



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



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

June 30, 2010



Massaro

www.massarocms.com

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

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

Executive Summary

INTRODUCTION

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

The professionals in attendance conducted specific inspections or provided services:

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

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

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

Immediate	\$21,647
One Year	\$129,996
Five Year	\$257,148
10 Year	\$0

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American Disabilities Act

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

Parking

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

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

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

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

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

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

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

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

Restrooms

This includes all public restrooms and the usability of them.

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

Miscellaneous items

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

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

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



40°27'00.57" N 79°58'18.94" W

Eye alt 20.05 km

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

Interiors

1st Floor - Truck Bay Room 101

Good	Ceiling - Type	Structure	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
Good	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Glazed Tile / Brick	Notes:	_____
Fair	Doors & Hardware	Overhead	Notes:	Garage doors are 15 years old
	General Note:		Notes:	Washer, electrical panels, lockers & mechanical hose dryers

1st Floor - Call Room - Room 102

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	Asbestos?
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	Wood Door / Wood Frame - - all very old & past useful life
	General Note:		Notes:	_____

1st Floor - Lunch Room - Room 103

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	Asbestos?
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	Wood Door / Wood Frame - - all very old & past useful life
	General Note:		Notes:	Kitchen cabinetry on South & North walls, 2ea Refrigerators Gas stove (no hood)

1st Floor - Captain's Office/Bed - Room 104

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	_____
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	Bedroom / office combo (sink, no toilet facilities)

1st Floor - Storage - Room 105

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
Fair	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Brick	Notes:	_____
Poor	Doors & Hardware	N/A	Notes:	_____
	General Note:		Notes:	Misc storage & lockers

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

Interiors

1st Floor - Rear Hall / Basement Stair - Room 106

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Brick	Notes:	_____
N/A	Doors & Hardware	N/A	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Dormitory - Room 107

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	_____
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Locker - Room 108

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	_____
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Toilet Room - Room 109

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	2" Ceramic Tile	Notes:	_____
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	Marble Toilet partitions & Urinal Screen

1st Floor - Shower Room - Room 110

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	2" Ceramic Tile	Notes:	_____
Fair	Base - Type	Glazed Tile	Notes:	_____
Fair	Walls - Type	Glazed Tile / Brick	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
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Interiors

1st Floor - Battalion Chief's Office/Bed - Room 111

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	Paint
Fair	Flooring - Type	9' Tile	Notes:	
Fair	Base - Type	Glazed Tile	Notes:	
Fair	Walls - Type	Glazed Tile / Brick	Notes:	
Poor	Doors & Hardware	WD/WF	Notes:	
	General Note:		Notes:	

1st Floor - Hall/Storage - Room 112

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	
Fair	Flooring - Type	2" Ceramic Tile	Notes:	
Fair	Base - Type	Glazed Tile	Notes:	
Fair	Walls - Type	Glazed Tile / Brick	Notes:	
Poor	Doors & Hardware	WD/WF	Notes:	
	General Note:		Notes:	

1st Floor - Toilet - Room 113

Fair	Ceiling - Type	Hard Coat Plaster	Notes:	
Fair	Flooring - Type	2" Ceramic Tile	Notes:	
Fair	Base - Type	Glazed Tile	Notes:	
Fair	Walls - Type	Glazed Tile / Brick	Notes:	
Poor	Doors & Hardware	WD/WF	Notes:	
	General Note:		Notes:	

Basement - Hall - Room 001

Good	Ceiling - Type	Concrete	Notes:	
Good	Flooring - Type	Concrete	Notes:	
Good	Base - Type	N/A	Notes:	
Good	Walls - Type	Concrete	Notes:	
Poor	Doors & Hardware	WD/WF	Notes:	
	General Note:		Notes:	

Basement - Weight Room - Room 002

Good	Ceiling - Type	Concrete	Notes:	
Good	Flooring - Type	Concrete	Notes:	
Good	Base - Type	N/A	Notes:	
Good	Walls - Type	Concrete	Notes:	
Poor	Doors & Hardware	WD/WF	Notes:	
	General Note:		Notes:	

INSPECTION REPORT
Firehouse #37 (B144)
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Pittsburgh, PA 15233

Interiors

Basement - Recreation Room - Room 003

Good	Ceiling - Type	Concrete	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
Good	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Concrete	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	_____

Basement - Storage - Room 004

Good	Ceiling - Type	Concrete	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
Good	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Concrete	Notes:	_____
Poor	Doors & Hardware	WD/WF	Notes:	_____
	General Note:		Notes:	_____

Interiors

Notes: Facility in general was very clean & well maintained.

POSSIBLE ENVIRONMENTAL ISSUES

Notes: The 9" x 9" tile flooring located in several rooms may be vinyl asbestos tile.



