



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



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

July 9, 2010



Massaro

www.massarocms.com

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

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

Executive Summary

INTRODUCTION

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

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

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

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

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

FINDINGS

Asset Protection

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

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

Immediate	\$9,463
One Year	\$254,781
Five Year	\$77,568
10 Year	\$0

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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	\$600
--------------------------------------	--------------

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

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

Estimated cost to achieve compliance	\$1,300
--------------------------------------	----------------

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

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

Estimated cost to achieve compliance	\$3,625
--------------------------------------	----------------

Restrooms

This includes all public restrooms and the usability of them.

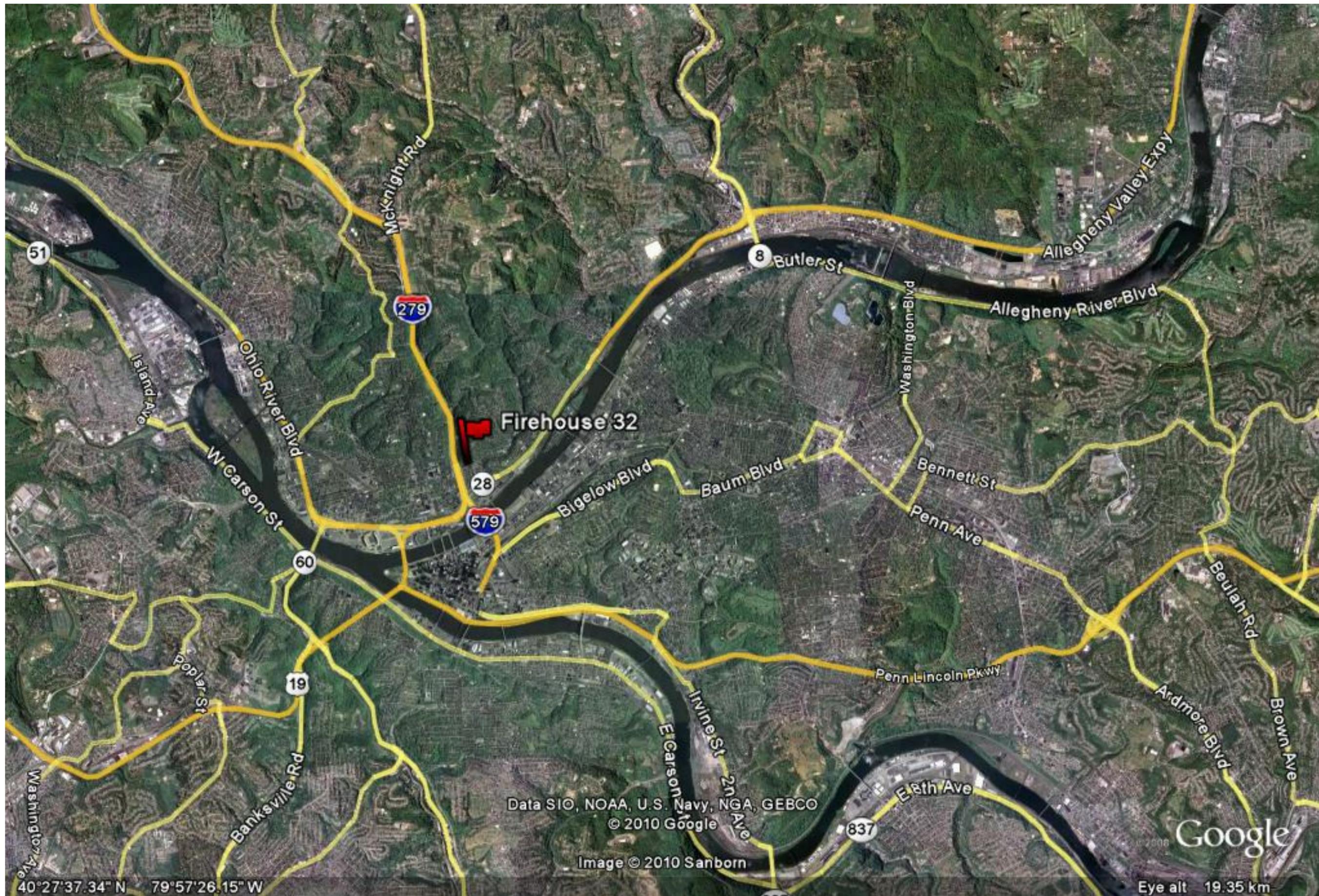
Estimated cost to achieve compliance	\$0
--------------------------------------	------------

Miscellaneous items

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

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

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



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

Interiors

Lower level - Boiler Room (109)

Good	Ceiling -Type	Structure Above	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	CMU	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

Lower level - Weight Room (110)

Good	Ceiling -Type	Structure Above	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	CMU	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	Hand Set missing
	General Note:		Notes:	_____

Lower level - Hall (108)

Fair	Ceiling -Type	Structure Above	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	CMU - Split face	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	Area cluttered / 2 sets of stairs

Lower level - Kitchen (106)

Good	Ceiling -Type	2x2 acoustic	Notes:	Replace Ceiling Tiles @ Diffusers
Good	Flooring - Type	Quarry Tile	Notes:	_____
Good	Base - Type	4" Vinyl	Notes:	_____
Good	Walls - Type	Painted CMU	Notes:	Paint
N/A	Doors & Hardware		Notes:	_____
	General Note:		Notes:	Replace Kitchen Cabinets & Install a range hood Paint GWB Ceilings @ Skylights

Lower level - Captain's Office (105)

Good	Ceiling -Type	2x2 acoustic	Notes:	_____
Good	Flooring - Type	Quarry Tile	Notes:	_____
Good	Base - Type	4" Vinyl	Notes:	_____
Good	Walls - Type	Painted CMU	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

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

Interiors

Main Level Floor - Lounge / Entry (102)

Fair	Ceiling -Type	2x2 acoustic	Notes:	Replace Ceiling Tiles @ Diffusers
Good	Flooring - Type	Quarry Tile	Notes:	
Good	Base - Type	4" Vinyl	Notes:	
Good	Walls - Type	Painted CMU	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	Paint GWB Ceilings @ Skylights

Main Level Floor - Dispatch (103)

Fair	Ceiling -Type	2x2 acoustic	Notes:	
Good	Flooring - Type	Quarry Tile	Notes:	
Good	Base - Type	4" Vinyl	Notes:	
Good	Walls - Type	Painted CMU	Notes:	
N/A	Doors & Hardware	N/A	Notes:	
	General Note:		Notes:	

Main Level Floor - Tlt Rm @ Dispatch (104)

Fair	Ceiling -Type	2x2 acoustic	Notes:	
Good	Flooring - Type	Quarry Tile	Notes:	
Good	Base - Type	4" Vinyl	Notes:	
Good	Walls - Type	Painted CMU	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Main Level Floor - Truck Bay (111)

Good	Ceiling -Type	Structure Above	Notes:	
Good	Flooring - Type	Concrete	Notes:	
Good	Base - Type	N/A	Notes:	
Good	Walls - Type	CMU - Painted	Notes:	Clean / Paint @ grill area
Fair	Doors & Hardware	Overhead	Notes:	Repair / Replace Overhead Doors
	General Note:		Notes:	

Second Floor - Bunk Room (207)

Good	Ceiling -Type	2x2 acoustic	Notes:	
Good	Flooring - Type	Sheet Goods	Notes:	
Good	Base - Type	6" Vinyl	Notes:	
Good	Walls - Type	CMU - Painted	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	



Concord St

Chestnut St

900 Spring Garden Ave, Pittsburgh, PA 15212

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

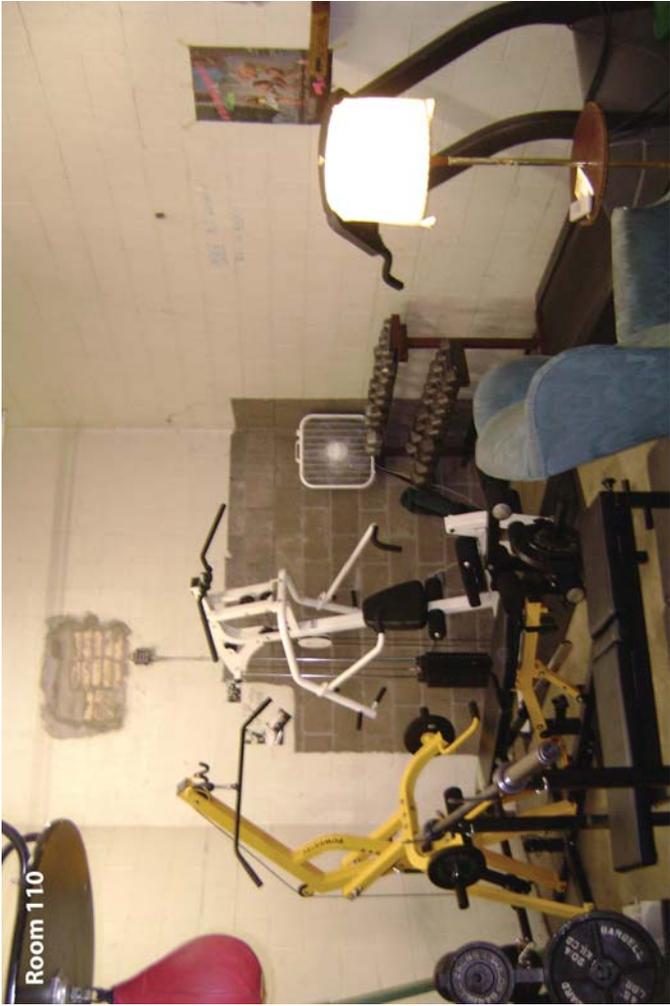
Google

40°27'28.86" N 79°59'42.22" W

Eye alt 371m



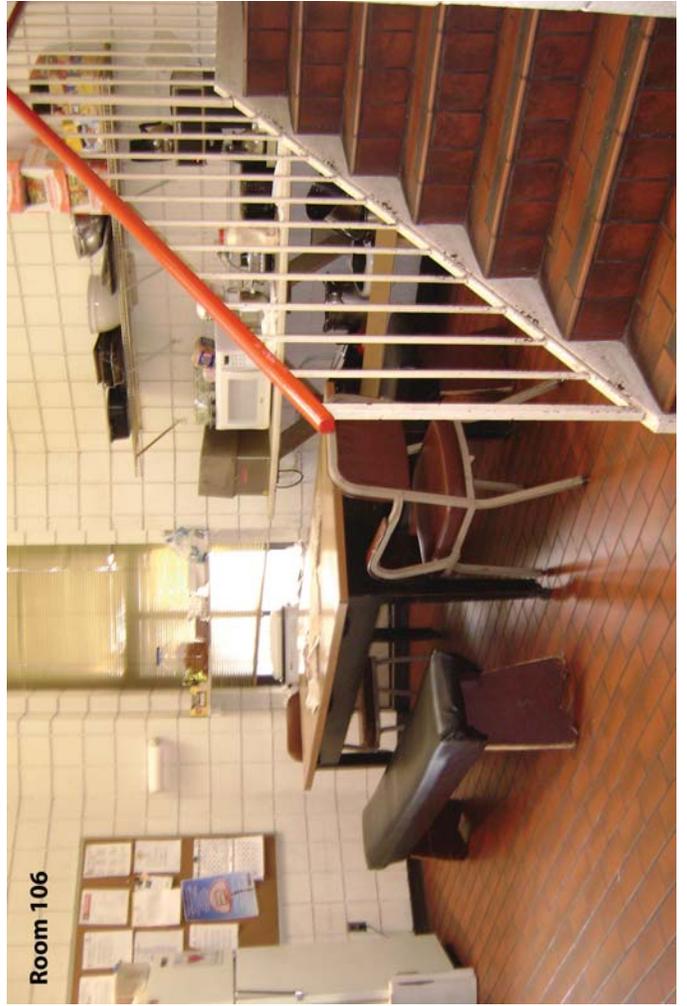
Room 109



Room 110



Room 108



Room 106



Room 105



Room 106



Room 102



Room 102



Room 103



Room 104



Room 102



Room 102



Room 102



Room 111



Room 111



Room 111





Room 202



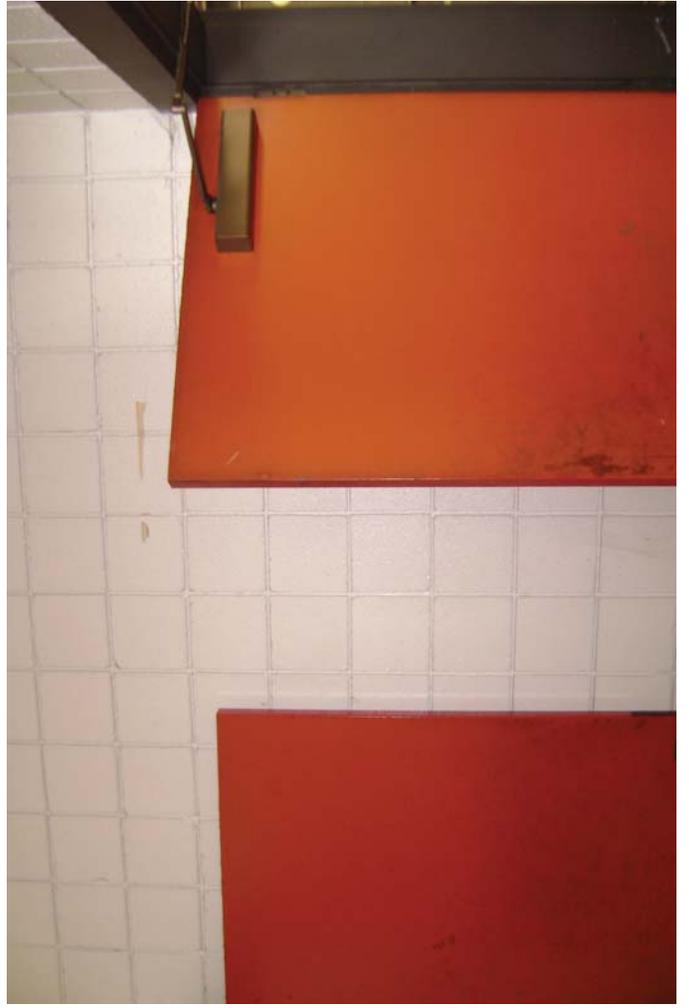
Room 204



Room 202



Room 202







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 #32**
 Building Code: **B140**

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 #32** 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 Fair/Good condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



July 9, 2010

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

RE: Visual Survey - Firehouse #32

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Firehouse #32, 900 Spring Garden Ave., Pittsburgh, PA 15212. The survey was conducted on July 9, 2010. The weather was sunny with temperatures in the eighties.

