



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



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

May 21, 2010



Massaro

www.massarocms.com

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

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

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

Executive Summary

INTRODUCTION

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

The professionals in attendance conducted specific inspections or provided services:

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

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

FINDINGS

Asset Protection

In general the building was found to be in fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of serious attention were the roof, the heating system, the structural truck-bay slab the interior lighting and the exterior masonry. The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

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

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

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

Executive Summary

American Disabilities Act

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

Parking

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

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

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

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

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

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

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

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

Restrooms

This includes all public restrooms and the usability of them.

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

Miscellaneous items

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

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

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

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

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

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

Executive Summary

INTRODUCTION

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

The professionals in attendance conducted specific inspections or provided services:

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

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

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

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

FINDINGS

Asset Protection

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

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

Immediate	\$185,291
One Year	\$417,580
Five Year	\$60,209
10 Year	\$0

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

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

Executive Summary

American Disabilities Act

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

Parking

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

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

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

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

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

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

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

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

Restrooms

This includes all public restrooms and the usability of them.

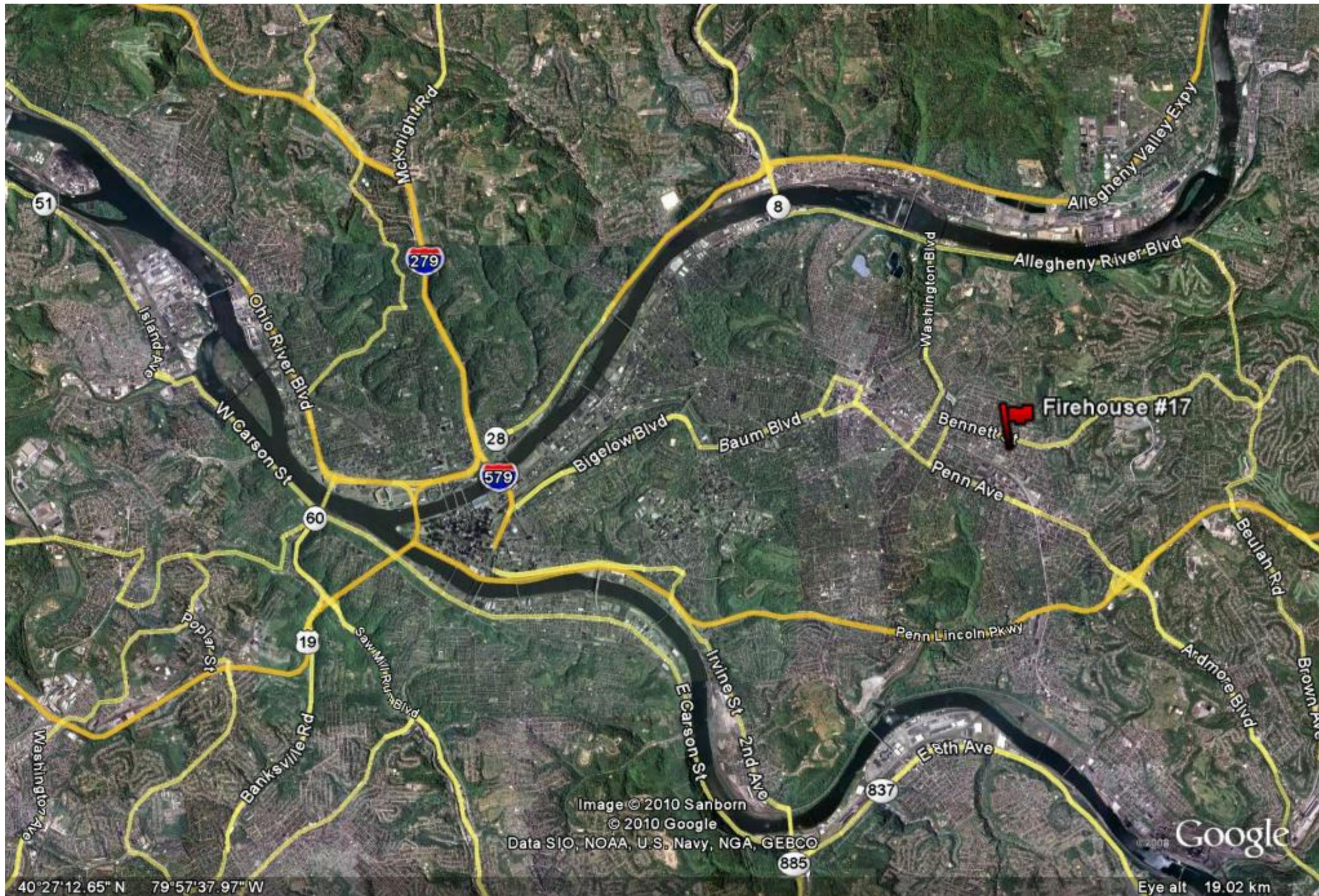
Estimated cost to achieve compliance **\$0**

Miscellaneous items

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

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

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



Firehouse #17

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

Google

40°27'12.65" N 79°57'37.97" W

Eye alt 19.02 km

INSPECTION REPORT

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

Interiors

Interior Spaces

Fair	Ceiling -Type 1	Hard Coat Plaster	Notes:	All rooms except Locker Room
Fair	Ceiling -Type 2	ACT - 2 x 4		Locker Room
Fair	Flooring - Type 1	VCT	Notes:	Locker Room, Offices, Kitchen, Front Room,
Fair	Flooring - Type 3	Concrete	Notes:	Truck Bay / Basement / Rear hall/stair to Bsmt.
Good	Base		Notes:	Glazed Block & Brick
Good	Walls		Notes:	Glazed Block & Brick
Good	Ceramic Tile Walls @ Shower Rooms		Notes:	
Poor	Doors & Hardware		Notes:	Wood with Wood Frame - all very old & past useful life

Bathroom

Men's Bath & Shower Room

Fair	Ceiling -Type 1	Hard Coat Plaster	Notes:	
Fair	Flooring - Type 2	Ceramic Tile	Notes:	Mosaic in Bath and Shower Areas
Fair	Walls	Glazed Block	Notes:	

Captain's Bath & Shower Room

Fair	Ceiling -Type 1	Hard Coat Plaster	Notes:	
Fair	Flooring - Type 2	Ceramic Tile	Notes:	Mosaic in Bath and Shower Areas
Fair	Walls	Glazed Block	Notes:	

Back of House - Bunk Room

Fair	Ceiling -Type 1	Hard Coat Plaster	Notes:	
Fair	Flooring - Type 1	VCT	Notes:	
Fair	Walls		Notes:	Glazed Block & Brick (GWB/Paneling Partitions to create new office)

Back of House - Basement (Multiple Spaces)

Fair	Ceiling -Type 1	Exposed	Notes:	Failing in some areas - see structural report
Fair	Flooring - Type 1	Concrete	Notes:	
Fair	Walls		Notes:	CMU

Notes: In general the facility is well kept and the building serves its purpose as a fire house. However, given the age of the facility it is quickly approaching the end of its useful life. The captain's office/quarters is very small as are most of the building's public spaces including the kitchen, front room and locker room.



