



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Pittsburgh Police Zone 2 (B108)
2000 Centre Avenue
Pittsburgh, Pennsylvania 15219

July 21, 2010



Massaro

www.massarocms.com

Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

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Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Executive Summary

INTRODUCTION

Police Zone #2 was inspected on July 21, 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.

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 the electrical panels and emergency generator as well as some HVAC equipment and ventilation issues.

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	\$17,239
One Year	\$157,009
Five Year	\$4,673
10 Year	\$0

Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219

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 **\$170**

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 **\$17,489**

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **\$1,225**

Miscellaneous items

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

Estimated cost to achieve compliance **\$1,800**

INSPECTION REPORT
Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Interiors

Squad Room (9)

Good	Ceiling -Type	ACT	Notes:	
Good	Flooring - Type	Carpet	Notes:	Install termination strips at door ways
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB / Homosote	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Office Storage Room (8)

Fair	Ceiling -Type	ACT	Notes:	Replace Misc Tiles
Good	Flooring - Type	VCT	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Meeting Room (7)

Good	Ceiling -Type	ACT	Notes:	
Good	Flooring - Type	Carpet	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB / Homosote	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Clerk's office Room (6)

Fair	Ceiling -Type	ACT	Notes:	
Fair	Flooring - Type	Rubber	Notes:	
Good	Base - Type	4" rubber	Notes:	
Fair	Walls - Type	GWB	Notes:	Misc paint touch up required
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Supervisor Room (4)

Good	Ceiling -Type	ACT	Notes:	
Good	Flooring - Type	Carpet	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB / Homosote	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

INSPECTION REPORT

**Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219**

Interiors

Room (3)

Good	Ceiling -Type	ACT	Notes:	
Good	Flooring - Type	Carpet	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Detective office Room (2)

Good	Ceiling -Type	ACT	Notes:	Replace Misc Tiles
Good	Flooring - Type	Carpet	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	GWB / Homosote	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Lady's Locker Room (21)

Good	Ceiling -Type	ACT / Open	Notes:	
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	CMU / GWB	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Room (19)

Good	Ceiling -Type	ACT	Notes:	
Poor	Flooring - Type	Carpet	Notes:	Past useful life
Good	Base - Type	4" rubber	Notes:	
Fair	Walls - Type	CMU / GWB	Notes:	Misc paint touch up
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Mechanical Room (14)

N/A	Ceiling -Type	Structure Above	Notes:	
Good	Flooring - Type	Concrete	Notes:	
Fair	Base - Type	4" rubber	Notes:	
Fair	Walls - Type	CMU / GWB	Notes:	Misc paint touch up
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

INSPECTION REPORT

**Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219**

Interiors

Cell 3 Room (17)

Good	Ceiling -Type	Concrete	Notes:	
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	CMU	Notes:	
Good	Doors & Hardware	Bars / HM	Notes:	
	General Note:		Notes:	

Cell 2 Room (16)

Good	Ceiling -Type	Concrete	Notes:	
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	CMU	Notes:	
Good	Doors & Hardware	Bars / HM	Notes:	
	General Note:		Notes:	

Cell 1 Room (15)

Good	Ceiling -Type	Concrete	Notes:	
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	CMU	Notes:	
Good	Doors & Hardware	Bars / HM	Notes:	
	General Note:		Notes:	

Lobby Room (18)

Good	Ceiling -Type	Act	Notes:	
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	CMU	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Toilet Room (23)

Good	Ceiling -Type	Act	Notes:	
Good	Flooring - Type	Rubber	Notes:	Large gaps of floor lifting around toilet
Good	Base - Type	4" rubber	Notes:	some missing (5'-0")
Good	Walls - Type	CMU	Notes:	
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

INSPECTION REPORT

**Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219**

Interiors

Men's Locker Room (12 & 13)

Good	Ceiling -Type	ACT / Open	Notes:	Misc Repairs
Good	Flooring - Type	Rubber	Notes:	Some replacement required
Good	Base - Type	4" rubber	Notes:	
Good	Walls - Type	CMU / GWB	Notes:	Misc touch up required
Good	Doors & Hardware	HMF / HMD	Notes:	
	General Note:		Notes:	

Janitor's Closet Room (11)

Poor	Ceiling -Type	ACT	Notes:	Replace ceiling tile & grid
Fair	Flooring - Type	Rubber	Notes:	clean
Fair	Base - Type	Rubber	Notes:	
Fair	Walls - Type	GWB	Notes:	Misc Paint touch up
Fair	Doors & Hardware	HMF / HMD	Notes:	Misc Paint touch up
	General Note:		Notes:	

Main Lobby Room (22)

Fair	Ceiling -Type	ACT	Notes:	Misc replacement of ceiling tile & grid required
Fair	Flooring - Type	Rubber	Notes:	Misc repairs required
Fair	Base - Type	Rubber	Notes:	clean / Misc. repairs required
Fair	Walls - Type	GWB	Notes:	Misc. repairs of VWC required
Good	Doors & Hardware	HMF/HMD + ALUM	Notes:	
	General Note:		Notes:	

Centre Vestibule Room (10)

Good	Ceiling -Type	Metal	Notes:	Clean
Good	Flooring - Type	Walk off mats	Notes:	
	Base - Type		Notes:	
Good	Walls - Type	Brick	Notes:	
Good	Doors & Hardware	ALUM	Notes:	
	General Note:		Notes:	

Rear Vestibule Room (1)

Good	Ceiling -Type	Metal	Notes:	Clean
Good	Flooring - Type	Walk off mats	Notes:	
	Base - Type		Notes:	
Good	Walls - Type	Brick	Notes:	
Good	Doors & Hardware	ALUM	Notes:	
	General Note:		Notes:	



