



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Police Zone 1 (B379)
1501 Brighton Road
Pittsburgh, Pennsylvania 15212

July 23, 2010



Massaro

www.massarocms.com

Police Zone 1 (B 379)

1501 Brighton Road
Pittsburgh, PA 15212

Table of Contents

Executive Summary

SECTION 1

Facility Survey, Pool Survey & Code Analysis

SECTIONS 2-7

Architectural and Site	SECTION 2
Exterior Wall / Roofing	SECTION 3
Structural	SECTION 4
Mechanical Systems	SECTION 5
Fire Protection	
Plumbing	
HVAC	
Electrical	
Fire Alarm (If Applicable)	
ADA Analysis	SECTION 6
Site Utilities	SECTION 7

Asset Protection

SECTION 8

Estimate Summary	
Immediate	
One Year	
Five Year	
10 Year	

Energy Audit

SECTION 9

Drawings

SECTION 10

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Executive Summary

INTRODUCTION

Police Zone #1 was inspected on July 23, 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 the building was found to be in fair condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were damaged ceiling tile and painting / patching of interior partions. There were many complaints of indoor air quality that may require upgrades / work to the HVAC systems. The plumbing hot water system is also in need of significant repairs.

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	\$233,115
Five Year	\$79,383
10 Year	\$0

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Executive Summary

American Disabilities Act

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

Parking

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

Estimated cost to achieve compliance **\$850**

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 **\$42,511**

Restrooms

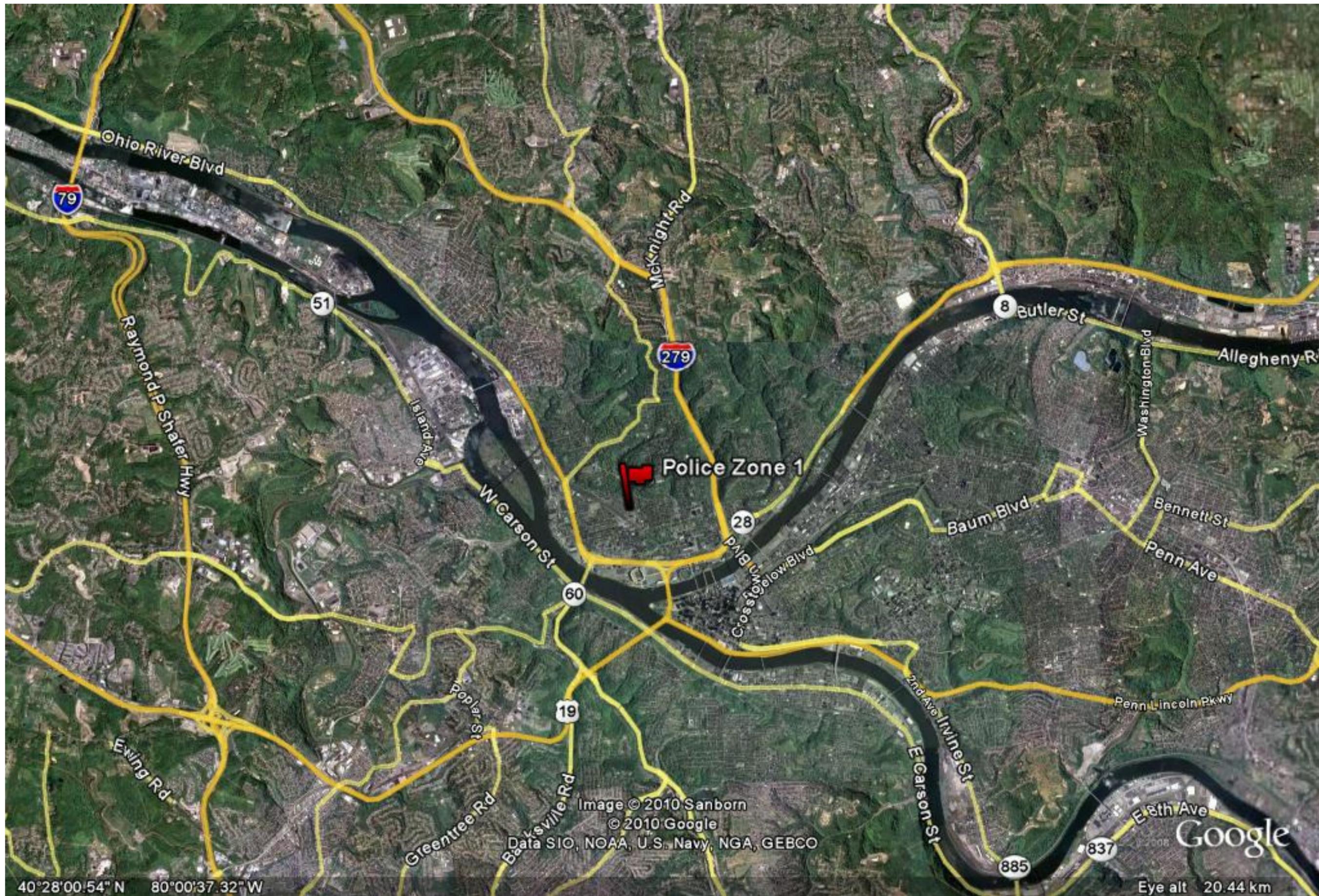
This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **\$3,040**

Miscellaneous items

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

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



Police Zone 1

40°28'00.54" N 80°00'37.32" W

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

Google
Eye alt 20.44 km

INSPECTION REPORT

**Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212**

Interiors

2nd Floor - Room Commander 201

Good	Ceiling - Type	ACT	Notes: Water spot in light fixture / sagging tile from water damage
Good	Flooring - Type	Carpet	Notes:
Good	Base - Type	Rubber	Notes:
Good	Walls - Type	GWB	Notes:
Good	Doors & Hardware	HM Frame / Wood	Notes:
	General Note:		Notes:

2nd Floor - Room Plain Clothes Officers 203

Fair	Ceiling - Type	ACT	Notes: Water spots on ceiling tiles
Fair	Flooring - Type	Carpet	Notes: Carpet lifting in areas
Good	Base - Type	Rubber	Notes:
Good	Walls - Type	GWB	Notes: Paint peeling from water leaks @ entrance door
Good	Doors & Hardware	HM Frame / Wood	Notes:
	General Note:		Notes:

2nd Floor - Corridor 222

Fair	Ceiling - Type	ACT	Notes: Some water spots, few bad tiles
Good	Flooring - Type	Carpet	Notes:
Good	Base - Type	Rubber	Notes:
Fair	Walls - Type	GWB	Notes: Paint peeling, some GWB repair & paint required
Good	Doors & Hardware	N/A	Notes:
	General Note:		Notes:

2nd Floor - Ladies Room 216 and 217

Good	Ceiling - Type	ACT	Notes:
Good	Flooring - Type	Ceramic / VCT	Notes:
Good	Base - Type	Rubber / Ceramic	Notes:
Good	Walls - Type	GWB / Ceramic	Notes: Paint peeling, some GWB repair & paint required
Good	Doors & Hardware	HM Frame / Wood	Notes:
	General Note:		Notes: Toilet partitions in good shape

2nd Floor - Janitor's Closet 215

Poor	Ceiling - Type	ACT	Notes: All water stained - remove & replace
Good	Flooring - Type	Ceramic	Notes:
Good	Base - Type	Ceramic	Notes:
Fair	Walls - Type	GWB	Notes: Some GWB repair & paint required @ slop sink
Good	Doors & Hardware	HM Frame / Wood	Notes:
	General Note:		Notes:

INSPECTION REPORT
Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Interiors

2nd Floor - Men's Locker Room 214 and 215

Good	Ceiling - Type	<u>ACT</u>	Notes:	_____
Good	Flooring - Type	<u>Ceramic / VCT</u>	Notes:	_____
Good	Base - Type	<u>Rubber / Ceramic</u>	Notes:	_____
Good	Walls - Type	<u>GWB / Ceramic</u>	Notes:	<u>Paint peeling, some GWB repair & paint required</u>
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	_____
	General Note:		Notes:	<u>Toilet partitions in good shape</u>

2nd Floor - Men's Weight Room 211

Good	Ceiling - Type	<u>ACT</u>	Notes:	_____
Good	Flooring - Type	<u>Rubber</u>	Notes:	_____
Good	Base - Type	<u>Rubber</u>	Notes:	_____
Good	Walls - Type	<u>Masonry/GWB</u>	Notes:	<u>Should be painted</u>
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Utility Room 212

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

2nd Floor - Records Room 210

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

2nd Floor - Clerk 209

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

INSPECTION REPORT

**Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212**

Interiors

2nd Floor - Clerk Files 208

Good	Ceiling -Type	<u>ACT</u>	Notes:	
Good	Flooring - Type	<u>Carpet</u>	Notes:	
Good	Base - Type	<u>Rubber</u>	Notes:	
Good	Walls - Type	<u>GWB</u>	Notes:	
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	
	General Note:		Notes:	

2nd Floor - Officer Hodges 207

Good	Ceiling -Type	<u>ACT</u>	Notes:	
Poor	Flooring - Type	<u>Carpet</u>	Notes:	<u>Replace Carpet</u>
Good	Base - Type	<u>Rubber</u>	Notes:	
Good	Walls - Type	<u>GWB</u>	Notes:	
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	
	General Note:		Notes:	

1st Floor - Property 108 and 109

Fair	Ceiling -Type	<u>ACT</u>	Notes:	<u>Water stained tiles from front roof</u>
Fair	Flooring - Type	<u>Carpet / Ceramic</u>	Notes:	<u>Some carpet missing</u>
Good	Base - Type	<u>Rubber / Ceramic</u>	Notes:	
Good	Walls - Type	<u>GWB</u>	Notes:	
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	
	General Note:		Notes:	

1st Floor - Corridor behind front desk 115

Good	Ceiling -Type	<u>ACT</u>	Notes:	
Fair	Flooring - Type	<u>VCT</u>	Notes:	<u>Misc tiles cracking</u>
Fair	Base - Type	<u>Rubber</u>	Notes:	
Good	Walls - Type	<u>Masonry</u>	Notes:	
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes:	
	General Note:		Notes:	

1st Floor - Lieutenant - No Keys

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

INSPECTION REPORT
Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Interiors

1st Floor - Crime Prevention 123b

Good	Ceiling - Type	ACT	Notes:	
Fair	Flooring - Type	Carpet	Notes:	Stained & lifting in areas
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	GWB	Notes:	
Good	Doors & Hardware	HM Frame / Wood	Notes:	
	General Note:		Notes:	

1st Floor - Lobby / Kitchen 122

Fair	Ceiling - Type	ACT	Notes:	Some water spots
Fair	Flooring - Type	VCT	Notes:	Should be buffed / waxed
Good	Base - Type	Rubber	Notes:	
Fair	Walls - Type	GWB	Notes:	Paint
Good	Doors & Hardware	HM Frame / Wood	Notes:	
	General Note:		Notes:	

1st Floor - Sergeant 124

Fair	Ceiling - Type	ACT	Notes:	Water stained tiles from front roof
Poor	Flooring - Type	Carpet	Notes:	
Good	Base - Type	Rubber	Notes:	
Fair	Walls - Type	GWB	Notes:	Paint & patching needed
Good	Doors & Hardware	HM Frame / Wood	Notes:	
	General Note:		Notes:	

1st Floor - Sergeant 125

Good	Ceiling - Type	ACT	Notes:	
Good	Flooring - Type	Carpet	Notes:	
Good	Base - Type	Rubber	Notes:	
Fair	Walls - Type	GWB / Masonry	Notes:	Paint
Good	Doors & Hardware	HM Frame / Wood	Notes:	
	General Note:		Notes:	

INSPECTION REPORT

**Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212**

Interiors

1st Floor - Squad Room 111

Good	Ceiling - Type	<u>ACT</u>	Notes: _____
Good	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 Frame / Wood</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Lobby @ Garage 114

Good	Ceiling - Type	<u>ACT / GWB</u>	Notes: _____
Fair	Flooring - Type	<u>VCT</u>	Notes: <u>Some Missing Tiles @ back door</u>
Fair	Base - Type	<u>Rubber</u>	Notes: _____
Fair	Walls - Type	<u>Masonry</u>	Notes: <u>Paint due to water damage</u>
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Janitor's Closet 121

Good	Ceiling - Type	<u>ACT</u>	Notes: <u>Replace missing tile</u>
Fair	Flooring - Type	<u>VCT</u>	Notes: _____
Good	Base - Type	<u>Rubber</u>	Notes: _____
Good	Walls - Type	<u>GWB</u>	Notes: <u>Paint & patching needed</u>
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Rest Rooms @ Cells 120

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

1st Floor - Cells 1, 2, & 3 119, 118 and 117

Good	Ceiling - Type	<u>GWB</u>	Notes: _____
Good	Flooring - Type	<u>VCT</u>	Notes: _____
N/A	Base - Type		Notes: _____
Good	Walls - Type	<u>Masonry</u>	Notes: _____
Good	Doors & Hardware	<u>Cell bars</u>	Notes: <u>Paint needed</u>
	General Note:		Notes: _____