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 one story building inspected contains approximately 6,559 square feet of roof area on one delineated area. The building was constructed in 1983 and was reroofed in 2008.

1. Building walls

1.1 Construction: The building walls are constructed with cement block with an EIFS (exterior insulation finish system). Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. The caulking at the control joints of the EIFS is cracked and aged. The EIFS at the rear has been damaged by vandals throwing stones against the building.

2. Roof Deck

2.1 Construction: The roof decking is 1-1/2" metal "B" style supported by steel beams.

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.

4. Roof Membrane

4.1 Construction: The mechanically attached roof system is constructed of a white, reinforced single ply membrane (PVC) manufactured by Duro-Last reportedly installed in 2008. It appears this roof system was installed over the original roof system.

4.2 Condition: The roof system is in good condition. Debris was observed at the roof drains. The white membrane roof surfaces are very dirty. The installation, although watertight, was not neatly constructed.

5. Membrane flashings

5.1 Construction: The perimeter and penetration flashings are constructed with the same single ply membrane as used on the roof.

5.2 Condition: The flashing systems are in good condition.

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating parapet walls at the entire perimeter (1'1/2' to 3' high). The parapet walls are capped with metal coping.

6.2 Condition: The original coping was saved and reinstalled with the new roof system. The coping is in fair condition.

7. Roof Top Penetrations

7.1 Four vent pipes, one flue pipe, seven exhaust fans, one pipe portal, six skylights, twelve roof vents and one HVAC unit penetrate the roof.

7.2 Condition: The vent pipe, exhaust fan, pipe portal and flue pipe penetrations are in good condition. The HVAC unit was installed with the slope of the roof (not level) with the drain upslope causing leaks inside the unit. Leaks are associated with all skylights. The skylights have been caulked instead of repaired. Two skylight domes are cracked. All skylights contain dirt and condensation between the domes.

8. Drainage System

8.1 Construction: The roof area drains to three interior roof drains. There is apparent slope to the drains (back to front).

8.2 Condition: The drainage system appears to be operating properly. Debris on the roof clogs the drain strainers causing ponding water.

9. Access

10.1 A roof hatch provides access to the roof.

10. Weather Tightness - Building

10.1 The building appears to be weather tight for the most part. The caulking in the EIFS control joints is cracked and aged. The EIFS has been damaged at the rear of the building.

CONCLUSIONS

Current leaks are reported near the skylights. Stains and peeling paint was observed near the skylight 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 good condition.

The caulking in the EIFS control joints is in poor condition. The roof top penetrations are in fair condition.

The HVAC unit should be leveled when replaced to provide proper condensate drainage.

The skylights have been improperly sealed and should be replaced.

The drainage system is in good condition. The drains appear to be operating properly but some are blocked with debris causing ponding water on the roof surface.

It is our opinion the roofing system is in a maintainable condition.

Estimates:

1 year: Maintain a pro-active maintenance program. Inspect the roof systems and walls on a regular schedule - minimum twice a year (late spring and late fall) (include cleaning debris around roof drains). Estimated cost: none (perform in-house) Replace the six skylights - estimated cost: \$9,000.00 **NOTE: The caulking and sealants on the EIFS control joints should be addressed in order to maintain water tight integrity.**

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

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

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of roof deck



R-4 Underside of skylight, peeling paint and stains from leaks



R-2 Underside of roof deck



R-5 Underside of skylight, peeling paint from leaks



R-3 Underside of roof deck



R-6 Underside of skylight, peeling paint from leaks



R-7 NW corner of roof



R-10 South wall from the SW corner
Debris at low points



R-8 Looking north from SW corner



R-11 Overflow drain in SW corner of
parapet wall



R-9 Looking west from SW corner



R-12 Roof drain with debris
clogging the strainer



R-13 Condensation in skylight



R-16 Skylight with caulking and typical curb flashing



R-14 Crack in skylight dome



R-17 Caulking globbed on skylight



R-14 Caulking on top of skylight instead of opening built in drains



R-18 Typical flashing installation



R-19 North wall from NE corner



R-22 Wrinkled flashing at exhaust fan, typical



R-20 East wall from NE corner



R-23 Middle of roof from east wall, HVAC unit not level, installed with slope of roof



R-21 Debris in NE corner



R-24 Debris along south wall



R-25 Debris in SE corner, overflow scupper



R-28 Manufacturer's tag on roof



R-26 Debris at roof drain



W-1 SW corner of building



R-27 Debris at south wall with ponding water



W-2 Front of building



W-3 Cracked caulking on EIFS joint on west wall



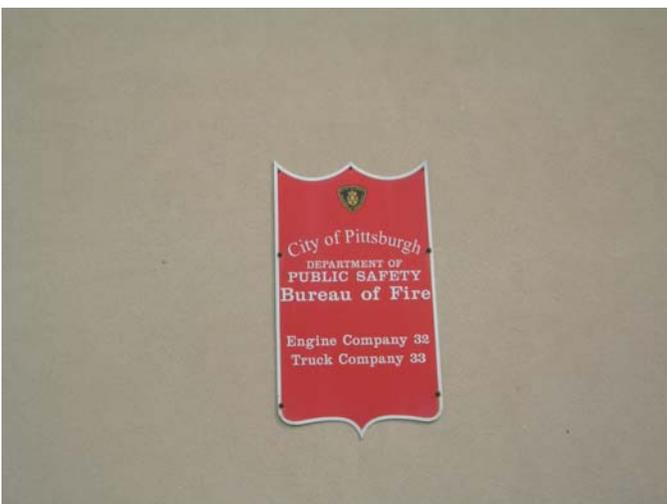
W-6 Cracked caulking on EIFS joint on south wall



W-4 Damage to EIFS on north wall



W-7 East wall



W-5 Building ID plaque



W-8 Pipe penetration not sealed on east wall

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 10

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

Building Observation Report

Facility Firehouse # 32
 Street Address 900 Spring Garden Avenue
 City, State Pittsburgh, PA 15212

AES Personnel: TRJ Weather Conditions: Sunny
 Date: 9-Jul-10 Temp: 85
 Time: 9:30 AM Wind: 5 MPH
 Facility Main Contact: Captain on duty Building Use: Firehouse
 Facility Phone: 412-323-7216 Building Code: B140

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>Steel frame / masonry bearing</u>
	Basement	Notes:	<u>None</u>
Foundation	Material	Notes:	<u>Concrete Masonry Units</u>
	Settlement	Notes:	<u>None</u>
	Moisture	Notes:	<u>None</u>
Floor System	Structure	Notes:	<u>Steel frame / Precast dox plank</u>
	Floor Finishes	Notes:	<u>Exposed concrete / tile</u>
	Stairs	Notes:	<u>Concrete filled steel pan</u>
Walls	Exterior Material	Notes:	<u>EIFS</u>
	Interior Material	Notes:	<u>CMU</u>
Columns	Type	Notes:	<u>Steel</u>
Roof	Structure Type	Notes:	<u>Steel frame and steel roof deck</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>EPDM</u>



Atlantic Engineering Services

Site Visit Report No.: Site B140 – Firehouse #32
Project No.: 09-260
Date of Site Visit: July 9, 2010
Page: 1 of 3



Photo S1



Photo S2



Atlantic Engineering Services

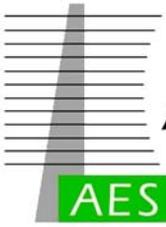
Site Visit Report No.: Site B140 – Firehouse # 32
Project No.: 09-260
Date of Site Visit: July 9, 2010
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Photo S3



Photo S4



Atlantic Engineering Services

Site Visit Report No.: Site B140 – Firehouse # 32
Project No.: 09-260
Date of Site Visit: July 9, 2010
Page: 3 of 3



Photo S5

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Fire Protection

Year Constructed:		Weather Conditions Day of Inspection:
Neighborhood:	North Side	Temp: 80
Block / Lot:		Precipitation: None
Square Footage:	12,524	Wind: SW 3 MPH
Department Assigned:		Date of Inspection: July 9, 2010
Facility Main Contact:		
Phone		

Fire Protection

<input type="checkbox"/>	Service Entrance	Notes:	<hr/>
<input type="checkbox"/>	Meter location	Notes:	<hr/>
<input type="checkbox"/>	Meter size	Notes:	<hr/>
<input type="checkbox"/>	Meter condition	Notes:	<hr/>
<input type="checkbox"/>	Backflow preventer	Notes:	<hr/>
<input type="checkbox"/>	Fire Pump	Notes:	<hr/>
<input type="checkbox"/>	Standpipe	Notes:	<hr/>
<input type="checkbox"/>	Flow switch	Notes:	<hr/>
<input type="checkbox"/>	Shutoff valve	Notes:	<hr/>
<input type="checkbox"/>	Hose Cabinets	Notes:	<hr/>
<input type="checkbox"/>	Sprinkler Heads	Notes:	<hr/>
<input type="checkbox"/>	Dry System	Notes:	<hr/>

Notes

Notes: 1 fire extinguisher on floor within hallway leading to outside/right side of firehouse.
 Provide a place and cabinet for this fire extinguisher (eg. within kitchen).

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Plumbing

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	North Side	Temp:	80
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	SW 3 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone	0		

Plumbing

<input type="checkbox"/>	Service Entrance	Notes:	
	Meter location	Notes:	Meter in front right side of apparatus room.
	Meter size	Notes:	2" Trident 10
Fair	Meter condition	Notes:	Pipe insulation poor. Replace insulation.
Good	Backflow preventer	Notes:	
	Pressure Reducing Valve	Notes:	
	Water Filtration	Notes:	
	Water Softener	Notes:	

<input type="checkbox"/>	Water Heaters	Notes:	
	Make Universal - RUUD	Notes:	120V/50-60 Hz 0.3A
	Model G75-125	Notes:	
	Serial URNG1208G00622	Notes:	
	Age 2 years old	Notes:	
	Elements	Notes:	
	Total Capacity 75 U.S. Gallons	Notes:	
	Storage Tank	Notes:	
	Total Capacity	Notes:	
	Storage Capacity	Notes:	
	Expansion Tank Yes	Notes:	
X	Natural gas	Notes:	125,000 BTU/HR INPUT
	Electric	Notes:	
Good	Flue vent	Notes:	
Good	Recirculation Pump	Notes:	Bell & Gosset
	Sump Pump	Notes:	

<input type="checkbox"/>	Number of Men's Rooms	Notes:	
	Number of water closets	Notes:	
	Number of urinals	Notes:	
	Number of lavatories	Notes:	

<input type="checkbox"/>	Number of Women's Rooms	Notes:	
	Number of water closets	Notes:	
	Number of lavatories	Notes:	

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Plumbing

1	Number of Unisex Rooms		Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	1	Notes: _____
Fair	Number of lavatories	1	Notes: _____
1	Number of Men's Locker Room Toilet Facilities	2	Notes: See notes at bottom of spreadsheet.
Fair	Number of water closets	2	Notes: _____
Fair	Number of urinals	2	Notes: _____
Fair	Number of lavatories		Notes: _____
	Number of Women's Locker Room Toilet Facilities		Notes: _____
	Number of water closets		Notes: _____
	Number of lavatories		Notes: _____
	Number of Shower Rooms	1	Notes: 2 shower heads & fixtures removed and capped.
Fair	Number of shower heads	2	Notes: See notes at bottom of spreadsheet.
			Notes: _____
			Notes: _____
Fair	Number of Drinking Fountains	1	Notes: Replace in 0-5 years.
			Notes: _____
Fair	Pipe		Notes: Insulated pipe at hot water tank good. Pipe fair to good - surface rust.
to good	Condition		Notes: Insulation in poor condition.
			Notes: Replace poor insulation 0-1 year.
			Notes: _____
			Notes: _____
	Insulation		Notes: _____
	Grease Traps		Notes: _____
	Solids Interceptor		Notes: _____
	Oil/Water Separator		Notes: _____
	Sewage Grinder		Notes: _____
	Neutralizer Tank (Acid Waste)		Notes: _____
Good	Sanitary Sewer		Notes: See notes at bottom of spreadsheet.
to Fair			Notes: Replace 1 drain cap in shower.
			Notes: Surface rust. Clean and paint.
Good	Rain Water Sewer		Notes: See notes at bottom of spreadsheet.
to Fair			Surface rust. Clean and paint.
			Notes: _____
	Access Doors		Notes: _____

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Plumbing

	Kitchenette			Notes: _____
Fair	Number of sinks	1		Notes: See notes at bottom of spreadsheet. _____ _____
	Apartment Systems			Notes: _____
	Kitchen sink			Notes: _____
	Dishwasher			Notes: _____
	Tub/shower			Notes: _____
	Toilet			Notes: _____
	Sink			Notes: _____
	Laundry tub			Notes: _____
Fair	Hose Bibs	2		Notes: Replace in 0-5 years. _____ _____
Fair to Poor	Janitor's Service Sink Mop sink.	1		Notes: Faucet in fair condition. Sink in poor condition from heavy use. Replace sink 0-1 year. Replace faucet in 0-5 years. _____ _____

Notes

Notes: Vents through roof are in good condition.

