



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Medic Training
2100 Liberty Ave.
Pittsburgh, Pennsylvania 15222



Massaro

www.massarocms.com

Medic Training (B151)

2100 Liberty Avenue
Pittsburgh, PA 15222

| |
|-------------------|
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Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Executive Summary

INTRODUCTION

The Medic Training facility was inspected on August 18, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc.

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 HVAC system will require significant work as well as the interior and exterior masonry. 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 buildings 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 | \$133,058 |
| One Year | \$241,644 |
| Five Year | \$3,290 |
| 10 Year | \$0 |

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

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. There was some old floor tile that on-site personnel informed us it contained asbestos. It was mentioned that it was being remediated and that other areas of the building had already been remediated.

Also, given the age of the building it is possible that lead paint is present.

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 Training (B151)
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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 \$0 * SEE NOTE BELOW

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 * SEE NOTE BELOW

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

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

Estimated cost to achieve compliance \$0 * SEE NOTE BELOW

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance \$0 * SEE NOTE BELOW

Miscellaneous items

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

Estimated cost to achieve compliance \$0 * SEE NOTE BELOW

NOTE: This building is currently being remodeled. No recommendations are provided at this time. Construction drawings dated 11/06/2009 were reviewed for compliance. Please see note in section 6 of this report.

2010
2011

2010
2011

2010
2011

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

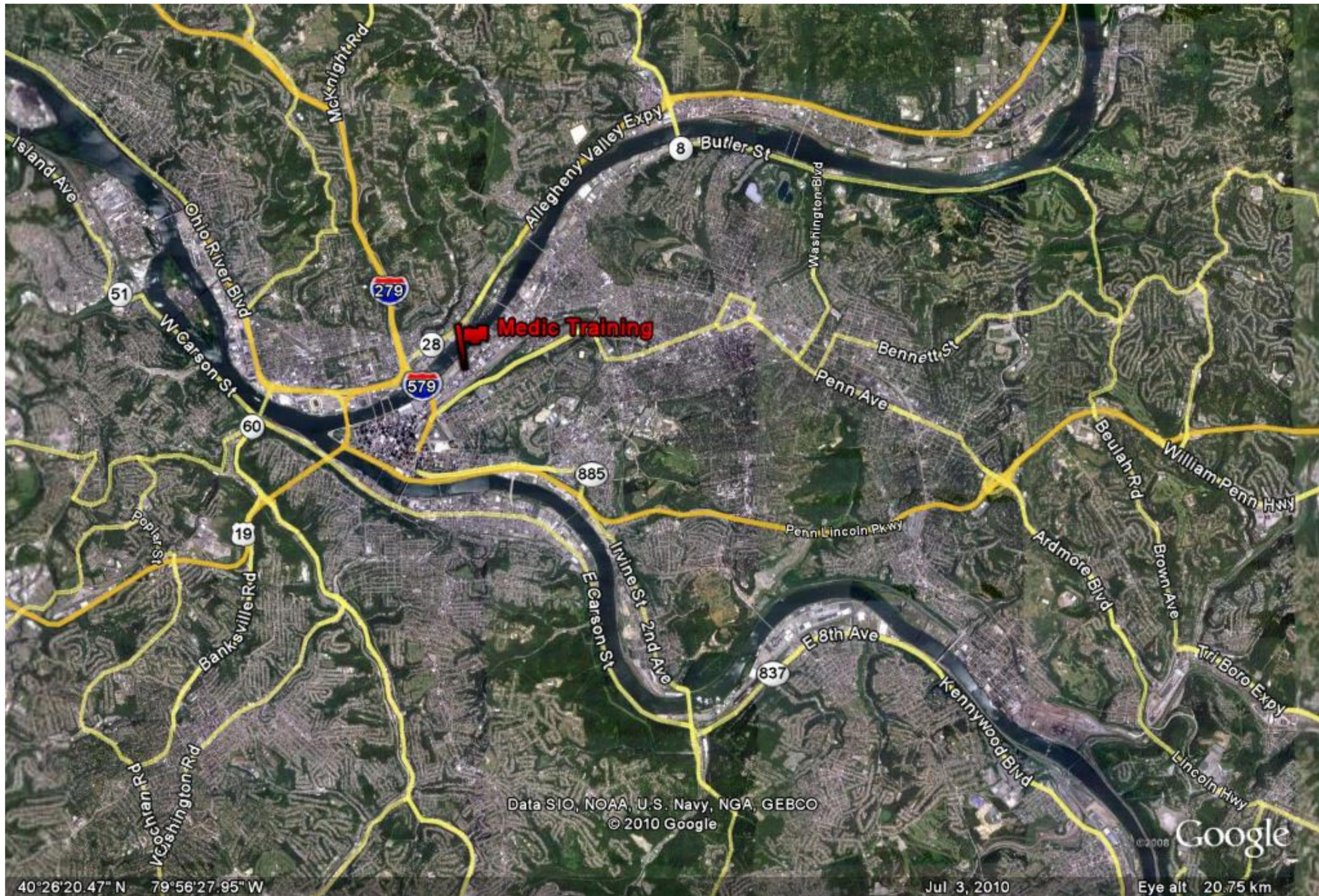
Year Constructed: Information not available
 Neighborhood: Strip District / Ward 2
 Block / Lot: 10A / 55
 Square Footage: 7,905
 Department Assigned: GS
 Facility Main Contact: Mark Bocian
 Phone: 412-622-6940 / 6930

Weather Conditions Day of Inspection:
 Temp: 74° F
 Precipitation: None
 Wind: W 2 MPH
 Date of Inspection: August 18, 2010

Building Occupancy Schedule

| Area Served | Gross Sq. Ft. | System Serving | Weekdays | | | Saturday | | Sundays/Holidays | | | |
|-----------------------------|---------------|----------------|---------------------|----------------|------|---------------------|----------------|------------------|---------------------|----------------|----|
| | | | Number of Occupants | Occupancy Time | | Number of Occupants | Occupancy Time | | Number of Occupants | Occupancy Time | |
| | | | | AM | PM | | AM | PM | | AM | PM |
| General Office Staff | | | 5 | 7 | 6 | | | | | | |
| Training Days~1 day/week | | | 20 | 7 | 3 | | | | | | |
| Training Days~1 day/week | | | 20 | | 3-11 | | | | | | |
| Special Event Muster-varies | | | 5 | | 5-11 | 24 | 10 | 6 | 24 | 10 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |

Notes: The Training Division provides orientation training for new employees along with continuing education for existing employees.
It serves as a muster point for various special events where crews assemble to get equipment and vehicles.
It also houses several spare vehicles in the garage bay.



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40°26'20.47" N 79°56'27.95" W

Jul 3, 2010

Eye alt 20.75 km

INSPECTION REPORT

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Interiors

1st Floor - Office / Restroom 7

| | | | | |
|-------------|------------------|----------------------|--------|--|
| Good | Ceiling -Type | Plaster | Notes: | |
| Good | Flooring - Type | Carpet / Ceramic | Notes: | |
| N/A | Base - Type | N/A | Notes: | |
| Good | Walls - Type | Brick / Glazed block | Notes: | |
| Good | Doors & Hardware | Wood | Notes: | |
| | General Note: | | Notes: | |

1st Floor - Restroom 8

| | | | | |
|-------------|------------------|----------------------|--------|--|
| Good | Ceiling -Type | Plaster | Notes: | |
| Good | Flooring - Type | VCT | Notes: | |
| N/A | Base - Type | N/A | Notes: | |
| Good | Walls - Type | Brick / glazed block | Notes: | |
| Good | Doors & Hardware | Wood | Notes: | |
| | General Note: | | Notes: | No toilet / no sink - under construction |

1st Floor - Hall / Lobby Room 9

| | | | | |
|-------------|------------------|----------------------|--------|--|
| Good | Ceiling -Type | Plaster | Notes: | |
| Good | Flooring - Type | VCT | Notes: | |
| N/A | Base - Type | N/A | Notes: | |
| Good | Walls - Type | Brick / glazed block | Notes: | |
| Good | Doors & Hardware | HM | Notes: | |
| | General Note: | | Notes: | |

1st Floor - Offices Room 11

| | | | | |
|-------------|------------------|----------------------|--------|--|
| Good | Ceiling -Type | Plaster | Notes: | |
| Good | Flooring - Type | Carpet | Notes: | |
| N/A | Base - Type | N/A | Notes: | |
| Good | Walls - Type | Brick / glazed block | Notes: | |
| Good | Doors & Hardware | HM / Wood | Notes: | |
| | General Note: | | Notes: | |

1st Floor - Kitchen Room 12

| | | | | |
|-------------|------------------|----------------------|--------|-------------------------|
| Good | Ceiling -Type | Plaster | Notes: | Room under construction |
| Good | Flooring - Type | VCT | Notes: | |
| N/A | Base - Type | N/A | Notes: | |
| Good | Walls - Type | Brick / glazed block | Notes: | |
| Good | Doors & Hardware | Wood | Notes: | |
| | General Note: | | Notes: | |

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Medic Training (B151)
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Interiors

1st Floor - Storage Room 13

| | | | | |
|-------------|------------------|---------|--------|-------|
| Good | Ceiling - Type | Plaster | Notes: | _____ |
| Good | Flooring - Type | VCT | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Brick | Notes: | _____ |
| Good | Doors & Hardware | Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |

1st Floor - Corridor

| | | | | |
|-------------|------------------|-----------|--------|---------------|
| Good | Ceiling - Type | Plaster | Notes: | _____ |
| Good | Flooring - Type | Concrete | Notes: | Needs painted |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Brick | Notes: | _____ |
| Good | Doors & Hardware | HM / Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |

1st Floor - Training Room 15

| | | | | |
|-------------|------------------|-------------------------|--------|------------------------------|
| Fair | Ceiling - Type | ACT | Notes: | Dirty |
| Poor | Flooring - Type | Carpet | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | Torn, wrinkled, dirty |
| Fair | Walls - Type | Brick / glazed / plast. | Notes: | Dirty, minor patching needed |
| Fair | Doors & Hardware | Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |

1st Floor - Back training Room 15

| | | | | |
|--|------------------|--|--------|------------------------------|
| | Ceiling - Type | | Notes: | Currently under construction |
| | Flooring - Type | | Notes: | Currently under construction |
| | Base - Type | | Notes: | Currently under construction |
| | Walls - Type | | Notes: | Currently under construction |
| | Doors & Hardware | | Notes: | Currently under construction |
| | General Note: | | Notes: | Currently under construction |

1st Floor - Storage Room 16

| | | | | |
|--|------------------|--|--------|------------------------------|
| | Ceiling - Type | | Notes: | Currently under construction |
| | Flooring - Type | | Notes: | Currently under construction |
| | Base - Type | | Notes: | Currently under construction |
| | Walls - Type | | Notes: | Currently under construction |
| | Doors & Hardware | | Notes: | Currently under construction |
| | General Note: | | Notes: | Currently under construction |

INSPECTION REPORT

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Interiors

1st Floor - Garage Room 19

| | | | |
|---------------|------------------|----------------------|--|
| Fair | Ceiling -Type | Plaster | Notes: Holes in plaster / deteriorating in areas |
| Good | Flooring - Type | Concrete | Notes: |
| N/A | Base - Type | N/A | Notes: |
| Good | Walls - Type | Brick / glazed block | Notes: Some cracking |
| Good | Doors & Hardware | Wood | Notes: |
| General Note: | | | Notes: Garage door good |

1st Floor - Restroom 17

| | | | |
|---------------|------------------|---------------|--------|
| Good | Ceiling -Type | Plaster | Notes: |
| Good | Flooring - Type | Ceramic | Notes: |
| N/A | Base - Type | N/A | Notes: |
| Good | Walls - Type | Block / Brick | Notes: |
| Good | Doors & Hardware | Wood | Notes: |
| General Note: | | | Notes: |

1st Floor - Office Room 18

| | | | |
|---------------|------------------|----------------------|------------------------------|
| Good | Ceiling -Type | Plaster | Notes: |
| Good | Flooring - Type | Carpet | Notes: |
| N/A | Base - Type | N/A | Notes: |
| Good | Walls - Type | Brick / glazed block | Notes: Small crack near door |
| Good | Doors & Hardware | Wood | Notes: |
| General Note: | | | Notes: |

GR Floor - Mechanical Room 4

| | | | |
|---------------|------------------|------------------|--------|
| Good | Ceiling -Type | Concrete | Notes: |
| Good | Flooring - Type | Concrete | Notes: |
| N/A | Base - Type | N/A | Notes: |
| Good | Walls - Type | Concrete / brick | Notes: |
| Good | Doors & Hardware | HM | Notes: |
| General Note: | | | Notes: |

GR Floor - Storage Room 5

| | | | |
|---------------|------------------|----------|--------|
| Good | Ceiling -Type | Concrete | Notes: |
| Good | Flooring - Type | Concrete | Notes: |
| N/A | Base - Type | N/A | Notes: |
| Good | Walls - Type | Concrete | Notes: |
| Good | Doors & Hardware | HM | Notes: |
| General Note: | | | Notes: |

