



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Police K-9 Facility
1435 Washington Blvd.
Pittsburgh, Pennsylvania 15206



Massaro

www.massarocms.com

Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

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Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

The Police K-9 Facility was inspected on August 13, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

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

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

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

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

FINDINGS

Asset Protection

In general this building was found to be in good condition . There is some significant repairs required for the HVAC system as well as fire alarm and telecom systems. Minor repairs and maintenance will be required for the remainder of the building.

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	\$0
One Year	\$107,150
Five Year	\$3,578
10 Year	\$0

Police K-9 Facility (B085)
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Executive Summary

American Disabilities Act

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

Parking

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

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

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

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

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

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

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

Estimated cost to achieve compliance **\$11,070**

Restrooms

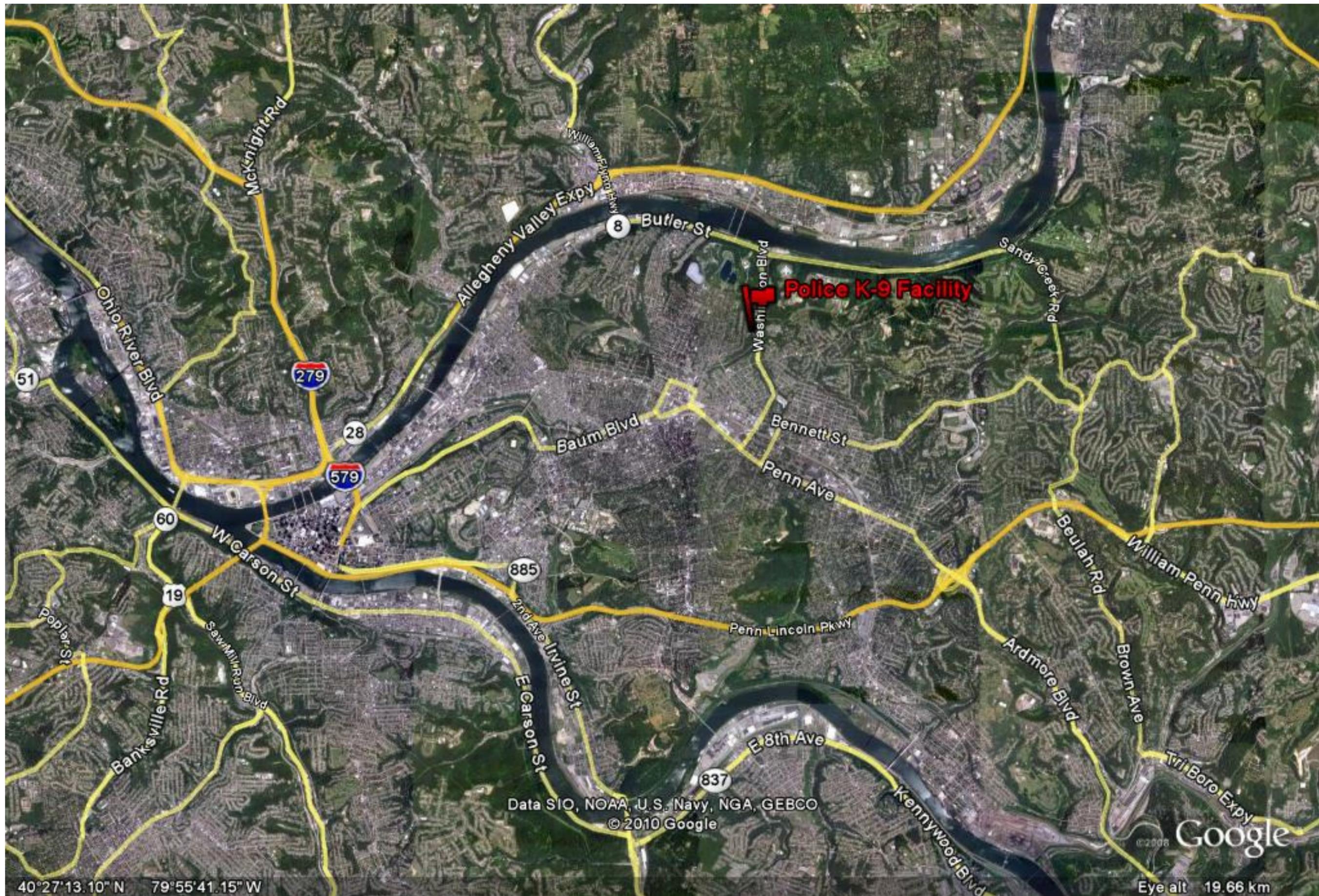
This includes all public restrooms and the usability of them.

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

Miscellaneous items

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

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



40°27'13.10" N 79°55'41.15" W

Eye alt 19.66 km

INSPECTION REPORT
Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Office 01

Fair	Ceiling -Type	<u>ACT</u>	Notes: _____
Fair	Flooring - Type	<u>VCT</u>	Notes: _____
Good	Base - Type	<u>Rubber</u>	Notes: _____
Good	Walls - Type	<u>GWB / Masonry</u>	Notes: _____
Good	Doors & Hardware	<u>HM</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Men's restroom 05

Fair	Ceiling -Type	<u>ACT</u>	Notes: _____
Fair	Flooring - Type	<u>VCT</u>	Notes: _____
Fair	Base - Type	<u>Rubber</u>	Notes: _____
Good	Walls - Type	<u>GWB</u>	Notes: _____
Good	Doors & Hardware	<u>HM</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Women's restroom 04

Fair	Ceiling -Type	<u>ACT</u>	Notes: _____
Fair	Flooring - Type	<u>VCT</u>	Notes: _____
Fair	Base - Type	<u>Rubber</u>	Notes: _____
Good	Walls - Type	<u>GWB</u>	Notes: _____
Good	Doors & Hardware	<u>HM</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Training room 08

Good	Ceiling -Type	<u>Open bar joist</u>	Notes: _____
Good	Flooring - Type	<u>Concrete</u>	Notes: _____
N/A	Base - Type	<u>N/A</u>	Notes: _____
Good	Walls - Type	<u>Masonry</u>	Notes: <u>Expansion joints need caulk</u>
Good	Doors & Hardware	<u>HM</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Kennel 07

Good	Ceiling -Type	<u>Open bar joist</u>	Notes: _____
Good	Flooring - Type	<u>Concrete</u>	Notes: <u>Some cracking</u>
N/A	Base - Type	<u>N/A</u>	Notes: _____
Good	Walls - Type	<u>Masonry</u>	Notes: _____
Good	Doors & Hardware	<u>HM</u>	Notes: _____
	General Note:		Notes: _____

INSPECTION REPORT
Police K-9 Facility (B085)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Locker room 09

