



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



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

June 11, 2010



Massaro

www.massarocms.com

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Table of Contents

Executive Summary

SECTION 1

Facility Survey, Pool Survey & Code Analysis

SECTIONS 2-7

Architectural and Site	SECTION 2
Exterior Wall / Roofing	SECTION 3
Structural	SECTION 4
Mechanical Systems	SECTION 5
Fire Protection	
Plumbing	
HVAC	
Electrical	
Fire Alarm (If Applicable)	
ADA Analysis	SECTION 6
Site Utilities	SECTION 7

Asset Protection

SECTION 8

Estimate Summary	
Immediate	
One Year	
Five Year	
10 Year	

Energy Audit

SECTION 9

Drawings

SECTION 10

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Executive Summary

INTRODUCTION

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

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

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

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

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

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

FINDINGS

Asset Protection

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

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

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

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

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

Re-open ground level locker areas	\$77,718
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Cowley Goettman Recreational Center (B034)

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Executive Summary

Potential Hazardous Material

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

Mold

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

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

Mold Remediation

\$110,000*

*Included in "Immediate" costs above

Lead Paint and Asbestos

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

Recommendations - Potential Hazardous Material

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

Cowley Goettman Recreational Center (B034)

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Executive Summary

American Disabilities Act

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

Parking

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

Estimated cost to achieve compliance **\$750**

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

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

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

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

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

Estimated cost to achieve compliance **\$0**

Restrooms

This includes all public restrooms and the usability of them.

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

Miscellaneous items

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

Estimated cost to achieve compliance **\$0**

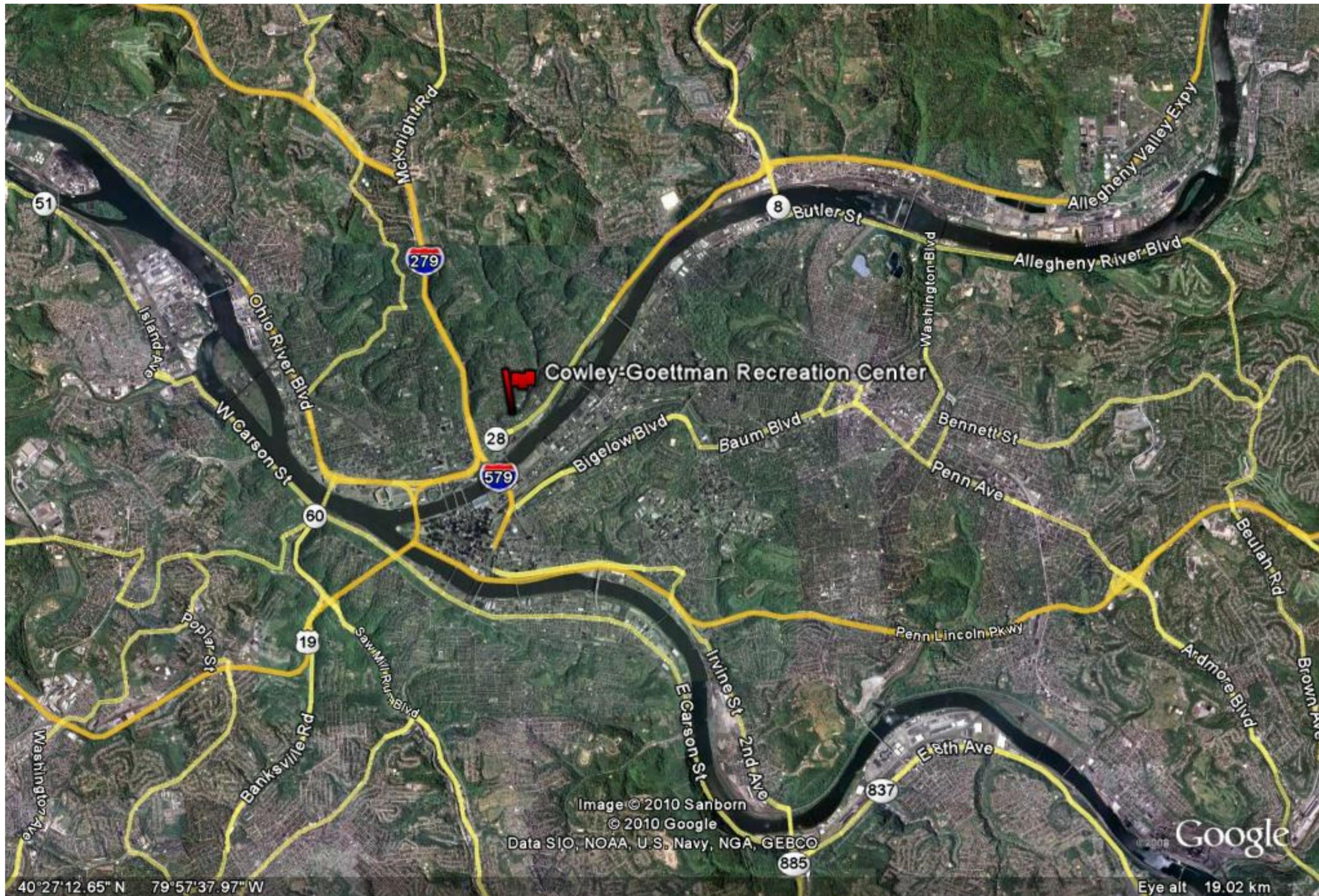


Image © 2010 Sanborn
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google

40°27'12.65" N 79°57'37.97" W

Eye alt 19.02 km

INSPECTION REPORT

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

Interiors

Second Floor - Staff Room 206

Poor	Ceiling -Type	Plaster	Notes:	In general space needs to be cleaned out & finishes gutted
Poor	Flooring - Type	Concrete	Notes:	
Poor	Base - Type		Notes:	
Poor	Walls - Type		Notes:	
Poor	Doors & Hardware		Notes:	
	General Note:		Notes:	Evidence of mold present

Second Floor - Preschool Room 202

Poor	Ceiling -Type	Acoustic 2 x 4	Notes:	In general space needs to be cleaned out & finishes gutted
Fair	Flooring - Type	VCT / Carpet	Notes:	
Fair	Base - Type	4" Vinyl	Notes:	
Poor	Walls - Type	GWB / VWC	Notes:	Drywall partitions w/ vinyl wall covering - replace major portions
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present

Second Floor - Preschool Work Room 201

Poor	Ceiling -Type	Plaster	Notes:	Signs of water leaks
Fair	Flooring - Type	VCT / Carpet	Notes:	
Fair	Base - Type	4" Vinyl	Notes:	
Poor	Walls - Type	GWB / VWC	Notes:	Drywall partitions w/ vinyl wall covering - replace major portions
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present

Second Floor - Preschool Toilet Rooms 203 & 204

Fair	Ceiling -Type	Acoustic 2 x 4	Notes:	In general space needs to be cleaned out & finishes gutted
Fair	Flooring - Type	VCT	Notes:	
Fair	Base - Type	4" Vinyl	Notes:	
Fair	Walls - Type	GWB	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present

First Floor - Control 108 & Game Room 109

Poor	Ceiling -Type	Acoustic / Plaster	Notes:	Plaster @ Entry, 2x4 Back stage - Replace back stage
Poor	Flooring - Type	VCT	Notes:	Replace
N/A	Base - Type		Notes:	
Fair	Walls - Type	Brick - Painted	Notes:	Paint Touch-up required
Fair	Doors & Hardware (HMF / HMD)		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present

INSPECTION REPORT

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

Interiors

First Floor - Gym 107

Poor	Ceiling -Type	<u>Acoustic 2 x 4</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Flooring - Type	<u>Hardwood</u>	Notes:	<u>Heaved in several places - Replace entire floor</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Brick</u>	Notes:	
Poor	Doors & Hardware (HMF / HMD)		Notes:	<u>Misc repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present / Gym NOT regulation size</u>

First Floor - West Office Room 105

Fair	Ceiling -Type	<u>Plaster</u>	Notes:	<u>Paint Touch-up required</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Replace</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Painted Brick</u>	Notes:	<u>Clean</u>
Poor	Doors & Hardware		Notes:	<u>Major repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present</u>

First Floor - West Entry Room 106

Fair	Ceiling -Type	<u>Plaster</u>	Notes:	<u>Paint Touch-up required</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Replace</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Brick</u>	Notes:	<u>Clean</u>
Poor	Doors & Hardware		Notes:	<u>Major repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present</u>

First Floor - West Office Room 101

Fair	Ceiling -Type	<u>Plaster</u>	Notes:	<u>Paint Touch-up required</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Replace</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Painted Brick</u>	Notes:	<u>Clean</u>
Poor	Doors & Hardware		Notes:	<u>Major repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present</u>

First Floor - West Entry Toilet Rooms 102 & 104

Fair	Ceiling -Type	<u>2 x 4 Acoustic</u>	Notes:	<u>Misc repairs required</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Replace</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Painted Brick</u>	Notes:	<u>Paint Touch-up required</u>
Fair	Doors & Hardware		Notes:	<u>Misc repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present</u>

INSPECTION REPORT

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

Interiors

Ground Level - Weight Room G-21

Fair	Ceiling -Type	Structure Above	Notes:	Clean
Fair	Flooring - Type	Concrete	Notes:	Clean
N/A	Base - Type		Notes:	
Fair	Walls - Type	Painted CMU	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present; Clean out room's contents

Ground Level - Pool Equipment & Boiler Rooms G-23 & G-4

Fair	Ceiling -Type	Structure Above	Notes:	Clean
Fair	Flooring - Type	Concrete	Notes:	Clean
N/A	Base - Type		Notes:	
Fair	Walls - Type	Painted CMU	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present/Demo pool equipment - possible lead paint

Ground Level - Ceramic Room G-10

Poor	Ceiling -Type	Acoustic 2 x 4	Notes:	Presence of mold / Replace
Poor	Flooring - Type	VCT	Notes:	Replace
N/A	Base - Type		Notes:	
Fair	Walls - Type	Painted Brick	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present; Clean out room's contents

Ground Level - Office Room G-9

Poor	Ceiling -Type	Acoustic 2 x 4	Notes:	Presence of mold / Replace
Poor	Flooring - Type	VCT	Notes:	Replace
N/A	Base - Type		Notes:	
Fair	Walls - Type	Painted Brick & GWB	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present; Clean out room's contents

Ground Level - Storage Room G-8

Poor	Ceiling -Type	Acoustic 2 x 4	Notes:	Presence of mold / Replace
Poor	Flooring - Type	VCT	Notes:	Replace
N/A	Base - Type		Notes:	
Fair	Walls - Type	Painted Brick	Notes:	Paint Touch-up required
Fair	Doors & Hardware		Notes:	Misc repairs and re-finishing
	General Note:		Notes:	Evidence of mold present; Clean out room's contents

INSPECTION REPORT

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

Interiors

Ground Level - Hall and Kitchen Rooms G-5 & G-24

Poor	Ceiling -Type	<u>Acoustic 2 x 4</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Presence of mold / Replace</u>
N/A	Base - Type		Notes:	
Poor	Walls - Type	<u>GWB</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Doors & Hardware		Notes:	<u>Presence of mold-clean; Misc repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present; Clean out room's contents</u>

Ground Level - Guards Room G-14

Fair	Ceiling -Type	<u>Structure Above</u>	Notes:	<u>Clean</u>
Fair	Flooring - Type	<u>Concrete</u>	Notes:	<u>Clean</u>
N/A	Base - Type		Notes:	
Fair	Walls - Type	<u>Painted CMU</u>	Notes:	<u>Paint Touch-up required</u>
Poor	Doors & Hardware		Notes:	
	General Note:		Notes:	<u>Evidence of mold present; Clean out room's contents</u>

Ground Level - Toilet Rooms G6 & G7

Poor	Ceiling -Type	<u>Acoustic 2 x 4</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Presence of mold / Replace</u>
N/A	Base - Type		Notes:	
Poor	Walls - Type	<u>GWB</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Doors & Hardware		Notes:	<u>Presence of mold-clean; Misc repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present; Clean out room's contents</u>

Ground Level - Senior Center & Entry G1 & G2

Poor	Ceiling -Type	<u>Acoustic 2 x 4</u>	Notes:	<u>Presence of mold / Replace</u>
Poor	Flooring - Type	<u>VCT</u>	Notes:	<u>Presence of mold / Replace</u>
N/A	Base - Type		Notes:	
Poor	Walls - Type	<u>Brick & GWB</u>	Notes:	<u>Presence of mold / Replace GWB & Clean Brick</u>
Poor	Doors & Hardware		Notes:	<u>Presence of mold-clean; Misc repairs and re-finishing</u>
	General Note:		Notes:	<u>Evidence of mold present; Clean out room's contents</u>

Ground Level - Shower Rooms gG14, G15, G16, G17, G18, G19 & G20

Fair	Ceiling -Type	<u>Structure Above</u>	Notes:	<u>Presence of mold-clean; Misc touch up required</u>
Fair	Flooring - Type	<u>Concrete</u>	Notes:	<u>Presence of mold-clean</u>
Fair	Base - Type		Notes:	
Fair	Walls - Type	<u>Painted Masonry</u>	Notes:	<u>Presence of mold-clean; Misc touch up required</u>
Fair	Doors & Hardware		Notes:	
	General Note:		Notes:	<u>Evidence of mold present</u>



Welser Way

Voskamp St

Brabec St

Basin St

Goeltmann St

Lowrie St

Kilkenbeck St

Traux Way

Troy Hill Rd

Allegheny Valley Expy

28

Province St

Image © 2010 Sanborn
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2010 Google

Google

40°27'31.02" N 79°59'20.01" W

Jun 2007

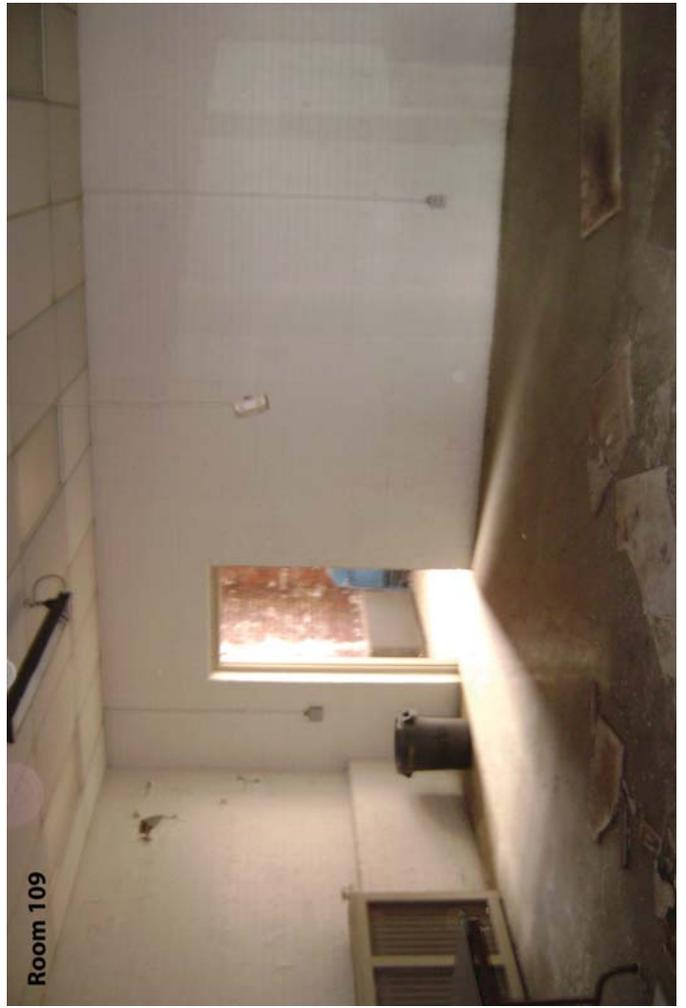
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Room 206



