



CITY OF  
**PITTSBURGH**  
FACILITY ANALYSIS REPORT



**Medic 3 / Arson / Police Zone #6**  
312 South Main St.  
Pittsburgh, Pennsylvania 15220



**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220

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**Medic 3 / Arson / Police Zone 6 (B112)**  
312 South Main St.  
Pittsburgh, PA 15220

**Executive Summary**

**INTRODUCTION**

Medic 3 / Arson / Police Zone #6 was inspected on August 20, 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 was Richard Meritzer.

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 this building was found to be in good / fair condition . Specifically the roof system will require complete replacement as well as some significant repairs and modifications to the HVAC system. Minor repairs and maintenance to the rest of the building and its systems will be required as well. This building was undergoing renovations at the time the inspection was performed. The full scope of the work was unknown. The reports, recommendations, and asset protection estimates are based on the building's condition at the time of the visit with no consideration given to what repairs were to be made as part of the renovation work.

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	<b>\$103,407</b>
One Year	<b>\$425,389</b>
Five Year	<b>\$31,835</b>
10 Year	<b>\$0</b>

**Medic 3 / Arson / Police Zone 6 (B112)**  
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**Executive Summary**

**Potential Hazardous Material**

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

**Lead Paint and Asbestos**

This facility was undergoing renovations at the time of the inspection. Given the age of the building there is a high probability that lead paint and asbestos will be found if it hasn't been identified and / or remediated by the contractors already.

**Recommendations - Potential Hazardous Material**

It is assumed that all construction is being performed in a safe manner and that any hazardous materials are being remediated or dealt with according to all laws and standards. This should be verified with the contractor performing the work.

**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.

**Medic 3 / Arson / Police Zone 6 (B112)**  
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**Executive Summary**

**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 **\$1,250**

**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 **\$37,362**

**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**

**INSPECTION REPORT**

**Medic 3 , Arson, Police Zone 6  
 312 South Main St  
 Pittsburgh, PA 15220**

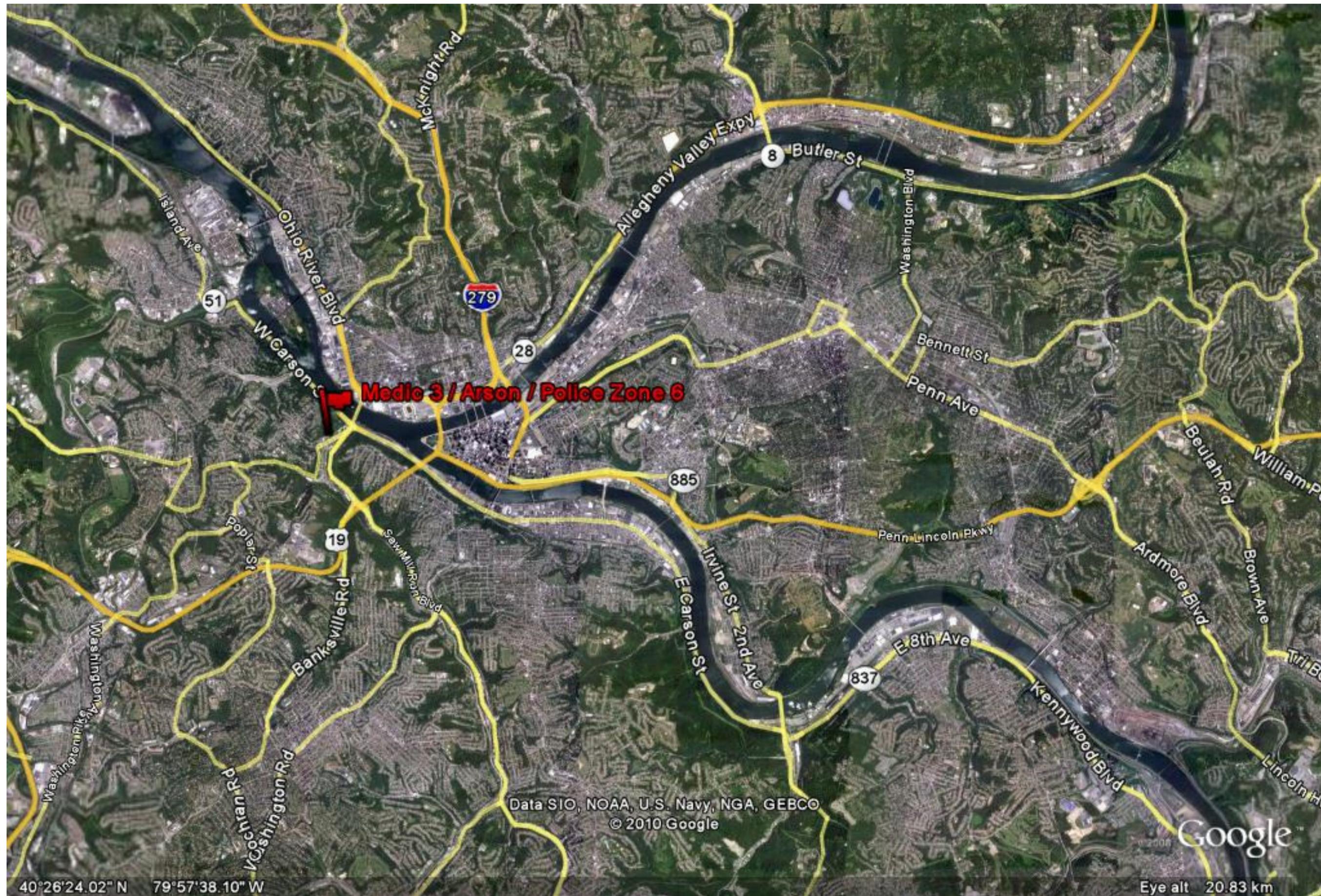
Year Constructed: 1908  
 Neighborhood: West End / Ward 20  
 Block / Lot: 6A / 99  
 Square Footage: 12,204  
 Department Assigned: GS  
 Facility Main Contact: John Warren (Police) / Mark Bocian (EMS)  
 Phone: JW (724-554-6006) / ME

Weather Conditions Day of Inspection:  
 Temp: 77° F  
 Precipitation: None  
 Wind: SW 2.4 MPH  
 Date of Inspection: August 20, 2010

**Building Occupancy Schedule**

Area Served	Gross Sq. Ft.	System Serving	Number of Occupants	Weekdays			Number of Occupants	Saturday			Number of Occupants	Sundays/Holidays		
				Occupancy Time				Occupancy Time				Occupancy Time		
				AM	PM	Night		AM	PM	Night		AM	PM	Night
Medic 3 Station, Two person Crew working 24 hrs / day	625		2 (24 hour operation)											
Police Zone 6			24 - 28	X	X									
Police Zone 6			14 - 19			X								
Police Zone 6							21	X	X					
Police Zone 6							17			X				
Police Zone 6											20	X	X	
Police Zone 6											17			X
Arson			Unknown				Unknown				Unknown			

Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**Medic 3 / Arson / Police Zone 6**

40°26'24.02" N 79°57'38.10" W

Eye alt 20.83 km

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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**INSPECTION REPORT**

**Medic 3 / Arson / Police Zone 6 (B112)  
 312 South Main St.  
 Pittsburgh, PA 15220**

**Interiors**

**2nd Floor - Room 56**

<b>Good</b>	Ceiling - Type	ACT	Notes:	New
<b>Good</b>	Flooring - Type	VCT	Notes:	New
<b>Good</b>	Base - Type	Rubber	Notes:	New
<b>Good</b>	Walls - Type	Drywall	Notes:	New
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	New
	General Note:		Notes:	Newly Remodeled

**2nd Floor - Room 57**

<b>Good</b>	Ceiling - Type	ACT	Notes:	New
<b>Good</b>	Flooring - Type	VCT	Notes:	New
<b>Good</b>	Base - Type	Rubber	Notes:	New
<b>Good</b>	Walls - Type	Drywall	Notes:	New
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	New
	General Note:		Notes:	Newly Remodeled

**2nd Floor - Room 54**

<b>Good</b>	Ceiling - Type	ACT	Notes:	New
<b>Good</b>	Flooring - Type	VCT	Notes:	New
<b>Good</b>	Base - Type	Rubber	Notes:	New
<b>Good</b>	Walls - Type	Drywall	Notes:	New
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	New
	General Note:		Notes:	Newly Remodeled

**2nd Floor - Room 49**

	Ceiling - Type		Notes:	Under Construction
	Flooring - Type		Notes:	Under Construction
	Base - Type		Notes:	Under Construction
	Walls - Type		Notes:	Under Construction
	Doors & Hardware		Notes:	Under Construction
	General Note:		Notes:	Under Construction

**2nd Floor - Room 50**

<b>Good</b>	Ceiling - Type	ACT	Notes:	New
<b>Good</b>	Flooring - Type	VCT	Notes:	New
<b>Good</b>	Base - Type	Rubber	Notes:	New
<b>Good</b>	Walls - Type	Drywall	Notes:	New
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	New
	General Note:		Notes:	Newly Remodeled

## INSPECTION REPORT

**Medic 3 / Arson / Police Zone 6 (B112)**  
**312 South Main St.**  
**Pittsburgh, PA 15220**

**Interiors**

**2nd Floor - Room 55**

<b>Good</b>	Ceiling -Type	ACT	Notes:	New
<b>Good</b>	Flooring - Type	VCT	Notes:	New
<b>Good</b>	Base - Type	Rubber	Notes:	New
<b>Good</b>	Walls - Type	Drywall	Notes:	New
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	New
	General Note:		Notes:	Newly Remodeled

**2nd Floor - Room 58**

<b>Fair</b>	Ceiling -Type	ACT	Notes:	
<b>Good</b>	Flooring - Type	Carpet	Notes:	
<b>Good</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Plaster	Notes:	
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	
	General Note:		Notes:	

**2nd Floor - Room 60**

<b>Fair</b>	Ceiling -Type	ACT	Notes:	Old
<b>Fair</b>	Flooring - Type	VCT	Notes:	Old and worn
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Fair</b>	Walls - Type	Plaster	Notes:	
<b>Fair</b>	Doors & Hardware	Hollow Metal/Wood	Notes:	
	General Note:		Notes:	Needs painted

**2nd Floor - Room 61**

<b>Good</b>	Ceiling -Type	Plaster	Notes:	
<b>Fair</b>	Flooring - Type	Ceramic/Concrete	Notes:	Some damaged tile/old
<b>N/A</b>	Base - Type		Notes:	
<b>Fair</b>	Walls - Type	Masonry/Ceramic	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	Entire room needs updated

**1st Floor - Room 35**

<b>Good</b>	Ceiling -Type	ACT	Notes:	
<b>Poor</b>	Flooring - Type	Ceramic/Concrete	Notes:	Broken and missing tile
<b>Good</b>	Base - Type	Ceramic	Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	Minor patching needed
<b>Good</b>	Doors & Hardware	Hollow Metal/ Alum	Notes:	
	General Note:		Notes:	

**INSPECTION REPORT**

**Medic 3 / Arson / Police Zone 6 (B112)**  
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**Pittsburgh, PA 15220**

**Interiors**

**1st Floor - Room 34**

<b>Good</b>	Ceiling - Type	ACT	Notes:	_____
<b>Fair</b>	Flooring - Type	Ceramic	Notes:	_____
<b>Fair</b>	Base - Type	Ceramic	Notes:	_____
<b>Good</b>	Walls - Type	Plaster	Notes:	_____
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	_____
	General Note:		Notes:	_____

**1st Floor - Room 33**

<b>Good</b>	Ceiling - Type	ACT	Notes:	_____
<b>Fair</b>	Flooring - Type	Ceramic	Notes:	_____
<b>Fair</b>	Base - Type	Ceramic	Notes:	_____
<b>Good</b>	Walls - Type	Plaster	Notes:	_____
<b>Good</b>	Doors & Hardware	Aluminum	Notes:	_____
	General Note:		Notes:	_____

**1st Floor - Room 32**

<b>Good</b>	Ceiling - Type	Concrete	Notes:	_____
<b>Good</b>	Flooring - Type	Concrete	Notes:	Some minor cracking
<b>N/A</b>	Base - Type		Notes:	_____
<b>Good</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	_____
	General Note:		Notes:	Garage Doors in Good condition

**1st Floor - Room 38 and 39 (Cells)**

<b>Good</b>	Ceiling - Type	Concrete	Notes:	_____
<b>Good</b>	Flooring - Type	Concrete	Notes:	Needs painted
<b>N/A</b>	Base - Type		Notes:	_____
<b>Good</b>	Walls - Type	Concrete	Notes:	_____
<b>Good</b>	Doors & Hardware	Steel Bars	Notes:	_____
	General Note:		Notes:	_____

**1st Floor - Room 40**

<b>Good</b>	Ceiling - Type	ACT	Notes:	_____
<b>Fair</b>	Flooring - Type	VCT	Notes:	_____
<b>Good</b>	Base - Type	Rubber	Notes:	_____
<b>Good</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	_____
	General Note:		Notes:	_____

**INSPECTION REPORT**

**Medic 3 / Arson / Police Zone 6 (B112)**  
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**Interiors**

**1st Floor - Room 41**

<b>Fair</b>	Ceiling -Type	Plaster	Notes:	Some peeling
<b>Good</b>	Flooring - Type	Concrete	Notes:	Some Cracking
<b>Fair</b>	Base - Type	Wood/Rubber	Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	Needs painted
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	Dents in Garage door
	General Note:		Notes:	

**1st Floor - Corridor 42**

<b>Good</b>	Ceiling -Type	Plaster	Notes:	
<b>Fair</b>	Flooring - Type	VCT	Notes:	
<b>Good</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Plaster	Notes:	
<b>Good</b>	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

**1st Floor - Room 43**

<b>Fair</b>	Ceiling -Type	ACT	Notes:	A few damaged tiles
<b>Fair</b>	Flooring - Type	Carpet	Notes:	Carpet needs cleaned
<b>Good</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Plaster	Notes:	
<b>Good</b>	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

**1st Floor - Room 44**

<b>Good</b>	Ceiling -Type	ACT	Notes:	
<b>Fair</b>	Flooring - Type	Carpet	Notes:	Carpet needs cleaned
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Plaster	Notes:	
<b>Fair</b>	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

**1st Floor - Room 45**

<b>Good</b>	Ceiling -Type	ACT	Notes:	
<b>Fair</b>	Flooring - Type	Carpet	Notes:	Carpet needs cleaned
<b>Good</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	
<b>Good</b>	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

## INSPECTION REPORT

**Medic 3 / Arson / Police Zone 6 (B112)**  
**312 South Main St.**  
**Pittsburgh, PA 15220**

### Interiors

#### 1st Floor - Room 46

<b>Good</b>	Ceiling -Type	ACT	Notes: _____
<b>Fair</b>	Flooring - Type	VCT	Notes: Worn but fair
<b>Good</b>	Base - Type	Rubber	Notes: _____
<b>Fair</b>	Walls - Type	FRP/Ceramic/Plaster	Notes: Plaster needs some patching / repair
<b>Good</b>	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: _____

#### 1st Floor - Room 48

<b>Good</b>	Ceiling -Type	Plaster	Notes: _____
<b>Fair</b>	Flooring - Type	VCT	Notes: _____
<b>Good</b>	Base - Type	Rubber	Notes: _____
<b>Good</b>	Walls - Type	Plaster	Notes: _____
<b>N/A</b>	Doors & Hardware	N/A	Notes: _____
	General Note:		Notes: _____