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

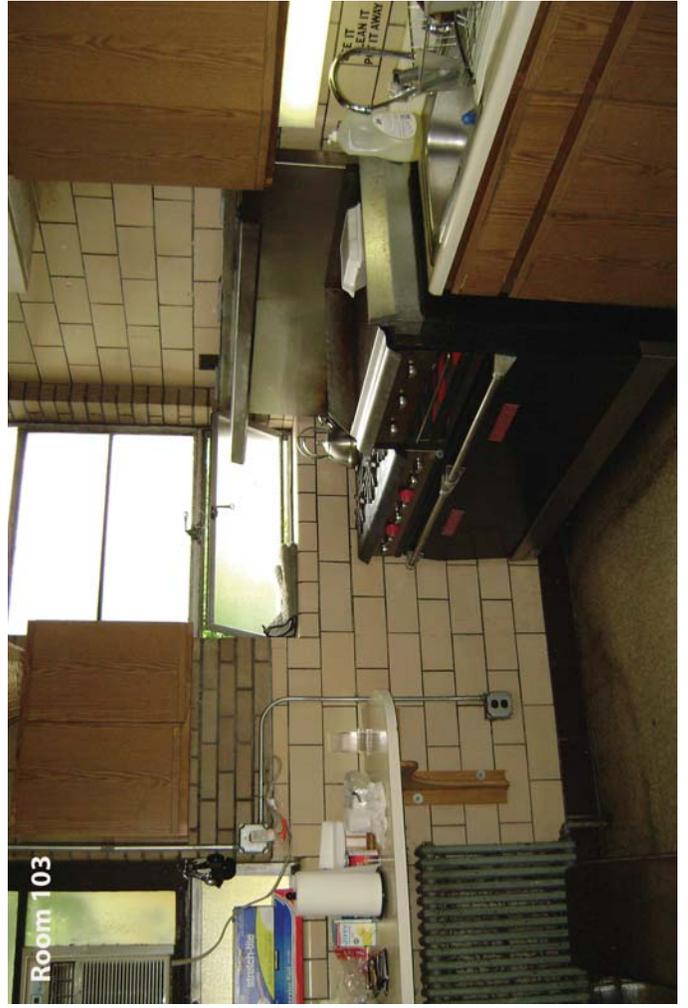
©2008 Google™

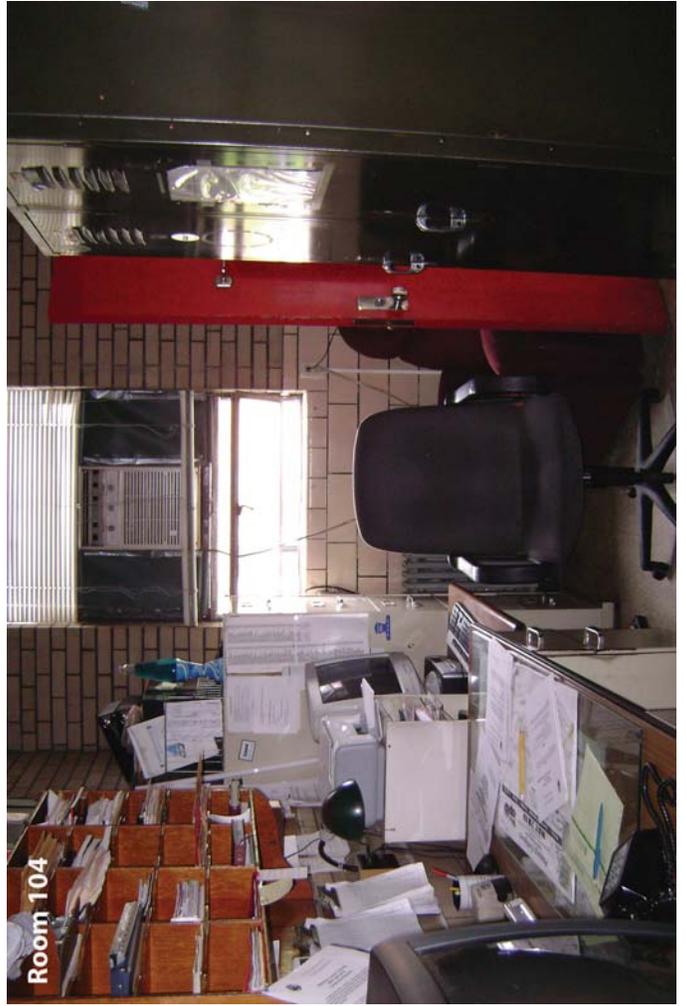
40°27'12.11" N 79°53'26.78" W

Jun 2007

Eye alt 196 m









Room 104



Room 105



Room 106



Room 106



Room 107



Room 107



Room 108



Room 108





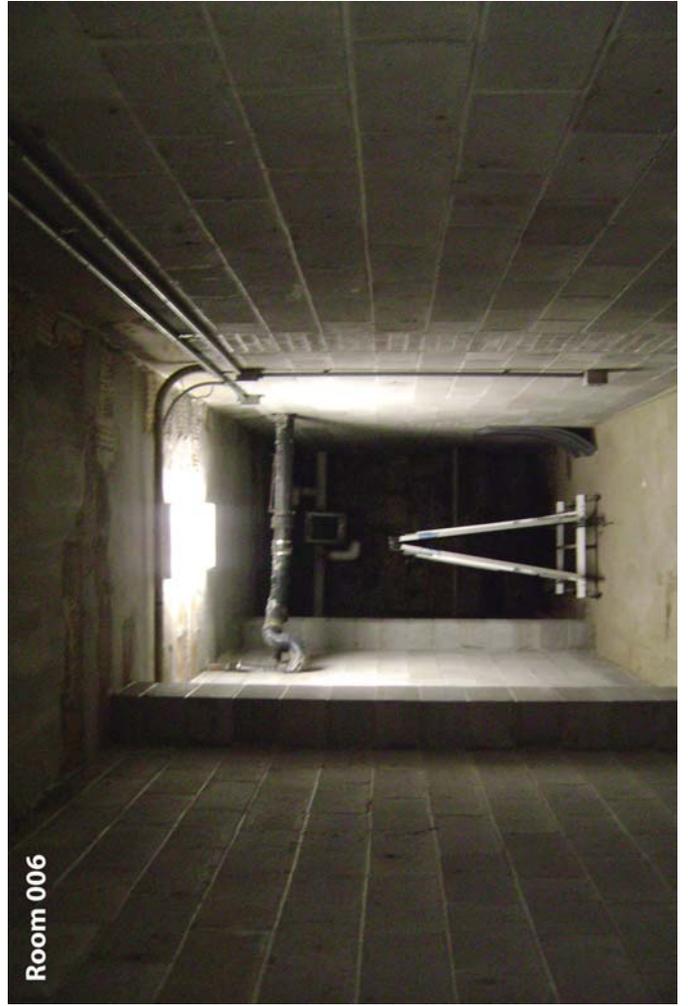
Room 109



Room 110 (Back Hall)



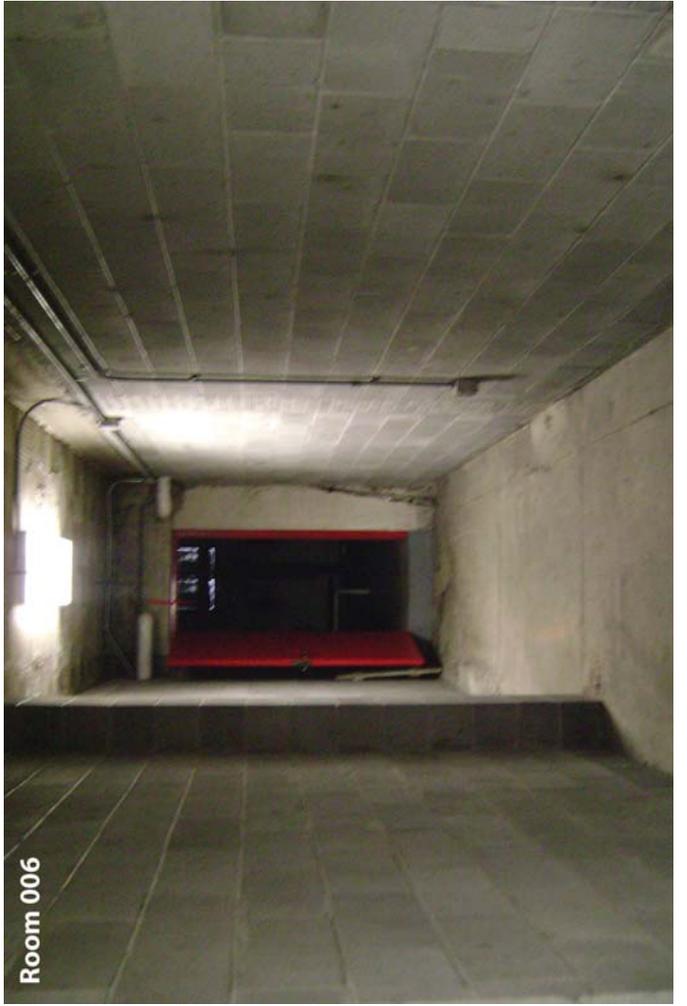
Room 006



Room 006



Room 006



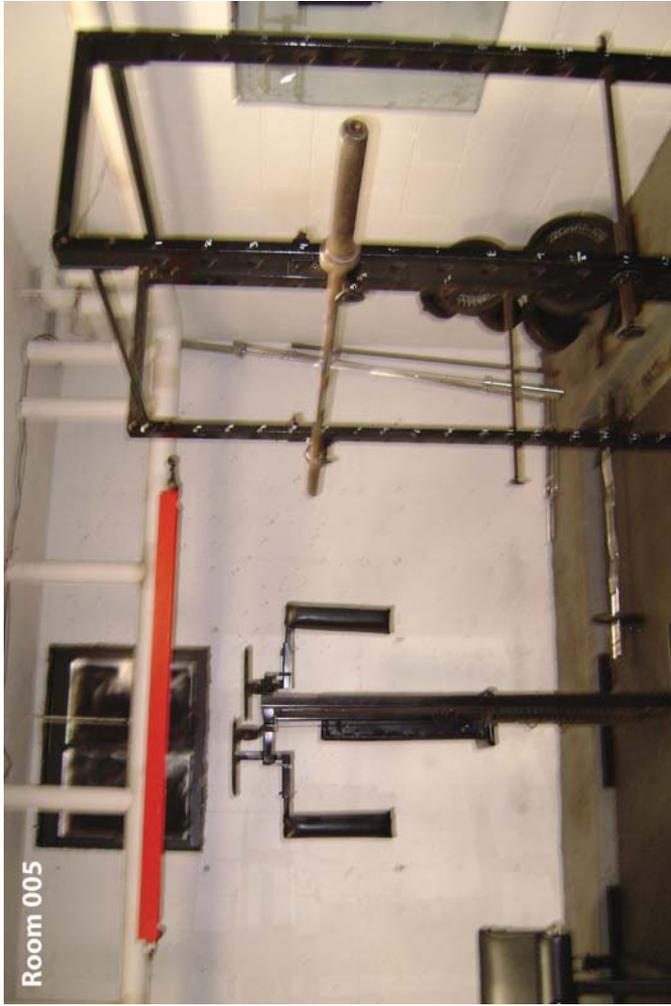
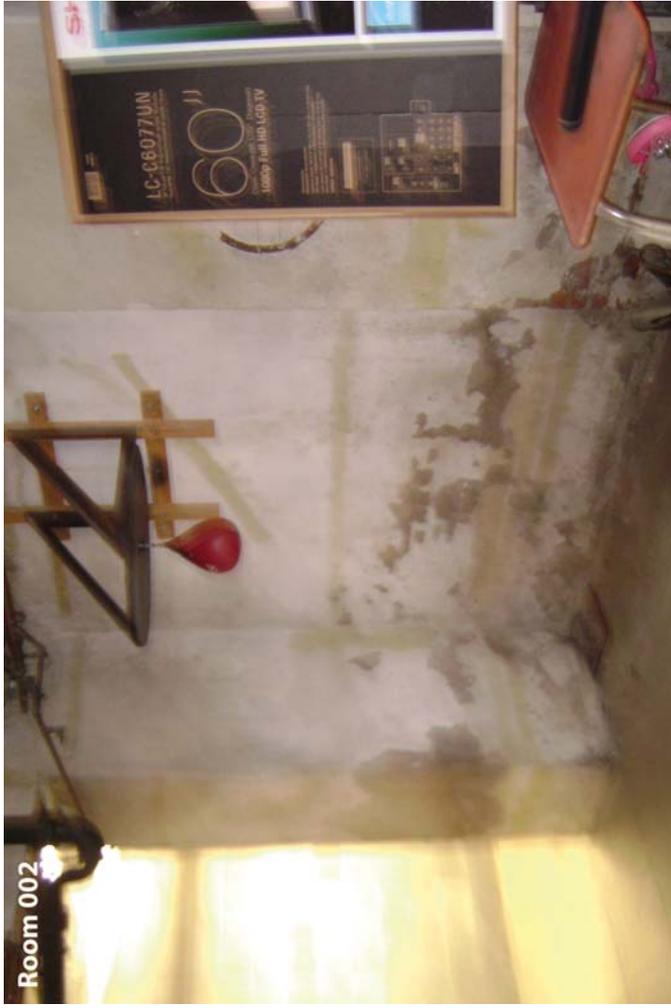
Room 006