INSPECTION REPORT

**Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212**

Interiors

1st Floor - Lobby @ Cells 116

Fair	Ceiling - Type	<u>ACT</u>	Notes: <u>Water stained & should be replaced</u>
Good	Flooring - Type	<u>VCT</u>	Notes: _____
Fair	Base - Type	<u>Rubber</u>	Notes: _____
Good	Walls - Type	<u>Masonry</u>	Notes: _____
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Main Lobby 103

Poor	Ceiling - Type	<u>ACT</u>	Notes: <u>Considerable amount of water damage</u>
Good	Flooring - Type	<u>Ceramic</u>	Notes: _____
Good	Base - Type	<u>Ceramic / Rubber</u>	Notes: _____
Fair	Walls - Type	<u>Masonry / GWB</u>	Notes: _____
Good	Doors & Hardware	<u>HM Frame / Wood</u>	Notes: _____
	General Note:		Notes: _____

1st Floor - Lobby Rest Room 105

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

1st Floor - Front Lobby - Vestibule 101

Fair	Ceiling - Type	<u>ACT</u>	Notes: <u>Water stained</u>
Good	Flooring - Type	<u>Ceramic</u>	Notes: _____
N/A	Base - Type		Notes: _____
Good	Walls - Type	<u>Masonry / Brick</u>	Notes: _____
Good	Doors & Hardware	<u>Aluminum</u>	Notes: _____
	General Note:		Notes: _____

INSPECTION REPORT

Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Interiors

GR Floor - Armory 004

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

GR Floor - Storage 003

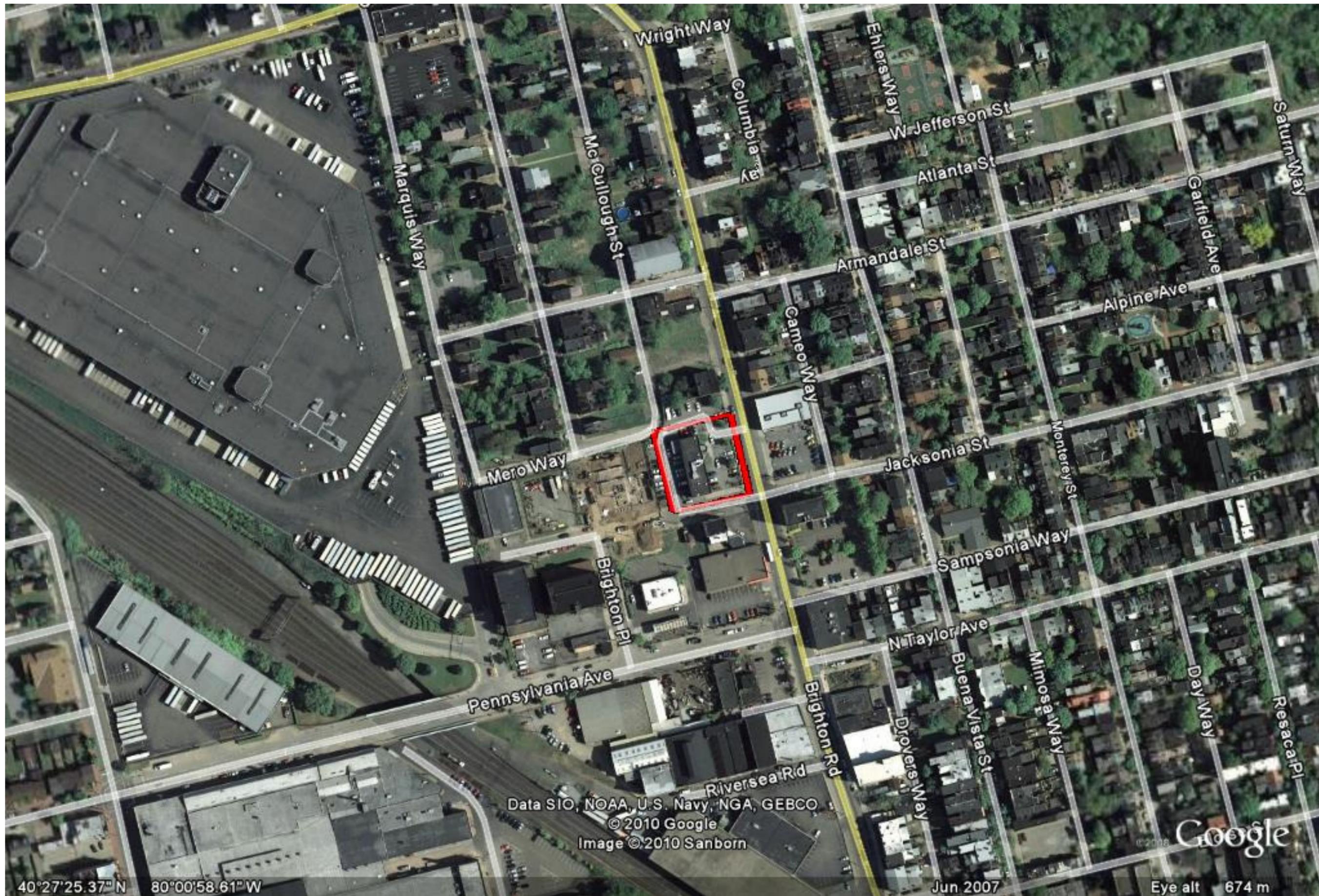
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Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type		Notes:	_____
Good	Walls - Type	Masonry/Concrete	Notes:	_____
Good	Doors & Hardware	Metal	Notes:	_____
	General Note:		Notes:	_____