#### GR Floor - Room 8

<b>Good</b>	Ceiling -Type	Concrete	Notes: _____
<b>Fair</b>	Flooring - Type	VCT	Notes: _____
<b>Fair</b>	Base - Type	Rubber	Notes: _____
<b>Fair</b>	Walls - Type	Drywall	Notes: _____
<b>Fair</b>	Doors & Hardware	Hollow Metal	Notes: _____
	General Note:		Notes: _____

#### GR Floor - Room 9

<b>Poor</b>	Ceiling -Type	ACT	Notes: _____
<b>Fair</b>	Flooring - Type	VCT	Notes: Needs replaced at floor drain
<b>Fair</b>	Base - Type	Rubber	Notes: _____
<b>Fair</b>	Walls - Type	Plaster	Notes: _____
<b>Fair</b>	Doors & Hardware	Wood	Notes: _____
	General Note:		Notes: _____

#### GR Floor - Room 10

<b>Good</b>	Ceiling -Type	Concrete	Notes: _____
<b>Fair</b>	Flooring - Type	Concrete	Notes: Dirty
<b>N/A</b>	Base - Type		Notes: _____
<b>Fair</b>	Walls - Type	Masonry	Notes: finish on exterior wall is flaking
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes: _____
	General Note:		Notes: _____

## INSPECTION REPORT

Medic 3 / Arson / Police Zone 6 (B112)  
312 South Main St.  
Pittsburgh, PA 15220

### Interiors

#### GR Floor - Room 11

<b>Good</b>	Ceiling - Type	Concrete	Notes:	_____
<b>Fair</b>	Flooring - Type	Concrete	Notes:	_____
<b>N/A</b>	Base - Type		Notes:	_____
<b>Fair</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Hollow Metal	Notes:	_____
	General Note:		Notes:	_____

#### GR Floor - Room 12 and 13

<b>Good</b>	Ceiling - Type	Plaster	Notes:	_____
<b>Good</b>	Flooring - Type	Concrete	Notes:	_____
<b>N/A</b>	Base - Type		Notes:	_____
<b>Good</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

#### GR Floor - Room 14 and 14A

<b>Good</b>	Ceiling - Type	Plaster	Notes:	_____
<b>Good</b>	Flooring - Type	Concrete	Notes:	_____
<b>N/A</b>	Base - Type		Notes:	_____
<b>Good</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

#### GR Floor - Room 15 and 16

<b>Good</b>	Ceiling - Type	Concrete	Notes:	_____
<b>Fair</b>	Flooring - Type	Concrete	Notes:	_____
<b>N/A</b>	Base - Type		Notes:	_____
<b>Fair</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

#### GR Floor - Room 17

<b>Good</b>	Ceiling - Type	ACT	Notes:	_____
<b>Good</b>	Flooring - Type	Carpet	Notes:	_____
<b>N/A</b>	Base - Type		Notes:	_____
<b>Good</b>	Walls - Type	Masonry	Notes:	_____
<b>Good</b>	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

## INSPECTION REPORT

**Medic 3 / Arson / Police Zone 6 (B112)**  
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**Pittsburgh, PA 15220**

**Interiors**

**GR Floor - Room 18 and 19**

<b>Good</b>	Ceiling -Type	Concrete	Notes:	
<b>Fair</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	
<b>Good</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**GR Floor - Room 22**

<b>Good</b>	Ceiling -Type	ACT	Notes:	some water stains
<b>Good</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Good</b>	Walls - Type	Masonry/Drywall	Notes:	
<b>N/A</b>	Doors & Hardware		Notes:	
	General Note:		Notes:	

**GR Floor - Room 25**

<b>Good</b>	Ceiling -Type	Concrete	Notes:	
<b>Fair</b>	Flooring - Type	Rubber	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**GR Floor - Room 24**

<b>Fair</b>	Ceiling -Type	Concrete	Notes:	
<b>Fair</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Fair</b>	Walls - Type	Masonry	Notes:	
<b>Fair</b>	Doors & Hardware	Hollow Metal	Notes:	
	General Note:		Notes:	Entire room needs painted

**GR Floor - Room 26**

<b>Good</b>	Ceiling -Type	Concrete	Notes:	
<b>Fair</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Good</b>	Walls - Type	Masonry	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

## INSPECTION REPORT

**Medic 3 / Arson / Police Zone 6 (B112)**  
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### Interiors

#### GR Floor - Room 27

<b>Good</b>	Ceiling - Type	Concrete	Notes:	needs painted
<b>Fair</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Fair</b>	Walls - Type	Masonry	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	Needs Cleaned

#### GR Floor - Room 28

<b>Good</b>	Ceiling - Type	Concrete	Notes:	
<b>Fair</b>	Flooring - Type	Rubber	Notes:	
<b>N/A</b>	Base - Type		Notes:	
<b>Fair</b>	Walls - Type	Masonry	Notes:	
<b>Fair</b>	Doors & Hardware	Hollow Metal	Notes:	
	General Note:		Notes:	





Elliott St

E Steuben St

S Main St

Neptune St

Violet Way

Alexander St

Saw Mill Run Blvd

Independence St

Horner St

**Medic 3 / Arson / Police Zone 6**

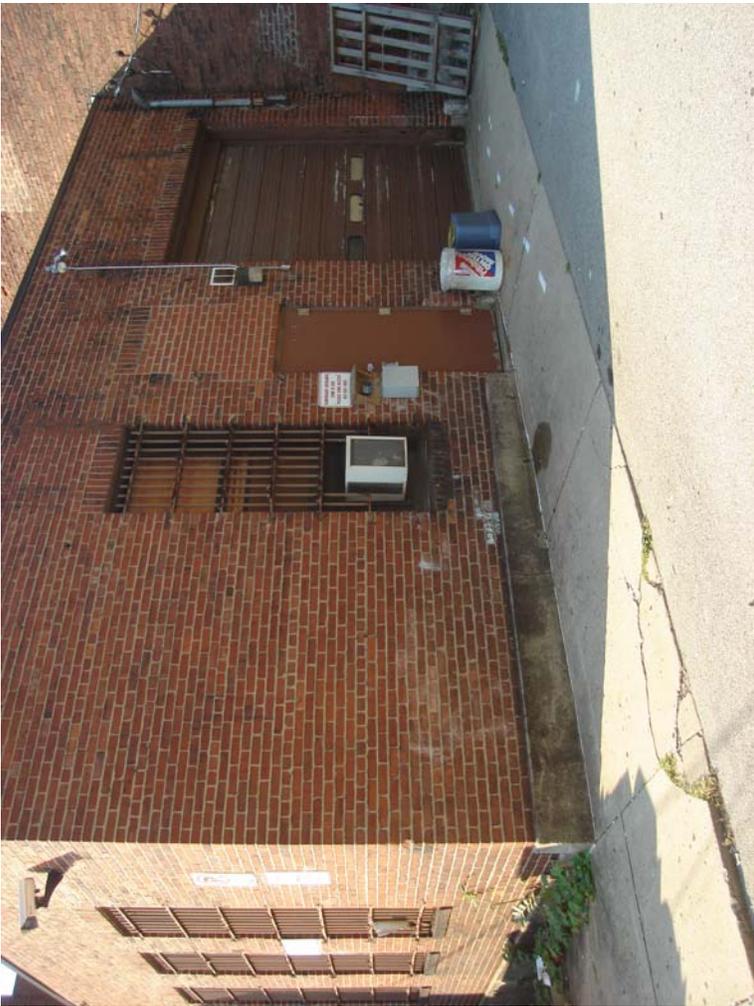
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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40°26'31.79" N 80°01'54.47" W

Jul 3, 2010

Eye alt 366 m





Room 31



Stair #8



Room 32



Room 30





Room 8



Room 10

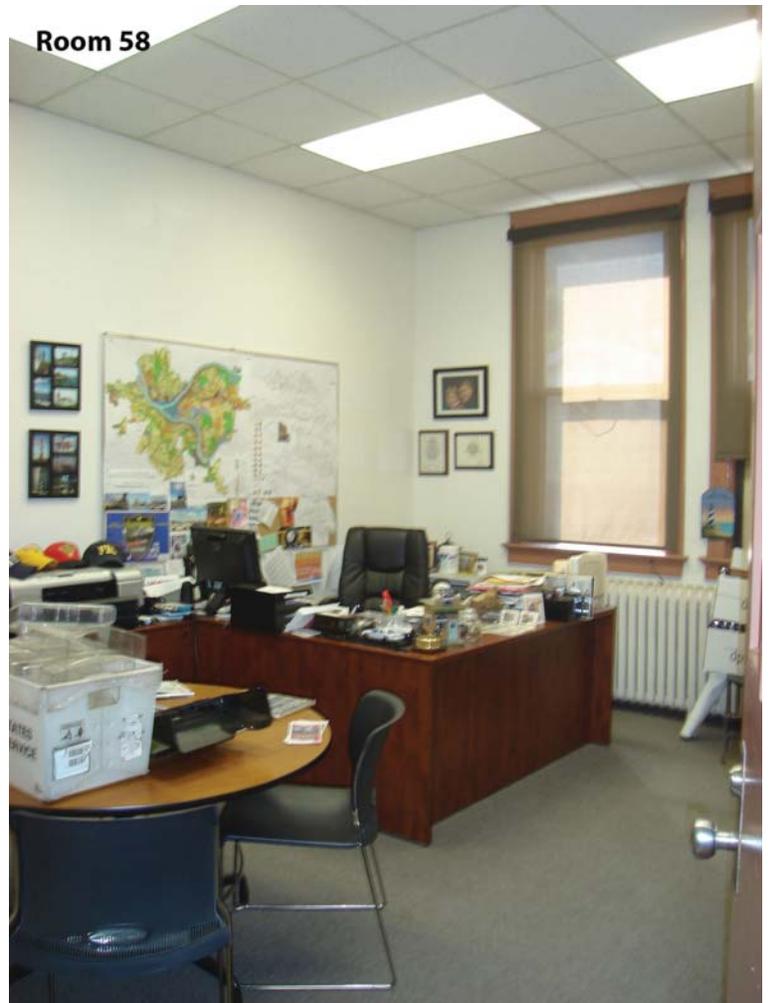


Room 9



Room 52

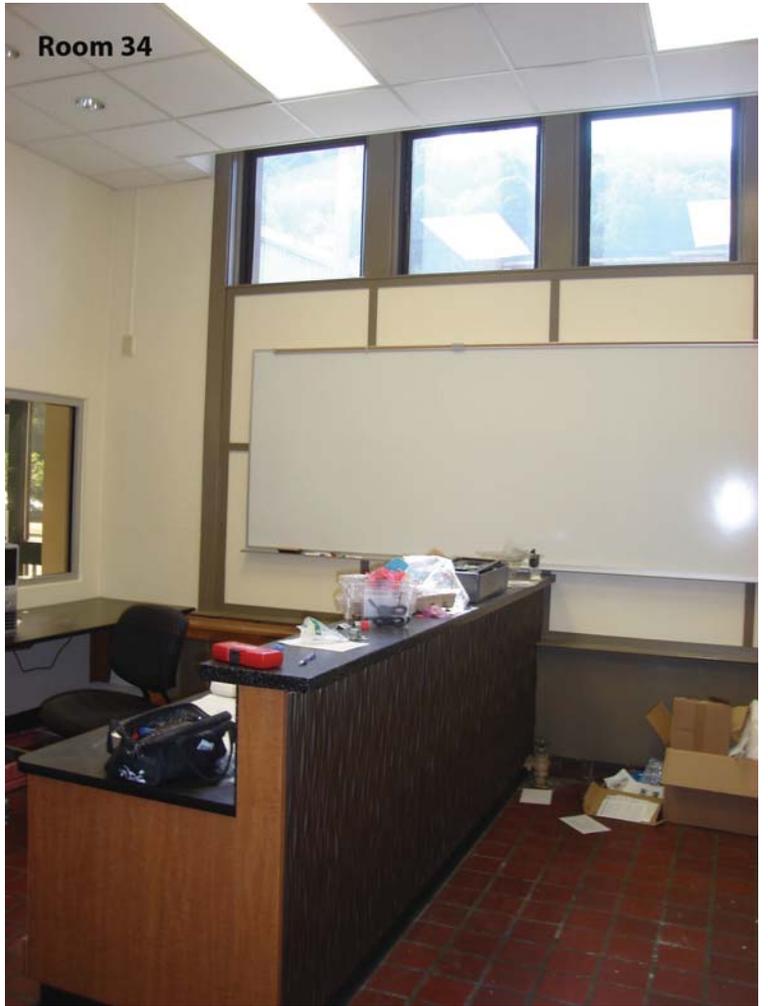




Room 59



Room 34



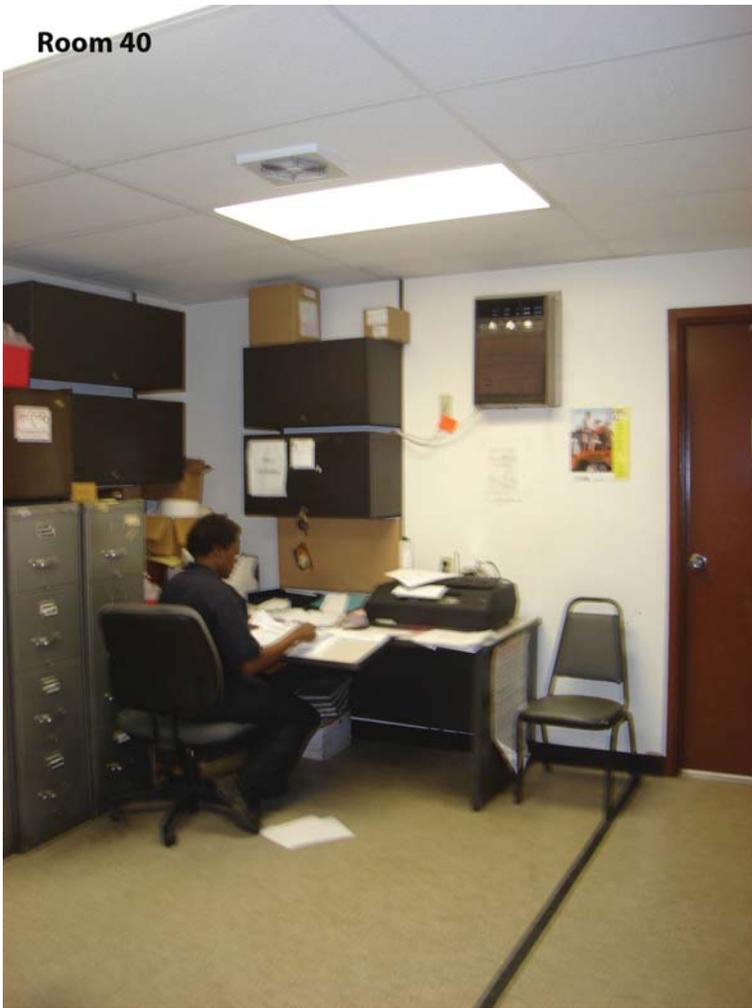
Room 35



Room 37



Room 40



Room 41



Room 18



Room 19



Room 27



Room 22



Room 28







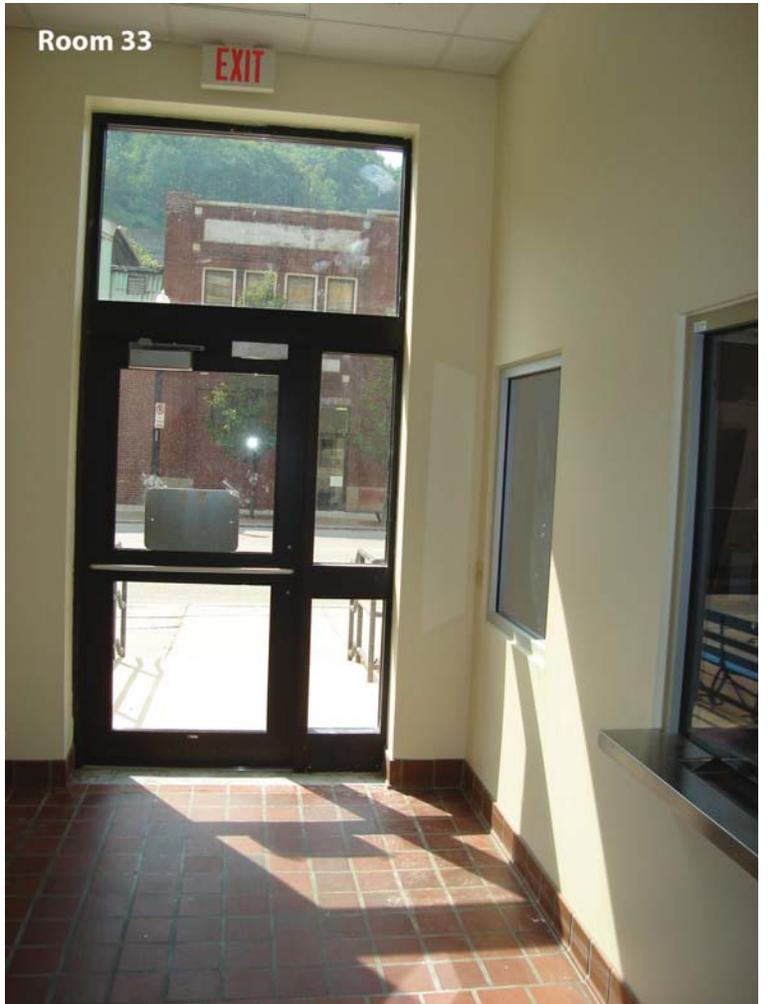
Room 14A



Room 14



Room 14A



Room 33





**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: **Medic 3 / Arson / Police Zone #6**  
         Building Code: **B112**