Room 206



Room 109



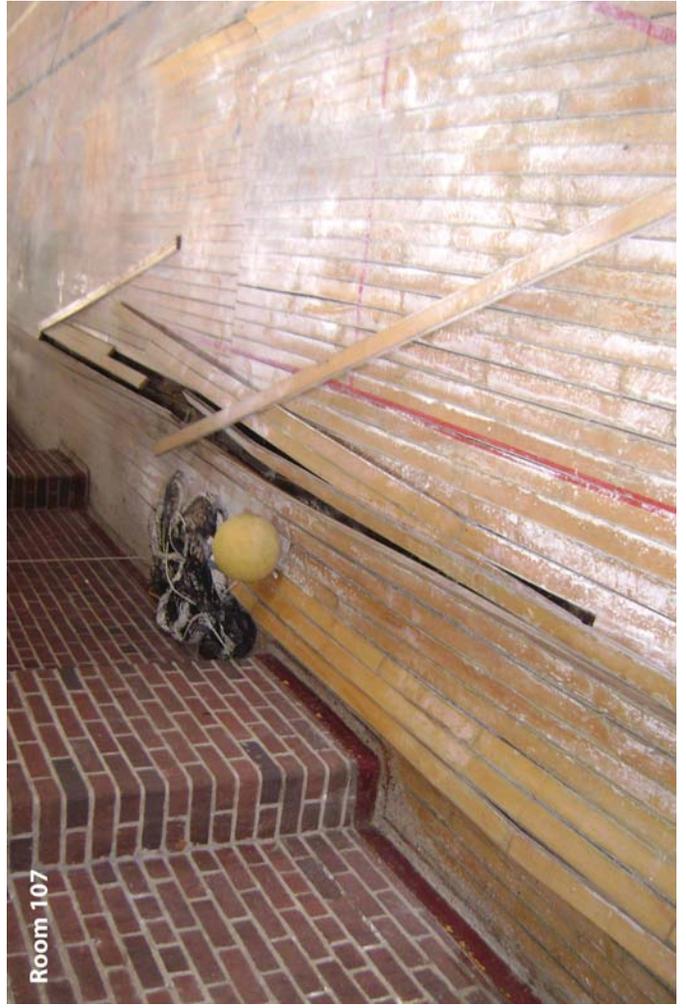
Room 109



Room 108



Room 107



Room 107



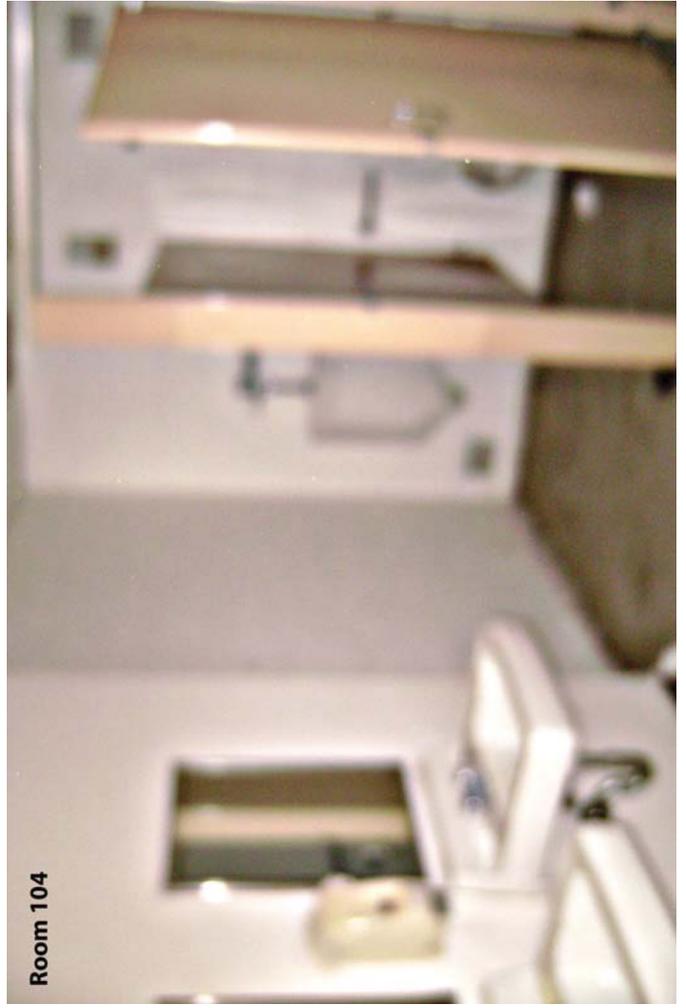
Room 107



Room 105



Room 102



Room 104

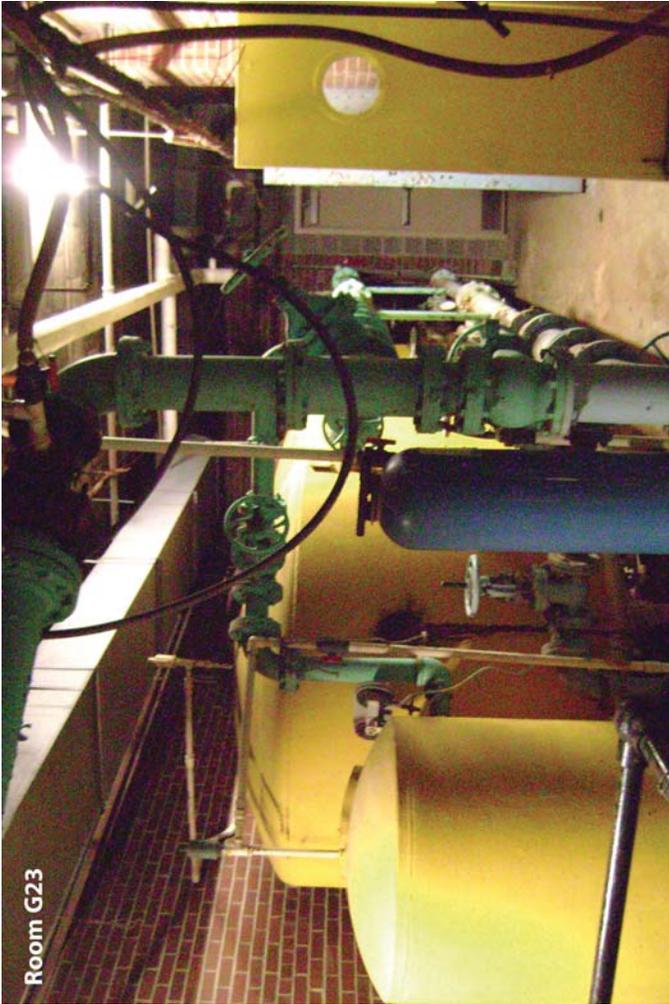


Room 101

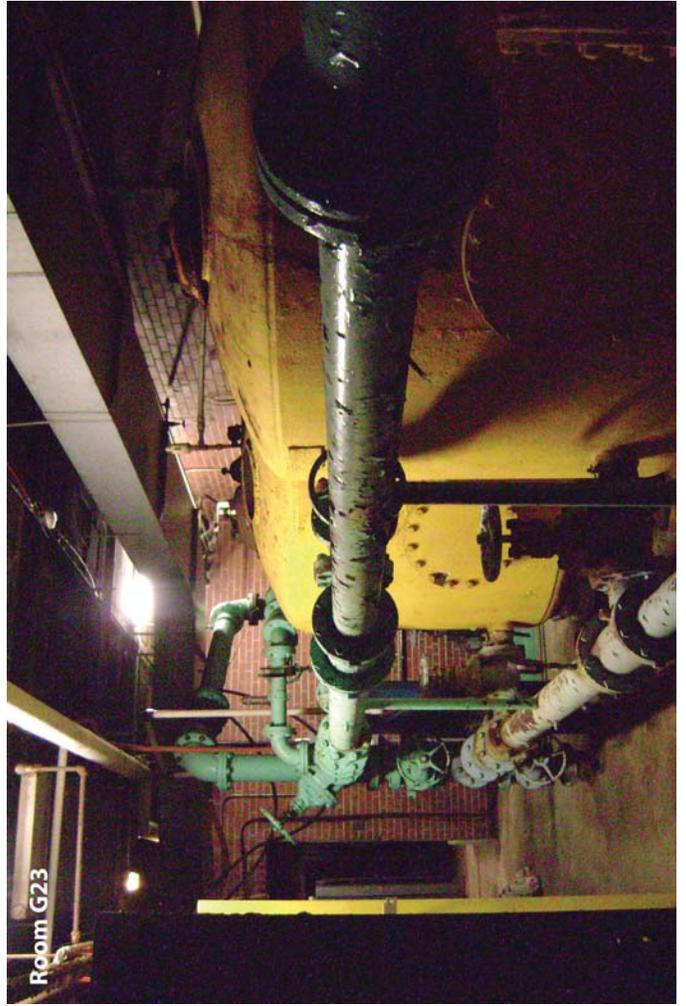




Room G3



Room G23



Room G23



Room G21



Room G21



Room G10



Room G10



Room G8



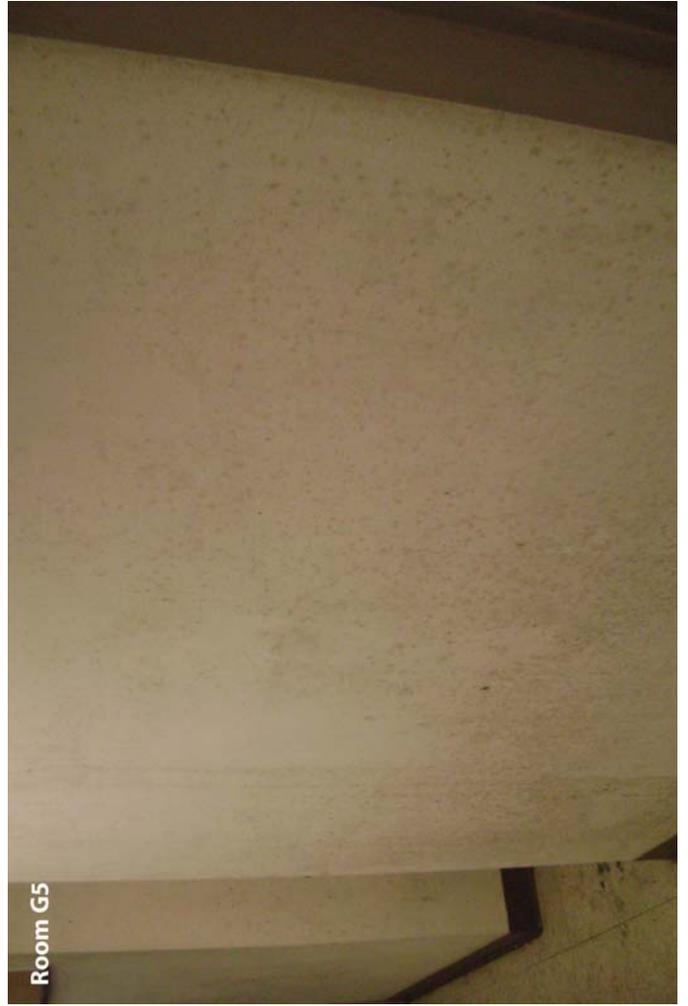
Room G10



Room G9



Room G5



Room G5



Room G5



Room G5

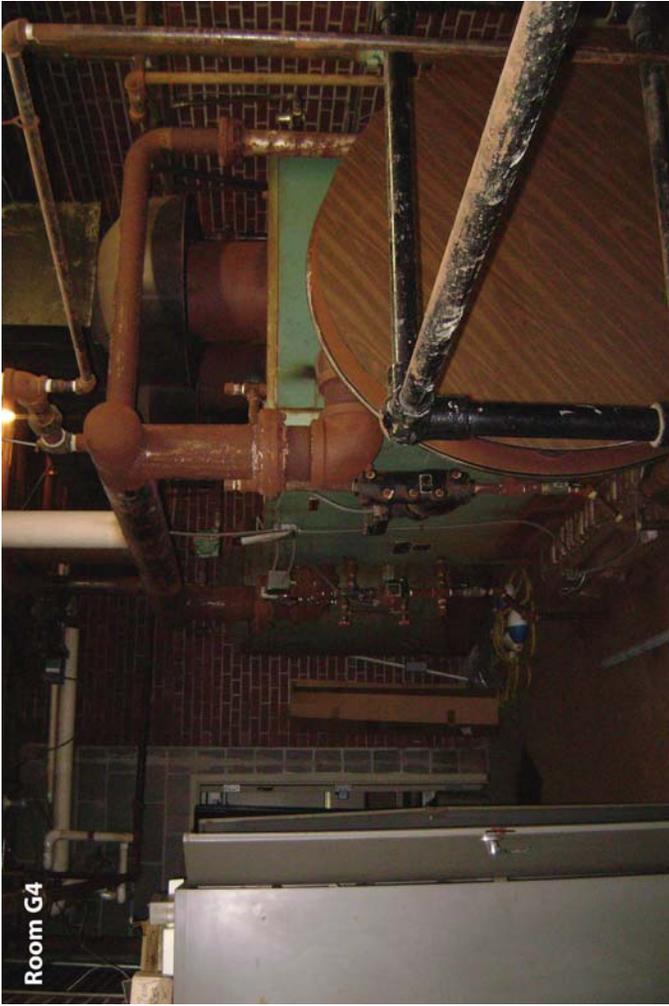


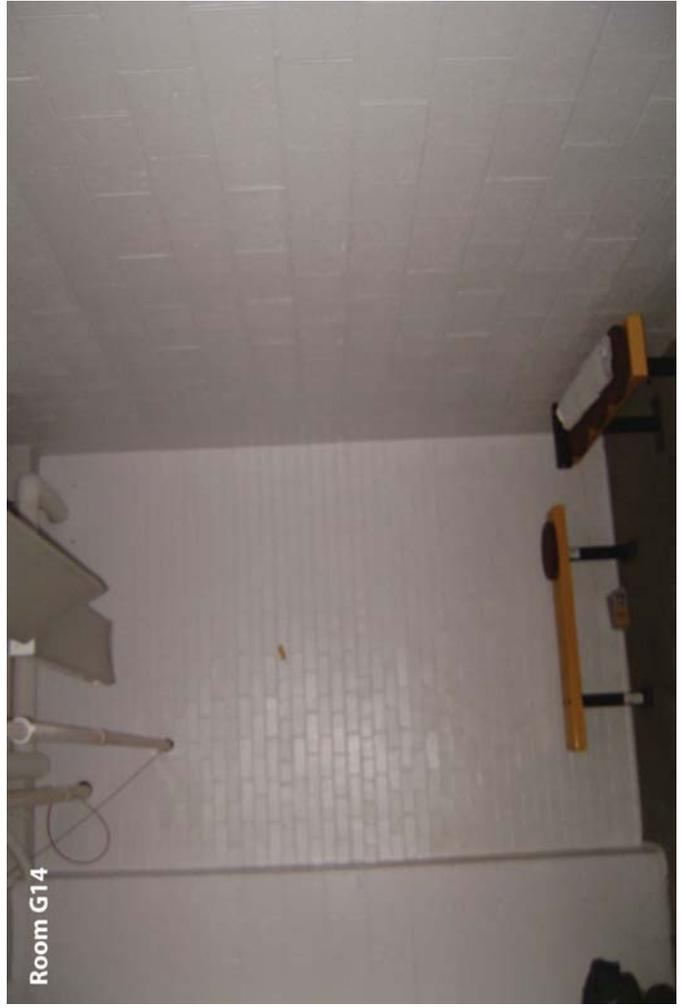
Room G6

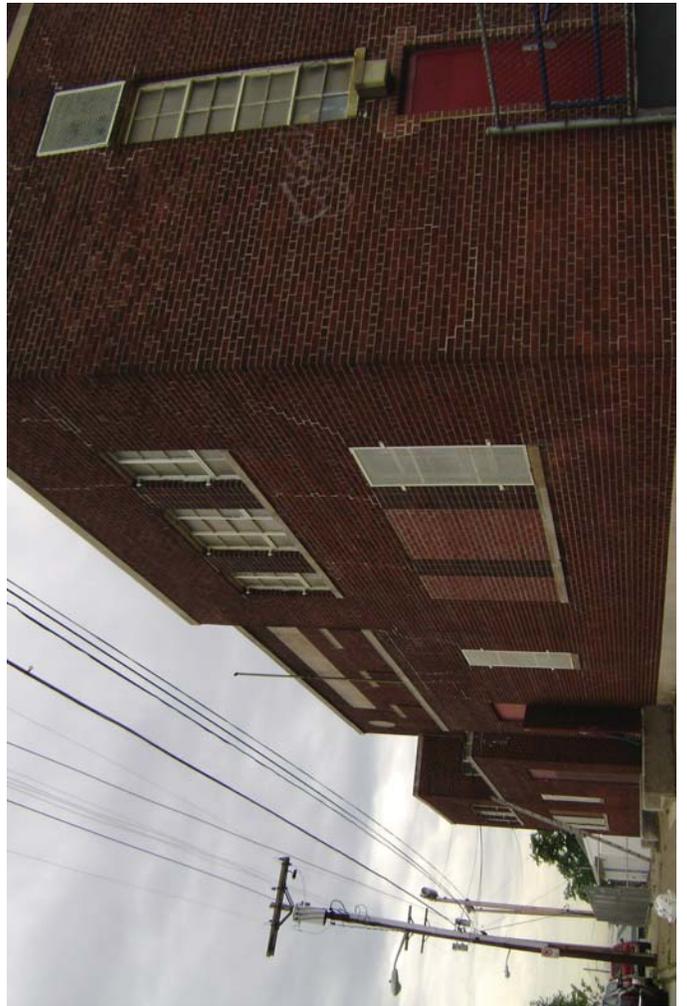


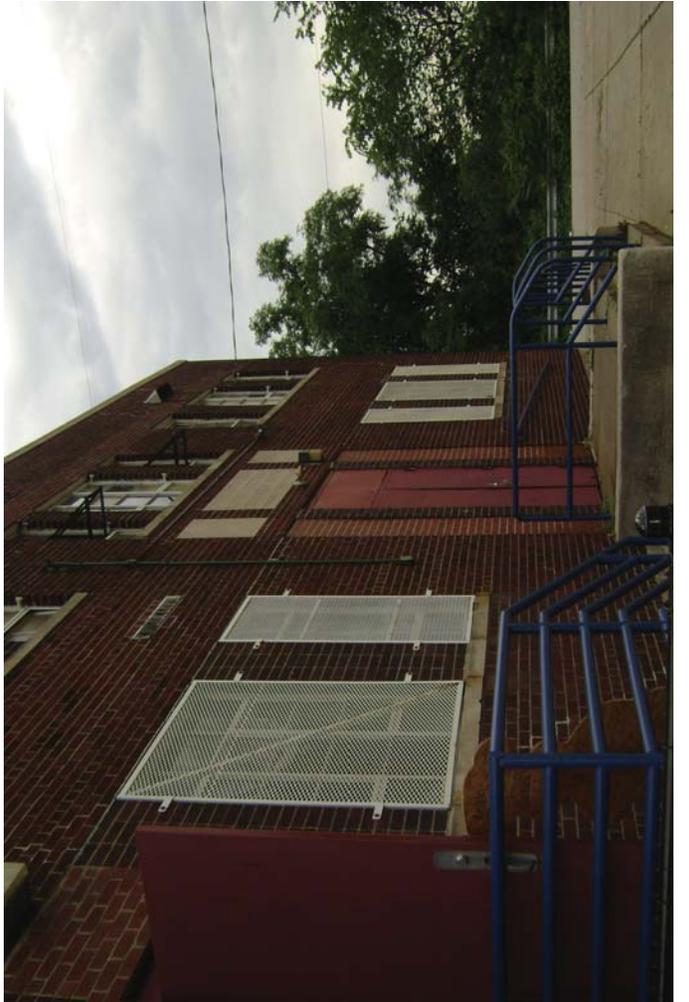
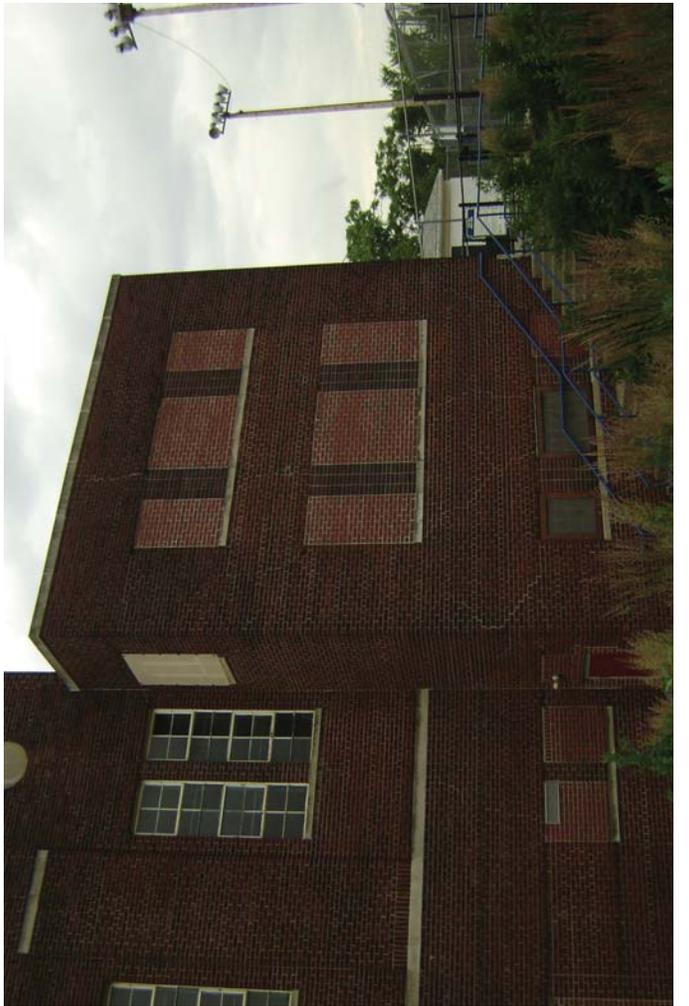
Room G6

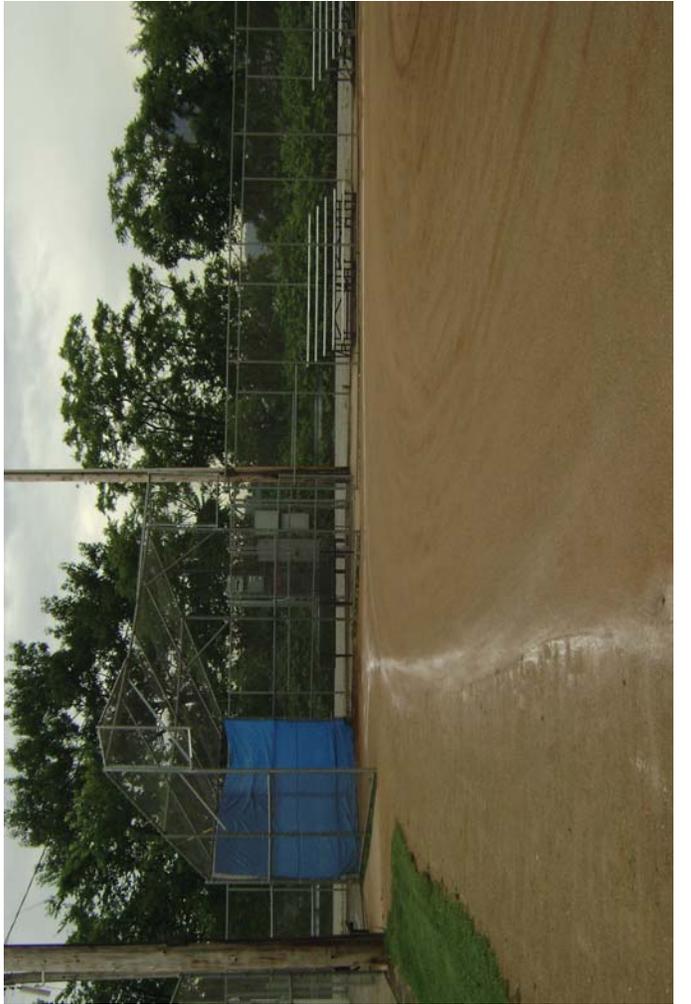
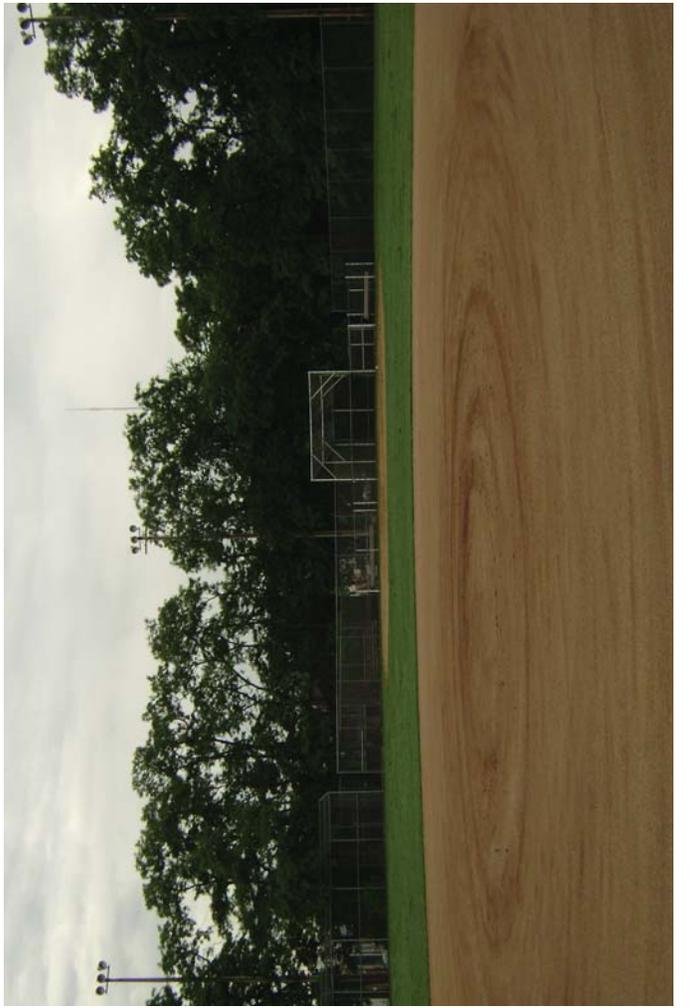