40°27'11.79" N 80°01'18.65" W

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google

Eye alt 275 m







Room 105



Room 106



Room 107



Room 107

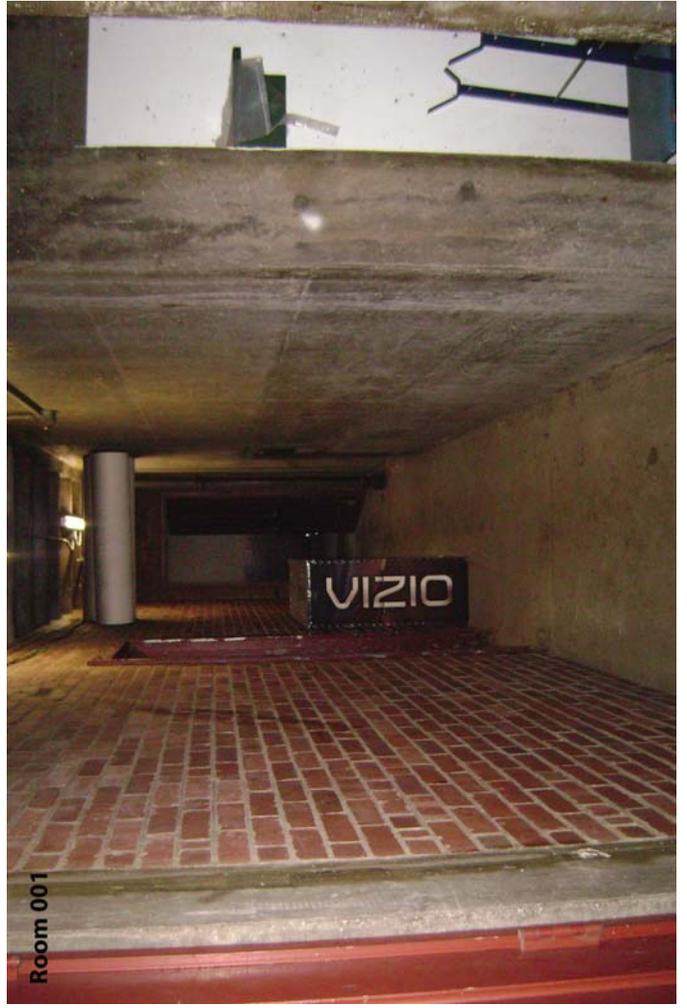




Room 111



Room 002



Room 001



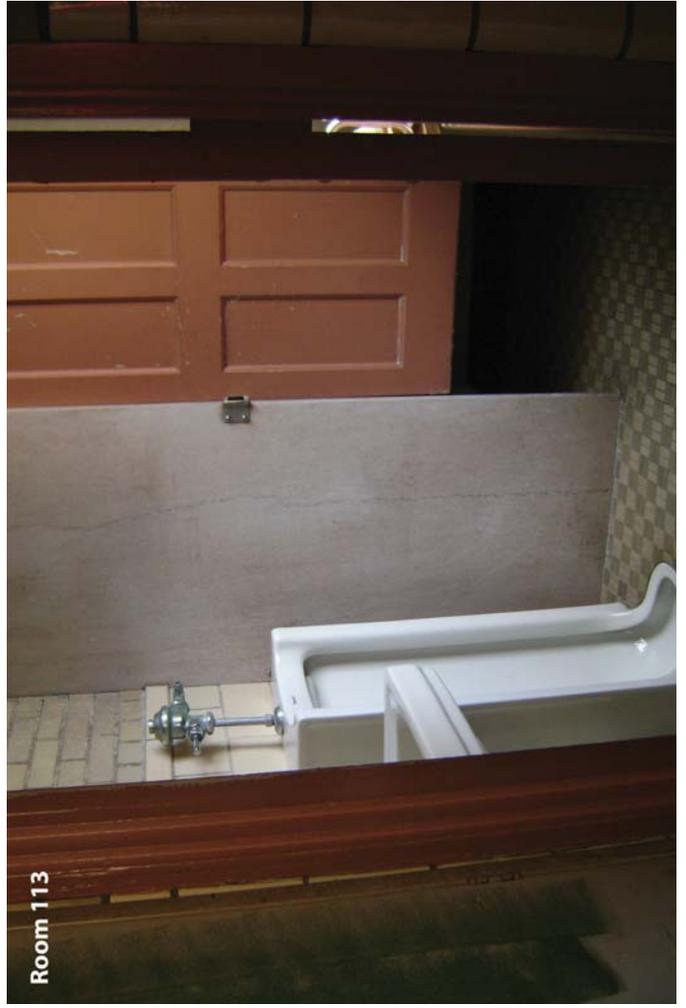
Room 003



Room 004



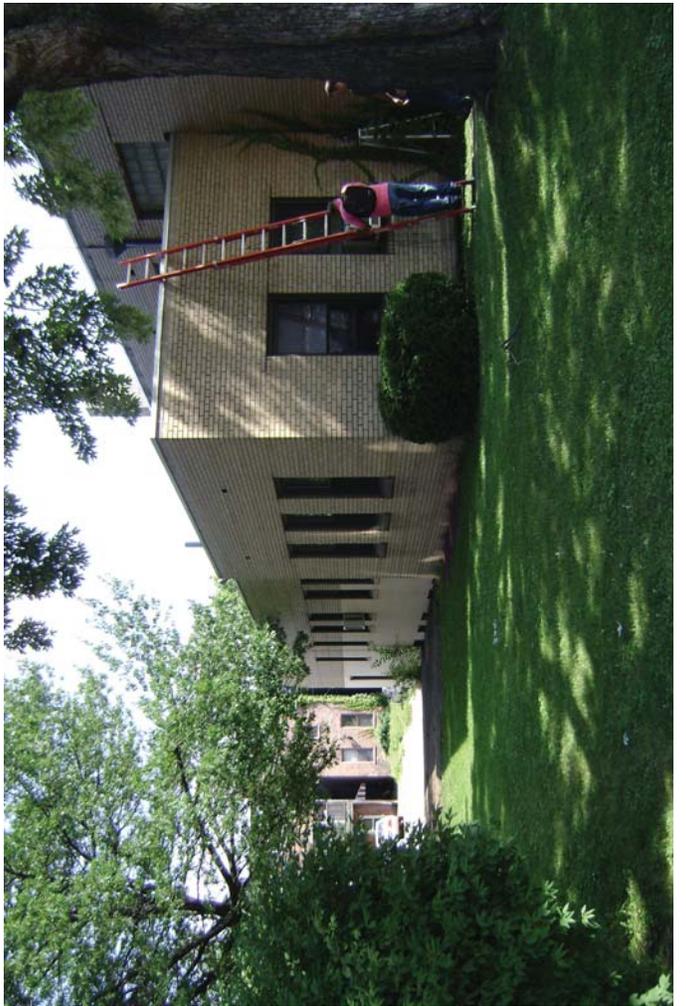
Room 112



Room 113



City of Pittsburgh
Bureau of Fire
Engine/Truck
Company 37
Har-Mat







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 #37**
 Building Code: **B144**

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 #37** 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 Good / Fair condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



June 30, 2010

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

RE: Visual Survey - Firehouse #37

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Firehouse #37, 1124 West North Ave., Pittsburgh, PA 15233. The survey was conducted on June 30, 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 5,448 square feet of roof area on two, delineated areas (main 1st floor - 3,176 SF, truck bay - 12,272 SF). Building construction drawings are dated November 1945

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, deteriorated mortar and open/cracked masonry joints were observed.

2. Roof Deck

2.1 Construction: The roof decking is gyp plank supported by steel beams and load bearing walls.

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 roof system on both roof areas is constructed of a black granule surfaced modified bitumen roofing system reportedly installed in 2001.

4.2 Condition: The modified roof system on both roof areas is in fair condition. A few repairs were observed. Debris was observed at some roof drains.

5. Membrane flashings

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

5.2 Condition: The flashing systems are in fair condition. Some repairs and patches were observed. In some areas the flashing is loose from the walls. The flashing is buckled at most corners. Some vertical joints in the buckled areas are open.

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating parapet walls (approx. 2' high on both areas). The parapet walls are capped with limestone coping. The wall flashings extend up and over the top of the stone coping and are terminated with metal edging. The main roof flashings against the higher truck bay are terminated with metal counter flashing.

6.2 Condition: The stone coping is in fair condition. The caulking at the butt joints is aged. The cement in the coping bed joint is aged, deteriorated and falling out.

7. Roof Top Penetrations

7.1 Pipes penetrate both roof areas. A brick chimney

penetrates the truck bay roof. The chimney extends above the roof approximately 18'.

7.2 Condition: The penetrations are in fair condition. Some bricks are cracked on the south side of the chimney. The exposed pipe above the flashing needs painted.

8. Drainage System

8.1 Construction: The Truck Bay roof drains to through wall scuppers on the east and west sides. The scuppers empty into conductor heads and downspouts that drain onto the main roof. The main roof area drains to interior roof drains. There is apparent slope to the drains.

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

9. Access

10.1 Providing an extension ladder is the only access to both roof areas.

10. Weather Tightness - Building

10.1 There are numerous cracked brick, cracked mortar joints, missing mortar and deteriorated mortar in the south end of the Truck Bay (front). Water stains were observed on the truck bay wall and support beam. Caulking has been applied to the window lintels and this has caused leaks in the wall and mortar to fall out of the brick joints at the lintels, mostly in the Truck Bay walls. The potential for damage to the structural integrity is high.

CONCLUSIONS

There are no current roof leaks reported.

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

The roof membrane, flashing and insulation systems are in fair condition on both areas. Repairs should be limited to leak chasing. Repairs to the wall flashings should be covered under the roof warranty.

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

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

It is our opinion the roofing systems on both areas are in a maintainable condition.

Estimates:

1 year: Contact the roofing manufacturer (US Intec) for flashing repairs under the warranty terms. Estimated cost: None - warranty claim **NOTE: The building walls should be addressed in order to maintain the structural 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). Estimated cost: none (perform in-house)

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

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Truck bay roof looking west



R-4 Truck bay, buckled flashing on NE corner



R-2 Truck bay SE corner, buckled and open flashing



R-5 Truck bay, metal edge termination on coping stone



R-3 Truck bay SW corner, buckled and open flashing



R-6 Truck bay, buckled, open and loose flashing on NW corner



R-7 Truck bay, through wall scupper with ponding water



R-10 Main roof, west side



R-8 Truck bay, scupper, conductor head and downspout to main roof



R-11 Main roof, NE corner



R-9 Main roof, east side



R-12 Main roof, west side looking north



R-13 Main roof, debris at SW end



R-16 Main roof, buckled and loose flashing on NE corner



R-14 Main roof, interior roof drain, debris, west side



R-17 Main roof, north end



R-15 Main roof, buckled flashing at NW corner



R-18 Main roof, east side looking south



R-19 Main roof, interior roof drain, debris, east side



R-22 Deteriorated mortar in bed joint of coping



R-20 Main roof, metal edge termination on coping stone



W-1 Front entry



R-21 Cracked brick in chimney



W-2 SW corner and west wall



W-3 Rear of building



W-6 SE corner and east wall



W-4 East wall



W-7 Cracks in brick and wall blister at SW corner of Truck bay



W-5 Truck bay, caulking on lintel, Missing mortar



W-8 Truck bay, caulking on lintel



W-9 Truck bay east wall, open mortar joint between windows



W-12 Truck bay, SE corner, open mortar joints



W-10 Truck bay SE corner, open mortar joints



Truck bay, SE corner interior, water stains on wall and beam from open mortar joints



W-11 Truck bay SE corner, open mortar joints

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 007

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

Building Observation Report

Facility Firehouse #37
 Street Address 1124 West North Ave
 City, State Pittsburgh, PA 15233

AES Personnel: TRJ Weather Conditions: Sunny
 Date: 30-Jun-10 Temp: 72
 Time: 9:30 AM Wind: 10 mph
 Facility Main Contact: Captian on Duty Building Use: Firehouse
 Facility Phone: 412-323-7216 Building Code: B144

Structural

Overall	Number of Stories	Notes:	<u>1 + High bay</u>
	Structure Type	Notes:	<u>Steel frame & plank roof / conc frame at floor</u>
	Basement	Notes:	<u>Yes - partial</u>
Foundation	Material	Notes:	<u>Concrete</u>
	Settlement	Notes:	<u>None observed</u>
	Moisture	Notes:	<u>None observed</u>
Floor System	Structure	Notes:	<u>Concrete joist</u>
	Floor Finishes	Notes:	<u>Tile and concrete</u>
	Stairs	Notes:	<u>Concrete</u>
Walls	Exterior Material	Notes:	<u>Brick</u>
	Interior Material	Notes:	<u>Brick</u>
Columns	Type	Notes:	<u>None</u>
Roof	Structure Type	Notes:	<u>Steel beams and plank</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>Rolled asphalt</u>

Atlantic Engineering Services
650 Smithfield St
Suite 1200
Pittsburgh, PA 15222
412-338-9000
AES RPT # 007

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

Building Observation Report

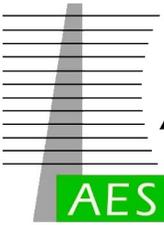
Facility	Firehouse #37
Street Address	1124 West North Ave
City, State	Pittsburgh, PA 15233

Structural

Notes:

Exterior

- 1) Repoint step cracks at windows & paint steel lintels (1yr) **(Photo S1)**
- 2) Clean and paint area way grating (1yr) **(Photo S2)**
- 3) Remove vines @ southwest corner (1yr)
- 4) Replace lintels at 10 high bay windows. 10 steel angle lintels at 7 ft each and 30 sf of brick removal and replacement at each location. (1yr) **(Photo S3)**
- 5) Reflash scupper @ southeast corner of high bay (1yr) **(Photo S4)**
- 6) Rebuilt parapet at southwest corner of high bay - approx 80 sf (1yr) **(Photo S5)**
- 7) Remove non-breathable sealants and caulking at lintels. These materials trap water and accelerate deterioration. clean and paint exposed steel. (1yr) **(Photo S6)**
- 8) Repoint chimney (5yr)



Atlantic Engineering Services

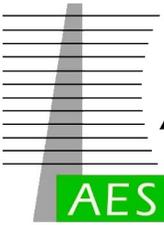
Site Visit Report No.: Site B144 – Firehouse #37
Project No.: 09-260
Date of Site Visit: June 30, 2010
Page: 1 of 3



Photo S1



Photo S2



Atlantic Engineering Services

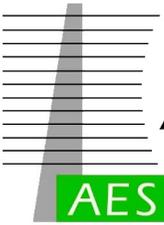
Site Visit Report No.: Site B144 – Firehouse #37
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Photo S3



Photo S4



Atlantic Engineering Services

Site Visit Report No.: Site B144 – Firehouse #37
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Photo S5



Photo S6

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

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

Year Constructed:
Neighborhood: Manchester
Block / Lot: 0004-G-000074-0000-00
Square Footage: 10,780
Department Assigned:
Facility Main Contact: Captain on duty
Phone

Weather Conditions Day of Inspection:
Temp: 81
Precipitation: None
Wind: SW 3 MPH
Date of Inspection: June 30, 2010

Fire Protection

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

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

<input type="checkbox"/>	Hose Cabinets	Notes:	_____
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<input type="checkbox"/>	Sprinkler Heads	Notes:	_____
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<input type="checkbox"/>	Dry System	Notes:	_____
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Notes:
Fire Extinguisher: Office 2nd fl poor. Provide cabinet.