GR Floor - Storage/SWAT Offices 005

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

GR Floor - Mechanical 006

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



40°27'25.37" N 80°00'58.61" W

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

Jun 2007

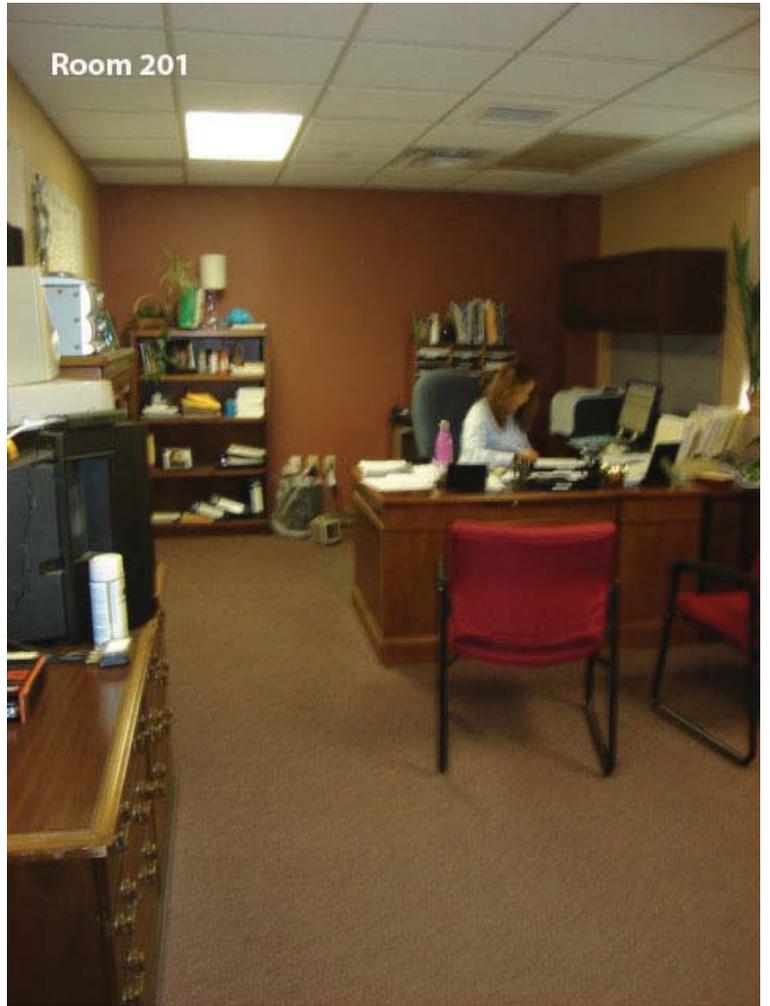
Google

Eye alt 674 m

200/205 Corridor



Room 201



206 Corridor



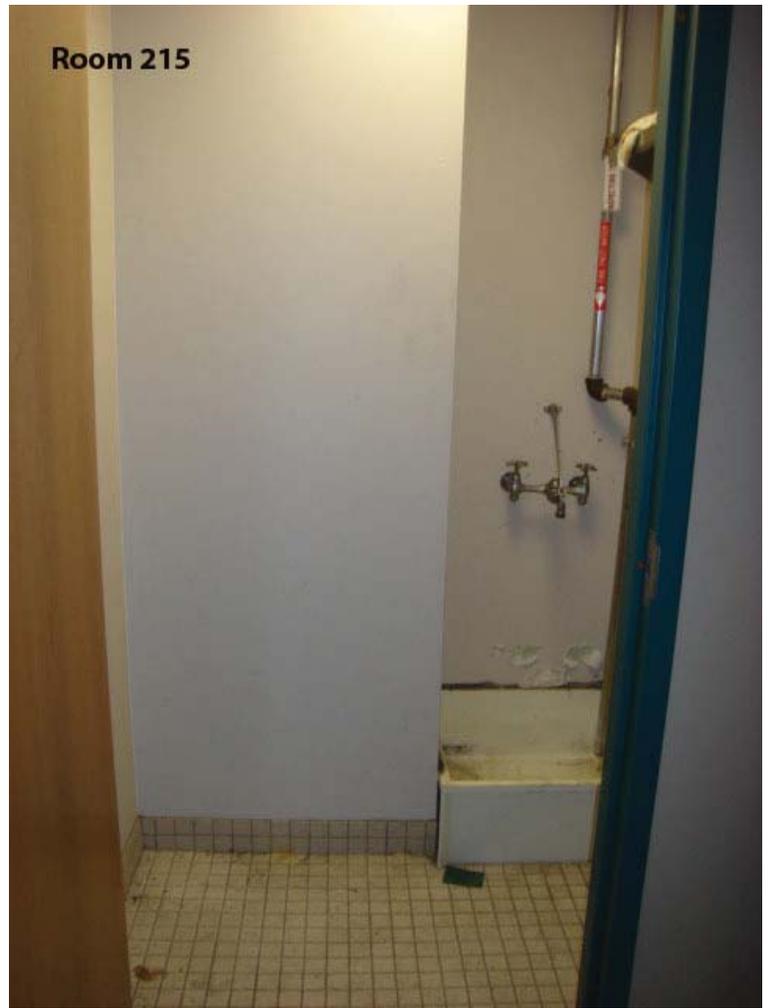
Room 201



Room 217



Room 215



Room 217



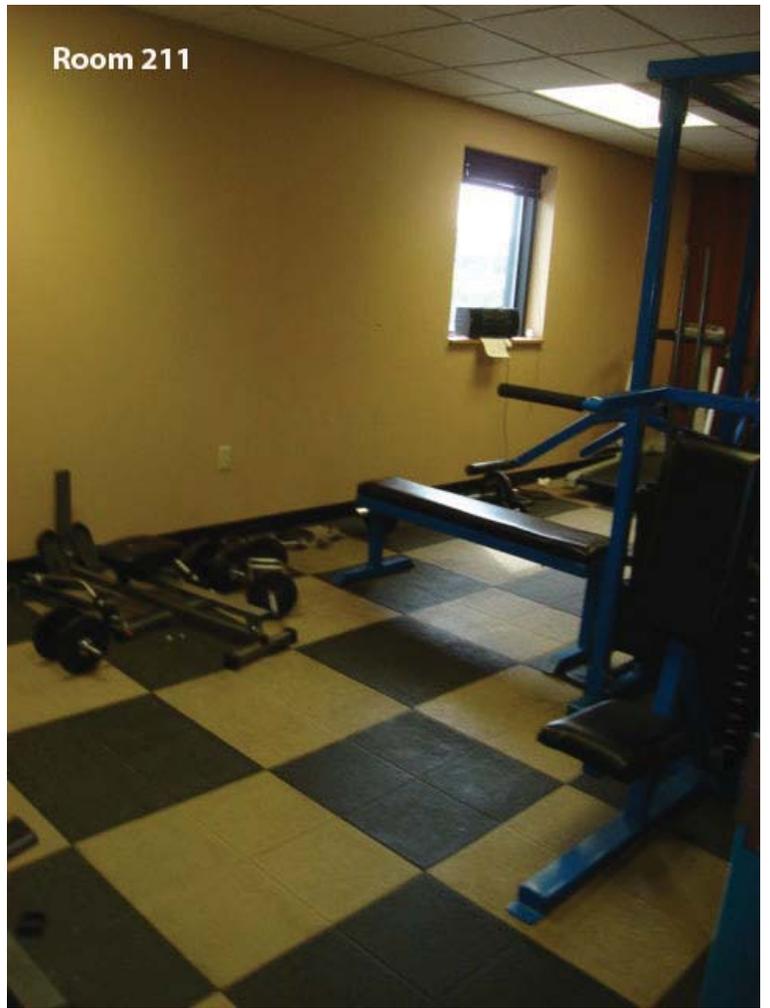
Room 214



Room 213



Room 211



Room 212

UTILITY ROOM



Room 210



Room 209



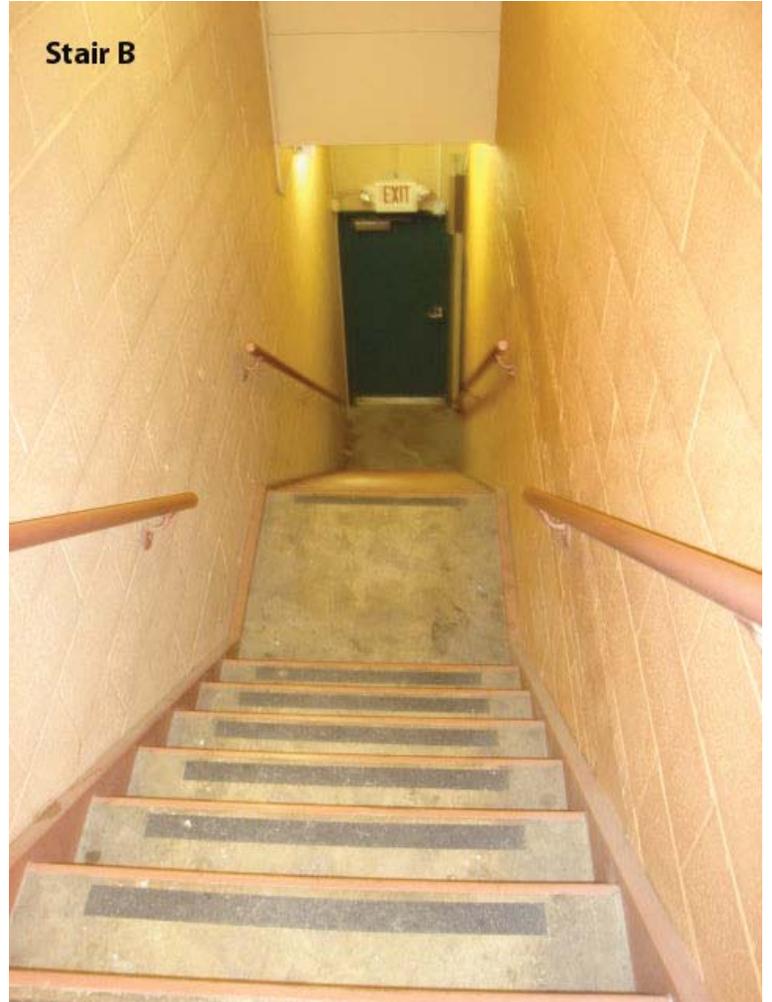
Room 207



Room 208



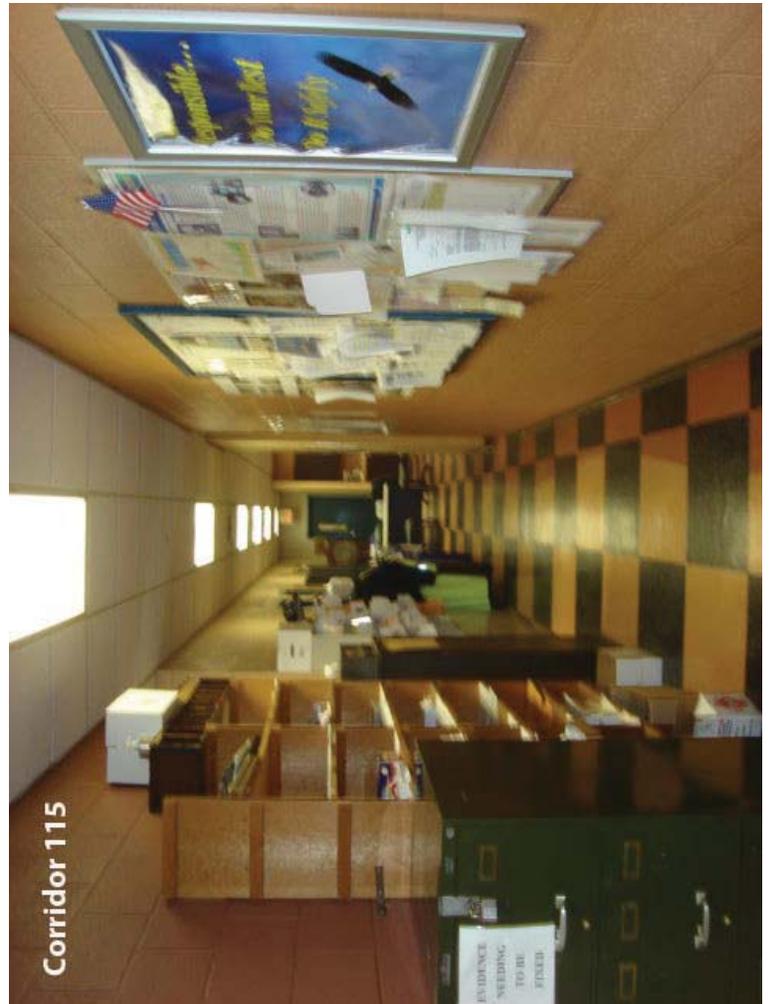
Stair B



Stair A



Rooms 108-109

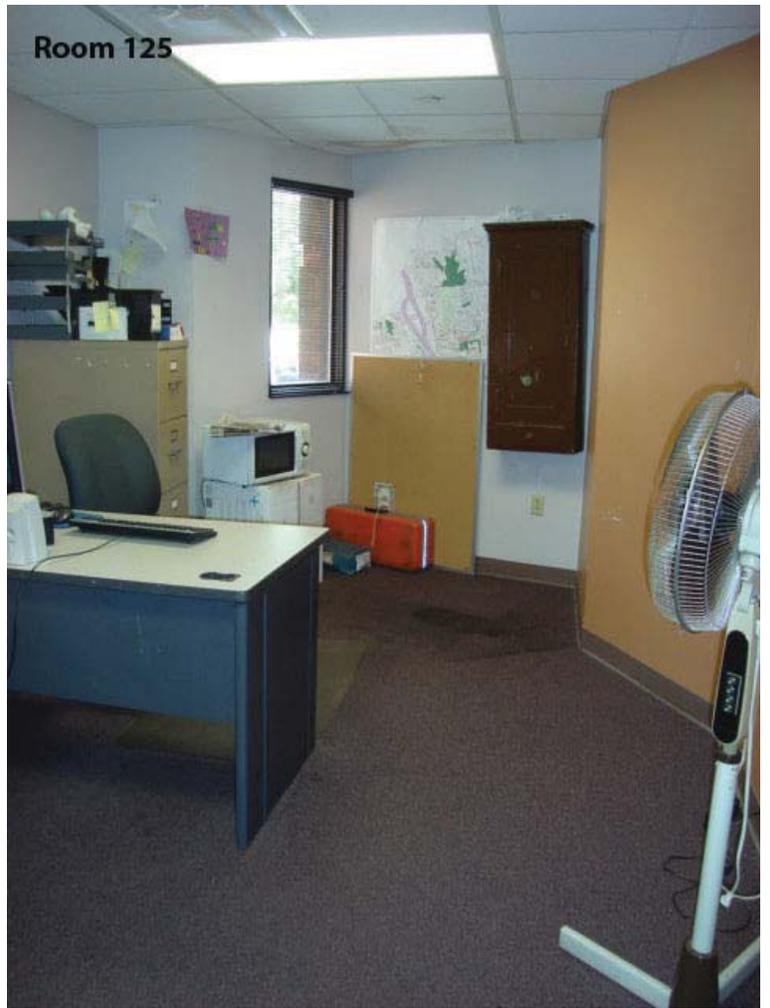


Corridor 115

Room 123 B



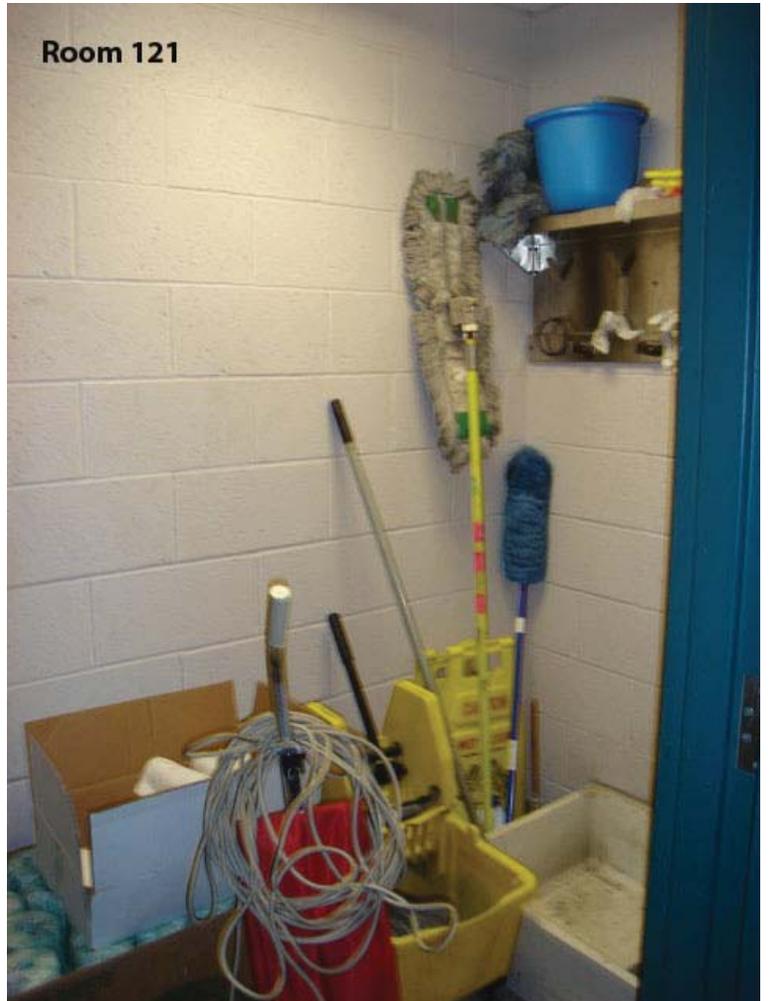
Room 125



Room 122



Room 121



Room 120



Cell 2



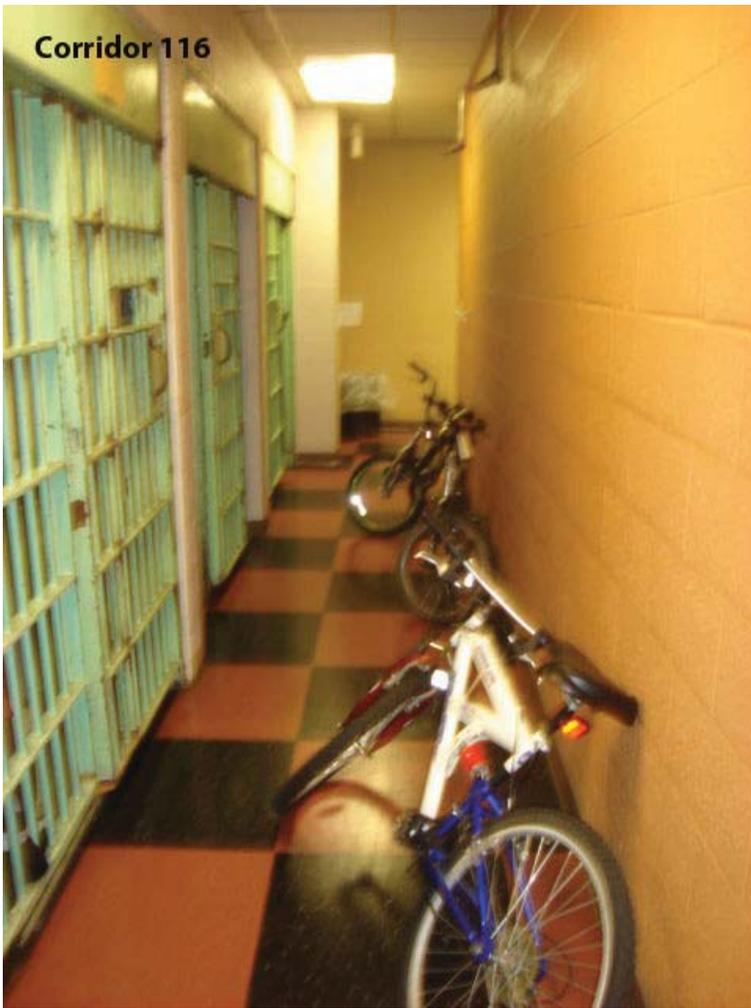
Cell #1



Cell 3



Corridor 116



Room 105

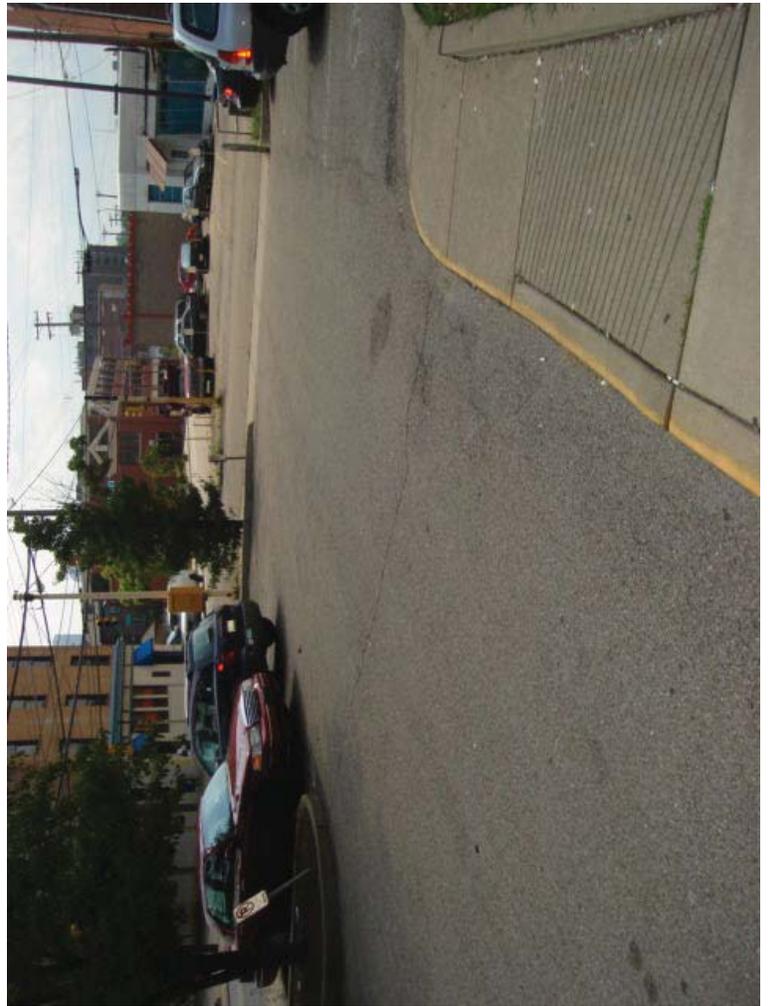


Room 004



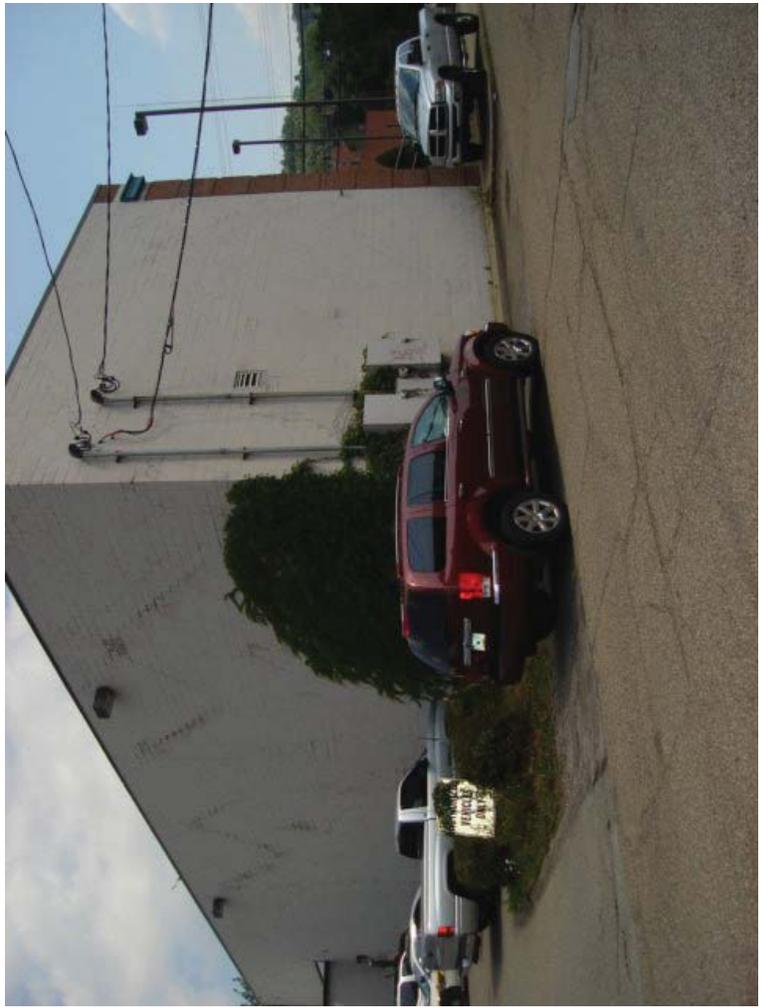


Room 111



Vestibule 100









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 Zone #1**
 Building Code: **B379**

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 Zone #1** was conducted. The windows were inspected from the exterior of the building. The weather that day was clear, bright and sunny. The windows were found to be in FAIR/GOOD condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



July 21, 2010

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

RE: Visual Survey - Police Zone 1

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Police Zone 1, 1501 Brighton Road, Pittsburgh, PA 15212. The survey was conducted on July 21, 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 two story building inspected contains approximately 3,950 square feet of roof area on three delineated areas (two story main, 1st floor garage, entry and front window roofs. The building was reroofed in 2009.

1. Building walls

1.1 Construction: The building walls are constructed with cement block with a brick veneer finish on the east wall (front). The concrete block walls have been painted. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. The mortar joints in the concrete block walls are cracked throughout.

2. Roof Deck

2.1 Construction: The main roof decking is pre-stressed concrete plank supported by load bearing walls. The garage is constructed metal 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 adhered roof system is constructed of a white, reinforced single ply membrane (PVC) manufactured by Duro-Last reportedly installed in 2009. It appears this roof system was installed over the original roof system.

4.2 Condition: The roof system is in good condition. Debris was observed at the roof drains. The white membrane roof surfaces are very dirty and ponds water.

5. Membrane flashings

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

5.2 Condition: The flashing systems are in good condition.

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating parapet walls at the entire perimeter (2' high). The parapet walls are capped with painted metal edging installed on the original stone coping. The membrane flashings extend up the wall and over top the parapet.

6.2 Condition: The terminations are in fair condition.

7. Roof Top Penetrations

7.1 Vent pipes, exhaust fans, pipe portals, roof vents and one HVAC unit penetrate the roof. Ductwork from the HVAC unit extends across the roof and is support by equipment rails.

7.2 Condition: The penetrations are in good condition. The HVAC ductwork is un-insulated and rusted.

8. Drainage System

8.1 Construction: The main roof and entry areas drain to interior roof drains. There is no apparent slope to the drains (actually the drains are on the high points). The garage roof drains to a hanging gutter system.

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

9. Access

10.1 A roof hatch provides access to the roof.

10. Weather Tightness - Building

10.1 There are cracked mortar joints in the concrete block walls. The potential for water infiltration is high in these areas.

CONCLUSIONS

No current leaks are reported.

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

The roof membrane, flashing and insulation systems are in good condition.

The roof top penetrations are in good condition. The ductwork is un-insulated and rusted and should be painted/insulated.