Room 206



Room 206



Room 109



Room 109



Room 108

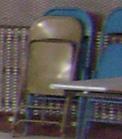


Room 107

Welcome
to
COWLEY
RECREATION
CENTER
Citiparks



EXIT



Room 107



Room 107



Room 105



Room 102



Room 104



Room 101



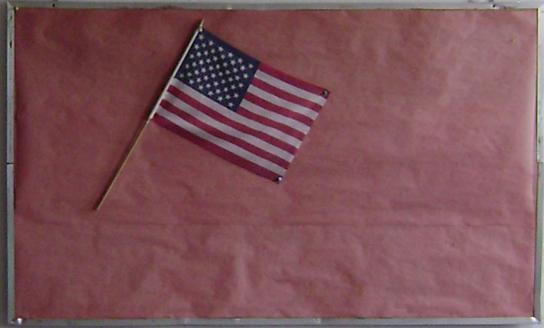
Room 101



Room 202



Room 202



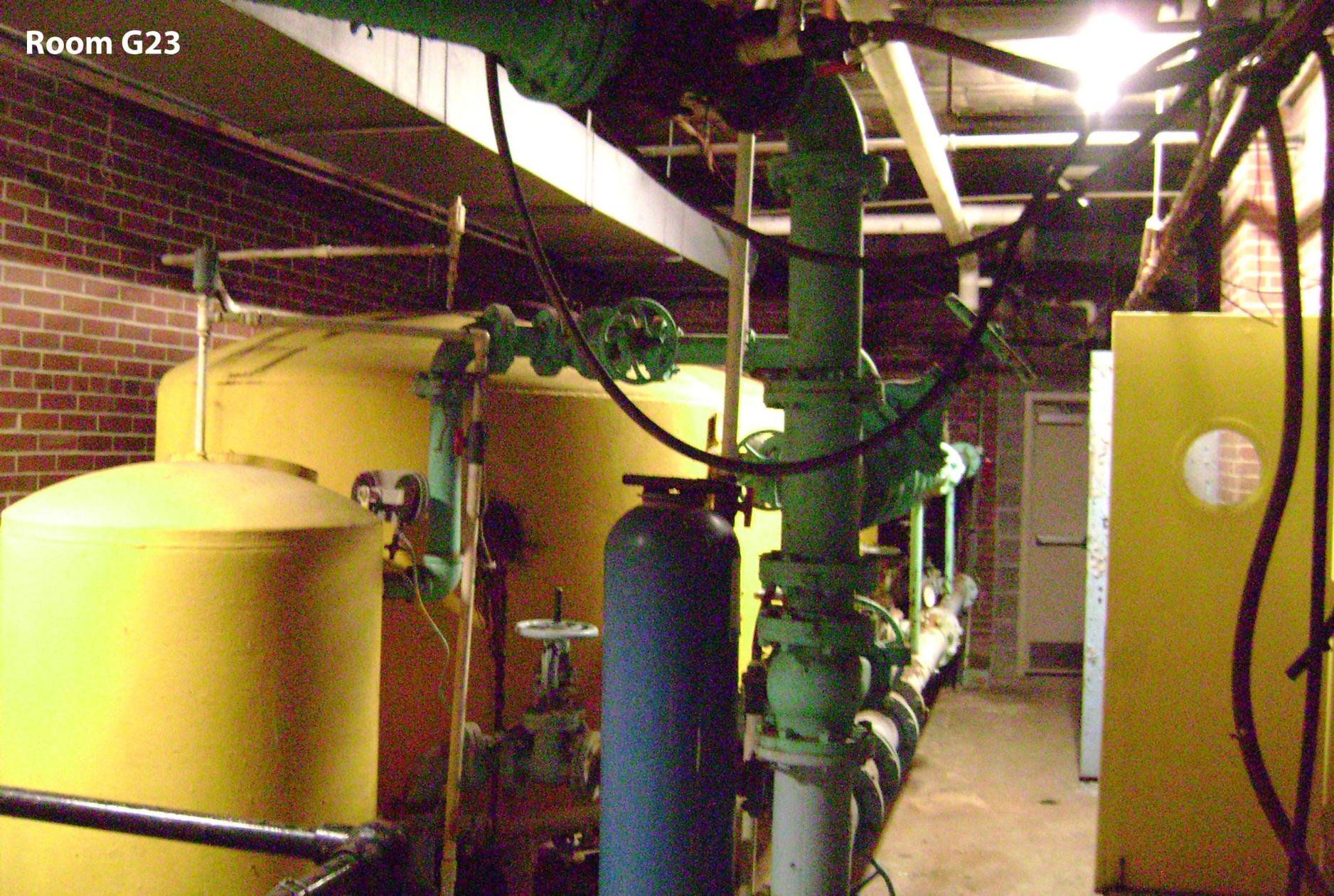
Room 202



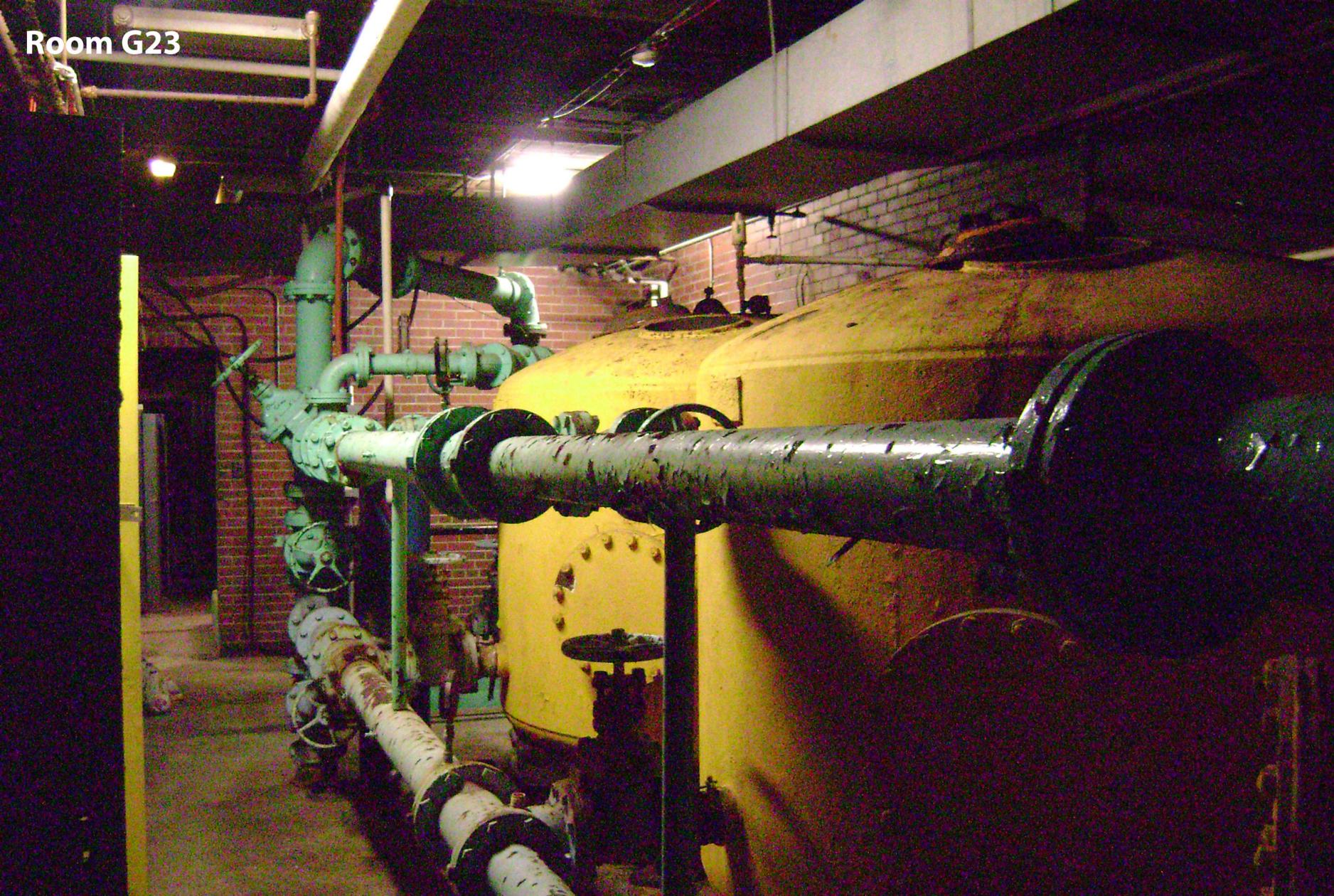
Room G3



Room G23



Room G23



Room G21



Room G21



Room G10



Room G10



Room G8



Room G10



Room G9



Room G5



Room G5



Room G5



Room G5



Room G6


NO SMOKING
EXCEPT
IN DESIGNATED AREA
1st OFFENSE UP TO
\$50 FINE



Room G6



Room G7



NO
E
IN DES
1st OF
\$50

Room G2



Room G5



Room G24

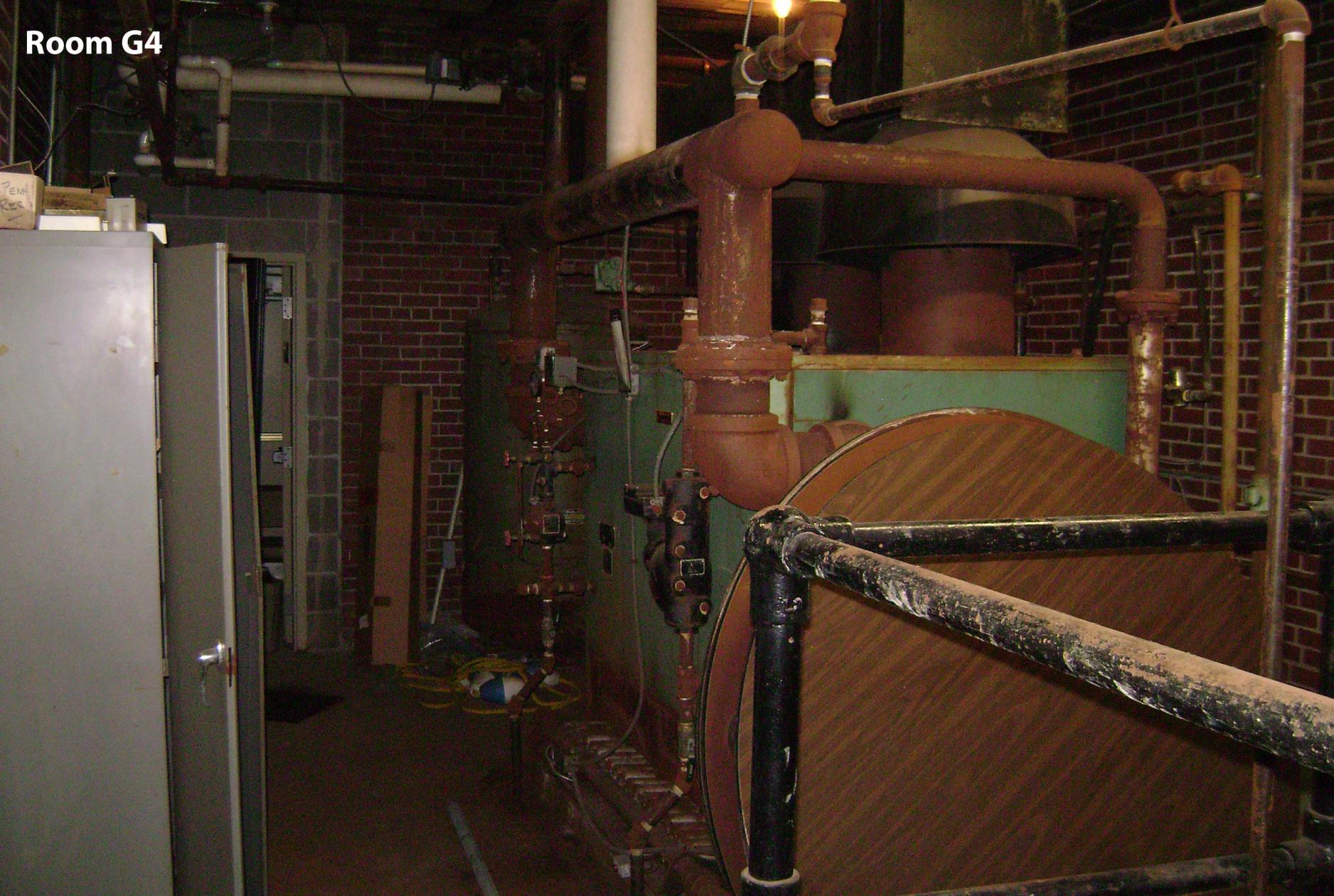


NO SMOKING
EXCEPT
IN DESIGNATED AREAS
1st OFFENSE UP TO
\$50 FINE





Room G4



Room G4



Room G4



Room G14



Room G14



Room G14



1939
COWLEY CITY OF
GOETTMAN

PITTSBURGH
RECREATION CENTER
1939

DRUG-FREE

SCHOOL ZONE

PEY OWNERS
ARE RESPONSIBLE
FOR CLEANING
UP AFTER PEY
VIOLATORS
FINED UP TO
\$500 AND OR
REPEATEDLY



1939 COWLEY CITY OF PITTSBURGH 1939
GOETT MAN OF RECREATION CENTER











**TROY HILL
SPRAY PARK**

- A valid supervision of children is required at all times.
- Children are not permitted to use the spray park.
- To start the water, place your hand over the float & the activation plate.
- Do not run through the playground with wet feet or clothes.
- Please place your litter in the appropriate receptacle.
- Violators will be prosecuted.

THIS SPRAY PARK IS MAINTAINED BY THE TROY HILL COMMUNITY CENTER AND IS OPEN TO THE PUBLIC. THE TROY HILL COMMUNITY CENTER IS A 501(C)(3) NON-PROFIT ORGANIZATION.

Hours of Operation:
7:00 AM - 8:00 PM

Troy Hill Community Center
1000 E. 10th St. Troy, MI 48063
734-246-1234

















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: **Cowley Recreation Center**
Building Code: **B034**

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 **Cowley 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 glass block infill was also found to be in fair/poor condition

Additional finding include:

1. Re-caulking is needed at all locations.
2. Some individual pains will need to have their glazing compound removed, replaced & painted
3. Glass block infill windows need re-pointed at a few locations

END OF ADDENDUM No. 1



AMERICAN MICRONICS, INC.

P.O. BOX 14354 PITTSBURGH, PA 15239
(412) 793-1889 FAX (412) 798-0932

Professional Roof and Building Exterior Consulting Services

June 11, 2010

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

RE: Visual Survey - Cowley Recreation Center

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on the Cowley Recreation Center, 1200 Goettman St., Pittsburgh, PA 15212. The survey was conducted on June 11, 2010. The weather was partly cloudy 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 6,255 square feet of roof area on seven delineated areas.

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 poor to fair condition. Some areas of cracked brick, and open masonry joints were observed.

2. Roof Deck

2.1 Construction: The roof decking was not observed.

2.2 Condition: No conditions were observed that would indicate deck problems.

3. Roof Insulation

3.1 Construction: No core cuts were taken.

3.2 Condition: The insulation is assumed to be in fair condition. A few soft areas were felt underfoot during the inspection.

4. Roof Membrane

4.1 Construction: The roof system is constructed of black granule surfaced modified bitumen roofing system reportedly installed in 1995 with a 12 year warranty. It appears the roof system was installed over a previous roof system. Roof vents are installed on all areas allowing any trapped moisture in the original roof system to escape.

4.2 Condition: The roof membrane appeared in fair condition. No repairs or patches were observed. Debris was observed at some roof drains. Ponding water was observed on the roof area over the apartment on the NW corner.

5. Membrane flashings

5.1 Construction: The perimeter and curb flashings are constructed with the same modified bitumen membrane as used on the roof.

5.2 Condition: The membrane flashing system is in fair condition. The flashing is loose from the wall and buckled (wrinkles) along the west wall. No repairs or patches were observed.

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating a parapet wall at the roof perimeters. The parapet walls are capped with limestone coping. The membrane wall flashings are terminated with original copper counter flashing and metal bar.

6.2 Condition: The is in poor condition. The mortar joints have been caulked. Most mortar joints are cracked and open with caulking missing in some joints. The caulking in the joints is loose and deteriorated.

7. Roof Top Penetrations

7.1 Pipes and curbed gravity ventilators penetrate the roof. A brick chimney with a metal extension is constructed on the west wall.

7.2 Condition: The penetrations are in fair condition. The ventilator curbs are low to the roof and will have to be raised when the roof is replaced. There is no cap on the metal chimney extension.

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. The drain in the NW Corner is clogged, backing up water and creating a pond on the roof. Some drains were not roofed properly (no clamping ring or strainer installed).

9. Access

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

CONCLUSIONS

No leaks are reported and no evidence of current leakage was observed during the underside inspection.

The roof decking appears to be in good condition. We did not observe any signs that would suggest a serious problem with the decking system at this time.

The roof membrane, flashing and insulation systems are in fair condition. Repairs should be limited to leak chasing. No other repairs are required at this time.

The coping is in poor condition. The roof top penetrations are in fair condition.

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

It is our opinion that the roofing system is in a maintainable condition for at least five years.

Estimates:

1 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) Caulk and seal the butt joints in the limestone coping - Estimated cost: \$3,000

5 year: Replace roofing and flashing system - Estimated cost: \$78,000 (6,255 SF x \$12/SF)

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 Roof area in NE corner looking east



R-4 Roof on east side looking south



R-2 Roof drain in NE corner, no clamping ring or strainer



R-5 Roof on east side looking north



R-3 Roof area in NE corner looking west



R-6 Roof drain on east side, no clamping ring or strainer



R-7 Roof on SE corner looking west



R-10 Main roof looking west



R-8 Roof on SE corner looking east



R-11 Main roof and east roof tie in



R-9 Drain on SE corner, no clamping ring or strainer, debris



R-12 Roof drain on main roof, debris



R-13 Existing copper counter flashing on main roof



R-16 Left side entry roof



R-14 Main roof looking east



R-17 South end of west roof



R-15 Right side entry roof



R-18 North end of west roof, pond area



R-19 West roof area



R-22 Buckled flashing on west wall



R-20 West roof looking south, pond area



R-23 West roof looking north, pond area



R-21 West roof, clogged drain with ponding water



R-24 Left entry roof area



R-25 Cracked and open caulking at coping joint



W-1 Crack in brick wall, NE corner



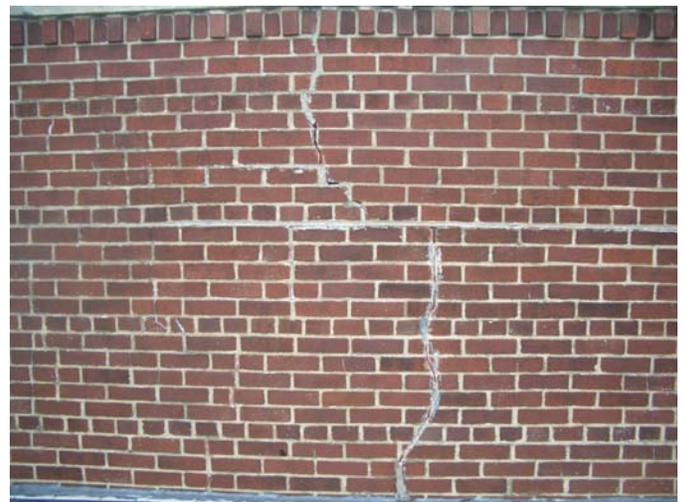
R-26 Cracked and open caulking at coping joint



W-2 Crack in brick wall, south end of west wall



R-27 No cap on chimney extension



W-3 Crack in brick wall, middle of west wall



W-4 Crack in brick wall, north end of west wall



The spray park

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 003

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

Building Observation Report

Facility Cowley Recreation Center
 Street Address 1200 Goettman Ave
 City, State Pittsburgh, PA 15212

AES Personnel: TRJ
 Date: 11-Jun-10
 Time: 10:00 AM
 Facility Main Contact: Ray Klimko
 Facility Phone: 412-255-2312

Weather Conditions: Partly Cloudy
 Temp: 75
 Wind: Calm
 Building Use: Rec Center
 Building Code: B034

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>Masonry bearing and Steel Frame</u>
	Basement	Notes:	<u>Yes, walkout at rear</u>
Foundation	Material	Notes:	<u>Stone / Concrete / masonry</u>
	Settlement	Notes:	<u>none observed</u>
	Moisture	Notes:	<u>moisture observed along west side of building</u>
Floor System	Structure	Notes:	<u>Steel frame w/ speed tile and concrete slab</u>
	Floor Finishes	Notes:	<u>wood / vinyl</u>
	Stairs	Notes:	<u>concrete filled metal pan</u>
Walls	Exterior Material	Notes:	<u>Brick Masonry - 3 wythes</u>
	Interior Material	Notes:	<u>Brick masonry</u>
Columns	Type	Notes:	<u>Steel</u>
Roof	Structure Type	Notes:	<u>Steel beams and trusses w/ precast plank</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>rolled asphalt</u>

Atlantic Engineering Services
650 Smithfield St
Suite 1200
Pittsburgh, PA 15222
412-338-9000
AES RPT # 003

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

Building Observation Report

Facility Cowley Recreation Center
Street Address 1200 Goettman Ave
City, State Pittsburgh, PA 15212

Structural

Notes:

Exterior

- 1) Rout and seal vertical masonry cracks with an elastomeric expansion filler. Cracks observed are the result of thermal expansion and contraction of the wall. (1yr) **(Photo S1)**
- 2) Clean and paint exposed portions of exterior steel lintels at windows and doors. Patch and re-caulk masonry where associated deterioration has occurred. (1yr) **(Photo S2)**
- 3) Replace deteriorated base stone at perimeter. - 10 SF (1yr) **(Photo S3)**
- 4) Remove and replace masonry and steel lintel at northeast window head and parapet. Corrosion to window lintel likely cause for masonry pushing away from building. (1yr) **(Photo S4)**
- 5) Repoint stone capstones at top of parapet. (1yr) **(Photo S5)**

Interior

- 6) Install double angle lintel at basement level door head at entry to Boiler Room. (1yr) **(Photo S6)**
- 7) Repoint horizontal cracking at interior masonry over window heads. Remove and replace masonry to clean and paint steel lintel as required. (5yr) **(Photo S7)**

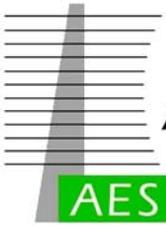


Atlantic Engineering Services

Site Visit Report No.: Site B034 – Cowley Rec Center
Project No.: 09-260
Date of Site Visit: June 11, 2010
Page: 1 of 4



Photo S1



Atlantic Engineering Services

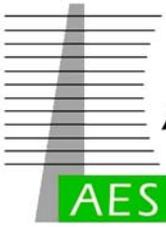
Site Visit Report No.: Site B034 – Cowley Rec Center
Project No.: 09-260
Date of Site Visit: June 11, 2010
Page: 2 of 4



Photo S2



Photo S3



Atlantic Engineering Services

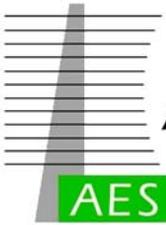
Site Visit Report No.: Site B034 – Cowley Rec Center
Project No.: 09-260
Date of Site Visit: June 11, 2010
Page: 3 of 4



Photo S4



Photo S5



Atlantic Engineering Services

Site Visit Report No.: Site B034 – Cowley Rec Center
Project No.: 09-260
Date of Site Visit: June 11, 2010
Page: 4 of 4



Photo S6



Photo S7

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Plumbing

Poor	Service Entrance	Notes: 3" diameter water supply through floor of Boiler Room G-4.
	Meter location	Notes: Unknown
	Meter size	Notes: Unknown
	Meter condition	Notes: Unknown
	Backflow preventer	Notes: No backflow preventer.
	Pressure Reducing Valve	Notes: May be original 3" Iron Cock Scrd. 175# Water Pressure Valve
	Water Filtration	Notes: Unknown
	Water Softener	Notes: Unknown

Poor	Water Heaters	Notes: Hot Water Storage Tank with External Heater
	Make A.O. Smith	Notes: Ground Floor Boiler Room G-4
	Model	Notes: Poor condition. Couldn't Read, Tag Damaged
	Serial 41656	Notes: This systems was installed in 1964 and is beyond its 30 year
	Age 46 Years Old	Notes: life expectancy.
	Elements	Notes: Replace system in 0 -1 year.
	Total Capacity 1.9 U.S. Gal.	Notes:
	Storage Tank	Notes:
	Total Capacity 275 U. S. Gal.	
	Make Cemline	Notes:
	Model Stonesteel	Notes:
	Serial 14458	Notes:
	Age 23 Years Old	Notes:

	Storage Capacity	Notes: Couldn't Read, Tag Damaged
	Expansion Tank	Notes:

X	Natural gas	Notes:
	Electric	Notes:
X	Flue vent	Notes:

	Recirculation Pump	Notes:
Unknown	Sump Pump	Notes: Maintenance unavailable for comment.