Room 006



Room 001





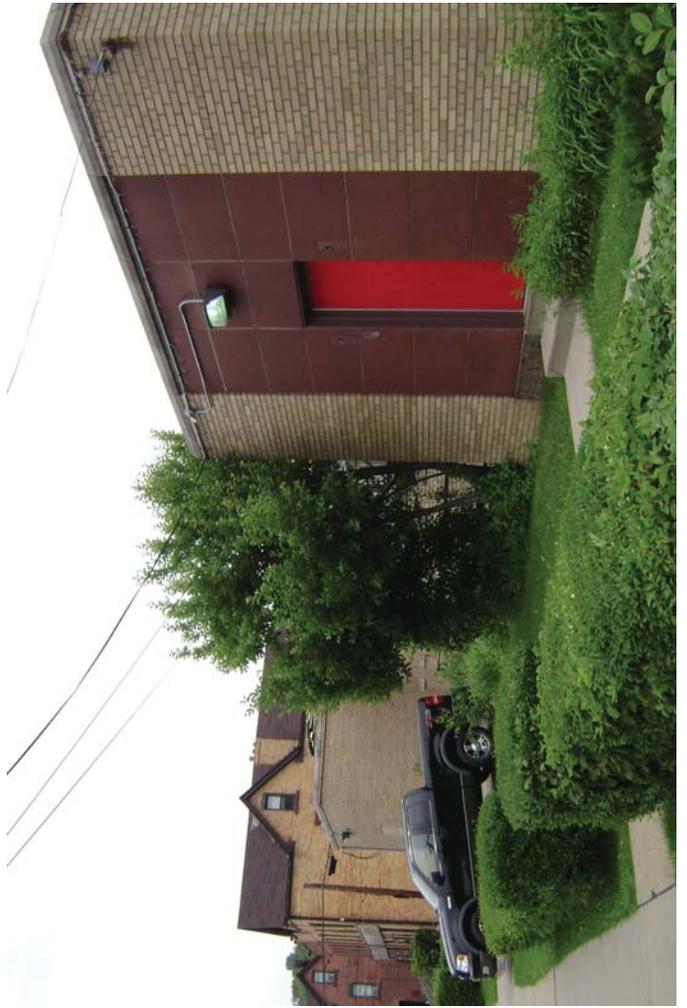
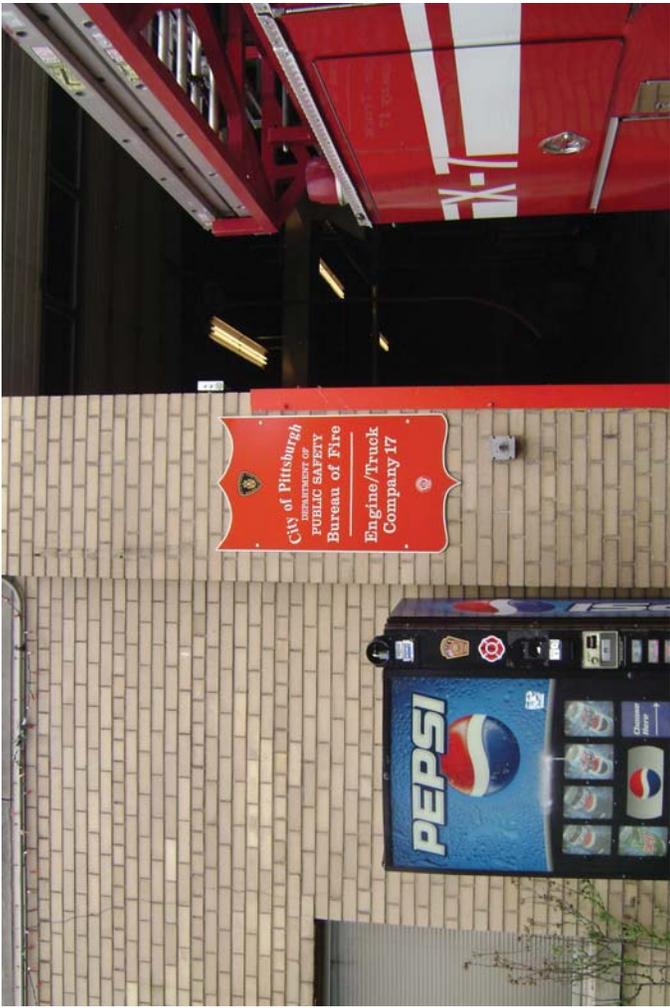