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

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

 The 27 year old plumbing fixtures look in fair condition. They are outdated and nearing the end of their 20 - 30 year life expectancy.
 Replace these fixtures in 5 - 10 years. Replace faucets in as required.
 Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.
 Showerheads are in fair condition. Replace in 0-5 years. Use low flow shower heads, when replacing.

 See photos labeled P for Plumbing.

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

Year Constructed:	0	Weather Conditions	Day of Inspection:
Neighborhood:	North Side	Temp:	80
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	SW 3 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone:	0		

HVAC Water Side Systems and Equipment

<table border="1"> <tr><td>Poor</td></tr> <tr><td>X</td></tr> <tr><td> </td></tr> </table>	Poor	X		Controls:	Notes: Honeywell
	Poor				
	X				
Electric	Notes: Allen Bradley switches to boiler & generator damper				
Pneumatic	Notes: in fair condition.				
		Notes: White Rodgers thermostats past life expectancy.			
		Notes: Replace.			

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

<table border="1"> <tr><td>Fair</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td>Poor</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Fair			Poor			Piping	Notes: _____
	Fair							
	Poor							
Pipe routing	Notes: _____							
Pipe supports	Notes: _____							
Pipe insulation	Notes: _____							
Visible leaks	Notes: _____							
Gauges	Notes: _____							

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

Manufacturer: _____
 Model: _____
 Year Installed: _____
 INPUT _____

Serial # _____
 Other _____
 Other _____
 OUTPUT _____

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

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

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

	Hot Water Unit Heater's	Notes: _____
	Piping	Notes: _____
	Controls	Notes: _____

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

Fair	Hot Water Boilers	Notes: Tag missing from boiler.
to Poor		Manufactures name plate on the boiler shows that it is a
Fair		Notes: Peerless Boiler.
		Notes: _____
		Notes: PAB-148103 Medow Low Water Cut Off
Fair to Poor		Notes: Type of Heating and locations spreadsheet states that
Poor	Notes: it is a Raypak hot water boiler.	
		Insulation fair to poor.

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

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

Fair	Pumps		Notes: <u>See notes at bottom of spreadsheet.</u>
		Piping	Notes: _____
		Insulation	Notes: _____
		Valves	Notes: _____
		Vibration isolators	Notes: _____
		Gauges	Notes: _____

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

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

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

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

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

Poor	Radiators/Convectors	Notes: <u>Mix of poor & Fair. Most poor. Replace in 0-1 year.</u>
to Fair		_____
	Fin Tube	Notes: _____

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

INSPECTION REPORT

Firehouse 32

900 Spring Garden Avenue

Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

Notes

Notes: Portable plug-in radiator fair.

Radiant unit heaters in apparatus room fair to poor replace in 0-3 years.

The boiler is reaching the end of life expectancy (4 years remaining) and is in fair to poor condition.

Replace the boiler in 0-5 years with an energy efficient hot water boiler, pumps with variable speed drives, insulate the pipes, provide controls and a Building Automation System with remote control.

See photos labeled M for Mechanical.

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Year Constructed: 0
 Neighborhood: North Side
 Block / Lot: 0
 Square Footage: 12524
 Department Assigned: 0
 Facility Main Contact: 0
 Phone: 0

Weather Conditions Day of Inspection:
 Temp: 80
 Precipitation: None
 Wind: SW 3 MPH
 Date of Inspection: July 9, 2010

HVAC Steam Side Systems and Equipment

	Controls:	Notes:	_____ Honeywell _____
	Electric	Notes:	_____
	Pneumatic	Notes:	_____

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

	Steam Unit Heaters	Notes:	_____
	Piping	Notes:	_____
	Controls	Notes:	_____

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

	Steam Boilers	Notes:	_____
	Flue	Notes:	_____
	Make-up water piping	Notes:	_____
	Boiler safeties	Notes:	_____
	Piping	Notes:	_____
	Gauges	Notes:	_____

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

	Steam Traps	Notes:	_____
	End of main drips	Notes:	_____

INSPECTION REPORT

**Firehouse 32
 900 Spring Garden Avenue
 Pittsburgh, PA 15212**

HVAC Steam Side Systems and Equipment

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

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

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

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

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

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	North Side	Temp:	80
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	SW 3 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone	0		

HVAC Air Side Systems and Equipment

Poor	Packaged Rooftop Units	Notes:	Tag fradded and rusted can't read.
X	Gas Heat	Notes:	Info. from dwg H5 - 02/20/1982
	Electric Heat	Notes:	Nominal 3 ton packaged rooftop unit.
	Steam Heat	Notes:	1200 CFM, fan 1/3 HP
	Hot Water Heat	Notes:	Gas heating input 100 MBH, output 75 MBH
	Condensate Drains	Notes:	Very poor condition. See Pictures.
	Utility Connections	Notes:	Replace.
	Duct Smoke Detector	Notes:	Siemens Controls poor condition.
		Notes:	See notes at bottom of spreadsheet.
Manufacturer: _____		Serial #	_____
Model: _____		Voltage:	_____
Date of Mfr: _____		Refrigerant:	_____
Heater Model: _____		Heater Cap:	_____

Poor	Unit Ventilators	Notes:	Replace Unit Ventilators in 0-1 year.
		Notes:	Remington and mix.
		Notes:	See notes at bottom of spreadsheet.
		Notes:	_____
		Notes:	_____
		Notes:	_____
Manufacturer: _____		Serial #	_____
Model: _____		CFM	_____
Year Installed: _____		Other	_____

	Indoor Air Handling Unit 2	Notes:	_____
	Gas Heat	Notes:	_____
	Electric Heat	Notes:	_____
	Steam Heat	Notes:	_____
	Hot Water Heat	Notes:	_____

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

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

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

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

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

	Indoor Air Handling Unit 4	Notes: _____
	Gas Heat	Notes: _____
	Electric Heat	Notes: _____
	Steam Heat	Notes: _____
	Hot Water Heat	Notes: _____
	DX Coil	Notes: _____

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

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

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

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

	Remote Condensing Unit	Notes:	
	Refrigerant Piping	Notes:	
		Notes:	
		Notes:	

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

	Remote Condensing Unit	Notes:	
	Refrigerant Piping	Notes:	
		Notes:	
		Notes:	

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

Poor	Exhaust/Ventilation Fans	Notes:	See notes at bottom of spreadsheet.
	Exhaust Fan #1		
	Manufacturer: Greenheck		
	Model: G 95 DGEX OD		
	Serial # _____		
	Year Installed: _____		
	Capacity (CFM): _____		
	Static Pressure _____		
	Watts _____		
	115V/Single Phase/60 Hz		

Fair	Exhaust/Ventilation Fans	Notes:	See notes at bottom of spreadsheet.
to Poor	Exhaust Fan #2		
	Manufacturer: Greenheck		
	Model: GB 24 5X OD		
	Serial # 3327		
	Year Installed: _____		
	Capacity (CFM): _____		
	Static Pressure _____		
	Watts _____		
	115V/Single Phase/60 Hz		

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

Fair	Exhaust/Ventilation Fans	Notes:	See notes at bottom of spreadsheet.
	Exhaust Fan #6		
	Manufacturer: <u>Greenheck</u>		
	Model: <u>G-70-DGEX-OD</u>		
	Serial # <u>83668</u>		
	Year Installed: _____		
	Capacity (CFM): _____		
	Static Pressure _____		
	Watts _____		
	115V/Single Phase/60 Hz		
Poor	Exhaust/Ventilation Fans	Notes:	Rooftop in front of building.
	Exhaust Fan #7		Unknown. Tag missing. Rusted and in poor
	Manufacturer: _____		condition.
	Model: _____		See notes at bottom of spreadsheet.
	Serial # _____		
	Year Installed: _____		
	Capacity (CFM): _____		
	Static Pressure _____		
	Watts _____		
Good to Fair	Exhaust/Ventilation Fans	Notes:	Looks good to fair.
	Exhaust Fan #8		Fan is in back of firehouse.
	Manufacturer: _____		Unable to access it due to thick vegetation.
	Model: _____		Remove vegetation.
	Serial # _____		
	Year Installed: _____		
	Capacity (CFM): _____		
	Static Pressure _____		
	Watts _____		

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

Poor	Exhaust/Ventilation Fans	Notes:	Men's Locker Room Toilet Facilities
	Exhaust Fan #9		exhaust fan, associated ductwork & grille.
	Manufacturer: _____		_____
	Model: _____		_____
	Serial # _____		_____
	Year Installed: _____		_____
	Capacity (CFM): _____		_____
	Static Pressure _____		_____
	Watts _____		_____

Poor	Ductwork		
	Fair		
	Louvers	Notes:	_____
	Roof Hoods	Notes:	_____
	Dampers	Notes:	_____

	Cooling Coils	Notes:	
	Is coil clean	Notes:	_____
	Is drain pan clean	Notes:	_____
	Does pan drain	Notes:	_____
	Condensate to floor drain	Notes:	_____

	Filters	Notes:	
	Are filters installed	Notes:	_____
	Are filters clean	Notes:	_____

Poor	Controls:	Notes:	Thermostats:
	X		
	Electric	Notes:	Dayton stat for rooftop unit broken/poor.
	Pneumatic	Notes:	Place new controls for a new rooftop unit.
	Discharge air thermometer	Notes:	White Rodger thermostats past life expectancy.
	Return air thermometer	Notes:	Some fair most old and poor. Replace 0-1 year.
	Outside air thermometer	Notes:	Electric controls for rooftop ventilators fair but old.
			<u>See notes at bottom of spreadsheet.</u>

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

	Natural Gas Fired Unit Heaters	Notes:	
	Flue Duct	Notes:	_____

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

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

Notes

- Notes:**
- 1 Window AC Unit right side of building serving bunk room in poor condition. Replace. See notes below.
 - 1 Window AC Unit right side of building serving bunk room in good condition.
 - 1 Window AC Unit back of building serving bunk room in poor condition. See notes below.
 - 1 Portable AC Unit in Mens Locker Room in good condition.

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

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

Replace as necessary. See notes below.

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

Replace as necessary. See notes below.

Replace AHU and additional multiple HVAC units in 0-1 year, with an energy efficient HVAC system.

Occupants have been providing secondary supplemental means of HVAC for the firehouse due to the poor condition of the HVAC equipment. These are additional window AC units, portable AC unit, opening of windows due to mold issue and poor ventilation, electric heaters and portable radiators.

The multiple mix of rooftop fans/ventilators (most in fair condition, one in poor condition), rooftop packaged unit (very poor condition), Fan/Furn. S-1, unit ventilators (poor condition), window AC units (equal mix of fair & poor), boiler, radiators/convectors (fair & poor) all work together in providing HVAC for the occupied spaces. They have served their purpose over the years, and are past their life expectancy (except boiler/see HVAC Water side tab).

The rooftop packaged unit is in very poor condition and needs replaced.

This is a prime opportunity in providing healthy air quality, comfort, protection of equipment (humidity/mold/mildew/rust) and energy cost savings, by replacing the multiple mix of energy consuming equipment with one HVAC packaged unit with energy recovery features. Features such as a package rooftop unit with DX cooling coil, hot water heating coil (supplied by boiler), ERV wheel, economizer etc., or a split system with AHU within the firehouse with DX cooling coil, hot water coil (supplied by boiler), and Heat Pump mounted on the roof. Replace controls with a building automation system with remote control capability.

Kitchen exhaust fan fair to poor. Restroom exhaust fans fair to poor. All are past their life expectancy. Replace in 0-3 years.

See photos labeled M for Mechanical.

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Heating

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	North Side	Temp:	80
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	SW 3 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone	0		

HVAC Heating

<input type="checkbox"/> Heaters	Notes:	See notes at bottom of spreadsheet.
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

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

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

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Heating

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

<input type="checkbox"/>	Electric Duct Heater A	Notes:	
	Manufacturer: _____		_____
	Model: _____		_____
	Serial #: _____		_____
	Capacity: _____		_____
	Voltage: _____		_____
	Electrical Data _____		_____
	Electrical Data _____		_____
	Year Installed: _____		_____

<input type="checkbox"/>	Electric Duct Heater B	Notes:	
	Manufacturer: _____		_____
	Model: _____		_____
	Serial #: _____		_____
	Capacity: _____		_____
	Voltage: _____		_____
	Electrical Data _____		_____
	Electrical Data _____		_____
	Year Installed: _____		_____

<input type="checkbox"/>	Electric Duct Heater C	Notes:	
	Manufacturer: _____		_____
	Model: _____		_____
	Serial #: _____		_____
	Capacity: _____		_____
	Voltage: _____		_____
	Electrical Data _____		_____
	Electrical Data _____		_____
	Year Installed: _____		_____

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Heating

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

<input type="checkbox"/>	Fan Coil Unit #1	Notes:	
	Manufacturer: _____		_____
	Model: _____		_____
	Serial #: _____		_____
	Capacity: _____		_____
	Electrical Data: _____		_____
	Electrical Data: _____		_____
	Electrical Data: _____		_____
	Year Installed: _____		_____

<input type="checkbox"/>	Fan Coil Unit #2		
	Manufacturer: _____		_____
	Model: _____	Notes:	
	Serial #: _____		_____
	Capacity: _____		_____
	Electrical Data: _____		_____
	Electrical Data: _____		_____
	Electrical Data: _____		_____
	Year Installed: _____		_____

<input type="checkbox"/>	Fan Coil Unit #6	Notes:	
	Manufacturer: _____		_____
	Model: _____		_____
	Serial #: _____		_____
	Capacity: _____		_____
	Electrical Data: _____		_____
	Electrical Data: _____		_____
	Year Installed: _____		_____

INSPECTION REPORT

Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

HVAC Heating

	Cab. Heater
	Manufacturer: _____
	Model: _____
	Serial #: _____
	Capacity: _____
	Electrical Data: _____
	Electrical Data: _____
	Year Installed: _____

Notes

Notes: Insert heaters, unit heaters, Fan/Furn. S1 fair to poor - See notes at bottom of HVAC Air Side tab.