The drainage system is in good condition. The drains appear to be operating properly. The main roof ponds water - drains are on high points.

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

Estimates:

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

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

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

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 East side of roof looking north, ponding water



R-4 SE corner



R-2 Ponding water on south end of main roof



R-5 Pond around HVAC unit and rusted ductwork



R-3 South end of main roof looking west



R-6 Entry roof



R-7 Entry roof and small window roofs on first floor



R-10 higher roof above entry



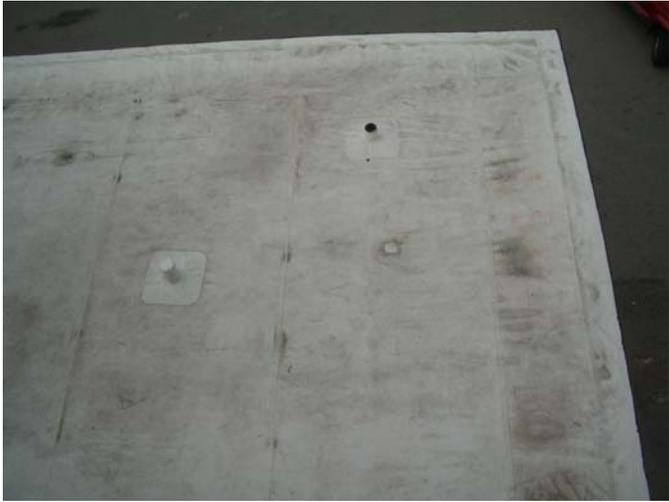
R-8 Middle of roof looking south



R-11 Ponding water on main roof



R-9 North end of main roof



R-12 North end of garage roof



R-13 South end of garage roof



R-16 Filter falling out at HVAC unit



R-14 Gutter system on south end of garage roof



R-17 Rusted ductwork and metal panels stored between ducts



R-15 Ductwork supports and ponding water



R-18 West wall looking south



R-19 Dirty roof surface, roof vents and ponding water



R-22 Roof hatch



R-20 West wall looking north



R-23 Underside of deck showing concrete plank



R-21 SW corner and manufacturer's stamp on roof



R-24 Stained ceiling in commander's office - leak reported fixed



W-1 Front of building



W-4 Caulking missing at front wall



W-2 Termination at window roof areas typical



W-5 Front of building from SE



W-3 South side of entry area



W-6 South wall



W-7 Cracked mortar joints in south wall



W-10 Cracked mortar joints in west wall



W-8 West wall



W-11 West wall of garage



W-9 Cracked mortar joints in west wall



W-12 North wall and garage entry

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 12

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

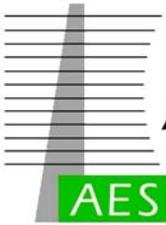
Building Observation Report

Facility Police Zone #1 Station
 Street Address 1501 Brighton Road
 City, State Pittsburgh, PA 15212

AES Personnel: TRJ Weather Conditions: Hot, Sunny
 Date: 23-Jul-10 Temp: 90
 Time: 9:30 AM Wind: None
 Facility Main Contact: John Warren Building Use: Police Station
 Facility Phone: 724-554-6006 Building Code: B379

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>Masonry bearing and precast plank</u>
	Basement	Notes:	<u>Yes</u>
Foundation	Material	Notes:	<u>CMU</u>
	Settlement	Notes:	<u>None</u>
	Moisture	Notes:	<u>Yes</u>
Floor System	Structure	Notes:	<u>Precast plank</u>
	Floor Finishes	Notes:	<u>VCT / exposed concrete</u>
	Stairs	Notes:	<u>Concrete filled steel pan stairs</u>
Walls	Exterior Material	Notes:	<u>CMU / Brick</u>
	Interior Material	Notes:	<u>CMU</u>
Columns	Type	Notes:	<u>None</u>
Roof	Structure Type	Notes:	<u>Precast plank</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>EPDM</u>



Atlantic Engineering Services

Site Visit Report No.: Site B379 – Police Zone #1 Station
Project No.: 09-260
Date of Site Visit: July 23, 2010
Page: 1 of 2



Photo S1



Photo S2



Atlantic Engineering Services

Site Visit Report No.: Site B379 – Police Zone #1 Station
Project No.: 09-260
Date of Site Visit: July 23, 2010
Page: 2 of 2



Photo S3



Photo S4

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

Plumbing

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Central North Side / Ward 22	Temp:	90 °F
Block / Lot:	023 J / 162	Precipitation:	None
Square Footage:	12,737	Wind:	None
Department Assigned:	GS	Date of Inspection:	July 23, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

Plumbing

Fair	Service Entrance	Notes:
	Meter location	Notes: Mechanical / Utility Room
Fair	Meter size	Notes:
	Meter condition	Notes:
Fair	Backflow preventer	Notes:
	Pressure Reducing Valve	Notes:
	Water Filtration	Notes:
	Water Softener	Notes:
	Humidistat	Notes:

Fair	Water Heaters	Notes: 2nd floor Utility Room
	Make AO Smith Commercial	Notes: Nearing end of life expectancy. Replace in 0-3 years.
Fair	Model BTC 200 920	Notes:
	Serial MJ95-0465643-920	Notes:
Fair	Age 14 years old	Notes:
	Capacity 96 U.S. Gallons	Notes:

Fair - Good	Expansion Tank Amtrol TRIM-X-TROL	Notes: M#: ST-12 Date Code: 142 144 96
	Natural gas	Notes: Input 199,000 BTU/HR
X	Electric	Notes: At end of life expectancy. Replace in 0-3 years.
	Flue vent	Notes:

Fair-Poor	Expansion Tank	Notes: Basement Mechanical Room
	Make THRUSH AMTOR INC,	Notes: Tank damaged, surface rust
Fair-Poor	Model EXTROL, AX 60V	Notes: Basement MR: 2nd expansion tank - no tag
	Serial 61340	Notes: One Armstrong pump - poor. Replace.
Fair-Poor	Age 14 years old	Notes:
	Capacity 33.6 U.S. Gallons	Notes:

Fair - Poor	Recirculation Pump	Notes: Utility Room. Flange has surface rust. Replace in 0-1 year.
	Sump Pump	Notes:

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

Plumbing

	Number of Men's Locker Room Toilet Facilities	1	Notes: See notes at bottom of spreadsheet.
Fair - Good	Number of water closets	2	Notes: 1 of 2 ADA compliant.
Fair - Good	Number of urinals	1	Notes:
	Number of lavatories		Notes:
Fair	Number of shower heads	1	Notes:
	Number of Women's Locker Room Toilet Facilities		Notes: See notes at bottom of spreadsheet.
Fair - Good	Number of water closets	2	Notes: 1 of 2 ADA compliant.
	Number of lavatories		Notes:
Fair	Number of shower heads	1	Notes:
Fair	Number of Unisex Rooms		Notes: See notes at bottom of spreadsheet.
	Number of water closets	5	Notes: 1st floor Cells (4 water closets - Fair, 1 sink - Poor)
	Number of lavatories		Notes: 1st floor: 1 ADA water closet - Fair, 1 sink - Fair
	Kitchenette		Notes:
Fair	Number of sinks	1	Notes: See notes at bottom of spreadsheet.
Fair - Good	Janitor's Service Sink		Notes: 1 on 1st floor 1 on 2nd floor See notes at bottom of spreadsheet.
Fair - Good	Drinking Fountains		Notes: See notes at bottom of spreadsheet.
X	Pipe		Notes: See notes at bottom of spreadsheet.
	Condition		Notes:
	Insulation		Notes:
	Grease Traps		Notes:
	Solids Interceptor		Notes:
	Oil/Water Separator		Notes:
	Sewage Grinder		Notes:
	Neutralizer Tank (Acid Waste)		Notes:
	Access Doors		Notes:
X	Rain Water Sewer		Notes: See notes at bottom of spreadsheet.
X	Sanitary Sewer		Notes: See notes at bottom of spreadsheet.

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

Plumbing

Notes

Notes: Basement Mechanical Room: Insulation - Fair , Pipes - Fair, Gauges - Good, Valves - Good, One - Poor

Basement Mechanical Room: Storm drain poor , sewage good

Basement: sewer lines - good

Basement SWAT OFFICE : Sewage good, one elbow poor

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

Complaints of foundation issues and water in basement. Downspouts from roof looked in good condition; however, rain water sewer pipe looked old and in poor condition, rusted and pitted.

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

The 12 year old plumbing fixtures are an equal mix of fair to good condition with a little in poor condition.

Replace poor mentioned above in 0-1 year.

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

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

The domestic water piping, valves and fittings are in fair condition with a little poor.

Perform detailed inspection - Inspect/check for leaks. Repair/replace as required.

See photos labeled P for Plumbing.

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

HVAC Water Side Systems and Equipment

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Central North Side / Ward 22	Temp:	90 °F
Block / Lot:	023 J / 162	Precipitation:	None
Square Footage:	12,737	Wind:	None
Department Assigned:	GS	Date of Inspection:	July 23, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

HVAC Water Side Systems and Equipment

<table border="1"> <tr><td>Fair/Good</td></tr> <tr><td>X</td></tr> <tr><td> </td></tr> </table>	Fair/Good	X		Controls:	Notes: <u>General Electric / On Off Switch for Boiler 1 and 2 - Good</u>
	Fair/Good				
	X				
Electric	Notes: _____				
Pneumatic	Notes: _____				

Manufacturer:	<u>Johnson Controls</u>	Serial #	_____
Model:	<u>S - 7300 - 3</u>	Other	_____
Year Installed:	<u>1996</u>	Other	<u>job No. 96 - 011 270</u>

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

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

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

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

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

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

X	Hot Water Boilers	Notes: _____
Fair	Flue	Notes: _____
Fair	Make-up water piping	Notes: _____
Fair	Boiler safeties	Notes: Armstrong Valves
Fair	Piping	Notes: _____
Poor	Gauges	Notes: Replace in 0-1 year.

Manufacturer: Lochinvar , Copper fin II	Serial # D964580
Model: CHN0300	Other _____
Year Installed: 1996	Other _____
INPUT 300,000 BTU/h	OUTPUT 250,000 BTU/h

X	Hot Water Boilers	Notes: _____
Fair	Flue	Notes: _____
Fair	Make-up water piping	Notes: _____
Fair	Boiler safeties	Notes: Armstrong Valves
Fair	Piping	Notes: _____
Fair	Gauges	Notes: _____

Manufacturer: Lochinvar , Copper Fin II	Serial # D963850
Model: CHN0300	Other Gas fire
Year Installed: 1996	Other _____
INPUT 900,000 BTU/HR	OUTPUT 250,000 BTU/HR

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

X	Pumps		Notes: <u>2 poor 1 fair</u>
Fair		Piping	Notes: <u>See notes at bottom of spreadsheet.</u>
Fair-Good		Insulation	Notes: <u>Poor near boilers and pumps. Replace poor in 0-1 year.</u>
Good		Valves	Notes: _____
Fair		Vibration isolators	Notes: _____
Good		Gauges	Notes: _____

Manufacturer: Armstrong
 Model: _____
 Year Installed: _____
 HP _____

Serial # _____
 Other _____
 Other _____
 Other _____

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

	Radiators		Notes: _____
	Fin Tube		Notes: _____

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

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

HVAC Water Side Systems and Equipment

Notes

- Notes:** Boilers are nearing their half way mark for life expectancy.
Inspect both boilers before the heating season begins. Replace the 2 poor pumps and poor gauges. Remove poor pipe insulation. Check piping, valves, fittings, gauges, and safeties. Check for leaks and repair/replace as necessary.
Replace insulation.
-
- See photos labeled M for Mechanical.
-

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

HVAC Air Side Systems and Equipment

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Central North Side / Ward 22	Temp:	90 °F
Block / Lot:	023 J / 162	Precipitation:	None
Square Footage:	12,737	Wind:	None
Department Assigned:	GS	Date of Inspection:	July 23, 2010
Facility Main Contact:	John Warren		
Phone:	724-554-6006		

HVAC Air Side Systems and Equipment

Fair	Packaged Rooftop Units	Notes:	
X	Gas Heat	Notes:	Natural gas piping is Fair-Poor rusted and becoming pitted.
	Electric Heat	Notes:	Inspect natural gas piping, check for leaks, repair/replace as necessary.
	Steam Heat	Notes:	
	Hot Water Heat	Notes:	
	Condensate Drains	Notes:	
	Utility Connections	Notes:	

Manufacturer:	Carrier	Serial #	500 ca , 3496F2431
Model:	48EYD08	CFM	
Year Installed:	1998	Other	
Manufacturer No.	781897		
	CAT # 48EYD028-5-CA		
	SFP101# 3496F24314		
	DISCREYE# 48EYD028 501CA		

Fair	Indoor Air Handling Units	Notes:	SWAT Office, Basement
	Gas Heat	Notes:	Replace in 5-7 years.
	Electric Heat	Notes:	
	Steam Heat	Notes:	
	Hot Water Heat	Notes:	

Manufacturer:	TITUS	Serial/Code #	96 - 383787-C 1
Model:	AMFV / 04	CFM	total CFM 1445
Year Installed:	1996	Other	120 Volts, single Phase 60 Hz, 1/4 horse pc

	Remote Condensing Unit	Notes:	
	Refrigerant Piping	Notes:	

Manufacturer:		Serial #	
Model:		CFM	
Year Installed:		Other	

	Exhaust/Ventilation Fans	Notes:	
	Exhaust Fan		
	Manufacturer:		
	Model:		
	Serial #		
	Year Installed:		
	Capacity (CFM):		
	Static Pressure		
	Watts		

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

HVAC Air Side Systems and Equipment

Exhaust/Ventilation Fans		Manufacturer:	Notes:
Fair		EF2 Penn	Age of rooftop ventilators is unknown.
		Model: DX 14B	Notes: Perform detail inspection and replace as necessary.
Fair		Manufacturer: EF3 Penn 4	Notes:
		Model: DX 7B	Notes:
Fair		Manufacturer: EF-5 Penn 4	Notes:
		Model: DX 9B	Notes:
Fair		Manufacturer: EF-3,4 Penn 4	Notes:
		Model: DX 7B	Notes:
Fair	1 small ventilator		Notes: No identification tag.
Fair		Manufacturer: P/01	Notes:
		Model: DRA	Notes:
X	Ductwork		Notes: See notes at bottom of spreadsheet.
	Duct Insulation		Notes: Ductwork is Poor and rusted at Packaged Rooftop Unit.
			Notes: Ductwork is Fair within building. Good in basement.
Fair	Louvers		Notes:
			Notes:
Good	Diffusers & Grilles		Notes: See notes at bottom of spreadsheet.
			Notes:
	Roof Hoods		Notes:
X	Dampers		Notes: See notes at bottom of spreadsheet.
			Notes:
Poor	Filters		Notes: Filters are Poor at Packaged Rooftop Unit. Replace in 0-1 year.
Yes	Are filters installed		Notes:
No	Are filters clean		Notes:
			Notes:
	Controls:		Notes:
	Electric		Notes:
	Pneumatic		Notes:
	Discharge air thermometer		Notes:
	Return air thermometer		Notes:
	Outside air thermometer		Notes:

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

HVAC Air Side Systems and Equipment

Notes

Notes: Complaints of ventilation issues within basement. Perform detailed HVAC inspection within 0-1 year. Check for adequate air changes per local and national codes and standards.

Complaints of ventilation issues within remainder of building. Could be due to poor/rusted ductwork at packaged rooftop unit, poor dampers etc. Contact Testing, Adjusting, and Balancing (TAB) Contractor. Perform detailed HVAC inspection on all HVAC equipment within 0-1 year. Repair/replace HVAC equipment as necessary.

Ductwork is fair within building and good within basement. Few visible spots of wet stained ceiling tile near diffusers and grilles. Contact mold remediating contractor and test for mold. Clean ductwork. Repair/replace as necessary.

Diffusers, grilles, registers and dampers within building are in fair - good condition, with a little in poor condition. Clean all and replace poor in 0-1 year.

GE controls . One TORK control (fancoil)

See photos labeled M for Mechanical.

INSPECTION REPORT
Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

Electrical

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Central North Side / Ward 22	Temp:	90 °F
Block / Lot:	023 J / 162	Precipitation:	None
Square Footage:	12,737	Wind:	None
Department Assigned:	GS	Date of Inspection:	July 23, 2010
Facility Main Contact:	John Warren		
Phone:	724-554-6006		

Electrical

<input checked="" type="checkbox"/>	Service Entrance			
	Voltage	Notes:	Remove ivy and vegetation from electrical meters, panels and	
		Notes:	at utility pole.	
	Amperage	Notes:	Utility pole dry and cracking. Treat utility pole.	
<input checked="" type="checkbox"/>	Above ground	Notes:	Metal conduit bent. PVC conduit at base cracked and broken.	
<input checked="" type="checkbox"/>	Below ground	Notes:	Repair/replace conduit. Some wire clamps rusted/replace.	
	Grounding	Notes:	Electrical Fair-Good.	
	Lightning Protection	Notes:		
<input type="checkbox"/>	Transformer	Notes:	Mounted on utility pole.	
	Voltage in	Notes:		
	Voltage out	Notes:		
	kva rating	Notes:		
<input type="checkbox"/>	Meter 1	Serial # G/02 821 046 ABB METER	Notes:	Meter Fair - Panel Poor / Old
		D.L. CO. X-069	Notes:	Conduit - Good, Clamps - Poor/Rusted. Replace clamps.
		CL20/240V/3 Phase/3W/ 60HZ	Notes:	
		1.2 KH/240TV/ P/R 24TA/2.5A	Notes:	
<input type="checkbox"/>	Meter 2	ABB METER S G/02 816 780	Notes:	Conduit - Good, Clamps - Poor/Rusted. Replace clamps.
		D.L. CO. X-022	Notes:	
		CL20/240V/1 Phase/3W/60HZ,	Notes:	
		0.6 KH / 240 TV/ P/R 24TA / 2.5 A	Notes:	
			Notes:	
<input type="checkbox"/>	Main Power Distribution Panel		Notes:	Basement: outside of SWAT office
	Panel A		Notes:	
	Cat. # AQF3304MBX AXQ6B4		Notes:	
	240V/3 Phase/3W 400A MAX		Notes:	
			Notes:	
<input type="checkbox"/>	Main Power Distribution Panel		Notes:	
	Panel B: 120V/240V/1Phase/ 3W 400A Max		Notes:	
	Panel C: 120V/240V/1 Phase/ 3W 400A Max		Notes:	
			Notes:	
			Notes:	
			Notes:	