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

40°26'37.28" N 79°58'44.96" W

Eye alt 511 m



Room 9



Room 7



Room 8

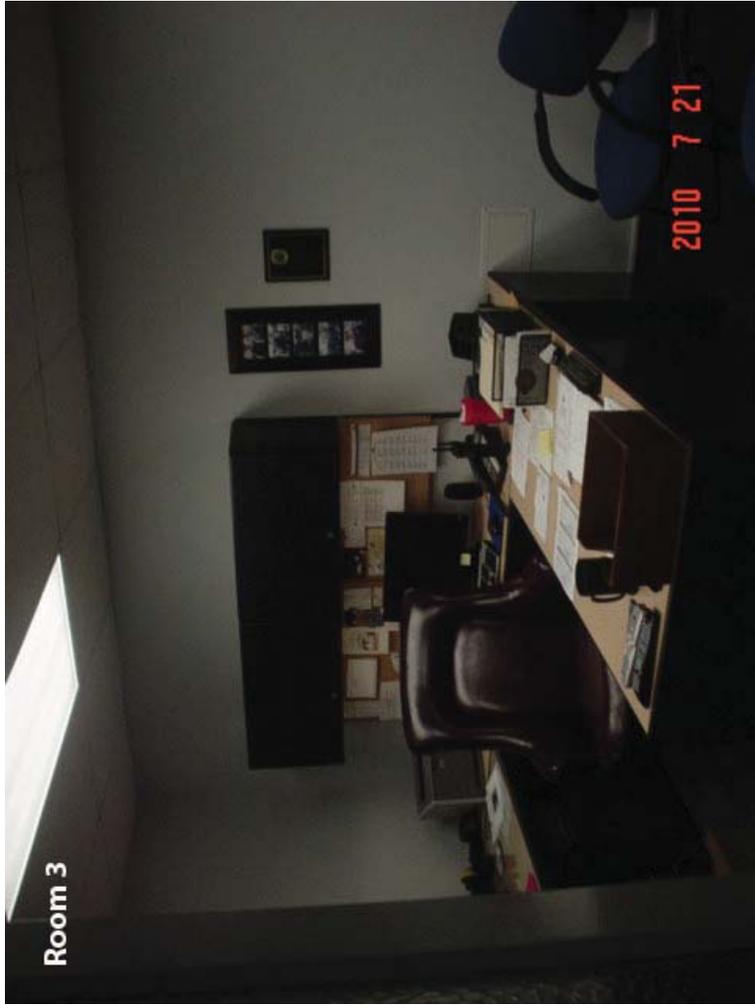


Room 6



Room 6

2010 7 21



Room 3

2010 7 21



Room 4

2010 7 21



Room 2

2010 7 21



Room 19



Room 17



Room 14



Room 16

Room 15



Room 21



Room 20



Room 2



Room 11

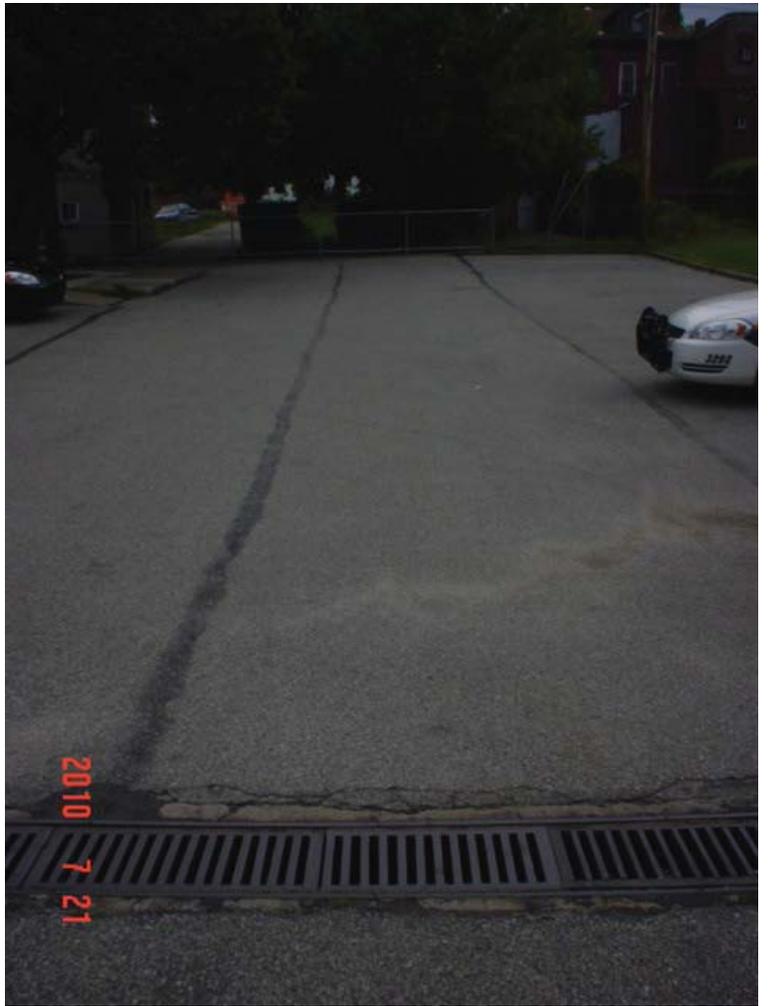
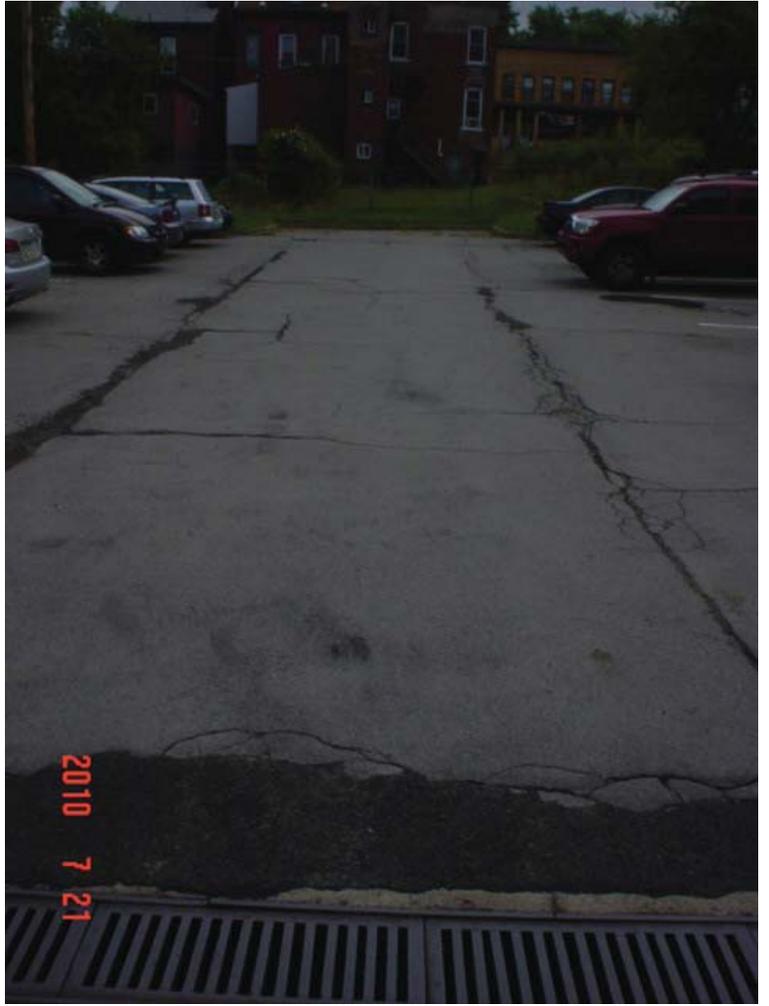