Fair	Ceiling - Type	Plaster	Notes:	Some cracking
Good	Flooring - Type	Concrete	Notes:	
N/A	Base - Type	N/A	Notes:	
Good	Walls - Type	Plaster	Notes:	
Good	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

Interiors

Notes:

POSSIBLE ENVIRONMENTAL ISSUES

Notes:

NOTES

Notes:



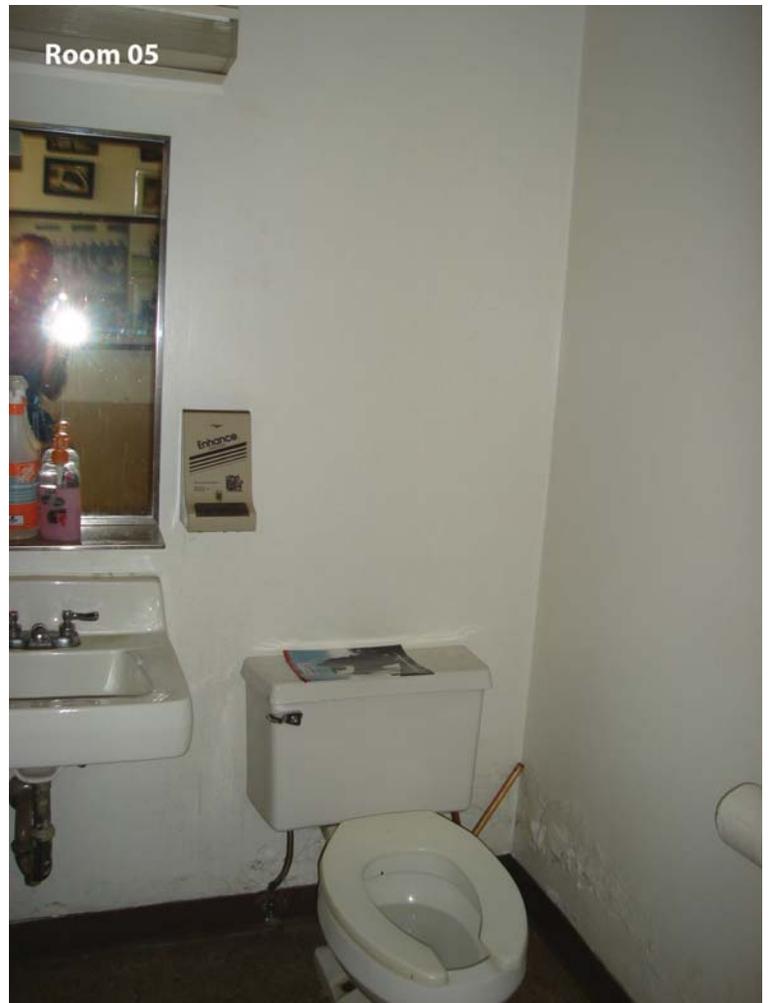
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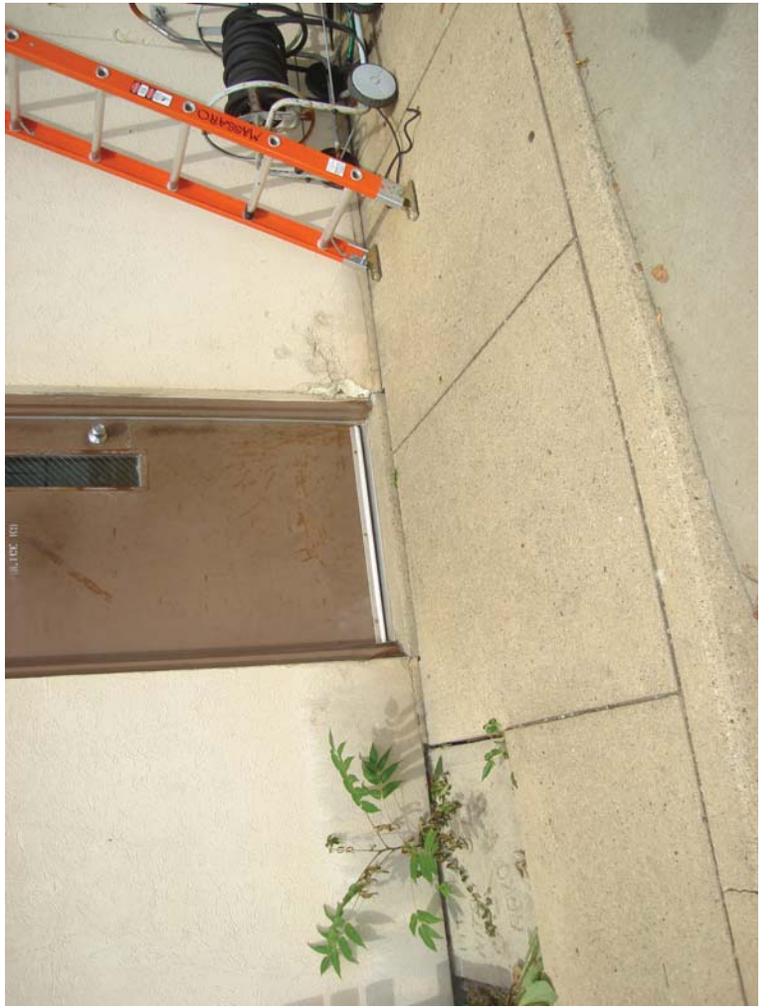
Jul 3, 2010