**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 **Medic 3 / Arson / Police Zone #6** 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**



August 20, 2010

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

RE: Visual Survey - Medic 3/Arson/Police Zone 6

## **PREFACE**

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Medic 3/Arson/Police Zone 6, 312 South Main St., Pittsburgh, PA 15220. The survey was conducted on August 20, 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 building inspected contains approximately 5,033 square feet of roof area on two delineated areas (main 2<sup>nd</sup> floor - 3,086 SF, rear 1<sup>st</sup> floor - 1,947 SF).

### **1. Building walls**

1.1 Construction: The building walls are constructed with brick on both areas. A party wall divides the 2<sup>nd</sup> floor roof area. The stairwell penthouse walls are painted wood. Atlantic Engineering will comment of the building walls.

1.2 Condition: The building brick walls appear to be in fair condition. Some areas of cracked mortar joints, cracked brick and missing mortar were observed. The painted wood on

the stairwell penthouse is in poor condition. Bare wood and peeling paint was observed.

2. Roof Deck

2.1 Construction: The roof decking is assumed to be wood due to the construction and age of the building. Wood deck was observed in a small opening in the stairwell, but could not be observed elsewhere.

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 white granule surfaced modified bitumen roofing system. The roof surface of the stairwell penthouse was not fully visible but appears to be asphalt coated rolled roofing as observed at the chimney flashing and rear edge.

4.2 Condition: The modified roof system on both roof areas is in poor condition. Some ridges and a numerous blisters were observed. The surface is cracked and crazed. Some repairs were observed. Debris was observed at some roof drains.

5. Membrane flashings

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

5.2 Condition: The flashing systems are in poor condition. In some areas the flashing is loose from the walls. The flashing is buckled at a few corners. Some vertical flashing joints are open. The surface is cracked and crazed.

6. Perimeter Terminations

6.1 Construction: The exterior building walls and the 2<sup>nd</sup> floor party wall extend above the roof line creating parapet walls at all roof perimeters (approx. 1-1/2' - 5' high). The exterior parapet walls are capped with stone coping on the 2<sup>nd</sup> story front wall and with metal coping on the balance of all walls. The interior wall at the 1<sup>st</sup> floor is terminated

with surface mounted metal counter flashing.

6.2 Condition: The metal coping is in fair condition. The stone coping is in poor condition. Some mortar is cracked and missing on the butt and bed joints.

7. Roof Top Penetrations

7.1 Eleven pipes penetrate the roof areas. One surface mounted condenser is located on the 2<sup>nd</sup> floor roof.

7.2 Condition: The penetrations are in fair condition.

8. Drainage System

8.1 Construction: All areas drain to interior roof drains. There is apparent slope to the drains. The stairwell penthouse drains to a hanging gutter system that drains onto the 2<sup>nd</sup> floor roof. The north side of the 2<sup>nd</sup> floor roof and the 1<sup>st</sup> floor roof drains to interior roof drains. The south side of the 2<sup>nd</sup> floor roof drains to two through wall scupper and downspout at the rear and empties onto the 1<sup>st</sup> floor roof. The interior roof drains have small eave tubes inserted into the roof drains that restrict the flow of water.

8.2 Condition: Debris observed at some drains. The drainage system appears to be operating properly although the flow is restricted.

9. Access

10.1 Access to the 2<sup>nd</sup> floor roof is by stairwell door and access to the 1<sup>st</sup> floor roof is by window.

10. Weather Tightness - Building

10.1 The building appears to be weather tight for the most part. The potential for damage to the structural integrity is minimal.

## CONCLUSIONS

There are no current roof leaks reported. No stains were observed on the ceilings beneath the roofs.

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 poor condition on both areas. Repairs should be limited to leak chasing.

The stone coping is in poor condition. The mortar bed and butt joints are cracked and open. The metal 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 should be replaced within the next two years.

Estimates:

1 year: Replace the roof systems on both areas. Estimated cost: \$75-80,000 (5,033 SF x \$15/SF). NOTE: estimate does not include potential hazardous material abatement or deck repairs.

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

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

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

*Ron Paul*

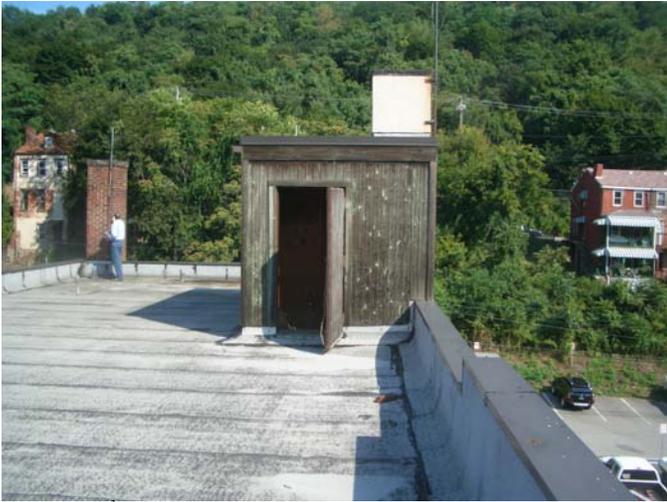
Ronald J. Paul  
President



R-1 Underside of deck at stairwell, wood deck observed



R-4 Front wall with stone coping, missing and deteriorated mortar



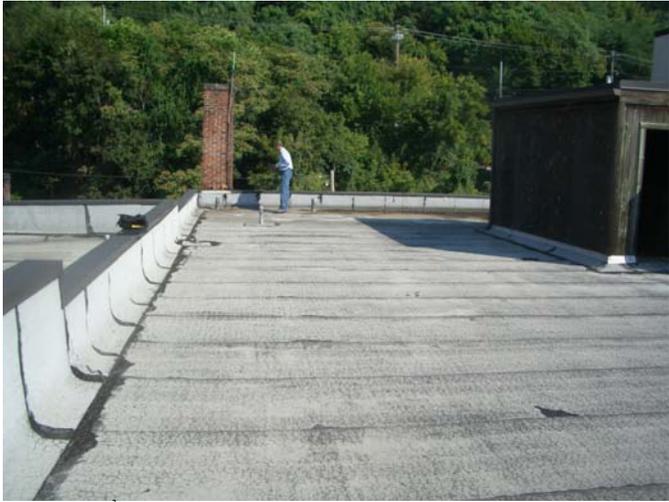
R-2 2<sup>nd</sup> floor roof look west along north wall



R-5 Front wall, missing and deteriorated mortar



R-3 2<sup>nd</sup> floor roof looking south along front wall



R-6 2<sup>nd</sup> floor roof looking west along the party wall



R-7 Front wall, support for flag pole, cracked brick



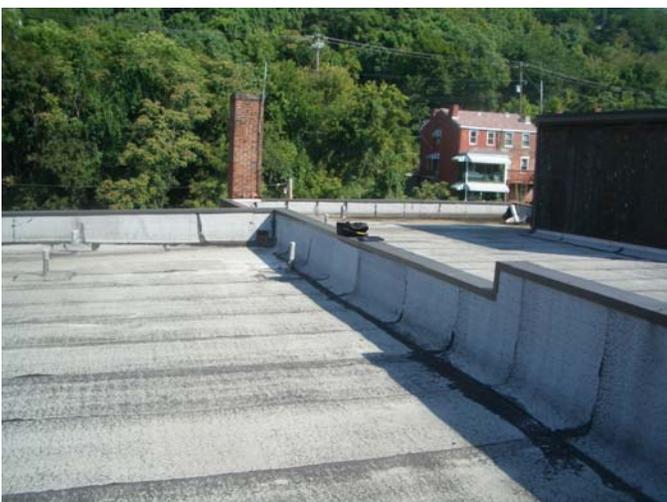
R-10 2<sup>nd</sup> floor roof looking west along the south wall



R-8 Front wall, support for flag pole, cracked cap



R-11 2<sup>nd</sup> floor roof looking north along the front (east) wall



R-9 2<sup>nd</sup> floor roof looking west along the party wall



R-12 2<sup>nd</sup> floor roof, blisters and crazed surface



R-13 2<sup>nd</sup> floor roof, blisters



R-16 2<sup>nd</sup> floor roof, crazed surface, fishmouth at pipe flashing



R-14 2<sup>nd</sup> floor roof, through wall scupper, debris



R-17 2<sup>nd</sup> floor roof, looking at SE corner



R-15 2<sup>nd</sup> floor roof, looking north along the west wall



R-18 West side of stairwell penthouse



R-19 2<sup>nd</sup> floor roof looking north along west wall



R-22 2<sup>nd</sup> floor roof, looking south along front wall



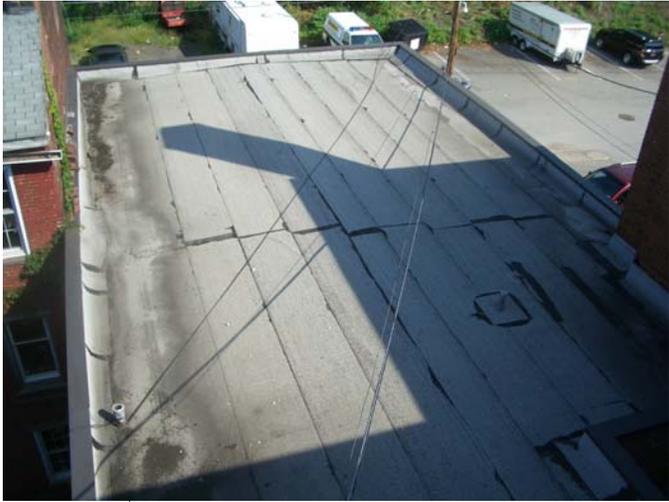
R-20 Stairwell penthouse, bare wood and peeling paint



R-23 Scupper at 2<sup>nd</sup> floor roof, wall open around the edges



R-21 Stairwell penthouse, best look at the roof



R-24 1<sup>st</sup> floor roof looking west



R-25 1<sup>st</sup> floor roof, NE corner



R-28 1<sup>st</sup> floor roof, light well



R-26 1<sup>st</sup> floor roof, SE corner



R-29 1<sup>st</sup> floor roof, looking west along south wall



R-27 1<sup>st</sup> floor roof, east wall



R-30 1<sup>st</sup> floor roof, looking at NW corner



R-31 1<sup>st</sup> floor roof, repairs and blisters



R-34 1<sup>st</sup> floor roof, repairs along north wall



R-32 1<sup>st</sup> floor roof, buckled flashing in NE corner



R-35 1<sup>st</sup> floor roof, SW corner, debris and buckled flashing



R-33 1<sup>st</sup> floor roof, light well



R-36 1<sup>st</sup> floor roof, open flashing joints and loose flashing



R-37 1<sup>st</sup> floor roof looking east



R-40 1<sup>st</sup> floor roof, debris at drain



R-38 1<sup>st</sup> floor roof, blisters and crazed surface



R-41 1<sup>st</sup> floor roof, debris at drain



R-39 1<sup>st</sup> floor roof, eave tube drain on north wall



W-1 North wall



W-2 Mural on north wall



W-5 East wall (front) paint peeling above the door



W-3 West wall



W-6 East Wall Front of the parapet



W-4 West wall



W-7 Front of building

**Atlantic Engineering Services**

650 Smithfield St  
 Suite 1200  
 Pittsburgh, PA 15222  
 412-338-9000  
 AES RPT # 019

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

**Building Observation Report**

Facility Medic 3 / Arson / Police Zone 6  
 Street Address 312 South Main Street  
 City, State Pittsburgh, PA 15220

AES Personnel: GJT  
 Date: 20-Aug-10  
 Time: 9:30 AM

Weather Conditions: Sunny  
 Temp: 75  
 Wind: Calm

Facility Main Contact: \_\_\_\_\_  
 Facility Phone: \_\_\_\_\_

Medic 3 / Arson /  
 Building Use: Police Zone 6  
 Building Code: B112

**Structural**

Overall	Number of Stories Structure Type Basement	Notes: Notes: Notes:	<u>3-Story (Including Basement)</u> <u>Load Bearing Masonry</u> <u>Full, Partially Finished</u>
Foundation	Material Settlement Moisture	Notes: Notes: Notes:	<u>Unknown</u> <u>None Observed</u> <u>None Observed</u>
Floor System	Structure Floor Finishes Stairs	Notes: Notes: Notes:	<u>Unknown - Concealed behind architectural finishes</u> <u>Carpet, Tile</u> <u>Metal Pan</u>
Walls	Exterior Material Interior Material	Notes: Notes:	<u>Brick - Stucco</u> <u>Drywall, Plaster, Tile</u>
Columns	Type	Notes:	<u>None Observed</u>
Roof	Structure Type Slope Roofing Material	Notes: Notes: Notes:	<u>Unknown - Concealed behind architectural finishes</u> <u>Flat</u> <u>Modified Granular Bitumen SBS</u>

## Building Observation Report

Facility Medic 3 / Arson / Police Zone 6  
Street Address 312 South Main Street  
City, State Pittsburgh, PA 15220

### Structural

Notes:

**Exterior**

- 1) Deterioration of masonry and mortar joints was observed at the north and west façades of the single-story portion of the facility. Additionally, masonry spalling was observed at embedded areas of steel window grating. See Photo 1. Recommend cleaning and repainting of steel bars with repointing and rebuilding of masonry around steel as required. (1-5 yrs.)
- 2) Some cracking and spalling were observed at the exterior concrete walls and basement steps along the north and west façades of the single-story portion of the facility. See Photos 2 and 3. Recommend partial depth replacement of unsound portions of the stairs and routing and sealing with epoxy at the walls. (1-5 yrs.)
- 3) Slight vehicular damage was observed at the precast jambs of the garage doors on the east façade along with some moderate corrosion at the bottoms of the original steel jambs. See Photos 4 and 5. Recommend cleaning and painting of the steel jambs and replacement of the stone jambs as required for aesthetics only. There are no immediate structural concerns.
- 4) Some masonry cracking and deterioration of steel jambs was observed at openings in the western façade of the single-story portion of the facility. Recommend routing and sealing of the cracks with epoxy and cleaning and painting of the steel jambs. (1-5 yrs.)
- 5) Weathering and mild deterioration of the masonry and mortar joints of the chimney was observed at the roof level. See Photo 6. Recommend re-pointing and brick replacement as required. (1-5 yrs.)
- 6) Severe masonry cracking was observed in the brick pilaster constructed around a flag pole as part of the original front parapet of the building. See Photos 7 and 8. The cracking is due to corrosion and delamination of the steel contained within the pilaster. Recommend removal of the steel from within the masonry pilaster and rebuilding of the parapet as required. (1 yr.)
- 7) Several of the parapet capstones along the southern façade appear to be loose. Recommend removal and replacement with new mortar bed and anchorage. (1 yr.)