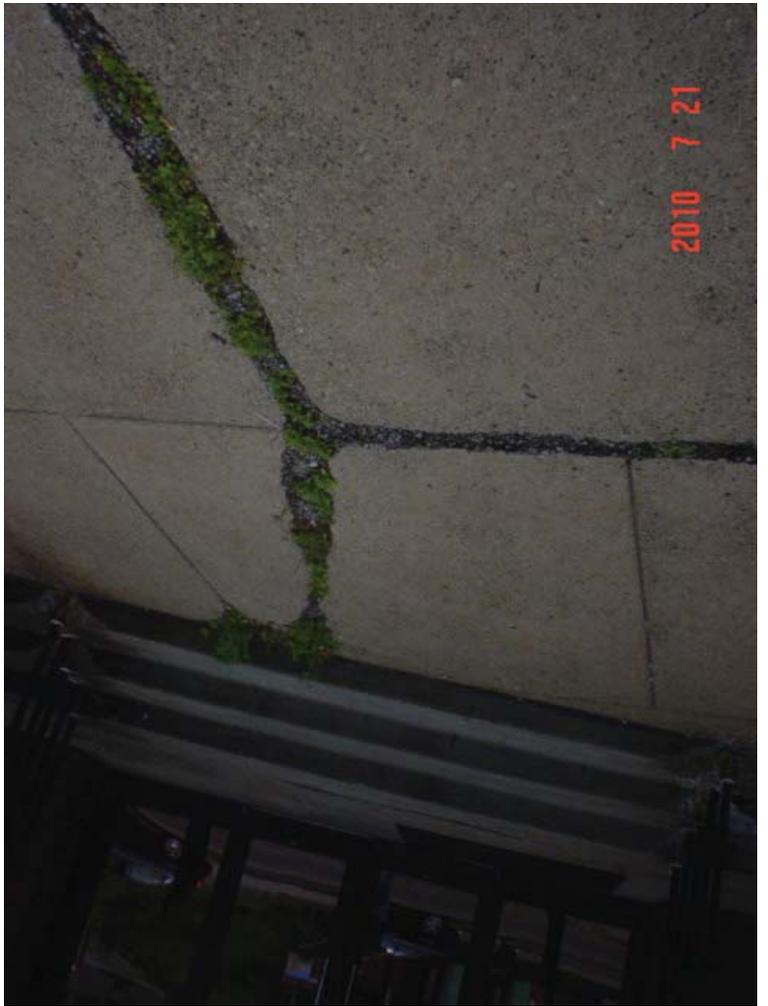
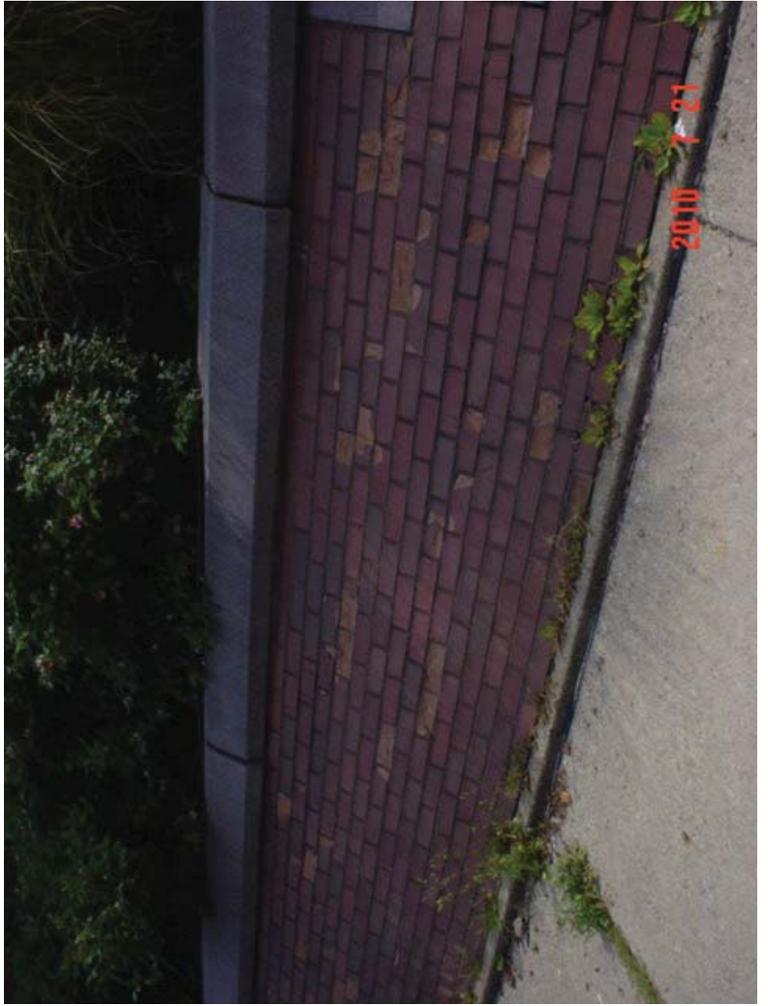