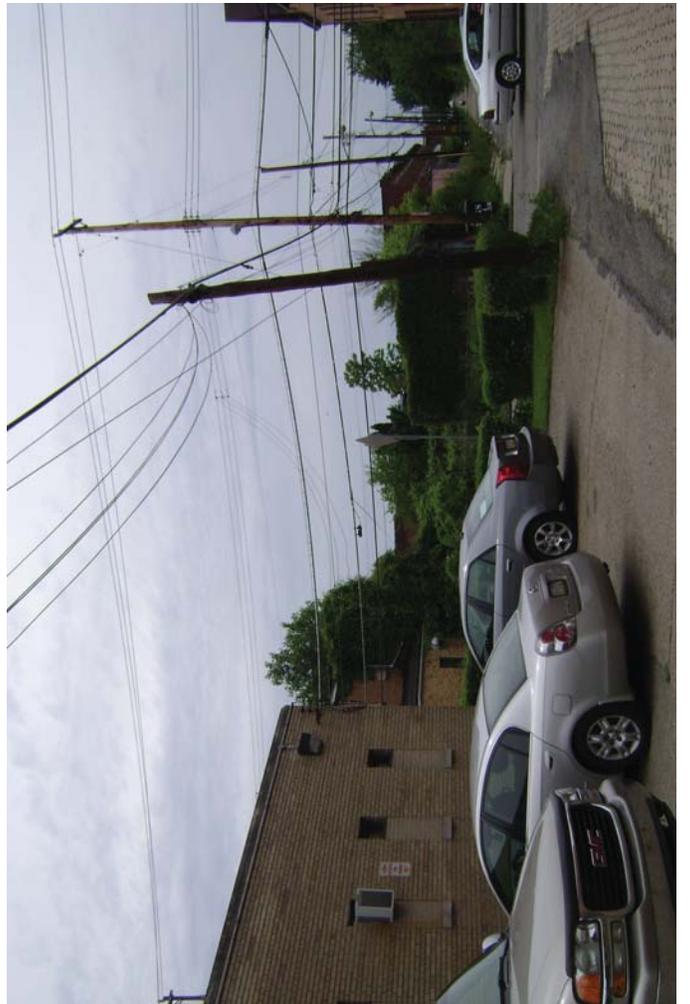
Room 006

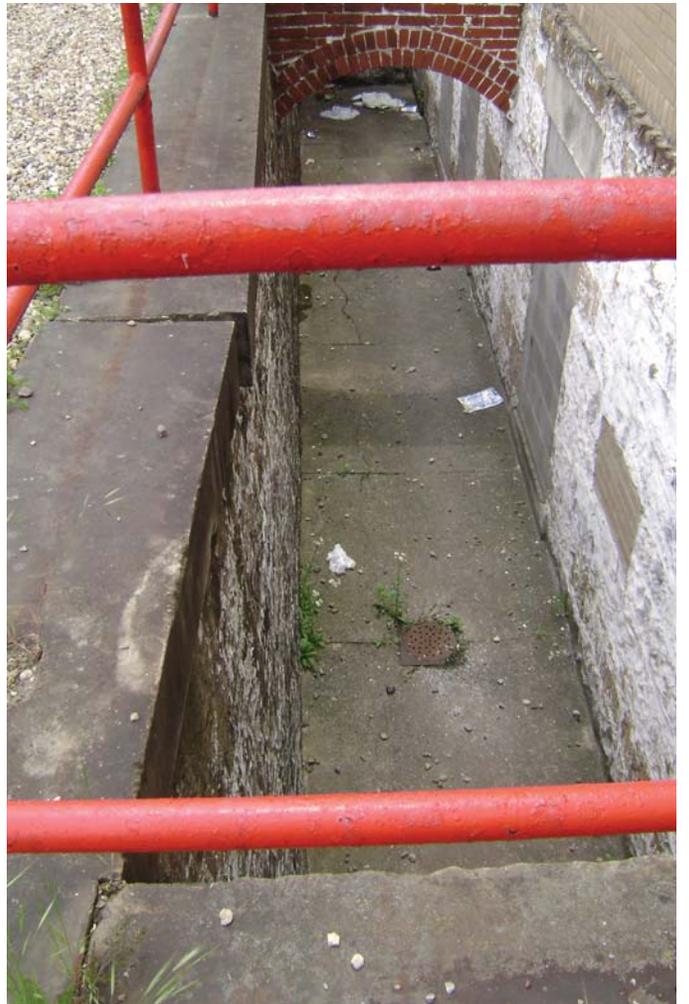


Room 006













May 22, 2010

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

RE: Visual Survey - Firehouse #17

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on the Firehouse #17 building, 7024 Hamilton Ave, Pittsburgh, PA 15208. The survey was conducted on May 21, 2010. The weather was sunny with temperatures in the seventies.

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The building inspected contains approximately 5,050 square feet of roof area on two levels (1-1/2 Truck bay 2,250 SF, 1 story office/occupied space 2,800 SF).

1. Building walls

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

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

2. Roof Deck

2.1 Construction: The roof decking is constructed of concrete on open web bar joists.

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

3. Roof Insulation

3.1 Construction: No core cuts were taken. Dow composite insulation is installed ovetop of the roof membrane. The insulation consists of 2" expanded polystyrene with ½" cement topping.

3.2 Condition: The insulation is in poor condition. The insulation has been displaced to repair the roof and not replaced. Ultraviolet rays have deteriorated and aged the insulation.

4. Roof Membrane

4.1 Construction: The IRMA (inverted roof membrane assembly) roof system is constructed of a loose laid EPDM membrane with composite insulation installed on top. A protection board is assumed to be installed under the membrane. The roofing system is estimated to have been installed in 1985 with a 10 year warranty.

4.2 Condition: The roof membrane appeared in poor condition. Numerous patches and repairs were observed. Most patches and repairs are loose and deteriorated. Debris was observed on the roof. Trees and vegetation are growing on the roof.

5. Membrane flashings

5.1 Construction: The perimeter and curb flashings are constructed with the same EPDM membrane as used on the roof with some original neoprene flashings.

5.2 Condition: The membrane flashing system is in poor condition. The flashing is loose from the wall and bridged (stretched). Numerous patches and repairs were observed. Most are loose and open. The flashings have been repaired numerous times.

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 precast concrete coping. The membrane wall flashings are terminated with copper counter flashing.

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

7. Roof Top Penetrations

7.1 Pipes and two exhaust fan curbs penetrate the roof.

7.2 Condition: The penetrations are in poor condition.

8. Drainage System

8.1 Construction: Both roof areas drain to interior roof drains. There is no apparent slope to the drains.

8.2 Condition: The drainage system appears to be operating properly. Some drains are clogged with debris.

9. Access

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

CONCLUSIONS

Continuing leaks are reported in the building. Leaks have been a problem.

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 is in poor condition. Numerous repair and defects were observed. Repairs should be limited to leak chasing until the roof is replaced.

The coping is in poor condition. The roof top units and penetrations are in poor condition.

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

It is our opinion that the roofing system is not in a maintainable.

Estimates:

1 year: Replace roofing and flashing system, re- point and seal the coping joints - Estimated cost: \$70,000 (5,050 SF x \$12/SF)

5 and 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 Right front of building



R-4 Left side of building (front)



R-2 Left front of building



R-5 Left side of building (middle)



R-3 Right side of building



R-6 Left side of building (rear)



R-7 Rear of Building



R-10 Truck bay roof, bridged flashing and displaced insulation



R-8 Underside of roof typical, concrete deck with bar joist



R-11 Truck bay roof, vegetation, debris at clogged roof drain



R-9 Truck bay roof, vegetation, IRMA insulation



R-12 Low Roof, bridged membrane, shrinking membrane and debris



R-13 Loose patch typical



R-16 Low roof, vegetation, displaced insulation



R-14 Low roof, bridged flashing at wall and displaced insulation



R-17 Low roof, displaced insulation vegetation



R-15 Low roof, displaced insulation, vegetation



R-18 Low Roof loose patch and repair typical



R-19 Low roof, debris at drain,
loose wall flashing



R-20 Pre-cast coping, open mortar
joint, missing mortar



R-21 Precast coping, open mortar
joint, missing mortar, loose
caulking



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: Firehouse #17
Building Code: B128

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 **Firehouse #17** was conducted. The windows were inspected from the interior and 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 nearly all locations
2. Some screens are missing
3. Glass block infill windows need re-pointed at a few locations

END OF ADDENDUM No. 1

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000

Client:

Massaro CM

120 Delta Drive
 Pittsburgh, PA 115238-2806
 412/963-2800

Building Observation ReportFacility **Firehouse #17**Street Address **7601 Hamilton Ave**City, State **Pittsburgh, PA 15208**AES Personnel: **GJT**Date: **21-May-10**Time: **1:30 PM**

Facility Main Contact: _____

Facility Phone: _____

Weather Conditions: **Partly Cloudy**Temp: **84**Wind: **Calm**Building Use: **Firehouse**Building Code: **B128****Structural**

Overall

Number of Stories
 Structure Type
 Basement

Notes:
 Notes:
 Notes:

1 Story with high and low roofs
Multi-wythe load-bearing brick masonry w./ steel joists
Full Basement

Foundation

Material
 Settlement
 Moisture

Notes:
 Notes:
 Notes:

Not Visible
Minor differential settlement @ NE corner of garage
Basement very wet and damp at several areas

Floor System

Structure
 Floor Finishes
 Stairs

Notes:
 Notes:
 Notes:

Clay Tile Formed Concrete Ribs / Masonry Arches
Tile & Vinyl
Cast-in-place

Walls

Exterior Material
 Interior Material

Notes:
 Notes:

Multi-wythe brick masonry
Multi-wythe brick & CMU (at some basement walls)

Columns

Type

Notes:

None

Roof

Structure Type
 Slope
 Roofing Material

Notes:
 Notes:
 Notes:

Lightweight concrete plank on steel roof joists
Flat
EPDM

Building Observation Report

Facility **Firehouse #17**
Street Address **7601 Hamilton Ave**
City, State **Pittsburgh, PA 15208**

Structural

Notes:

Exterior -

- 1) Vertical cracking at most all windows - appears to be natural expansion/contraction joints as none were included in the original construction. Recommend routing and sealing with compressible sealant (1yr) **(photo S1)**.
- 2) Horizontal cracking above windows on west face - lintel corrosion. Recommend lintel cleaning and/or replacement and masonry repair (1-5 yrs) **(photo S2)**.
- 3) Ledge at grade level on east and west sides where brick is supported by stone foundation wall enables moisture to penetrate into basement. Recommend flashing be added to direct water away from ledge (1-5 yrs) **(photo S3)**.
- 4) Light/door wells on east and west sides are collecting moisture and directing it into basement through doors. Recommend adding drains or canopy structures to divert water away from doors (1-5 yrs) **(Photo S4)**.

Roof -

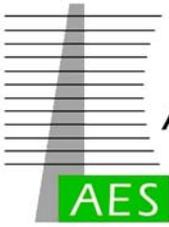
- 5) Parapet coping joints deteriorated or missing mortar. Recommend re-pointing (1 yr).
- 6) Minor cracking at chimney due to moisture infiltration at coping. Coping joints have missing or deteriorating mortar. Recommend re-pointing (1yr).
- 7) Refer to roofing contractor report for condition of roofing materials, flashing, and rooftop penetrations.

Interior - 1st Floor

- 8) Garage slab cracking observed in each truck bay near garage doors. Captain of firehouse stated that portions of slab "shift" when truck is moved into or out from garage. See comments for basement regarding recommendations.
- 9) Vertical wall cracking observed at exterior is telegraphing through to interior spaces at some locations. Moisture stains observed. Recommend routing and sealing with compressible sealant each face (1 yr) **(photo S5)**.
- 10) Wall and ceiling staining from moisture intrusion through roofing observed at several locations. See roofing contractor report for recommendations to seal roofing.

Interior - Basement

- 11) Severe corrosion of reinforcing steel observed in ribs of concrete floor system. Concrete spalling attributable to reinforcing deterioration was also observed. Many areas of concrete patching were also observed, but it was not clear whether the patches are cosmetic or structural. Recommend immediate midspan shoring of all joists due to loss of shear capacity from spalling. Full replacement of garage floor slab also recommended (1 yr) **(photos S6 thru S8)**.
- 12) Steel lintel deterioration observed under north-west corner of garage. Recommend replacement (1-5 yrs) **(photo S9)**.
- 13) Mechanical hoist doors do not appear to seal and moisture is entering the basement readily. Recommend replacing hoist doors or sealing permanently. (1 yr) **(photo S10)**.