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

Plumbing

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	Manchester	Temp:	0
Block / Lot:	0004-G-000074-0000-00	Precipitation:	0
Square Footage:	10780	Wind:	0
Department Assigned:	0	Date of Inspection:	June 30, 2010
Facility Main Contact:	Captain on duty		
Phone	0		

Plumbing

<input type="checkbox"/>	Service Entrance	Notes:	
<input type="checkbox"/>	Meter location	Notes:	Work room now pool table room.
<input type="checkbox"/>	Meter size	Notes:	Neptune meter. 1 1/2" Trident 10
Fair - Poor	Meter condition	Notes:	
X	Backflow preventer	Notes:	Provide 0-1 year.
	Pressure Reducing Valve	Notes:	
	Water Filtration	Notes:	
	Water Softener	Notes:	
	Humidistat	Notes:	

Good	Water Heaters	Notes:	120v / 1phase / 60hz
	Make State Industries	Notes:	5amps
	Model SBD81199NE	Notes:	
	Serial A06M003451	Notes:	
	Age 4 years installed 1/12/2006	Notes:	
	Capacity 81 U.S. Gallons	Notes:	

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

	Recirculation Pump	Notes:	
X	Sump Pump	Notes:	

	Number of Men's Locker Room Toilet Facilities	1	Notes:	
Fair	Number of water closets	2	Notes:	Schlumberger Dial
Fair - Poor	Number of urinals	1	Notes:	
Poor - Fair	Number of lavatories	5	Notes:	Faucets are in poor condition.
Fair - Poor	Number of shower heads	4	Notes:	See notes at bottom of spreadsheet.

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

Plumbing

1	Lt Office Bath Room		Notes:
	Number of water closets		Notes:
	Number of urinals		Notes:
Poor	Number of lavatories	1	Notes: See notes at bottom of spreadsheet.
	Number of shower heads		Notes:
	Kitchenette	1	Notes: Sink and faucet is past its life expectancy, but in fair condition.
Fair	Number of sinks	1	Notes: Replace in 0-5 years.
	Truck Captain Room	1	Notes: See notes at bottom of spreadsheet.
Fair	Number of sinks	1	Notes:
Poor	Janitor's Service Sink	3	Notes: Janitor's sink located in apparatus room is in poor condition from use over the years. Replace in 0-1 year. Fair replace in 0-5 years.
	Drinking Fountains		Notes:
	Pipe		Notes:
Fair	Condition		Notes: Fair
Fair - Poor	Insulation		Notes: Fair-Poor. See notes at bottom of spreadsheet.
	Grease Traps		Notes:
	Solids Interceptor		Notes:
	Oil/Water Separator		Notes:
	Sewage Grinder		Notes:
	Neutralizer Tank (Acid Waste)		Notes:
	Access Doors		Notes:
Fair	Rain Water Sewer		Notes: See notes at bottom of spreadsheet.
Fair	Sanitary Sewer		Notes: See notes at bottom of spreadsheet.

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

Plumbing

Notes:

Notes:

Hose bib that is located in the apparatus room is in good condition.

Age of equipment (except water) heater unknown. No As-Builts.

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 plumbing fixtures look are an equal mix of fair to poor condition. They look outdated and at and nearing the end of their life expectancy. Replace poor in 0-1 year. Replace fair in 5 - 10 years.

Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.

Showerheads are an equal mix of fair-poor condition. Replace in 0-1 years. Use low flow shower heads, when replacing.

The domestic water piping, valves and fittings are a mix of fair - poor (near new water heater good). Most of what looks like original to the building. Nearing and past life expectancy. Perform detailed inspection - Inspect/check for leaks. Repair/replace as required. Replace old domestic water piping, valves, and fittings in 0-5 years.

Clear debris from clogged roof drains.

See photos labeled P for Plumbing.

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

HVAC Water Side Systems and Equipment

Neighborhood:	Manchester	Temp:	0
Block / Lot:	0004-G-000074-0000-00	Precipitation:	0
Square Footage:	10780	Wind:	0
Department Assigned:	0	Date of Inspection:	June 30, 2010
Facility Main Contact:	Captain on duty		
Phone	0		

HVAC Water Side Systems and Equipment

Fair	Controls:	Notes: <u>White Rodgers Thermostat Control</u>
	Electric	Notes: <u>Boiler - Honeywell controls (old/poor)</u>
	Pneumatic	Notes: <u>See notes at bottom of spreadsheet.</u>

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

Fair - Poor	Piping	Pipe routing	Notes: _____
		Pipe supports	Notes: _____
Fair - Good		Pipe insulation	Notes: <u>See notes at bottom of spreadsheet.</u>
		Visible leaks	Notes: _____
		Gauges	Notes: _____

	Chiller	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 #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

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 _____

Poor	Hot Water Boilers	Notes: C.I. H.W.
Poor	Flue	Notes: See notes at bottom of spreadsheet.
	Make-up water piping	Notes: _____
	Boiler safeties	Notes: _____
Fair - Poor	Piping	Notes: _____
	Gauges	Notes: _____

Manufacturer: National U.S.	Serial # _____
Model: 8-300	Other _____
Year Installed: 1971	Other Natural Gas
INPUT 630,000 BTU/HR	OUTPUT 504,000 BTU/HR

Poor	Pumps	Notes: Leaking oil. Replace in 0-1 immediately.
	Piping	Notes: _____
Poor	Insulation	Notes: Insulation near pump soaked in oil. Replace.
	Valves	Notes: Replace in 0-1 immediately.
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

Manufacturer: Looks like Armstrong	Serial # _____
Model: _____	Other Tag facing against wall.
Year Installed: _____	Other Not accessible
HP _____	Other _____

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

HVAC Water Side Systems and Equipment

	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 - Fair	Radiators	Notes: Most poor.
	Fin Tube	Notes: See notes at bottom of spreadsheet.
	Boiler Supplement for Insurance	Notes: _____
	Boiler Inspection Reports	Notes: _____

Notes:

Notes: Age of equipment (except boiler) unknown. No As-Builts.

The boiler has served 9 years past life expectancy and in poor condition.
 Replace the boiler in 0-1 year 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.

Looks as if the fair to old poor pipes have been insulated within the recent 10 years and has served its purpose.
 Find out when the pipes were insulated and obtain inspection report of piping.
 Remove the insulation to assess/inspect/check for leaks of piping and fittings, if cannot you find previous inspection report.
 Repair/replace as necessary. Replace insulation.

Radiators look old and past their life expectancy. Replace in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	Manchester	Temp:	0
Block / Lot:	0004-G-000074-0000-00	Precipitation:	0
Square Footage:	10780	Wind:	0
Department Assigned:	0	Date of Inspection:	June 30, 2010
Facility Main Contact:	Captain on duty		
Phone	0		

HVAC Steam Side Systems and Equipment

	Controls:	Notes:	_____
	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 #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

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 #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

HVAC Steam Side Systems and Equipment

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

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

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

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

INSPECTION REPORT

**Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233**

HVAC Steam Side Systems and Equipment

<input type="checkbox"/>	Radiators	Notes:	_____
<input type="checkbox"/>	Fin Tube	Notes:	_____

<input type="checkbox"/>	Boiler Supplement for Insurance	Notes:	_____
<input type="checkbox"/>	Boiler Inspection Reports	Notes:	_____

Notes: _____

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

HVAC Air Side Systems and Equipment

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	Manchester	Temp:	0
Block / Lot:	0004-G-000074-0000-00	Precipitation:	0
Square Footage:	10780	Wind:	0
Department Assigned:	0	Date of Inspection:	June 30, 2010
Facility Main Contact:	Captain on duty		
Phone:	0		

HVAC Air Side Systems and Equipment

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

<input type="checkbox"/>	Indoor Air Handling Units	Notes:	_____
<input type="checkbox"/>	Gas Heat	Notes:	_____
<input type="checkbox"/>	Electric Heat	Notes:	_____
<input type="checkbox"/>	Steam Heat	Notes:	_____
<input type="checkbox"/>	Hot Water Heat	Notes:	_____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

<input type="checkbox"/>	Remote Condensing Unit	Notes:	_____
<input type="checkbox"/>	Refrigerant Piping	Notes:	_____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

<input type="checkbox"/>	Good Vehicle exhaust extraction system	Notes:	_____
--------------------------	--	--------	-------

<input checked="" type="checkbox"/>	X Window AC Units	Notes:	3 window AC Units 1 good, 1 fair, 1 poor located in dormitory room.
<input type="checkbox"/>	Fair		1 window AC Unit located in Captains' Office
<input type="checkbox"/>	Poor		1 window AC unit in Kitchen
<input type="checkbox"/>	Poor		1 window AC unit located in the Call Room
<input type="checkbox"/>	Good		1 window AC unit located in truck Captains Room
<input type="checkbox"/>	Poor		_____
<input type="checkbox"/>	Poor		_____

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

HVAC Air Side Systems and Equipment

Good	Exhaust/Ventilation Fans	Notes:	5 Hp 3973rpm
	Exhaust Fan		Tagging # NIF 403-1
	Manufacturer: American Fan C.O.		2 CL/PA 200 degrees f. max temp.
	Model: BCS - 150		With weg motor 5.0 (3.7)hp 3500rpm
	Serial # O87332-01		208-230v / 460v
	Year Installed:		22.5 - 21.0 / 10.5amps
	Capacity (CFM):		Rooftop ventilator / Fan
	Static Pressure		Location of the fan is on the rooftop
	Watts		

Good	Exhaust/Ventilation Fans	Notes:	Fan is located on the rooftop of the
	Exhaust Fan		building
	Manufacturer: Greenheck		
	Model: CWB-200-20-X		
	Serial # 05K31731		
	Year Installed:		
	Capacity (CFM):		
	Static Pressure		
	Watts		

Poor	(2) Exhaust/Ventilation Fans	Notes:	Size 1/4hp 110v
	Exhaust Fan		Fan motor number 24-18,000.A
	Manufacturer: ILG Electric Ventilating C.O.		Style B
	Model: 30140		
	Serial #		
	Year Installed:		
	Capacity (CFM):		
	Static Pressure		
	Watts		

Poor	Ductwork	Notes:	Needs cleaned. Clean ductwork in 0-1 year.
	Duct Insulation	Notes:	
Poor	Louvers	Notes:	
	Roof Hoods	Notes:	
	Dampers	Notes:	

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

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

HVAC Air Side Systems and Equipment

Fair - Poor	Controls:	Notes:	Mix of Trane, Coleman, and White Rodger Stats
	Electric	Notes:	Replace poor in 0-1 year.
	Pneumatic	Notes:	Fair in 0-3 years.
	Discharge air thermometer	Notes:	_____
	Return air thermometer	Notes:	_____
	Outside air thermometer	Notes:	_____

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

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

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

	Electric Heaters	Notes: _____
--	------------------	--------------

Notes:

Notes: No As Built drawings.

