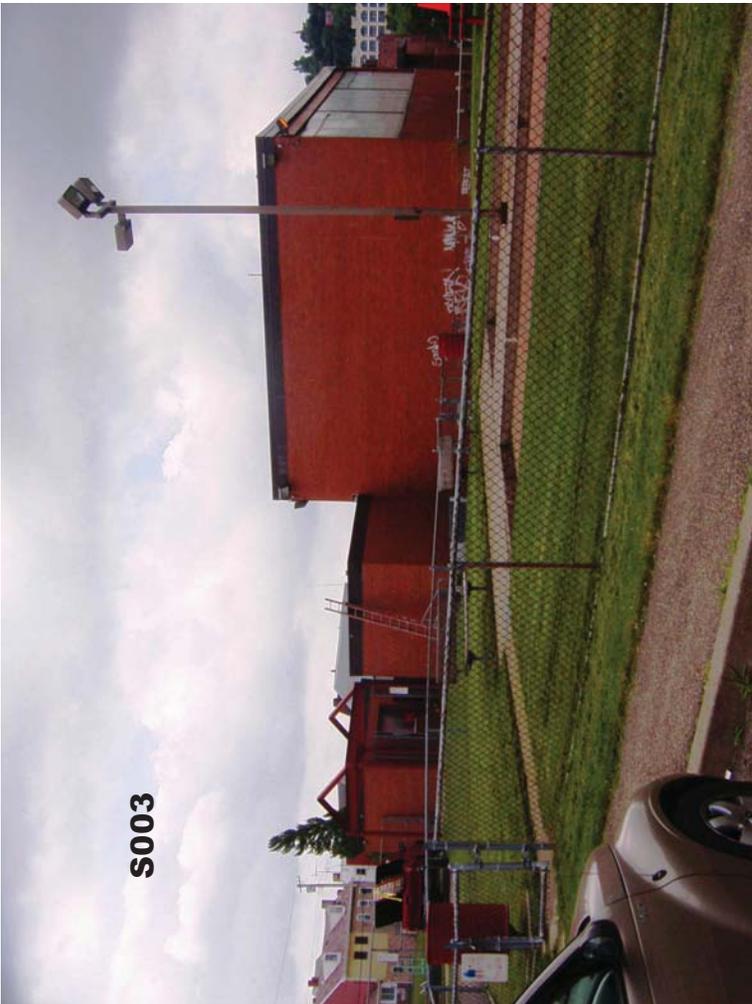
S002



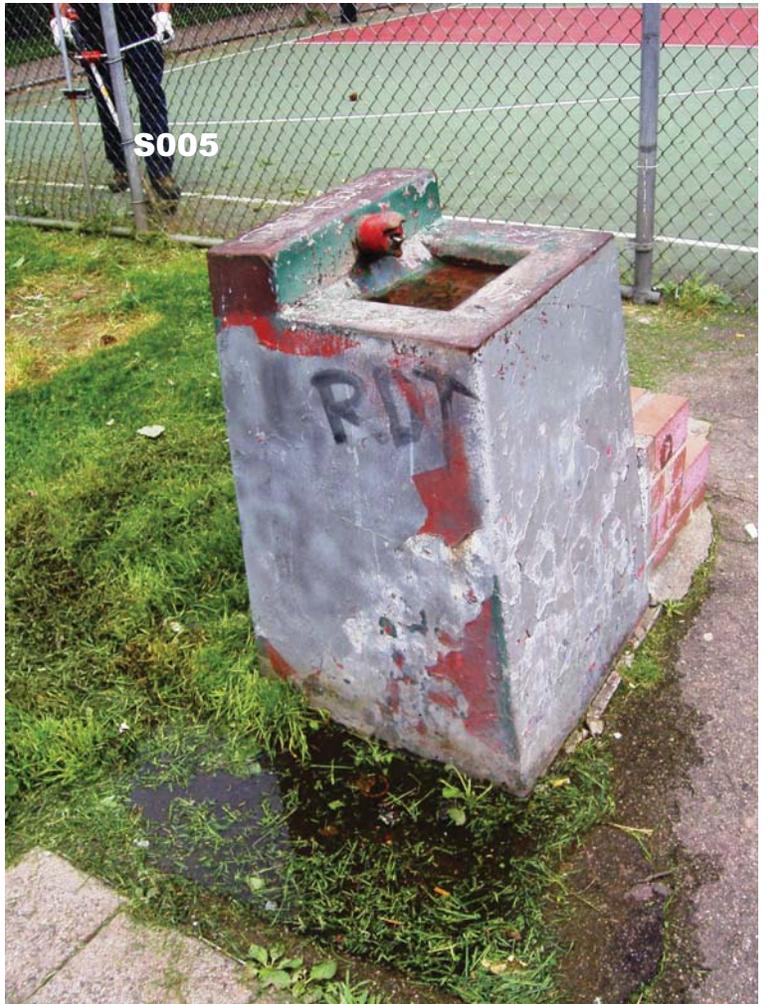
S004



S003

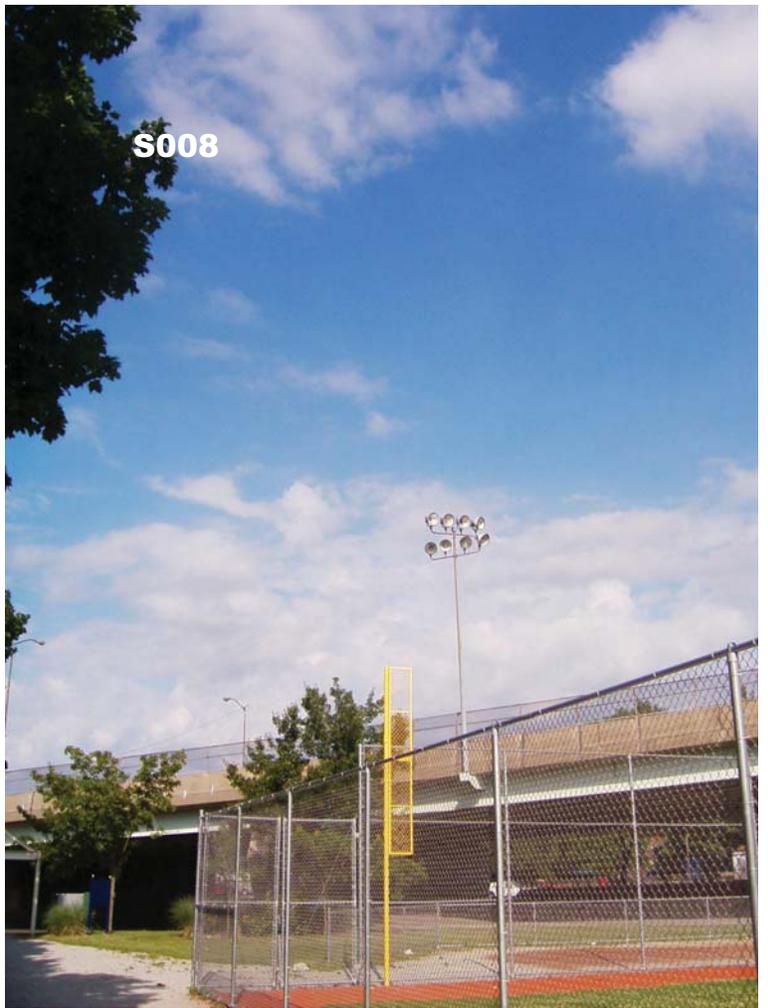


S005

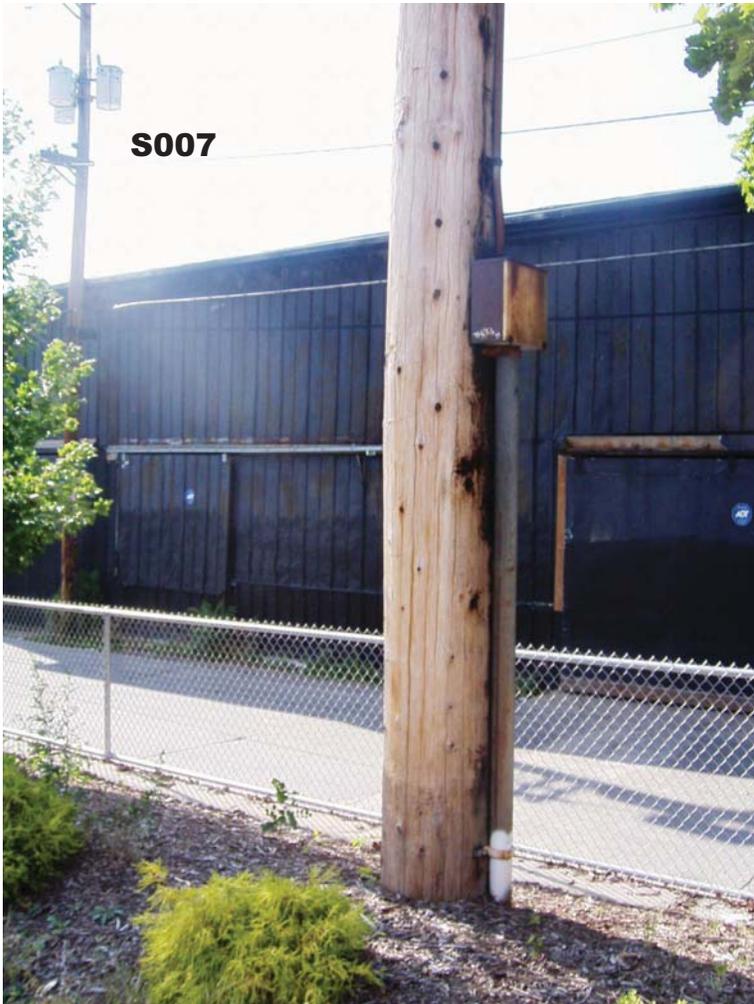




S006



S008



S007



S009

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Year Constructed:
Neighborhood/Ward: Bloomfield / Ward 8
Block / Lot: P/11
Square Footage: 10,866
Department Assigned: PE
Facility Main Contact: Ray Klimko
Phone

Weather Conditions Day of Inspection:
Temp:
Precipitation:
Wind:
Date of Inspection: June 17, 2010
Front of Building Faces: South East

Parking

Yes / No

1) Parking and Drop-off Areas

Are an adequate number of accessible parking spaces available? (1 per 25 up to 100 spaces, varies thereafter)

Notes: No marked spaces

Are 8 foot wide space with a min. of 8 foot wide access aisles with 98 inches of vertical clearance available for lift-equipped vans? (Minimum of 1)

Notes:

Are the accessible aisles part of the accessible route to the entrance?

Notes:

Are that accessible places closest to the accessible entrance?

Notes:

Are the accessible spaces marked?

Notes:

Are the accessible spaces on level ground? (less than 2% slope)

Notes:

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

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

Yes / No

1) Route of Travel

Is there a route of travel that does not require use of stairs?

Notes: There is a slight elevation difference at the entrance gate between asphalt and concrete the needs built-up.

Is the route of travel stable, firm, and slip-resistant?

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