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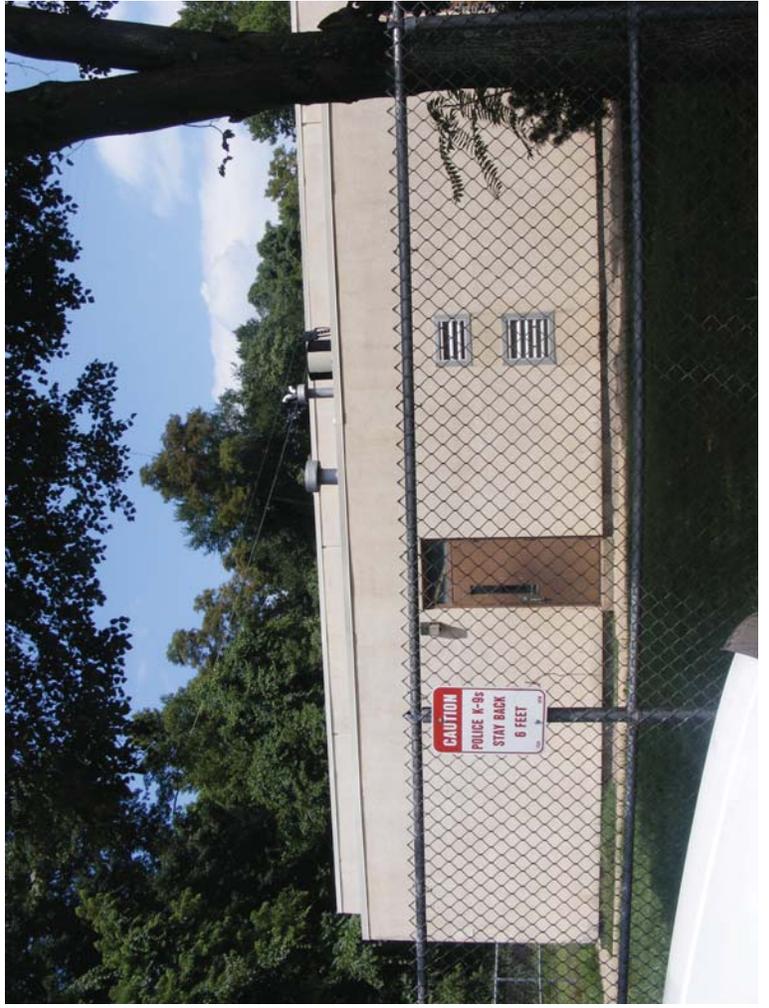
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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ADDENDUM No. 1
June 24, 2011

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: **Police Canine Facility**
 Building Code: **B085**

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 **Police Canine Facility** was conducted. The windows were inspected from the exterior of the building. The weather that day was clear, bright and sunny. The windows were found to be in FAIR/GOOD condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



August 13, 2010

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

RE: Visual Survey - Police K-9 Facility

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Police K-9 Facility, 1435 Washington Blvd., Pittsburgh, PA 15206. The survey was conducted on August 13, 2010. The weather was Sunny with temperatures in the eighties.

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The building inspected contains approximately 3,832 square feet of roof area on two delineated areas (higher training area - 2,992 SF, office/kennel - 840 SF).

1. Building walls

1.1 Construction: The building walls are constructed with an EIFS surface on concrete block. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. Some areas of cracking and small damage were observed.

2. Roof Deck

2.1 Construction: The roof decking is metal "B" decking supported by open web bar joists.

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

3. Roof Insulation

3.1 Construction: No core cuts were taken.

3.2 Condition: The insulation is assumed to be in fair condition.

4. Roof Membrane

4.1 Construction: The roof system on both roof areas is constructed of a black granule surfaced modified bitumen roofing system. Could not determine installation date, but reportedly installed about 7-8 years ago.

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

5. Membrane flashings

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

5.2 Condition: The flashing systems are in fair condition. 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' to 1-1/2' high). The exterior parapet walls are capped with painted metal coping. The wall flashings extend up the wall and are terminated beneath the coping. The interior wall is terminated with metal counter flashing.

6.2 Condition: The metal coping is in fair condition. A few of the metal cover plates have been repaired.

7. Roof Top Penetrations

7.1 6 pipes, 1 hatch and 1 pipe portal penetrate the roof areas. 1 A/C condenser is mounted on wood blocking and located above the office area.

7.2 Condition: The penetrations are in fair condition. The cap is missing on one flue over the training area and is the cause of the one reported leak in the building.

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.

9. Access

10.1 Access is by extension ladder. A roof hatch provides access to the lower roof only.

10. Weather Tightness - Building

10.1 The building appears to be weather tight for the most part. There are few cracks and some minor damage to the EIFS. The potential for damage to the structural integrity is minimal.

CONCLUSIONS

There is one current roof leak reported (missing cap on flue stack).

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.

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

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

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

Estimates:

1 year: Replace missing cap on flue stack. 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)

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 training roof roof, metal deck with open web bar joists



R-4 Missing cap on flue stack causing leak



R-2 Underside of training roof at flue - leak location



R-5 East wall of training roof looking south



R-3 North wall of training roof looking west



R-6 Training roof looking east



R-7 Training roof south wall looking east, debris at drain



R-10 Office/Kennel roof looking east



R-8 Office/Kennel roof



R-11 Office/Kennel roof looking east along south wall



R-9 Office/Kennel roof at training room wall, ponding water



R-12 Office/Kennel roof looking west along south wall



R-13 Parapet wall connection to training room wall, crack in EIFS



W-3 East wall, damage to EIFS



W-1 East wall - entry



W-4 North wall, some stains



W-2 East wall of Training Room, NE corner



W-5 West wall of Training room



W-6 SW Corner of Office/Kennel area



W-7 South Wall

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 016

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

Building Observation Report

Facility: **Police K-9 Facility**
 Street Address: **1435 Washington Blvd.**
 City, State: **Pittsburgh, PA 15206**

AES Personnel: **RSB**
 Date: **13-Aug-10**
 Time: **9:30 AM**
 Facility Main Contact: **Sgt. Eric Kroll**
 Facility Phone: _____

Weather Conditions: **Sunny, Clear**
 Temp: **85 deg F**
 Wind: **none**
 Building Use: **K-9 Training**
 Building Code: **B085**

Structural

Overall

Number of Stories Notes: 1
 Structure Type Notes: Roof Joist on Masonry Bearing
 Basement Notes: None

Foundation

Material Notes: Concrete spread footing
 Settlement Notes: None Visible
 Moisture Notes: None Visible

Floor System

Structure Notes: Slab on grade
 Floor Finishes Notes: VCT/Exposed Concrete
 Stairs Notes: None

Walls

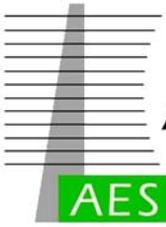
Exterior Material Notes: EIFS
 Interior Material Notes: Concrete Masonry

Columns

Type Notes: None

Roof

Structure Type Notes: Open web steel joist with metal deck
 Slope Notes: Flat
 Roofing Material Notes: Asphalt sheet



Atlantic Engineering Services

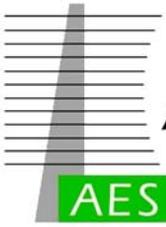
Site Visit Report No.: Site B085 – Police K-9 Training
Project No.: 09-260
Date of Site Visit: August 13, 2010
Page: 1 of 4



Photo S1



Photo S2



Atlantic Engineering Services

Site Visit Report No.: Site B085 – Police K-9 Facility
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Photo S3



Photo S4



Atlantic Engineering Services

Site Visit Report No.: Site B085 – Police K-9 Facility
Project No.: 09-260
Date of Site Visit: August 13, 2010
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Photo S5



Photo S6



Atlantic Engineering Services

Site Visit Report No.: Site B085 – Police K-9 Facility
Project No.: 09-260
Date of Site Visit: August 13, 2010
Page: 4 of 4