INSPECTION REPORT

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Interiors

GR Floor - Storage Room 6

| | | | | |
|-------------|------------------|----------|--------|-------|
| Good | Ceiling - Type | Concrete | Notes: | _____ |
| Good | Flooring - Type | Concrete | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Concrete | Notes: | _____ |
| Good | Doors & Hardware | HM | Notes: | _____ |
| | General Note: | | Notes: | _____ |

GR Floor - Shop Room 3

| | | | | |
|-------------|------------------|------------------|--------|-------|
| Good | Ceiling - Type | Concrete | Notes: | _____ |
| Good | Flooring - Type | Concrete | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Concrete / brick | Notes: | _____ |
| Fair | Doors & Hardware | Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |

GR Floor - Storage Room 1

| | | | | |
|-------------|------------------|------------------|--------|-------|
| Good | Ceiling - Type | Concrete | Notes: | _____ |
| Good | Flooring - Type | Concrete | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Concrete / brick | Notes: | _____ |
| Fair | Doors & Hardware | Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |

GR Floor - Hall @ steps Room 2

| | | | | |
|-------------|------------------|------------------|--------|-------|
| Good | Ceiling - Type | Concrete | Notes: | _____ |
| Good | Flooring - Type | Concrete | Notes: | _____ |
| N/A | Base - Type | N/A | Notes: | _____ |
| Good | Walls - Type | Concrete / brick | Notes: | _____ |
| Fair | Doors & Hardware | Wood | Notes: | _____ |
| | General Note: | | Notes: | _____ |



40°27'06.00" N 79°58'55.31" W

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Jul 3, 2010

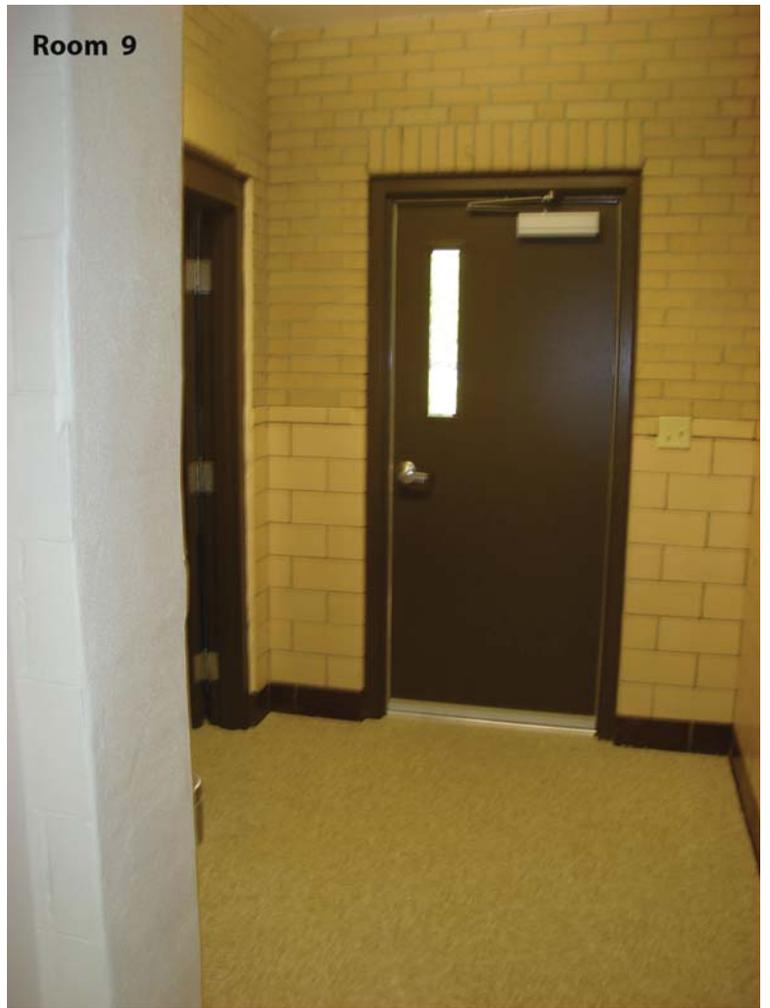
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Room 7



Room 9



Room 8



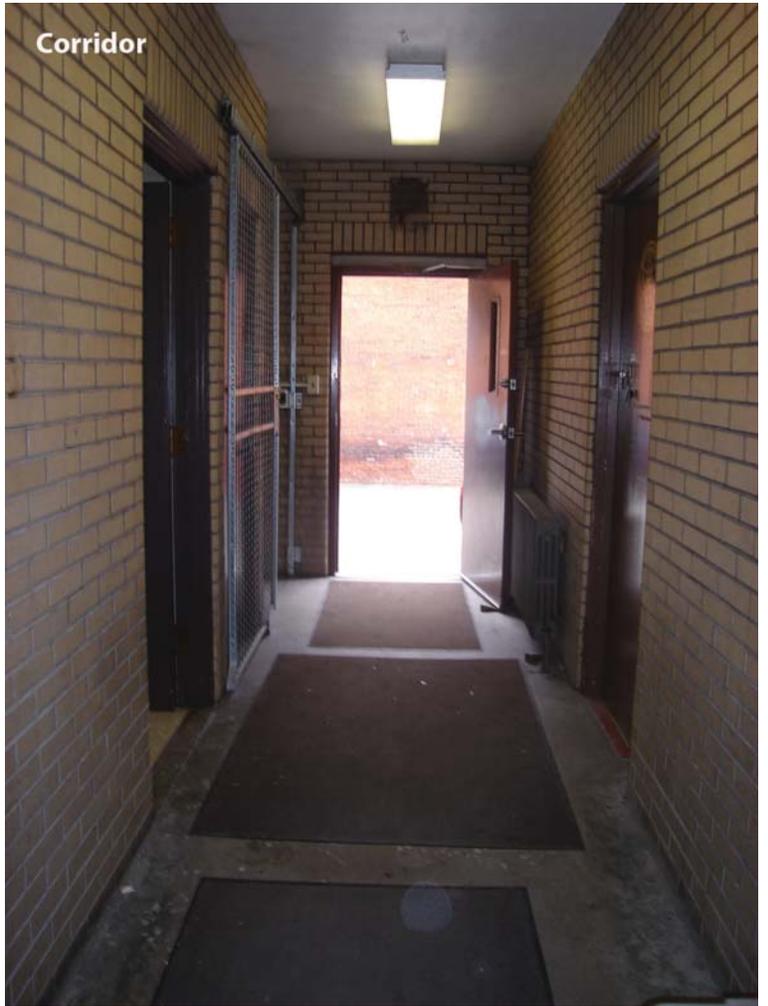
Room 11



Room 12



Corridor

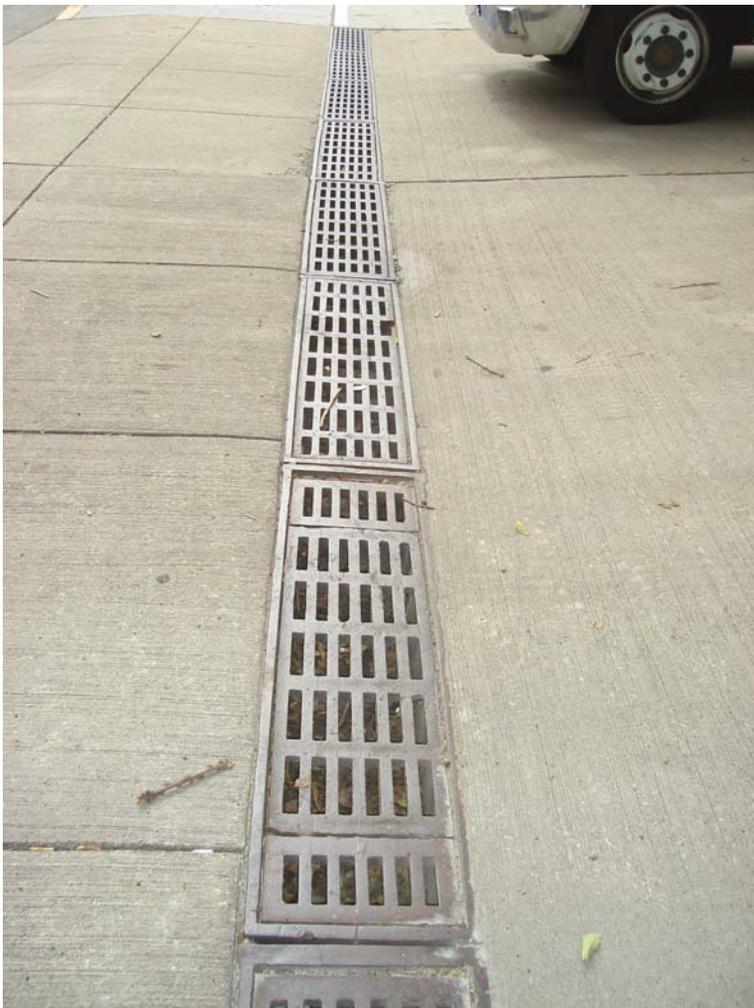


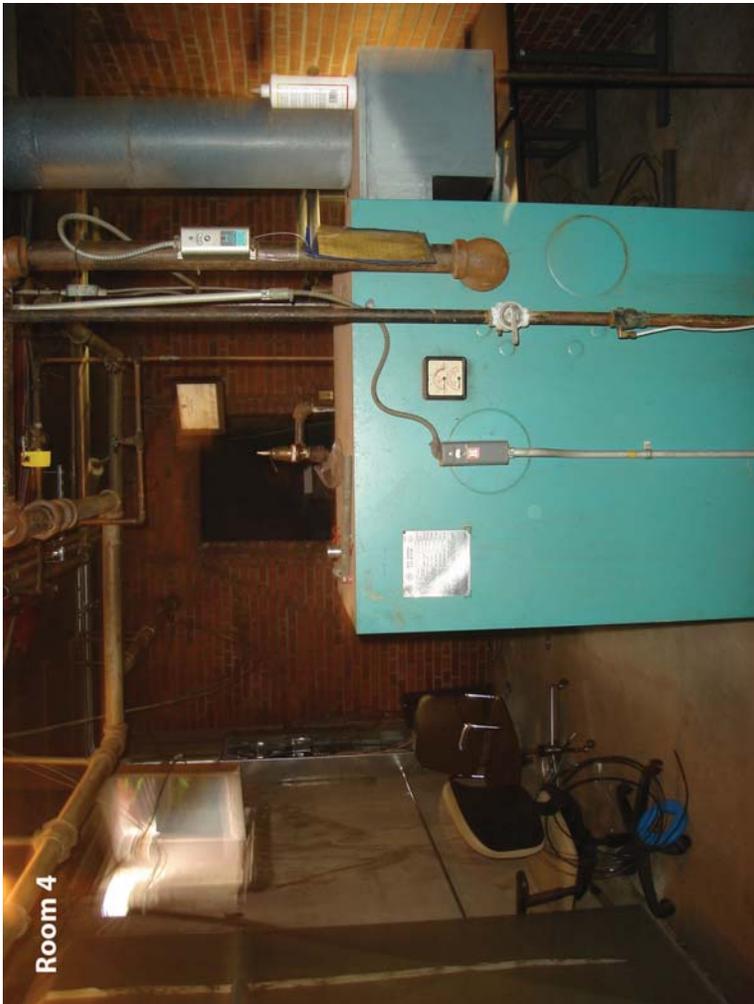
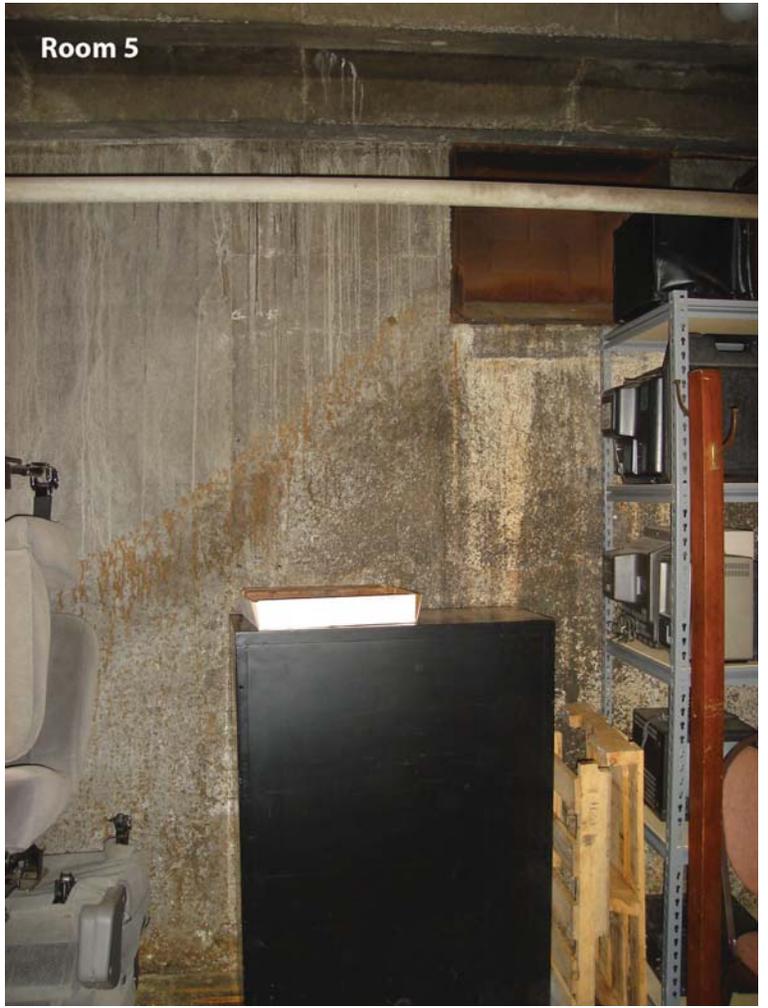
Room 13