Can all objects protruding into the circulation path be detected by a person with a visual disability using a cane?

Notes: _____

Do curbs on the route have curb cuts at drives, parking, and drop-offs?

Notes: The is a metal object anchored into the ground in the middle of the curb cut that needs removed.

If there are stairs at the main entrance, is there a ramp or alternate accessible entrance?

Notes: _____

Do all inaccessible entrances have signs indicating the location of the closest accessible entrance?

Notes: _____

Can the alternate accessible entrance be used independently?

Notes: _____

2) Ramps

Are the slopes of the ramps no greater than 1:12?

Notes: _____

Do all ramps longer than 6 feet have railings on both sides?

Notes: _____

Are railings sturdy and between 34 and 38 inches high?

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
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Is the width between railings or curbs at least 36 inches?

Notes: _____

Are ramps non-slip?

Notes: _____

Is there a 5 foot long level landing at every 30 foot horizontal length of ramp, at the top and bottom of ramp and at switchbacks?

Notes: _____

Does the ramp rise no more than 30 inches between landings?

Notes: _____

3) Pools

Is there at least one accessible pool lift or slope entry?

Notes: _____

Can the lift be used without assistance or have a call button?

Notes: _____

Is there at least 30" by 48" clear space to approach and reach controls?

Notes: _____

Are the controls between 15" and 48" high for the lift?

Notes: _____

Is the lift located at a water depth of no more than 48"?

Notes: _____

Is the ramp located at a water depth between 24" and 30"?