Atlantic Engineering Services

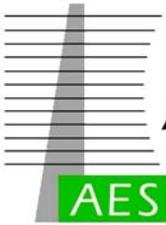
Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: May 21, 2010
Page: 1 of 5



Photo S1



Photo S2



Atlantic Engineering Services

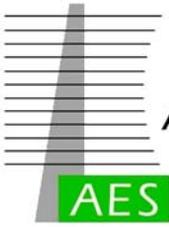
Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: May 21, 2010
Page: 2 of 5



Photo S3



Photo S4



Atlantic Engineering Services

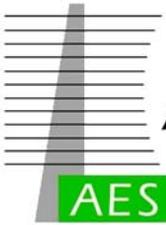
Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: May 21, 2010
Page: 3 of 5



Photo S5



Photo S6



Atlantic Engineering Services

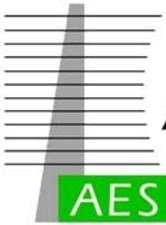
Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: May 21, 2010
Page: 4 of 5



Photo S7



Photo S8



Atlantic Engineering Services

Site Visit Report No.: Site B128 – Firehouse #17
Project No.: 09-260
Date of Site Visit: May 21, 2010
Page: 5 of 5



Photo S9



Photo S10

INSPECTION REPORT

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

Year Constructed: 1952
 Neighborhood: Homewood
 Block / Lot: 174-R / 143
 Square Footage: 10,168
 Department Assigned: GS
 Facility Main Contact: John Walsh
 Phone: 412-244-4182

Weather Conditions Day of Inspection:
 Temp: 84
 Precipitation: None
 Wind: None
 Date of Inspection: May 21, 2010

Plumbing

Good	Water Service Entrance	Notes: 1 1/2-inch
	Meter location	Notes: Boiler Room
Good	Meter size	Notes: 1-inch Sensus Tech Model SR11
	Meter condition	Notes: The ground wire was not connected to the inlet side of the water piping.
None	Backflow preventer	Notes: There is a hose bib at the water meter that does not have a backflow preventer.
None	Pressure Reducing Valve	Notes:
None	Water Filtration	Notes:
None	Water Softener	Notes:

Good	Natural Gas Service Entrance	Notes: Equitable Gas
	Meter location: Outside	
	Meter Size: 1 1/2-inch	
	Make American Meter Co.	
	Model AL-1000	
	Serial 01 1076233	
	Age	

New	Water Heaters	Notes:
	Make: Vanguard	Notes: Installed 2-23-2010
	Model: 5AU70	Notes: Input BTUH: 28,000
	Serial: VGLN0110522574	Notes: Manifold Pressure: 4.0 in.w.g.
	Age: New	Notes: Maximum Inlet: 10.0 in. w.g.
	Fuel: Natural Gas	Notes: Minimum Inlet: 5.0 in.w.g.
	Total Capacity:	Notes:
	Storage Capacity: 50 Gallons	Notes:
	Expansion Tank: Yes	Notes: No name tag data available

	Natural gas	Notes:
	Electric	Notes:
Good	Flue vent	Notes:
None	Recirculation Pump	Notes:
Bad	Sump Pump	Notes: A submersible sump pump is located in the Boiler Room. Its condition is unknown, the metal cover plate on the floor can not be moved.

INSPECTION REPORT

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

Plumbing

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

Notes: Properly connect the ground wire around the water meter. This should be done immediately.

The building should be provided with a backflow preventer. This should be done immediately.

The hose bib at the water meter should be provided with a backflow preventer. This should be done immediately.

The submersible sump pump in the Boiler Room should be checked and verified for proper operation and replaced if necessary. This should be done immediately.

INSPECTION REPORT

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

Plumbing

Fair	Main Toilet Room	Notes: _____
Fair	Number of water closets	Notes: 2 WC's appear to be original to the building
Fair	Number of urinals	Notes: 1 urinal appears to be original to the building
Fair	Number of lavatories	Notes: 5 lav's appear to be original to the building
Fair	Number of shower heads	Notes: 4 shower heads appear to be original to the building
Fair	Service Sink	Notes: 1 SS appears to be original to the building

Fair	Captains Office Toilet Room	Notes: _____
Fair	Number of water closets	Notes: 1 WC appears to be original to the building
Fair	Number of lavatories	Notes: 1 lav appears to be original to the building
Fair	Number of shower heads	Notes: 1 shower head appears to be original to the building

Poor	Public Entry Toilet Room	Notes: This room appears to be unused.
Fair	Number of water closets	Notes: 1 WC appears to be original to the building
None	Number of urinals	Notes: 1 urinal was previously removed
Fair	Number of lavatories	Notes: 1 lav appears to be original to the building

None	Drinking Fountains	Notes: _____
------	--------------------	--------------

Fair	Pipe	Notes: _____
	Condition	Notes: _____
	Insulation	Notes: _____

None	Grease Traps	Notes: _____
None	Solids Interceptor	Notes: _____
None	Oil/Water Separator	Notes: _____
None	Sewage Grinder	Notes: _____
None	Neutralizer Tank (Acid Waste)	Notes: _____

Poor	Sanitary Sewer	Notes: The house trap under the apparatus bay apron was recently replaced. The floor drains in the basement will occasionally back-up water into the basement.
------	----------------	--

Poor	Rain Water Sewer	Notes: The building appears to have a combination sewer system that backs up occasionally. See the notes for the sanitary sewer.
------	------------------	--

None	Access Doors	Notes: _____
------	--------------	--------------

Bad	Hose Bibs	Notes: There is one hose bib located on the Braddock Ave Side of the building.
-----	-----------	--

Fair	Janitor's Service Sink	Notes: One located in the Main Toilet Room and one located located in the Apparatus Bay. Both appear to be original to the building.
------	------------------------	--

Fair	Roof Drains	Notes: The roof drains appear to be clear and working properly. Several strainers have been removed. Several strainer covers are partially clogged. There is no roof drain overflow system.
------	-------------	---

INSPECTION REPORT

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

Year Constructed: 1952
 Neighborhood: Homewood
 Block / Lot: 174-R / 143
 Square Footage: 10,168
 Department Assigned: GS
 Facility Main Contact: John Walsh
 Phone: 412-244-4182

Weather Conditions Day of Inspection:
 Temp: 84
 Precipitation: None
 Wind: None
 Date of Inspection: May 21, 2010

HVAC Water Side Systems and Equipment

Fair	Controls:	Electric	Notes: All controls are self contained.
		Pneumatic	Notes: The one thermostat for the boiler system is located
			Notes: in the Apparatus Bay and does not provide adequate
			Notes: control for the occupied spaces.

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

Good	Piping	Notes: The heating water is a one pipe diverting tee system.
Good	Pipe routing	Notes: The system balancing is inadequate. The far end of
Good	Pipe supports	Notes: the system overheats while the radiators closer to the
New	Pipe insulation	Notes: boiler do not provide enough heat.
None	Visible leaks	Notes: _____
Good	Gauges	Notes: _____

None	Chiller	Notes: _____
	Piping	Notes: _____
	Insulation	Notes: _____
	Vibration isolators	Notes: _____
	Relief valve and piping	Notes: _____
	Refrigerant detection system	Notes: _____
	Gauges	Notes: _____

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

INSPECTION REPORT

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

HVAC Water Side Systems and Equipment

None	Cooling Tower	Notes: _____
	Fill condition	Notes: _____
	Make-up water piping	Notes: _____
	Float valve	Notes: _____
	Sump	Notes: _____
	Piping	Notes: _____
	Pipe insulation	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

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

Bad	Hot Water Unit Heater(s)	Notes: <u>One unit heater is located in the former hose drying</u>
	Piping	Notes: <u>area and is inoperable.</u>
	Controls	Notes: _____

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

Fair	Hot Water Boilers	Notes: <u>This boiler appears to be original to the building which</u> <u>is well beyond the normal anticipated life of 30 years.</u> <u>The outer surface of the cast iron sections are rusty.</u>
------	-------------------	---

Fair	Flue	Notes: <u>12-inch diameter</u>
Good	Make-up water piping	Notes: <u>Pressure reducing valve new</u>
Fair	Boiler safeties	Notes: <u>Relief valve new</u>
Good	Piping	Notes: _____
Fair	Gauges	Notes: _____

Manufacturer: <u>National US</u>	Serial # _____
Model: <u>5-300</u>	Other _____
Year Installed: <u>Unknown</u>	Other _____
Normal AGA Input: <u>360,000 BTUH</u>	AGA Output: <u>288,000 BTUH</u>
Min. AGA Input: <u>180,000 BTUH</u>	Net IBR Water: <u>250,400 BTUH</u>
Min Relief Valve Cap: <u>288 pounds per hour</u>	Net IBR Steam: <u>900 Sq. Ft.</u>

INSPECTION REPORT

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

HVAC Water Side Systems and Equipment

Fair	Pumps		Notes: This is an inline pump that appears to be well beyond
		Piping	Notes: <u>its normal anticipated life of 10 years.</u>
		Insulation	Notes: _____
		Valves	Notes: _____
		Vibration isolators	Notes: _____
		Gauges	Notes: _____

Manufacturer: Bell & Gossett
 Model: MRF-38EV
 Year Installed: Unknown
 HP: 1/6

Serial # MOT115-6-4-V
 RPM: 1725
 Voltage: 115
 Other _____

None	Heat Exchangers		Notes: _____
		Piping	Notes: _____
		Insulation	Notes: _____
		Valves	Notes: _____
		Gauges	Notes: _____
		Thermometers	Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

None	Chemical Treatment		Notes: _____
		Chemicals	Notes: _____
		Metering pumps	Notes: _____
		Corrosion coupon rack	Notes: _____
		Shot feeder	Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

Good	Radiators		Notes: <u>The first floor is served by cast iron radiators</u>
Fair	Finned Tube		Notes: <u>Portions of the basement are served by finned tubes.</u>

None	Boiler Supplement for Insurance		Notes: _____
None	Boiler Inspection Reports		Notes: _____

INSPECTION REPORT

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

HVAC Water Side Systems and Equipment

Notes: The thermostat for the heating hot water boiler should be relocated from the Apparatus Room to the Captains Office.
This modification should be implemented before the next heating season.