Fair	Number of Men's Rooms	3	Notes: Room numbers G-7, 104, and 204. 23 year old fixtures in
Fair	Number of water closets	3	Notes: fair condition. 1 of 3 water closets ADA compliant.
Fair	Number of urinals	3	Notes: Fixtures nearing the end of their 20-30 year life expectancy.
Fair	Number of lavatories	5	Notes: Replace in 5 - 10 years.

INSPECTION REPORT
Cowley Recreation Center
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Plumbing

Fair	Number of Women's Rooms	3	Notes: Room numbers G-6, 102 and 205. 23 year old fixtures in
Fair	Number of water closets	5	Notes: fair condition. 1 of 5 water closets ADA compliant.
Fair	Number of lavatories	5	Notes: Fixtures nearing the end of their 20-30 year life expectancy. Notes: Replace in 5 - 10 years.
NONE	Number of Unisex Rooms		Notes:
	Number of water closets		Notes:
	Number of lavatories		Notes:
Fair	Number of Men's Locker Room Toilet Facilities	1	Notes: Room number G16. 23 year old fixtures in fair condition.
Fair	Number of water closets	2	Notes: 1 of 2 water closets ADA compliant
Fair	Number of urinals	2	Notes: Fixtures nearing the end of their 20-30 year life expectancy.
Fair	Number of lavatories	2	Notes: Replace in 5 - 10 years.
Fair	Number of Women's Locker Room Toilet Facilities	1	Notes: Room number G-19. 23 year old fixtures in fair condition.
Fair	Number of water closets	2	Notes: 1 of 2 water closets ADA compliant
Fair	Number of lavatories	2	Notes: Fixtures nearing the end of their 20-30 year life expectancy. Notes: Replace in 5 - 10 years.
Fair	Number of Shower Rooms	2	Notes: Room numbers G-14 and G-17.
Poor	Number of shower heads	6	Notes: Poor condition. Shower heads missing. Notes: 2 of 6 shower fixtures ADA compliant. Notes: Replace with low flow shower heads in 0 - 1 year.
Poor	Number of Drinking Fountains	3	Notes: 1 of 3 outside ground level, north side of facility. Notes: 2 of 3 first floor foyer 106 Notes: 3 of 3 at Girls Rm Code issue and an electrical safety hazard Notes: Outlet is below fountain. Relocate outlet immediately. See photo PE175. Notes: All are in poor condition and missing parts. Notes: Replace with ADA compliant Drinking Fountains in 0 - 1 year.

INSPECTION REPORT
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 Department Assigned: TN
 Facility Main Contact: Ray Klimko
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Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Plumbing

<input type="checkbox"/>	Mix	Pipe	Notes: Domestic hot and cold water piping, valves, and fittings are a mix
<input type="checkbox"/>	Good	Condition	Notes: of original and 23 years old. Mix of copper and galvanized piping.
<input type="checkbox"/>	Fair		Notes: Copper good is in condition. Galvanized piping is ranging in fair to
<input type="checkbox"/>	Poor		Notes: poor condition. Replace galvanized piping, valves and fittings in
<input type="checkbox"/>			Notes: 0 - 5 years.
<input type="checkbox"/>		Insulation	Notes: Insulation in poor condition. Provide new insulation in 0 - 1 year.

<input type="checkbox"/>	Grease Traps	Notes: Unknown
<input type="checkbox"/>	Solids Interceptor	Notes: Unknown
<input type="checkbox"/>	Oil/Water Separator	Notes: Unknown
<input type="checkbox"/>	Sewage Grinder	Notes: Unknown
<input type="checkbox"/>	Neutralizer Tank (Acid Waste)	Notes: Unknown

<input checked="" type="checkbox"/>	Sanitary Sewer	Notes:
-------------------------------------	----------------	--------

<input checked="" type="checkbox"/>	Rain Water Sewer	Notes: (6) 3" Roof Drains connect to 4" pipes under floor or ground, which are connected to 6" then 8" sewer pipes leading to an 8" house trap. At the house trap the pipe changes to an 8" cast iron pipe changing to a 10" t. c. pipe return connecting to the existing 12" t.c. sanitary sewer on the west side of the facility. Condition unknown. Maintenance unavailable for comment. Roof drain on roof left clogged.
-------------------------------------	------------------	--

<input type="checkbox"/>	Access Doors	Notes:
--------------------------	--------------	--------

<input type="checkbox"/>	Poor	Kitchenette	1	Notes: Room number G-24. The two sinks faucets are 23 years old, in
<input type="checkbox"/>	Poor			

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
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Department Assigned: TN
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Weather Conditions Day of Inspection:
Temp: 81
Precipitation: None
Wind: SW 3 MPH
Date of Inspection: June 11, 2010

Plumbing

Hose Bibs

Notes: None

Poor Janitor's Service Sink

Notes: One sink in hallway ground floor near entrance.
One sink in G-11(see notes below) and one in room 103.
23 years old. Poor condition due to heavy usage.
Replace janitor's service sinks in 0 - 1 year.

Notes:

The 23 year old toilet fixtures look in fair condition. They are outdated and nearing the end of their 20 - 30 year life expectancy.
Toilet facilities and showers are currently abandoned. If they are to be reused they should be checked 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.
The shower heads are in poor condition and some are missing. Replace with low flow shower heads for water conservation.

The drinking fountains are in poor condition. Some missing and missing parts.
Replace with ADA compliant drinking fountains in 0 - 1 year.

Drinking fountain at Girls Rm Code issue and an electrical safety hazard relocate electrical outlet below fountain immediately.
See photo PE175.

The Kitchenette Room G-24 two sink faucets are 23 years old, in poor condition and
past their 15 year life expectancy. Replace two sink faucets in 0 - 1 year.

No exterior hose bibs. The exterior hose bib and associated piping was removed in 1987.

The janitors service sink in room G-11 containing AHU Panels is in poor condition due to heavy usage and is a safety hazard.
This sink should be relocated out of this space as soon as possible and replaced with new janitor's service sink.
The 23 year old janitor's service sink in room 103 is in poor condition due to heavy usage. Replace with new janitor's service sink.

3" diameter natural gas service line to building. Meter is located in Boiler Room G-4. The natural gas piping, associated valves,
and fittings are ranging from original to the building to 1987 and ranging from fair to poor condition. If they are to be reused they
should be checked and verified for proper operation and repaired or replaced as necessary.

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

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Neighborhood:	Spring Garden / 24th Ward	Temp:	81
Block / Lot:	G 270	Precipitation:	None
Square Footage:	14341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

HVAC Steam Side Systems and Equipment

Poor	Controls:	Notes:	Honeywell
		Electric	Notes:
		Pneumatic	Notes:

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

	Steam Unit Heaters	Notes:	None
		Piping	Notes:
		Controls	Notes:

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

Poor	Steam Boilers	Notes:	Fin tube design with natural venting. Installed 1976.	
	Poor	Flue	Notes:	Boiler shut down. Bad base and sections.
		Make-up water piping	Notes:	Piping, valves, fittings poor condition.
	Poor	Boiler safeties	Notes:	
		Piping	Notes:	Piping, valves, fittings, insulation poor condition.
	Poor	Gauges	Notes:	Gauges poor condition. Replace with efficient Boiler.

Manufacturer:	Peerless	Serial #	210-14850G
Model:	210-11V-S	Other	210-14850G
Year Installed:	1976	Other	
	INPUT 2100000	OUTPUT	1680000

	Steam Traps	Notes:	
		End of main drips	Notes:

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HVAC Steam Side Systems and Equipment

Poor	Piping	Notes:	_____
	Pipe routing	Notes:	Supply to and from floor and ceiling type radiators
	Pipe supports	Notes:	and to and from Air Handling Unit Steam Coils
Poor	Pipe insulation	Notes:	_____
	Visible leaks	Notes:	Unknown Abandoned
	Expansion loops	Notes:	_____
	Expansion joints	Notes:	_____
	Provisions for expansion	Notes:	_____
	Anchor points	Notes:	_____

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

Manufacturer: Unknown
 Model: Unknown
 Year Installed: 1976

Serial # Unknown
 Other _____
 Other _____

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HVAC Steam Side Systems and Equipment

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

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

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

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
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Temp: 81
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HVAC Steam Side Systems and Equipment

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

Manufacturer: Unknown
Model: Unknown
Year Installed: Unknown

Serial # Unknown
Other _____
Other _____

	Radiators	Notes:	<u>Floor and ceiling mounted. Fair to poor condition.</u>
	Fin Tube	Notes:	_____

	Boiler Supplement for Insurance	Notes:	<u>Unknown</u>
	Boiler Inspection Reports	Notes:	<u>Unknown</u>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed:	1939 / 71 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Spring Garden / 24th Ward	Temp:	81
Block / Lot:	G 270	Precipitation:	None
Square Footage:	14341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

HVAC Steam Side Systems and Equipment

Notes: LPS and LPR Steam Piping including , valves, fittings, traps etc. Routing to and from the Radiators, Unit Heaters, and Air Handling Steam Coils (See Drawing H1 and H2 and all Photos containing the letters M and P):

LPR and LPS existing shown on drawings H1 and H2 is a mix of original to the building, 1976 when the boiler was installed, and up to 1987. It is in poor condition and needs replaced and insulated.

LPR and LPS installed in 1987 shown on drawings H1 and H2 is in fair condition. Remove insulation to perform an inspection, check for leaks and replace as necessary.

Life expectancy of the AHUs containing steam coil for heating and DX coil for cooling is 15 - 20 years.

The AHUs were installed in 1987 making them 23 years old.

Replace the steam boiler with a more energy efficient hot water boiler, pumps with variable speed drives, insulate the pipes, provide controls and a BAS. Replace radiators, heaters and AHUs with

Hot water coil and DX coil for the new AHUs. Replace the two condensing units outside. They are also 23 years old and over their 15 - 20 year life expectancy. Of coarse the steam piping and associates are not easily converted to a hot water system, which may require replacing. All of which is expensive to replace. Grants are available if we show cost savings over a period of time when replacing the inefficient steam system with an efficient hot water system.

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Electrical

<input checked="" type="checkbox"/>	Service Entrance	Notes:	<u>Looks like a mix of above and below ground.</u>
		Notes:	<u>Above looks poor and needs updated per code.</u>
		Notes:	<u>See photos BEP003 and BEP006</u>
		Notes:	<u>Maintenance unavailable to comment.</u>
		Notes:	<u> </u>
		Notes:	<u> </u>
	Voltage	Notes:	<u>240V/1 phase/3 Wire/60 Hz</u>
	Voltage	Notes:	<u>240V/3 phase/3 Wire/60 Hz</u>
	Amperage	Notes:	<u> </u>
	Poor Above ground	Notes:	<u> </u>
<input checked="" type="checkbox"/>	Below ground	Notes:	<u> </u>
	Grounding	Notes:	<u> </u>
	Lightning Protection	Notes:	<u> </u>
<input checked="" type="checkbox"/>	Transformer	Notes:	<u>Mix. Maintenance unavailable for comment.</u>
	Voltage in	Notes:	<u>240V/1 phase/3 Wire/60 Hz</u>
	Voltage in	Notes:	<u>240V/3 phase/3 Wire/60 Hz</u>
	Voltage out	Notes:	<u> </u>
	kva rating	Notes:	<u> </u>
<input checked="" type="checkbox"/>	Meter	Notes:	<u>2 meters located in Electrical Apparatus Area outside</u>
		Notes:	<u>of Boiler Rm. G-4.</u>
		Notes:	<u>ABB FM2S Duquesne Light Company</u>
		Notes:	<u>CL20 240V/1 phase/3 Wire/60 Hz</u>
		Notes:	<u>Meter #2 ABB X-069</u>
		Notes:	<u>Duquesne Light Company</u>
		Notes:	<u>Serial # G-20624114</u>
		Notes:	<u>240V/3 phase/3 Wire/60 Hz</u>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Main Switchgear	Notes:	<u>Mix of original to the building in 1939 and 1987.</u>
	Main breaker	Notes:	<u>Original are in poor condition and appear to be</u>
	Voltage	Notes:	<u>well past its normal anticipated life.</u>
		Notes:	<u>1987 in fair condition.</u>

X	Main Power Distribution Panels	Notes:	<u>Main power distribution panels serving the building</u>
		Notes:	<u>is a mix of original to the building in 1939 and 1987.</u>
		Notes:	<u>Original are in poor condition and appear to be</u>
		Notes:	<u>well past their normal anticipated life.</u>
		Notes:	<u>1987 panels are in fair condition.</u>

X	Power Distribution Panels	Notes:	<u>Power distribution panels serving the building</u>
		Notes:	<u>is a mix of original to the building in 1939 and 1987.</u>
		Notes:	<u>Original are in poor condition and appear to be</u>
		Notes:	<u>well past their normal anticipated life.</u>
		Notes:	<u>1987 panels are in fair condition.</u>

Notes: 1987 Panels below all in fair condition:

Panels A, B, C, & D Single Phase 120/240V 3-Wire

Panel D Main Distribution Panel -- Surf. MTD. - 400A Mains Circuit Breaker Type.

23 circuits ranging from 20A - 150A covering panels A, B, and C, Fan Units 3, 4, and 6, Range, Kiln, Space & 1 Spare

Panel A Circuit Breaker Type Surf. MTD. - 100A Mains (28) 20A/1 Phase Circuits

Panel B Circuit Breaker Type Surf. MTD. - 200A Mains (38) 20A/1 Circuits, (4) 30A/1 Circuits for hand dryers, C.B. #8-26 GFI Type, handle blocking devices on breakers 9 & 10, Neutral and Ground Bar

Panel C Circuit Breaker Type Flush MTD. - 100A Mains (26) 20A/1 Phase Circuits, (2) 30A/1 Circuits for hand dryers

Power Panel 240V/3 Phase 3-Wire 200A Mains Switch and Fuse Type

(4) 30A/3 Phase Fusetron Fuses, (2) 60A/3 Fuse Gaps, (1) 100A/3 Phase

Master Safety Switch 125V-250V, 400 amps Max. HP 50 230 AC

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed:	1939 / 71 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Spring Garden / 24th Ward	Temp:	81
Block / Lot:	G 270	Precipitation:	None
Square Footage:	14,341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

Electrical

(2) Barber Coleman CO. AHU Panels in Janitor's hallway closet with janitors sink. Relocate immediately electrical safety hazard. Panels are near janitor's sink.

<input type="checkbox"/> Unknown	Stand-by Generator	Notes:	_____
	Transfer switch	Notes:	_____
	Day Tank	Notes:	_____

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

<input type="checkbox"/> Fair	Motor Control Center	Notes:	<u>Pool Pump Motor Control Center</u>
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<input checked="" type="checkbox"/> X	Lighting	Ground Floor	
<input checked="" type="checkbox"/> X		Vestibule Rm. G-1	
		Notes:	<u>(1) Remote head emergency lighting system.</u>
		Notes:	<u>Wall mounted remote emergency head.</u>
		Notes:	<u>Man. Chloride Cat. No. WTA-Head-MB-1</u>
		Notes:	<u>1 Lamp 6W-6V-H.I.</u>
		Notes:	<u>(1) Exit Sign _____</u>
		Notes:	<u>Exit Light Wall Mounted</u>
		Notes:	<u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u>
		Notes:	<u>2 lamps-15W-T6-120V AC</u>
		Notes:	<u>2 lamps 6W-6V DC</u>
		Notes:	<u>(1) Recessed incandescent light</u>
		Notes:	<u>Man. Marco Cat. No. N620403-P-06</u>
		Notes:	<u>1 Lamp 100W I.F.</u>

INSPECTION REPORT
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Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Multi Purpose Rm. G-2	<p>Notes: (18) Man. Daybrite Cat. No. CG245-CRS02D-LE</p> <p>Notes: 3 lamps ea. 40W - T12 120V</p> <p>Notes: 2'x4' recessed flour. for dual switching.</p> <p>Notes: (1) Remote head emergency lighting system.</p> <p>Notes: Wall mounted remote emergency head.</p> <p>Notes: Man. Chloride Cat. No. WTA-Head-MB-1</p> <p>Notes: 1 Lamp 6W-6V-H.I.</p> <p>Notes: (1) Exit Sign _____</p> <p>Notes: Exit Light Wall Mounted</p> <p>Notes: Man. Chloride Cat. No. DB-I-R-C-06 2-15W</p> <p>Notes: 2 lamps-15W-T6-120V AC</p> <p>Notes: 2 lamps 6W-6V DC</p> <p>Notes: (2) Emer. Battery Unit furnished with mounting bracket</p> <p>Notes: and wire guard.</p> <p>Notes: Mna. Chloride Cat. No. CMF50</p> <p>Notes: 2 Lamps-9W-6V-H.I.</p>
X	Entry Rm. G-3	<p>Notes: (1) Remote head emergency lighting system.</p> <p>Notes: Wall mounted remote emergency head.</p> <p>Notes: Man. Chloride Cat. No. WTA-Head-MB-1</p> <p>Notes: 1 Lamp 6W-6V-H.I.</p> <p>Notes: (1) Exit Sign _____</p> <p>Notes: Exit Light Wall Mounted</p> <p>Notes: Man. Chloride Cat. No. DB-I-R-C-06 2-15W</p> <p>Notes: 2 lamps-15W-T6-120V AC</p> <p>Notes: 2 lamps 6W-6V DC</p> <p>Notes: 1 existing ceiling light</p>
X	Boiler Rm. G-4	<p>Notes: Unknown. Maintenance unavailable for comment.</p> <p>Notes: Not shown on 1987 drawings.</p>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Passage Rm. G-5 and Kitchen Rm. G-24	Notes: Notes: Notes: Notes:	(1) Emer. Battery Unit furnished with mounting bracket and wire guard. Mna. Chloride Cat. No. CMF50 2 Lamps-9W-6V-H.I.
		Notes: Notes: Notes:	<u>(6) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
X	Women's Toilet Rm. G-6	Notes: Notes: Notes:	<u>(2) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
X	Men's Toilet G-7	Notes: Notes: Notes:	<u>(2) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
X	Recreational Rm. G-8	Notes: Notes: Notes:	<u>(6) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
X	Office Rm. G-9	Notes: Notes: Notes:	<u>(2) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
X	Ceramics/Storage Rm. G-10	Notes: Notes: Notes:	<u>(6) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>

INSPECTION REPORT
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 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Room G-11	Notes:	<u>(1) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>

X	Passage Rm. G-12	Notes:	<u>(2) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>
		Notes:	<u>(1) Remote head emergency lighting system.</u>
		Notes:	<u>Wall mounted remote emergency head.</u>
		Notes:	<u>Man. Chloride Cat. No. WTA-Head-MB-1</u>
		Notes:	<u>1 Lamp 6W-6V-H.I.</u>
		Notes:	<u>(1) Exit Sign</u>
		Notes:	<u>Exit Light Wall Mounted</u>
		Notes:	<u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u>
		Notes:	<u>2 lamps-15W-T6-120V AC</u>
		Notes:	<u>2 lamps 6W-6V DC</u>

X	Guards Rm. G-13	Notes:	<u>(2) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>

X	Women's Shower G-14	Notes:	<u>(1) Man. Daybrite TR41241-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>Gasket & moisture proof flour. Pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>