Hot water/radiant unit heaters with axial fan mounted below apparatus room ceiling (Fair-Poor).

They have served their purpose over the years and are now past their life expectancy. Replace in 0-5 years.

When replacing, remove insulation from associated piping, inspect/repair/replace associated piping, associated valves, and fittings, then provide new insulation.

See photos labeled M for Mechanical.

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Electrical

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	North Side	Temp:	80
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	SW 3 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone	0		

Electrical

<input checked="" type="checkbox"/>	Service Entrance	Notes:	
		Notes:	
	Voltage	Notes:	120V/208V 3 Phase 4 Wire
	Voltage	Notes:	
	Amperage	Notes:	
<input checked="" type="checkbox"/>	Above ground	Notes:	
<input checked="" type="checkbox"/>	Below ground	Notes:	
	Grounding	Notes:	
	Lightning Protection	Notes:	

<input type="checkbox"/>	Fair	Transformer	Notes:	Cluster mounted transformers (3) on existing D.L. Co.
		Voltage in	Notes:	pole #25622, 3" conduit pole by D.L.Co. plus PVC sch. 40
		Voltage in	Notes:	cable guard. Provides secondary service at 120V/208V
		Voltage out	Notes:	3 Phase 4 Wire. Conduit fair surface rust.
		kva rating	Notes:	Conduit clamps poor rusting. Replace immediately.
			Notes:	Contact D.L. Co. to replace. Pole dry & beginning to show
			Notes:	cracks.

<input type="checkbox"/>	Fair	Meter	Notes:	Right side of building.
<input type="checkbox"/>	to Poor	ABB	Notes:	Meter fair. Panel poor.
		Serial # G-02 617 593	Notes:	Replace Meter and Panel.
		D.L. Co. X-069	Notes:	
		HUG002617593	Notes:	
		CL20/240V/3 Phase/3 Wire/60 Hz	Notes:	
		FM5S (35S) Electric Meter	Notes:	
		1.2 Kh		
		TV 240		
		P/R 24TA 2.5A		
			Notes:	

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Electrical

	Main Switchgear	Notes:	
	Main breaker	Notes:	
	Voltage	Notes:	

Fair	Main Power Distribution Panels	Notes:	
	Panel A	Notes:	
	Type NLAB	Notes:	
	Style 5 150A	Notes:	
	208Y/120V/3 Phase/4 Wire	Notes:	
	w/ 150A Main		

Fair	Main Power Distribution Panels	Notes:	
	Panel P	Notes:	
	Type NLAB	Notes:	
	Style 5 100A	Notes:	
	208Y/120V/3 Phase/4 Wire	Notes:	

Fair	Power Distribution Panels	Notes:	
	Panel NE	Notes:	
	Type NLAB	Notes:	
	Style 5 30A	Notes:	
	208Y/120V/3 Phase/4 Wire	Notes:	
	Plus Type NLAB		
	Style 5 100A		
	208Y/120V/3 Phase/4 Wire		
	All above in one panel.		

Fair	Stand-by Generator	Notes:	Kohler
to Poor			See notes at bottom of spreadsheet.
Fair	Transfer switch	Notes:	Kohler Automatic Switch
	Day Tank	Notes:	Damper & Exhaust Controls Poor.

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

	Motor Control Center	Notes:	
--	----------------------	--------	--

Fair	Lighting	Notes:	See notes at bottom of spread sheet.
to Poor		Notes:	
		Notes:	

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Electrical

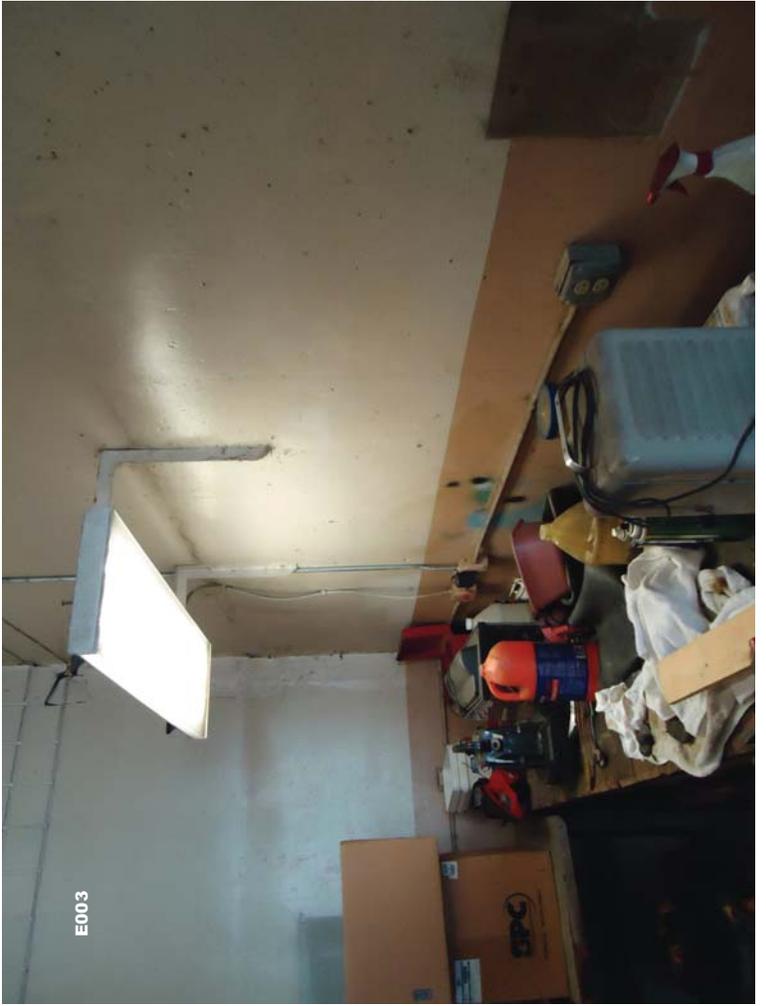
<input type="checkbox"/>	Fair	Receptacles	Notes:	<u>60% Fair</u>
<input type="checkbox"/>	to Poor	& Switches		<u>40% Poor. Replace poor in 0-1 year.</u>
<input type="checkbox"/>		Fire Alarm	Notes:	<u>Smoke detectors - one good, one fair, one poor.</u>
<input type="checkbox"/>			Notes:	<u>Replace poor.</u>
<input type="checkbox"/>			Notes:	<u> </u>
<input type="checkbox"/>			Notes:	<u> </u>
<input type="checkbox"/>			Notes:	<u> </u>
<input type="checkbox"/>			Notes:	<u> </u>
<input type="checkbox"/>			Notes:	<u> </u>
<input type="checkbox"/>		Control Panel	Notes:	<u> </u>
<input type="checkbox"/>		Annunicator Panel	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Strobes	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Horns	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Pull Stations	Notes:	<u> </u>
<input checked="" type="checkbox"/>	X	PA System	Notes:	<u>Bunk room audio switch poor. Replace in 0-1 year.</u>
				<u>Speakers fair. Weight room speaker poor. Replace.</u>
<input type="checkbox"/>		Clock System	Notes:	<u> </u>
<input type="checkbox"/>		Security System	Notes:	<u> </u>
<input type="checkbox"/>		Main Panel Board	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Cameras	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Door Contacts	Notes:	<u> </u>
<input type="checkbox"/>		Devices - Window Contacts	Notes:	<u> </u>
<input type="checkbox"/>		Metal Detectors	Notes:	<u> </u>
<input checked="" type="checkbox"/>	X	Tele / Com System	Notes:	<u>Newer telephone network interface Repcel in good condition.</u>
		Head End Equipment	Notes:	<u>Old telephone panel abandoned.</u>
<input type="checkbox"/>		Patch Panels	Notes:	<u>2 wire city phone panel in fair condition.</u>
			Notes:	<u>Pay phone panel fair.</u>
		Devices	Notes:	<u> </u>
		Devices	Notes:	<u> </u>