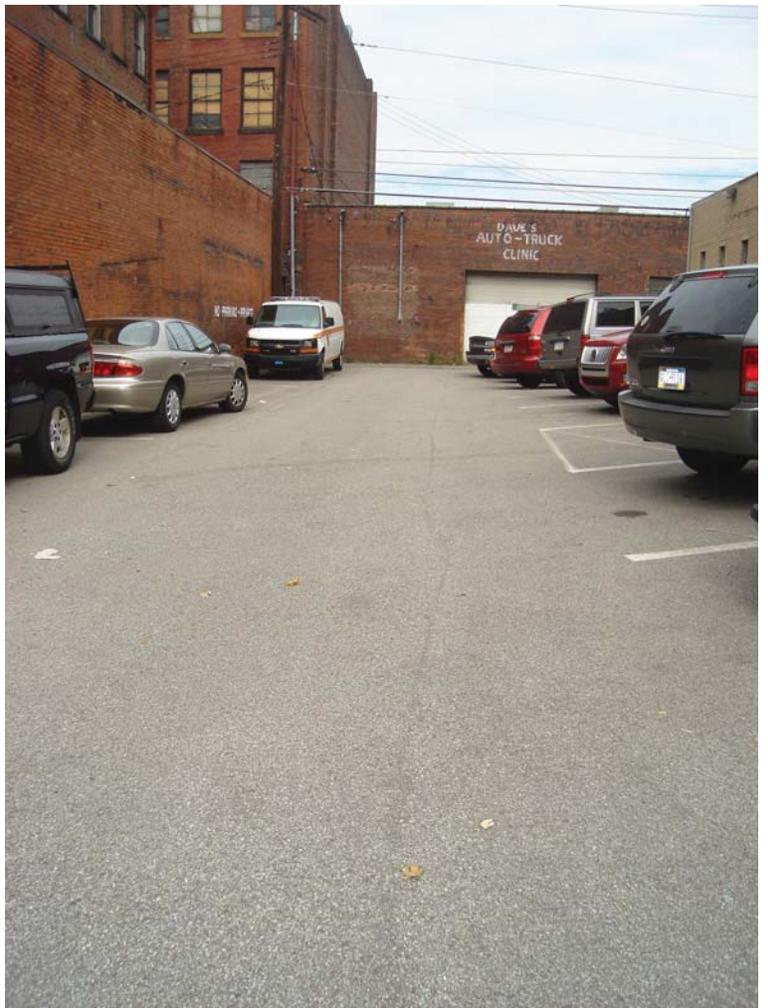
Room 15







Room 3



Room 1





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 Training**
 Building Code: **B151**

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 Training** 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 condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



AMERICAN MICRONICS, INC.

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

Professional Roof and Building Exterior Consulting Services

August 18, 2010

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

RE: Visual Survey - Medic Training

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Medic Training, 2100 Liberty Ave., Pittsburgh, PA 15222. The survey was conducted on August 18, 2010. The weather was cloudy 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 5,643 square feet of roof area on two delineated areas (main - 3,243 SF, Truck Bay - 2,400 SF).

1. Building walls

1.1 Construction: The building walls are constructed with brick on the main and truck bay areas. Atlantic Engineering will comment of the building walls.

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

2. Roof Deck

2.1 Construction: The roof decking is pre-stressed concrete plank.

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 brown granule surfaced modified bitumen roofing system (appears to be manufactured by Siplast). I could not determine installation date, but the roof appears to have been installed within the last ten years.

4.2 Condition: The modified roof system on all roof areas is in fair condition. Some ridges and a few blisters were observed. Some repairs were observed around the roof drains on the truck bay area. Debris was observed at some roof drains.

5. Membrane flashings

5.1 Construction: The perimeter flashings are constructed with aluminum clad modified bitumen membrane.

5.2 Condition: The flashing systems are in fair condition. In some areas the flashing is loose from the walls. The flashing is buckled at a few corners.

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating parapet walls at all roof perimeters (approx. 1-1/2' high). The exterior parapet walls are capped with Limestone coping. The interior wall around the truck bay is terminated with metal counter flashing.

6.2 Condition: The coping is in fair condition. The caulking in a few butt joints is cracked and open. Some mortar is cracked and missing on the exterior bed joints. Cracks in the caulking was observed at the wall penetrations.

7. Roof Top Penetrations

7.1 Nine pipes penetrate the roof areas.

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.

8.2 Condition: Debris observed at some drains. The drainage system appears to be operating properly. The drains on the Truck Bay are leaking and repairs to the drain areas have been made.

9. Access

10.1 Access is by providing extension ladders only.

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 current roof leaks reported in the roof drain areas of the Truck Bay.

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

The roof membrane, flashing and insulation systems are in fair condition on both areas. Repairs should be limited to leak chasing and repairs to the roof in the drains on the Truck Bay.

The stone coping is in fair condition. The caulking is cracked and open in a few butt joints. 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 all areas are in a maintainable condition.

Estimates:

1 year: Repair roof system in drain areas on the Truck Bay. The roof system should be under warranty. Contact the Membrane manufacturer for a roof inspection. 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: \$4,000 for repair to the Truck Bay roof drains if not under warranty.

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)

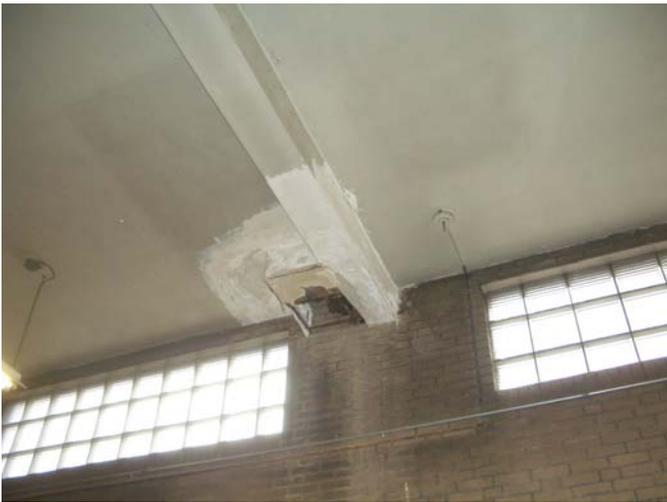
Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of Truck Bay, leak at roof drain and damaged ceiling



R-4 Truck bay, looking east



R-2 Underside of Truck Bay, leak at roof drain and damaged ceiling



R-5 Truck Bay, repair at roof drain



R-3 Underside of roof deck, concrete plank



R-6 Truck Bay, ridges in roof membrane at drain line



R-7 Truck Bay, ridge in middle of the roof



R-10 Truck Bay, cracked and open caulking in coping stone



R-8 Truck Bay, repair work and ridge



R-11 Truck Bay, buckled wall flashing



R-9 Truck Bay, cracks in caulking at coping stone



R-12 Truck Bay, looking west, debris and repairs



R-13 Truck Bay, Repair at drain and debris



R-16 Main Roof, south side looking east



R-14 Main Roof, north side looking east



R-17 Main Roof, south side looking west



R-15 Main roof, north side looking west



R-18 Main roof, west end looking south



R-19 Main Roof, west end looking north



R-22 Main Roof, NE corner of Truck Bay, open mortar joint in coping



R-20 Main Roof, looking east on north side



R-23 Main roof, north side looking west



R-21 Main Roof, north side, blister in roof membrane



R-24 Main roof, west end looking south



R-25 Main Roof, west end looking north



R-28 Main Roof, missing mortar at coping on Truck Bay



R-26 Main Roof, south side looking east



R-29 Main Roof, south side looking west



R-27 Main Roof, Cracked brick in Truck Bay wall



R-30 Main Roof, blisters and ridges in roof membrane



W-1 West Wall and SW corner



W-4 NE corner looking and north wall and entry (east wall)



W-2 Missing mortar in west end door trim



W-5 East wall (entry)



W-3 NW corner looking at west and north walls



W-6 SE corner looking at east wall and south wall

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 018

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

Building Observation Report

Facility: **Medic Training**
 Street Address: **2100 Liberty Avenue**
 City, State: **Pittsburgh, PA 15222**

AES Personnel: **RSB**
 Date: **18-Aug-10**
 Time: **9:30 AM**

Weather Conditions: **Warm and Sunny**
 Temp: **75**
 Wind: **None**

Facility Main Contact: _____
 Facility Phone: _____

Building Use: **Medic Training**
 Building Code: **B151**

Structural

Overall

Number of Stories Notes: 1
 Structure Type Notes: Concrete Frame
 Basement Notes: Yes

Foundation

Material Notes: Concrete
 Settlement Notes: None visible
 Moisture Notes: Some on south wall

Floor System

Structure Notes: Slab on Grade/Concrete Pan and Joist System
 Floor Finishes Notes: VCT/Exposed Concrete/Carpet
 Stairs Notes: S.O.G. to basement

Walls

Exterior Material Notes: Brick
 Interior Material Notes: Glazed tile and brick

Columns

Type Notes: Concrete where present

Roof

Structure Type Notes: Precast concrete double-tee
 Slope Notes: Flat
 Roofing Material Notes: Asphalt Sheet

Building Observation Report

| | |
|----------------|-----------------------------|
| Facility | Medic Training |
| Street Address | 2100 Liberty Avenue |
| City, State | Pittsburgh, PA 15222 |

Structural

Notes: _____

Exterior

- 1.) Above the southeast man-door entry to the garage, there is a crack in the brick mortar joints. Recommend repointing mortar joints (1 to 5 yrs) **(Photo S1)**
- 2.) Above the garage doors on the east face, there are cracks in the brick. Recommend repairing brick and repointing mortar joints. (1 to 5 yrs) **(Photos S2 & S3)**
- 3.) Above the garage door jambs, the steel lintel appears to be corroding and causing the mortar and brick to crack and push out. Recommend cleaning lintel and repointing the mortar (1 to 5 yrs) **(Photos S4, S5, & S6)**
- 4.) On the north face, there are several locations of cracked and broken bricks. Recommend repairing or replacing brick and repointing mortar (1 to 5 yrs) **(Photos S7, S8, & S9)**
- 5.) On the north face, windows observed had failed caulking and sealant. Recommend replacing all window caulking and sealants (1 to 5 yrs) **(Photo S10)**
- 6.) Roof drains are all clogged. Recommend cleaning debris from drains (1 yr) **(Photo S11)**
- 7.) Parapet brick and mortar joints are cracked throughout on back face of parapet. Recommend repairing brick and repointing mortar joints. (1 to 5 yrs) **(Photos S12 & S13)**
- 8.) There is a large crack in the brick and mortar running up the west face of the chimney. Recommend repairing the brick and repointing mortar joints. (1 to 5 yrs) **(Photo S14)**
- 9.) There are cracked and dislocated coping stones on the east parapet of the roof. Recommend removing and resetting the dislocated stones and replacing or caulking the cracked stones. (1 to 5 yrs) **(Photos S15 & S16)**
- 10.) There are cracked bricks and mortar joints near the ground in the south face of the southeast corner of the building. Recommend repairing bricks and repointing mortar. (1 to 5 yrs) **(Photo S17)**
- 11.) The lintels in the high bay windows appear to be partially corroded. Some of the corrosion is starting to push the brick and mortar joints out. Recommend cleaning lintel, and repairing and repointing brick and mortar joints (1 to 5 yrs) **(Photos 18 & 19)**

Interior

- 12.) Above the southeast man-door entry to the garage, there is a crack in the brick mortar joints. Recommend repointing mortar joints (1 to 5 yrs) **(Photo S20)**
 - 13.) There is a large diagonal crack through the brick and glazed tile wall on the north side of the garage, adjacent to an office doorway. Recommend repairing or replacing broken brick and tile, and repointing mortar (1 to 5 yrs) **(Photos S21 & S22)**
 - 14.) There is a long crack in the brick on the north inside face of the garage. Recommend repairing brick and repointing mortar. (1 to 5 yrs) **(Photo S23)**
 - 15.) There are cracks in the south wall of the basement, and there has been some water infiltration through these cracks. Recommend routing and sealing these cracks. (1 to 5 yrs.) **(Photo S24)**
 - 16.) There are cracks in the basement floor slab, and there has been some water infiltration through these cracks. Recommend routing and sealing these cracks. (1 to 5 yrs.) **(Photo S25)**
- _____



Atlantic Engineering Services

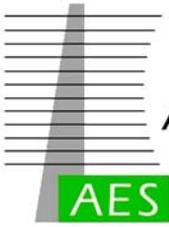
Site Visit Report No.: Site B151 – Medic Training
Project No.: 09-260
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Photo S1



Photo S2



Atlantic Engineering Services

Site Visit Report No.: Site B151 – Medic Training
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Photo S3