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 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Passage Rm. G-15	<p>Notes: (2) Man. Daybrite V11240-4-LE</p> <hr/> <p>Notes: 2 lamps ea. - 40W - T12 - 120V</p> <hr/> <p>Notes: 1'x4' Flour. w/high impact lens pendant mount</p> <hr/> <p>Notes: 10'-0" A.F.F.</p> <hr/> <p>Notes: (1) Remote head emergency lighting system.</p> <hr/> <p>Notes: Wall mounted remote emergency head.</p> <hr/> <p>Notes: Man. Chloride Cat. No. WTA-Head-MB-1</p> <hr/> <p>Notes: 1 Lamp 6W-6V-H.I.</p> <hr/> <p>Notes: (1) Exit Sign _____</p> <hr/> <p>Notes: Exit Light Wall Mounted</p> <hr/> <p>Notes: Man. Chloride Cat. No. DB-I-R-C-06 2-15W</p> <hr/> <p>Notes: 2 lamps-15W-T6-120V AC</p> <hr/> <p>Notes: 2 lamps 6W-6V DC</p> <hr/>
X	Men's Toilet Rm. G-16	<p>Notes: (3) Man. Daybrite V11240-4-LE</p> <hr/> <p>Notes: 2 lamps ea. - 40W - T12 - 120V</p> <hr/> <p>Notes: 1'x4' Flour. w/high impact lens pendant mount</p> <hr/> <p>Notes: 10'-0" A.F.F.</p> <hr/>
X	Men's Shower Rm. G-17	<p>Notes: (1) Man. Daybrite TR41241-LE</p> <hr/> <p>Notes: 2 lamps ea. - 40W - T12 - 120V</p> <hr/> <p>Notes: Gasket & moisture proof flour. Pendant mount</p> <hr/> <p>Notes: 10'-0" A.F.F.</p> <hr/>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
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Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Men's Changing Rm G-18	<p>Notes: (4) Man. Daybrite V11240-4-LE</p> <hr/> <p>Notes: 2 lamps ea. - 40W - T12 - 120V</p> <hr/> <p>Notes: 1'x4' Flour. w/high impact lens pendant mount</p> <hr/> <p>Notes: 10'-0" A.F.F.</p> <hr/> <p>Notes: (1) Remote head emergency lighting system.</p> <hr/> <p>Notes: Wall mounted remote emergency head.</p> <hr/> <p>Notes: Man. Chloride Cat. No. WTA-Head-MB-1</p> <hr/> <p>Notes: 1 Lamp 6W-6V-H.I.</p> <hr/> <p>Notes: (1) Exit Sign</p> <hr/> <p>Notes: Exit Light Wall Mounted</p> <hr/> <p>Notes: Man. Chloride Cat. No. DB-I-R-C-06 2-15W</p> <hr/> <p>Notes: 2 lamps-15W-T6-120V AC</p> <hr/> <p>Notes: (1) Emer. Battery Unit furnished with mounting bracket</p> <hr/> <p>Notes: and wire guard.</p> <hr/> <p>Notes: Mna. Chloride Cat. No. CMF50</p> <hr/> <p>Notes: 2 Lamps-9W-6V-H.I.</p> <hr/>
X	Women's Toilet Rm. G-19	<p>Notes: (2) Man. Daybrite V11240-4-LE</p> <hr/> <p>Notes: 2 lamps ea. - 40W - T12 - 120V</p> <hr/> <p>Notes: 1'x4' Flour. w/high impact lens pendant mount</p> <hr/> <p>Notes: 10'-0" A.F.F.</p> <hr/>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
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Year Constructed: 1939 / 71 y.o.
Neighborhood: Spring Garden / 24th Ward
Block / Lot: G 270
Square Footage: 14,341
Department Assigned: TN
Facility Main Contact: Ray Klimko
Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
Temp: 81
Precipitation: None
Wind: SW 3 MPH
Date of Inspection: June 11, 2010

Electrical

X

Women's Changing Rm. G-20

Notes: (3) Man. Daybrite V11240-4-LE
Notes: 2 lamps ea. - 40W - T12 - 120V
Notes: 1'x4' Flour. w/high impact lens pendant mount
Notes: 10'-0" A.F.F.
Notes: (1) Remote head emergency lighting system.
Notes: Wall mounted remote emergency head.
Notes: Man. Chloride Cat. No. WTA-Head-MB-1
Notes: 1 Lamp 6W-6V-H.I.
Notes: (1) Exit Sign
Notes: Exit Light Wall Mounted
Notes: Man. Chloride Cat. No. DB-I-R-C-06 2-15W
Notes: 2 lamps-15W-T6-120V AC
Notes: 2 lamps 6W-6V DC
Notes: (1) Emer. Battery Unit furnished with mounting bracket
Notes: and wire guard.
Notes: Mna. Chloride Cat. No. CMF50
Notes: 2 Lamps-9W-6V-H.I.

INSPECTION REPORT
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 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Weights Rm. G-21	Notes:	(6) Man. Daybrite V11240-4-LE
		Notes:	2 lamps ea. - 40W - T12 - 120V
		Notes:	1'x4' Flour. w/high impact lens pendant mount
		Notes:	10'-0" A.F.F.
		Notes:	(1) Remote head emergency lighting system.
		Notes:	(1) Exit Sign
		Notes:	Exit Light Wall Mounted
		Notes:	Man. Chloride Cat. No. DB-I-R-C-06 2-15W
		Notes:	2 lamps-15W-T6-120V AC
		Notes:	2 lamps 6W-6V DC
		Notes:	(1) Emer. Battery Unit furnished with mounting bracket
		Notes:	and wire guard.
		Notes:	Man. Chloride Cat. No. CMF50
		Notes:	2 Lamps-9W-6V-H.I.

X	Entry Rm. G-22	Notes:	(1) Remote head emergency lighting system.
		Notes:	Wall mounted remote emergency head.
		Notes:	Man. Chloride Cat. No. WTA-Head-MB-1
		Notes:	1 Lamp 6W-6V-H.I.
		Notes:	(1) Exit Sign
		Notes:	Exit Light Wall Mounted
		Notes:	Man. Chloride Cat. No. DB-I-R-C-06 2-15W
		Notes:	2 lamps-15W-T6-120V AC
		Notes:	2 lamps 6W-6V DC
		Notes:	1 Existing ceiling light.

X	Apparatus Rm. G-23	Notes:	Unknown
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INSPECTION REPORT
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1200 Goettmann Street
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Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Control Rm. 108	Notes:	<u>(3) Man. Daybrite V11240-4-LE</u> <u>2 lamps ea. - 40W - T12 - 120V</u> <u>1'x4' Flour. w/high impact lens pendant mount</u> <u>10'-0" A.F.F.</u>
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First Floor Reflected Ceiling

X	Stairwell No. 1 near Office Rm. 101 and Women's Toilet Rm. 102	Notes:	<u>(1) Man. Daybrite V11240-4-LE</u> <u>2 lamps ea. - 40W - T12 - 120V</u> <u>1'x4' Flour. w/high impact lens pendant mount</u> <u>10'-0" A.F.F.</u> <u>(1) Exit Sign</u> <u>Exit Light Wall Mounted</u> <u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u> <u>2 lamps-15W-T6-120V AC</u> <u>2 lamps 6W-6V DC</u> <u>(1) Emer. Battery Unit furnished with mounting bracket</u> <u>and wire guard.</u> <u>Man. Chloride Cat. No. CMF50</u> <u>2 Lamps-9W-6V-H.I.</u>
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X	Office Rm. 101	Notes:	<u>(2) Man. Daybrite V11240-4-LE</u> <u>2 lamps ea. - 40W - T12 - 120V</u> <u>1'x4' Flour. w/high impact lens pendant mount</u> <u>10'-0" A.F.F.</u>
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X	Women's Toilet Rm. 102	Notes:	<u>(2) Man. Daybrite Cat. No. CG245-CRS02D-LE</u> <u>3 lamps ea. 40W - T12 120V</u> <u>2'x4' recessed flour. for dula switching.</u>
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INSPECTION REPORT
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 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Men's Toilet Rm. 104	Notes:	<u>(2) Man. Daybrite Cat. No. CG245-CRS02D-LE</u>
		Notes:	<u>3 lamps ea. 40W - T12 120V</u>
		Notes:	<u>2'x4' recessed flour. for dula switching.</u>
X	Meeting Rm. 105	Notes:	<u>(2) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>
X	Ground Floor & First Landing Stairwell between Meeting Rm. 105 and Foyer Rm. 106	Notes:	<u>(1) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>
		Notes:	<u>(1) Remote head emergency lighting system.</u>
		Notes:	<u>Wall mounted remote emergency head.</u>
		Notes:	<u>Man. Chloride Cat. No. WTA-Head-MB-1</u>
		Notes:	<u>1 Lamp 6W-6V-H.I.</u>
X	Foyer Rm. 106	Notes:	<u>(2) Man. Daybrite V11240-4-LE</u>
		Notes:	<u>2 lamps ea. - 40W - T12 - 120V</u>
		Notes:	<u>1'x4' Flour. w/high impact lens pendant mount</u>
		Notes:	<u>10'-0" A.F.F.</u>
		Notes:	<u>(1) Exit Sign</u>
		Notes:	<u>Exit Light Wall Mounted</u>
		Notes:	<u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u>
		Notes:	<u>2 lamps-15W-T6-120V AC</u>
		Notes:	<u>2 lamps 6W-6V DC</u>
		Notes:	<u>(1) Emer. Battery Unit furnished with mounting bracket</u>
		Notes:	<u>and wire guard.</u>
		Notes:	<u>Mna. Chloride Cat. No. CMF50</u>
		Notes:	<u>2 Lamps-9W-6V-H.I.</u>

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 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Gymnasium Rm. 107	Notes:	Metal Halide Lights ceiling mounted.
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X	Game Rm. 109	Notes:	<u>(12) Man. Daybrite Cat. No. CG245-CRS02D-LE</u>
		Notes:	<u>3 lamps ea. 40W - T12 120V</u>
		Notes:	<u>2'x4' recessed flour. for dual switching.</u>
		Notes:	<u>(1) Exit Light Ceiling Mounted</u>
		Notes:	<u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u>
		Notes:	<u>2 lamps-15W-T6-120V AC</u>
		Notes:	<u>2 lamps 6W-6V DC</u>
		Notes:	<u>(1) Emer. Battery Unit furnished with mounting bracket</u>
		Notes:	<u>and wire guard.</u>
		Notes:	<u>Man. Chloride Cat. No. CMF50</u>
		Notes:	<u>2 Lamps-9W-6V-H.I.</u>

X	Entry Rm. 110	Notes:	<u>Bracket light outlet</u>
		Notes:	<u>Man. Daybrite WL50HS</u>
		Notes:	<u>(1) lamp 50W HPS</u>

Second Floor Reflected Ceiling

X	Unassigned Space Rm. 201	Notes:	<u>(6) Existing lights. Most likely T12.</u>
		Notes:	<u>(1) Exit Sign</u>
		Notes:	<u>Exit Light Wall Mounted</u>
		Notes:	<u>Man. Chloride Cat. No. DB-I-R-C-06 2-15W</u>
		Notes:	<u>2 lamps-15W-T6-120V AC</u>
		Notes:	<u>2 lamps 6W-6V DC</u>
		Notes:	<u>(1) Emer. Battery Unit furnished with mounting bracket</u>
		Notes:	<u>and wire guard.</u>
		Notes:	<u>Mna. Chloride Cat. No. CMF50</u>
		Notes:	<u>2 Lamps-9W-6V-H.I.</u>

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

X	Stairwell between unassigned Space Rm. 201 and Preschool RM. 202	Notes:	(2) Man. Daybrite V11240-4-LE
		Notes:	2 lamps ea. - 40W - T12 - 120V
		Notes:	1'x4' Flour. w/high impact lens pendant mount
		Notes:	10'-0" A.F.F.
		Notes:	(1) Remote head emergency lighting system.
		Notes:	Wall mounted remote emergency head.
		Notes:	Man. Chloride Cat. No. WTA-Head-MB-1
		Notes:	1 Lamp 6W-6V-H.I.

X	Preschool Rm. 202	Notes:	(9) Man. Daybrite V11240-4-LE
		Notes:	2 lamps ea. - 40W - T12 - 120V
		Notes:	1'x4' Flour. w/high impact lens pendant mount
		Notes:	10'-0" A.F.F.
		Notes:	(1) Exit Sign
		Notes:	Exit Light Wall Mounted
		Notes:	Man. Chloride Cat. No. DB-I-R-C-06 2-15W
		Notes:	2 lamps-15W-T6-120V AC
		Notes:	2 lamps 6W-6V DC

X	Boy's Toilet Rm. 204	Notes:	(1) Man. Daybrite Cat. No. CG245-CRS02D-LE
		Notes:	3 lamps ea. 40W - T12 120V
		Notes:	2'x4' recessed flour. for dula switching.

Girl's Toilet Rm. 205	Notes:	(1) Man. Daybrite Cat. No. CG245-CRS02D-LE
	Notes:	3 lamps ea. 40W - T12 120V
	Notes:	2'x4' recessed flour. for dula switching.

X	Stairwell No. 1 near Preschool Rm. 202 and Girl's Toilet Rm. 205	Notes:	(2) Man. Daybrite V11240-4-LE
		Notes:	2 lamps ea. - 40W - T12 - 120V
		Notes:	1'x4' Flour. w/high impact lens pendant mount

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o.
 Neighborhood: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 81
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: June 11, 2010

Electrical

Notes: 10'-0" A.F.F.

Receptacles

Notes: Mix Original Poor. 1987 Fair.

Fair Fire Alarm

Notes: Maintenance unavailable for comment.

Notes: _____
 Notes: _____

Good Control Panel

Notes: _____

Fair Annunciator Panel

Notes: _____

Fair Devices - Strobes

Notes: _____

Fair Devices - Horns

Notes: _____

Fair Devices - Pull Stations

Notes: _____

Unknown PA System

Notes: _____

Unknown Clock System

Notes: _____

Fair Security System

Notes: Maintenance unavailable for comment.

Good Main Panel Board

Notes: _____

Devices - Cameras

Notes: _____

Fair Devices - Door Contacts

Notes: _____

Devices - Window Contacts

Notes: _____

Metal Detectors

Notes: _____

INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

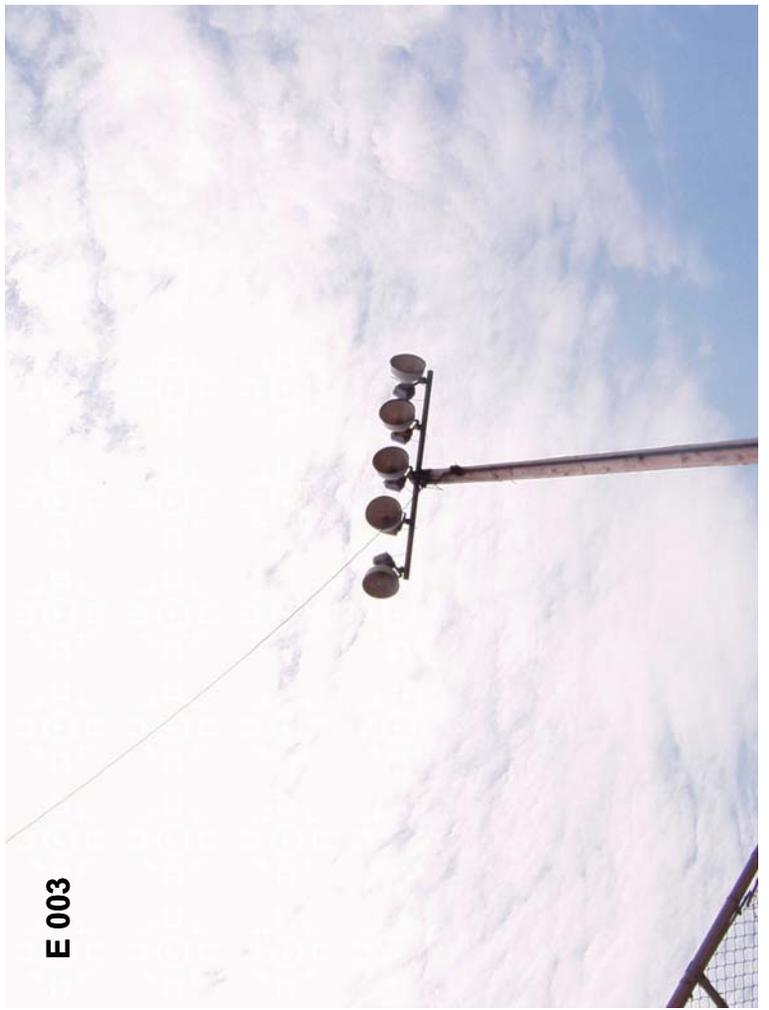
Year Constructed:	1939 / 71 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Spring Garden / 24th Ward	Temp:	81
Block / Lot:	G 270	Precipitation:	None
Square Footage:	14,341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

Electrical

Poor	Tele / Com System	Notes:	_____
	Head End Equipment	Notes:	_____
Poor	Patch Panels	Notes:	See photo E104. Replace.
	Devices	Notes:	_____

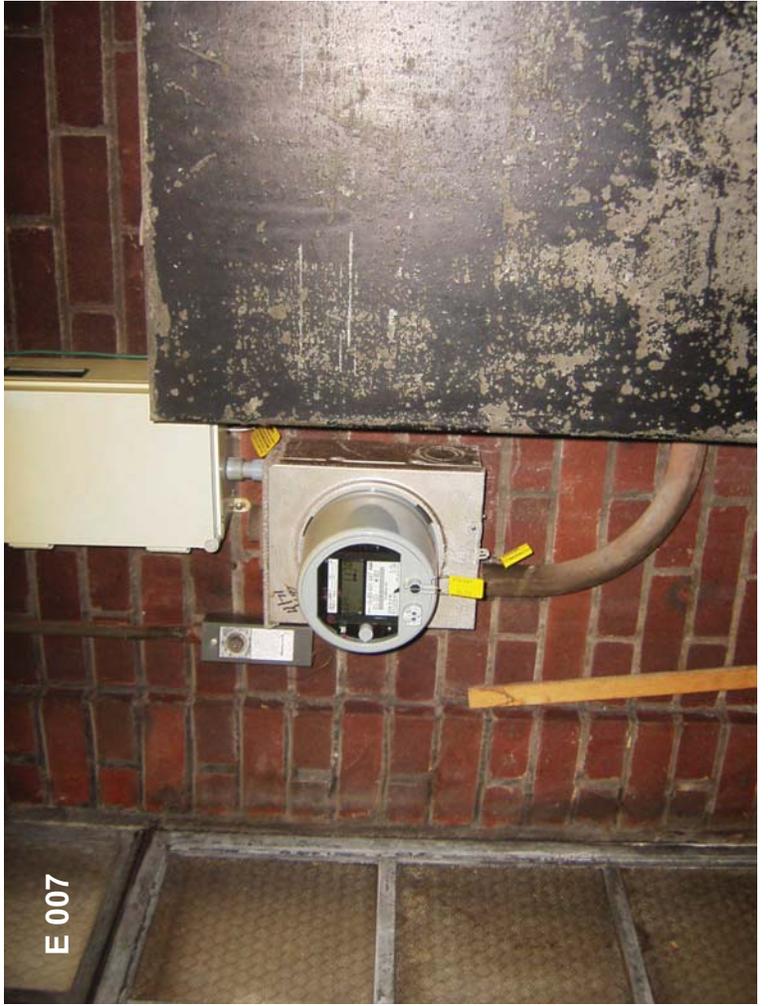
Notes: Silent Knight Security System Model # 5207 Fire Control Communicator.
Smoke detectors in poor condition and dangling from wall.
Pull stations and bells fair condition.
Sonitrol push button activation controls fair condition.

Lighting is a mixture of mainly 1987 lighting and a little of what seems to be original to the building.
1987 lighting is in poor to fair condition. Original is in poor condition.
Contact a professional contractor for mold remediation and cleaning of the lights.
Replace fixtures, fixture covers, and lamps as necessary.