Photo S7

INSPECTION REPORT
Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Plumbing

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	75° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	3,690	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Plumbing

	Service Entrance	Notes:	
	Meter location	Notes:	
	Meter size	Notes:	
	Meters condition	Notes:	
	Backflow preventer	Notes:	
	Pressure Reducing Valve	Notes:	
	Water Filtration	Notes:	
	Water Softener	Notes:	
	Humidistat	Notes:	

Good	Water Heaters		
	Make Ruud Pacemaker	Notes:	Location - Mechanical Room
	Model PH50	Notes:	Natural Gas
	Serial RUNG0502H03456	Notes:	Insulation Fair - Poor condition. Replace insulation in 0-1 year.
	Age 8 Years Old	Notes:	
	Capacity 50 U.S. Gallons	Notes:	
	Expansion Tank	Notes:	

X	Natural gas	Notes:	Input 40,000 BTU/HR
	Electric	Notes:	
Fair	Flue vent	Notes:	
	Recirculation Pump	Notes:	
	Sump Pump	Notes:	

	Number of Men's Locker Room Toilet Facilities	Notes:	
	Number of water closets	Notes:	
	Number of urinals	Notes:	
	Number of lavatories	Notes:	
	Number of shower heads	Notes:	

Fair - Poor	Number of unisex Rooms	2	Notes:	See notes at bottom of spreadsheet.
	Number of water closets	2	Notes:	
	Number of lavatories	2	Notes:	
	Number of shower heads		Notes:	

	Number of Shower Rooms	Notes:	
	Number of shower heads	Notes:	

Fair	Drinking Fountains	Notes:	
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INSPECTION REPORT
Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Plumbing

<input checked="" type="checkbox"/>	Pipe		Notes: Piping, valves, and fittings in fair - poor condition.
<input type="checkbox"/>		Condition	Notes: Perform detailed inspection in 0-1 year. Check for leaks. Repair/replace
<input type="checkbox"/>		Insulation	Notes: as necessary.
<input type="checkbox"/>	Grease Traps		Notes: _____
<input type="checkbox"/>	Solids Interceptor		Notes: _____
<input type="checkbox"/>	Oil/Water Separator		Notes: _____
<input type="checkbox"/>	Sewage Grinder		Notes: _____
<input type="checkbox"/>	Neutralizer Tank (Acid Waste)		Notes: _____
<input type="checkbox"/>	Fair	Sanitary Sewer	Notes: Needs cleaned. See notes at bottom of spreadsheet.
<input type="checkbox"/>	Fair	Rain Water Sewer	Notes: Needs cleaned. Comments from officer that it backs up. May be a combination Sanitary/Rain Water Sewer. See notes below.
<input type="checkbox"/>	Access Doors		Notes: _____
<input type="checkbox"/>	Kitchenette		Notes: _____
<input type="checkbox"/>		Number of sinks	Notes: _____
<input type="checkbox"/>	Good	Hose Bibs	Notes: _____
<input type="checkbox"/>	Poor	Janitor's Service Sink	Notes: Replace in 0-1 year.

Notes:

Notes: The plumbing fixtures are equal mix of fair/old and poor condition. Age of Fixtures unknown.
 Most look outdated, at and nearing the end of their life expectancy. Replace poor in 0-1 year. Replace fair in 5 - 10 years.
 Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.

Top Roof
 - Roof drain covers fair. Remove debris away from covers, inspect drains, and clean them if needed in 0-1 year.

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

See photos labeled P for Plumbing.

INSPECTION REPORT

**Police K-9 Facility
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	75° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	3690	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

HVAC Air Side Systems and Equipment

	Packaged Rooftop Units	Notes:	_____
	Gas Heat	Notes:	_____
	Electric Heat	Notes:	_____
	Steam Heat	Notes:	_____
	Hot Water Heat	Notes:	_____
	Condensate Drains	Notes:	_____
	Utility Connections	Notes:	_____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

Poor	Remote Condensing Unit	Notes:	Rooftop
	Refrigerant Piping	Notes:	I.D. Tag missing. Replace in 0-1 year.

Manufacturer: Arcoaire
 Model: _____
 Year Installed: Unknown

Serial # _____
 CFM _____
 Other _____

	Vehicle exhaust extraction system	Notes:	_____
		Notes:	_____

Fair-Poor/Old	(2) Through Wall Ventilation Fans	Notes:	Within main area. Replace in 0-3 years.
		Notes:	_____

INSPECTION REPORT

**Police K-9 Facility
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Fair - Poor	Ductwork	Notes:	See notes at bottom of spreadsheet.
	Duct Insulation	Notes:	
Fair	Louvers	Notes:	
	Roof Hoods	Notes:	
Fair - Poor	Dampers	Notes:	
	Cooling Coils	Notes:	
	Is coil clean	Notes:	
	Is drain pan clean	Notes:	
	Does pan drain	Notes:	
	Condensate to floor drain	Notes:	
	Filters	Notes:	
	Are filters installed	Notes:	
	Are filters clean	Notes:	
	Controls:	Notes:	
Good - Fair	Electric	Notes:	White Rodgers Thermostats
	Pneumatic	Notes:	
	Discharge air thermometer	Notes:	
	Return air thermometer	Notes:	
	Outside air thermometer	Notes:	

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

Notes:

Notes: Fan Coil Unit (No I.D. Tag) Fair

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

See photos labeled M for Mechanical.

INSPECTION REPORT

**Police K-9 Facility
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

HVAC Heating

Year Constructed:	1981	Weather Conditions Day of Inspection:
Neighborhood:	Highland Park / Ward 11	Temp: 75° F
Block / Lot:	82H / 1	Precipitation: None
Square Footage:	3690	Wind: W 5.8 MPH
Department Assigned:	GS	Date of Inspection: August 16, 2010
Facility Main Contact:	John Warren	
Phone	724-554-6006 (Cell)	

HVAC Electric Heating

Fair	HVAC Split System	Notes:	I.D. Tag inaccessible.
	Manufacturer: Dayton	Notes:	Unit operating.
	Model: Fuel Trimmer	Notes:	I.D. Tag on panel within the furnace.
	Serial #:	Notes:	Natural Gas Fired Furnace
	Capacity:	Notes:	with DX Coil
	Voltage:	Notes:	
	Year Installed: 1998	Notes:	

Fair	Gas Fired Unit Heater	Notes:	Unit # TDUG/TF156A INS111
	Manufacturer: Dayton		Natural Gas
	Model: ULX56A		Input 15000 Btu per hr.
	Serial #: M077923300014002		At end of life expectancy, but in
	Capacity:		fair condition. Replace in 0-3 years.
	Electrical Data: 120V / 6.9 AMPS		Honeywell Thermostat
	Year Installed: 1992		

Fair - Poor/Old	Gas Fired Unit Heater	Notes:	Past Expectancy
	Manufacturer: Reznor		Tag missing
	Model:		
	Serial #:		
	Capacity:		
	Voltage:		
	Year Installed:		

Notes:

Notes:

Flues viewed from rooftop:

Top Roof

- Flues (fair - poor) old rusting. Replace in 0-3 years.