Notes: _____

4) Miscellaneous site features

If water fountains are provided, is there at least 1 fountain with clear floor space of 30" by 48"?

Notes: _____

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Is there at least 1 fountain with its spout no higher than 36" AFF and another with a standard height spout?

n/a

Notes:

Are controls mounted on the front or on the side near the front edge, and operable with 1 closed fist?

n/a

Notes:

Is each water fountain cane-detectable?

If pay or public phones are provided, is there 30" by 40" of clear space in front of at least 1?

n/a

Notes:

Is the highest operable part of the phone on higher than 48"?

n/a

Notes:

Does the phone protrude no more than 4" into the circulation space?

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

If there a 4 or more phones, is one equipped with TT or TTD?

n/a

Notes:

Is the location of the text telephone identified by accessible signage bearing the international TTD symbol?

n/a

Notes:

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

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

Yes / No

1) Building entrances

Does the entrance door have at least 32 inches clear opening?

n/a

Notes: _____

Is there at least 18 inches of clear wall space on the pull side of the door?

n/a

Notes: _____

Is the threshold edge 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?

n/a

Notes: _____

Are entrance mats/carpeting less than 1/2 inch high?

n/a

Notes: _____

Are edges of mat securely installed?

n/a

Notes: _____

Is the door handle no higher than 48 inches and operable with a closed fist?

n/a

Notes: _____

Can door be opened without too much force? (Less than 5 lbf)

n/a

Notes: _____

If the door has a closer, does it take at least 3 seconds to close?

n/a

Notes: _____

2) Horizontal Circulation

Does the accessible entrance provide direct access to the main floor, lobby, or elevator?

n/a

Notes: Public spaces are no longer used and are generally in poor condition. The only functional spaces are the restroom / shower rooms.

Are all public spaces on an accessible route of travel?

n/a

Notes: _____

Is the route at least 36" wide?

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Is there a 5 foot circle or T-shaped space for a person using a wheelchair to reverse direction?

n/a

Notes: _____

3) Doors

Do doors into public spaces have at least a 32" clear opening?

n/a

Notes: _____

On the pull side of the doors, is there at least 18" clear wall space?

n/a

Notes: _____

Can doors be opened without too much force? (5 lbf maximum)

n/a

Notes: _____

Are door handles 48" high or less and operable with a closed fist?

n/a

Notes: _____

Is the threshold edge 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?

n/a

Notes: _____

4) Rooms and Spaces

Are all aisles and pathways to materials and services at least 36" wide?

n/a

Notes: _____

Is there a 5 foot circle or T-shaped space for turning a wheelchair completely?

n/a

Notes: _____

Is carpeting low-pile, tightly woven, and securely attached along edges?

n/a

Notes: _____

In circulation paths through public areas are all obstacles cane-detectable? (located within 27 inches of the floor or higher than 80" or protruding less than 4" from the wall)

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

5) Emergency Egress

If emergency systems are provided, do they have both flashing lights and audible signals?

n/a

Notes:

6) Signage for Goods and Services

Do signs and room numbers designating permanent rooms and spaces where goods and services are provided comply with the appropriate requirements for such signage?

n/a

Notes:

Signs mounted with centerline 60" AFF?

n/a

Notes:

Mounted on wall adjacent to latch side of door, or as close as possible?

n/a

Notes:

Raised characters, sized between 5/8" and 2" high with high contrast?

n/a

Notes:

Brailled text of the same information?

n/a

Notes:

If pictogram is used, is it accompanied by raised characters and braille?

n/a

Notes:

7) Directional and Informational Signage

If mounted above 80", do they have letters at least 3" high with high contrast and non-glare finish?

n/a

Notes:

Do directional and informational signs comply with legibility requirements?

n/a

Notes:

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

8) Controls

Are all controls that are available for use by the public located at an accessible height?
(Max side reach 54", forward 48", minimum side reach 9", forward 15")

Notes:

Are they operable with a closed fist?

Notes:

9) Seats, Tables, and Counters

Are the aisles between fixed seating (excluding assembly area seating) at least 36" wide?

Notes:

Are the spaces for wheelchair seating distributed throughout?

Notes:

Are the tops of tables or counters between 28 and 34 inches?

Notes:

Are knee spaces at accessible tables at least 27" high, 30" wide, and 19" deep?

Notes:

At each type of cashier counter, is there a portion of the main counter that is no more than 36" high?

Notes:

There is a counter at the guard station that is @ 39" AFF.

Is there a portion of food ordering counters that is no more the 36" high?

Notes:

10) Vertical Circulation

Are there ramps, lifts, or elevators to all public levels?

Notes:

On each level, if there are stairs between the entrance and/or elevator and essential public areas, is there an accessible alternate route?

Notes:

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

11) Stairs

- Do treads have a non-slip surface? Notes: _____

- Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: _____

12) Elevators

- Are there both visible and audible door opening/closing and floor indicators? Notes: _____

- Are the call buttons in the hallway no higher than 42"? Notes: _____

- Do the controls inside the cab have raised and braille lettering? Notes: _____

- Is there a sign on both door jambs at every floor identifying the floor in raised and braille letters? Notes: _____

- If an emergency intercom is provided, is it usable without voice communication? Notes: _____

- Is the emergency intercom identified by braille and raised letters? Notes: _____

13) Lifts

- Can the lift be used without assistance or have a call button? Notes: _____

- Is there at least 30" by 48" clear space to approach and reach controls? Notes: _____

- Are the controls between 15" and 48" high? Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Restrooms

Yes / No

1) Getting to the Restrooms

If rest rooms are available to the public, is at least one room (either 1 for each sex or unisex) fully accessible?

no

Notes:

Are there signs at inaccessible rest rooms that give directions to accessible ones?

n/a

Notes:

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

no

Notes:

Are signs mounted on the wall, on the latch side of the door and complying with the requirements for permanent signage?

n/a

Notes:

Are pictograms and symbols used and if so, are raised characters and braille included below them?

n/a

Notes:

Is the doorway at least 32" clear?

yes

Notes:

Is there 18" clear space at latch side of the door?

no

Notes:

Are doors equipped with accessible handles and 48" high or less?

yes

Notes:

Needs ADA compliant threshold and slight ramp up from sidewalk (less than 2")

Can doors be opened easily? (5 lbf max)

no

Notes:

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
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Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? (5' Dia. turning radius or T-shape turn min. of 36" by 42")

 yes

Notes: _____

Is there a 36" wide path to all fixtures?

 yes

Notes: _____

3) Stalls

Is the stall door operable with a closed fist inside and out?

 yes

Notes: _____

Is there a wheelchair-accessible stall that has an area at least 5 feet diameter of clear space?

 no

Notes: Stall is narrow (36")

In the accessible stall, are there grab bars behind (36") and on the side wall nearest to the toilet (42" & vertical 18")? (O.D. of bars should be 1.25" - 1.5" and should be mounted 33" - 36" AFF)

 no

Notes: grab bars on side only. More of an ambulatory stall as opposed to a handicap stall

Is the toilet seat 17" to 19" high?

 yes

Notes: _____

Is the toilet 18" from the wall or partition to centerline of toilet?

 yes

Notes: _____

4) Lavatories

Does one lavatory have a 30" wide by 48" clear space in front (a max of 19" can be under the lav)

 yes

Notes: _____

Is the lavatory rim no higher than 34"?

 yes

Notes: _____

Is there at least 29" from the floor to the bottom of the lavatory apron?

 no

Notes: Lav needs raised

Is there at least 19" deep of clear space under the lavatory?

 no

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Can the faucet be operated with 1 closed fist?

Notes: _____

Are soap and other dispensers within reach ranges and operable with 1 closed fist? (between 38" and 48" AFF)

Notes: No soap dispensers provided

Is the mirror mounted with the bottom edge of the reflecting surface less than 40"?

Notes: Mounted @ 44"

Miscellaneous items

Yes / No

1) Drinking Fountains

Is there at least 1 fountain with clear floor space of 30" by 48"?

Notes: _____

Is there at least 1 fountain with its spout no higher than 36" AFF and another with a standard height spout?

Notes: _____

Are controls mounted on the front or on the side near the front edge, and operable with 1 closed fist?

Notes: _____

Is each water fountain cane-detectable?

Notes: _____

2) Telephones

If pay or public phones are provided, is there 30" by 40" of clear space in front of at least 1?

Notes: _____

Is the highest operable part of the phone on higher than 48"?

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Does the phone protrude no more than 4" into the circulation space?

n/a

Notes: _____

Does the phone have push button controls?

n/a

Notes: _____

Is the phone hearing aid compatible?

n/a

Notes: _____

Does it have volume control?

n/a

Notes: _____

Is the phone with volume control identified with appropriate signage?

n/a

Notes: _____

If there a 4 or more phones, is one equipped with TT or TTD?

n/a

Notes: _____

Is the location of the text telephone identified by accessible signage bearing the international TTD symbol?

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Parking / Line striping - layout and mark	1	LS	2,500.00	\$2,500
Signage	2	EA	500.00	\$1,000

TOTAL COST - PARKING	\$3,500
-----------------------------	----------------

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

	Quantity	Unit	Unit cost	Total cost
Demo anchored metal object @ curb cut area - patch sidewalk	1	EA	500.00	\$500
Sidewalks / Paving - build up asphalt sidewalk @ pool entrance (1" - 2")	20	SF	20.00	\$400
ADA Pool lift	1	EA	10,000.00	\$10,000
ADA Stair system	1	EA	3,000.00	\$3,000

TOTAL COST - ACCESS ROUTES / SITE FEATURES	\$13,900
---	-----------------

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

	Quantity	Unit	Unit cost	Total cost
Lowered countertop area @ guard station (lower side counter and replace overhead door with longer one)	1	LS	3,000.00	\$3,000

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE	\$3,000
--	----------------

ADA - Title II - "Program Accessibility" Review
Bloomfield Pool and Recreational Center (B086)
408 Ella Street
Pittsburgh, PA 15224

Restrooms

	Quantity	Unit	Unit cost	Total cost
ADA shower stall	2	EA	3,000.00	\$6,000
ADA stall partitions	2	EA	1,200.00	\$2,400
New door hardware	2	EA	500.00	\$1,000
Threshold	2	EA	100.00	\$200
Automatic door openers	2	EA	2,500.00	\$5,000
Grab bars (42", 36", and 18")	2	SETS	200.00	\$400
New ADA lavatory - wall hung	2	EA	1,000.00	\$2,000
Relocate mirror	2	EA	50.00	\$100
Signage (with braille / ADA)	2	EA	85.00	\$170
Build-up sidewalk @ bathroom entrance	10	SF	25.00	\$250
Re-configure bathrooms to allow for new ADA layout - includes moving existing water closets, providing an are for ADA shower stalls, etc.	1	ALLOW	7,500.00	\$7,500

TOTAL COST - RESTROOMS

\$25,020

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
ADA water cooler	2	EA	1,200.00	\$2,400

TOTAL COST - MISCELLANEOUS ITEMS

\$2,400

Bloomfield Recreation Center and Pool

June 16, 2010

Entrances to the Facility

- There is no accessible entrance to the building.
- Stairs impede many entrances with no ramps or lifts.
- Entrances to the pool are also inaccessible.
- A ramp can be used to access the pool however there are no handrails present, also making it inaccessible.
- The entrance to the pool from the parking lot presents a hazard since the cement is uneven with a small height difference.
- A parking lot does not provide accessible parking or a proper curb ramp to the sidewalk which leads to the pool.
- The only emergency routes that are quasi-accessible are through the restrooms and out the inaccessible doors. .

Restrooms (used by Pool)

- There is a slight step to enter each restroom measuring 2 inches in height. The smallest that height can be is a ¼ inch. It must be ramped then to be accessible.
- The signs that indicate each restroom are located above a protruding object and do not contain raised lettering and Braille. The size of font is also too large for ADA standards.
- The doors are heavy to open.
- Exposed piping needs to be covered through the restrooms.
- The drinking fountains are inaccessible. The spout height is higher than 36 inches.
- The toilets are not accessible because there is no accessible stall. An accessible stall measures 60 inches wide where here the largest only measures 42 inches.
- The faucets on the sinks are hard to maneuver.
- The base of the mirrors should be no more than 40 inches from the ground, but here they measure 44 inches.
- The showers are inaccessible.
 - No benches are provided.
 - The shower controls measure 59 inches high, not the required 48 – 54 inches.
 - The shower nozzle measures to 72 inches not the required 48 inches (when a hose is not provided)
 - There are no grab bars provided.