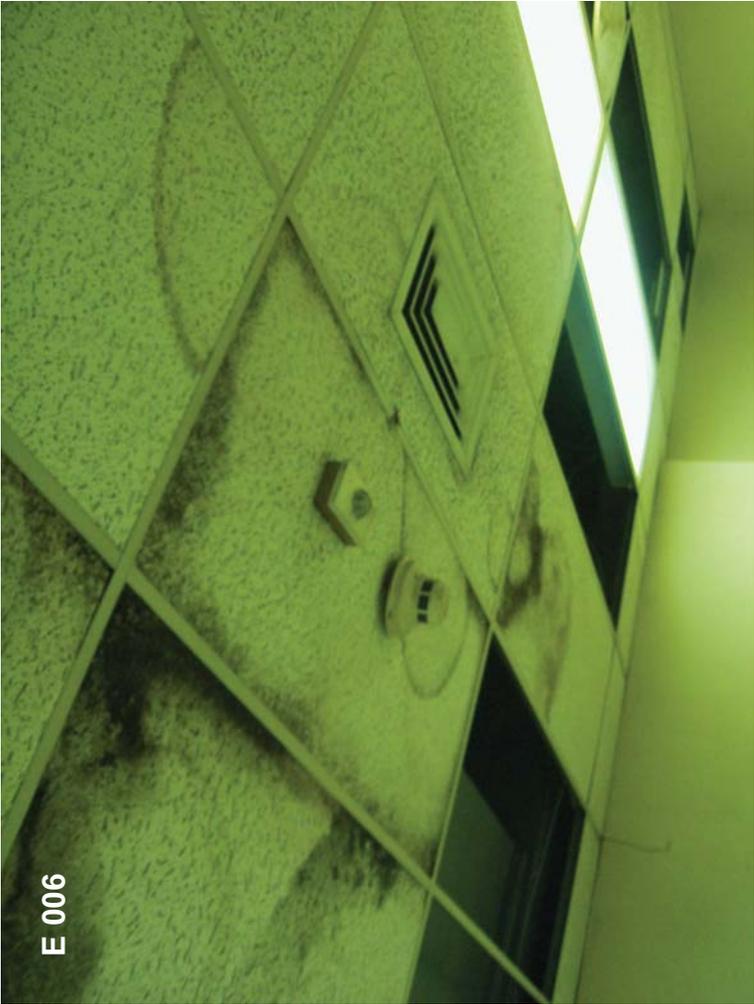




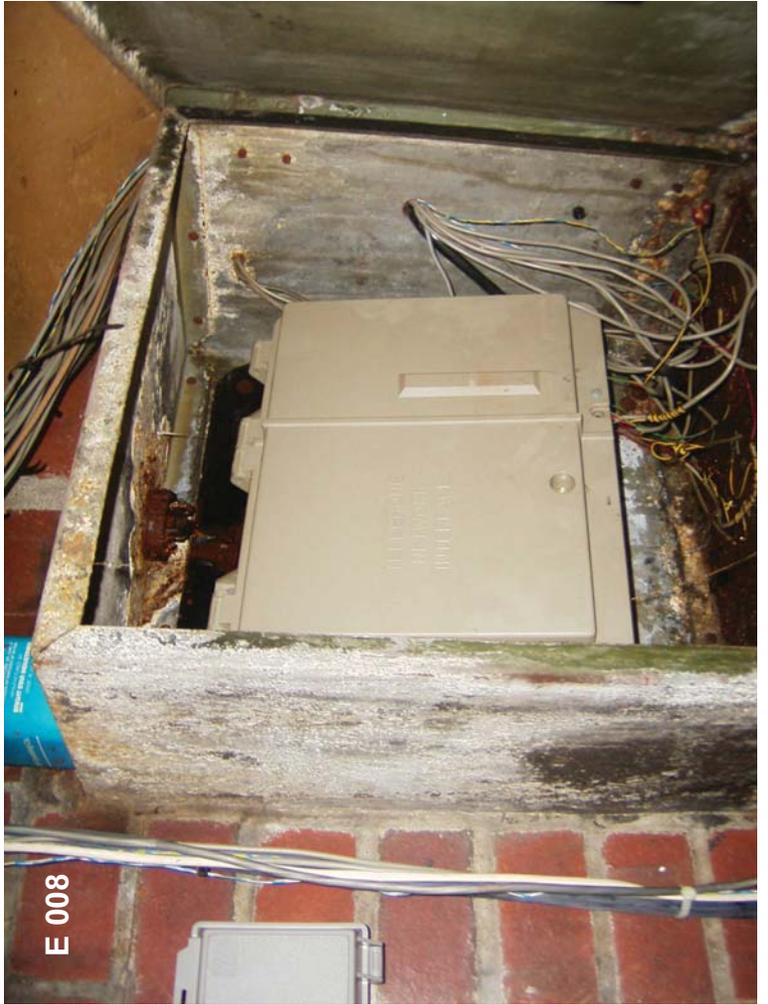
E 005



E 007



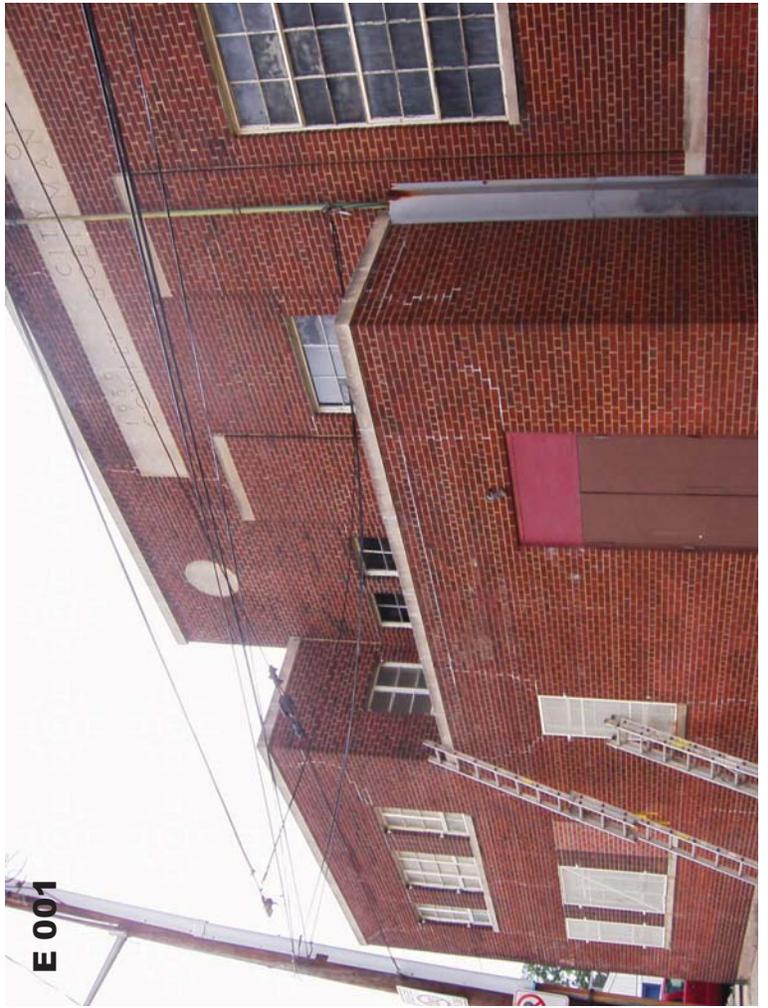
E 006



E 008



E 009



E 001



E 010



E 002



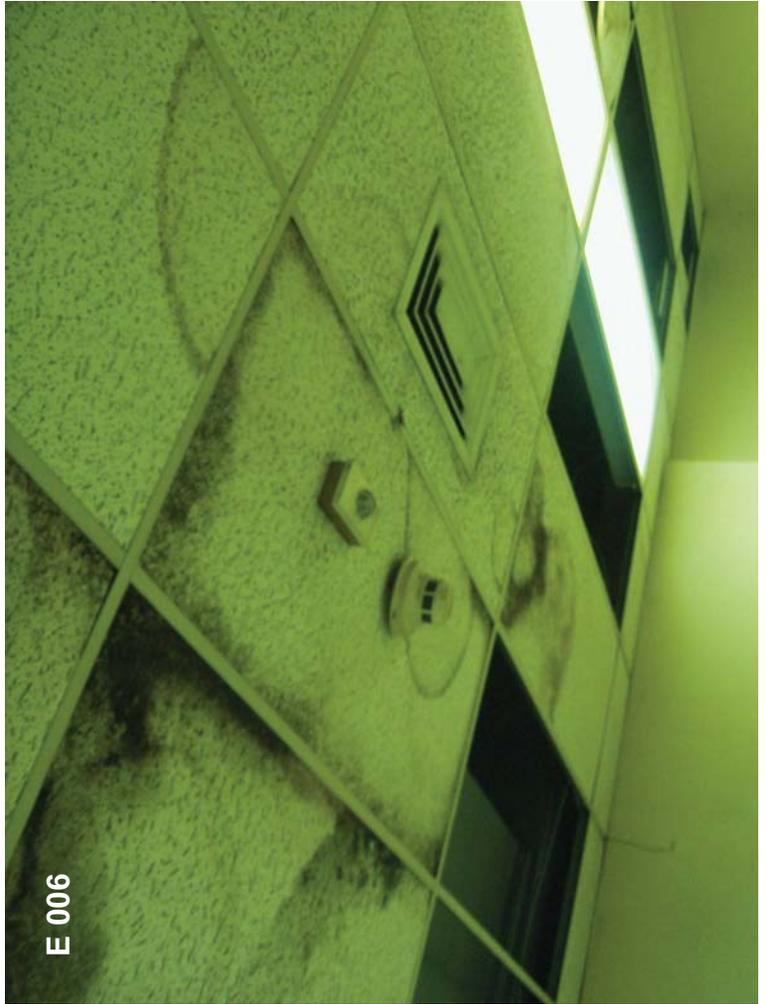
E 003



E 005



E 004



E 006



FP 001



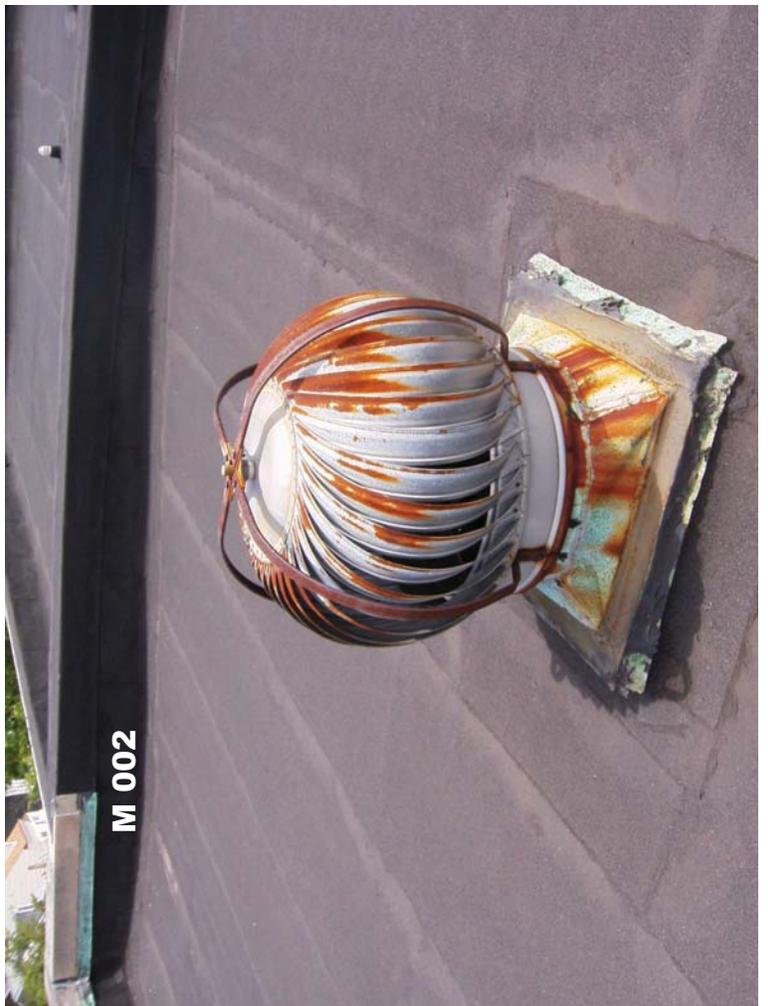
M 001

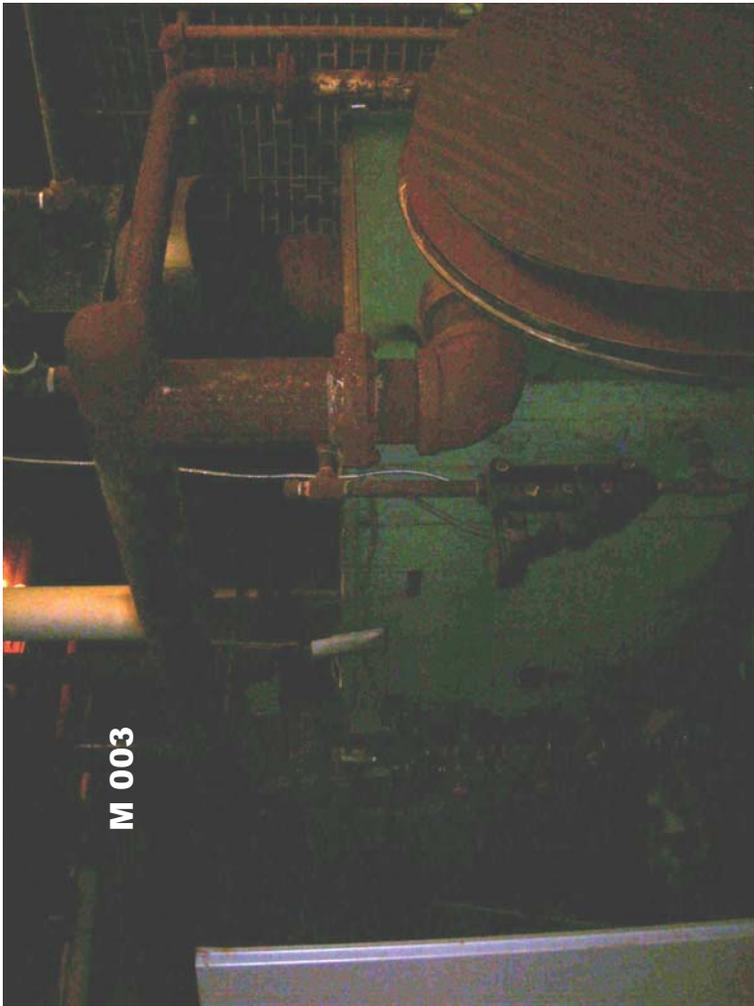


FP 001

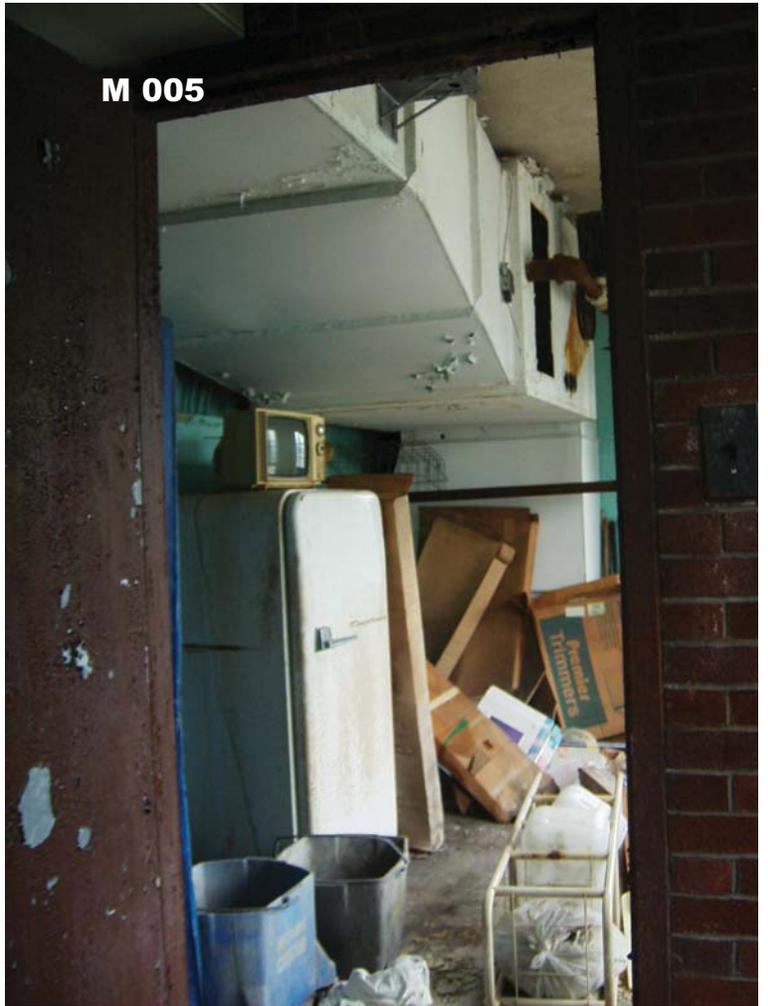


M 002





M 003



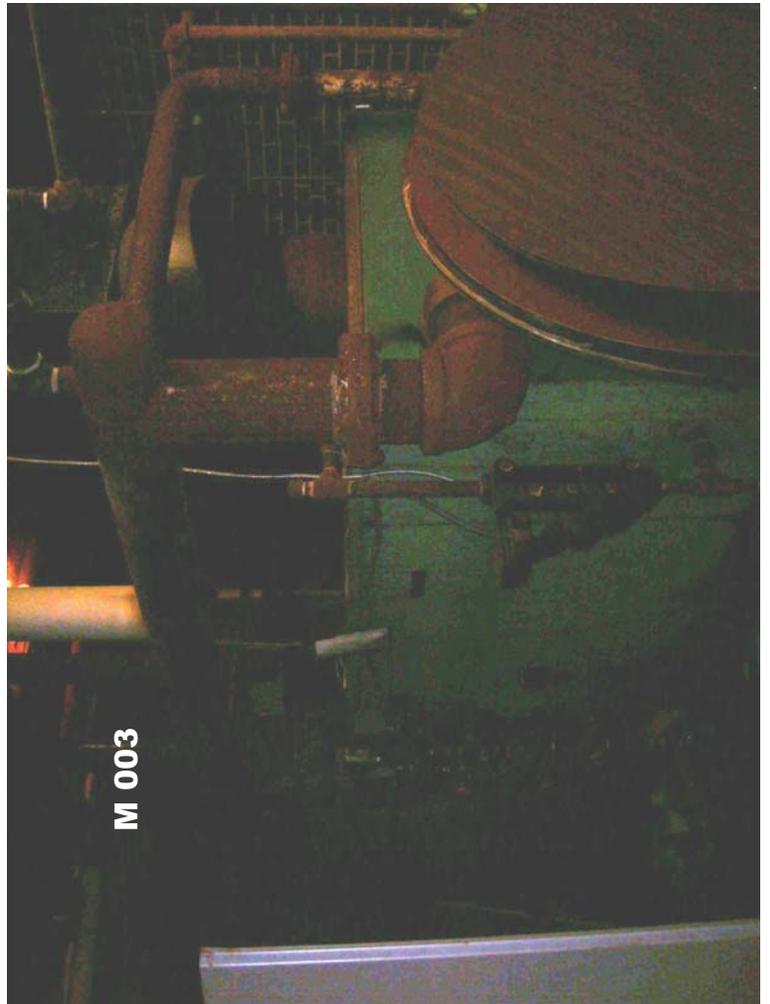
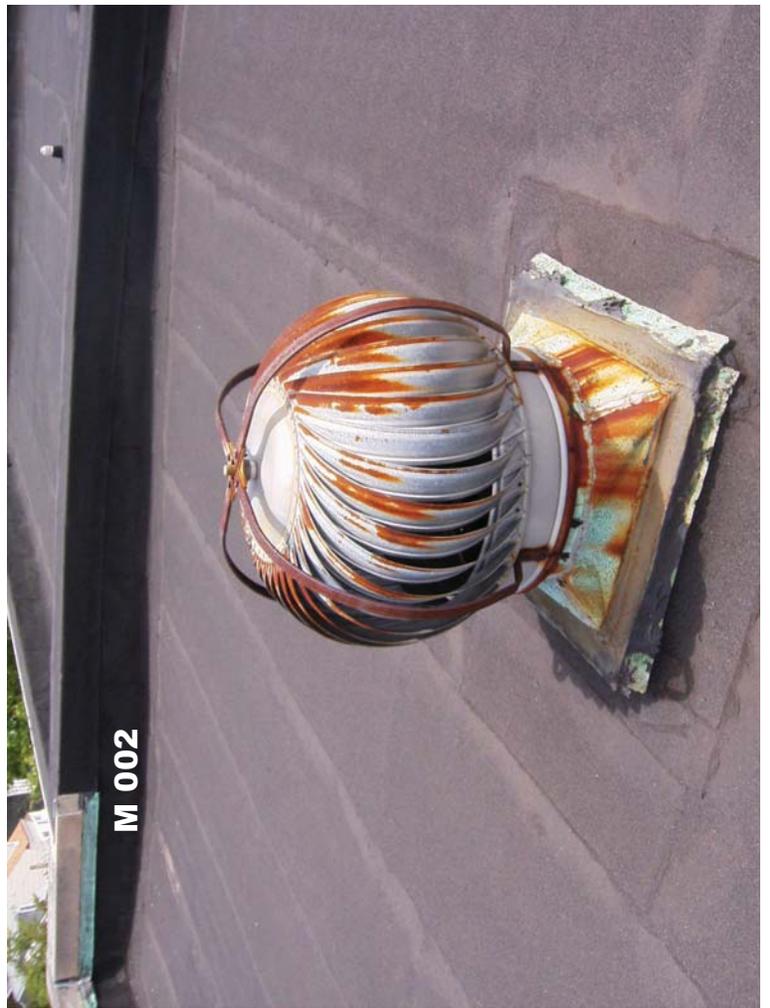
M 005