Bottom Roof

- 2 Flues (fair - poor) condition old rusted. Replace in 0-3 years.

- 1 Flue (good) condition

Dayton Unit heater looks original to the building and in poor condition. Replace in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT
Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Electrical

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	75° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	3690	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Electrical

<input type="checkbox"/>	Service Entrance		
<input type="checkbox"/>	Voltage	Notes:	_____
<input type="checkbox"/>	Amperage	Notes:	_____
<input type="checkbox"/>	Above ground	Notes:	_____
<input type="checkbox"/>	Below ground	Notes:	_____
<input type="checkbox"/>	Grounding	Notes:	_____
<input type="checkbox"/>	Lightning Protection	Notes:	_____

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

<input type="checkbox"/>	Meter	Notes:	_____

<input type="checkbox"/>	Main Switchgear	Notes:	_____
<input type="checkbox"/>	Main breaker	Notes:	_____
<input type="checkbox"/>	Voltage	Notes:	_____

<input type="checkbox"/>	Good - Fair	Main Power Distribution Panels	Notes:	Federal Pacific 225 AMP 120/240V
			Notes:	225 AMP 120/240V / 1 Phase / 3 Wire
			Notes:	Panel Type NBLP

<input type="checkbox"/>	Power Distribution Panels		
--------------------------	---------------------------	--	--

<input checked="" type="checkbox"/>	Stand-by Generator	Notes:	Inaccessible - Enclosed & Locked
<input type="checkbox"/>	Transfer switch	Notes:	Officer states that it is new and in good condition.
<input type="checkbox"/>	Day Tank	Notes:	_____

Manufacturer: Honda Serial # _____
 Model: _____ Other _____
 Year Installed: 2010 Other _____

<input type="checkbox"/>	Motor Control Center	Notes:	_____
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<input type="checkbox"/>	Fair	Lighting	Notes:	Age Unknown.
			Notes:	_____

INSPECTION REPORT
Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Electrical

Fair - Poor/Old	Receptacles, Light Switches, Conduit	Notes:	Age Unknown. Look original to the building.
-----------------	--------------------------------------	--------	---

Poor	Fire Alarm	Notes:	Regency Silent Knight Model 4720. Also serves as Security panel.
	Control Panel	Notes:	This system is most likely original to the building.
	Annunicator Panel	Notes:	According to a Honeywell representative, the rights to these systems
	Devices - Strobes	Notes:	were sold to ITI (Interactive Technologies Inc.) 10+ years ago.
	Devices - Horns	Notes:	According to an ITI representative these systems were discontinued
	Devices - Pull Stations	Notes:	10-15 years ago. Guarantee/warranty has expired log ago.
		Notes:	No technical support. Replace this system in 0-1 year.

	PA System	Notes:	
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	Clock System	Notes:	
--	--------------	--------	--

	Security System	Notes:	
Poor	Main Panel Board	Notes:	Regency Silent Knight Model 4720. Also serves as a Fire Alarm panel,
	Devices - Cameras	Notes:	per the representative. See Fire Alarm Control Panel notes above.
Poor	Devices - Door Contacts	Notes:	
	Devices - Window Contacts	Notes:	
	Metal Detectors	Notes:	

Fair - Poor	Tele / Com System	Notes:	Replace in 0-3 years.
	Head End Equipment	Notes:	
	Patch Panels	Notes:	
	Devices	Notes:	

Notes:

Notes: Exit signs/lighting fair - poor, need cleaned.

Fire Alarm control panel has been discontinued. Replace this Fire Alarm Control Panel as soon as possible.

While updating the Fire Alarm Control Panel, update this facility to local and national codes and standards for Fire Protection Systems, Fire Alarm, and ample emergency egress lighting.

See photos labeled E for Electrical.

INSPECTION REPORT

Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Fire Protection

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	75° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	3,690	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Fire Protection

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

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

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

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

Notes: _____

See photos labeled FP for Fire Protection.

E001



E002

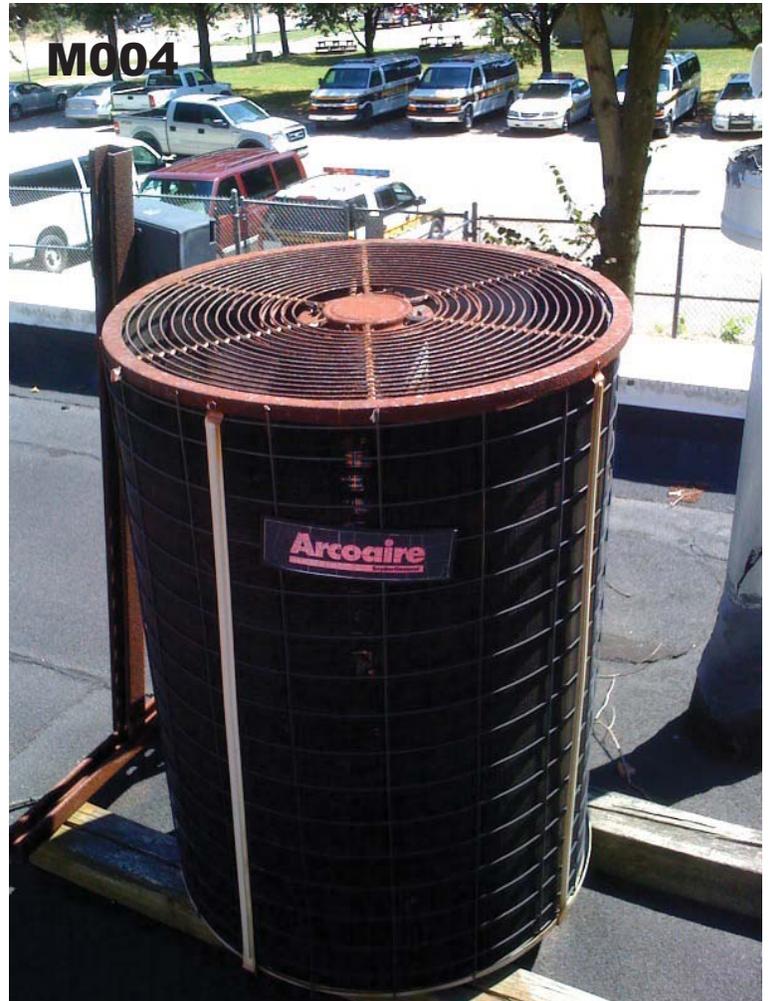
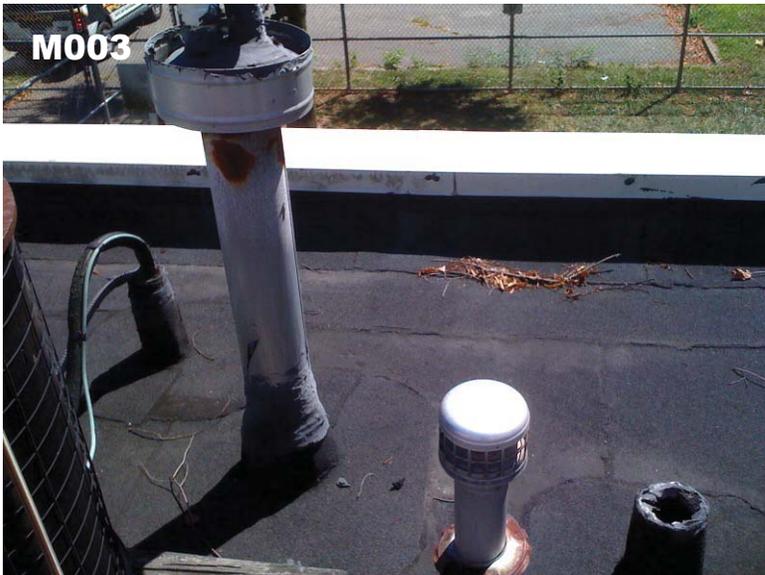