Men's Restroom

- The urinal is not accessible because the urinal is 24 inches from the floor to the rim, not the required 17 inches or less.

The Apartment

- It is not accessible due to the stairs. A chair lift or elevator could be the first step.
- The bathroom and kitchen are not accessible due to space restrictions and counter heights.
- There is a possibility to make the space visitable.

The Daycare

The daycare is for the most part accessible.

The restroom provided is not accessible, but as long as the other restrooms in the facility were made accessible, this would still be accessible.

The Pool

- The side counter measures to 41 inches and the front counter measures to 39 inches above the ground. The height requirement is between 28 and 34 inches.
- The entrance to the counter area has a step.
- The pool itself is not accessible. There is no accessible way to enter the pool whether by slope, lift, transfer system, transfer wall, etc. An accessible pool must have two different accessible entrances.

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Site Utilities

Year Constructed:	Unknown	Weather Conditions Day of Inspection:	
Neighborhood:	Bloomfield	Temp:	83
Block / Lot:	Unknown	Precipitation:	None
Square Footage:	10,866	Wind:	NW 9 MPH
Department Assigned:	0	Date of Inspection:	June 16, 2010
Facility Main Contact:	0		
Phone	0		

Site Utilities

	Site Plumbing	Notes:	
Good	Hose Bibs	Notes:	See notes at bottom of spreadsheet.
to Fair			
	Site Irrigation	Notes:	
Poor	Drinking Fountains	Notes:	Replace in 0-1 year.
Fair	Fire Hydrants	Notes:	
	Water Features	Notes:	
	Storm Water Management	Notes:	
Fair	Inlets	Notes:	
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	
	Site Electrical	Notes:	
Fair	Transformer	Notes:	Behind dugout at ball field street side.
to Poor			Tag washed out by rain unreadable.
Good			Musco Switches
Fair	Exterior Receptacles	Notes:	1988 & 1994 receptacles fair. Replace in 0-5
Good			
Fair to	Field Lighting	Notes:	Field Lighting Metal Halide lights fair to poor condition.
Poor			When replacing replace with induction lighting in 0-5 years.
			Poor conduit for field lighting on utility poles old rusting.
			Old dry cracked utility poles. Safety hazard.
			Replace as needed and/or treat.
			Rewire and replace conduit.
Fair			Field Lighting Metal Halide lights on metal poles at bridge.
to Poor			All fair to poor. Replace as needed.
X	Site Lighting	Notes:	See notes at bottom of spreadsheet.

INSPECTION REPORT
Bloomfield Recreation Center
408 Ella Street
Pittsburgh, PA 15224

Site Utilities

<input type="checkbox"/>	Natural Gas Service		Natural Gas Meter within Boiler Room. Cubic Feet C01 oz, Meter # 02 28980863, 11/12/2003 40 G
<input type="checkbox"/>	PA System	Notes:	

Notes:

Notes: Baseball Field Metal Halide lighting on wood poles.
Poles are in poor condition, dry, cracking, and are currently a hazard.
Replaced utility poles as necessary, and treat all poles. Metal halide lights look in fair to poor condition.
Replace poor metal halide lighting in 0-1 year with induction lighting. Fair replace in 0-5 years.
Basketball Court Lighting - Lighting Poor. Poles Fair. Replace lighting 0-1 year. See electrical drawings and site photos for detail. Bocce Ball Court lighting fair. Poles poor and rusting at base. Replace with induction lighting in 0-5 years.
See electrical drawings and photos for detail.
1988 & 1994 building exterior lighting mix of fair and poor. Replace with induction lighting in 0-5 years.
Newer high pressure sodium exterior lighting in good condition. See electrical drawings and photos for detail.
When replacing exterior hose bibs in the future, replace with non freeze wall hydrants with integral backflow prevention.

See photos labeled S for Site

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 / engineering fees
 - Utility fees
 - Land aquisition

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
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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
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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

NATURAL GAS

CITY OF PITTSBURGH		Square Foot	
LOCATION : City of Pgh Park and Rec Bloomfield Recreation Center		10866	
Ella St & Mott Way, Pittsburgh, PA 15224			
GAS CO : Equitable			
ACCOUNT # : 00090021600-0308			
CUSTOMER # : 0900216			
LOCATION # : 198185			
MARKETER :			
ACCOUNT # :			
RATE : GSS			
METER # : 1778428			
CUST. CHARGE: 500-1,000 mcf		\$28.00	same 2009 as 2008

PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	LATE FEE	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/28/2007	1/31/2008	34	a	105.60	\$ 1,554.12	\$ 14.717	\$ 16.06		\$ 1,570.18			#DIV/0!		\$ -	\$ 1,570.18	\$ 14.869
1/31/2008	2/28/2008	28	a	96.80	\$ 1,424.61	\$ 14.717	\$ 16.13	\$ 23.55	\$ 1,464.29			#DIV/0!		\$ -	\$ 1,464.29	\$ 15.127
2/28/2008	3/31/2008	32	a	84.10	\$ 1,237.70	\$ 14.717	\$ 16.25		\$ 1,253.95			#DIV/0!		\$ -	\$ 1,253.95	\$ 14.910
3/31/2008	4/29/2008	29	adj					\$ (23.55)								
3/31/2008	4/29/2008	29	a	21.20	\$ 357.80	\$ 16.877	\$ 16.70	\$ 18.82	\$ 393.32			#DIV/0!		\$ -	\$ 393.32	\$ 18.553
4/29/2008	5/30/2008	31	a	12.60	\$ 212.65	\$ 16.877	\$ 16.79		\$ 229.44			#DIV/0!		\$ -	\$ 229.44	\$ 18.210
5/30/2008	6/30/2008	31	a	3.20	\$ 54.01	\$ 16.878	\$ 16.94		\$ 70.95			#DIV/0!		\$ -	\$ 70.95	\$ 22.172
6/30/2008	7/31/2008	31	a	4.80	\$ 92.96	\$ 19.367	\$ 16.90		\$ 109.86			#DIV/0!		\$ -	\$ 109.86	\$ 22.888
7/31/2008	8/29/2008	29	a	1.90	\$ 36.79	\$ 19.363	\$ 16.95		\$ 53.74			#DIV/0!		\$ -	\$ 53.74	\$ 28.284
8/29/2008	9/30/2008	32	a	1.00	\$ 19.37	\$ 19.370	\$ 16.97		\$ 36.34			#DIV/0!		\$ -	\$ 36.34	\$ 36.340
9/30/2008	10/31/2008	31	a	25.10	\$ 435.67	\$ 17.357	\$ 16.59		\$ 452.26			#DIV/0!		\$ -	\$ 452.26	\$ 18.018
10/31/2008	11/25/2008	25	a	58.10	\$ 1,008.45	\$ 17.357	\$ 16.08		\$ 1,024.53			#DIV/0!		\$ -	\$ 1,024.53	\$ 17.634
11/25/2008	12/31/2008	36	a	127.20	\$ 724.66	\$ 5.697	\$ 27.43		\$ 752.09			#DIV/0!		\$ -	\$ 752.09	\$ 5.913
TOTALS:				541.60	\$ 7,158.79	\$ 13.218	\$ 209.79	\$ 18.82	\$ 7,387.40	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 7,387.40	\$ 13.640