**Interior**

- 8) Vertical cracking was observed in the southern cast-in-place concrete wall of the weight room under the police department. See Photos 9 and 10. Recommend sealing with epoxy injection and periodic monitoring to ensure crack width is not increasing. (1 yr.)



**Atlantic Engineering Services**

Site Visit Report No.: Site B112 - Medic #3 - Arson - Police Zone #6  
Project No.: 09-260  
Date of Site Visit: August 20, 2010  
Page: 1 of 5



**Photo S1**



**Photo S2**

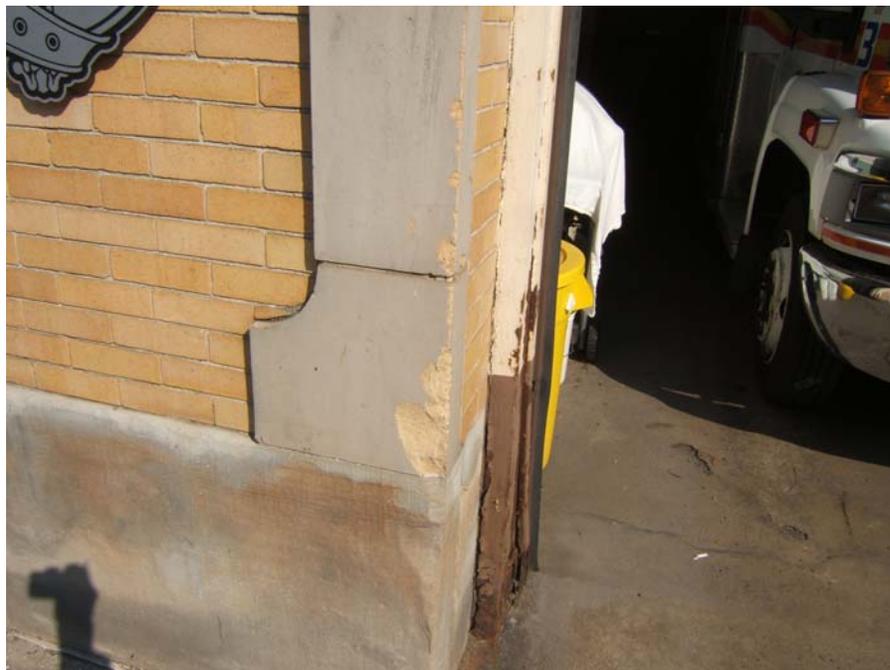


**Atlantic Engineering Services**

Site Visit Report No.: Site B112 - Medic #3 - Arson - Police Zone #6  
Project No.: 09-260  
Date of Site Visit: August 20, 2010  
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**Photo S3**



**Photo S4**



**Atlantic Engineering Services**

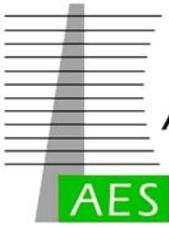
Site Visit Report No.: Site B112 - Medic #3 - Arson - Police Zone #6  
Project No.: 09-260  
Date of Site Visit: August 20, 2010  
Page: 3 of 5



**Photo S5**



**Photo S6**



**Atlantic Engineering Services**

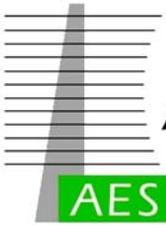
Site Visit Report No.: Site B112 - Medic #3 - Arson - Police Zone #6  
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Date of Site Visit: August 20, 2010  
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**Photo S-7**



**Photo 8**

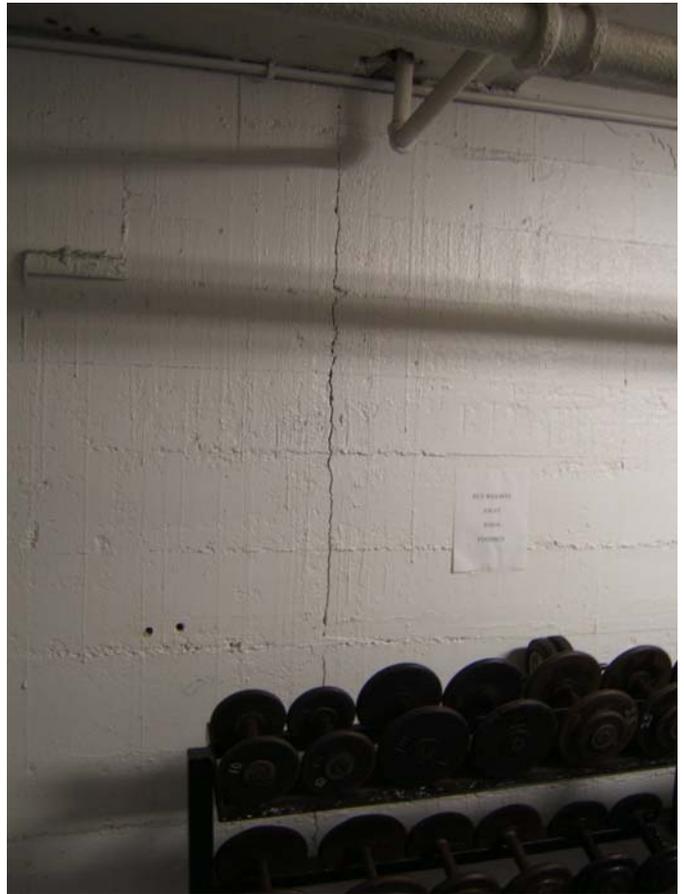


**Atlantic Engineering Services**

Site Visit Report No.: Site B112 - Medic #3 - Arson - Police Zone #6  
Project No.: 09-260  
Date of Site Visit: August 20, 2010  
Page: 5 of 5



**Photo 9**



**Photo 10**

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Plumbing**

Year Constructed:	1908	Weather Conditions Day of Inspection:	
Neighborhood:	West End / Ward 20	Temp:	77° F
Block / Lot:	6A / 99	Precipitation:	None
Square Footage:	12204	Wind:	SW 2.4 MPH
Department Assigned:	GS	Date of Inspection:	August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)		
Phone	JW (724-554-6006) / MB (412-622-6940)		

**Plumbing**

	Service Entrance	Notes:
Unknown	Meter location	Notes: Could not locate. Officers and Paramedics also did not know
		Notes: of its location. There were locked evidence rooms within the
	Meter size	Notes: basement that no one had keys for and/or permission to
		Notes: enter.
	Meters condition	Notes:
	Backflow preventer	Notes:
		Notes:
	Pressure Reducing Valve	Notes:
	Water Filtration	Notes:
	Water Softener	Notes:
	Humidistat	Notes:

Good	Water Heaters	Notes:
	Make Vanguard	Notes:
	Model 5AUTO	Notes:
	Serial VGLN0209508481	Notes:
	Age 1 year old.	Notes:
	Capacity 50 U.S. Gallons	Notes: Input 38,000 BTU/HR
	Expansion Tank	Notes:
X	Natural gas	Notes:
	Electric	Notes:
	Flue vent	Notes:
	Recirculation Pump	Notes:
	Sump Pump	Notes:

Good	Water Heater	Notes:
	Make State Select	Notes:
	Model 9200287000	Notes:
	Serial D03104903	Notes:
	Age 3 years old.	Notes:
	Capacity 40 US GAL.	Notes:

Good	Expansion Tank	Therm-X-Trol	Notes: Model # the for expansion tank is: ST-12.
X	Natural gas		Notes: Input 40,000 BTU/HR
	Electric		Notes:
Fair	Flue vent		Notes:
	Recirculation Pump		Notes:
	Sump Pump		Notes:

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Plumbing**

	Number of Unisex Toilet Facilities	3	Notes: _____
Fair	Number of water closets	4	Notes: _____
Poor	Number of urinals	1	Notes: <u>Replace in 0-1 year.</u>
X	Number of lavatories	5	Notes: <u>2 of 5 good. 1 on 1st floor - faucet needs replaced. Remaining fair.</u>
Fair	Number of shower heads	2	Notes: _____
Poor	Number of Men's Locker Room Toilet Facilities		Notes: <u>Replace in 0-1 year.</u>
Poor	Number of water closets	2	Notes: <u>Replace in 0-1 year. 1 missing water closet / empty stall.</u>
Poor	Number of urinals	2	Notes: <u>1 of 2 valve broken / water running. Repair / replace now.</u>
Poor	Number of lavatories	2	Notes: <u>Replace in 0-1 year.</u>
Poor	Number of shower heads	1	Notes: <u>Replace in 0-1 year.</u>
	Number of Men's Locker Room Toilet Facilities		Notes: _____
Fair	Number of water closets	2	Notes: _____
Fair /Old	Number of urinals	2	Notes: _____
Fair /Old	Number of lavatories	2	Notes: <u>Old. Faucets on the lavatories 1 fair 1 poor. Replace poor in 0-1 year.</u>
	Number of shower heads		Notes: _____
	Number of Shower Rooms	2	Notes: <u>Located outside of weight room.</u>
Poor	Number of shower heads	2	Notes: <u>Replace in 0-1 year.</u>
Poor	Drinking Fountains		Notes: <u>Located in gym within the basement.</u>
	Pipe		Notes: _____
X	Condition		Notes: <u>Fair/old - poor with some newer/good sections near water heaters.</u>
X	Insulation		Notes: <u>Perform detailed inspection of all piping, valves, and fittings when</u>
			Notes: <u>replacing the poor fixtures mentioned above. Repair/replace as necessary.</u>
	Grease Traps		Notes: _____
	Solids Interceptor		Notes: _____
	Oil/Water Separator		Notes: _____
	Sewage Grinder		Notes: _____
	Neutralizer Tank (Acid Waste)		Notes: _____
X	Sanitary Sewer		Notes: <u>Fair floor drains in Apparatus Room need cleaned.</u>
			Notes: <u>1 floor drain cover in the Apparatus room needs replace in 0-1 year.</u>
Poor			Notes: <u>Located in Medic 3 basement in the unisex restroom.</u>
Fair - Poor			Notes: <u>Located in Police Zone 6 boiler room.</u>
Poor			Notes: <u>Located in Medic 3 basement.</u>
			Notes: <u>See notes at bottom of spreadsheet.</u>
X	Rain Water Sewer		Notes: <u>See notes at bottom of spreadsheet.</u>
	Access Doors		Notes: _____
	Kitchenette		Notes: <u>Located in the Medic 3 Patient Sitting Room.</u>
Fair	Number of sinks	1	Notes: _____

## INSPECTION REPORT

Medic 3, Arson, Police Zone 6  
312 South Main Street  
Pittsburgh, PA 15220

### Plumbing

Fair	Hose Bibs	Notes: Located in the Apparatus Room.
Fair - Poor	Janitor's Service Sinks	Notes: Replace in 0-5 years. Some only need the faucet replaced.
Fair - Poor	Laundry Sink	Notes: Replace in 0-5 years.

### Notes:

Notes:

Flues viewed from upper roof are in good - fair condition.

Down spout located on the lower rooftop needs to be reconnected to its base.

The roof drain covers are in poor condition. Replace in 0-1 year. Remove debris away from roof drain covers. Roof drains inlet pipe size is small. Clogged roof drains. Few roof drains for roof area. Looks as if the roof drains clog often due to debris and small inlet size. Perform calculations to verify adequate quantity of roof drains and inlet pipe size according to local and national codes and standards.

Fair pipe vents viewed from upper and lower rooftop.

Cell 1 and Cell 2 contain fair toilet fixtures

The plumbing fixtures are a mix of fair and poor condition, with a few that are in good condition as mentioned above. Age of Fixtures unknown. Fair fixtures look outdated, 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.

As mentioned above, the storm and sewer piping in the basement looks fair/old - poor condition. Perform detailed inspection in 0-1 year. Repair/replace as necessary.

The sanitary sewer pipe below grade should be video inspected and its condition assessed within 0-1 year.

The rain water sewer pipe below grade should be video inspected and its condition assessed within 0-1 year.

See photos labeled P for Plumbing.

**INSPECTION REPORT**

**Medic 3, Arson, Police Zone 6  
 312 South Main Street  
 Pittsburgh, PA 15220**

**HVAC Water Side Systems and Equipment**

Year Constructed:	1908	Weather Conditions Day of Inspection:
Neighborhood:	West End / Ward 20	Temp: 77° F
Block / Lot:	6A / 99	Precipitation: None
Square Footage:	12204	Wind: SW 2.4 MPH
Department Assigned:	GS	Date of Inspection: August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)	
Phone	JW (724-554-6006) / MB (412-622-6940)	

**HVAC Water Side Systems and Equipment**

	Controls:	Notes: _____
	Fair - Poor	Electric Notes: _____
		Pneumatic Notes: _____

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

	Piping	Notes: _____
		Pipe routing Notes: _____
		Pipe supports Notes: _____
		Pipe insulation Notes: _____
		Visible leaks Notes: _____
		Gauges Notes: _____

	Chiller	Notes: _____
		Piping Notes: _____
		Insulation Notes: _____
		Vibration isolators Notes: _____
		Relief valve and piping Notes: _____
		Refrigerant detection system Notes: _____
	Gauges Notes: _____	

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

**INSPECTION REPORT**

**Medic 3, Arson, Police Zone 6  
 312 South Main Street  
 Pittsburgh, PA 15220**

**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 _____

Poor	Hot Water Boilers	Notes: Base looks rusted out.
		Notes: Natural gas fired.
		Notes: Replace in 0-1 year.
		Notes: _____
Fair	Flue	Notes: _____
	Make-up water piping	Notes: _____
	Boiler safeties	Notes: _____
Poor	Piping	Notes: Replace in 0-1 year.
Fair - Poor	Gauges	Notes: Replace in 0-1 year.