Multiple mix of high cost energy consuming HVAC equipment (Ventilation Fans above and 7 Window AC Units).
 Suggest 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.

Chimney in fair condition. Flues and vent pipes in fair condition

Replace restroom and locker room exhaust fans in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

Year Constructed: 0
Neighborhood: Manchester
Block / Lot: 0004-G-000074-0000-00
Square Footage: 10780
Department Assigned: 0
Facility Main Contact: Captain on duty
Phone 0

Weather Conditions Day of Inspection:
Temp: 0
Precipitation: 0
Wind: 0
Date of Inspection: June 30, 2010

HVAC Electric Heating

<input type="checkbox"/> Gas Fired Unit Heater	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Gas Fired Unit Heater	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Gas Fired Unit Heater	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

<input type="checkbox"/> Unit Heater	Notes:	_____
Manufacturer: _____		_____
Model: _____		_____
Serial #: _____		_____
Capacity: _____		_____
Voltage: _____		_____

Year Installed: _____

HVAC Electric Heating

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

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

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

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

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

HVAC Electric Heating

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

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

Electrical

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	Manchester	Temp:	0
Block / Lot:	0004-G-000074-0000-00	Precipitation:	0
Square Footage:	10780	Wind:	0
Department Assigned:	0	Date of Inspection:	June 30, 2010
Facility Main Contact:	Captain on duty		
Phone	0		

Electrical

<input type="checkbox"/>	Service Entrance		Notes:	<u>Possible 120V/208V 3 Phase 4 Wire</u>
<input type="checkbox"/>		Voltage	Notes:	<u>120V/240V 1 Phase 3 Wire</u>
<input type="checkbox"/>		Amperage	Notes:	<u>Steel conduit pole at meter poor rusted at base. Pole clamps</u>
<input checked="" type="checkbox"/>		Above ground	Notes:	<u>poor rusted. Replace conduit pole and clamps immediately.</u>
<input type="checkbox"/>		Below ground	Notes:	<u>Steel conduit pole behind building very poor. Replace</u>
<input type="checkbox"/>		Grounding	Notes:	<u>immediately.</u>
<input checked="" type="checkbox"/>		Lightning Protection	Notes:	<u></u>
<input type="checkbox"/>	Transformer		Notes:	<u></u>
<input type="checkbox"/>		Voltage in	Notes:	<u></u>
<input type="checkbox"/>		Voltage out	Notes:	<u></u>
<input type="checkbox"/>		kva rating	Notes:	<u></u>
<input type="checkbox"/>	Fair - Poor Meter		Notes:	<u>Serial #: G-04705282</u>
				<u>Duquesne Light C.O. A3-034</u>
				<u>CL 200 / 240v / 1phase / 60hz</u>
				<u>FM25 Meter kh 7.2 P/R 24 / TV 240 TA 30amps</u>
				<u>Steel conduit pole poor rusted at base. Pole clamps poor</u>
				<u>rusted. Replace conduit pole and clamps immediately.</u>
				<u></u>
				<u></u>
<input type="checkbox"/>	Main Switchgear		Notes:	<u></u>
<input type="checkbox"/>		Main breaker	Notes:	<u></u>
<input type="checkbox"/>		Voltage	Notes:	<u></u>
<input type="checkbox"/>	Poor Power Distribution Panels		Notes:	<u>240 VAC mix of 15, 20, & 20amps</u>
				<u>Panel is old and in poor condition. (Apparatus Room Breaker)</u>
				<u>Replace immediately.</u>

INSPECTION REPORT

**Firehouse #37 (B136)
 1124 West North Ave.
 Pittsburgh, PA 15233**

Electrical

<input type="checkbox"/> Good	Power Distribution Panels 200A Main 120 / 240 VAC / 1 Phase / 3 Wire 208Y / 120 VAC / 1 Phase / 3 Wire	Notes:	<u>Electrical Panel disconnected in the pool table room.</u> _____ _____ _____
<input type="checkbox"/>	Stand-by Generator	Notes:	_____
<input type="checkbox"/>	Transfer switch	Notes:	_____
<input type="checkbox"/>	Day Tank	Notes:	_____
	Manufacturer: _____	Serial #	_____
	Model: _____	Other	_____
	Year Installed: _____	Other	_____
<input type="checkbox"/>	Motor Control Center	Notes:	_____
<input type="checkbox"/> Fair - Poor	Lighting	Notes:	<u>See notes at bottom of spreadsheet.</u> _____
<input type="checkbox"/>	Interior	Notes:	_____
<input type="checkbox"/> Fair - Poor	Receptacles	Notes:	<u>See notes at bottom of spreadsheet.</u> _____
		Notes:	<u>Apparatus Room Electrical Hazard - Relocate hanging wet</u> _____
		Notes:	<u>mops away from outlets and fan controls immediately.</u> _____
<input checked="" type="checkbox"/> X	Fire Alarm	Notes:	<u>See notes at bottom of spreadsheet.</u> _____
<input type="checkbox"/>	Control Panel	Notes:	_____
<input type="checkbox"/>	Annunciator Panel	Notes:	_____
<input type="checkbox"/>	Devices - Strobes	Notes:	_____
<input type="checkbox"/>	Devices - Horns	Notes:	_____
<input type="checkbox"/>	Devices - Pull Stations	Notes:	_____
<input type="checkbox"/>	PA System	Notes:	_____
<input type="checkbox"/>	Clock System	Notes:	_____
<input type="checkbox"/>	Security System	Notes:	_____
<input type="checkbox"/>	Main Panel Board	Notes:	_____
<input type="checkbox"/>	Devices - Cameras	Notes:	_____
<input type="checkbox"/>	Devices - Door Contacts	Notes:	_____
<input type="checkbox"/>	Devices - Window Contacts	Notes:	_____
<input type="checkbox"/>	Metal Detectors	Notes:	_____
<input type="checkbox"/> Fair	Tele / Com System	Notes:	<u>2 Kerbel telephone panels</u> _____
	Head End Equipment	Notes:	<u>1 SNI - 4600 in fair condition</u> _____
	Patch Panels	Notes:	_____
	Devices	Notes:	_____

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

Electrical

Notes:

Notes: No As Built drawings.

Provide Emergency Lighting and Exit Signs.

Lighting is a mix of fluorescent and incandescent.

Lighting fair and poor condition, with little newer/good. Age unknown. Replace poor in 0-1 year. Replace fair in 0-5 years.

When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.

Window well plates and framing in poor condition. Replace in 0-1 year.

80% poor - 20% good outlets/switches and conduit. Replace poor within 0-1 year. Inspect associated electrical equipment and wiring when replacing.

Smoke detectors:

Captains (good), Toilet Room (good),

Electrical room (Poor), on access to rooftop (Poor), Boiler room (Poor), Basement Hallway (Poor),

Office 2nd fl (Poor). Replace poor smoke detectors immediately.

Fire Alarm Bell and audio Auninciator: Electrical room (Fair), Apparatus room (Fair) Replace in 0-5 years.

See photos labeled E for Electrical.