M 004



M 006





M 004



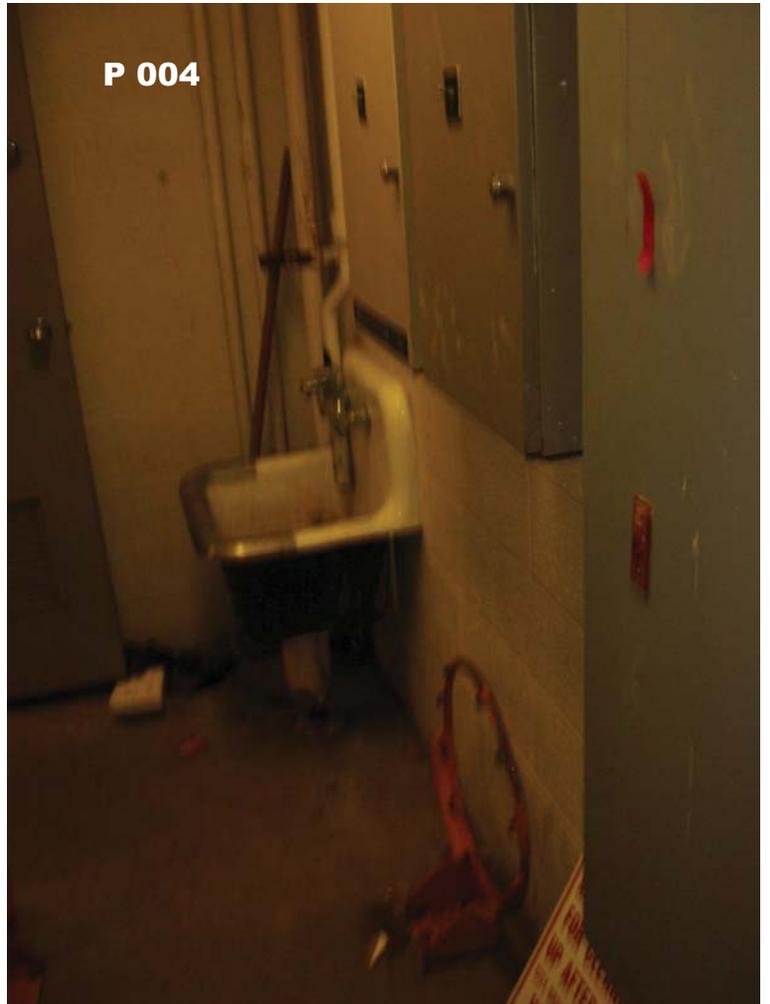
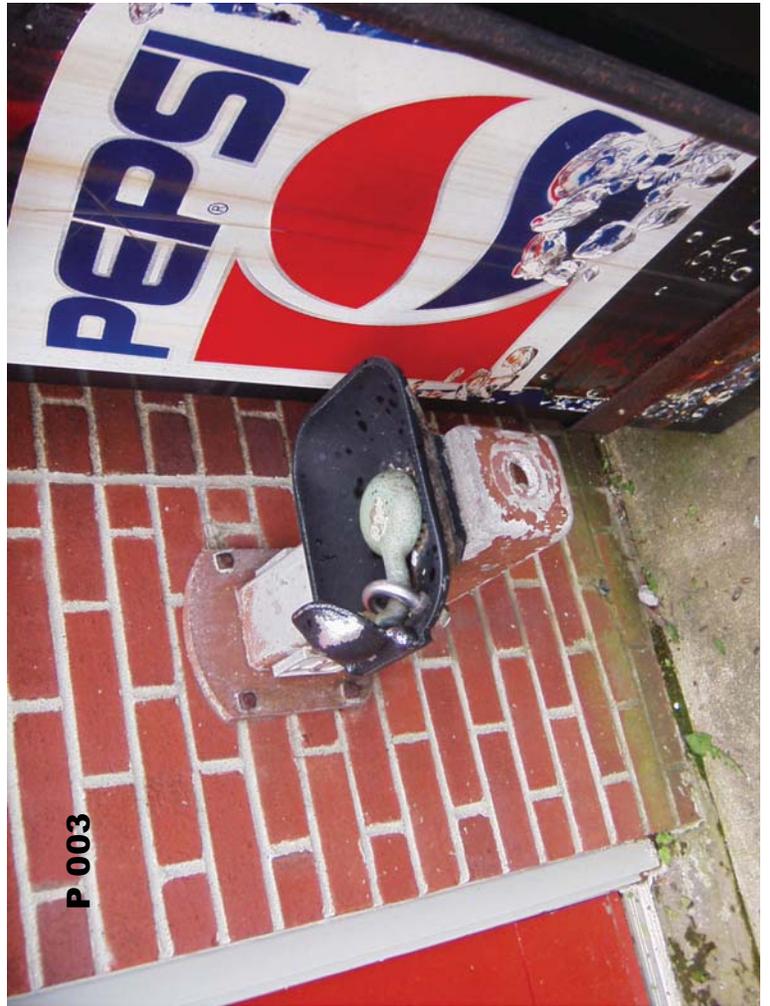
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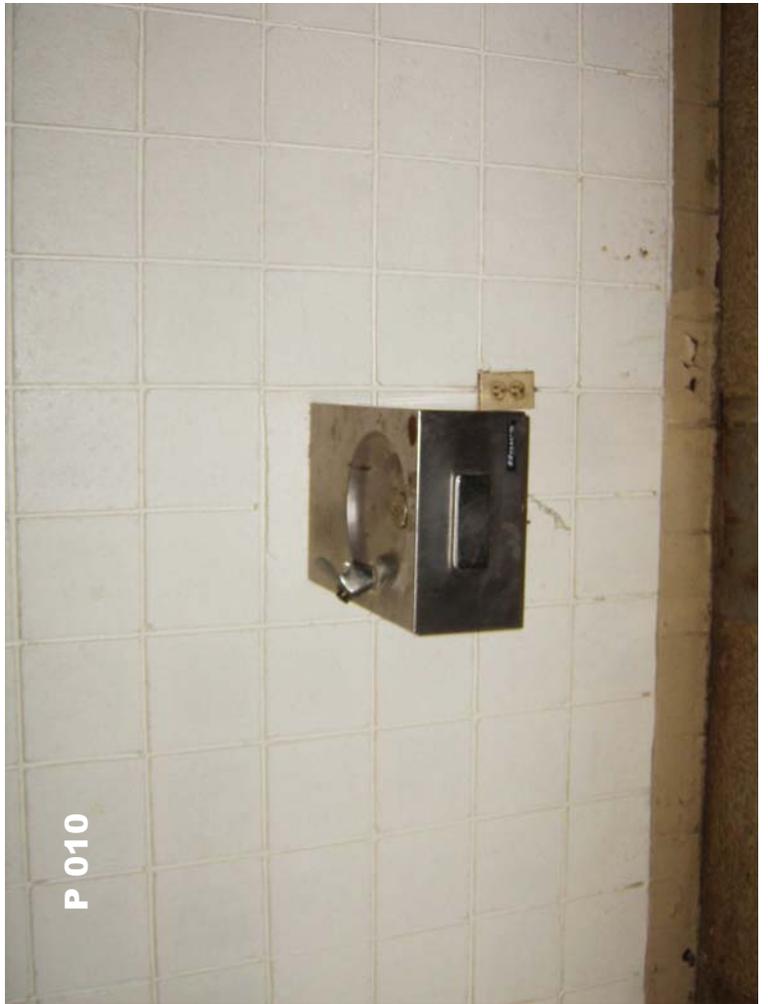


M 005



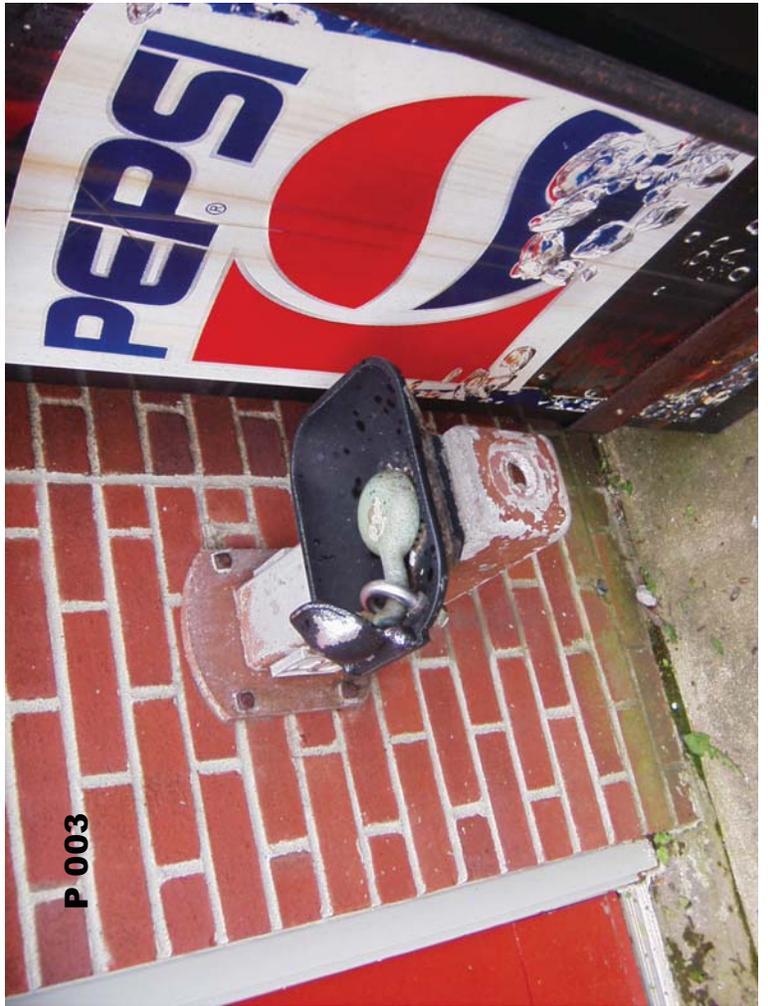
M 007







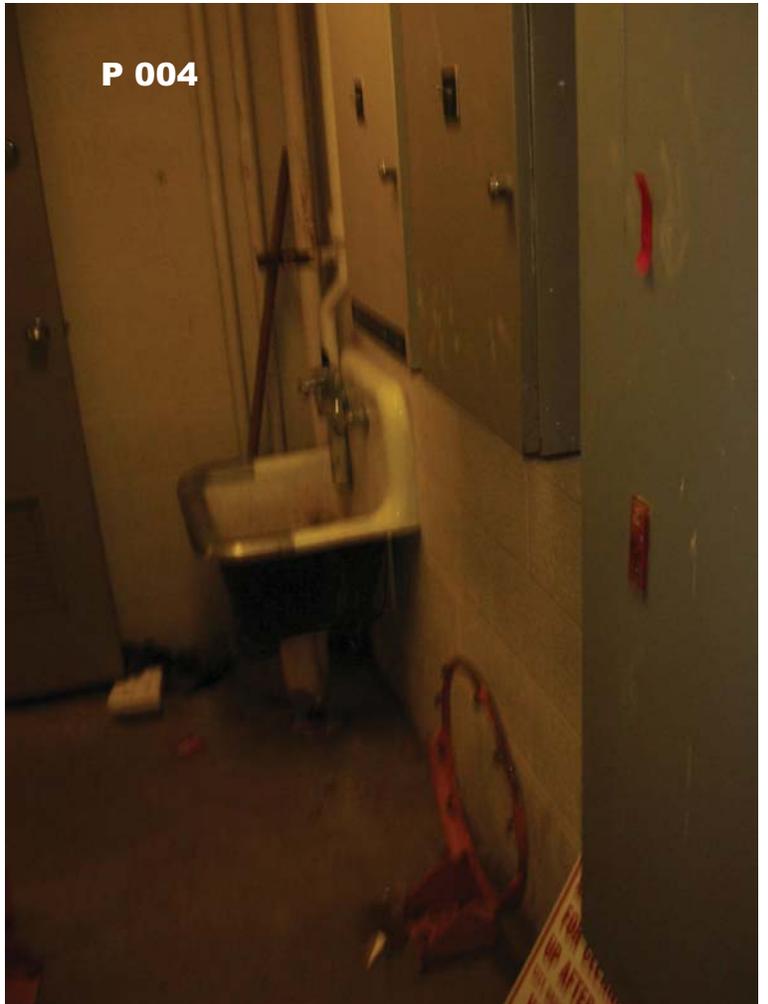
P 001



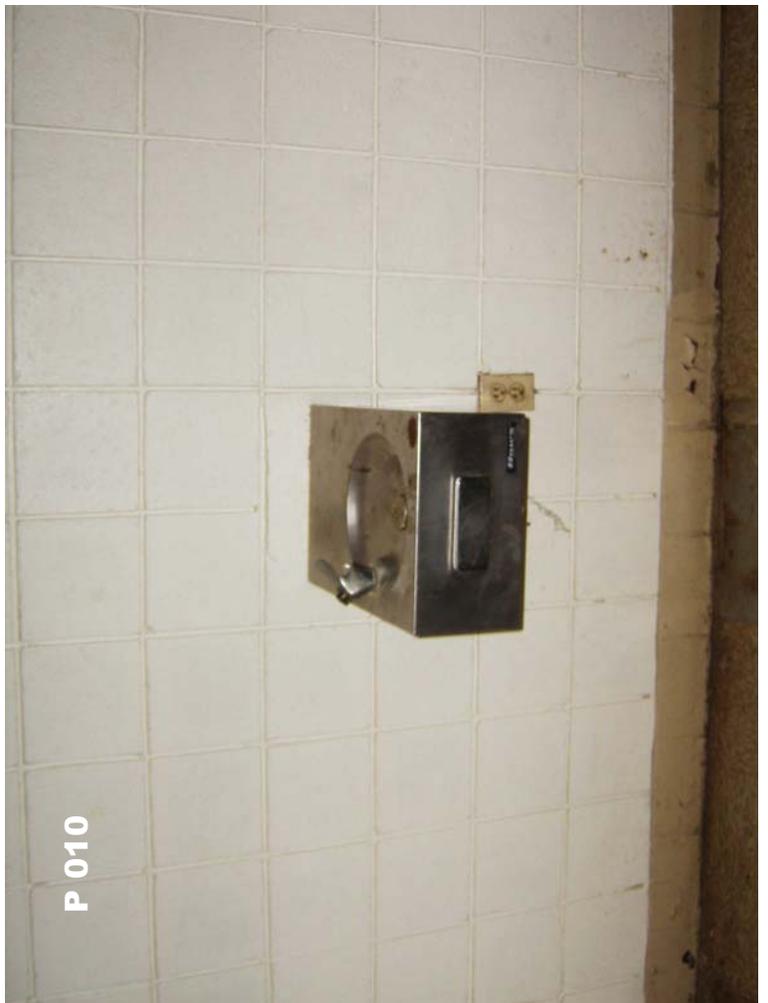
P 003



P 002



P 004



ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

Year Constructed: 1939 / 71 y.o
 Neighborhood/Ward: Spring Garden / 24th Ward
 Block / Lot: G 270
 Square Footage: 14,341
 Department Assigned: TN
 Facility Main Contact: Ray Klimko
 Phone

Weather Conditions Day of Inspection:
 Temp:
 Precipitation:
 Wind:
 Date of Inspection: June 18, 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: on-street parking. Should have at least on space reserved.

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

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: _____

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: _____

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

Notes: building not used.

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

Is the width between railings or curbs at least 36 inches? yes Notes: _____

Are ramps non-slip? yes 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? no Notes: There is roughly 45' of ramp without a 5' level area.

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

3) Pools

Is there at least one accessible pool lift or slope entry? n/a Notes: _____

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

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

Are the controls between 15" and 48" high for the lift? n/a Notes: _____

Is the lift located at a water depth of no more than 48"? n/a Notes: _____

Is the ramp located at a water depth between 24" and 30"? n/a Notes: _____

4) Miscellaneous site features

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

yes Notes: _____

ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

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

yes

Notes:

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

yes

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

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: _____

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

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

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

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")

n/a

Notes:

Are they operable with a closed fist?

n/a

Notes:

9) Seats, Tables, and Counters

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

n/a

Notes:

Are the spaces for wheelchair seating distributed throughout?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

10) Vertical Circulation

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

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

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?

yes

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?

yes

Notes:

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

yes

Notes:

Can doors be opened easily? (5 lbf max)

yes

Notes:

ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

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")

Notes: _____

Is there a 36" wide path to all fixtures?

Notes: _____

3) Stalls

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

Notes: single restrooms / no stalls

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

Notes: _____

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)

Notes: needs 18" vertical grab bar

Is the toilet seat 17" to 19" high?

Notes: _____

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

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)

Notes: _____

Is the lavatory rim no higher than 34"?

Notes: mounted at 35" AFF

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

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: _____

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

Notes: mounted @ 43" AFF

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

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

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
ADA parking signage	1	EA	500.00	\$500
Striping for 1 ADA space only	1	EA	250.00	\$250

TOTAL COST - PARKING

\$750

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

	Quantity	Unit	Unit cost	Total cost
Ramp to water feature area				
Modify to provide a 5' flat landing including modifying the railings	1	LS	9,000.00	\$9,000

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$9,000

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

	Quantity	Unit	Unit cost	Total cost
Building not used - restrooms @ field are only functional space				

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$0

ADA - Title II - "Program Accessibility" Review
Cowley Goettman Recreational Center (B034)
1200 Goettman Stret
Pittsburgh, PA 15212

Restrooms

	Quantity	Unit	Unit cost	Total cost
Grab bars - 18" Vertical	2	EA	65.00	\$130
Relocate lavatory to correct height	2	EA	500.00	\$1,000
Relocate mirrors	2	EA	25.00	\$50
Signage (with braille / ADA)	2	EA	85.00	\$170

TOTAL COST - RESTROOMS	\$1,350
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Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
Building not used - restrooms @ field are only functional space				

TOTAL COST - MISCELLANEOUS ITEMS	\$0
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INSPECTION REPORT
Cowley Recreation Center
1200 Goettmann Street
Pittsburgh, PA 15212

Year Constructed:	1939 / 71 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Spring Garden / 24th Ward	Temp:	81
Block / Lot:	G 270	Precipitation:	None
Square Footage:	14,341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

Site Utilities

X	Site Plumbing	Notes:
	Hose Bibs	Notes: No exterior hose bibs. One bib that was in the back of the building was removed in 1987.
	Site Irrigation	Notes:
Poor	Drinking Fountains	Notes: (1) in back of buuilding. Poor. Replace. Photo P031.
Poor	Fire Hydrants	Notes: 1 in front of building on Goettmann Street. Rusted at base, at hose connections and at valve act. Replace.
	Water Features	Notes:
	Storm Water Management	Notes: Fair to Poor.
X	Inlets	Notes: Fair to Poor. Roof drains clogged.
	Storage Tanks	Notes:
	Detention Ponds	Notes:
	Fencing / Enclosures	Notes:
Unknown	Site Electrical	Notes: Maintenance unavailable for comment.
	Transformer	Notes: Outside dugout of ball field. Looks fair to good.
	Exterior Receptacles	Notes:
	Field Lighting	Notes: Baseball Field Metal Halide lighting on wood poles. Total of 34 Metal Halide Lights mounted on 8 wooden poles. Basketball Court (looks like Induction Lighting) on metal poles and 1 wooden pole.Total of 9 Metal Halide Lights on 4 metal poles and 1 wooden pole.
Fair	Site Lighting	
	Outside Light near Foyer Rm. 106	Notes: (1) Man. Daybrite WL50HS-EM 6V-9W Ext. Wall Pack with D.C.B.B. 9W 6V Lamp on Emergency Circuit
Fair	Outside Light near Stairwell near Office Rm. 101 and Women's Toilet Rm. 102	(1) Man. Daybrite WL50HS-EM 6V-9W Ext. Wall Pack with D.C.B.B. 9W 6V Lamp on Emergency Circuit

INSPECTION REPORT
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Year Constructed:	1939 / 71 y.o.	Weather Conditions Day of Inspection:	
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Block / Lot:	G 270	Precipitation:	None
Square Footage:	14,341	Wind:	SW 3 MPH
Department Assigned:	TN	Date of Inspection:	June 11, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (Cell)		

Site Utilities

Unknown	Natural Gas Service	There is natural gas service. Need maintenance to show meter / entrance into building.
Fair	Lights	
Fair	Wooden Poles	
Fair	Lights	
Poor	Metal Poles	
Unknown	PA System	Notes: Maintenance unavailable for comment.

Notes: Baseball Field Metal Halide lighting on wood poles. Total of 34 Metal Halide Lights mounted on 8 wooden poles. Power (Watts), usage, condition, age unknown. Poles are in fair condition, dry and starting to crack. They need treated. Metal Halide Lights look in fair condition.
Need verbal report from maintenance. Basketball Court (looks like Induction Lighting). Total of 9 Metal Halide Lights on 4 metal poles and 1 wooden pole. Power (Watts), usage, condition, age unknown. Lights are in fair condition. Metal poles are in poor condition (paint peeling and rusted). Need verbal report from maintenance.
Replace metal halide lighting with induction lighting in 0-5 years.
The building exterior lightin is a mix of what looks to be metal halide, those mentioned above, and original to the building the 1987 metal halide lighting and those mentioned above are in fair condition, the original are in poor condition.
Replace metal halide and those mentioned above in 0-5 years, replace original in 0-1 year.

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Asset Protection Summary

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

Notes:

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

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

Immediate Asset Protection Estimate

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

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

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

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

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

One Year Asset Protection Estimate

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

SUBTOTAL

\$1,428,550

GENERAL REQUIREMENTS

6%

\$85,713

BOND

1%

\$15,143

PERMIT

Calc.

\$15,634

OVERHEAD & PROFIT

7%

\$98,427

CONTINGENCY

5%

\$71,428

ESCALATION

4%

\$68,596

TOTAL

\$1,783,490

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Five Year Asset Protection Estimate

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

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

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

10 Year Asset Protection Estimate

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

SUBTOTAL

\$90,000

GENERAL REQUIREMENTS

6%

\$5,400

BOND

1%

\$954

PERMIT

Calc.

\$1,233

OVERHEAD & PROFIT

7%

\$6,201

CONTINGENCY

5%

\$4,500

ESCALATION to Year 2020

42%

\$45,481

TOTAL

\$153,769

Cowley Goettman Recreational Center (B034)

1200 Goettman Street
Pittsburgh, PA 15212

Re-open Ground Level Locker Areas

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

SUBTOTAL

\$38,500

GENERAL REQUIREMENTS	6%	\$2,310
BOND	1%	\$408
PERMIT	Calc.	\$570
OVERHEAD & PROFIT	7%	\$2,653
CONTINGENCY	10%	\$3,850
ESCALATION	0%	\$0

TOTAL

\$48,291

MASSARO RESTORATION SERVICES, LLC

120 Delta Drive
Pittsburgh, PA 15238
412-599-0023 office
412-408-0003 fax
PA HIC # PA028800

Client: Cowley Goettman Rec Center
Property:
Business: 1200 Goettman Street
Pittsburgh, PA 15212

Operator Info:
Operator: FJEZZI

Estimator: Fred Jezzi

Reference:
Company: Massaro Corporation Client

Type of Estimate: Mold
Date Entered: 6/15/2010 Date Assigned: 6/11/2010
Date Est. Completed: 6/15/2010 Date Job Completed:

Price List: PAPB7X_JUN10
Restoration/Service/Remodel
Estimate: COWLEY

As per the contract held with the City of Pittsburgh the Cowley Goettman Rec Center was inspected on Friday, June 11, 2010. This facility has been officially closed since 2004 and a significant mold problem was discovered throughout the building.

Enclosed estimate represents associated cost for mold remediation.