City of Pittsburgh
 LOCATION : City of Pgh Park and Rec
 Ella St & Mott Way, Pittsburgh, PA 15224
 ELECTRIC CO : Duquesne Light
 ACCOUNT # : 3000-004-156-001
 SUPPLIER CO :
 ACCOUNT # :
 CUST CHARGE : \$ 30.00
 RATE : GM - Medium Commercial Indexed
 METER # : G03428343 & G03430874

2008				ELECTRIC COMPANY				Meter # G03428343				Meter # G03430874				TOTALS				SUPPLIER					TOTAL	
PREVIOUS	PRESENT	DAYS	READ	KWH	KW	ADJ. KW	PF	KWH	KW	ADJ. KW	PF	KWH	KW	DIST KW	COST	COST/kWh	CUST CHG.	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh	
1/4/2008	2/4/2008	31	a	0	0.0	0.0	1.00	930	4.2	4.2	1.00	930	4.2	4.9	\$ 86.41	\$ 0.093	\$ 30.00	\$ 116.41			#DIV/0!		\$ -	\$ 116.41	\$ 0.125	
2/4/2008	3/4/2008	29	a	0	0.0	0.0	1.00	920	4.3	4.3	1.00	920	4.3	4.9	\$ 85.90	\$ 0.093	\$ 30.00	\$ 115.90			#DIV/0!		\$ -	\$ 115.90	\$ 0.126	
3/4/2008	4/3/2008	30	a	0	0.0	0.0	1.00	1,010	2.3	2.3	1.00	1,010	2.3	4.9	\$ 89.43	\$ 0.089	\$ 30.00	\$ 119.43			#DIV/0!		\$ -	\$ 119.43	\$ 0.118	
4/3/2008	5/5/2008	32	a	0	0.0	0.0	1.00	1,020	5.9	5.9	1.00	1,020	5.9	4.9	\$ 99.77	\$ 0.098	\$ 30.00	\$ 129.77			#DIV/0!		\$ -	\$ 129.77	\$ 0.127	
5/5/2008	6/4/2008	30	a	0	0.0	0.0	1.00	1,110	5.4	5.4	1.00	1,110	5.4	4.9	\$ 101.77	\$ 0.092	\$ 30.00	\$ 131.77			#DIV/0!		\$ -	\$ 131.77	\$ 0.119	
6/4/2008	7/3/2008	29	a	12,400	20.4	20.4	1.00	5,280	15.5	15.5	1.00	17,680	35.9	30.9	\$ 1,657.56	\$ 0.094	\$ 30.00	\$ 1,687.56			#DIV/0!		\$ -	\$ 1,687.56	\$ 0.095	
7/3/2008	8/4/2008	32	a	13,720	19.6	19.6	1.00	3,580	15.1	15.1	1.00	17,300	34.7	29.7	\$ 1,830.50	\$ 0.106	\$ 30.00	\$ 1,860.50			#DIV/0!		\$ -	\$ 1,860.50	\$ 0.108	
8/4/2008	9/3/2008	30	a	6,000	18.8	18.8	1.00	4,800	14.4	14.4	1.00	10,800	33.2	28.2	\$ 1,130.84	\$ 0.105	\$ 30.00	\$ 1,160.84			#DIV/0!		\$ -	\$ 1,160.84	\$ 0.107	
9/3/2008	10/3/2008	30	a	0	0.0	0.0	1.00	3,520	8.1	8.1	1.00	3,520	8.1	3.1	\$ 297.59	\$ 0.085	\$ 30.00	\$ 327.59			#DIV/0!		\$ -	\$ 327.59	\$ 0.093	
10/3/2008	11/3/2008	31	a	0	0.0	0.0	1.00	2,450	5.4	5.4	1.00	2,450	5.4	5.8	\$ 193.13	\$ 0.079	\$ 30.00	\$ 223.13			#DIV/0!		\$ -	\$ 223.13	\$ 0.091	
11/3/2008	12/4/2008	31	a	0	0.0	0.0	1.00	1,440	5.0	5.0	1.00	1,440	5.0	5.8	\$ 126.10	\$ 0.088	\$ 30.18	\$ 156.28			#DIV/0!		\$ -	\$ 156.28	\$ 0.109	
12/4/2008	1/6/2009	33	a	0	0.0	0.0	1.00	1,720	2.6	2.6	1.00	1,720	2.6	5.8	\$ 140.48	\$ 0.082	\$ 30.34	\$ 170.82			#DIV/0!		\$ -	\$ 170.82	\$ 0.099	
TOTALS :				32,120	58.8	58.8	1.00	27,780	88.2	88.2	1.00	59,900	147.0	133.8	\$ 5,839.48	\$ 0.097	\$ 360.52	\$ 6,200.00	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 6,200.00	\$ 0.104	

Information taken from the most recent Commercial Buildings Energy Information Survey conducted by the Energy Information Administration
 Table C23 A from this survey was used to calculate average natural gas consumption for commercial buildings from census tract - "East North Central
 in which Pittsburgh is located

Table C13 A was used to calculate average electricity consumption from the same census tract

Energy Usage in BTU/ Square Foot natural gas = 54,751

Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 49,880

Energy Usage in BTU/ Square Foot electricity = 10,086

Conclusion: There is a lower usage of natural gas per square foot of 49,880 Btu/ Square Foot compared to 54,751 Btu/ Square Foot and a lower usage of electricity per square foot of 10,086 Btu/Square Foot compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. It appears as if the facility is not used at full capacity.