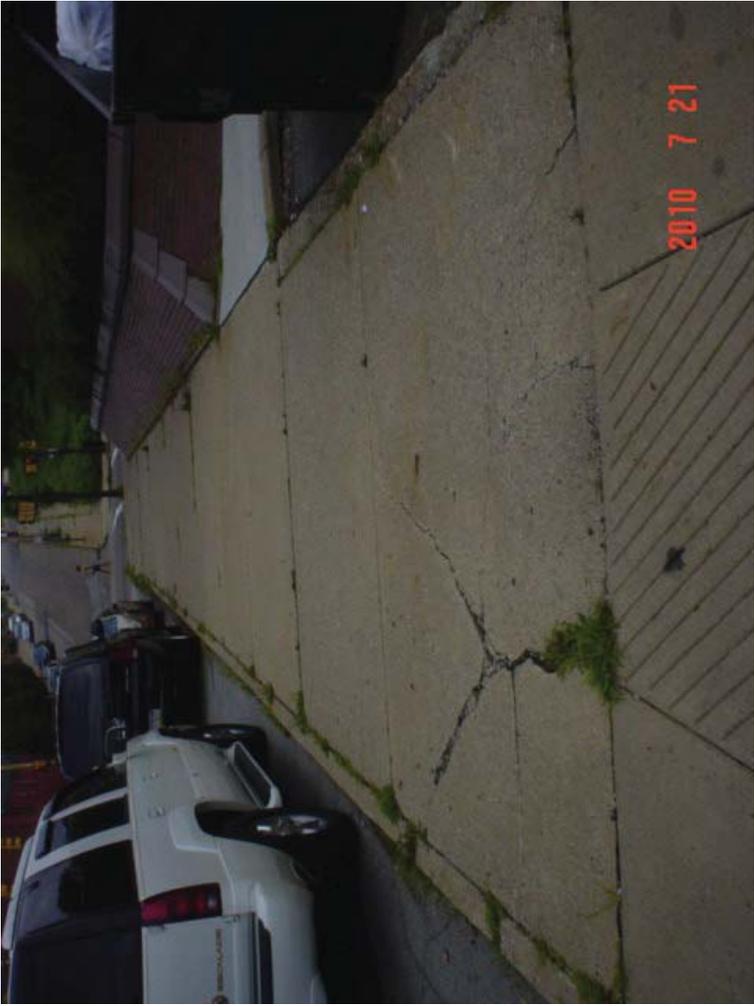
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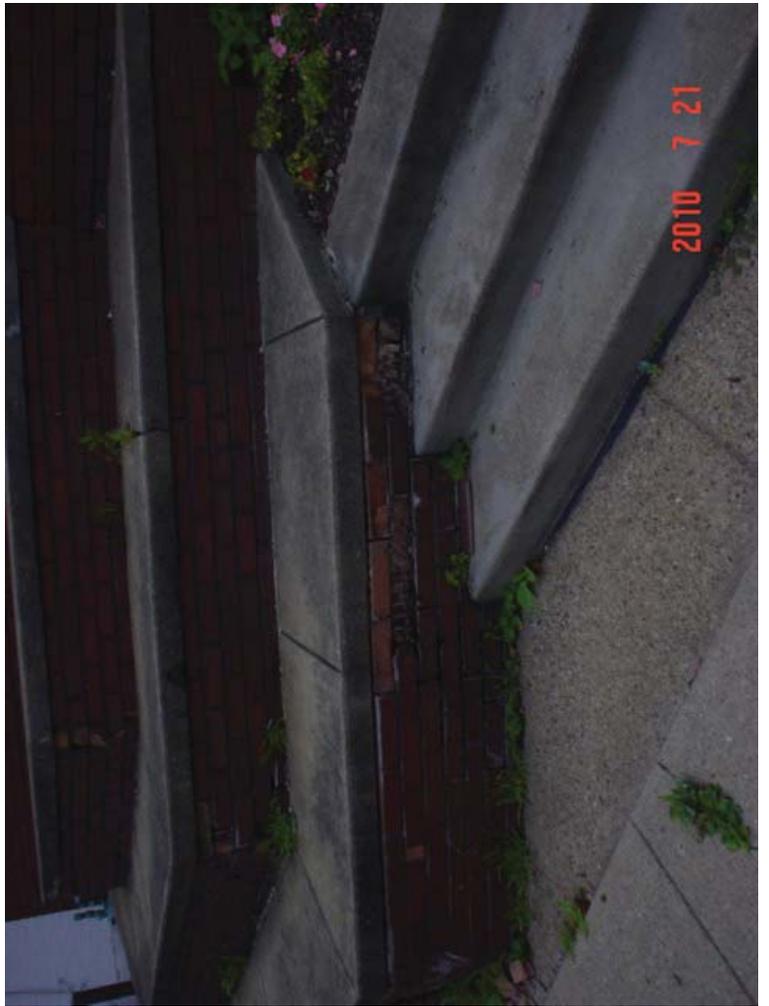