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

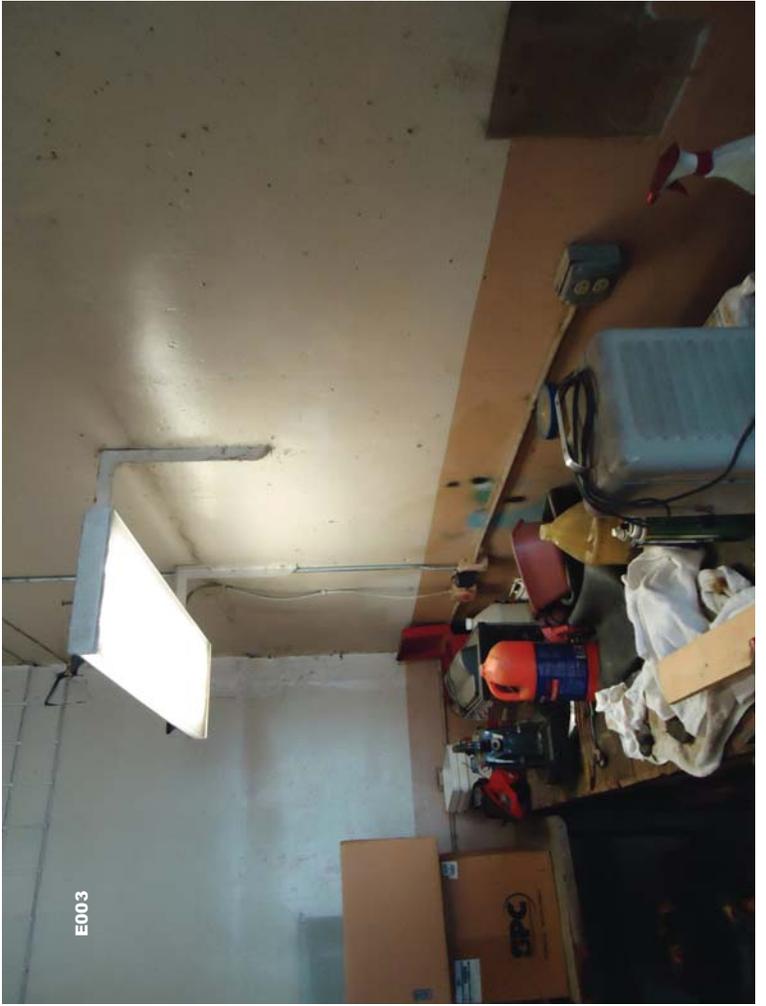
Electrical

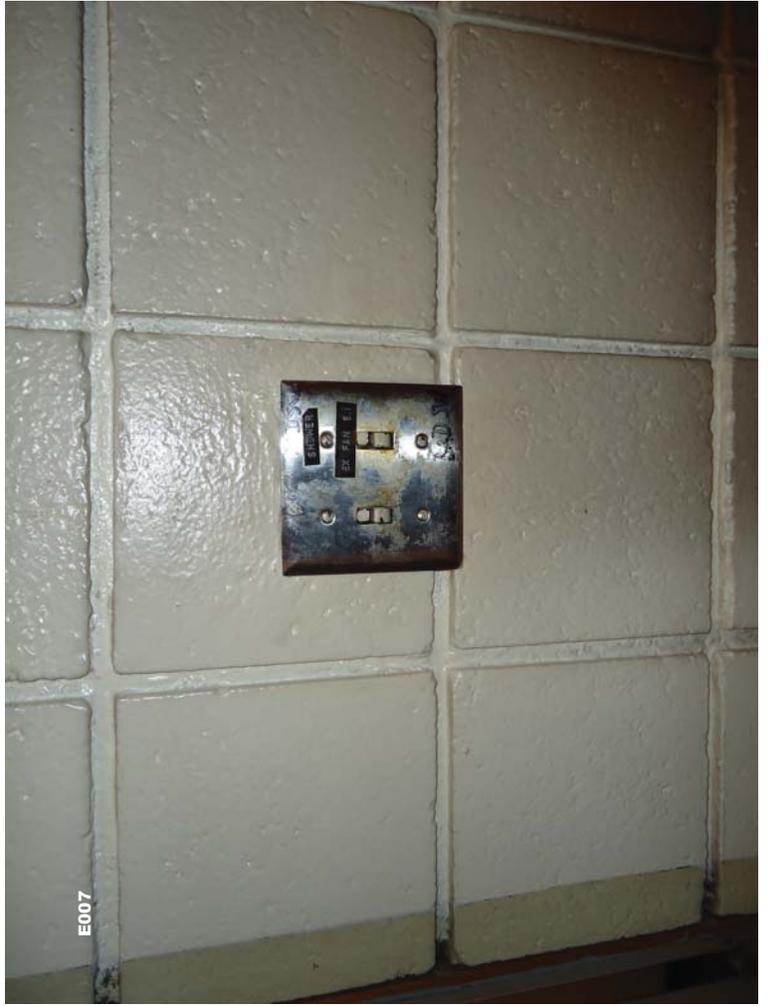
Notes

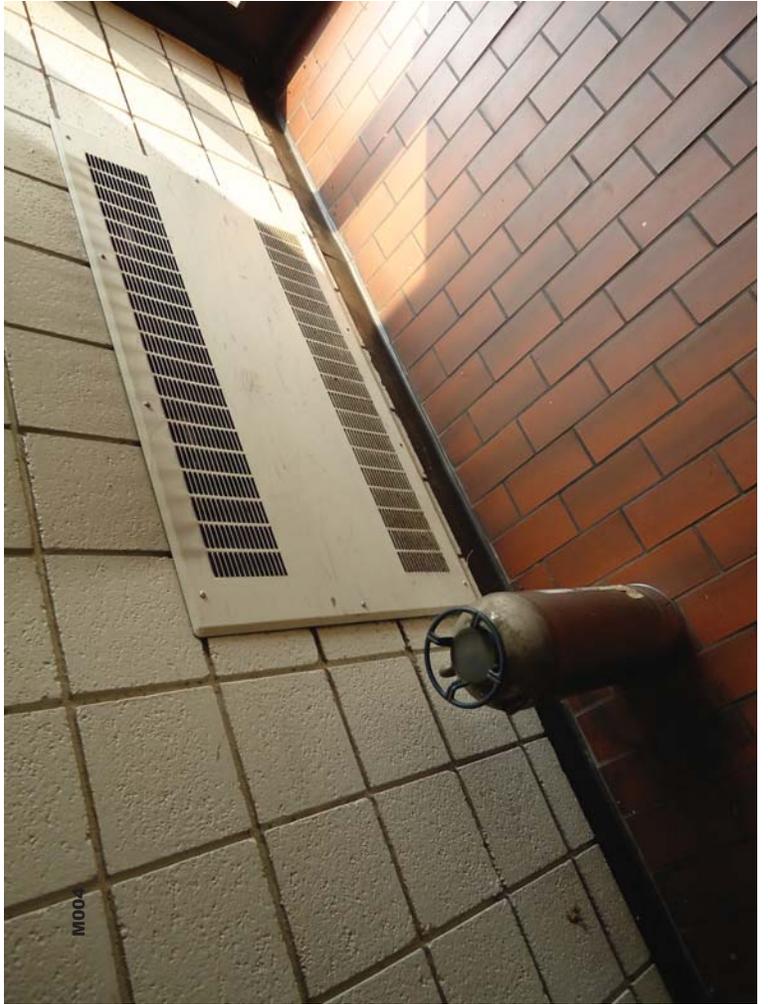
- Notes:** Lighting is a mix of fluorescent, incandescent, and recessed.
Lighting 80% Fair, 20% Poor condition, approximately 26 years old, past life expectancy and should be updated. Replace in 0-2 years. Replace fixtures, fixture covers, and lamps as necessary. When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.
Provide Emergency Lighting and Exit Signs.
- Nederman Vehicle Exhaust extraction System Panel with Square D switch good.
- LA Marche Panel - Constavolt Float, Model # A11-30-12V-A1, Serial # C219-3, 120V/Single Phase/60 Hz 8A, 30A DC, 12V DC, 6 Cells, cell type L. Fair.
- LA Marche Load Distribution Panel Serial # C1140-3. Fair.
- Generator (Fair to Poor) Kohler, Kohler Automatic transfer switch (Fair)
Typical life expectancy for this type generator is between 10-20 years, if properly maintained. This generator looks as if it has been properly maintained and served 26 years (six years past life expectancy). Replace within 0-2 years.
- The fair electrical panels are a year past their 25 year life expectancy. Replace within 0-2 year. Inspect associated electrical equipment and wiring and replace as necessary.
- The fair outlets/switches and conduit are past their life expectancy. Replace within 0-2 year. Inspect associated electrical equipment and wiring replace as necessary. Outlets, conduit, wiring at work bench in apparatus room very poor. Outlet cover hanging off hanging by wires. Replace immediately.
- See photos E for Electrical.

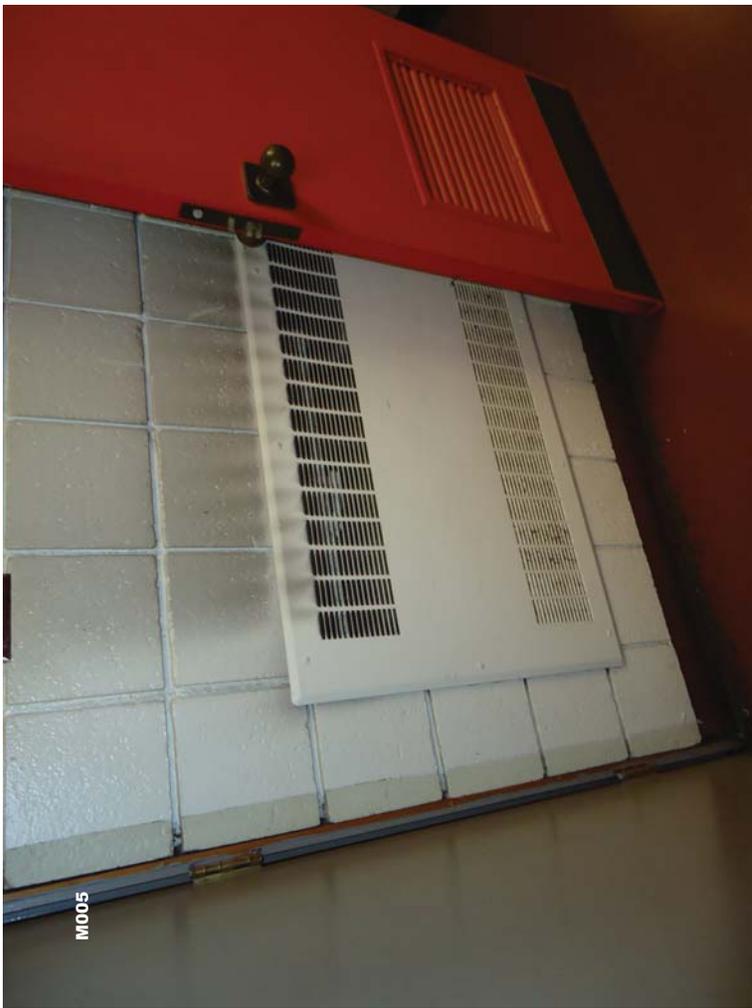


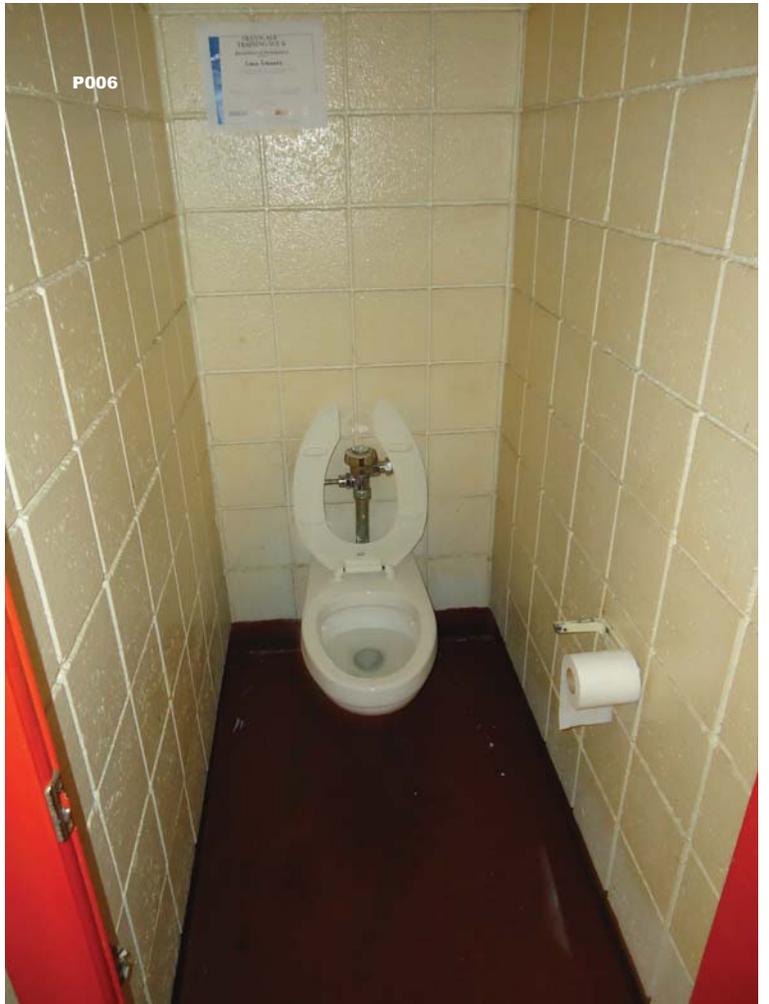
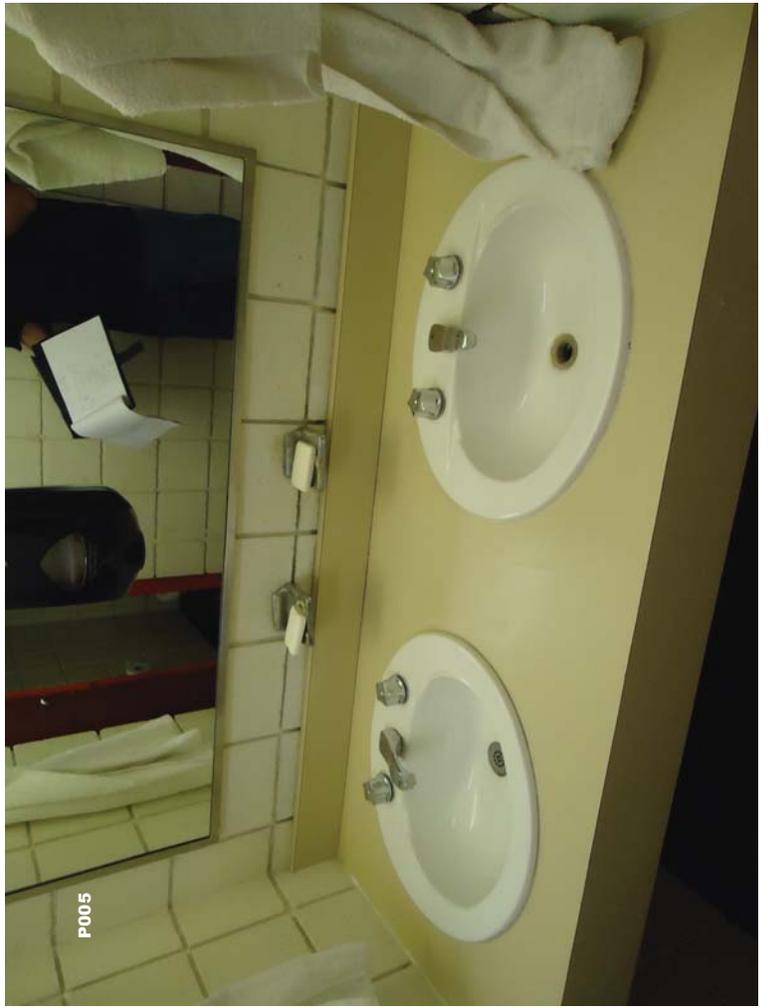