Manufacturer: Weil McLain	Serial # _____
Model: EGH-95-PIN (Series 4)	Other _____
Year Installed: _____	Other _____
INPUT 400,000 BTU/HR	OUTPUT _____

**INSPECTION REPORT**

**Medic 3, Arson, Police Zone 6  
 312 South Main Street  
 Pittsburgh, PA 15220**

**HVAC Water Side Systems and Equipment**

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

Fair - Poor	Pumps	Notes: Replace in 0-1 year.
	Piping	Notes: _____
Fair - Poor	Insulation	Notes: Replace in 0-1 year.
	Valves	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

Manufacturer: <u>Armstrong</u>	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 _____

### INSPECTION REPORT

Medic 3, Arson, Police Zone 6  
312 South Main Street  
Pittsburgh, PA 15220

#### HVAC Water Side Systems and Equipment

<input type="checkbox"/>	Wall Heater/Convactor	Notes:	_____
	Manufacturer: _____	Notes:	_____
	Model: _____	Notes:	_____
	Serial #: _____	Notes:	_____
	Year Installed: _____	Notes:	_____

<input checked="" type="checkbox"/>	Radiators & Fin Tube Convectors	Notes:	Apparatus Room radiators are in poor condition.
			1 in poor condition within Police Zone 6, which is
			badly rusted. Replace poor radiators in 0-1 year.
			Remaining radiators are a mix of fair and good condition.

**Notes:**

**Notes:** Perform detailed inspection of the hydronic system's piping, valves, and fittings before the heating season.

Check for leaks and repair/replace as necessary.

See photos labeled M for Mechanical.

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**HVAC Steam Side Systems and Equipment**

Year Constructed:	1908	Weather Conditions Day of Inspection:
Neighborhood:	West End / Ward 20	Temp: 77° F
Block / Lot:	6A / 99	Precipitation: None
Square Footage:	12204	Wind: SW 2.4 MPH
Department Assigned:	GS	Date of Inspection: August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)	
Phone:	JW (724-554-6006) / MB (412-622-6940)	

**HVAC Steam Side Systems and Equipment**

	Controls:	Notes:	_____
Fair - Poor	Electric	Notes:	_____
	Pneumatic	Notes:	_____

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

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

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

Fair	Steam Boiler A	Notes:	<u>Natural Gas Fired</u>
Fair	Flue	Notes:	<u>Hazard - Natural Gas Leak.</u>
	Make-up water piping	Notes:	<u>See notes at bottom of spreadsheet.</u>
	Boiler safeties	Notes:	_____
Fair	Piping	Notes:	<u>Surface rust</u>
Good - Fair	Gauges	Notes:	_____

Manufacturer:	<u>Hydrotherm</u>	Serial #	<u>BG - 1357</u>
Model:	<u>VGA - 250BS</u>	Other	_____
Year Installed:	<u>1988</u>	Other	_____
INPUT	<u>250,000 BTU/HR</u>	OUTPUT	_____

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**HVAC Steam Side Systems and Equipment**

Fair	Steam Boiler B	Notes:	Natural Gas Fired
Fair	Flue	Notes:	Hazard - Natural Gas Leak.
	Make-up water piping	Notes:	See notes at bottom of spreadsheet.
	Boiler safeties	Notes:	Electrical poor condition.
	Piping	Notes:	Junction box cover off. Wires exposed.
Poor	Gauges	Notes:	

Manufacturer:	<u>Hydrotherm</u>	Serial #	<u>BG - 1356</u>
Model:	<u>VGA - 250BS</u>	Other	<u></u>
Year Installed:	<u>1988</u>	Other	<u></u>
INPUT	<u>250,000 BTU/HR</u>	OUTPUT	<u></u>

	Steam Traps	Notes:	
	End of main drips	Notes:	

	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:	<u></u>	Serial #	<u></u>
Model:	<u></u>	Other	<u></u>
Year Installed:	<u></u>	Other	<u></u>

**INSPECTION REPORT**

**Medic 3, Arson, Police Zone 6  
 312 South Main Street  
 Pittsburgh, PA 15220**

**HVAC Steam Side Systems and Equipment**

	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 \_\_\_\_\_

	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

**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

#### HVAC Air Side Systems and Equipment

Year Constructed:	1908	Weather Conditions Day of Inspection:
Neighborhood:	West End / Ward 20	Temp: 77° F
Block / Lot:	6A / 99	Precipitation: None
Square Footage:	12204	Wind: SW 2.4 MPH
Department Assigned:	GS	Date of Inspection: August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)	
Phone	JW (724-554-6006) / MB (412-622-6940)	

#### HVAC Air Side Systems and Equipment

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

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ CFM \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

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

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ CFM \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

**INSPECTION REPORT**

**Medic 3, Arson, Police Zone 6  
 312 South Main Street  
 Pittsburgh, PA 15220**

**HVAC Air Side Systems and Equipment**

Good - Fair	Remote Condensing Unit	Notes: <u>Clear vegetation away from unit.</u>
Fair	Refrigerant Piping	Notes: <u>Insulation fair.</u>
		Notes: <u>Electrical Fair</u>
		Notes: <u>Pipe clamps poor.</u>
		Notes: _____
	Manufacturer: <u>Dayton / York</u>	Serial # <u>W0G8161685</u>
	Model #: <u>GHGD18S21S1A</u>	Capacity <u>1.5 ton</u>
	Year Installed: <u>2008</u>	Other <u>208/230V / Single Phase / 60hz</u>
		Other <u>Charged with R22 refrigerant</u>
		Other <u>Fan motor 1/15 HP</u>

Good	Remote Condensing Unit	Notes: _____
Good	Refrigerant Piping	Notes: <u>Electrical good condition</u>
		Notes: <u>Charge with R410A Refrigerant</u>
		Notes: <u>All associates with unit good condition</u>
		Notes: _____
	Manufacturer: <u>Mitsubishi</u>	Serial # <u>7004548 T</u>
	Model: <u>Mr. Slim</u>	CFM _____
	Model #: <u>MUY-A24NA</u>	Other _____
	Year Installed: <u>2007</u>	Other _____

X	Spot AC Units	Notes: <u>No identification tags. Age Unknown.</u>
	Refrigerant Piping	Notes: <u>Poor Koldwave Evaporator Unit in</u>
		Notes: <u>Dispatch area. Replace in 0-1 year.</u>
		Notes: <u>Remaining Koldwave Evaporator Units</u>
		Notes: <u>mix of good and fair.</u>
	Manufacturer: <u>Koldwave</u>	Serial # _____
	Model: _____	CFM _____
	Year Installed: _____	Other _____



## INSPECTION REPORT

**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

### HVAC Air Side Systems and Equipment

	Controls:	Notes:	
	Electric	Notes:	_____
	Pneumatic	Notes:	_____
	Discharge air thermometer	Notes:	_____
	Return air thermometer	Notes:	_____
	Outside air thermometer	Notes:	_____

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ Other \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

**Notes:**

**Notes:** Window Air Conditioning Units:  
 Fair Window AC Unit within commanders office.  
 Poor Window AC Unit within the collision investigation office. Smell of mold from unit. Replace in 0-1 year.  
 Good Window AC Unit within Telecommunications Room. Check capacity.  
 Poor Window AC Unit within Fingerprint / DUI room. Replace in 0-1 year.  
 Fair - poor Window AC Units on 2nd floor. Replace in 0-3 years.  
 Poor Window AC Unit within Police Zone 6 Clerk's Office. Replace in 0-1 year.

---

Robertshaw digital thermostat is in fair condition.

---

Air handling unit outside of men's and women's locker room abandoned. **Hazard - Junction box cover missing wires exposed.**

---

2nd floor - No ventilation system / ductwork observed. Provide adequate ventilation and air conditioning per local and national codes and standards for the 2nd floor.

---

Fair - poor garage ventilation fan. Old / past life expectancy. Replace in 0-1 year. Provide adequate ventilation per local and national codes and standards.

---

Most visible ductwork, diffusers, registers and grilles look dirty and are a mix of fair - poor condition. Contact mold remediating contractor and test for mold. Clean ductwork, diffusers, registers and grilles. Repair/replace as necessary in 0-1 year.

---

Fair to poor chimney on left roof top. Repair in 0-1 year.  
 Good chimney located at roof access.

---

See photos labeled M for Mechanical.

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Electrical**

Year Constructed:	1908	Weather Conditions Day of Inspection:	
Neighborhood:	West End / Ward 20	Temp:	77° F
Block / Lot:	6A / 99	Precipitation:	None
Square Footage:	12204	Wind:	SW 2.4 MPH
Department Assigned:	GS	Date of Inspection:	August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)		
Phone	JW (724-554-6006) / MB (412-622-6940)		

**Electrical**

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Service Entrance		Notes:	_____
		Voltage	Notes:	_____
		Amperage	Notes:	_____
	Fair	Above ground	Notes:	Conduit fair to poor. Conduit clamps poor / rusted. Replace clamps as soon as possible.
			Notes:	_____
		Below ground	Notes:	_____
		Grounding	Notes:	_____
	Lightning Protection	Notes:	_____	

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Transformer		Notes:	_____
		Voltage in	Notes:	_____
		Voltage out	Notes:	_____
		kva rating	Notes:	_____

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Fair / Old	Meter	Notes:	ABB Meter
			Notes:	S# G-02614443
			Notes:	D.L. CO. X-022
			Notes:	CL20, 240V / Single Phase / 3 Wire / 60 Hz
			Notes:	Kh 0.6, 24TV, P-R 24TA, 2.5A
			Notes:	Meter conduit and switch gear (fair) old surface rust
			Notes:	FM2S Electric Meter
			Notes:	Conduit box (fair - poor) rusting
		Notes:	Remove all storage items away from switch gear and meter.	

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Main Switchgear		Notes:	2 SQUARE D
		Main breaker	Notes:	Tag no access
		Voltage	Notes:	_____

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Fair - Poor	Panel Board for Kohler Generator	Notes:	Cummings Interstate Power Inc.
			Notes:	Onan
			Notes:	Panel: Zenith Automatic Control Equipment
			Notes:	Trickle Charger
			Notes:	12VDC 50-300ma
			Notes:	110 - 120VAC 50 - 60cycles

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Electrical**

Fair - Poor Power Distribution Panels

Notes: Manufacturer: Square D  
 Notes: Type NQ0B  
 Notes: 100 AMP 120/240V / Single Phase / 3 Wire  
 Notes: Cat# 51809-282

Good Power Distribution Panels

Notes: Manufacturer: Square D  
 Notes: Cat#: NQOD4L225  
 Notes: Series#: E2  
 Notes: 225 max amps 120/240V / Single Phase / 3 Wire  
 Notes: 240V / Single Phase / 2 Wire  
 Notes: 240 (GRD B PH) 3 Phase / 3 Wire  
 Notes: Location: In the hallway to the medic side

Poor / Old Power Distribution Panels

Notes: Manufacturer: Square D  
 Notes: All 20 amp breakers  
 Notes: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Notes: \_\_\_\_\_

Poor Stand-by Generator  
 Transfer switch  
 Day Tank

Notes: Model# 6.5rkm62  
 Notes: Serial# 049924  
 Notes: 5.5 KW 1phase 60hz  
 Notes: KVA 5.5  
 Notes: 120/240V 1,800RPM  
 Notes: Spec# 13106A14  
 Notes: Replace in 0-1 year.

Manufacturer: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Year Installed: \_\_\_\_\_

Serial # \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_

Motor Control Center

Notes: \_\_\_\_\_

X Lighting  
 Interior

Notes: See notes at bottom of spreadsheet.  
 Notes: \_\_\_\_\_

Receptacles and Switches

Notes: \_\_\_\_\_

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Electrical**

	Fire Alarm		Notes:	_____
		Control Panel	Notes:	_____
		Annunciator Panel	Notes:	_____
Good - Fair		Devices - Strobes	Notes:	_____
Good - Fair		Devices - Horns	Notes:	_____
		Devices - Pull Stations	Notes:	_____
Goof - Fair	PA System		Notes:	_____
	Clock System		Notes:	_____
Good	Security System		Notes:	_____
		Main Panel Board	Notes:	_____
Good		Devices - Cameras	Notes:	_____
Good		Devices - Door Contacts	Notes:	Located at back door. Currently being replaced with new.
		Devices - Window Contacts	Notes:	_____
		Metal Detectors	Notes:	_____
Good	Tele / Com System		Notes:	Strata DK 280 M#DKSUE424A 120VAC 2.4 amps
		Head End Equipment	Notes:	Bell Atlantic Hub Fabricating CO. Panel# ILB502NBP-CFSP
		Patch Panels	Notes:	Bell Atlantic Fiber Optic Cable Panel
		Devices	Notes:	AT&T DDM-Plus Wall Distant Terminal
			Notes:	Battery Lucent Technologies 1145B1 Power Unit
			Notes:	Door phone control module M# DDCB1A
			Notes:	_____

## INSPECTION REPORT

Medic 3, Arson, Police Zone 6  
312 South Main Street  
Pittsburgh, PA 15220

### Electrical

#### Notes:

- Notes:
- Emergency exit lighting is in good to fair condition.
  - New lighting currently being installed on second floor.
  - Remaining lighting is a mix of Newer/Good to Fair condition with those poor mentioned below. Age of lighting unknown.
  - Replace poor in 0-1 year. Clean and inspect fair lighting within 0-1 year. 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.
  - Poor/old incandescent light at roof access. Electrical Hazard - Wires exposed.
  - Fluorescent lighting within Men's Locker Room in Basement are in fair - poor condition. Bulbs missing. Fixtures need cleaned.
  - Poor incandescent lighting in janitor's mop sink area.
  - Fair to poor florescent lighting within Apparatus Room. Fixtures beginning to rust.
  - New construction at front office and 2nd floor. Remaining receptacles and light switches (excluding poor listed below) are in fair/old condition. Age unknown. Replace in 0-3 years.
  - Light switches poor/old at roof access. Replace as soon as possible.
  - Electrical Hazards - 1 receptacle in the Apparatus Room with no cover and wires exposed. Replace immediately.
  - Dispatch Room light switch covers missing and wires exposed. Replace immediately.
  - Poor receptacles, network, and phone cabling behind cubicles. Exposed wires. Replace immediately.
  - New construction front office. Remaining 1st floor receptacles in poor/old condition. Replace in 0-1 year.
  - 2nd floor network cabling, HUB, Switches, and Routers (good - fair). Looks as if network is being upgraded.
  - 2 Good Atronix Panels and associates located in the back garage.
  - 2 patch panels - 1 large patch panel is in poor condition also disconnected. The small patch panel is in fair condition.
  - 1 Carbon Monoxide Detector in condition. Manufacturer: Nighthawk
  - See photos labeled E for Electrical.