1 Site Plan
 1/32" = 1'-0"

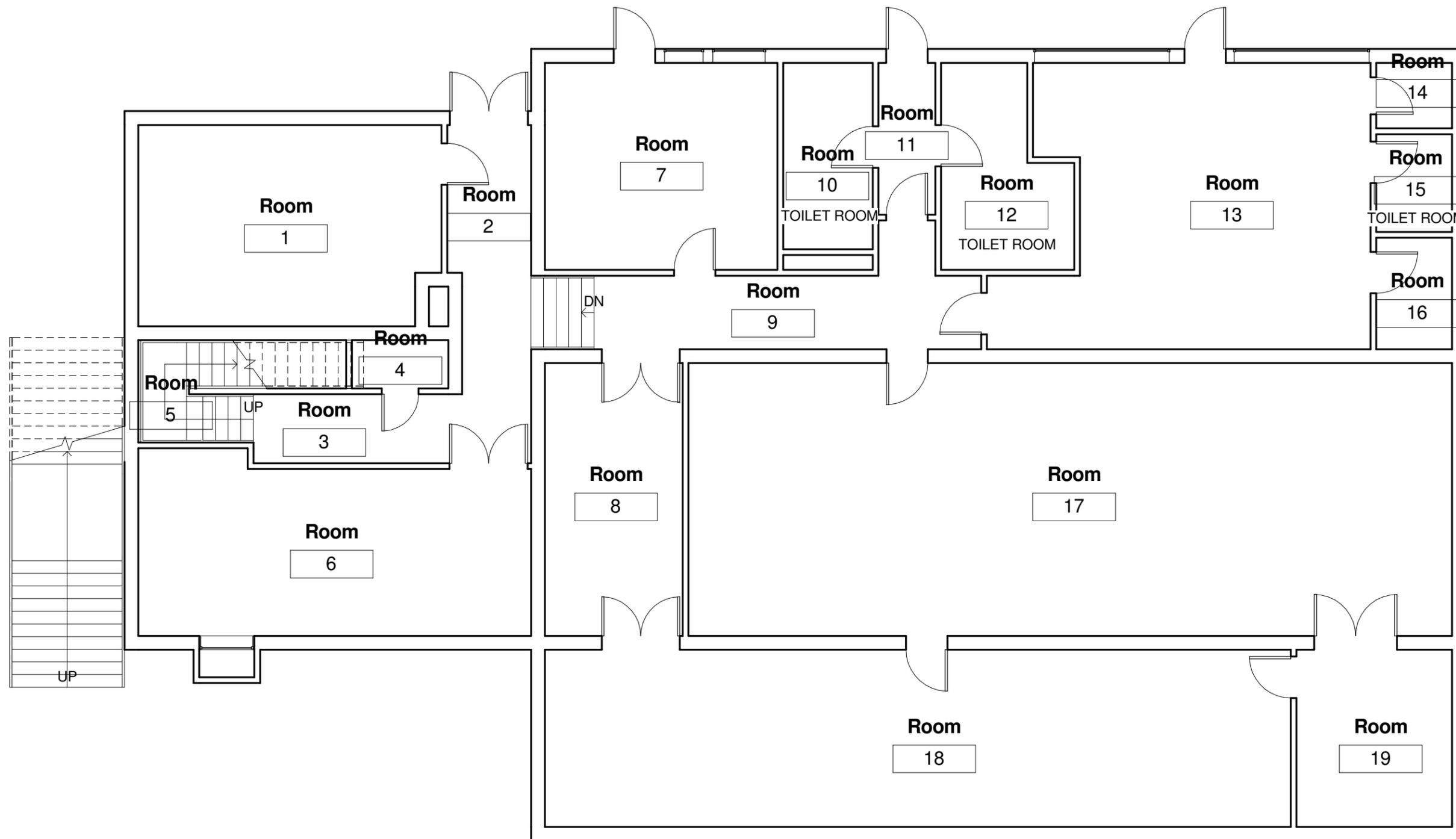
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only.
 Please verify exact field conditions before using these for further construction and renovation work.



Bloomfield Rec. Center

City of Pittsburgh

Site Plan		C1.01
Date	08/13/10	
Drawn by	AK	Scale 1/32" = 1'-0"



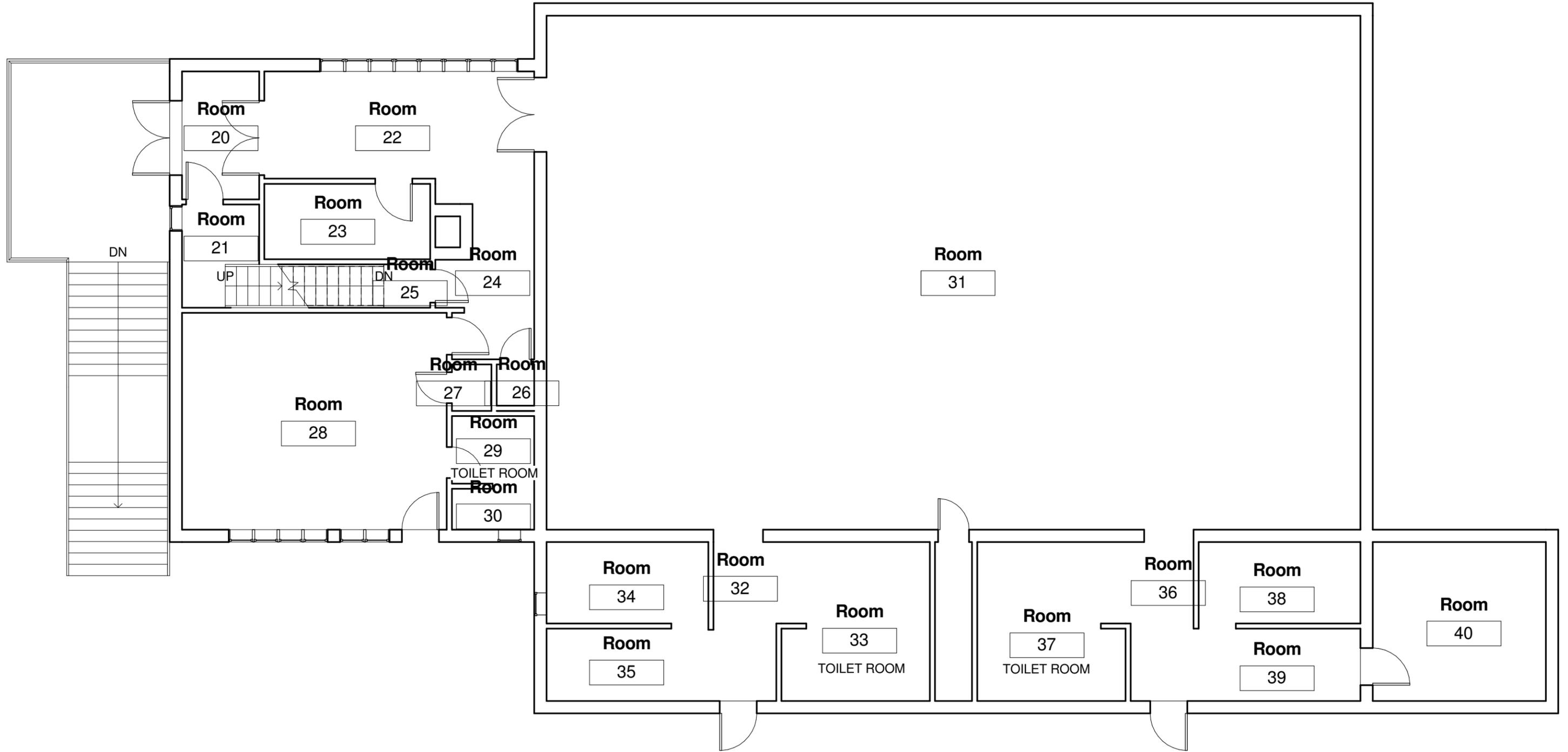
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.