INSPECTION REPORT
Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

Electrical

<input type="checkbox"/> Good	Power Distribution	Notes:	<hr/>
	Panel - D	Notes:	<hr/>
	Cat. # AQF 1422 MBX AXB4	Notes:	<hr/>
	120V/140V/1 Phase/ 3W, 225 A Max		

<input type="checkbox"/> Good	Power Distribution	Notes:	<hr/>
	Panel E	Notes:	<hr/>
	Cat. # AQF 1301 MBX AXB4,	Notes:	<hr/>
	120V/140V/1 Phase/ 3W, 125 A Max		

<input type="checkbox"/>	Stand-by Generator	Notes:	<hr/>
<input type="checkbox"/>		Notes:	<hr/>
<input type="checkbox"/>		Notes:	<hr/>
<input type="checkbox"/>	Transfer switch	Notes:	<hr/>
<input type="checkbox"/>		Notes:	<hr/>
<input type="checkbox"/>		Notes:	<hr/>

Day Tank	Notes:	<hr/>
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Manufacturer: _____	Serial # _____
Model: _____	Other _____
Year Installed: _____	Other _____

<input type="checkbox"/>	Motor Control Center	Notes:	<hr/>
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<input checked="" type="checkbox"/> X	Lighting	Notes:	<u>See notes at bottom of spreadsheet.</u>
<input type="checkbox"/>	Interior	Notes:	<hr/>

<input checked="" type="checkbox"/> X	Receptacles	Notes:	<u>See notes at bottom of spreadsheet.</u>
		Notes:	<hr/>
		Notes:	<hr/>

<input type="checkbox"/>	Fire Alarm	Notes:	<hr/>
<input type="checkbox"/>	Control Panel	Notes:	<hr/>
<input type="checkbox"/>	Annunicator Panel	Notes:	<hr/>
<input type="checkbox"/>	Devices - Strobes	Notes:	<hr/>
<input type="checkbox"/>	Devices - Horns	Notes:	<hr/>
<input type="checkbox"/>	Devices - Pull Stations	Notes:	<hr/>

<input type="checkbox"/> Fair	PA System	Notes:	<hr/>
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<input type="checkbox"/> Fair	Clock System	Notes:	<hr/>
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INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

Electrical

Good	Security System	Notes:	
Good	Main Panel Board	Notes:	Cerberus Pyrotronics
Good	Devices - Cameras	Notes:	
	Devices - Door Contacts	Notes:	
	Devices - Window Contacts	Notes:	
	Metal Detectors	Notes:	
Good	Tele / Com System	Notes:	
	Head End Equipment	Notes:	
Good	Patch Panels	Notes:	2, M# DKSUE424A, DKSUB280A
	Devices	Notes:	Digital Telephone System - Toshiba
		Notes:	Strata DK 280
		Notes:	Bell Atlantic Panel - Good
		Notes:	

Notes

Notes: Lighting is a mix of fluorescent and incandescent.
 Lighting 80% fair and 20% poor condition, with newer/good within basement. Age unknown. Replace poor in 0-1 year.
 When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control. Emergency Lighting: Good - Fair

Outlets/Switches and Conduit - 90% Good - Fair (Fair look old), 10% Poor. Replace poor within 0-1 year. Inspect associated electrical equipment and wiring when replacing.

See photos labeled E for Electrical.

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

Fire Protection

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:
Neighborhood:	Central North Side / Ward 22	Temp: 90 °F
Block / Lot:	023 J / 162	Precipitation: None
Square Footage:	12,737	Wind: None
Department Assigned:	GS	Date of Inspection: July 23, 2010
Facility Main Contact:	John Warren	
Phone:	724-554-6006	

Fire Protection

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

<input type="checkbox"/>	Standpipe	Notes:	<u>See notes at bottom of spreadsheet.</u>
<input checked="" type="checkbox"/>		Notes:	<hr/>
	Flow switch	Notes:	<hr/>
	Shutoff valve	Notes:	<hr/>

<input type="checkbox"/>	Hose Cabinets	Notes:	<hr/>
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<input checked="" type="checkbox"/>	Sprinkler Heads	Notes:	<u>See notes at bottom of spreadsheet.</u>
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<input type="checkbox"/>	Dry System	Notes:	<hr/>
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Notes

Notes:

Basement Mechanical Room: Standpipe - Good , Sprinkler Heads Poor. Replace poor sprinkler heads.

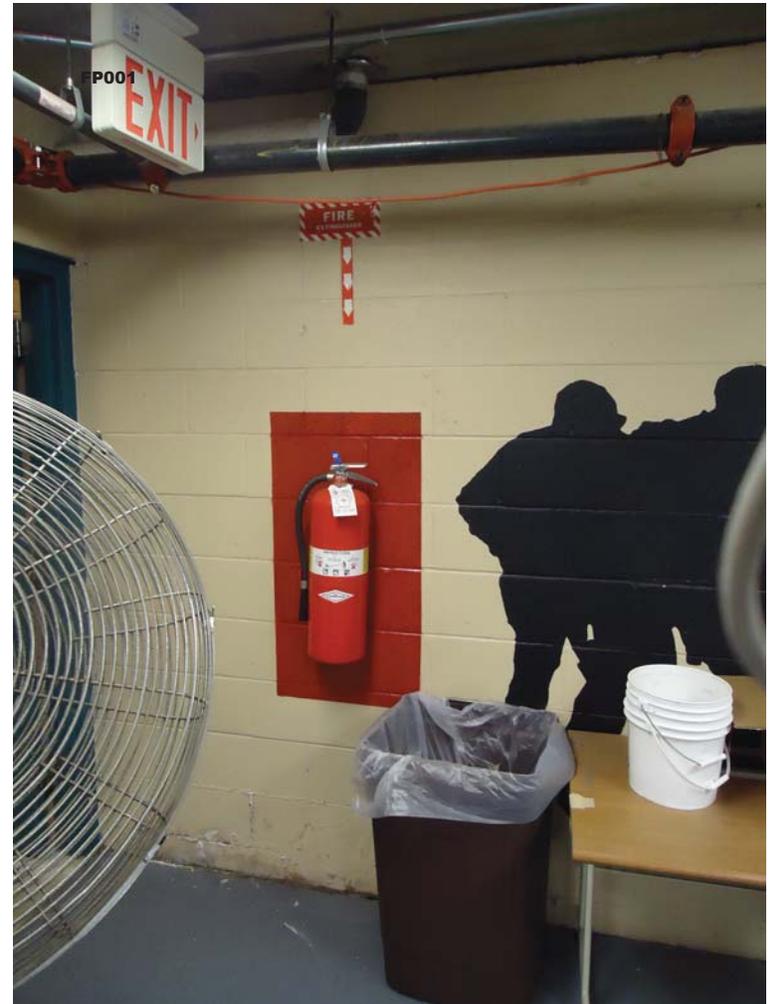
Basement/SWAT Office: Standpipe Good and Sprinkler Heads Fair. Replace sprinkler heads in 0-2 years.

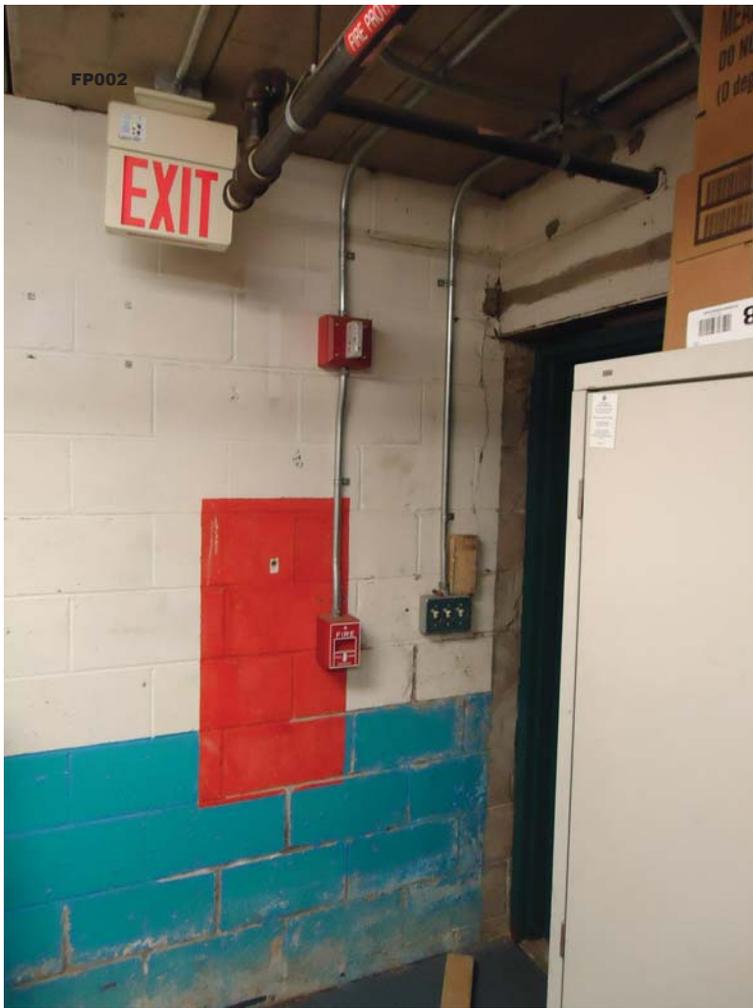
Main Area in Basement: Standpipe and Sprinklers Heads - Good

1st/2nd floor: Standpipe Good, Sprinklers Heads - Fair (some surface rust). Replace Sprinkler Heads in 0-2 years.

Wall mounted Fire Extinguishers throughout the building - Good







M003



M004



M005



M006







ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

Year Constructed: 1998 / 12 y.o.
Neighborhood/Ward: Central Northside / Ward 22
Block / Lot: 023 J / 126
Square Footage: 12,737
Department Assigned: GS
Facility Main Contact: John Warren
Phone: 724-554-6006

Weather Conditions Day of Inspection:
Temp: 90
Precipitation: none
Wind: none
Date of Inspection: July 23, 2010
Front of Building Faces: East

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)

no

Notes: _____

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

n/a

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

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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

Yes / No

1) Route of Travel

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

Notes: _____

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 Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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

n/a

Notes:

Are ramps non-slip?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

3) Pools

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

4) Miscellaneous site features

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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 Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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

Yes / No

1) Building entrances

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

Are edges of mat securely installed?

Notes: loose lay carpets

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: All doors too heavy

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: _____

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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: _____

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

 no

Notes: Majority of doors are too hard to open. Adjust closers.

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?

Notes: _____

4) Rooms and Spaces

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

 yes

Notes: _____

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

 yes

Notes: _____

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

 yes

Notes: _____

In circulation paths through public areas are all obstacles cane-detectable? (located within 27 inches of the floor or higher than 80" or protruding less than 4" from the wall)

 yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

5) Emergency Egress

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

n/a

Notes: No fire alarm system.

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 Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212

8) Controls

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

yes

Notes:

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?

no

Notes: Kitchen @ 36". Reception desk too high.

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

n/a

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?

yes

Notes:

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

yes

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

11) Stairs

- Do treads have a non-slip surface? Notes: _____
- Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: No extensions

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 Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

Restrooms

Yes / No

1) Getting to the Restrooms

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

Notes:

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: All restrooms need signage.

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: Doors at restroom and both locker rooms too heavy.

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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

 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?

 yes

Notes: _____

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

 no

Notes: Stalls at both locker rooms are only 4'-10" deep.

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

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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"? no

Notes: Mirrors at locker rooms are at 43"

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? yes

Notes: _____

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: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
 1501 Brighton Rd
 Pittsburgh, PA 15212**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Restripe ADA space to allow van accessible parking. Add van signage.	1	LS	850.00	\$850

TOTAL COST - PARKING	\$850
-----------------------------	--------------

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
Adjust hardware / closers at main entrance doors and doors to public spaces to allow easier opening.	9	EA	50.00	\$450
Lower a portion of reception counter	1	LS	750.00	\$750
ADA signage at required rooms	1	LS	600.00	\$600
Lower countertop @ kitchen - modify cabinets beneath.	1	EA	1,000.00	\$1,000
Add extensions at stair railings	12	EA	125.00	\$1,500
Fire alarm system	12,737	SF	3.00	\$38,211

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE	\$42,511
--	-----------------

ADA - Title II - "Program Accessibility" Review

**Police Zone #1
1501 Brighton Rd
Pittsburgh, PA 15212**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Public restroom				
ADA signage	1	EA	85.00	\$85
Adjust door for easier opening	1	EA	50.00	\$50
Restroom by cells				
ADA signage	1	EA	85.00	\$85
Men's locker room				
ADA signage	1	EA	85.00	\$85
Adjust door for easier opening	1	EA	50.00	\$50
New ADA stall partition	1	EA	1,250.00	\$1,250
Lower 1 mirror	1	EA	25.00	\$25
Women's locker room				
ADA signage	1	EA	85.00	\$85
Adjust door for easier opening	1	EA	50.00	\$50
New ADA stall partition	1	EA	1,250.00	\$1,250
Lower 1 mirror	1	EA	25.00	\$25

TOTAL COST - RESTROOMS				\$3,040
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Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
No work required.				