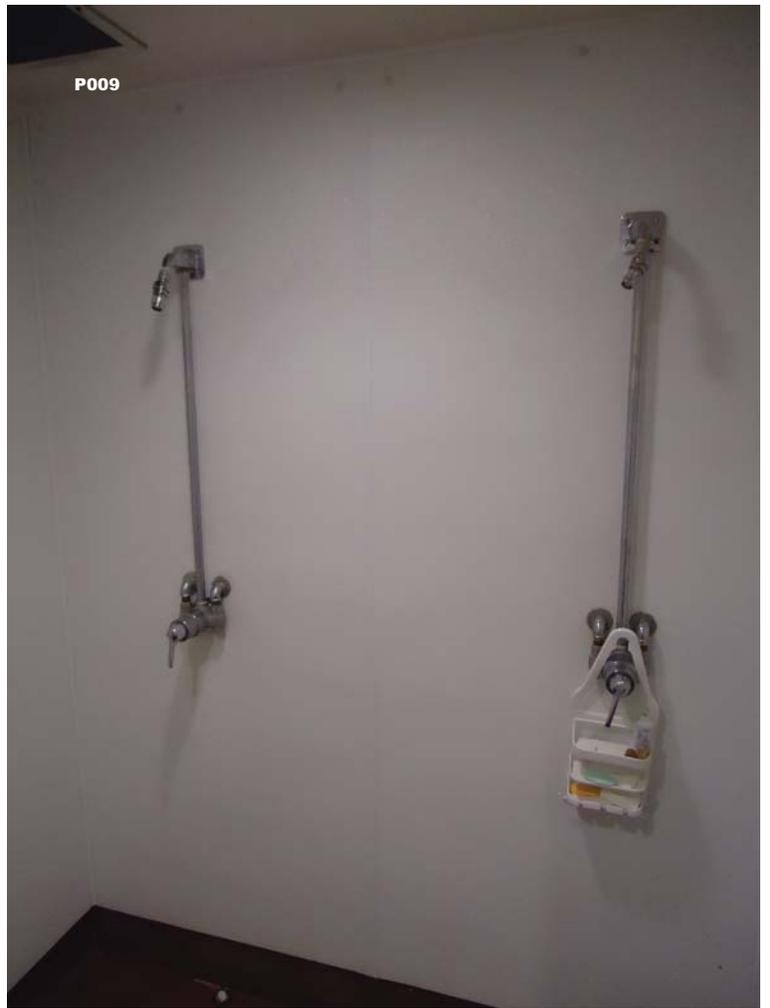






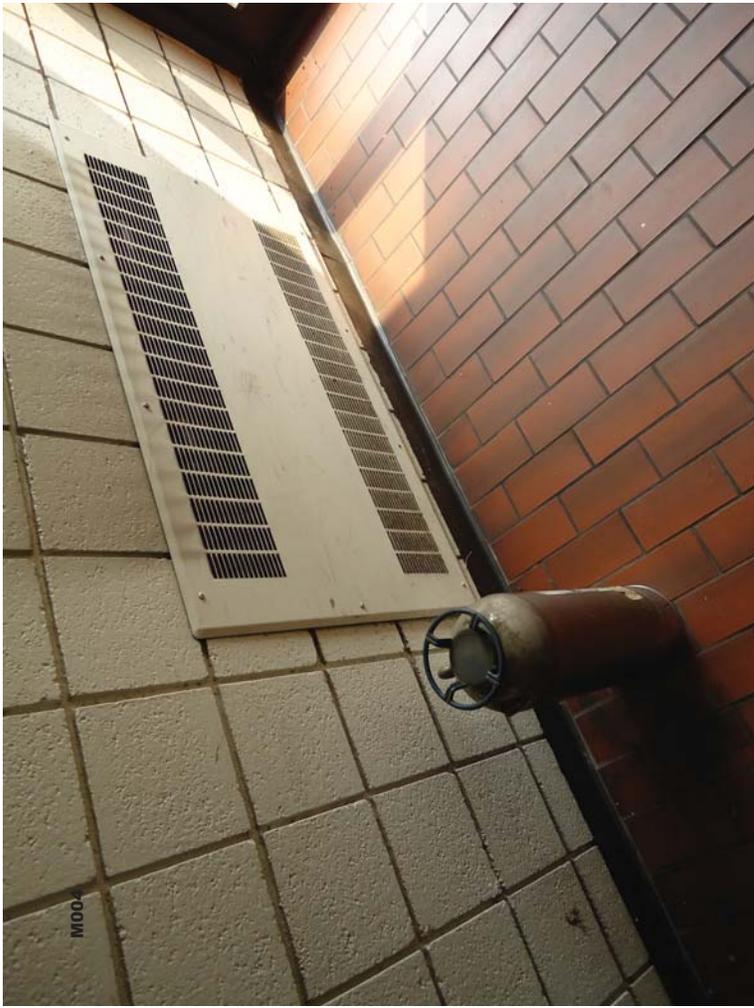


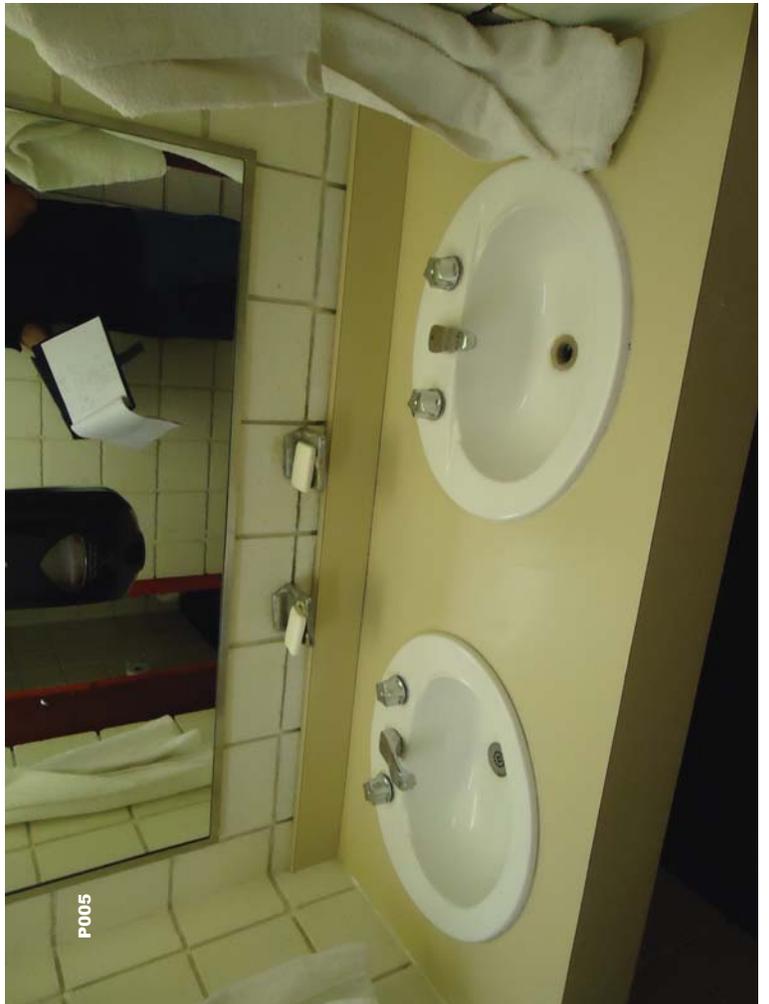


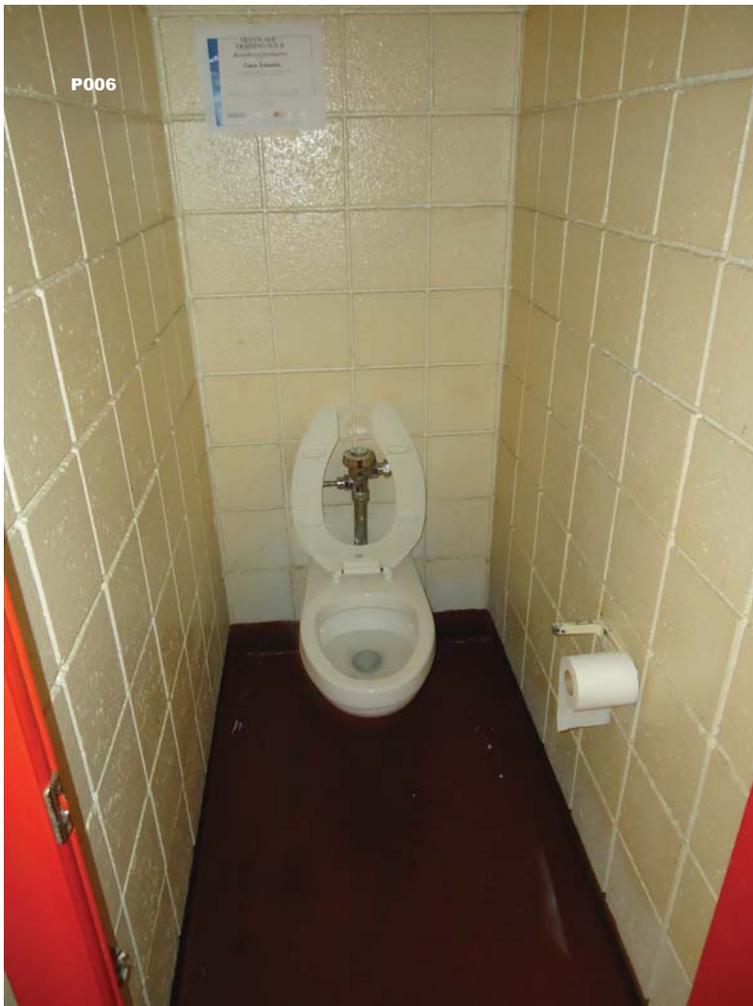


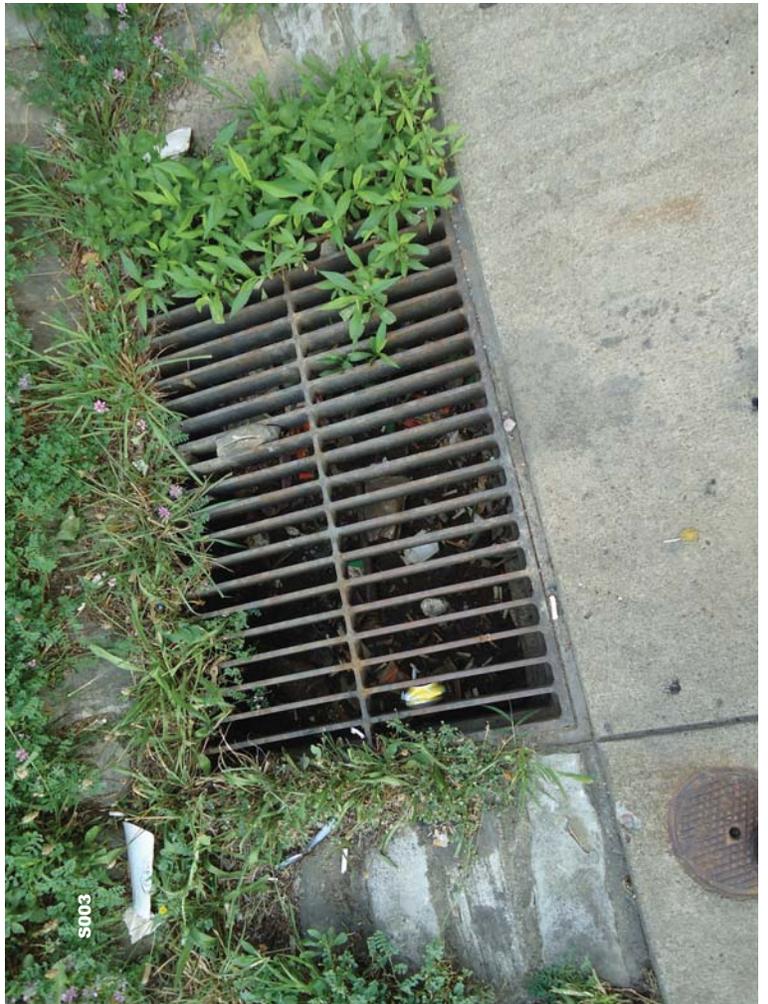
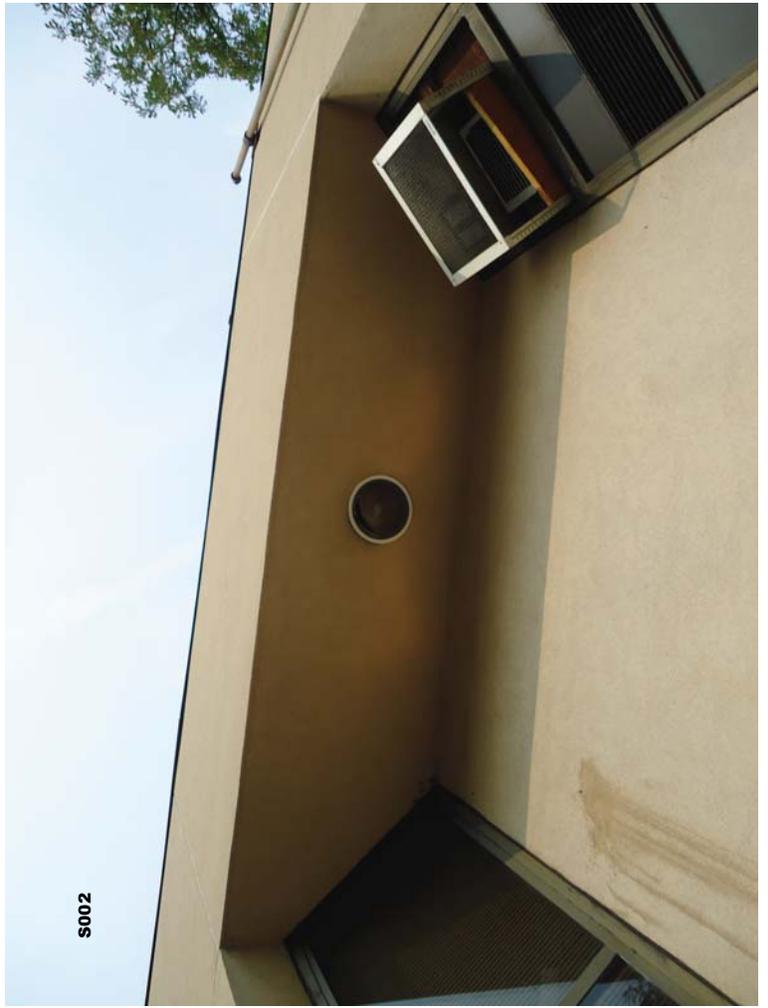












S004



S005



ADA - Title II - "Program Accessibility" Review

**Firehouse #32
 900 Spring Garden Ave
 Pittsburgh, PA 15212**

Year Constructed: 1984 / 26 y.o.
 Neighborhood/Ward: Spring Garden / 24th ward
 Block / Lot: F/92
 Square Footage: 12,524
 Department Assigned: GS
 Facility Main Contact: Captain on duty
 Phone: 412-323-7137

Weather Conditions Day of Inspection:
 Temp:
 Precipitation:
 Wind:
 Date of Inspection: July 9, 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 ADA 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 #32
 900 Spring Garden Ave
 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: Not to the main entrance but entrance at the side of the building

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: None at parking area.

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

Notes: Side entrance could be made accessible.