E003

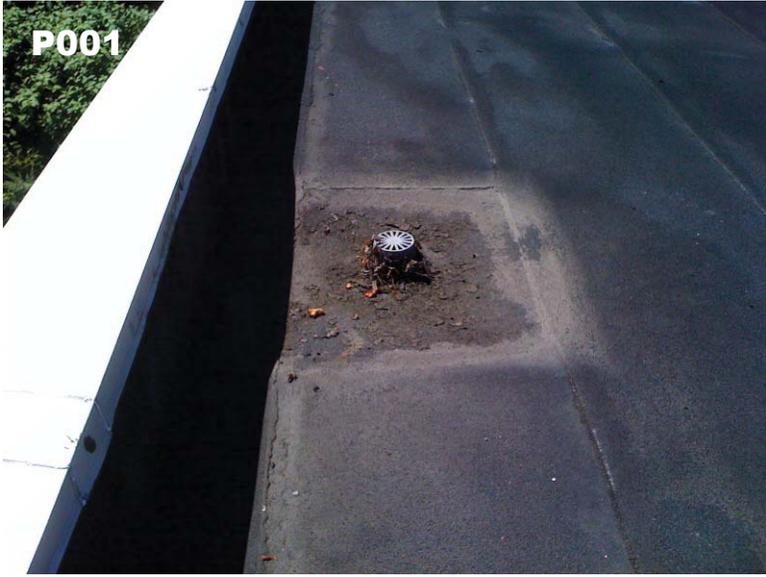


E004











ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

Year Constructed: 1981
Neighborhood/Ward: Highland Park / Ward 11
Block / Lot: 82H / 1
Square Footage: 3,690
Department Assigned: GS
Facility Main Contact: John Warren
Phone: 724-554-6006 (Cell)

Weather Conditions Day of Inspection:
Temp: 85
Precipitation: None
Wind: None
Date of Inspection: August 13, 2010
Front of Building Faces: South

Parking

Yes / No

1) Parking and Drop-off Areas

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

Notes: No ADA spaces

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

Notes:

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

Notes:

Are that accessible places closest to the accessible entrance?

Notes:

Are the accessible spaces marked?

Notes:

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

Notes:

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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: _____

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

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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?

no

Notes:

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

yes

Notes:

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

yes

Notes: 1 step at the entrance

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

n/a

Notes:

Are edges of mat securely installed?

n/a

Notes:

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

no

Notes: Not operable with a closed fist.

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

yes

Notes:

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

yes

Notes:

2) Horizontal Circulation

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

yes

Notes:

Are all public spaces on an accessible route of travel?

no

Notes:

Is the route at least 36" wide?

yes

Notes:

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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

Notes: _____

3) Doors

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

4) Rooms and Spaces

Are all aisles and pathways to materials and services at least 36" wide?

Notes: _____

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

Notes: _____

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

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)

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

5) Emergency Egress

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

n/a

Notes: No emergency systems.

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?

n/a

Notes: No signage

Signs mounted with centerline 60" AFF?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Brailled text of the same information?

n/a

Notes:

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

n/a

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?

n/a

Notes:

Do directional and informational signs comply with legibility requirements?

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

8) Controls

Are all controls that are available for use by the public located at an accessible height?
(Max side reach 54", forward 48", minimum side reach 9", forward 15")

Notes:

Are they operable with a closed fist?

Notes:

9) Seats, Tables, and Counters

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

Notes:

Are the spaces for wheelchair seating distributed throughout?

Notes:

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

Notes: Countertop @ common area too high.

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

Notes:

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

Notes:

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

Notes:

10) Vertical Circulation

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

Notes: All 1 level

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

Notes:

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

11) Stairs

Do treads have a non-slip surface? Notes: _____

Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: _____

12) Elevators

Are there both visible and audible door opening/closing and floor indicators? Notes: _____

Are the call buttons in the hallway no higher than 42"? Notes: _____

Do the controls inside the cab have raised and braille lettering? Notes: _____

Is there a sign on both door jambs at every floor identifying the floor in raised and braille letters? Notes: _____

If an emergency intercom is provided, is it usable without voice communication? Notes: _____

Is the emergency intercom identified by braille and raised letters? Notes: _____

13) Lifts

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

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

Are the controls between 15" and 48" high? Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

Restrooms

Yes / No

1) Getting to the Restrooms

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

Notes: No areas available to the public.

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

Notes: _____

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

Notes: _____

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

Notes: _____

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

Notes: _____

Is the doorway at least 32" clear?

Notes: _____

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

Notes: _____

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

Notes: _____

Can doors be opened easily? (5 lbf max)

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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

Notes: _____

Is there a 36" wide path to all fixtures?

Notes: _____

3) Stalls

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

Notes: Single restrooms

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

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)

Notes: _____

Is the toilet seat 17" to 19" high?

Notes: _____

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

Notes: _____

4) Lavatories

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

Notes: _____

Is the lavatory rim no higher than 34"?

Notes: _____

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

Can the faucet be operated with 1 closed fist?

no

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"?

no

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: Not an ADA model.