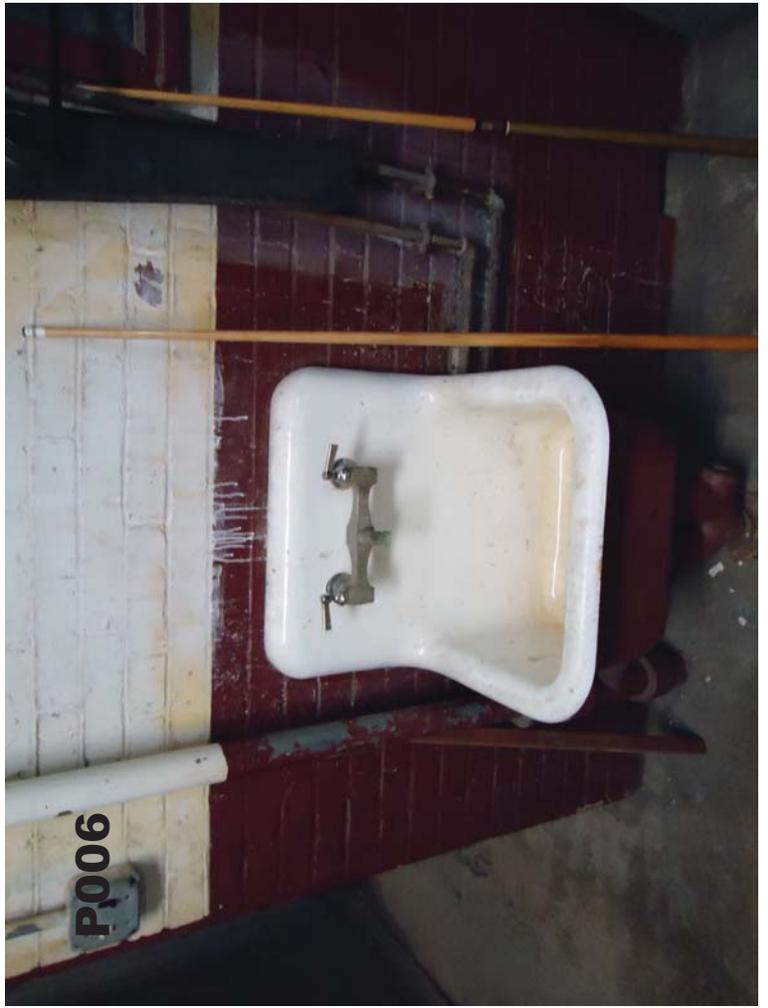


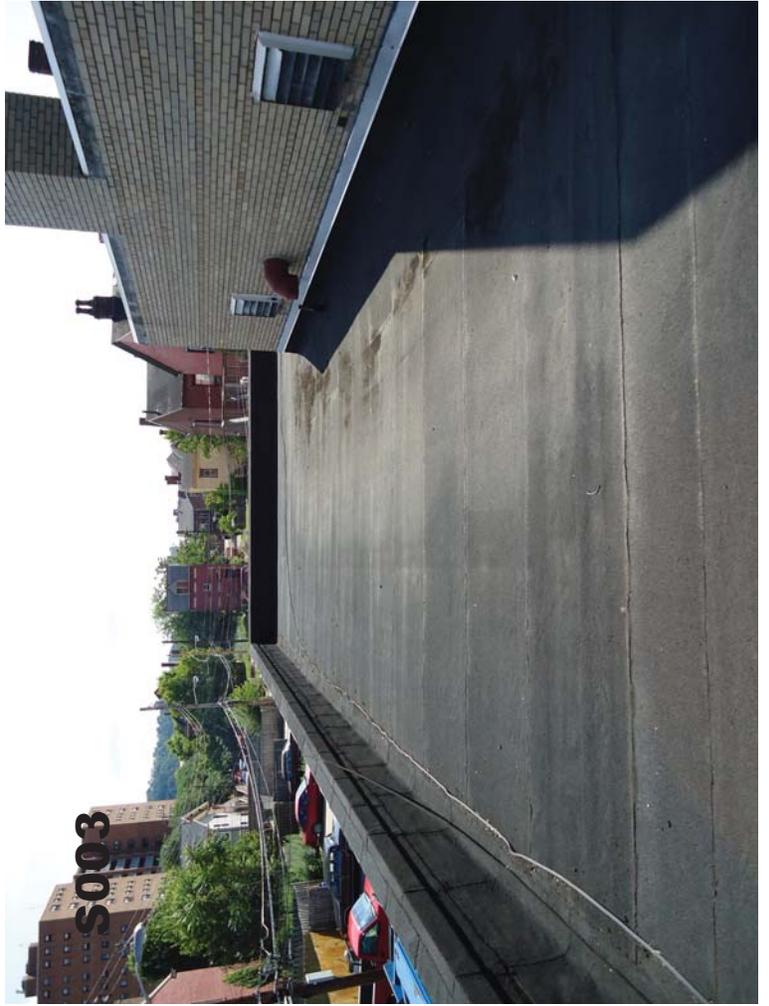
M001





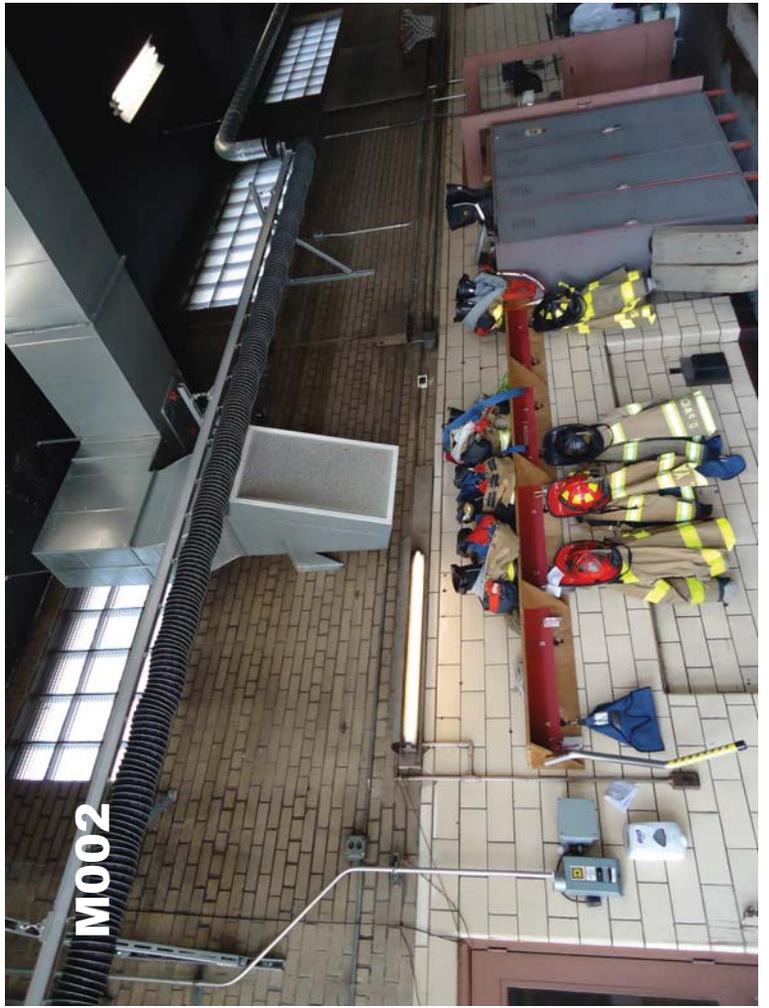








S005



M002



M001



M003



M004



M006



M005

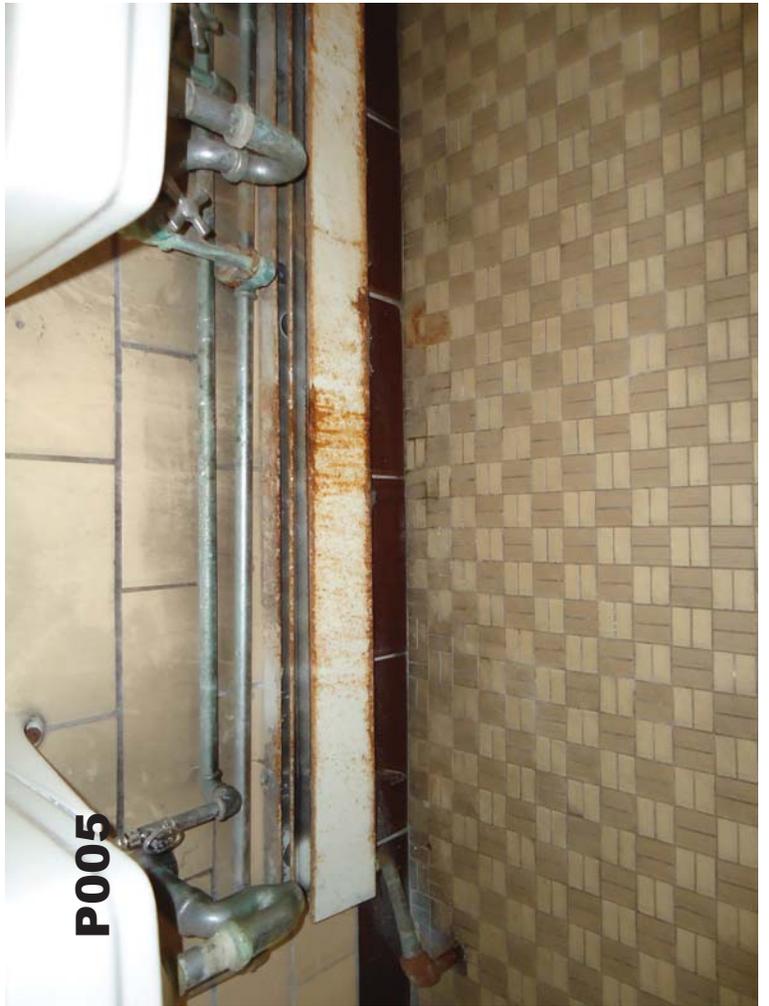


M007





P003



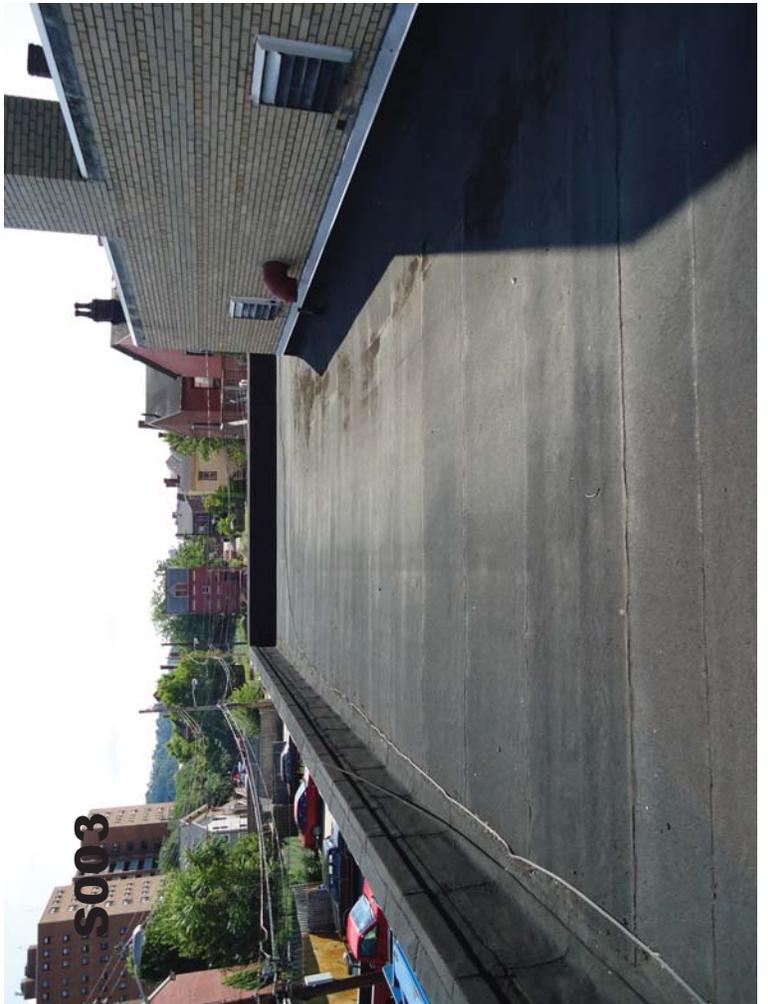
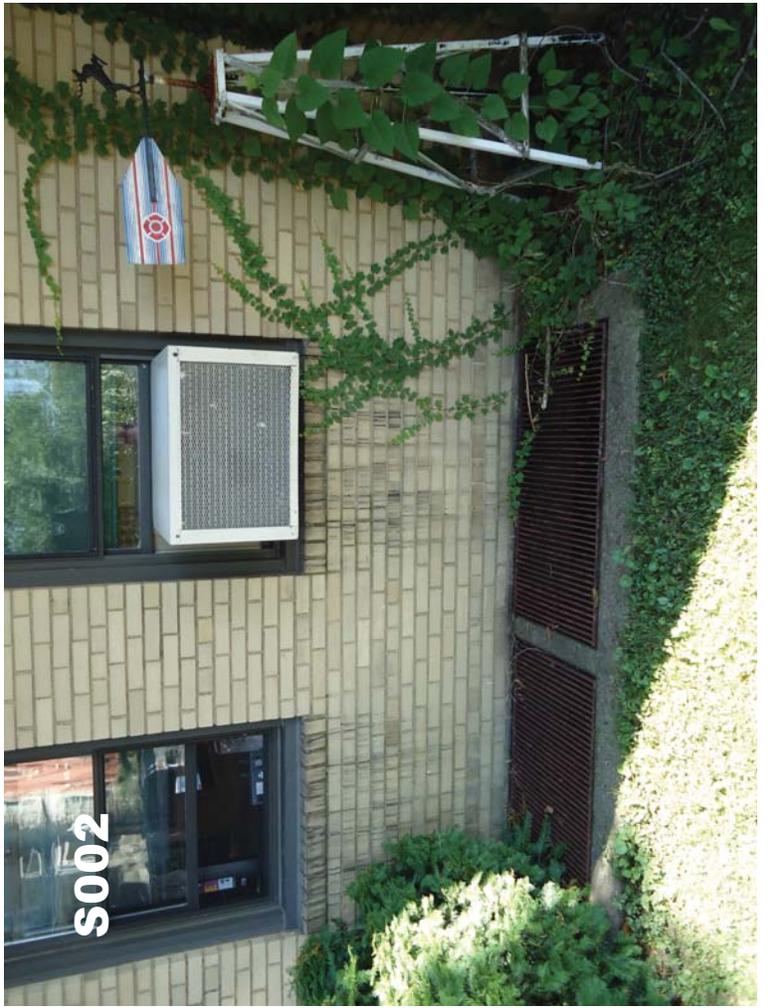
P005



P004



P006





S004



S005

ADA - Title II - "Program Accessibility" Review

**Firehouse #37
1124 West North Ave.
Pittsburgh, PA 15233**

Year Constructed: 1947 / 63 y.o.
Neighborhood/Ward: Chateau / Manchester
Block / Lot: RM-M / 283
Square Footage: 10,780
Department Assigned: GS
Facility Main Contact: Captain on Duty
Phone: 412-323-7216

Weather Conditions Day of Inspection:
Temp: 70
Precipitation: none
Wind: none
Date of Inspection: June 30, 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. Total of 3 spaces on sides of buildings. Limited on street parking.

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 #37
1124 West North Ave.
Pittsburgh, PA 15233**

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 1 step at the main entrance

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

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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: _____

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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 #37
1124 West North Ave.
Pittsburgh, PA 15233**

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: Door is wide enough but can't be opened all the way due to locker / cabinet in the way
- 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: 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 areas available to the public.
- Are all public spaces on an accessible route of travel? Notes: _____
- Is the route at least 36" wide? Notes: _____

ADA - Title II - "Program Accessibility" Review

Firehouse #37
1124 West North Ave.
Pittsburgh, PA 15233

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 #37
1124 West North Ave.
Pittsburgh, PA 15233**

5) Emergency Egress

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

Notes:

6) Signage for Goods and Services

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

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:

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**Firehouse #37
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Pittsburgh, PA 15233**

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: Countertops in kitchen @ 36". These are not available to the public.

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

Notes: Table at kitchen only 26". Not available to public.

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:

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

Notes:

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**Firehouse #37
1124 West North Ave.
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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 railings on wall side.

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 #37
1124 West North Ave.
Pittsburgh, PA 15233**

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?

Notes: Single bathroom is too small to be made ADA compliant.

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

Notes: _____

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

Notes: _____

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

Notes: _____

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

Notes: _____

Is the doorway at least 32" clear?

Notes: Single bathroom only 24"

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

Notes: _____

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

Notes: _____

Can doors be opened easily? (5 lbf max)

Notes: Door @ single bathroom sticks.

ADA - Title II - "Program Accessibility" Review

**Firehouse #37
1124 West North Ave.
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Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? (5' Dia. turning radius or T-shape turn min. of 36" by 42")

Notes: _____

Is there a 36" wide path to all fixtures?

Notes: _____

3) Stalls

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

Notes: _____

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

Notes: No ADA stalls @ any location

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

Notes: _____

Is the toilet seat 17" to 19" high?

Notes: _____

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

Notes: _____

4) Lavatories

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

Notes: _____

Is the lavatory rim no higher than 34"?

Notes: _____

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

Notes: needs raised

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

Notes: _____

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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

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1124 West North Ave.
Pittsburgh, PA 15233**

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 #37
1124 West North Ave.
Pittsburgh, PA 15233**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Signage - parking	1	EA	500.00	\$500

TOTAL COST - PARKING

\$500

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

	Quantity	Unit	Unit cost	Total cost