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

### INSPECTION REPORT

**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

Year Constructed: 1908  
Neighborhood: West End / Ward 20  
Block / Lot: 6A / 99  
Square Footage: 12,204  
Department Assigned: GS  
Facility Main Contact: John Warren (Police) / Mark Bocian (EMS)  
Phone: JW (724-554-6006) / MB (412-622-6940)

Weather Conditions Day of Inspection:  
Temp: 77° F  
Precipitation: None  
Wind: SW 2.4 MPH  
Date of Inspection: August 20, 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:	_____

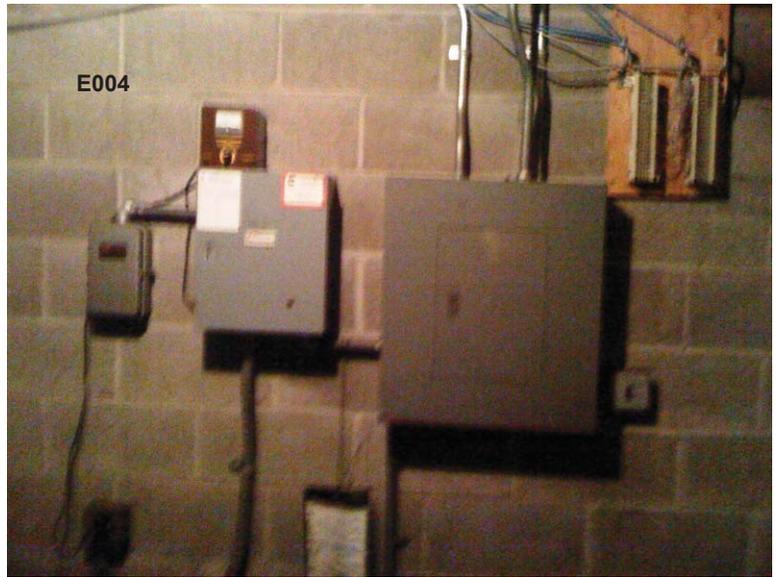
Hose Cabinets Notes: \_\_\_\_\_

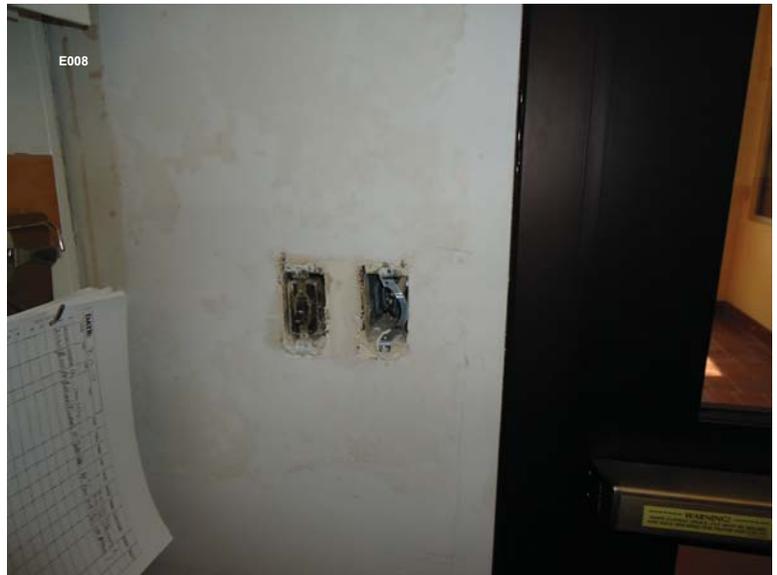
Sprinkler Heads Notes: \_\_\_\_\_

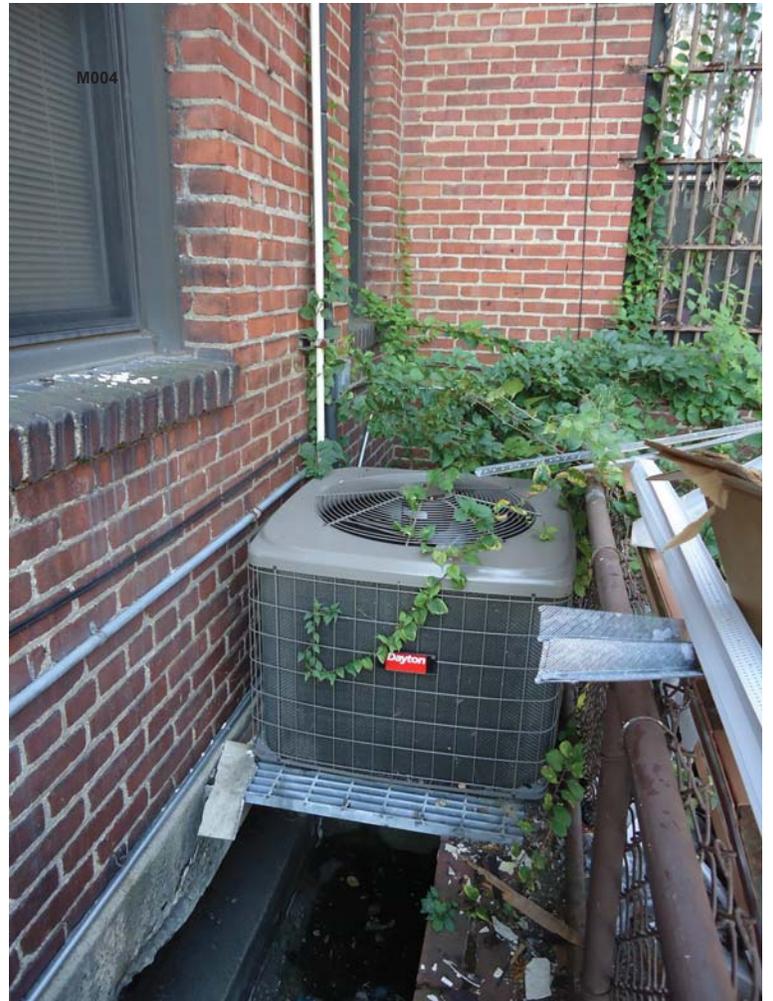
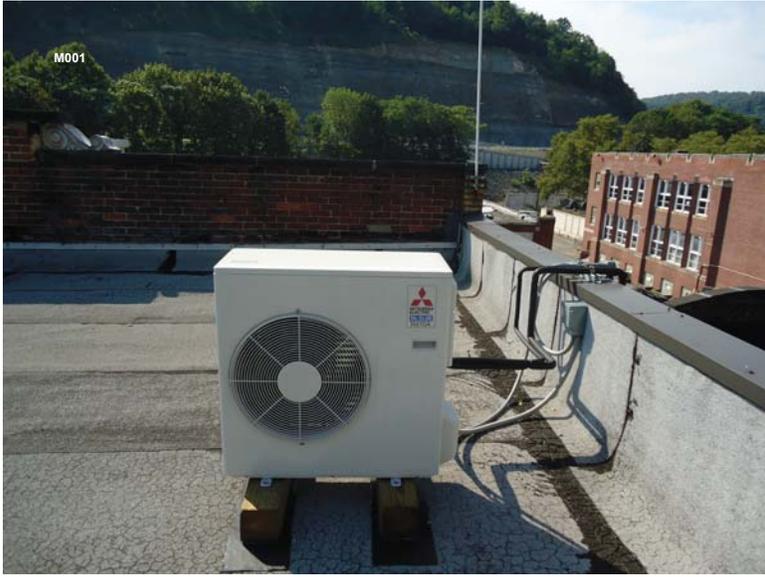
Dry System Notes: \_\_\_\_\_

### Notes:

**Notes:** Fire Extinguishers are a mix of fair, old, and some newer.  
 Fire Extinguisher needs inspected within the Medic 3's patient sitting area.  
 Inspect fire extinguishers as soon as possible.  
 Smoke detectors are fair/old. Test and replace batteries if needed as soon as possible. Replace in 0-1year.  
 See photos labeled FP for Fire Protection.









M005



M006



M007



P001





**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

Year Constructed:	1908	Weather Conditions Day of Inspection:	
Neighborhood/Ward:	West End / Ward 20	Temp:	75
Block / Lot:	6A / 99	Precipitation:	None
Square Footage:	12,204	Wind:	None
Department Assigned:	GS	Date of Inspection:	August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)	Front of Building Faces:	Southeast
Phone	JW (724-554-6006) / MB (412-622-6940)		

**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: None

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**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

**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: At police entrance only.

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: 1 side only.

Are railings sturdy and between 34 and 38 inches high?

Notes: \_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

---

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

Are ramps non-slip?

Notes: \_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

**3) Pools**

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

**4) Miscellaneous site features**

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

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

---

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

n/a

Notes:

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---

---

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:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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Does the phone have push button controls?

n/a

Notes:

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Is the phone hearing aid compatible?

n/a

Notes:

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Does it have volume control?

n/a

Notes:

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Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

**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?

yes

Notes: At police side only

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

yes

Notes:

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

yes

Notes:

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

n/a

Notes:

Are edges of mat securely installed?

n/a

Notes:

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

yes

Notes:

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

no

Notes: Door heavy but it is bullet proof glass.

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

yes

Notes:

**2) Horizontal Circulation**

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

yes

Notes: At police side only

Are all public spaces on an accessible route of travel?

yes

Notes: Only ticket counter and reception area are public spaces.

Is the route at least 36" wide?

yes

Notes:

**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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

yes

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3) Doors**

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

n/a

Notes: Only public space is at police side. Most interior doors at other spaces are too narrow.

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?

yes

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

yes

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

yes

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)

yes

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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**5) Emergency Egress**

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

Notes: No fire alarm system

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**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: No signage

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Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

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Brailled text of the same information?

Notes:

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

Notes:

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**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:

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Do directional and informational signs comply with legibility requirements?

Notes:

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**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6**  
**312 South Main St**  
**Pittsburgh, PA 15220**

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**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: A

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Are they operable with a closed fist?

Notes:

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**9) Seats, Tables, and Counters**

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

Notes:

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Are the spaces for wheelchair seating distributed throughout?

Notes:

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

Notes: Reception desk at police side is too high.

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

Notes:

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

Notes:

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

Notes:

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**10) Vertical Circulation**

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

Notes:

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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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**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

**Restrooms**

**Yes / No**

**1) Getting to the Restrooms**

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

n/a

Notes: No public restrooms. All employee restrooms are not ADA compliant.

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**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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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")

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**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

Can the faucet be operated with 1 closed fist?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

**Miscellaneous items**

**Yes / No**

**1) Drinking Fountains**

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

**2) Telephones**

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

n/a

Notes:

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

n/a

Notes:

**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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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**

**Medic 3 / Arson / Police Zone 6  
 312 South Main St  
 Pittsburgh, PA 15220**

**Possible solutions / items needed**

**Parking**

	Quantity	Unit	Unit cost	Total cost
Restripe / reconfigure part of the parking lot to accommodate 2 ADA spaces (including signage.)	1	LS	1,250.00	\$1,250

<b>TOTAL COST - PARKING</b>	<b>\$1,250</b>
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**Access routes to the building / site features and usability of site features**

	Quantity	Unit	Unit cost	Total cost
No work currently required. See notes below.				

<b>TOTAL COST - ACCESS ROUTES / SITE FEATURES</b>	<b>\$0</b>
---	------------

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

	Quantity	Unit	Unit cost	Total cost
Fire alarm system	12,204	SF	3.00	\$36,612
Lower a portion of the reception countertop @ police side	1	LS	750.00	\$750

<b>TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE</b>	<b>\$37,362</b>
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**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

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**Restrooms**

	Quantity	Unit	Unit cost	Total cost
No work currently required. See notes below.				

<b>TOTAL COST - RESTROOMS</b>				<b>\$0</b>
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**Miscellaneous items**

	Quantity	Unit	Unit cost	Total cost
No work currently required. See notes below.				

<b>TOTAL COST - MISCELLANEOUS ITEMS</b>				<b>\$0</b>
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**ADA - Title II - "Program Accessibility" Review**

**Medic 3 / Arson / Police Zone 6  
312 South Main St  
Pittsburgh, PA 15220**

**NOTES**

**Notes:** The report above evaluates this building based on the very limited area available to the public. If a handicapped employee were hired then significant ADA upgrades would be required. There does not appear to be an easily achievable way of accomplishing this. There are many hallways that are too narrow, the layout of the different levels would make it difficult to locate 1 elevator to serve all places, none of the existing bathrooms are accessible and would require complete layout changes, the locker rooms and associated bathrooms would need totally reconfigured, etc.

**INSPECTION REPORT**  
**Medic 3, Arson, Police Zone 6**  
**312 South Main Street**  
**Pittsburgh, PA 15220**

**Site Utilities**

Year Constructed:	1908	Weather Conditions Day of Inspection:	
Neighborhood:	West End / Ward 20	Temp:	77° F
Block / Lot:	6A / 99	Precipitation:	None
Square Footage:	12204	Wind:	SW 2.4 MPH
Department Assigned:	GS	Date of Inspection:	August 20, 2010
Facility Main Contact:	John Warren (Police) / Mark Bocian (EMS)		
Phone:	JW (724-554-6006) / MB (412-622-6940)		

**Site Utilities**

	Site Plumbing		Notes:	
		Hose Bibs	Notes:	
		Site Irrigation	Notes:	
Fair - Poor/Old		Fire Hydrants	Notes:	Flange at the base is in poor condition rusted and pitted.
		Water Features	Notes:	
	Storm Water Management		Notes:	
X		Inlets	Notes:	New roadway, storm drain water and sewer project recently completed within the area.
		Storage Tanks	Notes:	
		Detention Ponds	Notes:	
		Fencing / Enclosures	Notes:	
	Site Electrical		Notes:	Single transformer mounted on utility pole located in the back of the building. Damaged wiring on the pole
Fair - Poor		Transformer	Notes:	
X		Exterior Receptacles	Notes:	Weren't that many exterior receptacles. Those observed are in good condition.
		Site Lighting	Notes:	Mix of metal halide and/or high pressure sodium, wall mounted mercury vapor and incandescent.
		Parking lot lighting	Notes:	
		PA System	Notes:	
Unknown		Natural Gas Service	Notes:	Could not locate. Officers and Paramedics also did not know of its location. There were locked evidence rooms within the basement that no one had keys for and/or permission to enter.

## INSPECTION REPORT

Medic 3, Arson, Police Zone 6  
312 South Main Street  
Pittsburgh, PA 15220

### Site Utilities

#### Notes:

- Notes:** Site lighting is a mix of metal halide and/or high pressure sodium lighting, wall mounted mercury vapor lighting, and incandescent lighting.
- Mercury vapor lighting located in the front of the building is in fair/old condition. Replace in 0-3 years.
- Remaining mercury vapor lighting is in good condition.
- Metal halide and/or high pressure sodium lighting and associated conduit is in fair - poor/old condition. Replace in 0-2 years. Consider energy efficient induction lighting when replacing.
- Antenna poor/old. Antenna pole and clamps poor/old and rusted. Remove and/or replace in 0-1 year.
- Gutters and Downspouts are in good condition. Downspout clamps are poor. Replace clamps in 0-1 year.
- See photos labeled S for Site Utilities.