The heating hot water system should be rebalanced before the next heating system.

The hot water unit heater located in the former hose drying area is out of service and can be replaced if it is determined to be too cold in the space in the winter.

The heating hot water boiler appears to be very old and appears to be a very inefficient design.
This boiler is currently operating but plans should be made for replacement within 5 years, sooner in the event of a major leak.

The heating hot water circulation pump is currently operational. Plans should be made for replacement within 5 years.

The radiators and finned tube radiation are currently operating properly and no modifications are necessary.

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

Year Constructed: 1952
 Neighborhood: Homewood
 Block / Lot: 174-R / 143
 Square Footage: 10,168
 Department Assigned: GS
 Facility Main Contact: John Walsh
 Phone: 412-244-4182

Weather Conditions Day of Inspection:
 Temp: 84
 Precipitation: None
 Wind: None
 Date of Inspection: May 21, 2010

Electrical

Good	Service Entrance	Notes:	<u>Standard residential type 110/220 V single phase</u>
	Voltage	Notes:	<u>110/220</u>
	Amperage	Notes:	
	Above ground	Notes:	
	Below ground	Notes:	
	Grounding	Notes:	
	Lightning Protection	Notes:	
None	Transformer	Notes:	
	Voltage in	Notes:	
	Voltage out	Notes:	
	kva rating	Notes:	
Good	Meter	Notes:	<u>Duquesne Light Co. A3-034 SN G-046934384</u>
None	Main Switchgear	Notes:	
	Main breaker	Notes:	
	Voltage	Notes:	
Good	Main Power Distribution Panels	Notes:	<u>Located in Apparatus Bay</u> <u>Square D QO Load Center</u> <u>Cat No QOC40UF</u> <u>Series S01 Type 1 Enclosure</u>

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

Electrical

Power Distribution Panels

Notes:

Notes: The building power is currently adequate and no modifications are required at this time.

If the building air conditioning system is upgraded a new service entrance could be required at that time.

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

Electrical

<input type="checkbox"/> None	Stand-by Generator	Notes:	_____
<input type="checkbox"/>	Transfer switch	Notes:	_____
<input type="checkbox"/>	Day Tank	Notes:	_____

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

<input type="checkbox"/> None	Motor Control Center	Notes:	_____
-------------------------------	----------------------	--------	-------

<input type="checkbox"/> Poor	Lighting	Notes:	_____
<input type="checkbox"/>	Apparatus Bay	Notes:	_____ (12) two T-12 bulb, 8 foot fluorescent fixtures

	Dormitory	Notes:	_____ (10) two T-12 bulb, 4 foot fluorescent fixtures
--	-----------	--------	---

	Locker Room	Notes:	_____ Combination of T-12 fluorescent fixtures and incandescent bulbs
--	-------------	--------	---

	Toilet	Notes:	_____ Combination of T-12 fluorescent fixtures and incandescent bulbs
--	--------	--------	---

	Captains Office	Notes:	_____ Combination of T-12 fluorescent fixtures and incandescent bulbs
--	-----------------	--------	---

	Kitchen	Notes:	_____ Combination of T-12 fluorescent fixtures and incandescent bulbs
--	---------	--------	---

	Common Room	Notes:	_____ Combination of T-12 fluorescent fixtures and incandescent bulbs
--	-------------	--------	---

<input type="checkbox"/> Fair	Receptacles	Notes:	_____
-------------------------------	-------------	--------	-------



21/05/2010

1-1

M-2

21/05/2010



M-4



PLEASE DRY AND PUT



21/05/2010

WASH IT CLEAN IT PUT IT AWAY



M-5

21/05/2010



ADA - Title II - "Program Accessibility" Review

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

Year Constructed: 1953 / 57 y.o.
Neighborhood/Ward: Homewood South / Ward 13
Block / Lot: 174-R / 143
Square Footage: 10,168
Department Assigned: GS
Facility Main Contact: Captain on Duty
Phone: 412-244-4182

Weather Conditions Day of Inspection:
Temp: 84
Precipitation: none
Wind: none
Date of Inspection: June 17, 2010
Front of Building Faces: south

Parking

Yes / No

1) Parking and Drop-off Areas

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

Notes: No accessible parking spaces

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

Notes: _____

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

Notes: _____

Are that accessible places closest to the accessible entrance?

Notes: _____

Are the accessible spaces marked?

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

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

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

Yes / No

1) Route of Travel

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

Notes: There is an entrance on the side that doesn't require a ramp but enters the garage space only

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

Notes: Concrete sidewalk at one side of building but entrance has stairs / no ramp. Parking not accessible

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: Only accessible entrance right now is through the garage doors. Garage area is recessed several inches below all adjacent areas.

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

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

Is the width between railings or curbs at least 36 inches?

n/a

Notes: _____

Are ramps non-slip?

n/a

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?

n/a

Notes: _____

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

n/a

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"?

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review

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

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

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

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

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?

Notes:

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

Notes:

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

Notes:

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

Notes: No mats

Are edges of mat securely installed?

Notes:

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

Notes: Not operable with a closed fist

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

Notes:

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

Notes:

2) Horizontal Circulation

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

Notes: No accessible entrance. Lobby area is not currently used.

Are all public spaces on an accessible route of travel?

Notes: No public spaces

Is the route at least 36" wide?

Notes:

ADA - Title II - "Program Accessibility" Review

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

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: No public spaces

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

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

5) Emergency Egress

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

Notes: Need strobes added to fire alarm system

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?

Notes:

Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

Brailled text of the same information?

Notes:

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

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?

Notes:

Do directional and informational signs comply with legibility requirements?

Notes:

ADA - Title II - "Program Accessibility" Review

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

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

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

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

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

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?

n/a

Notes: No public restrooms available

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?

n/a

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?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Can doors be opened easily? (5 lbf max)

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

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

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")

n/a

Notes: _____

Is there a 36" wide path to all fixtures?

n/a

Notes: _____

3) Stalls

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

n/a

Notes: _____

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

n/a

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)

n/a

Notes: _____

Is the toilet seat 17" to 19" high?

n/a

Notes: _____

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

n/a

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)

n/a

Notes: _____

Is the lavatory rim no higher than 34"?

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review

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

Can the faucet be operated with 1 closed fist?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Miscellaneous items

Yes / No

1) Drinking Fountains

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

2) Telephones

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:

ADA - Title II - "Program Accessibility" Review

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

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

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

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Demo / regrade / new concrete parking area @ side of building by entrance to lobby / vestibule area	1000	SF	30.00	\$30,000
Signage - parking	1	EA	500.00	\$500

TOTAL COST - PARKING

\$30,500

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

	Quantity	Unit	Unit cost	Total cost
Ramp to entrance (3 feet high)	1	EA	4,500.00	\$4,500

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$4,500

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

	Quantity	Unit	Unit cost	Total cost
Interior door frame and door @ vestibule	1	EA	1,200.00	\$1,200
Automatic door opener	2	EA	2,500.00	\$5,000
New door hardware	1	EA	500.00	\$500
Add strobes to fire alarm system	15	EA	125.00	\$1,875

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$8,575

ADA - Title II - "Program Accessibility" Review

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

Restrooms

	Quantity	Unit	Unit cost	Total cost
No public spaces - no work required				

TOTAL COST - RESTROOMS				\$0
-------------------------------	--	--	--	------------

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
No work required				

TOTAL COST - MISCELLANEOUS ITEMS				\$0
---	--	--	--	------------

ADA - Title II - "Program Accessibility" Review

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

NOTES

Notes: The building is not intended for public access and there are no employees that would be capable of performing the necessary duties of a firefighter if they had a disability. If a job title / position were available to a disabled person, then modifications to the building would have to be made in order to accommodate that individuals needs. The estimated items noted above are not required but would allow a disabled person to gain access through the main vestibule and into the common area of the building. Typically, existing buildings that do not have public access and are private use only are not required to make ADA upgrades unless and individual with a disability is qualified to meet the requirements of the job. The only item that is required is the addition of strobes to the fire alarm system.

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

Year Constructed: 1952
 Neighborhood: Homewood
 Block / Lot: 174-R / 143
 Square Footage: 10,168
 Department Assigned: GS
 Facility Main Contact: John Walsh
 Phone: 412-244-4182

Weather Conditions Day of Inspection:
 Temp: 84
 Precipitation: None
 Wind: None
 Date of Inspection: May 21, 2010

Site Utilities

	Site Plumbing	Notes:	
Poor	Hose Bibs	Notes:	One hose bib on the Braddock Ave side
None	Site Irrigation	Notes:	
None	Drinking Fountains	Notes:	
None	Fire Hydrants	Notes:	
None	Water Features	Notes:	
None	Storm Water Management	Notes:	
	Inlets	Notes:	
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	
	Site Electrical	Notes:	
None	Transformer	Notes:	
None	Exterior Receptacles	Notes:	
None	Building Lighting	Notes:	
Good	Site Lighting	Notes:	High pressure sodium lights are located around the perimeter of the building.