1 Ground Floor Plan
1/8" = 1'-0"



Bloomfield Rec. Center
City of Pittsburgh

Ground Floor Plan		A1.00
Date	08/13/10	
Drawn by	AK	Scale 1/8" = 1'-0"



1 L1 Floor Plan
1/8" = 1'-0"

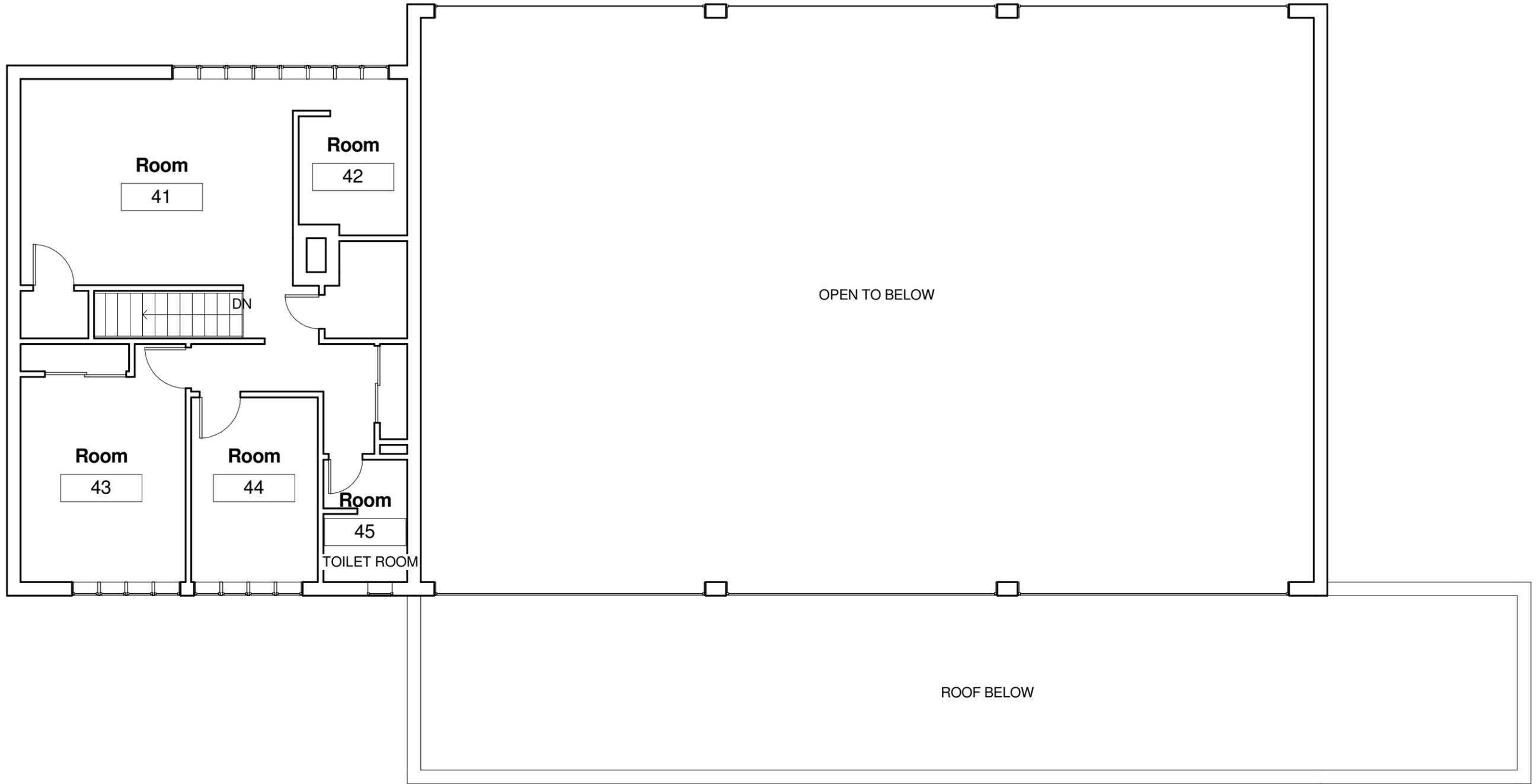


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Bloomfield Rec. Center
City of Pittsburgh

L1 Floor Plan		A1.10
Date	08/13/10	
Drawn by	AK	Scale 1/8" = 1'-0"



1 L2 Floor Plan
1/8" = 1'-0"



The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Bloomfield Rec. Center

City of Pittsburgh

L2 Floor Plan		A1.20
Date	08/13/10	
Drawn by	AK	Scale 1/8" = 1'-0"