MASSARO RESTORATION SERVICES, LLC

120 Delta Drive
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PA HIC # PA028800

Summary

Line Item Total				56,647.21
Total Adjustments for Base Service Charges				117.30
Cleaning Mtl Tax	@	7.000% x	5,564.48	389.51
Subtotal				57,154.02
Overhead	@	10.0% x	57,154.02	5,715.40
Profit	@	10.0% x	62,869.43	6,286.94
Cleaning Sales Tax	@	7.000% x	55,059.81	3,854.19
Replacement Cost Value				\$73,010.55
Net Claim				\$73,010.55

Fred Jezzi

MASSARO RESTORATION SERVICES, LLC

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PA HIC # PA028800

Recap by Room

Estimate: COWLEY

Ground Floor	28,028.46	49.38%
Main Floor	16,878.12	29.73%
Second Floor	5,024.24	8.85%
General Conditions	6,716.39	11.83%
<hr/>		
Subtotal of Areas	56,647.21	99.79%
Base Service Charges	117.30	0.21%
<hr/>		
Total	56,764.51	100.00%

MASSARO RESTORATION SERVICES, LLC

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Recap by Category

O&P Items		Total	%
CLEANING		948.64	1.30%
GENERAL DEMOLITION		10,872.00	14.89%
SCAFFOLDING		749.59	1.03%
WATER EXTRACTION & REMEDIATION		44,076.98	60.37%
O&P Items Subtotal		56,647.21	77.59%
Base Service Charges		117.30	0.16%
Cleaning Mtl Tax	@ 7.000%	389.51	0.53%
Overhead	@ 10.0%	5,715.40	7.83%
Profit	@ 10.0%	6,286.94	8.61%
Cleaning Sales Tax	@ 7.000%	3,854.19	5.28%
Total		73,010.55	100.00%

MASSARO RESTORATION SERVICES, LLC

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PA HIC # PA028800

COWLEY

Ground Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Containment Barrier/Airlock/Decon. Chamber	2.00 EA	0.00	279.00	558.00
2. General Demolition - per hour	200.00 HR	46.98	0.00	9,396.00
3. HEPA Vacuuming (PER SF) - walls, ceiling and floor	27,400.00 SF	0.00	0.30	8,220.00
4. Apply anti-microbial agent - same area	27,400.00 SF	0.00	0.21	5,754.00
5. Neg. air fan/Air scrub. (6 units x 5 days each)	30.00 DA	0.00	123.13	3,693.90
6. Clean ductwork - Interior (PER REGISTER)	6.00 EA	0.00	67.76	406.56
Totals: Ground Floor				28,028.46

Main Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
7. HEPA Vacuuming (PER SF) - walls, ceiling and floor	29,400.00 SF	0.00	0.30	8,820.00
8. Apply anti-microbial agent - same area	29,400.00 SF	0.00	0.21	6,174.00
9. Neg. air fan/Air scrub. (4 units x 3 days each)	12.00 DA	0.00	123.13	1,477.56
10. Clean ductwork - Interior (PER REGISTER)	6.00 EA	0.00	67.76	406.56
Totals: Main Floor				16,878.12

Second Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
11. HEPA Vacuuming (PER SF) - walls, ceiling and floor	8,620.00 SF	0.00	0.30	2,586.00
12. Apply anti-microbial agent - same area	8,620.00 SF	0.00	0.21	1,810.20

MASSARO RESTORATION SERVICES, LLC

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CONTINUED - Second Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
13. Neg. air fan/Air scrub. (2 units x 2 days each)	4.00 DA	0.00	123.13	492.52
14. Clean ductwork - Interior (PER REGISTER)	2.00 EA	0.00	67.76	135.52
Totals: Second Floor				5,024.24

General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
GROUND FLOOR				
15. Add for HEPA filter (for negative air exhaust fan)	6.00 EA	0.00	159.61	957.66
5. Equipment decontamination charge - HVY, per piece of equip	6.00 EA	0.00	43.82	262.92
17. Add for personal protective equipment (hazardous cleanup) - 5 techs x 5 days each (switch 2 per day)	50.00 EA	0.00	10.39	519.50
18. Respirator - Full face - multi-purpose resp. (per day)	25.00 DA	0.00	7.61	190.25
19. Respirator cartridge - HEPA only (per pair)	50.00 EA	0.00	8.56	428.00
20. Scaffold - per section (per day) - 2 sections x 5 days each	10.00 DA	0.00	11.92	119.20
21. Labor to set up and take down scaffold - per section	5.00 EA	0.00	39.97	199.85
22. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA	738.00	0.00	1,476.00
MAIN FLOOR				
23. Add for HEPA filter (for negative air exhaust fan)	4.00 EA	0.00	159.61	638.44
24. Equipment decontamination charge - HVY, per piece of equip	4.00 EA	0.00	43.82	175.28
25. Add for personal protective equipment (hazardous cleanup) - 5 techs x 3 days each (switch 2 per day)	30.00 EA	0.00	10.39	311.70
5. Respirator - Full face - multi-purpose resp. (per day)	15.00 DA	0.00	7.61	114.15

MASSARO RESTORATION SERVICES, LLC

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CONTINUED - General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
27. Respirator cartridge - HEPA only (per pair)	30.00 EA	0.00	8.56	256.80
28. Scaffold - per section (per day) - 4 sections x 3 days each	12.00 DA	0.00	11.92	143.04
29. Labor to set up and take down scaffold - per section	4.00 EA	0.00	39.97	159.88
SECOND FLOOR				
30. Add for HEPA filter (for negative air exhaust fan)	2.00 EA	0.00	159.61	319.22
31. Equipment decontamination charge - HVY, per piece of equip	1.00 EA	0.00	43.82	43.82
32. Add for personal protective equipment (hazardous cleanup) - 3 techs x 2 days each (switch 2 per day)	12.00 EA	0.00	10.39	124.68
33. Respirator - Full face - multi-purpose resp. (per day)	6.00 DA	0.00	7.61	45.66
34. Respirator cartridge - HEPA only (per pair)	12.00 EA	0.00	8.56	102.72
35. Scaffold - per section (per day) - 2 sections x 2 days each	4.00 DA	0.00	11.92	47.68
36. Labor to set up and take down scaffold - per section	2.00 EA	0.00	39.97	79.94
Totals: General Conditions				6,716.39
Line Item Subtotals: COWLEY				56,647.21
Adjustments for Base Service Charges				Adjustment
Cleaning Remediation Technician				88.84
General Laborer				28.46
Total Adjustments for Base Service Charges:				117.30
Line Item Totals: COWLEY				56,764.51

NATURAL GAS

DATA UNAVAILABLE

ELECTRIC

3000-004-156-001

City of Pittsburgh	Square Foot 14,341
LOCATION : City of Pgh Park and Rec Goettman St, Pittsburgh, PA 15212	
ELECTRIC CO : Duquesne Light	
ACCOUNT # : 2000-002-656-001	
SUPPLIER CO :	
ACCOUNT # :	
CUST CHARGE: \$ 30.00	
RATE : GM - Medium Commercial Indexed	
METER # : G02615014	

2008				ELECTRIC COMPANY									SUPPLIER					TOTAL	
PREVIOUS	PRESENT	DAYS	READ	KWH	KW	ADJ. KW	DIST KW	PF	COST	COST/kWh	CUST CHG	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh
11/27/2007	1/28/2008	62	a	40	0.0	0.0	7.6	1.00	\$ 76.53	\$ 1.913	\$ 60.00	\$ 136.53			#DIV/0!		\$ -	\$ 136.53	\$ 3.413
1/28/2008	2/26/2008	29	a	0	0.0	0.0	7.6	1.00	\$ 36.81	#DIV/0!	\$ 30.00	\$ 66.81			#DIV/0!		\$ -	\$ 66.81	#DIV/0!
		0	adj	0	0.0	0.0	-7.6	-1.00	\$ (36.81)	#DIV/0!	\$ (30.00)	\$ (66.81)			#DIV/0!		\$ -	\$ (66.81)	#DIV/0!
1/28/2008	2/29/2008	32	cor	0	0.0	0.0	7.6	1.00	\$ 36.81	#DIV/0!	\$ 30.00	\$ 66.81			#DIV/0!		\$ -	\$ 66.81	#DIV/0!
2/29/2008	3/31/2008	31	a	160	7.6	7.6	7.6	1.00	\$ 70.98	\$ 0.444	\$ 30.00	\$ 100.98			#DIV/0!		\$ -	\$ 100.98	\$ 0.631
3/31/2008	4/29/2008	29	a	960	40.4	40.4	15.2	1.00	\$ 396.08	\$ 0.413	\$ 30.00	\$ 426.08			#DIV/0!		\$ -	\$ 426.08	\$ 0.444
4/29/2008	5/28/2008	29	a	2,240	42.8	44.1	17.1	1.03	\$ 512.30	\$ 0.229	\$ 30.00	\$ 542.30			#DIV/0!		\$ -	\$ 542.30	\$ 0.242
5/28/2008	6/26/2008	29	a	1,960	42.8	42.8	16.4	1.00	\$ 494.76	\$ 0.252	\$ 30.00	\$ 524.76			#DIV/0!		\$ -	\$ 524.76	\$ 0.268
6/26/2008	7/28/2008	32	a	1,680	42.8	43.2	16.6	1.01	\$ 482.50	\$ 0.287	\$ 30.00	\$ 512.50			#DIV/0!		\$ -	\$ 512.50	\$ 0.305
7/28/2008	8/26/2008	29	a	480	7.6	7.6	8.2	1.00	\$ 96.57	\$ 0.201	\$ 30.00	\$ 126.57			#DIV/0!		\$ -	\$ 126.57	\$ 0.264
8/26/2008	9/25/2008	30	a	2,320	41.6	42.8	16.4	1.03	\$ 519.06	\$ 0.224	\$ 30.00	\$ 549.06			#DIV/0!		\$ -	\$ 549.06	\$ 0.237
9/25/2008	10/27/2008	32	a	2,520	36.0	37.1		1.03	\$ 554.21	\$ 0.220		\$ 554.21			#DIV/0!		\$ -	\$ 554.21	\$ 0.220
10/27/2008	11/25/2008	29	a	200	34.0	39.4	14.7	1.16	\$ 350.79	\$ 1.754	\$ 30.08	\$ 380.87			#DIV/0!		\$ -	\$ 380.87	\$ 1.904
11/25/2008	12/29/2008	34	a	0	0.0	0.0	8.2	1.00	\$ 39.72	#DIV/0!	\$ 30.34	\$ 70.06			#DIV/0!		\$ -	\$ 70.06	#DIV/0!
TOTALS :				12,560	295.6	305.0	135.6	1.03	\$ 3,630.31	\$ 0.289	\$ 360.42	\$ 3,990.73	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 3,990.73	\$ 0.318

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

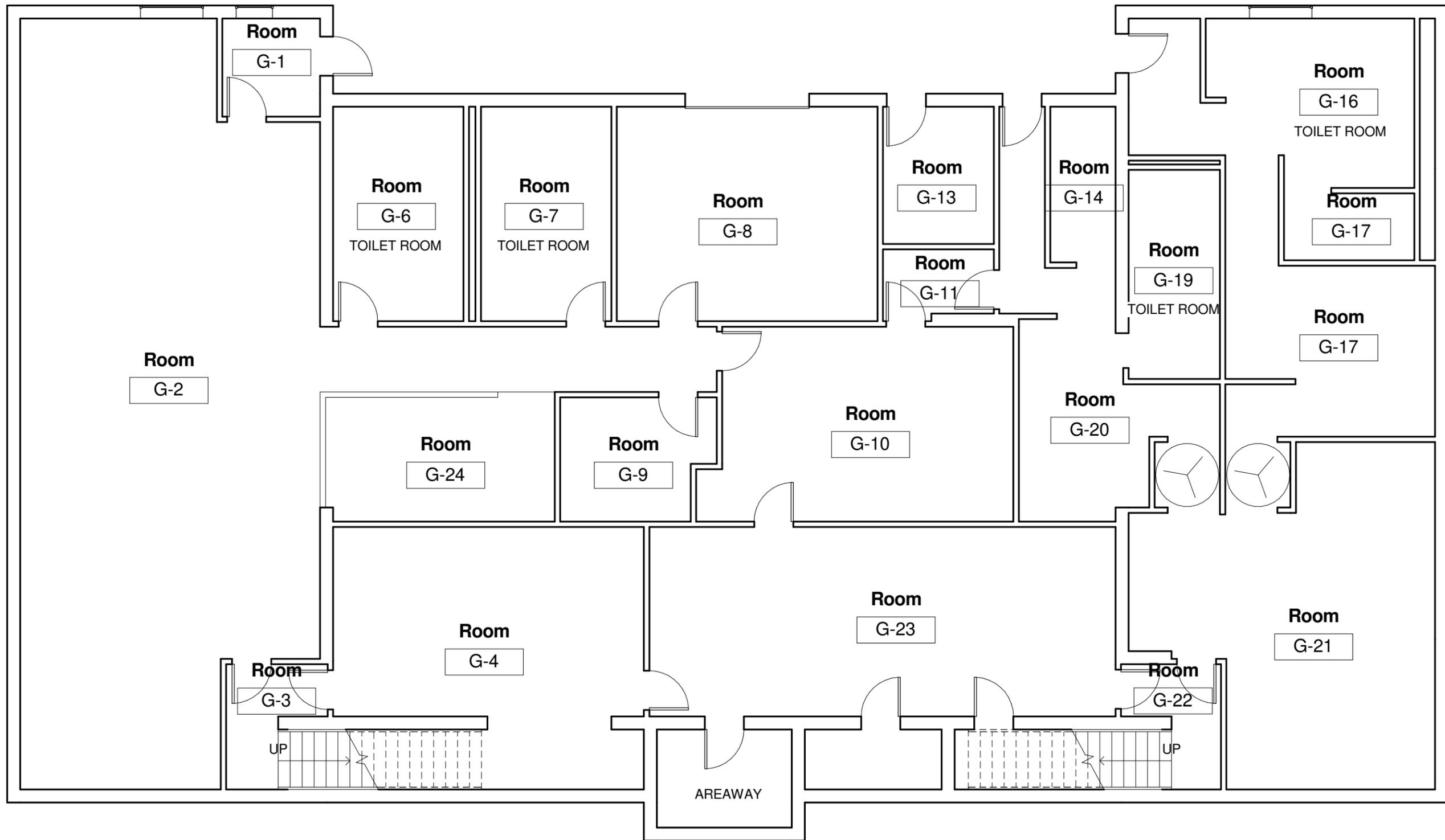
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = N/A (No Data Available)

Energy Usage in BTU/ Square Foot electricity = 2,988

Conclusion: No gas usage data was available for this location. Though there is a lower usage of electricity per square foot of 2,988 Btu/Square Foot compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Cowley is an abandoned site.



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



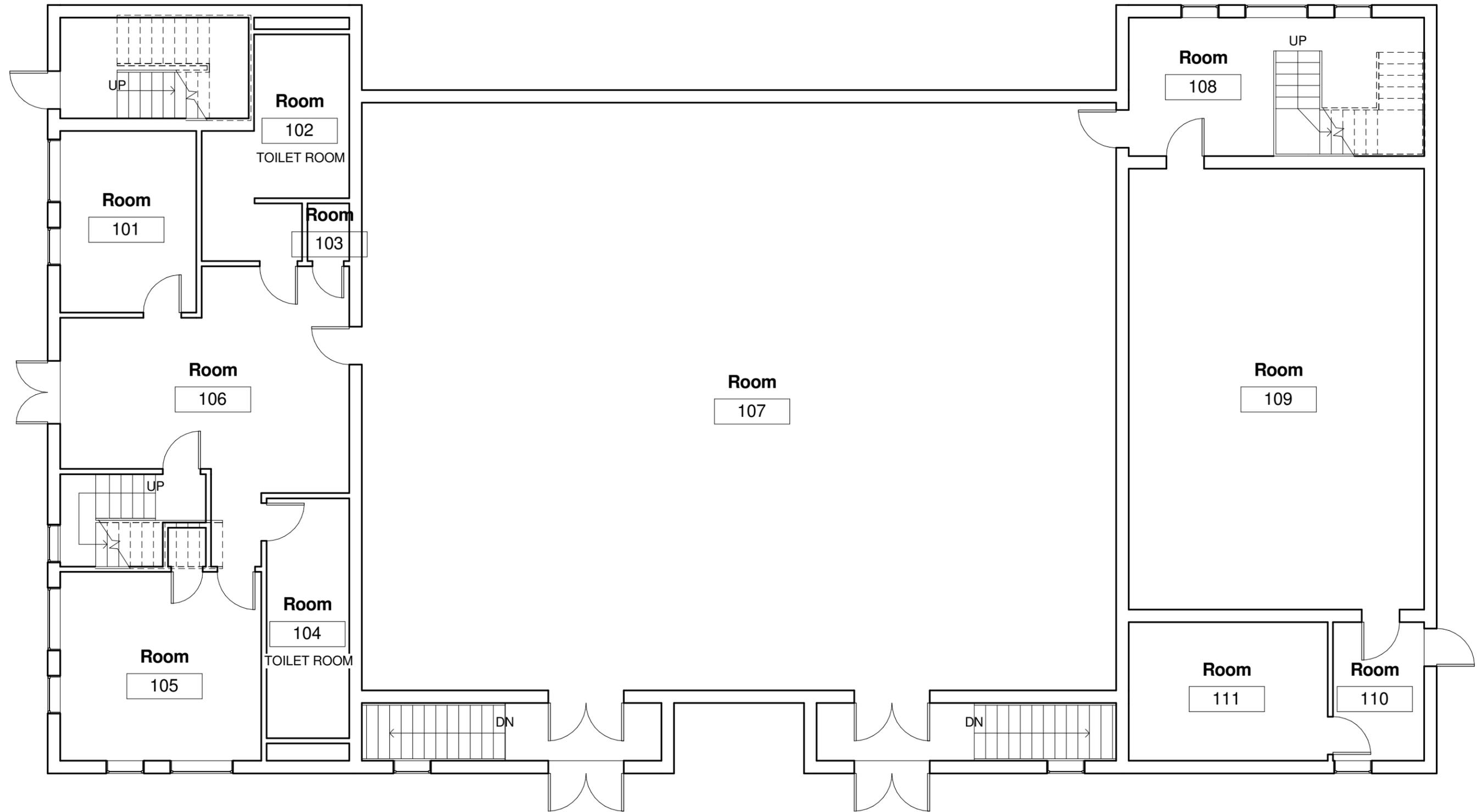
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Cowley 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"

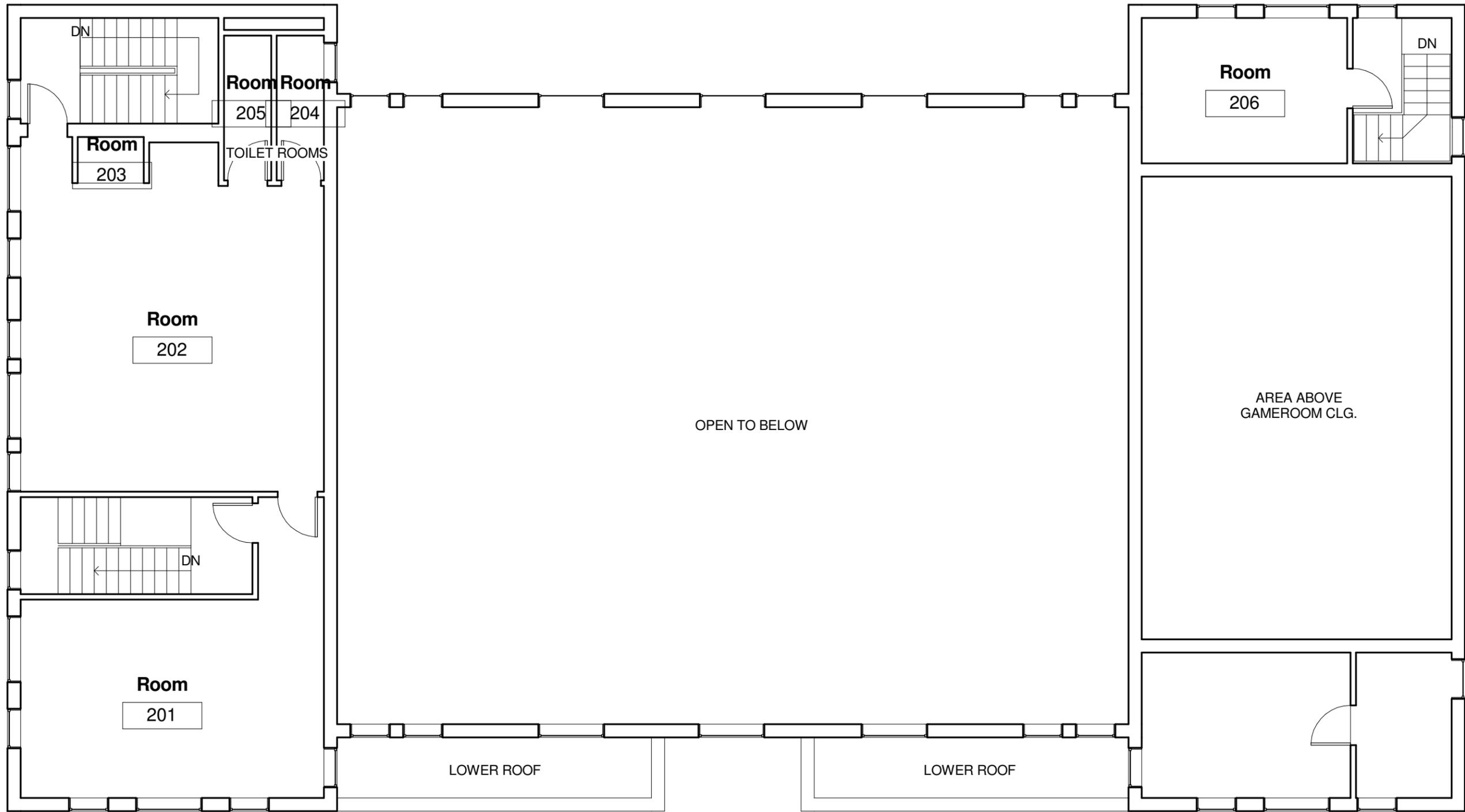


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Cowley Rec. Center
City of Pittsburgh

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"



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Cowley Rec. Center
City of Pittsburgh

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



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

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Cowley Rec. Center

City of Pittsburgh

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