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

Asset Protection Summary

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

Notes:

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

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

Immediate Asset Protection Estimate

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

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

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

One Year Asset Protection Estimate

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

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

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

Five Year Asset Protection Estimate

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

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

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

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
--------	-------------	----------	------	------------	------------

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

NATURAL GAS

CITY OF PITTSBURGH		Firehouse 17		Square Foot
LOCATION : 7601 Hamilton Ave Pittsburgh, PA				10168
GAS CO : Equitable				
ACCOUNT # : 00090021600-0308				
CUSTOMER #: 0900216				
LOCATION #: 198185				
MARKETER :				
ACCOUNT # :				
RATE : GSS				
METER # : 1778428				
CUST. CHARGE: 500-1,000 mcf		\$28.00	same 2009 as 2008	

2008				GAS COMPANY						MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	LATE FEE	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/21/2007	1/24/2008	34	a	127.40	\$ 1,874.94	\$ 14.717	\$ 26.86	\$ 24.56	\$ 1,926.36			#DIV/0!		\$ -	\$1,926.36	\$ 15.121
1/24/2008	2/25/2008	32	a	137.10	\$ 2,017.70	\$ 14.717	\$ 26.77	\$ 28.53	\$ 2,073.00			#DIV/0!		\$ -	\$2,073.00	\$ 15.120
2/25/2008	3/26/2008	30	a	110.00	\$ 1,618.87	\$ 14.717	\$ 27.01	\$ 30.67	\$ 1,676.55			#DIV/0!		\$ -	\$1,676.55	\$ 15.241
3/26/2008	4/24/2008	29	a	41.90	\$ 691.59	\$ 16.506	\$ 27.45	\$ 24.69	\$ 743.73			#DIV/0!		\$ -	\$ 743.73	\$ 17.750
4/24/2008	5/23/2008	29	a	28.70	\$ 484.38	\$ 16.877	\$ 27.54	\$ (108.45)	\$ 511.92			#DIV/0!		\$ -	\$ 511.92	\$ 17.837
5/23/2008	6/24/2008	32	a	12.30	\$ 207.58	\$ 16.876	\$ 27.79		\$ 235.37			#DIV/0!		\$ -	\$ 235.37	\$ 19.136
6/24/2008	7/23/2008	29	a	9.60	\$ 180.94	\$ 18.848	\$ 27.81	\$ 3.35	\$ 212.10			#DIV/0!		\$ -	\$ 212.10	\$ 22.094
7/23/2008	8/22/2008	30	a	10.70	\$ 207.23	\$ 19.367	\$ 27.81		\$ 235.04			#DIV/0!		\$ -	\$ 235.04	\$ 21.966
8/22/2008	9/23/2008	32	a	11.20	\$ 216.91	\$ 19.367	\$ 27.78	\$ 3.53	\$ 248.22			#DIV/0!		\$ -	\$ 248.22	\$ 22.163
9/23/2008	10/21/2008	28	a	21.20	\$ 378.62	\$ 17.859	\$ 27.63	\$ 3.67	\$ 409.92			#DIV/0!		\$ -	\$ 409.92	\$ 19.336
10/21/2008	11/20/2008	30	a	54.30	\$ 942.49	\$ 17.357	\$ 27.13		\$ 969.62			#DIV/0!		\$ -	\$ 969.62	\$ 17.857
11/20/2008	12/23/2008	33	a	127.10	\$ 724.09	\$ 5.697	\$ 27.43		\$ 751.52			#DIV/0!		\$ -	\$ 751.52	\$ 5.913
TOTALS:				691.50	\$ 9,545.34	\$ 13.804	\$ 329.01	\$ 10.55	\$ 9,874.35	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$9,874.35	\$ 14.280

ELECTRIC

City of Pittsburgh	
LOCATION : Info Systems, 7601 Hamilton Ave Pittsburgh, PA	ENGINE CO. # 17
ELECTRIC CO : Duquesne Light	
ACCOUNT # : 7000-004-957-001	
SUPPLIER CO :	
ACCOUNT # :	
CUST CHARGE: \$ 30.00	
RATE : GM Medium Fixed	
METER # : G04694384	

2008				ELECTRIC COMPANY							
PREVIOUS	PRESENT	DAYS	READ	KWH	KW	ADJ. KW	PF	COST	COST/kWh	CUST CHG.	BILL TOTAL
12/10/2007	1/10/2008	31	a	5,530	11.5	11.5	1.00	\$ 428.32	\$ 0.077	\$ 30.00	\$ 458.32
1/10/2008	2/8/2008	29	a	5,000	12.7	12.7	1.00	\$ 428.25	\$ 0.086	\$ 30.00	\$ 458.25
2/8/2008	3/10/2008	31	a	5,550	11.7	11.7	1.00	\$ 448.08	\$ 0.081	\$ 30.00	\$ 478.08
3/10/2008	4/9/2008	30	a	4,950	11.6	11.6	1.00	\$ 412.02	\$ 0.083	\$ 30.00	\$ 442.02
4/9/2008	5/9/2008	30	a	4,410	11.3	11.3	1.00	\$ 377.04	\$ 0.085	\$ 30.00	\$ 407.04
5/9/2008	6/10/2008	32	a	5,760	13.9	13.9	1.00	\$ 489.53	\$ 0.085	\$ 30.00	\$ 519.53
6/10/2008	7/10/2008	30	a	7,060	14.9	14.9	1.00	\$ 584.12	\$ 0.083	\$ 30.00	\$ 614.12
7/10/2008	8/8/2008	29	a	7,590	15.4	15.4	1.00	\$ 621.50	\$ 0.082	\$ 30.00	\$ 651.50
8/8/2008	9/9/2008	32	a	7,860	15.0	15.0	1.00	\$ 632.40	\$ 0.080	\$ 30.00	\$ 662.40
9/9/2008	10/9/2008	30	a	6,060	14.7	14.7	1.00	\$ 522.86	\$ 0.086	\$ 30.00	\$ 552.86
10/9/2008	11/7/2008	29	a	4,470	10.9	10.9	1.00	\$ 382.22	\$ 0.086	\$ 30.00	\$ 412.22
11/7/2008	12/10/2008	33	a	5,310	11.2	11.2	1.00	\$ 435.35	\$ 0.082	\$ 30.00	\$ 465.35
TOTALS :				64,020	143.3	143.3	1.00	\$ 5,333.37	\$ 0.083	\$ 330.00	\$ 5,663.37

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

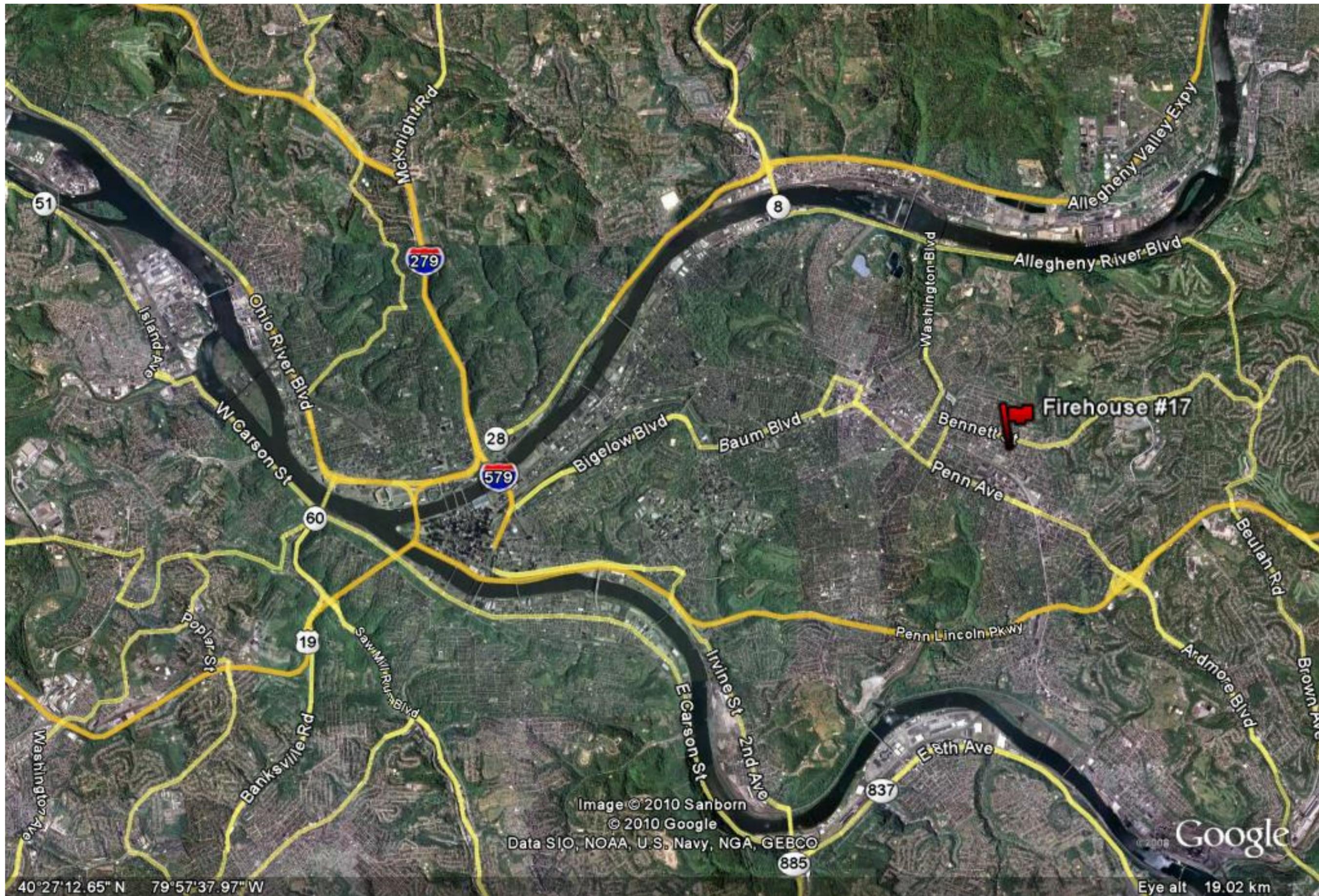
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 68,057