Photo S4



Atlantic Engineering Services

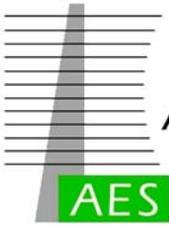
Site Visit Report No.: Site B151 – Medic Training
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Photo S5



Photo S6



Atlantic Engineering Services

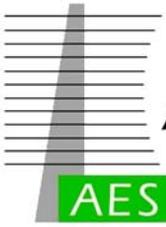
Site Visit Report No.: Site B151 – Medic Training
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Photo S7



Photo S8



Atlantic Engineering Services

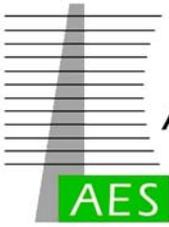
Site Visit Report No.: Site B151 – Medic Training
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Photo S9



Photo S10



Atlantic Engineering Services

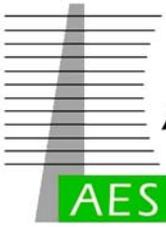
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Photo S11



Photo S12



Atlantic Engineering Services

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Photo S13



Photo S14



Atlantic Engineering Services

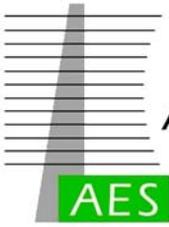
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Photo S15



Photo S16



Atlantic Engineering Services

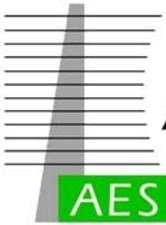
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Photo S17



Photo S18



Atlantic Engineering Services

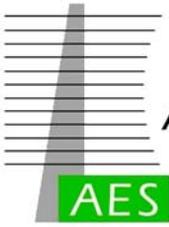
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Photo S19



Photo S20



Atlantic Engineering Services

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Photo S21



Photo S22



Atlantic Engineering Services

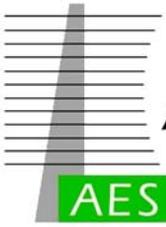
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Photo S23



Photo S24



Atlantic Engineering Services

Site Visit Report No.: Site B151 – Medic Training
Project No.: 09-260
Date of Site Visit: August 18, 2010
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Photo S25

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

Plumbing

| | | | |
|------------------------|---------------------------|---------------------------------------|-----------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: | |
| Neighborhood: | Strip District / Ward 2 | Temp: | 74° F |
| Block / Lot: | 10A / 55 | Precipitation: | None |
| Square Footage: | 7,905 | Wind: | W 2 MPH |
| Department Assigned: | GS | Date of Inspection: | August 18, 2010 |
| Facility Main Contact: | Mark Bocian | | |
| Phone | 412-622-6940 / 6930 | | |

Plumbing

| | | |
|------|-------------------------|---|
| | Service Entrance | Notes: |
| | Meter location | Notes: Boiler Room |
| | Meter size | Notes: Sensus Technology Inc. |
| | Meters condition | Notes: Replace in 0-1 year. |
| Poor | Backflow Preventer | Notes: No Backflow Preventer. Provide a Backflow Preventer according to local and national codes and standards in 0-1 year. |
| | Pressure Reducing Valve | Notes: |
| | Water Filtration | Notes: |
| | Water Softener | Notes: |
| | Humidistat | Notes: |

| | | |
|------|---------------------------|----------------------------|
| Good | Water Heaters | Notes: |
| | Make Ruud Guardian System | Notes: |
| | Model Pacemaker | Notes: |
| | Model # PH2-60F | Notes: |
| | Serial # RULN0308532457 | Notes: |
| | Age 2 Years Old | Notes: |
| | Capacity 60 U.S. Gallons | Notes: |
| | Expansion Tank | Notes: |
| X | Natural gas | Notes: Input 50,000 BTU/HR |
| | Electric | Notes: |
| Good | Flue vent | Notes: |

| | | |
|------|--------------------|-------------------------------|
| | Recirculation Pump | Notes: |
| Good | Sump Pump | Notes: 2 Located in basement. |

| | | |
|------|---|---|
| | Number of Men's Locker Room Toilet Facilities | Notes: |
| X | Number of water closets 2 | Notes: 1 of 2 Fair, 1 of 2 Poor / leaking. Replace poor in 0-1 year. |
| Fair | Number of urinals 1 | Notes: |
| Fair | Number of lavatories 5 | Notes: Sinks are fair. Faucets are poor/leaking. Replace faucets in 0-1 year. |
| Fair | Number of shower heads 4 | Notes: Shower heads are new but the shower faucets are poor / leaking. |
| | | Notes: Replace shower faucets in 0-1 year. |

| | | |
|------|---------------------------|----------------|
| | Number of Women's Rooms | Notes: |
| Good | Number of water closets 1 | Notes: New ADA |
| Good | Number of lavatories 1 | Notes: New ADA |
| | Number of shower heads | Notes: |

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

Plumbing

| | | | |
|-------------|-------------------------------|---|---|
| | Number of Unisex Rooms | 2 | Notes: _____ |
| Fair / Old | Number of water closets | 2 | Notes: Old outdated. Replace in 3-5 years. |
| Fair / Old | Number of lavatories | 2 | Notes: Old outdated. Faucets are poor. Replace in 0-1 year. |
| | Number of shower heads | | Notes: _____ |
| | Number of Shower Rooms | | Notes: _____ |
| | Number of shower heads | | Notes: _____ |
| Good | Drinking Fountains | | Notes: Located by the women's room. |
| Fair | | | Notes: Located in apparatus room. |
| X | Pipe | | Notes: Majority looks original to the building and in fair - poor/old condition. |
| | Condition | | Notes: Some leaking. There is some newer piping at the water heater. |
| | Insulation | | Notes: Perform a detailed inspection of the piping, valves, fittings in 0-1 year. |
| | | | Notes: Repair/replace as necessary. |
| | Grease Traps | | Notes: _____ |
| | Solids Interceptor | | Notes: _____ |
| | Oil/Water Separator | | Notes: _____ |
| | Sewage Grinder | | Notes: _____ |
| | Neutralizer Tank (Acid Waste) | | Notes: _____ |
| Fair - Poor | Sanitary Sewer | | Notes: Most fair with some poor in basement. See notes at bottom of spreadsheet. |
| Poor | | | Notes: Apparatus room floor drain covers poor / broken. Replace in 0-1 year. |
| Poor | | | Notes: Floor drains in basement poor. Replace in 0-1 year. |
| X | Rain Water Sewer | | Notes: Most are fair with some poor in basement. |
| | | | Notes: See notes at bottom of spreadsheet. |
| | Access Doors | | Notes: _____ |
| | Kitchenette | | Notes: _____ |
| Good | Number of sinks | | Notes: New |
| Fair | Hose Bibs | | Notes: Located in basement. |
| Fair | | | Notes: Located in apparatus room. |
| Fair - Poor | Janitor's Service Sink | | Notes: Located in basement. Replace in 0-3 years. |
| Poor | | | Notes: Located in apparatus room. Replace in 0-1 year. |

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

Plumbing

Notes:

Notes: Clean-out cover needs to be replaced at stair landing within basement.

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

New sump pump installed 1st quarter of 2009 to discharge storm water from the basement.

"Water main break within the facility area on April 14th, 2010 flooding basement", states medic.

The sanitary sewer pipe below grade should be video inspected and its condition assessed within 1 year, if it hasn't after the above events.

The rain water sewer pipe below grade should be video inspected and its condition assessed within 1 year, if it hasn't after the above events.

Vents viewed from rooftop are rusting becoming pitted (fair - poor/old)

Roof drains and roof drain covers are fair/old. Clean debris away from roof drains.

See photos labeled P for Plumbing.

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

HVAC Water Side Systems and Equipment

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone | 412-622-6940 / 6930 | |

HVAC Water Side Systems and Equipment

| | | |
|-----------|-----------------|-----------------------------|
| Controls: | | Notes: _____ |
| | Fair - Poor/Old | Notes: Replace in 0-1 year. |
| | | Notes: _____ |

Manufacturer: Honeywell & White Rodgers 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 Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

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 _____

| | | |
|---------------|-----------------------------|---|
| Fair-Poor/Old | Hot Water Boilers | Notes: <u>Past life expectancy. Well made and well maintained</u> |
| | | Notes: <u>boiler. Has served well beyond life expectancy.</u> |
| | | Notes: <u>Replace in 0-1 year. Inspect piping, valves, and fittings.</u> |
| | | Notes: <u>Check for leaks. Replace piping, valves, and fittings as</u> |
| | | Notes: <u>necessary and insulate piping in 0-1 year. Also provide new</u> |
| | | Notes: <u>boiler safeties, gauges, and controls in 0-1 year.</u> |
| Fair-Poor/Old | Expansion Tank | Notes: <u>Replace in 0-1 year.</u> |
| Fair-Poor/Old | Flue | Notes: <u>Replace in 0-1 year.</u> |
| Fair-Poor/Old | Make-up water piping | Notes: <u>See notes above.</u> |
| Fair-Poor/Old | Boiler safeties | Notes: <u>Replace in 0-1 year.</u> |
| Fair-Poor/Old | Piping, valves and fittings | Notes: <u>See notes above.</u> |
| Fair-Poor/Old | Gauges | Notes: <u>Replace in 0-1 year.</u> |

Manufacturer: National U.S. Boiler Serial # _____
 Model: 300 Series Other _____
 Model # 6-300 Other _____
 Year Installed: Unknown / Manufacturing Date 1971 Other _____
 INPUT 450,000 BTU/HR OUTPUT _____

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

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

HVAC Water Side Systems and Equipment

| |
|---------------|
| Poor |
| Fair-Poor/Old |
| None |
| |
| |
| |

Pumps

- Piping
- Insulation
- Valves
- Vibration isolators
- Gauges

Notes: Rusted and leaking oil. Please replace now.
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____

Manufacturer: Bell & Gossett Booster Pump
 Model: _____
 Year Installed: Unknown
 HP _____

Serial # _____
 Other _____
 Other _____
 Other _____

| |
|--|
| |
| |
| |
| |
| |
| |

Heat Exchangers

- Piping
- Insulation
- Valves
- Gauges
- Thermometers

Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

| |
|--|
| |
| |
| |
| |
| |

Chemical Treatment

- Chemicals
- Metering pumps
- Corrosion coupon rack
- Shot feeder

Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

| |
|--|
| |
|--|

Wall Heater/Convactor

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

Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____
 Notes: _____

| |
|-----------------|
| Fair - Poor/Old |
|-----------------|

Radiators & Fin Tube Convectors
 and associated piping, valves and fittings.

Notes: Perform detail inspection upon bringing this system online
 Notes: for the heating season. Replace as necessary in 0-1 year.

Notes:
 *Please note: Chief Paramedic mentioned valves at radiators are in poor condition and there are current plans of replacing them.
 See photos labeled M for Mechanical.

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

HVAC Air Side Systems and Equipment

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone: | 412-622-6940 / 6930 | |

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 _____

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

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

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

HVAC Air Side Systems and Equipment

| | | | |
|--------------------------|-----------------------------------|--------|---------------------------------------|
| <input type="checkbox"/> | Vehicle exhaust extraction system | Notes: | _____ |
| <input type="checkbox"/> | | Notes: | _____ |
| Fair - Poor | Exhaust/Ventilation Fans | Notes: | Replace poor in 0-1 year. |
| <input type="checkbox"/> | | Notes: | See notes at bottom of spreadsheet. |
| Fair | Ductwork | Notes: | Mechanical Room Ventilation |
| <input type="checkbox"/> | Duct Insulation | Notes: | _____ |
| Fair/Old | Louvers | Notes: | _____ |
| Poor | Louvers | Notes: | Apparatus room near back parking lot. |
| <input type="checkbox"/> | | Notes: | Replace poor in 0-1 year. |
| <input type="checkbox"/> | Roof Hoods | Notes: | _____ |
| <input type="checkbox"/> | Dampers | Notes: | _____ |
| <input type="checkbox"/> | Cooling Coils | Notes: | _____ |
| <input type="checkbox"/> | Is coil clean | Notes: | _____ |
| <input type="checkbox"/> | Is drain pan clean | Notes: | _____ |
| <input type="checkbox"/> | Does pan drain | Notes: | _____ |
| <input type="checkbox"/> | Condensate to floor drain | Notes: | _____ |
| <input type="checkbox"/> | Filters | Notes: | _____ |
| <input type="checkbox"/> | Are filters installed | Notes: | _____ |
| <input type="checkbox"/> | Are filters clean | Notes: | _____ |
| <input type="checkbox"/> | Controls: | Notes: | _____ |
| <input type="checkbox"/> | Electric | Notes: | _____ |
| <input type="checkbox"/> | Pneumatic | Notes: | _____ |
| <input type="checkbox"/> | Discharge air thermometer | Notes: | _____ |
| <input type="checkbox"/> | Return air thermometer | Notes: | _____ |
| <input type="checkbox"/> | Outside air thermometer | Notes: | _____ |

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

HVAC Air Side Systems and Equipment

Notes:

- Notes:** Complaints of Ventilation and AC issues and lack of Ventilation and AC within the facility.
Bring this facility up to local and national codes and standards for HVAC as soon as possible.
-
- Window AC Units:
- Good Window AC Units within offices Liberty Avenue side of facility.
- Fair Window AC Units within offices/rooms back parking lot side of the facility.
- Fair AC Unit located within apparatus room.
- 1 Poor Window AC Unit within office near Spring Way side of building. Replace in 0-1 year.
-
- 1 small fair - poor axial fan within apparatus room.
-
- The facility has energy consuming Ventilation Fans and many energy consuming Window AC Units. Consider updating this facility with 1 energy efficient HVAC Unit or Split Unit with heat recovery options.
-
- Chimney needs repairing as soon as possible. It has a large crack down 2/3s of its length.
-
- See photos labeled M for Mechanical.