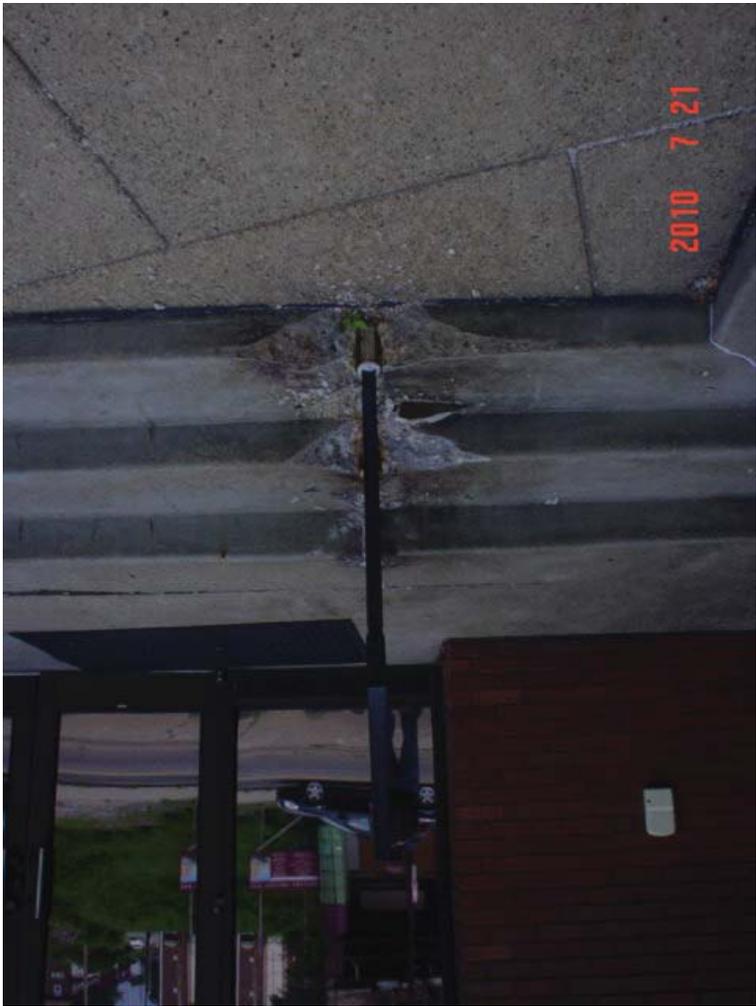
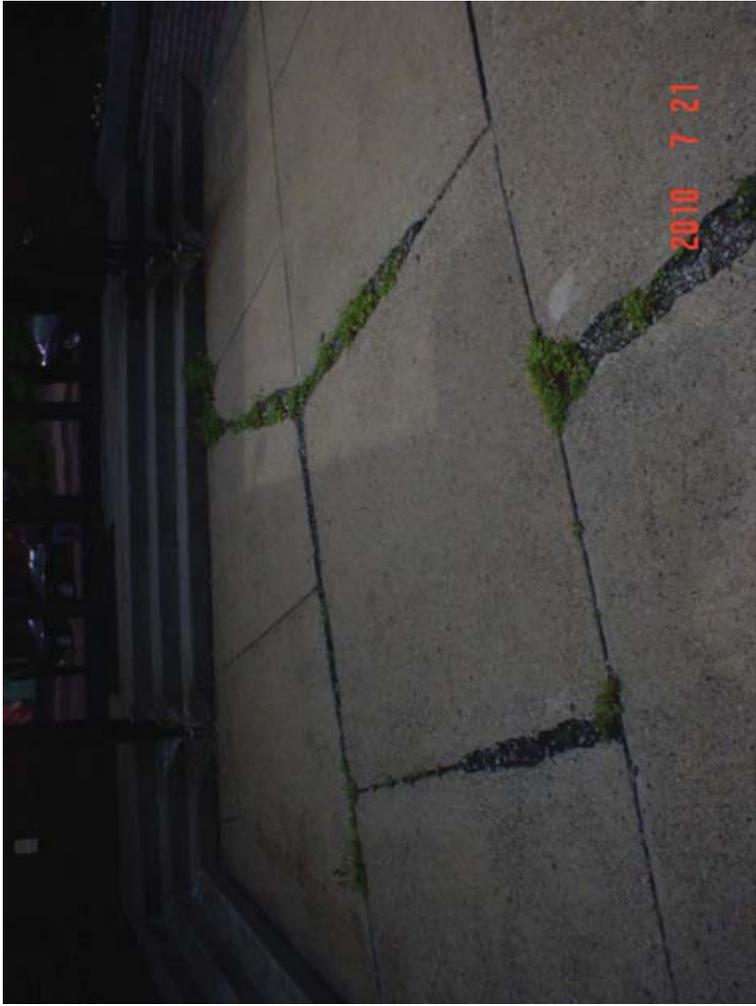