Energy Usage in BTU/ Square Foot electricity = 21,483

Conclusion: The higher usage of natural gas per square foot of 68,057 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract could indicate the need for boiler replacement and other upgrades. Though there is a lower usage of electricity per square foot of 21,483 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. This could be due to lack of adequate ventilation and air-conditioning.



Firehouse #17

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

Google

40°27'12.65" N 79°57'37.97" W

Eye alt 19.02 km



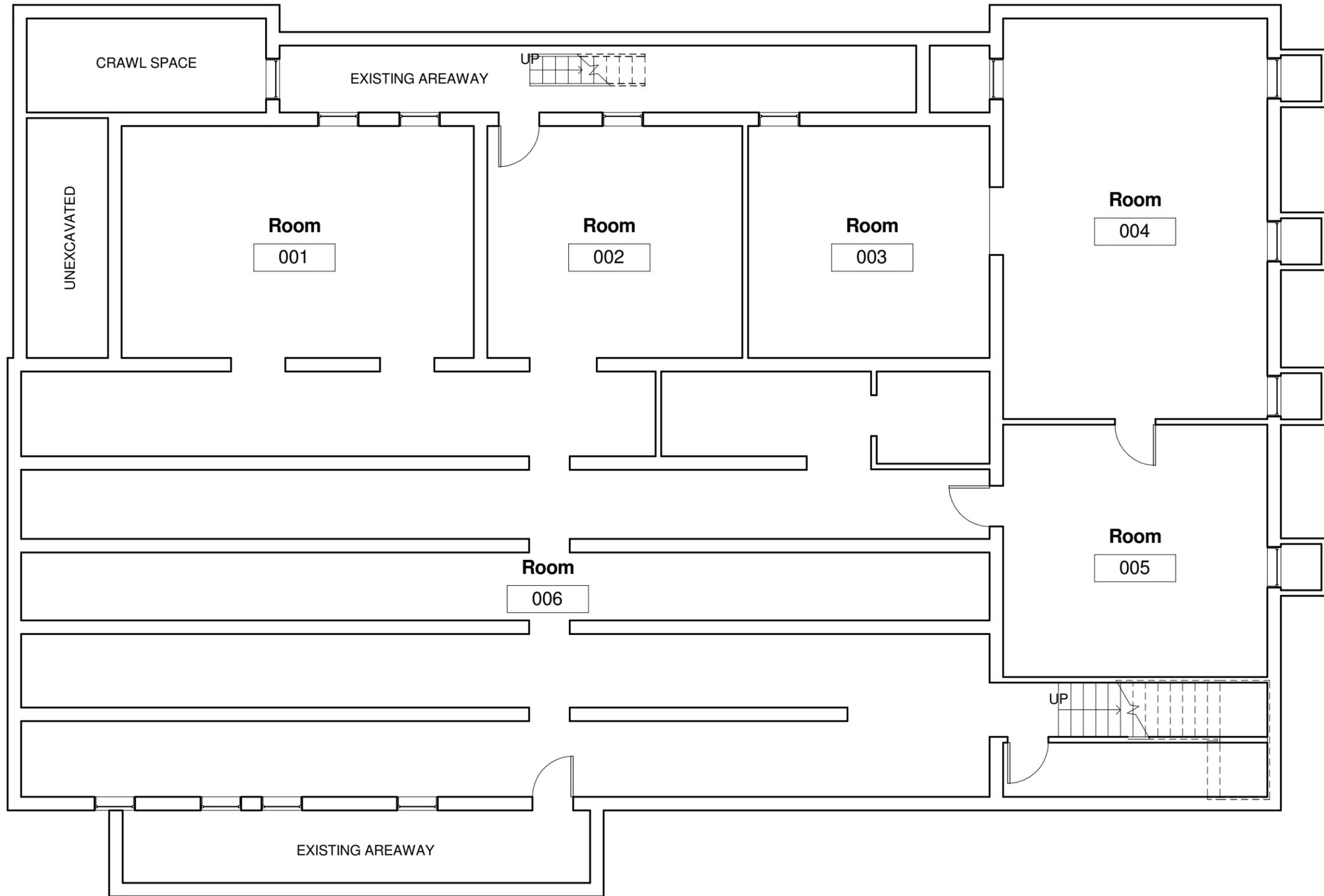
1 Site Plan
1/32" = 1'-0"

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



Firehouse #17
City of Pittsburgh

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



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

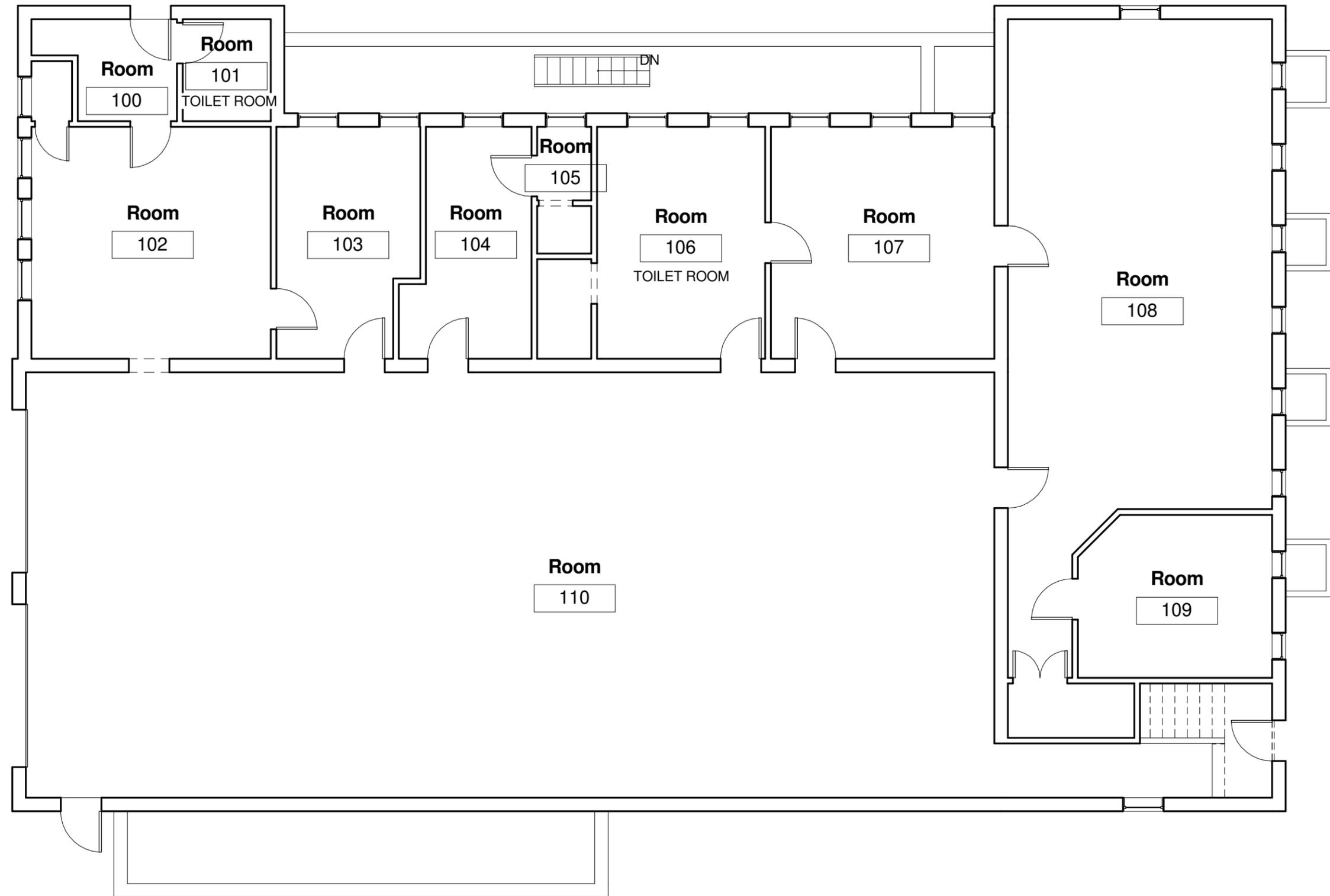


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Firehouse #17
City of Pittsburgh

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



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



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



Firehouse #17
City of Pittsburgh

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