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 #32
900 Spring Garden Ave
Pittsburgh, PA 15212**

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 #32
900 Spring Garden Ave
Pittsburgh, PA 15212**

Is there at least 1 fountain with its spout no higher than 36" AFF and another with a standard height spout?	<input type="text" value="n/a"/>	Notes: _____ _____ _____
Are controls mounted on the front or on the side near the front edge, and operable with 1 closed fist?	<input type="text" value="n/a"/>	Notes: _____ _____ _____
Is each water fountain cane-detectable?	<input type="text" value="n/a"/>	Notes: _____ _____
If pay or public phones are provided, is there 30" by 40" of clear space in front of at least 1?	<input type="text" value="yes"/>	Notes: _____ _____ _____
Is the highest operable part of the phone on higher than 48"?	<input type="text" value="no"/>	Notes: Highest control at 55" _____ _____
Does the phone protrude no more than 4" into the circulation space?	<input type="text" value="yes"/>	Notes: _____ _____
Does the phone have push button controls?	<input type="text" value="yes"/>	Notes: _____ _____
Is the phone hearing aid compatible?	<input type="text" value="yes"/>	Notes: _____ _____
Does it have volume control?	<input type="text" value="yes"/>	Notes: _____ _____
Is the phone with volume control identified with appropriate signage?	<input type="text" value="yes"/>	Notes: _____ _____
If there a 4 or more phones, is one equipped with TT or TTD?	<input type="text" value="n/a"/>	Notes: _____ _____
Is the location of the text telephone identified by accessible signage bearing the international TTD symbol?	<input type="text" value="n/a"/>	Notes: _____ _____ _____

ADA - Title II - "Program Accessibility" Review

**Firehouse #32
900 Spring Garden Ave
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?

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: _____

Are edges of mat securely installed?

Notes: _____

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

Notes: _____

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: Multiple levels. Main entrance is not accessible.

Are all public spaces on an accessible route of travel?

Notes: No spaces available to the public.

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

Firehouse #32
900 Spring Garden Ave
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: No public spaces. All common areas for employees are open 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 #32
900 Spring Garden Ave
Pittsburgh, PA 15212

5) Emergency Egress

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

Notes: No strobes.

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 #32
900 Spring Garden Ave
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")

Notes:

Are they operable with a closed fist?

Notes:

9) Seats, Tables, and Counters

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

Notes:

Are the spaces for wheelchair seating distributed throughout?

Notes:

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

Notes: Kitchen countertops are 36"

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

Notes:

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

Notes:

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

Notes:

10) Vertical Circulation

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

Notes: No public spaces. Rooms at multiple levels.

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

Notes:

ADA - Title II - "Program Accessibility" Review

Firehouse #32
900 Spring Garden Ave
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: No extensions on rails

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 #32
900 Spring Garden Ave
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?

n/a

Notes: No restrooms available to the public.
Showers and stalls at the locker rooms on the second floor are not ADA compliant and no lift / elevator.

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 #32
900 Spring Garden Ave
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")

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 #32
900 Spring Garden Ave
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:

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

**Firehouse #32
900 Spring Garden Ave
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

**Firehouse #32
900 Spring Garden Ave
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	1	EA	100.00	\$100

TOTAL COST - PARKING

\$600

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

	Quantity	Unit	Unit cost	Total cost
Curb cut at parking area	1	EA	1,000.00	\$1,000
Lower telephone at sidewalk	1	EA	300.00	\$300

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$1,300

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

	Quantity	Unit	Unit cost	Total cost
Add strobes to fire alarm system	25	EA	125.00	\$3,125
Handrail extensions	1	LS	500.00	\$500

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$3,625

ADA - Title II - "Program Accessibility" Review

**Firehouse #32
900 Spring Garden Ave
Pittsburgh, PA 15212**

Restrooms

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - RESTROOMS				\$0
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Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
No work required.				

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

ADA - Title II - "Program Accessibility" Review

**Firehouse #32
900 Spring Garden Ave
Pittsburgh, PA 15212**

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 accomodate 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 items that are required is the addition of strobes to the fire alarm system and lowering the public pay phone by the parking lot.

Fire house #32

900 Spring Garden Ave

7/9/2010

Outside area (parking)

- parking & ramping are not accessible
- Sidewalk needs to be fixed
- Front entrance is not accessible, no ramps
- Breaker not accessible

Downstairs Area (living room or lobby)

- Fire alarms are not visual or hard wired
- Water fountain height- 38 inches → no more than 36 inches
- Clearance of water fountain is 30 by 21 inches → 30 by 48 inches

Downstairs bathroom

- Bathroom is not accessible
- Entrance to bathroom is 26 inches wide → 32 inches minimum
- No handrails in bathroom
- Sink clearance is 28 inches → 29 inches
- Sink handles require grasping
- Paper towel dispenser is 49 inches from the floor → less than 48 inches for front approach
- Light switch is 54 inches high → less than 48 inches for front approach
- Soap dispenser is 52 inches high → less than 48 inches for front approach
- Toilet handle requires more than the required 5 lbs of pressure to operate.
- Center toilet to wall is 15 inches → 18 inches
- Maneuvering room for commode- 40 inches by 22 inches → inadequate

Kitchen Area

- Both refrigerators require grasping with more than 5lbs of pressure
- Sink height is 36 inches high → 34 inches
- Sink handles- 21 inches deep → 17 inches from wall to edge
- Counter height is 36 inches → 34 inches
- Underneath clearance of counter is 14 inches → 29 inches

Locker Room

- Locker room is not accessible
- Entry door to locker room is 29 inches → 32 inches minimum
- No Moveable hose in shower stall
- Hooks in lockers is 65 inches → no higher than 48 inches
- Handles on lockers require grasping in an upward motion

Upstairs Bathroom

- Bathroom is not accessible

- Clearance of bathroom sink is 25 inches → 29 inches
- Handle requires grasping with more than 5 lbs of pressure
- No paper towel dispenser
- Urinal height is 22.5 inches and the depth is 11 inches → no higher than 17 inches
- Handle on urinal is 51 inches high → no higher than 44 inches.
- Urinal handle requires more than 3lbs of pressure
- The toilet stalls are 33 inches by 60 inches → 60 X 56
- No grab bars
- Light switch- 55 inches → must be less than 48 inches

Sleeping Area (Upstairs)

- Sleeping area is accessible
- Height of light switch in bedroom- 57 inches → less than 48 inches for forward approach.
- Radiators should be covered

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Site Utilities

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	North Side	Temp:	78
Block / Lot:	0	Precipitation:	None
Square Footage:	12,524	Wind:	W 5.8 MPH
Department Assigned:	0	Date of Inspection:	July 9, 2010
Facility Main Contact:	0		
Phone	0		

Site Utilities

	Site Plumbing	Notes:	_____
	Hose Bibs	Notes:	_____
	Site Irrigation	Notes:	_____
	Drinking Fountains	Notes:	_____
Fair to	Fire Hydrants	Notes:	Hydrant # E-120
Poor			Surface rust.
	Water Features	Notes:	_____
	Storm Water Management	Notes:	Ground level storm drain left side of building is clogged and
	Inlets	Notes:	needs cleaned. Roof drain covers good condition.
	Storage Tanks	Notes:	Debris on front part of roof clogging roof drain covers.
	Detention Ponds	Notes:	Remove debris and clean.
	Fencing / Enclosures	Notes:	_____
	Site Electrical	Notes:	_____
	Transformer	Notes:	_____
Fair	Exterior Receptacles	Notes:	Conduit fair. Replace in 0-2 years.
	Field Lighting	Notes:	_____
	Site Lighting	Notes:	See notes at bottom of spreadsheet.
Good	Natural Gas Service		Gas meter on left side of building.
to Fair			Meter # 1.5M
			Dresser Measurement Division.

INSPECTION REPORT
Firehouse 32
900 Spring Garden Avenue
Pittsburgh, PA 15212

Site Utilities

Notes

Notes: Site lighting is a mix of recessed HID (Metal Halide & High Pressure Sodium), HID (Metal Halide & High Pressure Sodium) incandescent and vandal proof. The site lighting is in fair to poor condition and past life expectancy. Replace in 0-2 years.

See photos S for Site.

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

Asset Protection Summary

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

Notes:

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

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

Immediate Asset Protection Estimate

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

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

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

One Year Asset Protection Estimate

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

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

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

Five Year Asset Protection Estimate

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

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

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

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
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\$0

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

NATURAL GAS

CITY OF PITTSBURGH		Firehouse 32		Square Foot
LOCATION : 910 Spring Garden Ave. Pittsburgh, PA				12,524
GAS CO : Equitable				
ACCOUNT # : 00090021600-1116				
CUSTOMER # : 0900216				
LOCATION # : 414734				
MARKETER :				
ACCOUNT # :				
RATE : GSS				
METER # : 1752620				
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		BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/19/2007	1/23/2008	35	a	128.00	\$ 1,883.78	\$ 14.717	\$ 26.85	\$ 29.28	\$ 1,939.91			#DIV/0!		\$ -	\$ 1,939.91	\$ 15.156
1/23/2008	2/20/2008	28	a	121.30	\$ 1,785.16	\$ 14.717	\$ 26.91	\$ 28.66	\$ 1,840.73			#DIV/0!		\$ -	\$ 1,840.73	\$ 15.175
2/20/2008	3/24/2008	33	a	145.30	\$ 2,138.37	\$ 14.717	\$ 26.70	\$ 27.18	\$ 2,192.25			#DIV/0!		\$ -	\$ 2,192.25	\$ 15.088
3/24/2008	4/21/2008	28	a	59.70	\$ 975.37	\$ 16.338	\$ 27.27	\$ 32.47	\$ 1,035.11			#DIV/0!		\$ -	\$ 1,035.11	\$ 17.339
4/21/2008	5/20/2008	29	a	34.90	\$ 589.00	\$ 16.877	\$ 27.44	\$ (117.59)	\$ 616.44			#DIV/0!		\$ -	\$ 616.44	\$ 17.663
5/20/2008	6/18/2008	29	a	25.60	\$ 432.05	\$ 16.877	\$ 27.59		\$ 459.64			#DIV/0!		\$ -	\$ 459.64	\$ 17.955
6/18/2008	7/21/2008	33	a	26.20	\$ 483.76	\$ 18.464	\$ 27.54	\$ 6.89	\$ 518.19			#DIV/0!		\$ -	\$ 518.19	\$ 19.778
7/21/2008	8/19/2008	29	a	20.90	\$ 404.76	\$ 19.367	\$ 27.61		\$ 432.37			#DIV/0!		\$ -	\$ 432.37	\$ 20.688
8/19/2008	9/18/2008	30	a	22.20	\$ 429.95	\$ 19.367	\$ 27.69		\$ 457.64			#DIV/0!		\$ -	\$ 457.64	\$ 20.614
9/18/2008	10/17/2008	29	a	24.80	\$ 451.16	\$ 18.192	\$ 27.57	\$ 6.87	\$ 485.60			#DIV/0!		\$ -	\$ 485.60	\$ 19.581
10/17/2008	11/18/2008	32	a	76.40	\$ 1,326.07	\$ 17.357	\$ 26.78		\$ 1,352.85			#DIV/0!		\$ -	\$ 1,352.85	\$ 17.707
11/18/2008	12/18/2008	30	a	118.80	\$ 676.80	\$ 5.697	\$ 27.47		\$ 704.27			#DIV/0!		\$ -	\$ 704.27	\$ 5.928
TOTALS:				804.10	\$ 11,576.23	\$ 14.397	\$ 327.42	\$ 13.76	\$ 11,903.65	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 11,903.65	\$ 14.804

ELECTRIC NO DATA AVAILABLE

6000-003-532-001

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

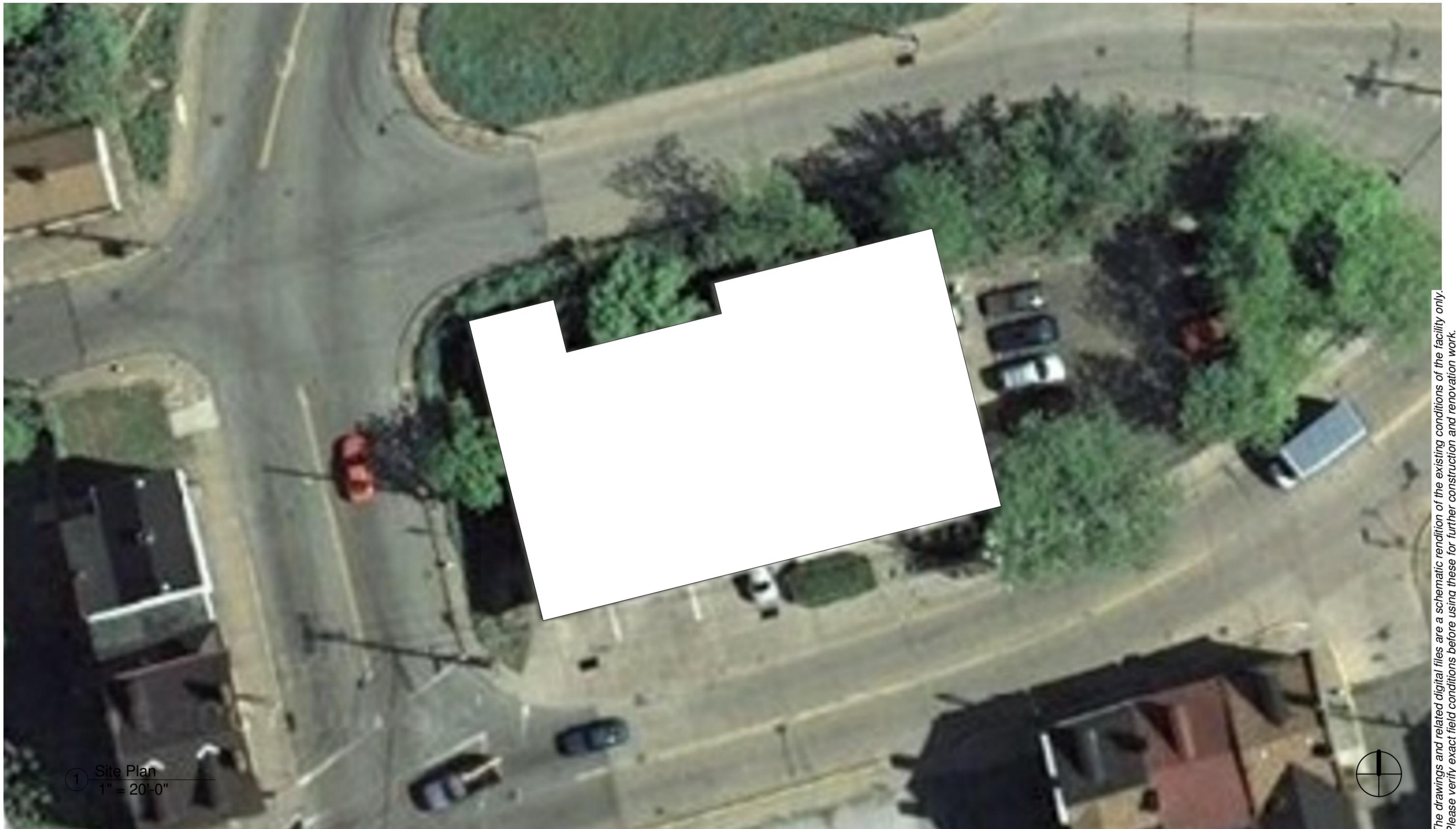
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 64,205

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

Conclusion: The higher usage of natural gas per square foot of 64,205 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract could indicate the need for boiler replacement and other energy efficiency upgrades. There was no electrical usage data available.