S001



S002



DESIGNED BY:  
OFFICER  
EDWARD WIRKOWSKI  
PAINTED BY:  
CARSON STREET  
GALLERY ARTISTS

S003



S004



S005



S006



S007



S008



**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220

<b>Asset Protection Summary</b>
---------------------------------

Immediate	<b>\$68,920</b>
One Year	<b>\$258,876</b>
Five Year	<b>\$21,182</b>
10 Year	<b>\$0</b>

**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

**Medic 3 / Arson / Police Zone 6 (B112)**  
 312 South Main St.  
 Pittsburgh, PA 15220

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace urinal in Men's locker room with leaking valve - water running.	1	EA	\$775.00	\$775
HVAC	Natural gas leak in boiler room in Medic 3 basement. Piping in poor condition. Missing electrical junction box cover. Wires exposed at pump. REPAIR IMMEDIATELY IF NOT ALREADY DONE	1	ALLOW	\$650.00	\$650
HVAC	Natural gas piping in janitor's closet in the basement of Police Zone 6 in poor condition. Repair / replace immediately.	1	ALLOW	\$1,000.00	\$1,000
HVAC	Natural gas piping in boiler room A in the basement of Police Zone 6 in poor condition. Repair / replace immediately.	1	ALLOW	\$1,000.00	\$1,000
HVAC	Conduit elbow cover missing outside of janitor's closet in the basement of Police Zone 6. Replace immediately.	1	EA	\$25.00	\$25
HVAC	Replace missing junction box cover near AHU outside of Men's and Women's locker rooms.	1	EA	\$25.00	\$25
HVAC	No ventilation system notice on 2nd floor. Provide ventilation per code.	1	ALLOW	\$50,000.00	\$50,000
Electrical	Replace conduit clamps @ service entrance	1	LS	\$250.00	\$250
Electrical	Replace incandescent light @ roof access and related switch - WIRES EXPOSED	1	LS	\$150.00	\$150
Electrical	Replace broken or missing receptacle covers and light switch covers in apparatus room and dispatch room - WIRES EXPOSED	1	LS	\$100.00	\$100
Electrical	Replace receptacles and network / phone cabling behind cubicles	1	ALLOW	\$1,000.00	\$1,000

<b>SUBTOTAL</b>					<b>\$54,975</b>
GENERAL REQUIREMENTS		6%			\$3,299
BOND		1%			\$583
PERMIT		Calc.			\$778
OVERHEAD & PROFIT		7%			\$3,788
CONTINGENCY		10%			\$5,498
ESCALATION		0%			\$0
<b>TOTAL</b>					<b>\$68,920</b>

**Medic 3 / Arson / Police Zone 6 (B112)**  
 312 South Main St.  
 Pittsburgh, PA 15220  
 One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Roof	Replace roof system on both areas of the building - (DOES NOT INCLUDE ANY POTENTIAL HAZARDOUS MATERIALS ABATEMENT OR DECK REPAIRS)	5033	SF	\$18.00	\$90,594
Structural	Clean and repaint steel bars at windows on 1 story portion of the building. Replace damaged brick / repoint as necessary.	7	EA	\$650.00	\$4,550
Structural	Partial depth repair of cracked / spalling concrete stairs at single story portion of the building. Repair cracked walls (route and fill with epoxy)	1	ALLOW	\$3,000.00	\$3,000
Structural	Repair cracks in masonry in western façade of single story portion of building (route / fill with epoxy) and clean and paint metal jambs at openings.	1	LS	\$2,500.00	\$2,500
Structural	Repoint masonry and replace damaged bricks at chimney above roof line.	1	LS	\$1,000.00	\$1,000
Structural	Remove steel from within masonry pilaster for flagpole within the parapet. Rebuild parapet in this area.	1	LS	\$3,500.00	\$3,500
Structural	Reset loose capstones along the south parapet wall including new mortar bed and anchorage.	1	LS	\$2,500.00	\$2,500
Structural	Seal vertical cracks in cast-in-place concrete wall of the weight room under the police station with epoxy injection.	1	LS	\$750.00	\$750
Architectural	Remove / replace sidewalks at rear of building	500	SF	\$12.00	\$6,000
Architectural	Replace damage ACT tile in Rooms 22 and 43	1	LS	\$100.00	\$100
Architectural	Replace all ACT tile in room 9	72	SF	\$2.50	\$180
Architectural	Replace / patch / repair damaged ceramic floor tile in rooms 35 and 61	650	SF	\$12.00	\$7,800
Architectural	Patch / repair / paint various rooms throughout building as needed	1	LS	\$10,000.00	\$10,000
Architectural	Repair cracks in concrete floors in rooms 32 and 41.	1	LS	\$1,500.00	\$1,500
Architectural	Clean carpet in rooms 43, 44, and 45	500	SF	\$1.00	\$500
Architectural	Replace damage VCT tile around floor drain in room 9.	1	LS	\$500.00	\$500
Fire Protection	Inspect fire extinguishers	1	LS	\$500.00	\$500

**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220

## One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace urinals	2	EA	\$775.00	\$1,550
Plumbing	Replace lavatories	2	EA	\$1,000.00	\$2,000
Plumbing	Replace water closets	2	EA	\$850.00	\$1,700
Plumbing	Replace shower heads	3	EA	\$750.00	\$2,250
Plumbing	Replace lavatory faucets	2	EA	\$250.00	\$500
Plumbing	Perform detailed inspection of water piping	1	LS	\$1,000.00	\$1,000
Plumbing	Replace floor drain cover in apparatus room	1	EA	\$60.00	\$60
Plumbing	Replace roof drain covers	6	EA	\$65.00	\$390
Plumbing	Video inspection of sanitary and stormwater piping - check inlet size @ roof drains (may be too small)	1	LS	\$1,000.00	\$1,000
HVAC	Replace hot water boiler (gas fired / 400 MBTU/HR) and associated head end piping, gauges, pump, and pipe insulation.	1	LS	\$13,000.00	\$13,000
HVAC	Replace radiators in apparatus room. (Assume 4 EA)	4	EA	\$450.00	\$1,800
HVAC	Perform detailed inspection of hydronic piping, fittings, and valves for hot water and steam systems.	1	LS	\$1,250.00	\$1,250
HVAC	Clear vegetation away from condensing unit	1	LS	\$0.00	\$0
HVAC	Replace Koldwave evaporator unit in dispatch area	1	EA	\$6,500.00	\$6,500
HVAC	Replace exhaust fan (18 inch / 1/4 HP)	1	EA	\$850.00	\$850
HVAC	Replace louvers	1	ALLOW	\$3,500.00	\$3,500
HVAC	Replace window AC units (assume 10 total)	10	EA	\$750.00	\$7,500
HVAC	Replace garage ventilation fan. Assure ventilation of this area meets code - modify if necessary	1	ALLOW	\$2,000.00	\$2,000
HVAC	Clean ductwork / diffusers / grilles (assume ductwork in 65% of building areas).	7933	SF	\$0.75	\$5,950
Electrical	Replace standby generator (5.5 kw / 1 phase)	1	EA	\$7,500.00	\$7,500
Electrical	Replace incandescent light fixture at janitor's closet	1	EA	\$125.00	\$125
Electrical	Replace receptacles throughout building - 2nd floor and new construction at front of first floor area are good	8200	SF	\$0.50	\$4,100

**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Site Utilities	Replace mercury vapor lighting at front of building	2	EA	\$750.00	\$1,500
Site Utilities	Replace metal halide and/or high pressure sodium lights (assume 6 total)	6	EA	\$750.00	\$4,500
Site Utilities	Replace antenna, pole, and clamps if still used. Remove if not used.	1	ALLOW	\$850.00	\$850
Site Utilities	Replace downspout clamps (assume 4 total)	1	LS	\$100.00	\$100
<b>SUBTOTAL</b>					<b>\$206,949</b>
	GENERAL REQUIREMENTS		6%		\$12,417
	BOND		1%		\$2,194
	PERMIT		Calc.		\$2,754
	OVERHEAD & PROFIT		7%		\$14,259
	CONTINGENCY		5%		\$10,347
	ESCALATION		4%		\$9,957
<b>TOTAL</b>					<b>\$258,876</b>

**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace janitor's sink	1	EA	\$850.00	\$850
Plumbing	Replace laundry sink	1	EA	\$500.00	\$500
Plumbing	Replace urinals	2	EA	\$775.00	\$1,550
Plumbing	Replace lavatories	5	EA	\$1,000.00	\$5,000
Plumbing	Replace water closets	6	EA	\$850.00	\$5,100
Plumbing	Replace shower heads	2	EA	\$750.00	\$1,500

<b>SUBTOTAL</b>				<b>\$14,500</b>
GENERAL REQUIREMENTS		6%		\$870
BOND		1%		\$154
PERMIT		Calc.		\$258
OVERHEAD & PROFIT		7%		\$999
CONTINGENCY		5%		\$725
ESCALATION to Year 2015		21%		\$3,676
<b>TOTAL</b>				<b>\$21,182</b>

**Medic 3 / Arson / Police Zone 6 (B112)**

312 South Main St.  
Pittsburgh, PA 15220  
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	<b>Calc.</b>	\$0
OVERHEAD & PROFIT	7%	\$0
CONTINGENCY	5%	\$0
ESCALATION to Year 2020	42%	\$0

**TOTAL**

**\$0**

<b>CITY OF PITTSBURGH</b>		<b>Square Foot</b>	
LOCATION : 312 South Main Street Pittsburgh, PA		Medic 3 / Arson / Police Zone 6	
GAS CO : Equitable		11,254	
ACCOUNT # : 0009002160-0217			
CUSTOMER # : 0900216			
LOCATION # : 181009			
MARKETER :			
ACCOUNT # :			
RATE : GSS			
METER # : 1538742 & 1588188			
CUST. CHARGE: <500 mcf then the monthly service charge is \$17.00 same 2009 as 2011			

2008				GAS COMPANY								MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	#1538742	#1588188	TOTAL 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	87.40	59.90	147.30	\$ 2,167.81	\$ 14.72	\$ 32.68	\$ 30.25	\$ 2,230.74			#DIV/0!		\$ -	\$ 2,230.74	15.1442
1/23/2008	2/25/2008	33	a	108.10	56.30	164.40	\$ 2,419.47	\$ 14.717	\$ 32.53	\$ 33.04	\$ 2,485.04			#DIV/0!		\$ -	\$ 2,485.04	\$ 15.116
2/25/2008	3/25/2008	29	a	62.40	36.60	99.00	\$ 1,456.98	\$ 14.717	\$ 33.11	\$ 36.81	\$ 1,526.90			#DIV/0!		\$ -	\$ 1,526.90	\$ 15.423
3/25/2008	4/23/2008	29	a	20.40	15.20	35.60	\$ 584.84	\$ 16.428	\$ 33.54		\$ 618.38			#DIV/0!		\$ -	\$ 618.38	\$ 17.370
4/23/2008	5/22/2008	29	a	1.90	8.80	10.70	\$ 180.59	\$ 16.878	\$ 33.81		\$ 214.40			#DIV/0!		\$ -	\$ 214.40	\$ 20.037
5/22/2008	6/23/2008	32	a	1.50	3.60	5.10	\$ 86.08	\$ 16.878	\$ 33.89		\$ 119.97			#DIV/0!		\$ -	\$ 119.97	\$ 23.524
6/23/2008	7/22/2008	29	a	1.20	2.80	4.00	\$ 74.98	\$ 18.745	\$ 33.90	\$ 1.80	\$ 110.68			#DIV/0!		\$ -	\$ 110.68	\$ 27.670
7/22/2008	8/20/2008	29	a	1.10	2.80	3.90	\$ 75.52	\$ 19.364	\$ 33.90		\$ 109.42			#DIV/0!		\$ -	\$ 109.42	\$ 28.056
8/20/2008	9/19/2008	30	a	1.30	3.30	4.60	\$ 89.08	\$ 19.365	\$ 33.89		\$ 122.97			#DIV/0!		\$ -	\$ 122.97	\$ 26.733
9/19/2008	10/21/2008	32	a	4.90	4.30	9.20	\$ 166.11	\$ 18.055	\$ 33.82	\$ 1.85	\$ 201.78			#DIV/0!		\$ -	\$ 201.78	\$ 21.933
10/21/2008	11/19/2008	29	a	32.00		32.00	\$ 555.42	\$ 17.357	\$ 16.48		\$ 571.90			#DIV/0!		\$ -	\$ 571.90	\$ 17.872
11/19/2008	12/22/2008	33	a	98.20		98.20	\$ 626.22	\$ 6.377	\$ 16.56		\$ 642.78			#DIV/0!		\$ -	\$ 642.78	\$ 6.546
<b>TOTALS:</b>				<b>420.40</b>	<b>193.60</b>	<b>614.00</b>	<b>\$ 8,483.10</b>	<b>\$ 13.816</b>	<b>\$ 368.11</b>	<b>\$ 103.75</b>	<b>\$ 8,954.96</b>	<b>0.00</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,954.96</b>	<b>\$ 14.585</b>

**City of Pittsburgh**  
**LOCATION :** Info Systems, 312 South Main Street  
 Pittsburgh, PA  
**Medic 3 / Arson / Police Zone 6**  
**ELECTRIC CO :** Duquesne Light  
**ACCOUNT # :** 2000-003-098-001  
**SUPPLIER CO :**  
**ACCOUNT # :**  
**CUST CHARGE:** \$ 30.00  
**RATE :** GM Medium Indexed  
**METER # :** G02614443

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
1/14/2008	2/12/2008	29	a	9,520	20.4	20.4	1.00	\$ 867.23	\$ 0.091	\$ 30.00	\$ 897.23			#DIV/0!		\$ -	\$ 897.23	\$ 0.094
2/12/2008	3/12/2008	29	a	10,000	20.0	20.0	1.00	\$ 896.45	\$ 0.090	\$ 30.00	\$ 926.45			#DIV/0!		\$ -	\$ 926.45	\$ 0.093
3/12/2008	4/11/2008	30	a	10,280	21.6	21.6	1.00	\$ 935.68	\$ 0.091	\$ 30.00	\$ 965.68			#DIV/0!		\$ -	\$ 965.68	\$ 0.094
4/11/2008	5/13/2008	32	a	10,480	21.6	21.6	1.00	\$ 949.88	\$ 0.091	\$ 30.00	\$ 979.88			#DIV/0!		\$ -	\$ 979.88	\$ 0.094
5/13/2008	6/12/2008	30	a	11,160	27.6	27.6	1.00	\$ 1,087.30	\$ 0.097	\$ 30.00	\$ 1,117.30			#DIV/0!		\$ -	\$ 1,117.30	\$ 0.100
6/12/2008	7/14/2008	32	a	13,560	27.2	27.2	1.00	\$ 1,254.28	\$ 0.092	\$ 30.00	\$ 1,284.28			#DIV/0!		\$ -	\$ 1,284.28	\$ 0.095
7/14/2008	8/12/2008	29	a	14,120	29.2	29.2	1.00	\$ 1,319.23	\$ 0.093	\$ 30.00	\$ 1,349.23			#DIV/0!		\$ -	\$ 1,349.23	\$ 0.096
8/12/2008	9/11/2008	30	a	12,920	26.0	26.0	1.00	\$ 1,193.50	\$ 0.092	\$ 30.00	\$ 1,223.50			#DIV/0!		\$ -	\$ 1,223.50	\$ 0.095
9/11/2008	10/13/2008	32	a	10,960	22.8	22.8	1.00	\$ 1,013.30	\$ 0.092	\$ 30.00	\$ 1,043.30			#DIV/0!		\$ -	\$ 1,043.30	\$ 0.095
10/13/2008	11/11/2008	29	a	9,560	22.0	22.0	1.00	\$ 903.02	\$ 0.094	\$ 30.00	\$ 933.02			#DIV/0!		\$ -	\$ 933.02	\$ 0.098
11/11/2008	12/12/2008	31	a	11,040	24.0	24.0	1.00	\$ 1,034.18	\$ 0.094	\$ 30.00	\$ 1,064.18			#DIV/0!		\$ -	\$ 1,064.18	\$ 0.096
		0					#DIV/0!		#DIV/0!		\$ -			#DIV/0!		\$ -	\$ -	#DIV/0!
<b>TOTALS :</b>				<b>123,600</b>	<b>262.4</b>	<b>262.4</b>	<b>1.00</b>	<b>\$ 11,454.05</b>	<b>\$ 0.093</b>	<b>\$ 330.00</b>	<b>\$ 11,784.05</b>	<b>0</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,784.05</b>	<b>\$ 0.095</b>