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

INSPECTION REPORT

**Police Zone 1
 1501 Brighton Avenue
 Pittsburgh, PA 15212**

Site Utilities

Year Constructed:	1998 / 12 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Central North Side / Ward 22	Temp:	90 °F
Block / Lot:	023 J / 162	Precipitation:	None
Square Footage:	12,737	Wind:	None
Department Assigned:	GS	Date of Inspection:	July 23, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

Site Utilities

	Site Plumbing		
Good	Hose Bibs	Notes:	Front of the bldg. good , right bldg fair
	Site Irrigation	Notes:	
	Drinking Fountain	Notes:	
Fair	Fire Hydrants	Notes:	At street, surface rust
	Water Features	Notes:	
Good	Fire Dept. Connection	Notes:	Elkhart
	Storm Water Management	Notes:	See notes at bottom of spreadsheet.
Fair/Poor	Inlets	Notes:	Connection fair , left bldg 6 fair , street inlet poor
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	
	Site Electrical	Notes:	
	Transformer	Notes:	
Fair	Exterior Receptacles	Notes:	
Fair	Site Lighting	Notes:	Mix Metal Halide - Fair ,Incandescent - Fair HPS fair , CFL Good, Back bldg. one poor
	PA System	Notes:	
X	Natural Gas Service	Notes:	MR: Pipe Fair/Poor Eq. Gas - gas meter , 748914 AL - 1000 MAOP 25 PSI 1000 CFH at 1.5" dif 2200 CFH at 2" dif Temperature compensated meter 60 F 97 S 6636 855

INSPECTION REPORT

Police Zone 1
1501 Brighton Avenue
Pittsburgh, PA 15212

Site Utilities

Notes

Notes: Flues extending through roof are Fair - Poor (surface rust). Replace poor in 0-1 year. Vents are Fair - Good.

Roof Drains - Covers are good; however, large pond center of roof from rain water & condensate from HVAC Packaged Unit.
Clean debris away from roof drains, possibly add additional roof drainage, and run condensate line to roof drain.

Site lighting is in Fair condition with little Old/Poor - Looks like various types of merc. wall mounted units, high pressure sodium and/or metal halide. Replace Poor in 0-1 year. Replace Fair with induction lighting in 0-5 years.

See photos labeled S for Site.

S001



S002



S003



S004



S005



S006



Police Zone 1 (B 379)
1501 Brighton Road
Pittsburgh, PA 15212

Asset Protection Summary

Immediate	\$0
One Year	\$148,549
Five Year	\$53,193
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 Zone 1 (B 379)

1501 Brighton Road
Pittsburgh, PA 15212

Immediate 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		10%		\$0
	ESCALATION		0%		\$0
TOTAL					\$0

Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove Ivy @ southwest corner of building	1	LS	\$100.00	\$100
Structural	Repoint step cracks @ masonry façade	1	LS	\$2,000.00	\$2,000
Architectural	Replace water damaged ceiling tile throughout (30%)	3800	SF	\$2.75	\$10,450
Architectural	Remove / replace carpet @ second floor office	20	SY	\$7.00	\$140
Architectural	Misc. patch and repair of flooring throughout (15%)	2000	SF	\$5.00	\$10,000
Architectural	Buff / wax floor @ 1st floor lobby	1	LS	\$1,000.00	\$1,000
Architectural	Misc. paint touch up and patching of GWB partitions	1	LS	\$5,000.00	\$5,000
Fire Protection	Replace sprinkler heads @ 1st floor, 2nd floor, SWAT office, and basement mechanical room	11000	SF	\$2.75	\$30,250
Plumbing	Replace hot water heater (96 gal. - gas fired)	1	EA	\$4,000.00	\$4,000
Plumbing	Replace expansion tank (34 gal.)	1	EA	\$1,250.00	\$1,250
Plumbing	Replace recirculation pump	1	EA	\$2,000.00	\$2,000
Plumbing	Replace shower head	1	EA	\$750.00	\$750
Plumbing	Replace lavatory	1	EA	\$1,000.00	\$1,000
HVAC	Replace pipe insulation near boiler and pumps	1	LS	\$150.00	\$150
HVAC	Replace guages on hot water boiler	1	LS	\$500.00	\$500
HVAC	Replace pump for boilers	2	EA	\$2,000.00	\$4,000
HVAC	Replace filter @ RTU	1	LS	\$200.00	\$200
HVAC	Replace grilles, diffusers, dampers (10%)	1	LS	\$1,500.00	\$1,500
HVAC	Clean ductwork	12737	SF	\$0.75	\$9,553
HVAC	Hire company to test, adjust, and balance HVAC systems (many complaints of poor ventilation)	12737	SF	\$1.00	\$12,737
Electrical	Replace damaged and broken conduit for electrical service	1	LS	\$500.00	\$500
Electrical	Replace rusted wire clamps on electrical service	6	EA	\$50.00	\$300
Electrical	Replace interior light fixtures (20%)	25	EA	\$500.00	\$12,500
Electrical	Replace switches and outlets (10%)	12737	SF	\$0.20	\$2,547
Site Utilities	Replace flues extending through roof	2	EA	\$2,500.00	\$5,000
Site Utilities	Replace exterior wall mounted lights	2	EA	\$650.00	\$1,300

SUBTOTAL			\$118,727
GENERAL REQUIREMENTS	6%	\$7,124	
BOND	1%	\$1,259	
PERMIT	Calc.	\$1,610	
OVERHEAD & PROFIT	7%	\$8,180	
CONTINGENCY	5%	\$5,936	
ESCALATION	4%	\$5,713	
TOTAL			\$148,549

Police Zone 1 (B 379)
 1501 Brighton Road
 Pittsburgh, PA 15212

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Regrade grass area @ northeast corner or building to slope away from the building	1	LS	\$2,000	\$2,000
Structural	Extend trench drain @ south, southwest, and northwest sides of the building	1	LS	\$30,000.00	\$30,000
Plumbing	Video inspecion of underground sanitary & storm piping	1	LS	\$1,000.00	\$1,000
HVAC	Replace indoor AHU @ SWAT office (1445 CFM)	1	EA	3500	\$3,500

SUBTOTAL

\$36,500

GENERAL REQUIREMENTS
 BOND
 PERMIT
 OVERHEAD & PROFIT

6%
 1%
Calc.
 7%

\$2,190
 \$387
 \$544
 \$2,515

CONTINGENCY

5%

\$1,825

ESCALATION to Year 2015

21%

\$9,232

TOTAL

\$53,193

Police Zone 1 (B 379)

1501 Brighton Road

Pittsburgh, PA 15212

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

12,737

LOCATION : 1501 Brighton Rd
Pittsburgh, PA

Police Zone 1

GAS CO : Equitable

ACCOUNT # : 00090021600-1132

CUSTOMER # : 0900216

LOCATION # : 417517

MARKETER :

ACCOUNT # :

RATE : GSS

METER # : 1748914

CUST. CHARGE: 500-1,000 mcf \$28.00 same 2009 as 2008

2008				GAS COMPANY						MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	LATE FEE	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/20/2007	1/23/2008	34	a	92.90	\$ 1,367.21	\$ 14.717	\$ 16.17	\$ 19.02	\$1,402.40			#DIV/0!		\$ -	\$1,402.40	\$ 15.096
1/23/2008	2/22/2008	30	a	96.60	\$ 1,421.67	\$ 14.717	\$ 16.14	\$ 20.76	\$1,458.57			#DIV/0!		\$ -	\$1,458.57	\$ 15.099
2/22/2008	3/25/2008	32	a	90.20	\$ 1,327.47	\$ 14.717	\$ 16.19	\$ 21.58	\$1,365.24			#DIV/0!		\$ -	\$1,365.24	\$ 15.136
3/25/2008	4/23/2008	29	a	42.00	\$ 690.04	\$ 16.430	\$ 16.47	\$ 20.15	\$ 726.66			#DIV/0!		\$ -	\$ 726.66	\$ 17.301
4/23/2008	5/22/2008	29	a	25.10	\$ 423.62	\$ 16.877	\$ 16.60	\$ (81.51)	\$ 440.22			#DIV/0!		\$ -	\$ 440.22	\$ 17.539
5/22/2008	6/23/2008	32	a	9.30	\$ 156.95	\$ 16.876	\$ 16.84		\$ 173.79			#DIV/0!		\$ -	\$ 173.79	\$ 18.687
6/23/2008	7/23/2008	30	a	3.10	\$ 58.31	\$ 18.810	\$ 16.93	\$ 2.61	\$ 77.85			#DIV/0!		\$ -	\$ 77.85	\$ 25.113
7/23/2008	8/21/2008	29	a	3.40	\$ 65.85	\$ 19.368	\$ 16.93		\$ 82.78			#DIV/0!		\$ -	\$ 82.78	\$ 24.347
8/21/2008	9/22/2008	32	a	6.10	\$ 118.15	\$ 19.369	\$ 16.88		\$ 135.03			#DIV/0!		\$ -	\$ 135.03	\$ 22.136
9/22/2008	10/20/2008	28	a	19.80	\$ 355.13	\$ 17.936	\$ 16.67	\$ 2.02	\$ 373.82			#DIV/0!		\$ -	\$ 373.82	\$ 18.880
10/20/2008	11/20/2008	31	a	41.40	\$ 718.58	\$ 17.357	\$ 16.34		\$ 734.92			#DIV/0!		\$ -	\$ 734.92	\$ 17.752
11/20/2008	12/22/2008	32	a	79.30	\$ 451.77	\$ 5.697	\$ 27.63		\$ 479.40			#DIV/0!		\$ -	\$ 479.40	\$ 6.045
TOTALS:				509.20	\$ 7,154.75	\$ 14.051	\$ 209.79	\$ 4.63	\$7,364.54	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$7,364.54	\$ 14.463

City of Pittsburgh

LOCATION : Info Systems, 1401 Washington Blvd
Pittsburgh, PA

ELECTRIC CO : Duquesne Light

ACCOUNT # : 7001-525-053-001

SUPPLIER CO :

ACCOUNT # :

CUST CHARGE: \$ 30.00

RATE : GM Medium Indexed

METER # : G07103564

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
12/6/2007	1/8/2008	33	a	22,800	38.4	42.2	1.10	\$ 1,784.68	\$ 0.078	\$ 30.00	\$ 1,814.68			#DIV/0!		\$ -	\$ 1,814.68	\$ 0.080
1/8/2008	2/6/2008	29	a	18,000	33.6	38.0	1.13	\$ 1,682.00	\$ 0.093	\$ 30.00	\$ 1,712.00			#DIV/0!		\$ -	\$ 1,712.00	\$ 0.095
2/6/2008	3/6/2008	29	a	17,040	34.4	39.6	1.15	\$ 1,633.23	\$ 0.096	\$ 30.00	\$ 1,663.23			#DIV/0!		\$ -	\$ 1,663.23	\$ 0.098
3/6/2008	4/7/2008	32	a	20,800	35.2	39.4	1.12	\$ 1,897.65	\$ 0.091	\$ 30.00	\$ 1,927.65			#DIV/0!		\$ -	\$ 1,927.65	\$ 0.093
4/7/2008	5/7/2008	30	a	20,800	43.2	47.5	1.10	\$ 1,995.69	\$ 0.096	\$ 30.00	\$ 2,025.69			#DIV/0!		\$ -	\$ 2,025.69	\$ 0.097
5/7/2008	6/6/2008	30	a	20,720	52.0	55.6	1.07	\$ 2,094.40	\$ 0.101	\$ 30.00	\$ 2,124.40			#DIV/0!		\$ -	\$ 2,124.40	\$ 0.103
6/6/2008	7/8/2008	32	a	24,480	52.0	57.2	1.10	\$ 2,409.26	\$ 0.098	\$ 30.00	\$ 2,439.26			#DIV/0!		\$ -	\$ 2,439.26	\$ 0.100
7/8/2008	8/6/2008	29	a	23,600	44.8	49.3	1.10	\$ 2,248.18	\$ 0.095	\$ 30.00	\$ 2,278.18			#DIV/0!		\$ -	\$ 2,278.18	\$ 0.097
8/6/2008	9/5/2008	30	a	22,000	44.0	48.4	1.10	\$ 2,122.32	\$ 0.096	\$ 30.00	\$ 2,152.32			#DIV/0!		\$ -	\$ 2,152.32	\$ 0.098
9/5/2008	10/7/2008	32	a	21,520	41.6	44.9	1.08	\$ 2,074.49	\$ 0.096	\$ 30.00	\$ 2,104.49			#DIV/0!		\$ -	\$ 2,104.49	\$ 0.098
10/7/2008	11/5/2008	29	a	16,640	38.4	40.3	1.05	\$ 1,637.58	\$ 0.098	\$ 30.00	\$ 1,667.58			#DIV/0!		\$ -	\$ 1,667.58	\$ 0.100
11/5/2008	12/8/2008	33	a	20,480	36.0	40.3	1.12	\$ 1,913.09	\$ 0.093	\$ 30.00	\$ 1,943.09			#DIV/0!		\$ -	\$ 1,943.09	\$ 0.095
TOTALS :				226,080	455.2	500.5	1.10	\$21,707.89	\$ 0.096	\$ 330.00	\$22,037.89	0	\$ -	#DIV/0!	\$ -	\$ -	\$22,037.89	\$ 0.097

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 = 39,978

Energy Usage in BTU/ Square Foot electricity = 60,563

Conclusion: There is a lower usage of natural gas per square foot of 39,978 Btu/ Square Foot compared to 54,751 Btu/ Square Foot. Reason for this low natural gas usage is not known at this time. The higher usage of electricity per square foot of 60,563 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract could indicate the need energy efficiency upgrades.