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

no

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:

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

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

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - PARKING

\$0

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

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$0

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

	Quantity	Unit	Unit cost	Total cost
Fire alarm system	3,690	SF	3.00	\$11,070

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$11,070

ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

Restrooms

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - RESTROOMS				\$0
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Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - MISCELLANEOUS ITEMS				\$0
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ADA - Title II - "Program Accessibility" Review

**Police K-9 Facility
1435 Washington Blvd
Pittsburgh, PA 15206**

NOTES

Notes: The building is not intended for public access and there are no employees that would be capable of performing the necessary duties of an office if they had a disability. If a job title / position were available to a disabled person, then modifications to the building would have to be made in order to accomodate that individuals needs. Typically, existing buildings that do not have public access and are private use only are not required to make ADA upgrades unless an individual with a disability is qualified to meet the requirements of the job. The only item that is required is the fire alarm system.

INSPECTION REPORT
Police K-9 Facility
1435 Washington Boulevard
Pittsburgh, PA 15206

Site Utilities

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	75° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	3690	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Site Utilities

	Site Plumbing		
	Hose Bibs	Notes:	_____
	Site Irrigation	Notes:	_____
	Fire Hydrants	Notes:	_____
	Water Features	Notes:	_____
	Storm Water Management	Notes:	_____
Fair	Inlets	Notes:	Need cleaned.
	Storage Tanks	Notes:	_____
	Detention Ponds	Notes:	_____
	Fencing / Enclosures	Notes:	_____
	Site Electrical	Notes:	_____
	Transformer	Notes:	_____
	Exterior Receptacles	Notes:	_____
Fair - Poor/Old	Site Lighting	Notes:	Wall mounted Mercury-Vapor Lighting
Poor			Mercury Lighting located in back of building
			Replace in 0-1 year.
			High Pressure Sodium or Metal Halide lighting looks
			original to the building. Age unknown.
			Replace in 0-3 years with energy efficient induction lighting..
	Parking lot lighting		_____
	PA System	Notes:	_____
Poor / Old	Natural Gas Service	Notes:	Equitable Gas Company
Fair / Old	Pressure Regulator	Notes:	497053
		Notes:	190354
		Notes:	Piping poor rusted/pitted.
		Notes:	Perform detailed inspection of natural gas piping, valves,
		Notes:	and fittings as soon as possible. Repair/replace as
		Notes:	necessary.

Notes:

Notes: _____
 See photos labeled S for Site Utilities.

S001



S002



S003



S004



S005



S006



S007



S008



S009



Police K-9 Facility (B085)

1435 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	\$0
One Year	\$80,039
Five Year	\$2,770
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

Police K-9 Facility (B085)

1435 Washington Blvd
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
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SUBTOTAL					\$0
	GENERAL REQUIREMENTS		6%		\$0
	BOND		1%		\$0
	PERMIT		Calc.		\$0
	OVERHEAD & PROFIT		7%		\$0
	CONTINGENCY		10%		\$0
	ESCALATION		0%		\$0
TOTAL					\$0

Police K-9 Facility (B085)
 1435 Washington Blvd
 Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Repair cracks and tears in EIFS systems	1	ALLOW	\$1,500.00	\$1,500
Structural	Reslope area of flat roof that has standing water	1	LS	\$2,000.00	\$2,000
Structural	Route and seal cracks in concrete slab on grade	1	LS	\$1,000.00	\$1,000
Structural	Recaulk masonry control joints on the north and south walls of the training room	50	LF	\$7.00	\$350
Roof	Replace missing cap on flue stack	1	EA	\$150.00	\$150
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	\$1,000.00	\$1,000
Plumbing	Replace water pipe insulation by water heater	1	LS	\$500.00	\$500
Plumbing	Perform detailed inspection of water piping / valves	1	LS	\$1,000.00	\$1,000
Plumbing	Replace janitor's sink	1	EA	\$850.00	\$850
Plumbing	Replace water closets	1	EA	\$850.00	\$850
Plumbing	Replace lavatories	1	EA	\$1,000.00	\$1,000
HVAC	Replace remote condensing unit (assume 3 ton)	1	EA	\$2,500.00	\$2,500
HVAC	Replace through wall ventilation fans	2	EA	\$1,200.00	\$2,400
HVAC	Inspect / clean ductwork	3690	SF	\$0.75	\$2,768
HVAC	Replace rusted flues	4	EA	\$1,500.00	\$6,000
HVAC	Replace unit heaters in training area (15,000 BTU / hr)	2	EA	\$3,000.00	\$6,000
Electrical	Replace security system	3690	SF	\$1.50	\$5,535
Electrical	Replace fire alarm system	3690	SF	\$3.00	\$11,070
Electrical	Replace telecom system	3690	SF	\$2.50	\$9,225
Electrical	Bring emergency lighting up to code	1	ALLOW	\$1,250.00	\$1,250
Site Utilities	Replace site lighting on building (assume 8 total)	8	EA	\$750.00	\$6,000
Site Utilities	Perform detailed inspection of natural gas service entrance	1	LS	\$1,000.00	\$1,000

SUBTOTAL					\$63,948
GENERAL REQUIREMENTS		6%			\$3,837
BOND		1%			\$678
PERMIT		Calc.			\$895
OVERHEAD & PROFIT		7%			\$4,406
CONTINGENCY		5%			\$3,197
ESCALATION		4%			\$3,078
TOTAL					\$80,039

Police K-9 Facility (B085)

1435 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	1	EA	\$850.00	\$850
Plumbing	Replace lavatories	1	EA	\$1,000.00	\$1,000

SUBTOTAL

\$1,850

GENERAL REQUIREMENTS

6%

\$111

BOND

1%

\$20

PERMIT

Calc.

\$89

OVERHEAD & PROFIT

7%

\$127

CONTINGENCY

5%

\$93

ESCALATION to Year 2015

21%

\$481

TOTAL

\$2,770

Police K-9 Facility (B085)