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

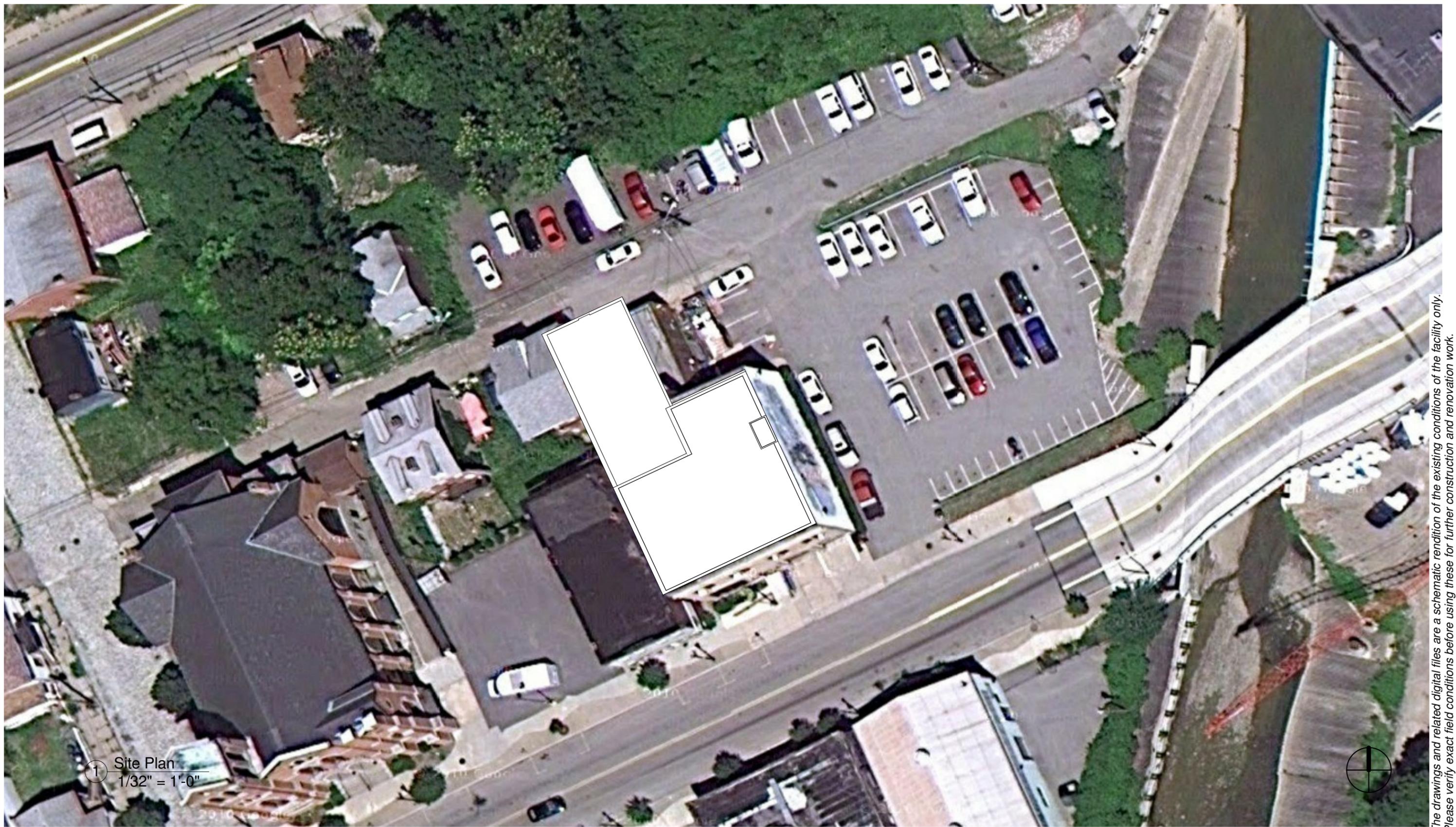
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 37,356

Energy Usage in BTU/ Square Foot electricity = 37,473

Conclusion: There is a lower usage of natural gas per square foot of 37,356 Btu/ Square Foot compared to 54,751 Btu/ Square Foot. Reason for this low natural gas usage is not known at this time. The lower usage of electricity per square foot of 37,473 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Reason for this low electrical usage is not known at this time.



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

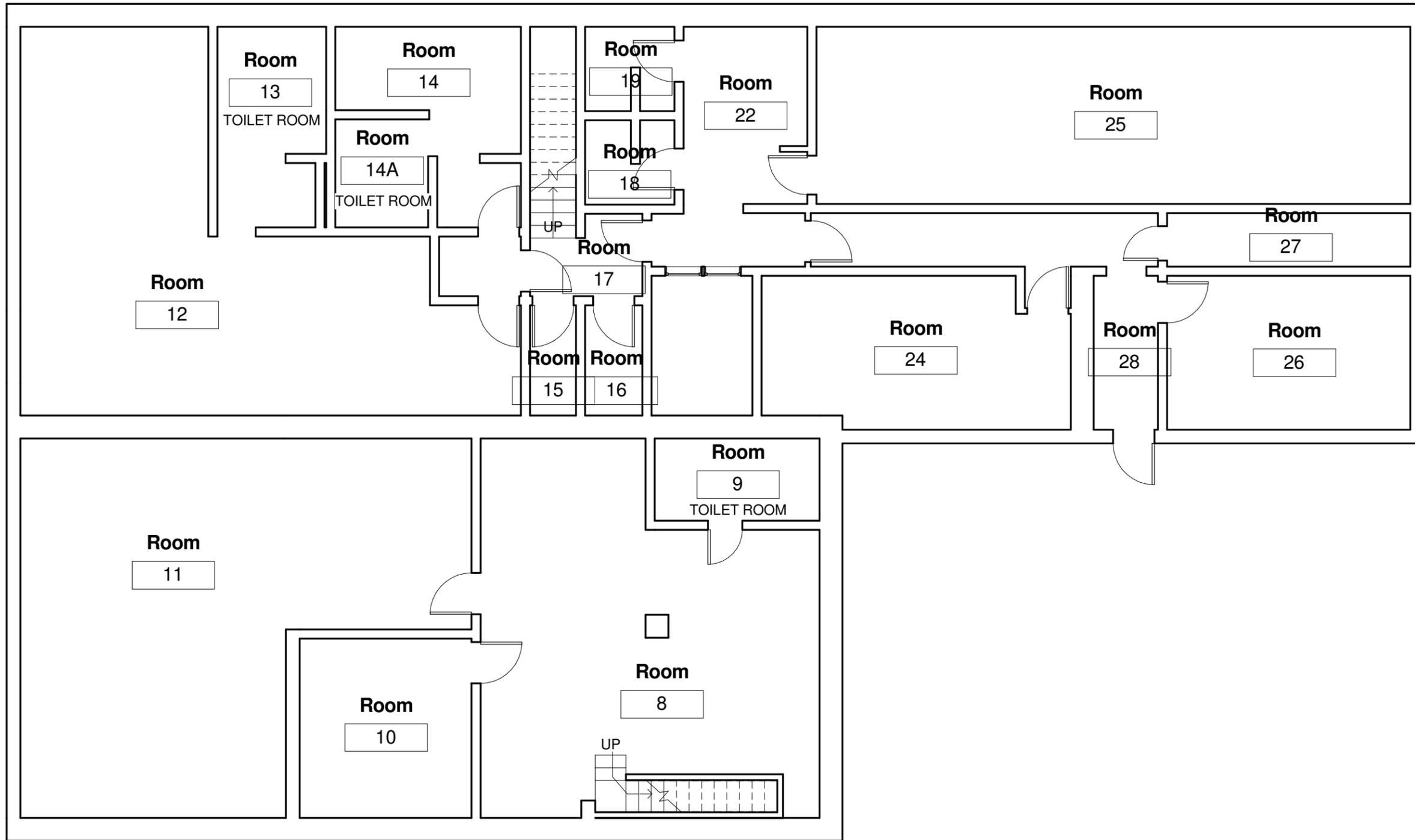
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



# Medic 3 - Arson - Police Zone 6

City of Pittsburgh

Site Plan		C1.01
Date	10/04/10	
Drawn by	AK	
		Scale 1/32" = 1'-0"



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

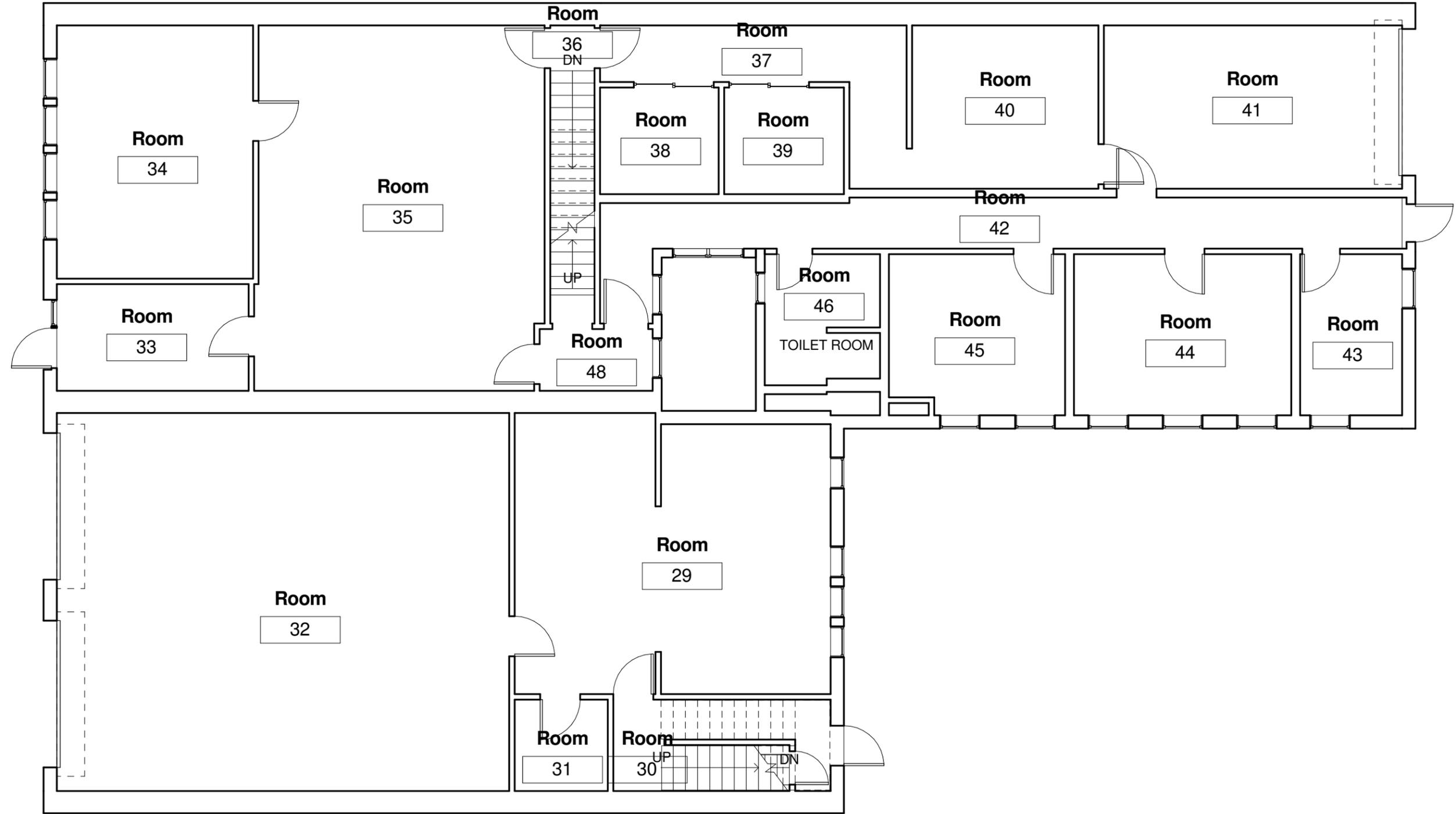


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.

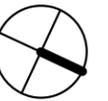


**Medic 3 - Arson - Police Zone 6**  
City of Pittsburgh

<b>Ground Floor Plan</b>		<b>A1.00</b>
Date	10/04/10	
Drawn by	AK	Scale 1/8" = 1'-0"



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



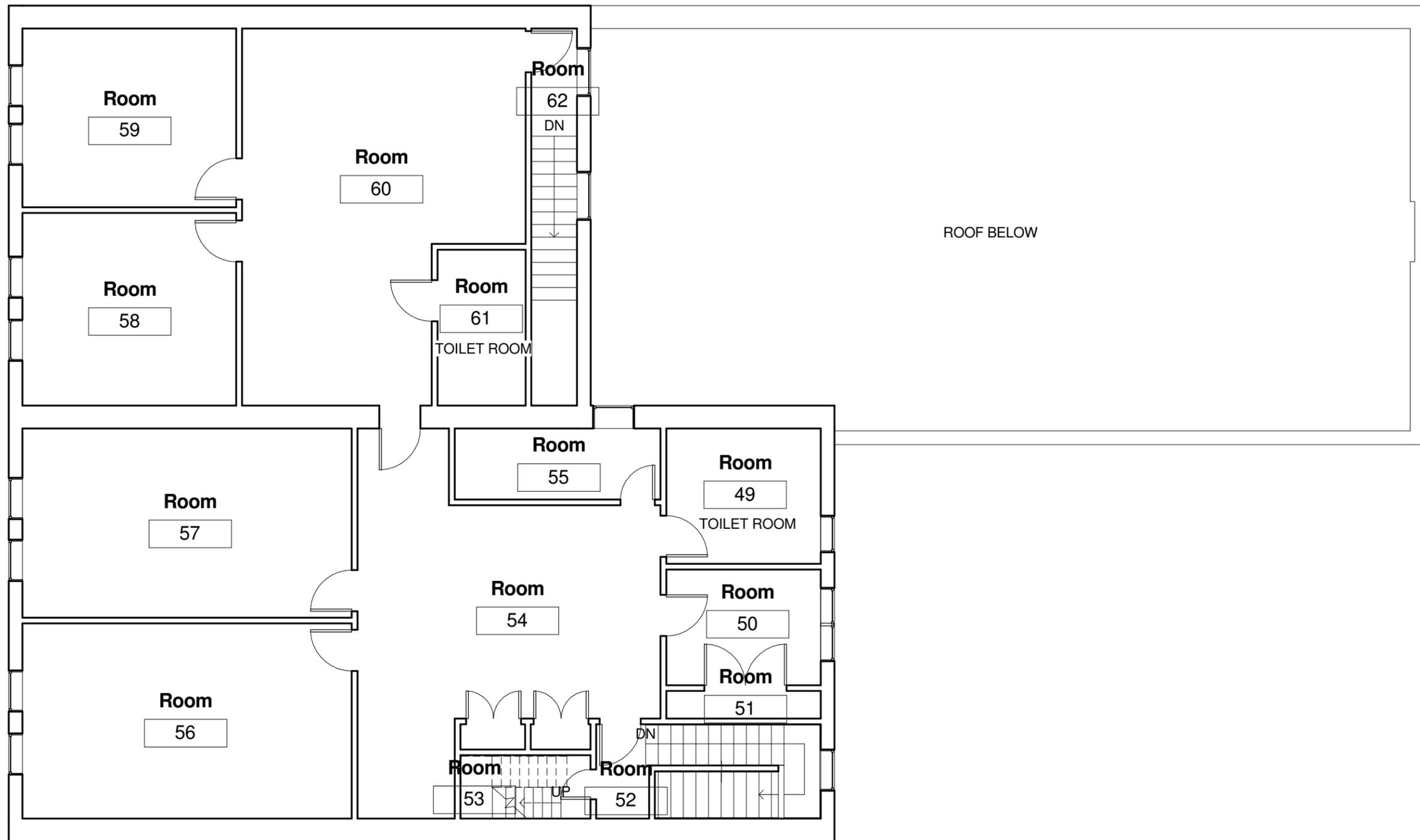
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



# Medic 3 - Arson - Police Zone 6

City of Pittsburgh

<b>L1 Floor Plan</b>		<b>A1.10</b>
Date	10/4/10	
Drawn by	AK	Scale 1/8" = 1'-0"



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



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



**Medic 3 - Arson - Police Zone 6**  
City of Pittsburgh

<b>L2 Floor Plan</b>		<b>A1.20</b>
Date	10/04/10	
Drawn by	AK	Scale 1/8" = 1'-0"