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

HVAC Heating

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone | 412-622-6940 / 6930 | |

HVAC Electric Heating

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

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

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

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

HVAC Heating

Notes:

Notes:

1 Natural gas fired unit heater old past life expectancy. Replace in 0-1 year.
Small ticket items.

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

Electrical

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone: | 412-622-6940 / 6930 | |

Electrical

| | | | | |
|-------------------------------------|------------------|----------------------|--------|---|
| <input type="checkbox"/> | Service Entrance | | Notes: | |
| <input type="checkbox"/> | | Voltage | Notes: | |
| <input type="checkbox"/> | | Amperage | Notes: | |
| <input checked="" type="checkbox"/> | | Above ground | Notes: | 2 Service Entrances to the facility: 1 Good and 1 Poor. |
| <input type="checkbox"/> | | Below ground | Notes: | Looks as if service entrance is being upgrade. Confirm and remove |
| <input type="checkbox"/> | | Grounding | Notes: | poor as soon as possible. |
| <input type="checkbox"/> | | Lightning Protection | Notes: | |

| | | | | |
|--------------------------|-------------|-------------|--------|--|
| <input type="checkbox"/> | Transformer | | Notes: | Single Transformer mounted on utility. |
| <input type="checkbox"/> | | Voltage in | Notes: | |
| <input type="checkbox"/> | | Voltage out | Notes: | |
| <input type="checkbox"/> | | kva rating | Notes: | |

| | | | | |
|--------------------------|-------|--|--------|---|
| <input type="checkbox"/> | Meter | | Notes: | Elster Type A3T ZAC30X1C080-01 |
| | | | | S# G-04714507 |
| | | | | D.L. CO. A-034 |
| | | | | KBG004714507 |
| | | | | CL200 / 240V / Single Phase / 3 Wire / 60HZ |
| | | | | FM 2S Electric Meter |
| | | | | Kh 7.2 / P/R 24 / 240TV / 30TA |
| | | | | All connections good all conduit good |

| | | | | |
|-------------------------------------|-----------------|--------------|--------|---------------------------------------|
| <input type="checkbox"/> | Main Switchgear | | Notes: | |
| <input checked="" type="checkbox"/> | | Main breaker | Notes: | Old currently being replaced with new |
| <input type="checkbox"/> | | Voltage | Notes: | |

| | | | | |
|-------------------------------------|---------------------------|--|--------|---------------------------------------|
| <input checked="" type="checkbox"/> | Power Distribution Panels | | Notes: | Old currently being replaced with new |
|-------------------------------------|---------------------------|--|--------|---------------------------------------|

| | | | | |
|--------------------------|--------------------|-----------------|--------|---------------------------------|
| <input type="checkbox"/> | Stand-by Generator | | Notes: | No stand-by generator / provide |
| <input type="checkbox"/> | | Transfer switch | Notes: | |
| <input type="checkbox"/> | | Day Tank | Notes: | |

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

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

Electrical

| | | | |
|-------------------------------------|---------------------------|--------|--|
| <input type="checkbox"/> | Motor Control Center | Notes: | _____ |
| <input checked="" type="checkbox"/> | Lighting | Notes: | Currently being replaced with new. |
| <input type="checkbox"/> | Interior | Notes: | _____ |
| <input checked="" type="checkbox"/> | Receptacles | Notes: | Currently being replaced with new. |
| <input checked="" type="checkbox"/> | Fire Alarm | Notes: | See notes at bottom of spreadsheet. |
| <input checked="" type="checkbox"/> | Control Panel | Notes: | None observed. |
| <input checked="" type="checkbox"/> | Annunciator Panel | Notes: | None observed. |
| <input checked="" type="checkbox"/> | Devices - Strobes | Notes: | None observed. |
| <input checked="" type="checkbox"/> | Devices - Horns | Notes: | None observed. |
| <input checked="" type="checkbox"/> | Devices - Pull Stations | Notes: | None observed. |
| | | Notes: | No emergency exit lighting observed. |
| <input type="checkbox"/> | PA System | Notes: | _____ |
| <input type="checkbox"/> | Clock System | Notes: | _____ |
| <input type="checkbox"/> | Security System | Notes: | No security system observed. |
| <input type="checkbox"/> | Main Panel Board | Notes: | _____ |
| <input type="checkbox"/> | Devices - Cameras | Notes: | _____ |
| <input type="checkbox"/> | Devices - Door Contacts | Notes: | _____ |
| <input type="checkbox"/> | Devices - Window Contacts | Notes: | _____ |
| <input type="checkbox"/> | Metal Detectors | Notes: | _____ |
| <input checked="" type="checkbox"/> | Tele / Com System | Notes: | Old panel currently being replaced with new. |
| | Head End Equipment | Notes: | Current tele / com system being replaced with new. |
| | Patch Panels | Notes: | _____ |
| <input type="checkbox"/> | Devices | Notes: | _____ |

Notes:

Notes: Fire and Life Safety Hazard:
No Fire Alarm System Control Panel, Annunciator Panel, Strobes, Horns, Pull Stations observed within the facility.
No Emergency Lighting/Strobes observed. Minimal amount of smoke alarms observed. Bring this building up to local and national codes and standards for the following: Fire and smoke alarm and detection systems and emergency egress lighting.

See photos labeled E for Electrical.

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

Fire Protection

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone | 412-622-6940 / 6930 | |

Fire Protection

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

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

| | | | |
|--------------------------|---------------|--------|-------|
| <input type="checkbox"/> | Hose Cabinets | Notes: | _____ |
|--------------------------|---------------|--------|-------|

| | | | |
|--------------------------|-----------------|--------|----------------|
| <input type="checkbox"/> | Sprinkler Heads | Notes: | None observed. |
|--------------------------|-----------------|--------|----------------|

| | | | |
|--------------------------|------------|--------|-------|
| <input type="checkbox"/> | Dry System | Notes: | _____ |
|--------------------------|------------|--------|-------|

Notes:

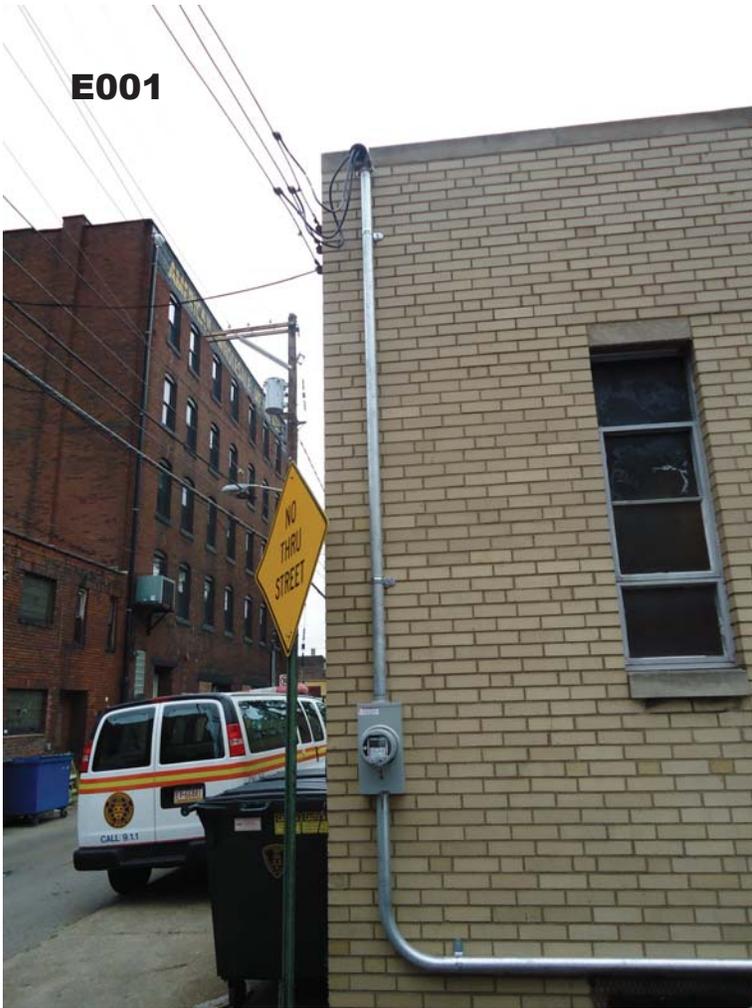
Notes: Bring this facility up to local and national codes and standards for Fire Protection Systems as soon as possible.

Fire extinguishers fair - poor/old. Ensure that these fire extinguisher inspections are up to date.

Replace any poor/old in 0-1 year.

See photos labeled FP for Fire Protection.

E001



E002



E003



E004



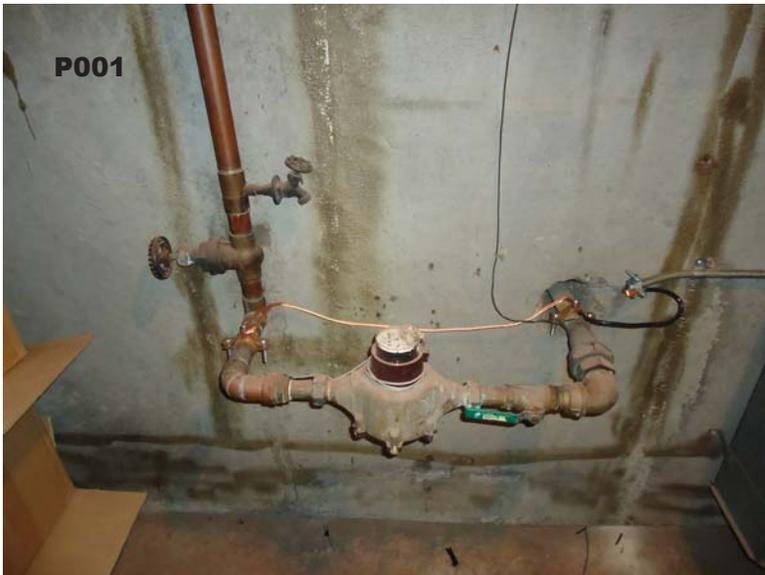
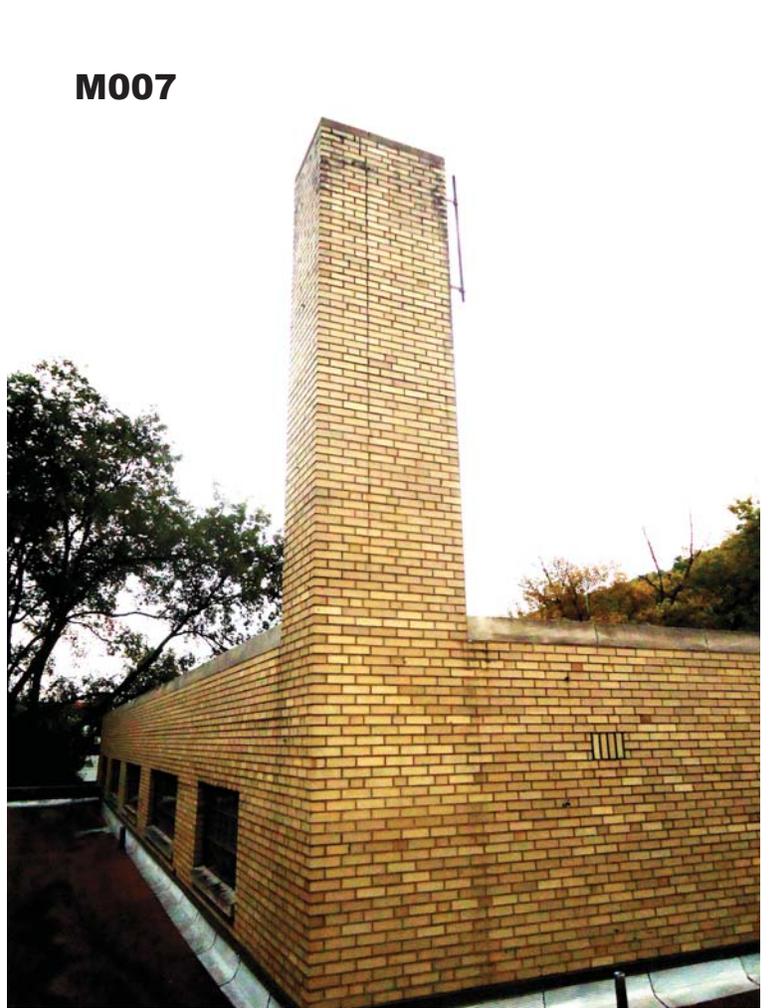
E006



M001











ADA - Title II - "Program Accessibility" Review

**Medic Training
2100 Liberty Ave
Pittsburgh, PA 15222**

Year Constructed: Information not available
Neighborhood/Ward: Strip district / Ward 2
Block / Lot: 10A / 55
Square Footage: 7,905
Department Assigned: GS
Facility Main Contact: Mark Bocian
Phone: 412-622-6940 / 6930

Weather Conditions Day of Inspection:
Temp: 75
Precipitation: None
Wind: None
Date of Inspection: August 18, 2010
Front of Building Faces: Northeast

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)

yes

Notes: _____

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)

yes

Notes: _____

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

yes

Notes: _____

Are that accessible places closest to the accessible entrance?

yes

Notes: _____

Are the accessible spaces marked?

yes

Notes: _____

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Medic Training
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Pittsburgh, PA 15222**

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

Yes / No

1) Route of Travel

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

Notes: _____

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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: No ramps on site

Do all ramps longer than 6 feet have railings on both sides?