Room 11













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 #2**
 Building Code: **B108**

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 #2** 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 POOR condition.

Additional finding include:

1. Re-caulking is needed at most locations.
2. The glass block infill will require some spot re-pointing in the very near future.

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 2

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Police Zone 2, 2000 Centre Ave., Pittsburgh, PA 15219. 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 building inspected contains approximately 5,400 square feet of roof area on three delineated areas.

1. Building walls

1.1 Construction: The building walls are constructed with a brick veneer 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 cracked mortar joints and open/cracked sealant joints 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.

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. 1-1/2' to 5' high). The exterior parapet walls are capped with limestone coping. The wall flashings extend up and over the top of the stone coping and are terminated with painted metal edging. The interior parapet walls are capped with the flashing membrane.

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

7. Roof Top Penetrations

7.1 11 pipes, 1 hatch, 2 HVAC units, 3 curbs and one

skylight unit penetrate the roof areas.

7.2 Condition: The penetrations are in fair condition. The skylight domes are crazed and some are cracked.

8. Drainage System

8.1 Construction: All areas drain to interior roof drains. There is apparent slope to the drains.

8.2 Condition: One drain is clogged and not operating. Debris observed at some drains. The rest of 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 The building appears to be weather tight for the most part. There are few open mortar joints and some cracked and open sealant. The potential for damage to the structural integrity is minimal.

CONCLUSIONS

There are no current roof leaks reported.

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

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

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

The drainage system is in fair condition. The drains appear to be operating properly except for one clogged drain.

It is our opinion the roofing systems on all areas are 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). 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 Looking at NW corner, pond near the skylight



R-4 Looking north along east wall



R-2 Debris in the middle of south wall



R-5 South east wall



R-3 Looking north through middle of roof



R-6 SE Corner



R-7 South wall with debris on roof



R-10 South wall, debris on roof



R-8 Looking west through middle of roof



R-11 Pond at skylight, looking east



R-9 SE roof area looking south



R-12 Parapet with metal drip edge on stone coping



R-13 SW corner, debris at roof drain



R-16 North wall looking east



R-14 SW Corner drain with debris



R-17 Open bed joint on north wall coping stone



R-15 Debris on roof with overhanging tree branches



R-18 Cracked dome on skylight



R-19 Cracked domes on skylight



R-22 Clogged roof drain on NE corner



R-20 Roof Hatch



R-23 NE corner, wall flashing loose and buckled



R-21 Pond on NE corner area



R-24 West wall



R-25 West wall



W-1 South wall



R-26 Metal deck and bar joists



W-2 Deteriorated bed joint on south wall coping



R-27 Old stains from roof leaks



W-3 West wall



W-4 Louver on south wall, cracked brick joints, bees enter louver into commander's offic



W-7 East Wall



W-5 Front of Building



W-8 Sealant coming out of control joint on east wall



W-6 Zone 2 logo



W-9 Sealant coming out of coping bed joint on east wall

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 011

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

Building Observation Report

Facility Police Zone #2
 Street Address 2000 Centre Avenue
 City, State Pittsburgh, PA 15219

AES Personnel: GJT
 Date: 21-Jul-10
 Time: 9:30 AM

Weather Conditions: Cloudy
 Temp: 72
 Wind: Calm

Facility Main Contact: _____
 Facility Phone: _____

Building Use: Police
 Building Code: B108

Structural

Overall

Number of Stories Notes: One
 Structure Type Notes: Load Bearing CMU
 Basement Notes: None

Foundation

Material Notes: Shallow Continuous Concrete (Per Original Drawings)
 Settlement Notes: Some minor settlement along north wall
 Moisture Notes: N/A

Floor System

Structure Notes: Slab on Grade
 Floor Finishes Notes: Rubber/Vinyl
 Stairs Notes: Exterior on Grade / None Interior

Walls

Exterior Material Notes: Brick Façade
 Interior Material Notes: CMU & Drywall Finished CMU

Columns

Type Notes: None

Roof

Structure Type Notes: Open Web Steel Joist w./ Roof Decking
 Slope Notes: Flat Roof
 Roofing Material Notes: Rolled Roofing

Building Observation Report

Facility	Police Zone #2
Street Address	2000 Centre Avenue
City, State	Pittsburgh, PA 15219

Structural

Notes:

Exterior

- 1) Paint is peeling from the underside of door lintel at north and south entrances. Recommend cleaning and painting. See Photo 1. (1-5 yrs.)
- 2) Vertical cracking in façade masonry at each end of west wall and at west end of south wall. Cracking appears to be due to thermal expansion and contraction of the masonry. See photo 2. Recommend routing and sealing with compressible filler. (1 yr.)
- 3) Control joint filler has been squeezed out of the control joints at the east wall. See photo 3. Recommend removing existing filler and replacing. (1-5 yrs.)
- 4) Concrete is spalling from the exterior stairs on grade at the north entry. See photo 4. Recommend saw-cut removal and partial replacement via patching. (1 yr.)
- 5) Masonry is spalling at the stepped platform along the north wall. See photo 5. Recommend the damaged portions be removed and rebuilt. (1-5 yrs.)
- 6) Stepped cracking was observed in the south wall - approximately centered above the flower garden. This cracking appears to be due to foundation settlement that may be caused from watering in the flower garden. See photo 6. Recommend repointing the masonry and limiting or redirecting moisture that is added for flowers in the flower garden. (1 yr.)
- 7) Sealant at the undersides of parapet capstones and window sills is deteriorating. See photo 7. Recommend removal and replacement. (1-5 yrs.)

Interior

- 8) Water damaged ceiling tile were observed in numerous locations throughout the interior of the building. The water appears to be infiltrating the rolled roofing material. See photos 8 thru 10. Recommend replacing the rolled roofing material with a rubber roof system. See Roofing Report for additional information and recommendations.



Atlantic Engineering Services

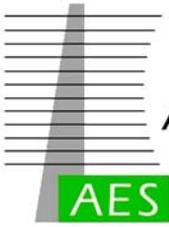
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Photo S1