1 Site Plan
1" = 20'-0"

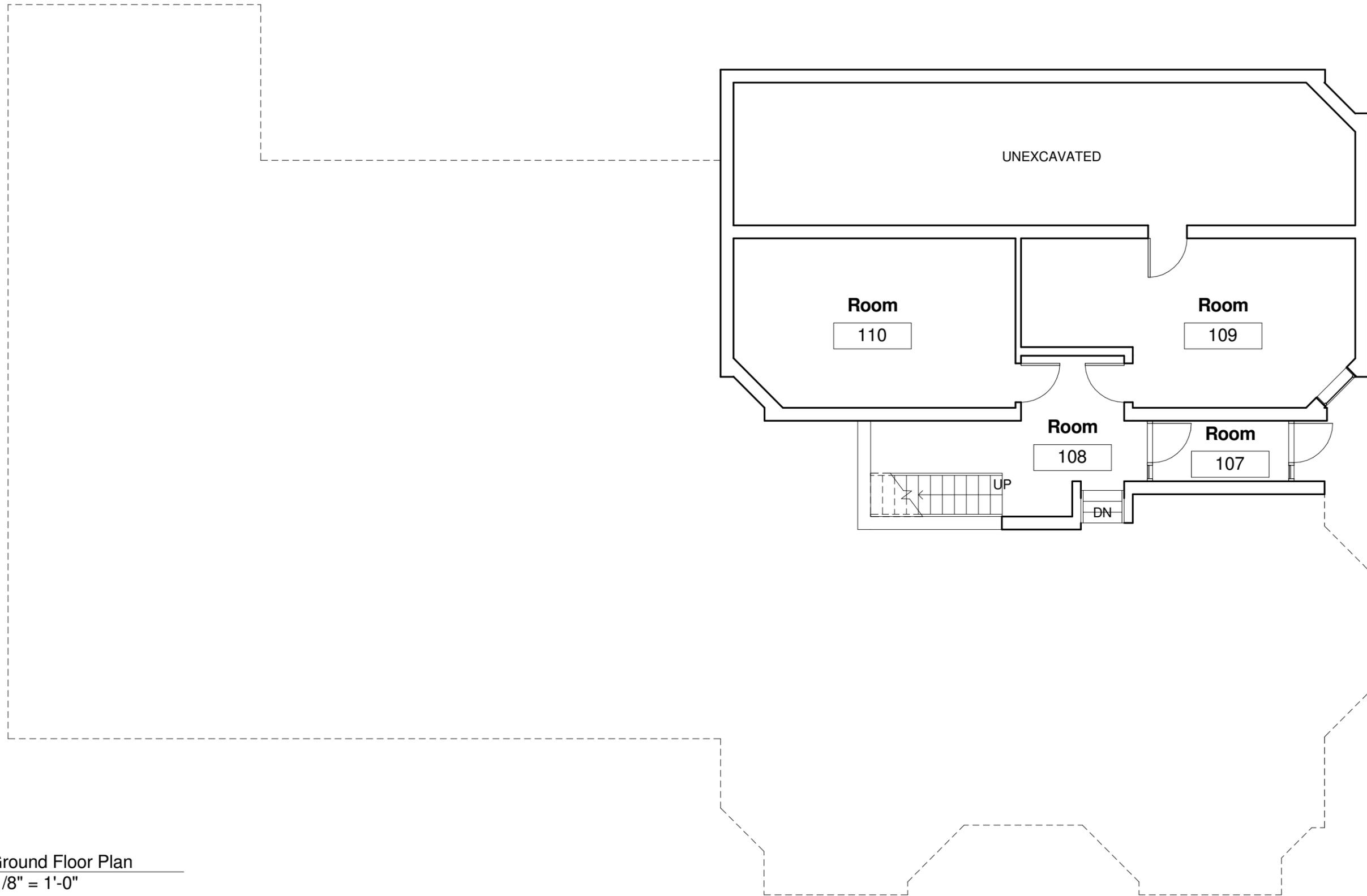


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Firehouse #32
City of Pittsburgh

Site Plan		C1.01
Date	08/13/10	
Drawn by	AK	Scale 1" = 20'-0"



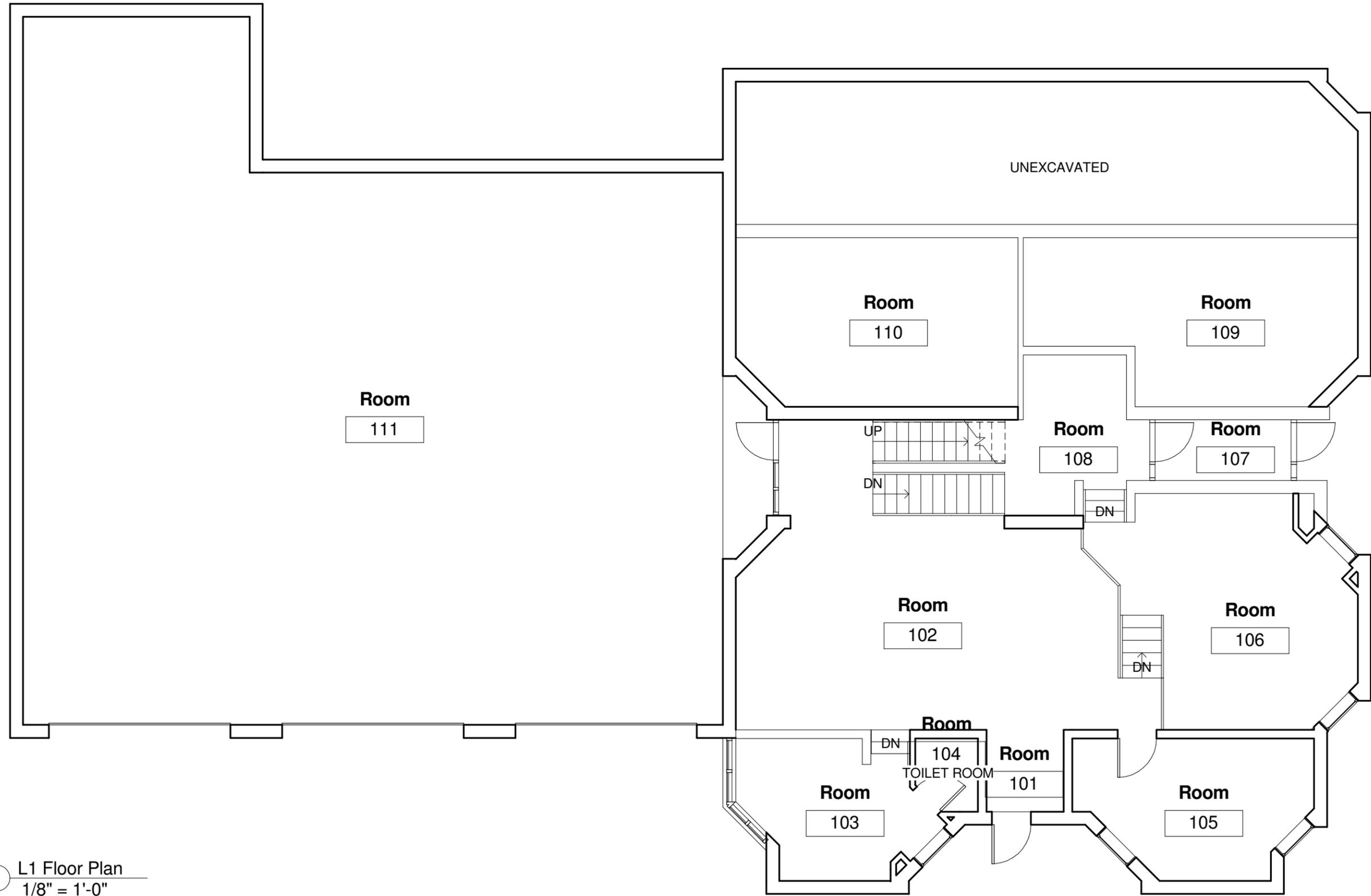
① Ground Floor Plan
1/8" = 1'-0"

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Firehouse #32
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"



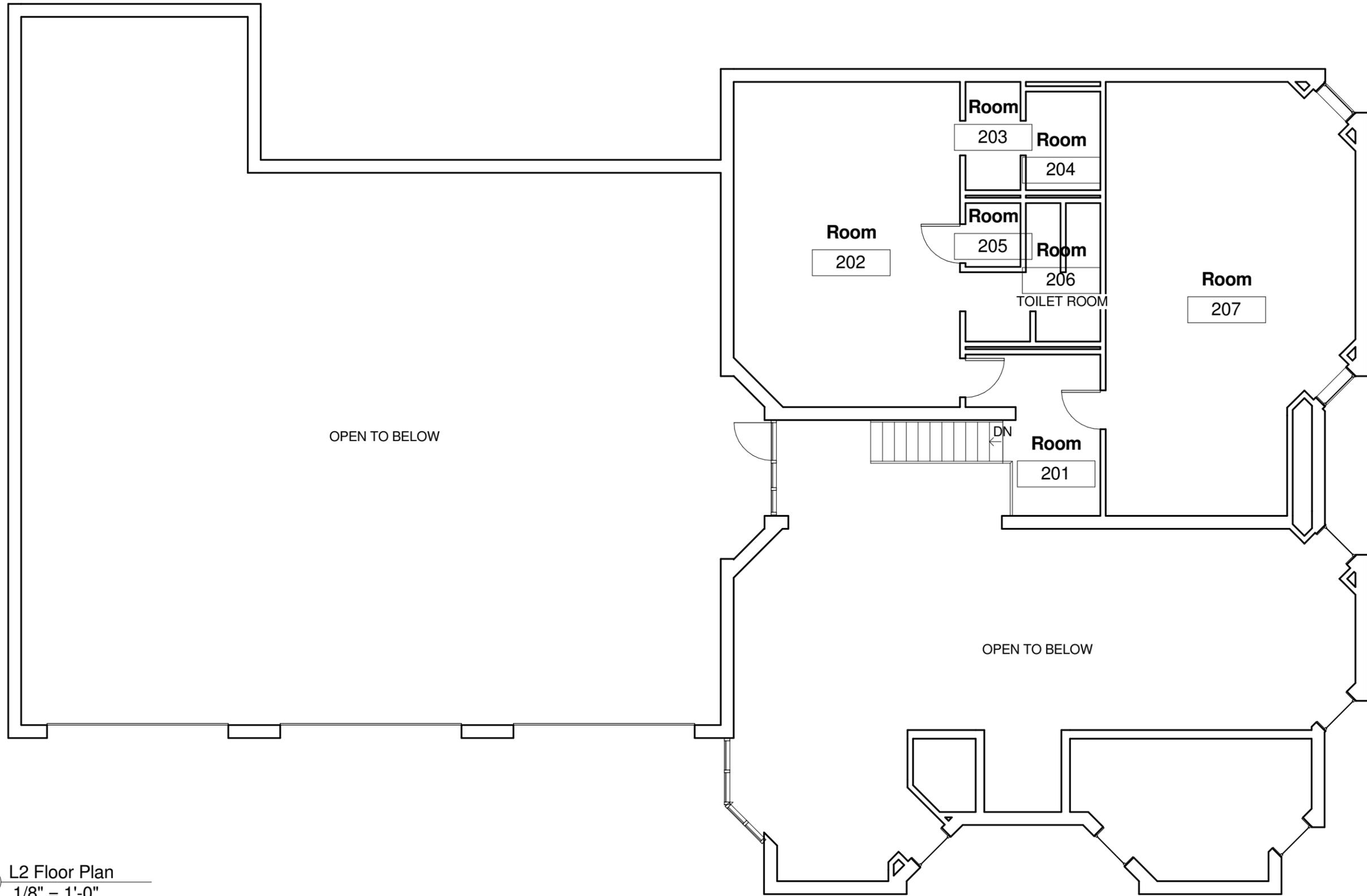
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Firehouse #32
City of Pittsburgh

L1 Floor Plan	
Date	08/13/10
Drawn by	AK

A1.10
Scale 1/8" = 1'-0"



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

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



Firehouse #32
City of Pittsburgh

L2 Floor Plan	
Date	08/13/10
Drawn by	AK

A1.20
Scale 1/8" = 1'-0"