Notes: _____

Are railings sturdy and between 34 and 38 inches high?

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Medic Training
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Pittsburgh, PA 15222**

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

n/a

Notes: _____

Are ramps non-slip?

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

3) Pools

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

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

4) Miscellaneous site features

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

n/a

Notes: _____

ADA - Title II - "Program Accessibility" Review

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Medic Training
2100 Liberty Ave
Pittsburgh, PA 15222**

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

Yes / No

1) Building entrances

Does the entrance door have at least 32 inches clear opening?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

Are edges of mat securely installed?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

2) Horizontal Circulation

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

Notes: _____

Are all public spaces on an accessible route of travel?

Notes: Several areas do not have proper clear space

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

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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?

 yes

Notes: _____

On the pull side of the doors, is there at least 18" clear wall space?

 yes

Notes: Not sure about meeting room. Depends on size of operable partitions.

Can doors be opened without too much force? (5 lbf maximum)

 yes

Notes: _____

Are door handles 48" high or less and operable with a closed fist?

 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: _____

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: _____

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Medic Training
2100 Liberty Ave
Pittsburgh, PA 15222

5) Emergency Egress

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

Notes: No system currently. No drawing to indicate if it will be part of the remodel

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 currently. No drawing to indicate if these will be part of the remodel.

Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

Brailled text of the same information?

Notes:

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

Notes:

7) Directional and Informational Signage

If mounted above 80", do they have letters at least 3" high with high contrast and non-glare finish?

Notes:

Do directional and informational signs comply with legibility requirements?

Notes:

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Pittsburgh, PA 15222**

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")

yes

Notes: Drawings appear to modify non-compliant controls.

Are they operable with a closed fist?

yes

Notes: _____

9) Seats, Tables, and Counters

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

n/a

Notes: _____

Are the spaces for wheelchair seating distributed throughout?

n/a

Notes: _____

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

yes

Notes: Assumes meeting room table to be compliant

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

yes

Notes: _____

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

n/a

Notes: _____

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

n/a

Notes: _____

10) Vertical Circulation

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

n/a

Notes: All public spaces are on ground floor

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

n/a

Notes: _____

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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: _____

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**Medic Training
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Pittsburgh, PA 15222**

Restrooms

Yes / No

1) Getting to the Restrooms

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

 yes

Notes: _____

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

 yes

Notes: Assume part of remodel.

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

 yes

Notes: _____

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

 yes

Notes: _____

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

 yes

Notes: _____

Is the doorway at least 32" clear?

 yes

Notes: _____

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

 yes

Notes: _____

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

 yes

Notes: _____

Can doors be opened easily? (5 lbf max)

 yes

Notes: _____

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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")

 yes

Notes: _____

Is there a 36" wide path to all fixtures?

 yes

Notes: _____

3) Stalls

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

 n/a

Notes: single restroom, no stalls

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

 yes

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)

 yes

Notes: _____

Is the toilet seat 17" to 19" high?

 yes

Notes: _____

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

 yes

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)

 yes

Notes: _____

Is the lavatory rim no higher than 34"?

 yes

Notes: _____

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

 yes

Notes: _____

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

 yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Medic Training
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Can the faucet be operated with 1 closed fist? yes

Notes: _____

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

Notes: _____

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

Notes: _____

Miscellaneous items

Yes / No

1) Drinking Fountains

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

Notes: _____

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

Notes: No fountain with standard height. Should be on of each or a bi-level if there is enough space.

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

Notes: _____

Is each water fountain cane-detectable? yes

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: _____

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2100 Liberty Ave
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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 Training
2100 Liberty Ave
Pittsburgh, PA 15222**

Possible solutions / items needed

Parking

| | Quantity | Unit | Unit cost | Total cost |
|--------------------------------|----------|------|-----------|------------|
| Work being performed currently | | | | |

| | | | | |
|-----------------------------|--|--|--|------------|
| TOTAL COST - PARKING | | | | \$0 |
|-----------------------------|--|--|--|------------|

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

| | Quantity | Unit | Unit cost | Total cost |
|--------------------------------|----------|------|-----------|------------|
| Work being performed currently | | | | |

| | | | | |
|---|--|--|--|------------|
| TOTAL COST - ACCESS ROUTES / SITE FEATURES | | | | \$0 |
|---|--|--|--|------------|

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

| | Quantity | Unit | Unit cost | Total cost |
|--------------------------------|----------|------|-----------|------------|
| Work being performed currently | | | | |

| | | | | |
|--|--|--|--|------------|
| TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE | | | | \$0 |
|--|--|--|--|------------|

ADA - Title II - "Program Accessibility" Review

**Medic Training
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Restrooms

| | Quantity | Unit | Unit cost | Total cost |
|--------------------------------|----------|------|-----------|------------|
| Work being performed currently | | | | |

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

Miscellaneous items

| | Quantity | Unit | Unit cost | Total cost |
|--------------------------------|----------|------|-----------|------------|
| Work being performed currently | | | | |

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

ADA - Title II - "Program Accessibility" Review

**Medic Training
2100 Liberty Ave
Pittsburgh, PA 15222**

NOTES

Notes: The facility is currently under renovations. This report is based on the drawings dated 02/05/2010. This assumes that items not detailed on the drawings such as door hardware, signage, etc. will meet ADA requirements. This report only evaluates the spaces available to the public. If a handicap person were to be employed, there may have to be further modifications made such as lowering a portion of the countertop in the kitchen area, modifying the existing gang bathrooms and showers, etc. There are some items of concern in regard to areas available to the public. The door to the rear office area does not appear to have proper clear space. The door to the meeting room may not have 18" clear space on the latch side of the door depending on the size of the operable partitions shown. The double doors along the accessible route through the office area at the side appear to be too narrow. There is currently no fire alarm system. The water fountain shown is compliant except that there also has to be a fountain at standard height (consider a bi-level if space permits).

INSPECTION REPORT

**Medic Training
 2100 Liberty Avenue
 Pittsburgh, PA 15222**

Site Utilities

| | | |
|------------------------|---------------------------|---------------------------------------|
| Year Constructed: | Information not available | Weather Conditions Day of Inspection: |
| Neighborhood: | Strip District / Ward 2 | Temp: 74° F |
| Block / Lot: | 10A / 55 | Precipitation: None |
| Square Footage: | 7,905 | Wind: W 2 MPH |
| Department Assigned: | GS | Date of Inspection: August 18, 2010 |
| Facility Main Contact: | Mark Bocian | |
| Phone: | 412-622-6940 / 6930 | |

Site Utilities

| | | | |
|--------------------------|-----------------|------------------------|---|
| <input type="checkbox"/> | Site Plumbing | | |
| <input type="checkbox"/> | Fair/Old | Hose Bibs | Notes: <u>Replace in 0-3 years.</u> |
| <input type="checkbox"/> | | Site Irrigation | Notes: _____ |
| <input type="checkbox"/> | Fair | Fire Hydrants | Notes: <u>Surface Rust</u> |
| <input type="checkbox"/> | | Water Features | Notes: _____ |
| <input type="checkbox"/> | | Storm Water Management | Notes: _____ |
| <input type="checkbox"/> | Fair | Inlets | Notes: <u>Need cleaned.</u> |
| <input type="checkbox"/> | | Storage Tanks | Notes: _____ |
| <input type="checkbox"/> | | Detention Ponds | Notes: _____ |
| <input type="checkbox"/> | | Fencing / Enclosures | Notes: _____ |
| <input type="checkbox"/> | Site Electrical | | Notes: _____ |
| <input type="checkbox"/> | | Transformer | Notes: <u>Single Transformer mounted on utility pole. See notes at bottom of spreadsheet.</u> |
| <input type="checkbox"/> | | | Notes: _____ |
| <input type="checkbox"/> | Fair/Old | Exterior Receptacles | Notes: <u>Replace in 0-3 years.</u> |
| <input type="checkbox"/> | | | |
| <input type="checkbox"/> | Fair | Site Lighting | Notes: <u>Metal Halide or High Pressure Sodium</u> |
| <input type="checkbox"/> | | | Notes: <u>Good lighting alley way side of facility. Fair lighting remainder of facility. Conduit fair - poor / rusting.</u> |
| <input type="checkbox"/> | | | Notes: _____ |
| <input type="checkbox"/> | | Parking lot lighting | _____ |
| <input type="checkbox"/> | | | _____ |
| <input type="checkbox"/> | | PA System | Notes: _____ |
| <input type="checkbox"/> | | | _____ |
| <input type="checkbox"/> | Good | Natural Gas Service | Notes: <u>Equitable Gas Co. Meter # 833358 Elster American Meter AL-425</u> |
| | | | <u>MAOP 10PSI</u> |
| | | | <u>425 CFH at 12 in diff. ANSI Class 400</u> |
| | | | <u>TEMP COMP 09L461593</u> |

INSPECTION REPORT

Medic Training
2100 Liberty Avenue
Pittsburgh, PA 15222

Site Utilities

Notes:

Notes: Electrical and Life Safety Hazard:

Utility pole located in the back side of building is damaged and leaning. Repair or replace pole as soon as possible.

Another utility pole has broken conduit, damaged / exposed wires. Replace damaged wiring as soon as possible.

Window well grates (fair - poor) rusting and pitted. Repair, paint, and / or replace window well grates in 0-1 year.

See photos labeled S for Site Utilities.

S001



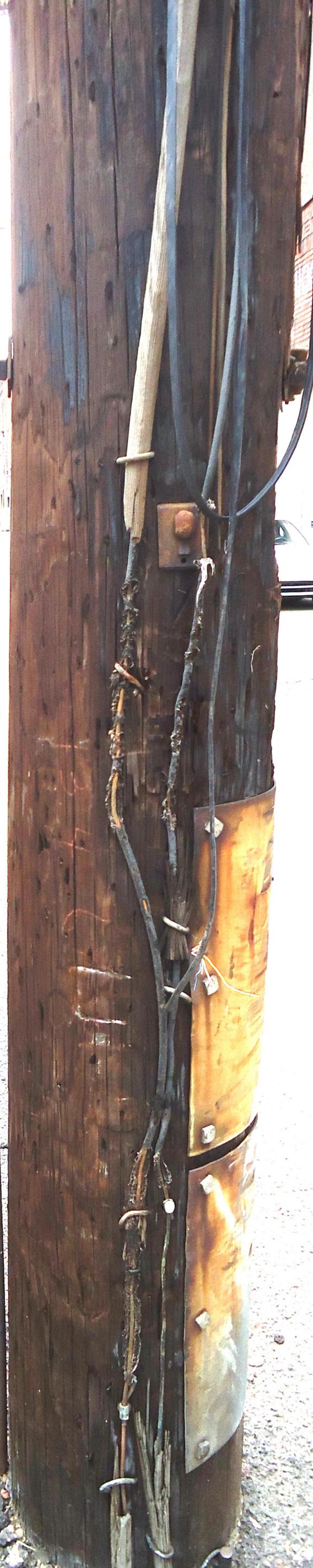
S002



S003



S004



S005



S007



Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

Asset Protection Summary

| | |
|-----------|-----------|
| Immediate | \$101,384 |
| One Year | \$176,602 |
| Five Year | \$2,554 |
| 10 Year | \$0 |

Notes:

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

Medic Training (B151)
 2100 Liberty Avenue
 Pittsburgh, PA 15222

Immediate Asset Protection Estimate

| Report | Description | Quantity | Unit | Unit Price | Total Cost |
|-----------------|---|----------|-------|-------------|------------|
| Fire Protection | Have fire extinguishers inspected. Replace as needed. | 1 | LS | \$500.00 | \$500 |
| HVAC | Poor ventilation - bring system up to code | 1 | ALLOW | \$50,000.00 | \$50,000 |
| Electrical | Provide fire alarm system | 7905 | SF | \$3.00 | \$23,715 |
| Electrical | Provide emergency lighting system | 7905 | SF | \$0.75 | \$5,929 |
| Site Utilities | Replace damaged conduit and wiring on utility pole | 1 | LS | \$750.00 | \$750 |

SUBTOTAL

\$80,894

GENERAL REQUIREMENTS

6%

\$4,854

BOND

1%

\$857

PERMIT

Calc.