Photo S2



Atlantic Engineering Services

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Photo S3

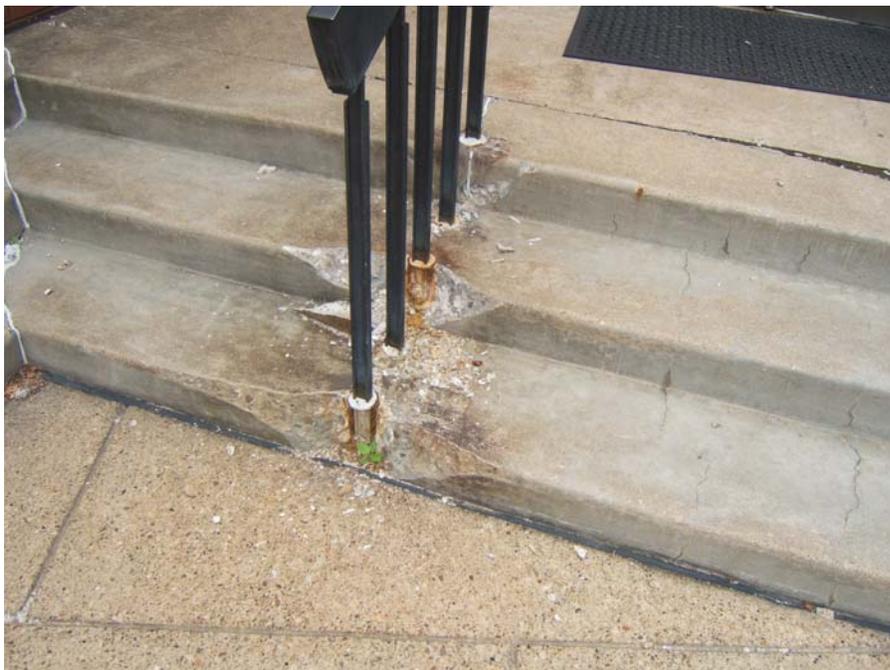
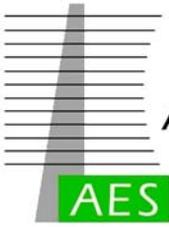


Photo S4



Atlantic Engineering Services

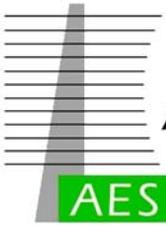
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Photo S5



Photo S6



Atlantic Engineering Services

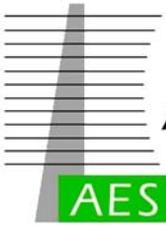
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Photo S-7



Photo 8



Atlantic Engineering Services

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Project No.: 09-260
Date of Site Visit: July 21, 2010
Page: 5 of 5



Photo 9



Photo 10

INSPECTION REPORT

**Police Zone 2
 2000 Center Avenue
 Pittsburgh, PA 15219**

HVAC Air Side Systems and Equipment

Year Constructed:	1978 / 32 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Middle Hill / Ward 5	Temp:	80° F
Block / Lot:	10 N / 357	Precipitation:	None
Square Footage:	5413	Wind:	7 MPH
Department Assigned:	GS	Date of Inspection:	July 21, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

HVAC Air Side Systems and Equipment

Good - Fair	Packaged Rooftop Units	Notes:	Gas Input 200,000 BTU/H
X	Gas Heat	Notes:	Output 160,000 BTU/HR
	Electric Heat	Notes:	2500-5500 CFM
	Steam Heat	Notes:	230V/3PH/60HZ 5.8A
	Hot Water Heat	Notes:	Natural Gas Pipe, fittings, valves Poor.
	Condensate Drains	Notes:	Inspect/repair/replace if required now.
Fair	Utility Connections	Notes:	See notes at bottom of spreadsheet.

Manufacturer: Sterling
 Model: E1M-PV20A6C01K51L5EB5
 Year Installed: 2006

Serial # J06677696001001
 CFM 2500-5500
 Other _____

Good - Fair	Packaged Rooftop Units	Notes:	208V-230V/3PH/60HZ
X	Gas Heat	Notes:	Gas Input 200,000 BTU/HR
	Electric Heat	Notes:	Output 160,000 BTU/HR
	Steam Heat	Notes:	Natural Gas Pipe, fittings, valves Poor.
	Hot Water Heat	Notes:	Inspect/repair/replace if required now.
Poor	Condensate Drains	Notes:	See notes at bottom of spreadsheet.
Fair - Poor	Utility Connections	Notes:	

Manufacturer: Trane
 Model: YSC120A3RMA2RD0000000000 D
 Year Installed: 2006

Serial # 63910033PL
 CFM _____
 Other _____

	Remote Condensing Unit	Notes:	
	Refrigerant Piping	Notes:	

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

Fair	Window AC Units	Notes:	1 Officer's Computer Room
	Manufacturer: Frigidaire		

INSPECTION REPORT

**Police Zone 2
 2000 Center Avenue
 Pittsburgh, PA 15219**

HVAC Air Side Systems and Equipment

<input type="checkbox"/>	Exhaust/Ventilation Fans	Notes:	_____
	Exhaust Fan		_____
	Manufacturer: _____		_____
	Model: _____		_____
	Serial # _____		_____
	Year Installed: _____		_____
	Capacity (CFM): _____		_____
	Static Pressure _____		_____
	Watts _____		_____
<input checked="" type="checkbox"/>	Axial Fans	Axial fan on stand.	Notes: 1 in Men's locker room - Fair 1 in Women's Locker Room - Fair 1 in Mechanical/Electrical Room - Poor See notes at bottom of spreadsheet for Mechanical/Electrical Room
<input type="checkbox"/>	Ductwork	Notes:	See notes at bottom of spreadsheet.
<input type="checkbox"/>	Good-Fair	Duct Insulation	Notes: See notes at bottom of spreadsheet.
<input checked="" type="checkbox"/>	X	Louvers	Notes: Back of Station Poor. Replace in 0-1 year. Left of Station Fair (surface rust). Replace in 0-3 years.
<input type="checkbox"/>			_____
<input checked="" type="checkbox"/>	X	Diffusers & Grilles	Notes: At end of life expectancy, but fair and need cleaned. Replace in 0-3 years.
<input type="checkbox"/>			_____
<input type="checkbox"/>		Roof Hoods	Notes: _____
<input type="checkbox"/>	Poor	Dampers	Notes: See notes at bottom of spreadsheet. Notes: _____ Notes: _____
<input type="checkbox"/>	Filters	Are filters installed	Notes: _____
<input type="checkbox"/>		Are filters clean	Notes: _____
<input type="checkbox"/>	Controls:	Notes:	_____
<input type="checkbox"/>	Good-Fair	Electric	Notes: _____
<input type="checkbox"/>		Pneumatic	Notes: _____
<input type="checkbox"/>		Discharge air thermometer	Notes: _____
<input type="checkbox"/>		Return air thermometer	Notes: _____
<input type="checkbox"/>		Outside air thermometer	Notes: _____

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

INSPECTION REPORT

Police Zone 2
2000 Center Avenue
Pittsburgh, PA 15219

HVAC Air Side Systems and Equipment

Notes:

Notes: Garage converted to Computer Room - 1 Computer Room Frigidaire Window AC Unit Fair (Electrical Hazard - See Electrical sheet)

Area has been redefined. Bring this room up to current local and national codes and standards for HVAC.