1435 Washington Blvd

Pittsburgh, PA 15206

10 Year Asset Protection Estimate

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

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

CITY OF PITTSBURGH	Square Foot
LOCATION : 1439 Washington Blvd Pittsburgh, PA	Police Canine Facility 4,084
GAS CO : Equitable	
ACCOUNT # : 00090021600-0084	
CUSTOMER #: 0900216	
LOCATION #: 131969	
MARKETER :	
ACCOUNT # :	
RATE : GSS changed to GDSSG effective on 12/31/08 bill	
METER # : 131969	
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
12/31/2007	1/31/2008	31	a	40.40	\$ 594.56	\$ 14.717	\$ 16.63		\$ 611.19			#DIV/0!		\$ -	\$ 611.19	\$ 15.128
1/31/2008	2/29/2008	29	a	37.30	\$ 548.94	\$ 14.717	\$ 16.66	\$ 9.17	\$ 574.77			#DIV/0!		\$ -	\$ 574.77	\$ 15.409
2/29/2008	3/28/2008	28	a	31.10	\$ 457.70	\$ 14.717	\$ 16.72		\$ 474.42			#DIV/0!		\$ -	\$ 474.42	\$ 15.255
3/28/2008	4/30/2008	33	a	7.90	\$ 131.82	\$ 16.686	\$ 16.88	\$ 7.12	\$ 155.82			#DIV/0!		\$ -	\$ 155.82	\$ 19.724
4/30/2008	5/30/2008	30	a	4.10	\$ 69.20	\$ 16.878	\$ 16.92		\$ 86.12			#DIV/0!		\$ -	\$ 86.12	\$ 21.005
5/30/2008	6/30/2008	31	a	2.00	\$ 33.75	\$ 16.875	\$ 16.95		\$ 50.70			#DIV/0!		\$ -	\$ 50.70	\$ 25.350
6/30/2008	7/30/2008	30	a	1.40	\$ 27.12	\$ 19.371	\$ 16.96		\$ 44.08			#DIV/0!		\$ -	\$ 44.08	\$ 31.486
7/30/2008	8/29/2008	30	a	0.30	\$ 5.81	\$ 19.367	\$ 16.98		\$ 22.79			#DIV/0!		\$ -	\$ 22.79	\$ 75.967
8/29/2008	9/30/2008	32	a	1.20	\$ 23.24	\$ 19.367	\$ 16.96		\$ 40.20			#DIV/0!		\$ -	\$ 40.20	\$ 33.500
9/30/2008	10/31/2008	31	a	7.70	\$ 133.65	\$ 17.357	\$ 16.86		\$ 150.51			#DIV/0!		\$ -	\$ 150.51	\$ 19.547
10/31/2008	11/26/2008	26	a	18.60	\$ 322.84	\$ 17.357	\$ 16.69		\$ 339.53			#DIV/0!		\$ -	\$ 339.53	\$ 18.254
11/26/2008	12/31/2008	35	a	41.90	\$ 267.19	\$ 6.377	\$ 20.20		\$ 287.39			#DIV/0!		\$ -	\$ 287.39	\$ 6.859
TOTALS:				193.90	\$2,615.82	\$ 13.491	\$ 205.41	\$ 16.29	\$ 2,837.52	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 2,837.52	\$ 14.634

ELECTRIC NO DATA AVAILABLE

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 = 47,478

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

Conclusion: There is a lower usage of natural gas per square foot of 47,478 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 was no electrical usage data available.



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

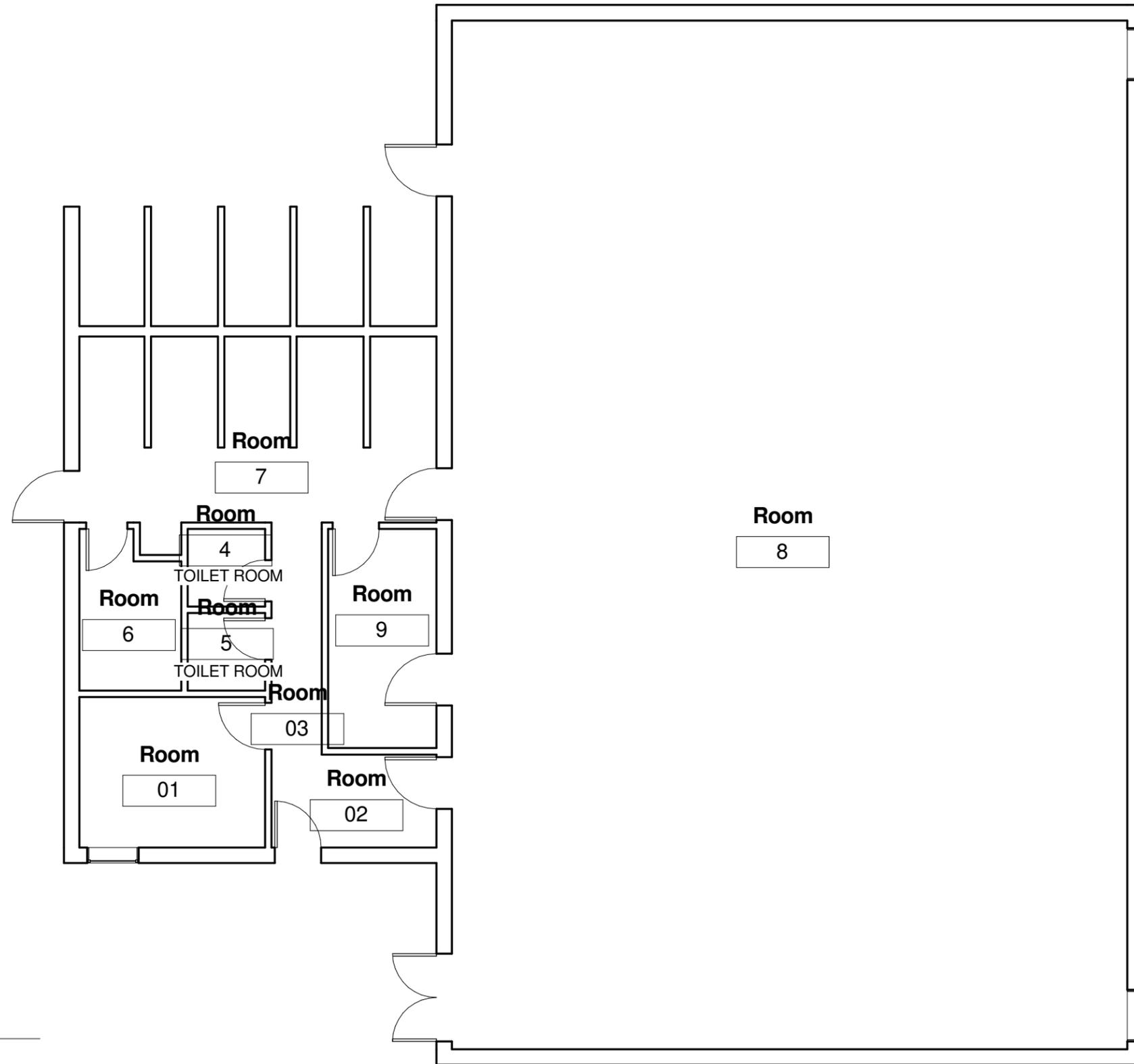
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Police Canine Facility

City of Pittsburgh

Site Plan		C1.01
Date	09/21/10	
Drawn by	AK	Scale 1/32" = 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.



Police Canine Facility
City of Pittsburgh

L1 Floor Plan		A1.10
Date	09/21/10	
Drawn by	AK	Scale 1/8" = 1'-0"