\$1,116

OVERHEAD & PROFIT

7%

\$5,574

CONTINGENCY

10%

\$8,089

ESCALATION

0%

\$0

TOTAL

\$101,384

Medic Training (B151)
2100 Liberty Avenue
Pittsburgh, PA 15222

One Year Asset Protection Estimate

| Report | Description | Quantity | Unit | Unit Price | Total Cost |
|---------------|--|----------|------|-------------|------------|
| Structural | Repair / replace broken bricks and mortar joints in multiple areas on the exterior and interior of the building. Clean and paint rusted lintels. | 1 | LS | \$40,000.00 | \$40,000 |
| Structural | Recaulk two windows on the north face of the building | 1 | LS | \$300.00 | \$300 |
| Structural | Reset / replace / recaulk dislocated and cracked coping stones. | 1 | LS | \$1,500.00 | \$1,500 |
| Structural | Route and seal cracks in the basement walls (assume approx 50 lf) | 1 | LS | \$500.00 | \$500 |
| Structural | Route and seal cracks in basement floor slab. (assume approx 50 lf) | 1 | LS | \$500.00 | \$500 |
| Roof | Repair roof system in areas by Truck bay. ROOF MAY BE IN WARRANTY | 1 | LS | \$4,000.00 | \$4,000 |
| Architectural | Reseal / restripe parking lot | 1 | LS | \$3,500.00 | \$3,500 |
| Architectural | Clean out stormwater inlets | 1 | LS | \$1,000.00 | \$1,000 |
| Architectural | Paint concrete floor in 1st floor corridor | 1 | LS | \$500.00 | \$500 |
| Architectural | Replace carpeting in Training Room 15 | 95 | SY | \$7.00 | \$665 |
| Architectural | Patch / repair plaster ceiling in garage room 19 (assume 25% of ceiling area) | 540 | SF | \$5.00 | \$2,700 |
| Plumbing | Replace water meter | 1 | EA | \$2,500.00 | \$2,500 |
| Plumbing | Add backflow preventer to service entrance | 1 | EA | \$2,000.00 | \$2,000 |
| Plumbing | Replace water closets | 1 | EA | \$850.00 | \$850 |
| Plumbing | Replace lavatory faucets | 7 | EA | \$250.00 | \$1,750 |
| Plumbing | Replace shower faucets | 4 | EA | \$250.00 | \$1,000 |
| Plumbing | Perform detailed inspection of water piping, fittings, and valves | 1 | LS | \$1,000.00 | \$1,000 |
| Plumbing | Replace floor drain covers (assume 4 total) | 1 | LS | \$60.00 | \$60 |
| Plumbing | Replace floor drains in basement (assume 4 total) | 1 | LS | \$1,800.00 | \$1,800 |
| Plumbing | Replace janitor's sink | 2 | EA | \$850.00 | \$1,700 |
| Plumbing | Replace clean-out cover at stair landing | 1 | EA | \$50.00 | \$50 |
| Plumbing | Video inspection of sanitary and stormwater piping if this wasn't performed when basement flooded | 1 | LS | \$1,000.00 | \$1,000 |
| HVAC | Replace HVAC controls - electric | 7905 | SF | \$5.50 | \$43,478 |
| HVAC | Replace hot water boiler (gas fired - 450,000 btu/hr), expansion tank, flue, and piping and valves at boiler, and pump. | 1 | LS | \$20,000.00 | \$20,000 |
| HVAC | Inspect hydronic system piping / valves and radiators | 1 | LS | \$750.00 | \$750 |
| HVAC | Replace exhaust fan | 1 | EA | \$750.00 | \$750 |
| HVAC | Replace louver (assume 1' x 4' fixed) | 1 | EA | \$250.00 | \$250 |
| HVAC | Replace window AC unit | 1 | EA | \$750.00 | \$750 |
| HVAC | Replace gas fired unit heater | 1 | EA | \$2,500.00 | \$2,500 |

Medic Training (B151)

2100 Liberty Avenue
Pittsburgh, PA 15222

One Year Asset Protection Estimate - Continued

| Report | Description | Quantity | Unit | Unit Price | Total Cost |
|----------------|---|----------|------|------------|------------|
| Site Utilities | Replace exterior hose bibs (assume 4 total) | 4 | EA | \$625.00 | \$2,500 |
| Site Utilities | Replace exterior receptacles (assume 4 total) | 4 | EA | \$200.00 | \$800 |
| Site Utilities | Paint / repair / replace window well grates | 1 | LS | \$500.00 | \$500 |

| | | | | | |
|-----------------|----------------------|--|-------|--|------------------|
| SUBTOTAL | | | | | \$141,153 |
| | GENERAL REQUIREMENTS | | 6% | | \$8,469 |
| | BOND | | 1% | | \$1,496 |
| | PERMIT | | Calc. | | \$1,909 |
| | OVERHEAD & PROFIT | | 7% | | \$9,725 |
| | CONTINGENCY | | 5% | | \$7,058 |
| | ESCALATION | | 4% | | \$6,792 |
| TOTAL | | | | | \$176,602 |

Medic Training (B151)

2100 Liberty Avenue
Pittsburgh, PA 15222

Five Year Asset Protection Estimate

| Report | Description | Quantity | Unit | Unit Price | Total Cost |
|----------|-----------------------|----------|------|------------|------------|
| Plumbing | Replace water closets | 2 | EA | \$850.00 | \$1,700 |

| | | | | | |
|-------------------------|--|-------|--|--|----------------|
| SUBTOTAL | | | | | \$1,700 |
| GENERAL REQUIREMENTS | | 6% | | | \$102 |
| BOND | | 1% | | | \$18 |
| PERMIT | | Calc. | | | \$89 |
| OVERHEAD & PROFIT | | 7% | | | \$117 |
| CONTINGENCY | | 5% | | | \$85 |
| ESCALATION to Year 2015 | | 21% | | | \$443 |
| TOTAL | | | | | \$2,554 |

Medic Training (B151)

2100 Liberty Avenue
Pittsburgh, PA 15222

10 Year Asset Protection Estimate

| Report | Description | Quantity | Unit | Unit Price | Total Cost |
|--------|-------------|----------|------|------------|------------|
| | | | | | \$0 |

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

| | | | |
|---|--|-----------------------|------------------------------|
| CITY OF PITTSBURGH | | Medic Training | Square Foot 11,408 |
| LOCATION : 2100 Liberty Avenue Pittsburgh, PA | | | |
| GAS CO : Equitable | | | |
| ACCOUNT # : 00090021600-0191 | | | |
| CUSTOMER # : 0900216 | | | |
| LOCATION # : 175270 | | | |
| MARKETER : | | | |
| ACCOUNT # : | | | |
| RATE : GSS changed to GDSSG w gca effective on 12/15/08 bill | | | |
| METER # : 1592441 | | | |
| 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 | MCF | COST | COST/MCF | MISC | LATE FEE | BILL TOTAL | MCF | COST | COST/MCF | MISC | BILL TOTAL | COST | COST/MCF |
| 12/17/2007 | 1/17/2008 | 31 | a | 76.50 | \$ 1,125.86 | \$ 14.717 | \$ 16.31 | \$ 15.73 | \$ 1,157.90 | | | #DIV/0! | | \$ - | \$ 1,157.90 | \$ 15.136 |
| 1/17/2008 | 2/18/2008 | 32 | a | 97.00 | \$ 1,427.55 | \$ 14.717 | \$ 16.13 | \$ 17.15 | \$ 1,460.83 | | | #DIV/0! | | \$ - | \$ 1,460.83 | \$ 15.060 |
| 2/18/2008 | 3/18/2008 | 29 | a | 81.60 | \$ 1,200.91 | \$ 14.717 | \$ 16.27 | | \$ 1,217.18 | | | #DIV/0! | | \$ - | \$ 1,217.18 | \$ 14.916 |
| 3/18/2008 | 4/16/2008 | 29 | a | 35.20 | \$ 559.95 | \$ 15.908 | \$ 16.61 | \$ 18.27 | \$ 594.83 | | | #DIV/0! | | \$ - | \$ 594.83 | \$ 16.899 |
| 4/16/2008 | 5/16/2008 | 30 | a | 9.80 | \$ 165.39 | \$ 16.877 | \$ 16.84 | | \$ 182.23 | | | #DIV/0! | | \$ - | \$ 182.23 | \$ 18.595 |
| 5/16/2008 | 6/17/2008 | 32 | a | 6.30 | \$ 106.32 | \$ 16.876 | \$ 16.89 | \$ 2.74 | \$ 125.95 | | | #DIV/0! | | \$ - | \$ 125.95 | \$ 19.992 |
| 6/17/2008 | 7/16/2008 | 29 | a | 1.60 | \$ 29.24 | \$ 18.275 | \$ 16.96 | | \$ 46.20 | | | #DIV/0! | | \$ - | \$ 46.20 | \$ 28.875 |
| 7/16/2008 | 8/15/2008 | 30 | a | 1.60 | \$ 30.98 | \$ 19.363 | \$ 16.96 | | \$ 47.94 | | | #DIV/0! | | \$ - | \$ 47.94 | \$ 29.963 |
| 8/15/2008 | 9/15/2008 | 31 | a | 1.70 | \$ 32.93 | \$ 19.371 | \$ 16.95 | | \$ 49.88 | | | #DIV/0! | | \$ - | \$ 49.88 | \$ 29.341 |
| 9/15/2008 | 10/13/2008 | 28 | a | 1.60 | \$ 29.57 | \$ 18.481 | \$ 16.96 | | \$ 46.53 | | | #DIV/0! | | \$ - | \$ 46.53 | \$ 29.081 |
| 10/13/2008 | 11/13/2008 | 31 | a | 29.50 | \$ 512.04 | \$ 17.357 | \$ 16.52 | | \$ 528.56 | | | #DIV/0! | | \$ - | \$ 528.56 | \$ 17.917 |
| 11/13/2008 | 12/15/2008 | 32 | a | 77.50 | \$ 494.23 | \$ 6.377 | \$ 16.65 | \$ 7.93 | \$ 518.81 | | | #DIV/0! | | \$ - | \$ 518.81 | \$ 6.694 |
| TOTALS: | | | | 419.90 | \$ 5,714.97 | \$ 13.610 | \$ 200.05 | \$ 61.82 | \$ 5,976.84 | 0.00 | \$ - | #DIV/0! | \$ - | \$ - | \$ 5,976.84 | \$ 14.234 |

City of Pittsburgh
LOCATION : Info Systems, 2100 Liberty Ave **Medic Training**
 Pittsburgh, PA
ELECTRIC CO : Duquesne Light
ACCOUNT # : 7000-004-291-001
SUPPLIER CO :
ACCOUNT # :
CUST CHARGE: \$ 30.00
RATE : GM Medium Fixed
METER # : G04714507

| 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 |
| 11/30/2007 | 1/2/2008 | 33 | a | 3,320 | 8.2 | 8.2 | 1.00 | \$ 267.95 | \$ 0.081 | \$ 30.00 | \$ 297.95 | | | #DIV/0! | | \$ - | \$ 297.95 | \$ 0.090 |
| 1/2/2008 | 1/31/2008 | 29 | a | 3,400 | 9.4 | 9.4 | 1.00 | \$ 295.39 | \$ 0.087 | \$ 30.00 | \$ 325.39 | | | #DIV/0! | | \$ - | \$ 325.39 | \$ 0.096 |
| 1/31/2008 | 2/29/2008 | 29 | a | 3,190 | 8.3 | 8.3 | 1.00 | \$ 269.89 | \$ 0.085 | \$ 30.00 | \$ 299.89 | | | #DIV/0! | | \$ - | \$ 299.89 | \$ 0.094 |
| 2/29/2008 | 4/1/2008 | 32 | a | 3,360 | 7.8 | 7.8 | 1.00 | \$ 273.70 | \$ 0.081 | \$ 30.00 | \$ 303.70 | | | #DIV/0! | | \$ - | \$ 303.70 | \$ 0.090 |
| 4/1/2008 | 5/1/2008 | 30 | a | 3,810 | 11.7 | 11.7 | 1.00 | \$ 347.04 | \$ 0.091 | \$ 30.00 | \$ 377.04 | | | #DIV/0! | | \$ - | \$ 377.04 | \$ 0.099 |
| 5/1/2008 | 6/2/2008 | 32 | a | 3,710 | 11.6 | 11.6 | 1.00 | \$ 340.41 | \$ 0.092 | \$ 30.00 | \$ 370.41 | | | #DIV/0! | | \$ - | \$ 370.41 | \$ 0.100 |
| 6/2/2008 | 7/1/2008 | 29 | a | 5,650 | 15.5 | 15.5 | 1.00 | \$ 508.66 | \$ 0.090 | \$ 30.00 | \$ 538.66 | | | #DIV/0! | | \$ - | \$ 538.66 | \$ 0.095 |
| 7/1/2008 | 7/31/2008 | 30 | a | 6,100 | 13.4 | 13.4 | 1.00 | \$ 509.08 | \$ 0.083 | \$ 30.00 | \$ 539.08 | | | #DIV/0! | | \$ - | \$ 539.08 | \$ 0.088 |
| 7/31/2008 | 8/29/2008 | 29 | a | 5,920 | 15.6 | 15.6 | 1.00 | \$ 525.77 | \$ 0.089 | \$ 30.00 | \$ 555.77 | | | #DIV/0! | | \$ - | \$ 555.77 | \$ 0.094 |
| 8/29/2008 | 10/1/2008 | 33 | a | 5,690 | 11.5 | 11.5 | 1.00 | \$ 461.40 | \$ 0.081 | \$ 30.00 | \$ 491.40 | | | #DIV/0! | | \$ - | \$ 491.40 | \$ 0.086 |
| 10/1/2008 | 10/30/2008 | 29 | a | 3,940 | 12.1 | 12.1 | 1.00 | \$ 365.93 | \$ 0.093 | \$ 30.00 | \$ 395.93 | | | #DIV/0! | | \$ - | \$ 395.93 | \$ 0.100 |
| 10/30/2008 | 12/2/2008 | 33 | a | 3,990 | 10.1 | 10.1 | 1.00 | \$ 344.08 | \$ 0.086 | \$ 30.00 | \$ 374.08 | | | #DIV/0! | | \$ - | \$ 374.08 | \$ 0.094 |
| TOTALS : | | | | 48,760 | 127.0 | 127.0 | 1.00 | \$ 4,241.35 | \$ 0.087 | \$ 330.00 | \$ 4,571.35 | 0 | \$ - | #DIV/0! | \$ - | \$ - | \$ 4,571.35 | \$ 0.094 |