No work required				

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$0

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

	Quantity	Unit	Unit cost	Total cost
Fire alarm system	10,780	SF	3.00	\$32,340

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$32,340

ADA - Title II - "Program Accessibility" Review

**Firehouse #37
1124 West North Ave.
Pittsburgh, PA 15233**

Restrooms

	Quantity	Unit	Unit cost	Total cost
No public spaces - 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
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ADA - Title II - "Program Accessibility" Review

**Firehouse #37
1124 West North Ave.
Pittsburgh, PA 15233**

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 up to the building. Typically, existing buildings that do not have public access and are private use only are not required to make ADA upgrades unless an individual with a disability is qualified to meet the requirements of the job. The only item that is required is the fire alarm system.

Firehouse #37

1124 W North St.

06/30/2010

Parking

- There are 3 spaces, none of which are accessible. No clear path of travel exists. The back door is not accessible because of a one-step entrance.

Passenger Loading

- Does not exist. Possibly could exist in front of the station but would need to be identified as a drop-off point, and would need an access aisle.

Exterior Accessibility

- The openings in the grates should all be perpendicular to the path of travel.
- Ramp should be installed into doorways.

Telephone

- The telephone does not have text or TTY capabilities.
- It is located 51 inches from the ground, when it should be less than 48 for a forward approach.

Accessible Routes

- All rooms off the main bay have one step entrances which should be eliminated.
- Protruding objects like radiators should be covered.

Kitchen

- Cabinet measures 56 inches and the cabinet top shelf measures 74 inches – less than 48 inches for a forward approach.
- Counter is 36 inches high when it should be between 28 and 34 inches. 5% of counters must be accessible.
- Cover the radiator.

Bathroom

- Step-up must be removed
- Doorway is only 26 inches not the required minimum of 32 inches.
- Not enough maneuverable space. Suggestion to remove stall and urinal to make accessible.
- No grab bars
- The soap dispenser is over 48 inches high. It must be brought down.
- The sink lever requires grasping and is too heavy to push.
- There is 33 inches of maneuverable space.
- The handle of the urinal is 47 inches from the floor instead of 44 inches.
- The urinal handle takes too much pressure to push.
- The radiator and pipes must be covered.

- The toilet paper dispenser is 27 inches high and 28 inches from the toilet when it should be 19 inches high and no more than 18 inches from the toilet (36 inches from the back wall)
- The light switch is 60 inches high when it should be less than 48 inches for a forward approach or less than 54 inches for a parallel approach.

Shower room

- The controls are 60 inches high and must be less than 54 inches.
- There is no hose or operable spray nozzle.
- It requires too much pressure to turn on controls.
- No grab bars.
- Towel hooks are 67 inches high but should be less than 54 inches..
- Bench is 17 inches high
- The door into the shower room is 31 inches – too narrow by 1 inch.
- The sink height is 33 inches with 29 inches underneath and 15 inches from handles to edge of sink.
- The mirror is 48 inches high when it should be less than 40 inches from the bottom of the reflecting surface to the ground.
- The towel hook is 50 inches high.

Locker room

- The bench height is 18 inches high, which passes but it is not affixed to wall
- The locker height from the floor to the hook is 66 inches but should be less than 48 inches for a forward approach.
- The depth to the hook is 11 inches.
- The locker handle requires grasping and more than 5 lbf of force.

Signage

- No signage exists for bathrooms, accessible routes, parking, etc.
- No audible/visible alarm system exists.

INSPECTION REPORT

Firehouse #37 (B136)
1124 West North Ave.
Pittsburgh, PA 15233

Year Constructed: 0
 Neighborhood: Manchester
 Block / Lot: 0004-G-000074-0000-00
 Square Footage: 10780
 Department Assigned: 0
 Facility Main Contact: Captain on duty
 Phone: 0

Weather Conditions Day of Inspection:
 Temp: 0
 Precipitation: 0
 Wind: 0
 Date of Inspection: June 30, 2010

Site Utilities

	Site Plumbing	Notes:	
Poor	Hose Bibs	Notes:	Valve handles broken/missing. Replace bibs in 0-1 year.
	Site Irrigation	Notes:	
	Drinking Fountain	Notes:	
Fair	Fire Hydrants	Notes:	
	Water Features	Notes:	
	Storm Water Management	Notes:	
Fair - Poor	Inlets	Notes:	Plates and framing beginning to bend. Surface rust.
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	
	Site Electrical	Notes:	
	Transformer	Notes:	See Electrical Tab
Poor	Exterior Receptacles	Notes:	See Electrical Tab
Poor	Site Lighting	Notes:	
Fair - Poor	PA System	Notes:	
X	Natural Gas Service	Notes:	American Meter C.O. Equitable Gas C.O. 752494 AL - 1000 MAOP 25 psi 1000 CFH 1/2" differential 2000 CFH 2" differential (Temperature Compensated Meter) 60 degrees F base Meter fair but old. Piping painted - Hard to assess. Contact gas company to obtain age.