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

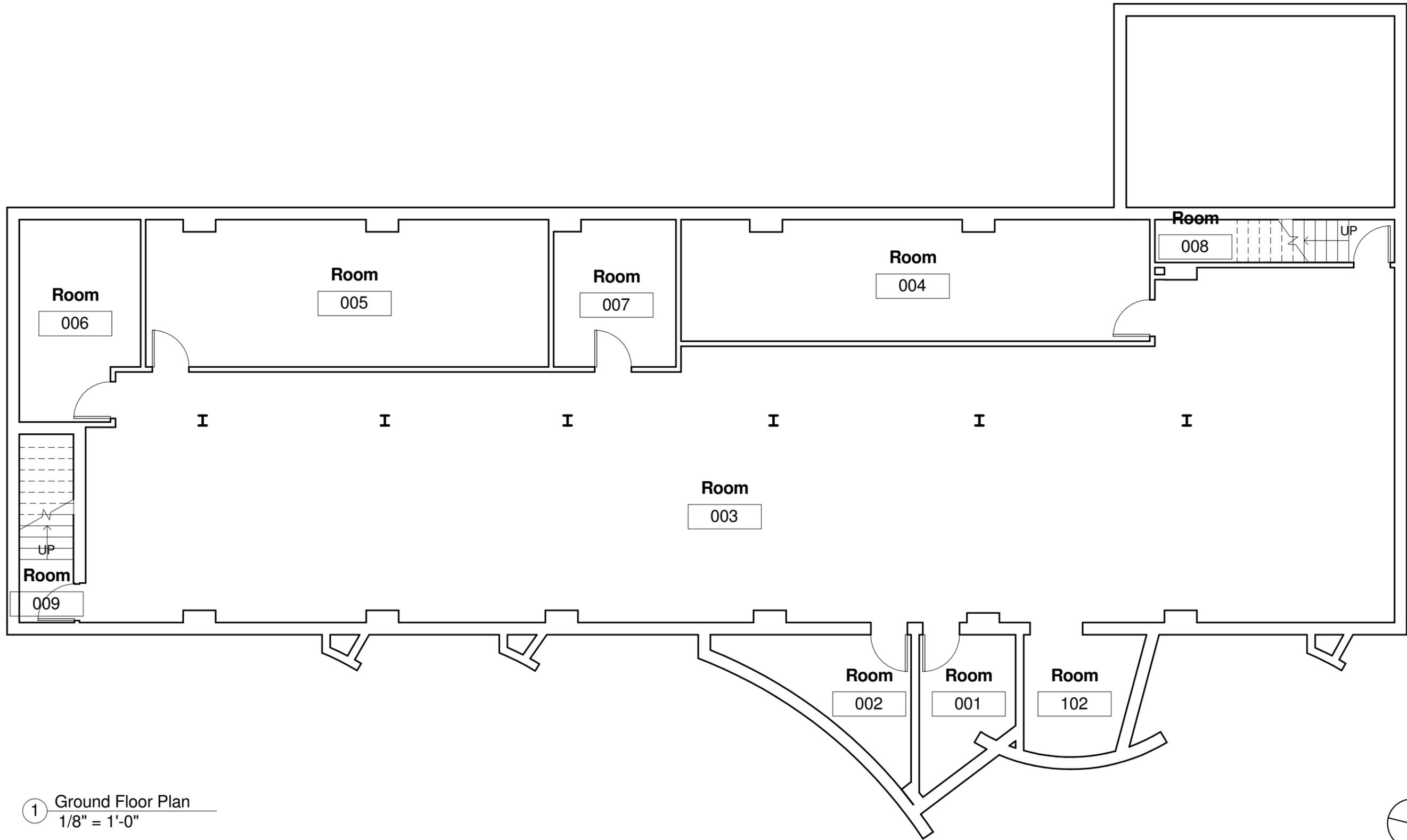


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only.
Please verify exact field conditions before using these for further construction and renovation work.



Police Zone 1
City of Pittsburgh

Site Plan		C1.01
Date	09/03/10	
Drawn by	AK	Scale 1/32" = 1'-0"



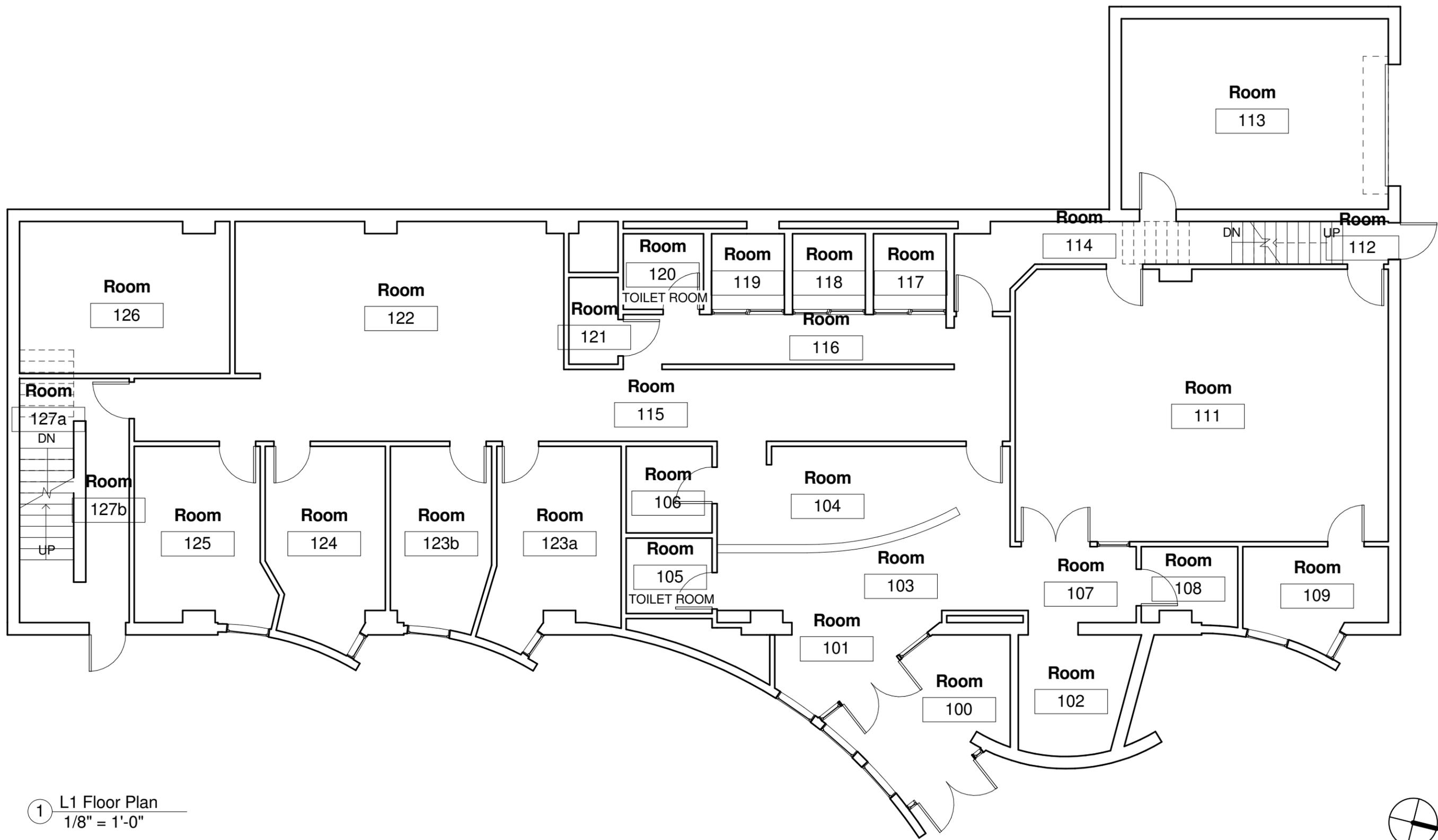
① Ground Floor Plan
1/8" = 1'-0"

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.



Police Zone 1
City of Pittsburgh

Ground Floor Plan		A1.00
Date	09/03/10	
Drawn by	AK	Scale 1/8" = 1'-0"



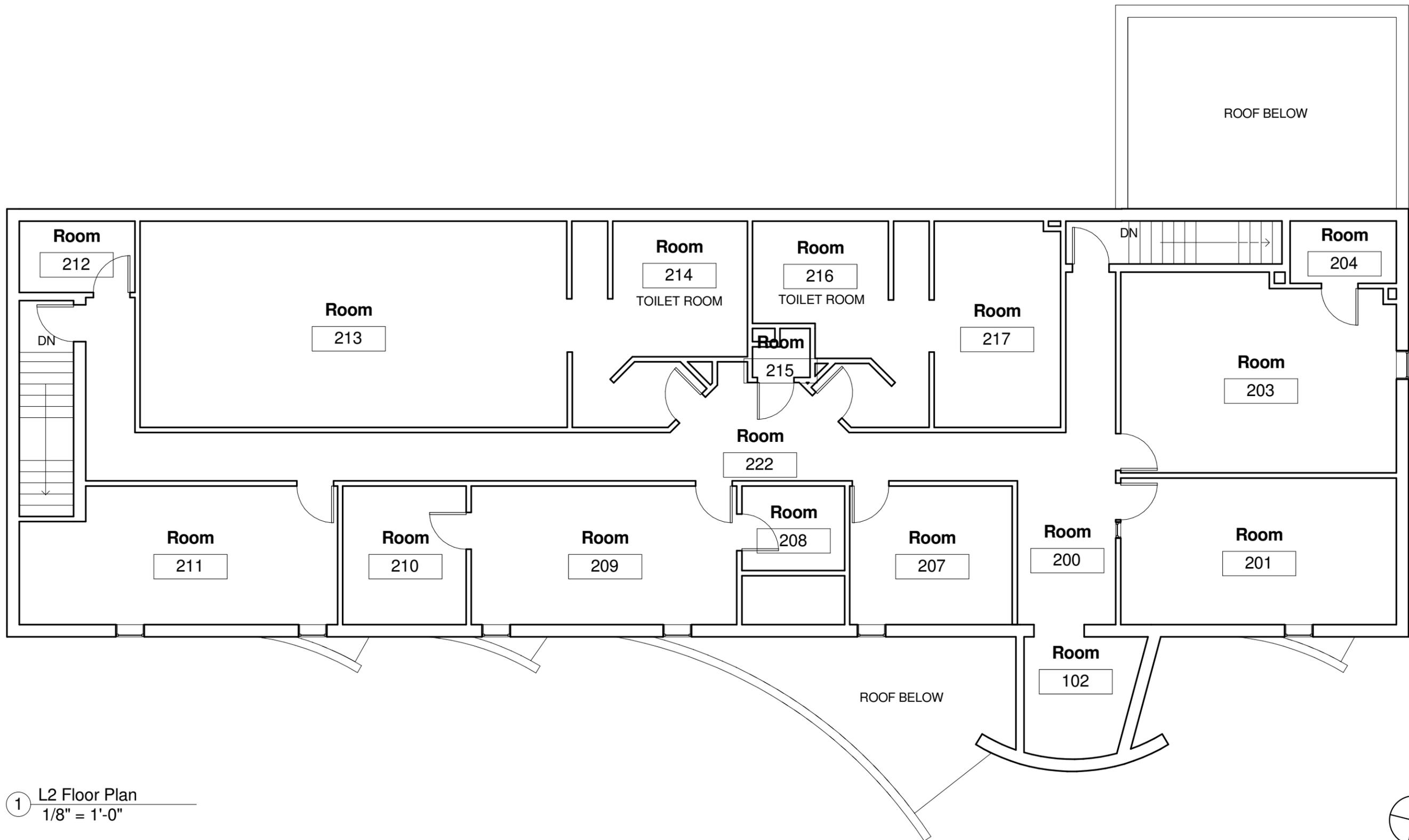
1 L1 Floor Plan
1/8" = 1'-0"

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Police Zone 1
City of Pittsburgh

L1 Floor Plan		A1.10
Date	09/03/10	
Drawn by	AK	
		Scale 1/8" = 1'-0"



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

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Police Zone 1
City of Pittsburgh

L2 Floor Plan		A1.20
Date	09/03/10	
Drawn by	AK	
		Scale 1/8" = 1'-0"