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

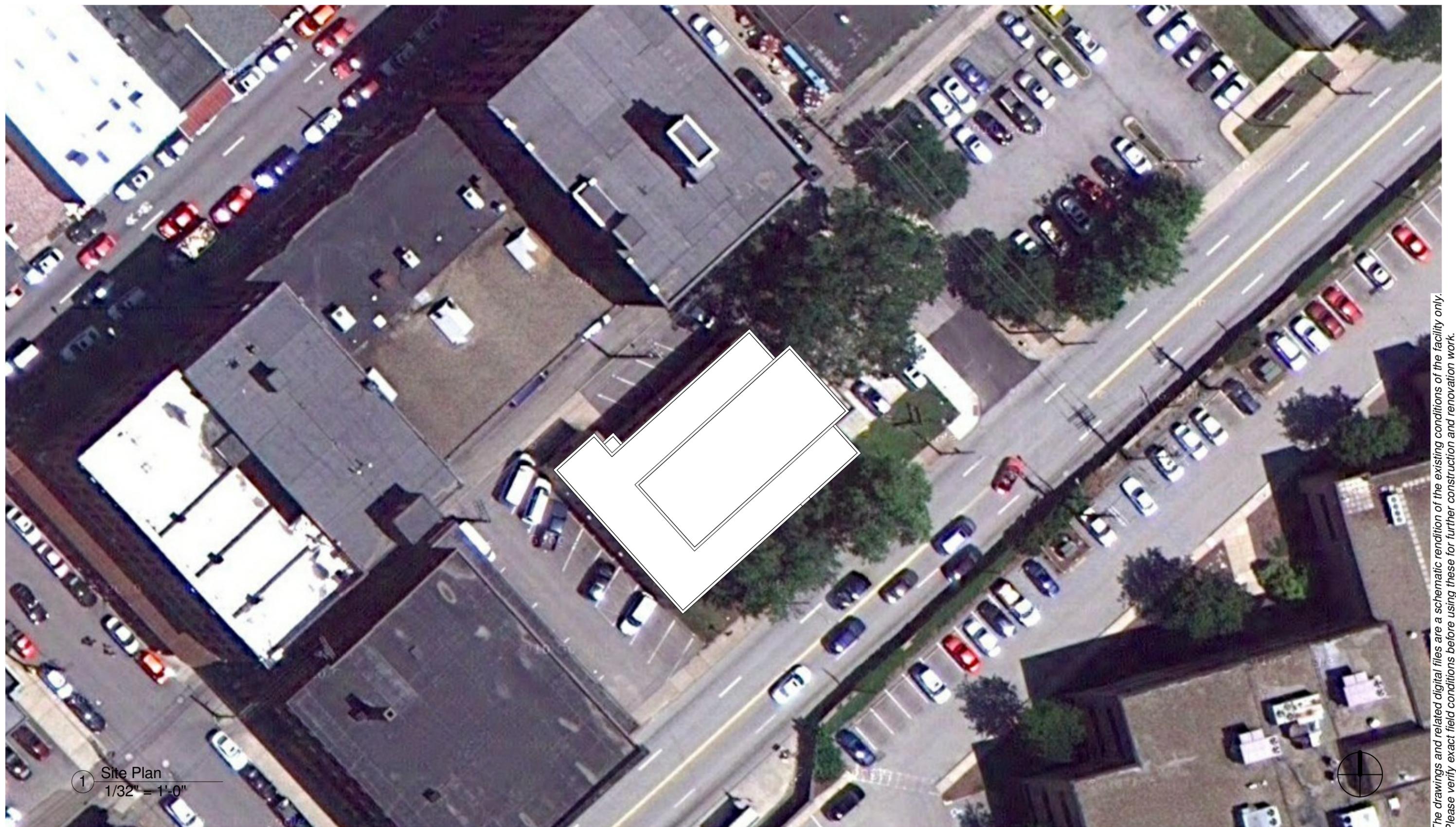
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 36,808

Energy Usage in BTU/ Square Foot electricity = 14,584

Conclusion: There is a lower usage of natural gas per square foot of 36,808 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract. Reason for this low natural gas usage is not known at this time.
 There is a lower usage of electricity per square foot of 14,584 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Reason for this low electricity usage is not known at this time.



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



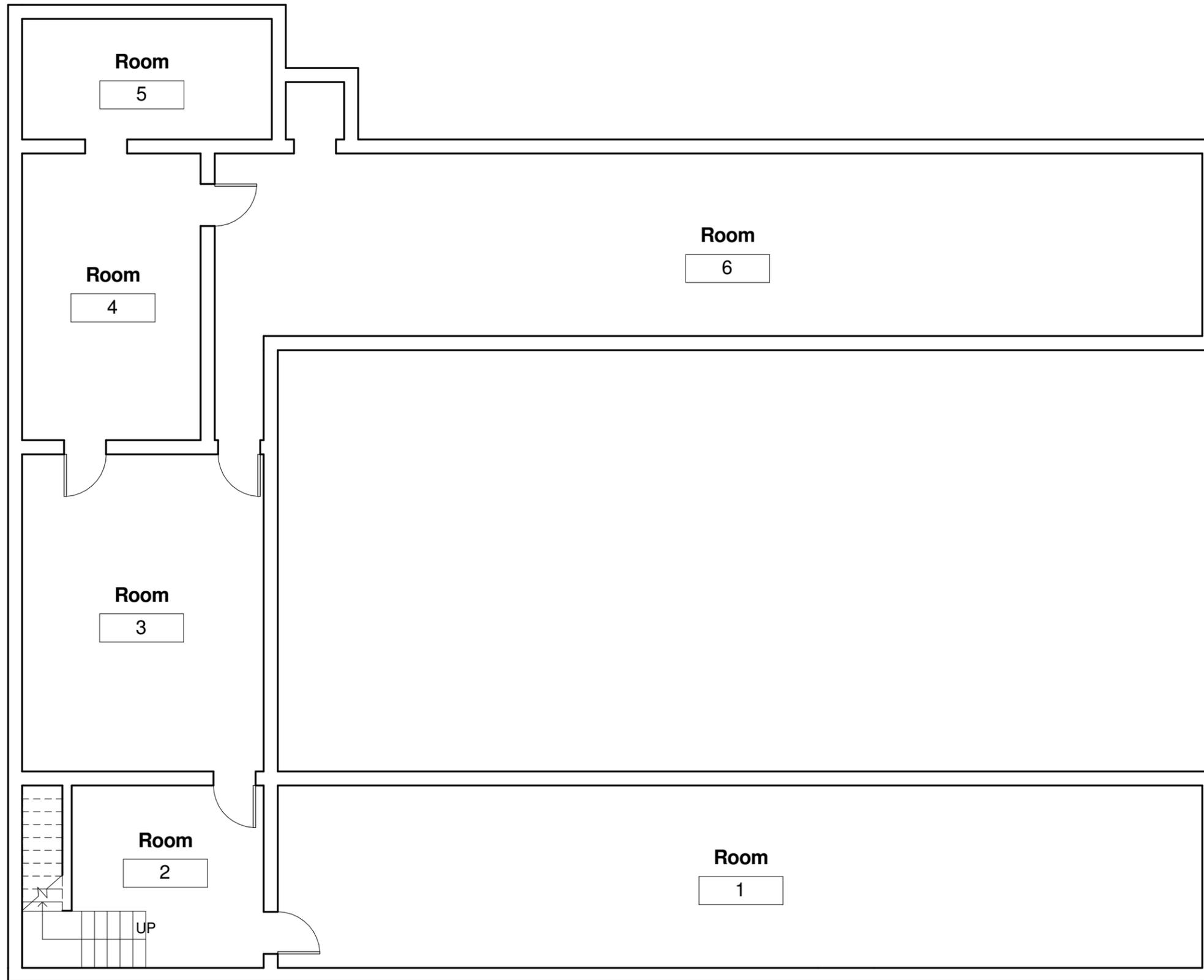
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Medic Training

City of Pittsburgh

| | | |
|-----------|----------|---------------------|
| Site Plan | | C1.01 |
| Date | 09/22/10 | |
| Drawn by | AK | Scale 1/32" = 1'-0" |



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

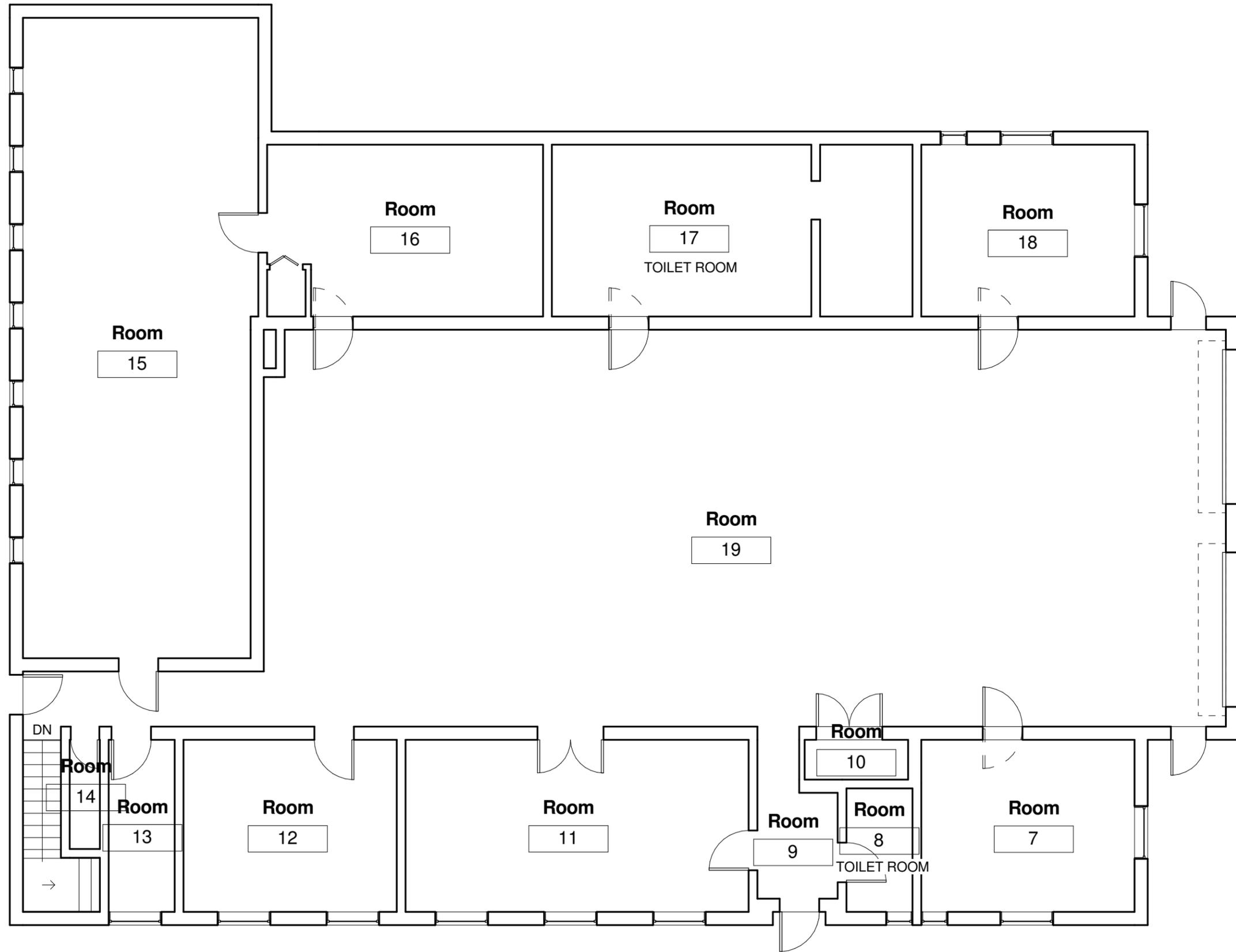


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Medic Training
City of Pittsburgh

| | | |
|--------------------------|----------|--------------------|
| Ground Floor Plan | | A1.00 |
| Date | 09/22/10 | |
| 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 Training

City of Pittsburgh

| | |
|----------------------|----------|
| L1 Floor Plan | |
| Date | 09/22/10 |
| Drawn by | AK |

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