Notes:

Notes: Fair to poor site lighting looks like various types of merc. wall mounted units and high pressure sodium.
 Replace with induction lighting in 0-1 year.

See photos labeled S for Site.

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

Asset Protection Summary

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

Notes:

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

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

Immediate Asset Protection Estimate

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

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

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

One Year Asset Protection Estimate

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

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

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

Five Year Asset Protection Estimate

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

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

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

10 Year Asset Protection Estimate

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

\$0

SUBTOTAL

\$0

GENERAL REQUIREMENTS

6%

\$0

BOND

1%

\$0

PERMIT

Calc.

\$0

OVERHEAD & PROFIT

7%

\$0

CONTINGENCY

5%

\$0

ESCALATION to Year 2020

42%

\$0

TOTAL

\$0

CITY OF PITTSBURGH		Firehouse 37		Square Foot	10,780
LOCATION : 1124 W North Ave Pittsburgh, PA		Firehouse 37			
GAS CO : Equitable					
ACCOUNT # : 00090021600-0720					
CUSTOMER # : 0900216					
LOCATION # : 308686					
MARKETER :					
ACCOUNT # :					
RATE : GSS					
METER # : 1752494					
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
12/20/2007	1/23/2008	34	a	127.50	\$ 1,876.44	\$ 14.717	\$ 26.86	\$ 27.37	\$ 1,930.67			#DIV/0!		\$ -	\$ 1,930.67	\$ 15.143
1/23/2008	2/22/2008	30	a	128.50	\$ 1,891.14	\$ 14.717	\$ 26.85	\$ 28.56	\$ 1,946.55			#DIV/0!		\$ -	\$ 1,946.55	\$ 15.148
2/22/2008	3/25/2008	32	a	117.80	\$ 1,733.66	\$ 14.717	\$ 26.94	\$ 28.77	\$ 1,789.37			#DIV/0!		\$ -	\$ 1,789.37	\$ 15.190
3/25/2008	4/23/2008	29	a	43.00	\$ 706.49	\$ 16.430	\$ 27.45		\$ 733.94			#DIV/0!		\$ -	\$ 733.94	\$ 17.068
4/23/2008	5/22/2008	29	a	26.80	\$ 452.30	\$ 16.877	\$ 27.57	\$ (84.70)	\$ 479.87			#DIV/0!		\$ -	\$ 479.87	\$ 17.906
5/22/2008	6/23/2008	32	a	8.70	\$ 146.84	\$ 16.878	\$ 27.84		\$ 174.68			#DIV/0!		\$ -	\$ 174.68	\$ 20.078
6/23/2008	7/23/2008	30	a	5.40	\$ 101.35	\$ 18.769	\$ 27.88	\$ 2.61	\$ 131.84			#DIV/0!		\$ -	\$ 131.84	\$ 24.415
7/23/2008	8/21/2008	29	a	4.80	\$ 92.96	\$ 19.367	\$ 27.89		\$ 120.85			#DIV/0!		\$ -	\$ 120.85	\$ 25.177
8/21/2008	9/22/2008	32	a	4.80	\$ 92.96	\$ 19.367	\$ 27.89		\$ 120.85			#DIV/0!		\$ -	\$ 120.85	\$ 25.177
9/22/2008	10/20/2008	28	a	12.20	\$ 218.80	\$ 17.934	\$ 27.88	\$ 1.81	\$ 248.49			#DIV/0!		\$ -	\$ 248.49	\$ 20.368
10/20/2008	11/20/2008	31	a	75.10	\$ 1,303.52	\$ 17.357	\$ 26.80		\$ 1,330.32			#DIV/0!		\$ -	\$ 1,330.32	\$ 17.714
11/20/2008	12/22/2008	32	a	132.00	\$ 629.24	\$ 4.767	\$ 27.41	\$ 19.95	\$ 676.60			#DIV/0!		\$ -	\$ 676.60	\$ 5.126
TOTALS:				686.60	\$ 9,245.70	\$ 13.466	\$ 329.26	\$ 24.37	\$ 9,599.33	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 9,599.33	\$ 13.981

City of Pittsburgh
LOCATION : Info Systems, 1124 W. North Ave
 Pittsburgh, PA
ENGINE CO. # 37
ELECTRIC CO : Duquesne Light
ACCOUNT # : 4000-003-975-001
SUPPLIER CO :
ACCOUNT # :
CUST CHARGE: \$ 30.00
RATE : GM Medium Fixed
METER # : G04705282

2008				ELECTRIC COMPANY								SUPPLIER					TOTAL	
PREVIOUS	PRESENT	DAYS	READ	KWH	KW	ADJ. KW	PF	COST	COST/kWh	CUST CHG.	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh
		0					#DIV/0!		#DIV/0!		\$ -			#DIV/0!		\$ -	\$ -	#DIV/0!
1/24/2008	2/22/2008	29	a	3,340	12.1	12.1	1.00	\$ 324.58	\$ 0.097	\$ 30.00	\$ 354.58			#DIV/0!		\$ -	\$ 354.58	\$ 0.106
2/22/2008	3/25/2008	32	a	3,130	9.5	9.5	1.00	\$ 280.92	\$ 0.090	\$ 30.00	\$ 310.92			#DIV/0!		\$ -	\$ 310.92	\$ 0.099
3/25/2008	4/23/2008	29	a	2,980	10.8	10.8	1.00	\$ 287.93	\$ 0.097	\$ 30.00	\$ 317.93			#DIV/0!		\$ -	\$ 317.93	\$ 0.107
4/23/2008	5/23/2008	30	a	3,630	11.0	11.0	1.00	\$ 328.11	\$ 0.090	\$ 30.00	\$ 358.11			#DIV/0!		\$ -	\$ 358.11	\$ 0.099
5/23/2008	6/24/2008	32	a	5,610	16.8	16.8	1.00	\$ 520.14	\$ 0.093	\$ 30.00	\$ 550.14			#DIV/0!		\$ -	\$ 550.14	\$ 0.098
6/24/2008	7/24/2008	30	a	6,900	17.3	17.3	1.00	\$ 604.39	\$ 0.088	\$ 30.00	\$ 634.39			#DIV/0!		\$ -	\$ 634.39	\$ 0.092
7/24/2008	8/22/2008	29	a	5,890	16.0	16.0	1.00	\$ 528.97	\$ 0.090	\$ 30.00	\$ 558.97			#DIV/0!		\$ -	\$ 558.97	\$ 0.095
8/22/2008	9/23/2008	32	a	5,820	15.4	15.4	1.00	\$ 517.43	\$ 0.089	\$ 30.00	\$ 547.43			#DIV/0!		\$ -	\$ 547.43	\$ 0.094
9/23/2008	10/23/2008	30	a	3,580	12.5	12.5	1.00	\$ 349.74	\$ 0.098	\$ 30.00	\$ 379.74			#DIV/0!		\$ -	\$ 379.74	\$ 0.106
10/23/2008	11/21/2008	29	a	2,900	10.3	10.3	1.00	\$ 282.47	\$ 0.097	\$ 30.00	\$ 312.47			#DIV/0!		\$ -	\$ 312.47	\$ 0.108
11/21/2008	12/24/2008	33	a	3,490	10.1	10.1	1.00	\$ 314.68	\$ 0.090	\$ 30.00	\$ 344.68			#DIV/0!		\$ -	\$ 344.68	\$ 0.099
TOTALS :				47,270	141.8	141.8	1.00	\$ 4,339.36	\$ 0.092	\$ 330.00	\$ 4,669.36	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 4,669.36	\$ 0.099

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

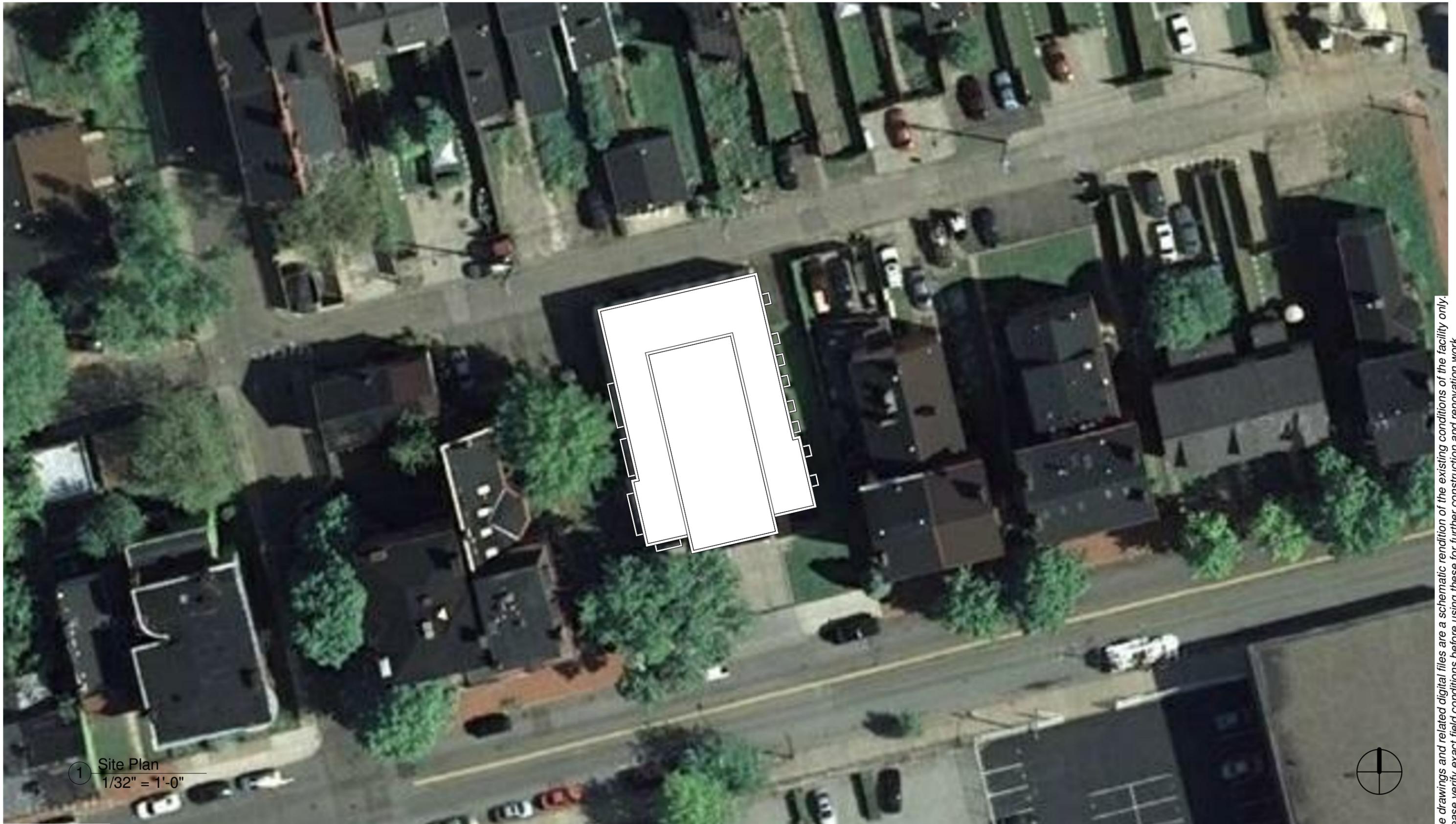
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 63,729

Energy Usage in BTU/ Square Foot electricity = 14,962

Conclusion: The higher usage of natural gas per square foot of 63,729 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 is a lower usage of electricity per square foot of 14,962 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Reason for this low electricity usage is not known at this time.



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.



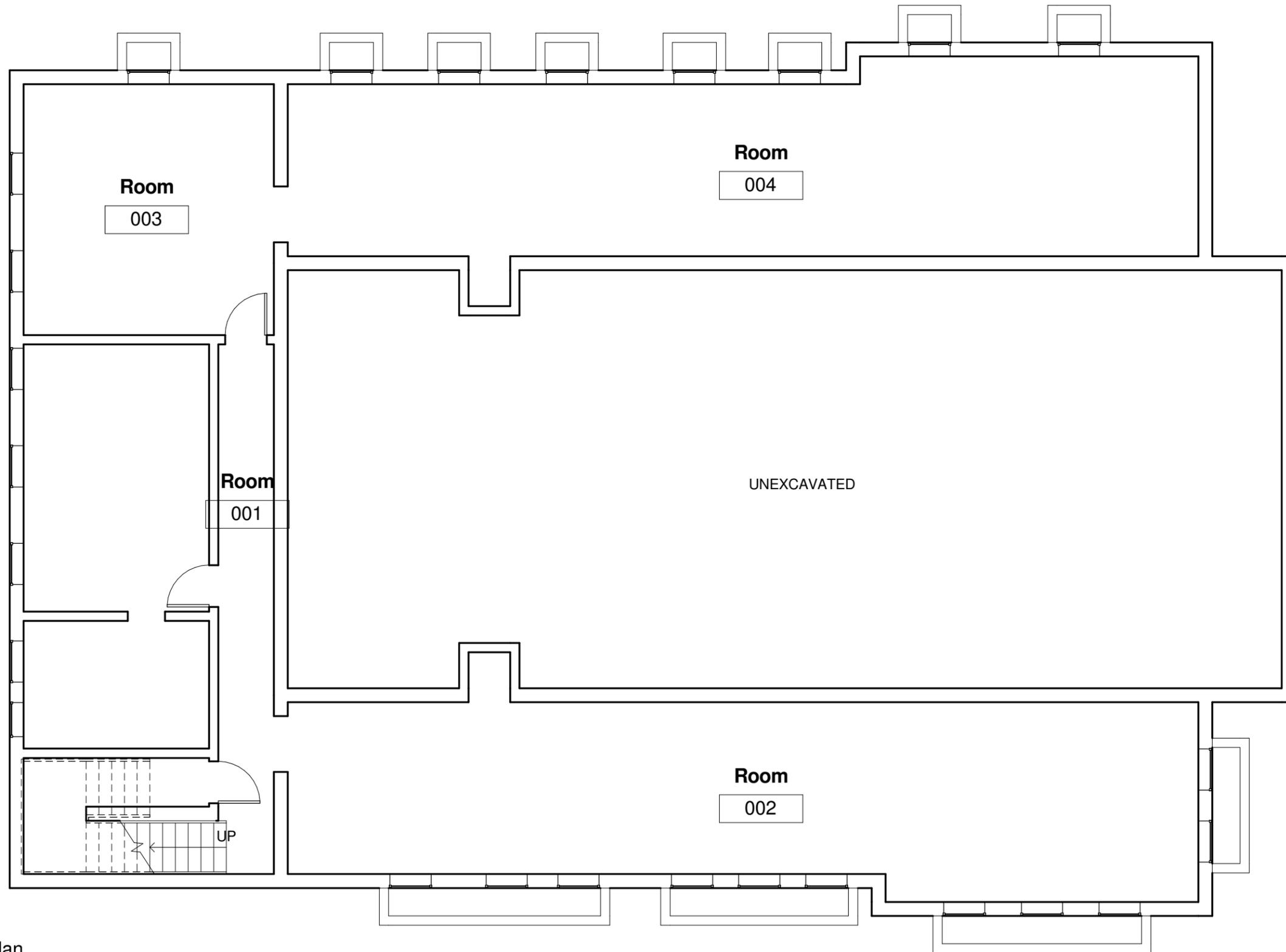
Firehouse #37
City of Pittsburgh

Site Plan

Date 08/13/10
Drawn by AK

C1.01

Scale 1/32" = 1'-0"



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

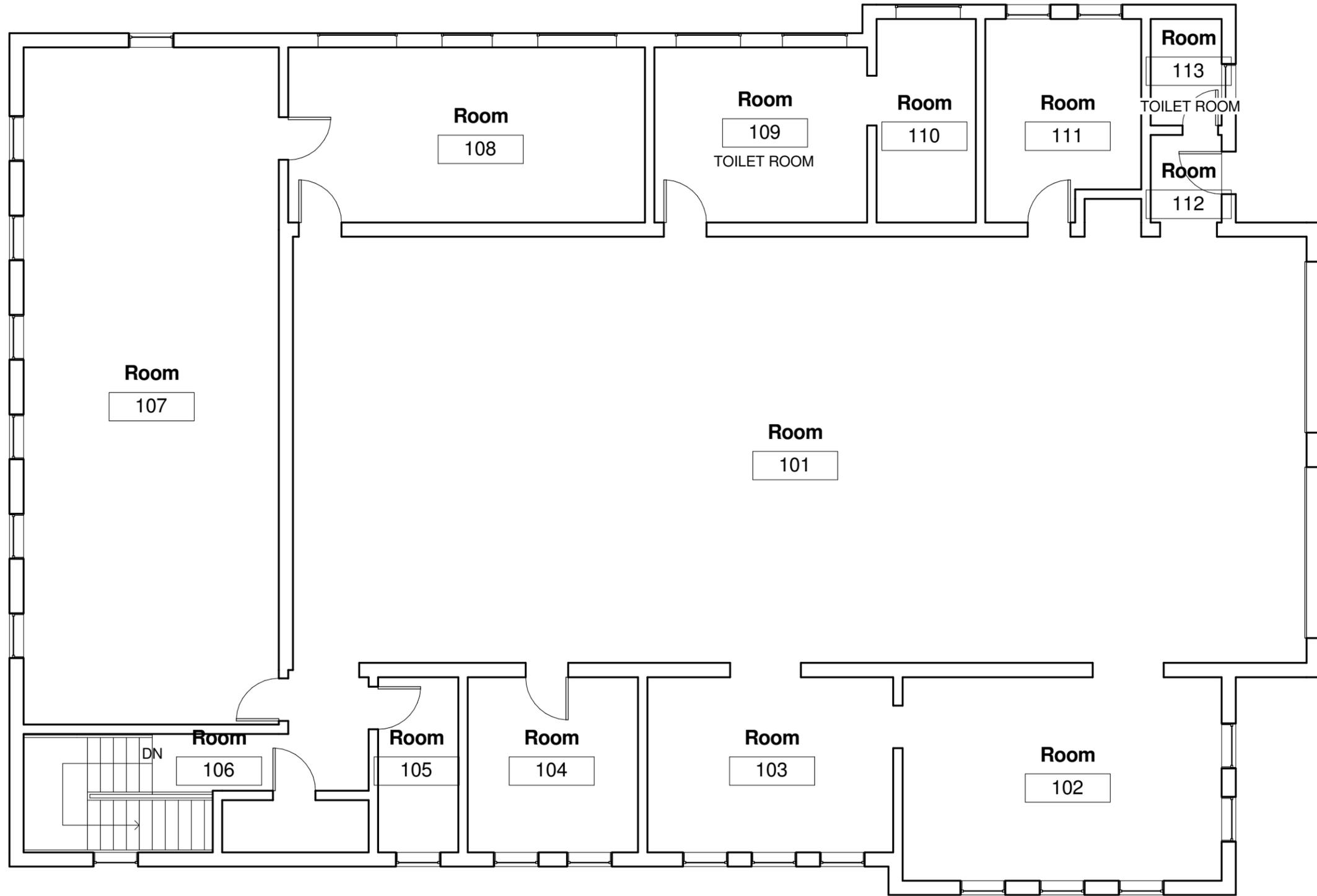


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Firehouse #37
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 #37
City of Pittsburgh

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