Poor ventilation and additional heat from office/computer equipment, lights, personnel, and sun's radiant heat (area faces south).

Suggest removing the Window AC Unit and baseboard heaters. Run ductwork to the area from the rooftop packaged unit

only if its capacity can handle this additional area; if not, replace the high cost electric energy using Window AC Unit and

baseboard heaters with an energy efficient split natural gas fired HVAC unit. Within the interim please remove the items stacked

upon the refrigerators blocking the airflow of the Window AC Unit. Also please relocate the filing cabinets blocking the baseboard

heaters before the heating season begins.

Mechanical/Electrical Room:

Penn Ventilator Cent. Blower Model #QX16 is approximately 32 years old and in fair to poor condition. It has served well beyond its life expectancy due to proper maintenance. Replace it and associated intake within 0-2 years.

Mechanical/Electrical Room - Hot within room. Ventilation inadequate - Motorized damper poor and closed, over heating electrical equipment - panel boards etc. Repair/replace the motorized damper immediately. Rooftop packaged units were installed within a contract in 2006. HVAC equipment has been removed from the Mechanical/Electrical Room, as a result.

Bring this room up to current local and national codes and standards for proper ventilation.

30 Day Holding Room within Computer Room that used to be a garage. Small through wall Axial Fan - Poor.

Area has been redefined from a garage to 30 Day Holding Room/Computer Room. Bring these rooms up to current local and national codes and standards for HVAC.

Ductwork is in fair to poor condition and needs cleaned. 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.

Ductwork Insulation Women's Locker Room Fair, Men's Locker Room Good

Diffusers, grilles, registers and dampers are old and mostly in fair condition with a little in poor condition and a little good/new.

Clean all and replace poor in 0-1 year. Replace fair in 0-3 years.

Vents Poor with a few Fair. Poor are rusted and pitted. Replace poor vents in 0-1 year.

Rainwater and condensate from the packaged rooftop packaged units have and are causing the vents, natural gas piping and units to rust prematurely. Install longer condensate piping for the rooftop packaged units and run them to a drain.

Inspect natural gas piping, valves, fittings etc. to packaged rooftop units immediately. Check for leaks and repair/replace as necessary.

See photos labeled M for Mechanical.

INSPECTION REPORT

**Police Zone 2
 2000 Center Avenue
 Pittsburgh, PA 15219**

Plumbing

Year Constructed:	1978 / 32 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Middle Hill / Ward 5	Temp:	80° F
Block / Lot:	10 N / 357	Precipitation:	None
Square Footage:	5413	Wind:	7 MPH
Department Assigned:	GS	Date of Inspection:	July 21, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

Plumbing

	Service Entrance	Notes:
	Meter location	Notes: Janitor's Closet
	Meter size	Notes: Schlumberger 1" T-10
Fair	Meter condition	Notes:
X	Backflow preventer	Notes: Provide backflow preventer.
	Pressure Reducing Valve	Notes: Pipe Good. Main Fair. Flange Fair.
	Water Filtration	Notes: Both have surface rust.
	Water Softener	Notes:
	Humidistat	Notes:

Fair	Water Heaters	Notes: Past life expectancy, but fair.
	Make A.O. Smith	Notes: Replace in 0-2 years.
	Model FSG 50 224	Notes:
	Serial MF94-0061470-224	Notes:
	Age 16 years old	Notes:
	Capacity 40.9 U.S. Gallons	Notes:
	Expansion Tank	Notes:
X	Natural gas	Notes: Natural Gas Input 40,000 BTU/HR
	Electric	Notes:
Fair	Flue vent	Notes:

Fair	Water Heaters	Notes: Within Commander's restroom
	Make Bradford White	Notes: underneath restroom counter.
	Model M16U6SS13	Notes: 1500W
	Serial XC3770692	Notes: Replace in 2-5 years.
	Age 9 years old	Notes:
	Capacity 6 U.S. Gallons	Notes:
	Expansion Tank	Notes:
	Natural gas	Notes:
X	Electric	Notes:
	Flue vent	Notes:

	Recirculation Pump	Notes:
	Sump Pump	Notes:

INSPECTION REPORT

**Police Zone 2
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 Pittsburgh, PA 15219**

Plumbing

	Number of Men's Locker Room Toilet Facilities	1	Notes: <u>See notes at bottom of spreadsheet.</u>
Good-Fair	Number of water closets	3	Notes: <u>Pestco Air Scents Fair</u>
Fair	Number of urinals	4	Notes: _____
Fair-Poor	Number of lavatories	3	Notes: <u>1 out of 3 Poor. Replace poor in 0-1 year.</u>
Poor	Number of shower heads	1	Notes: <u>Replace in 0-1 year.</u>
	Number of Women's Locker Room Toilet Facilities	1	Notes: <u>See notes at bottom of spreadsheet.</u>
Good-Fair	Number of water closets	3	Notes: <u>Pestco Air Scents Fair</u>
Fair-Poor	Number of lavatories	3	Notes: <u>1 out of 3 Poor. Replace poor in 0-1 year.</u>
Poor	Number of shower heads	1	Notes: <u>Replace in 0-1 year.</u>
	Number of Public Unisex Rooms	1	Notes: <u>See notes at bottom of spreadsheet.</u>
Fair	Number of water closets	1	Notes: <u>ADA compliant.</u>
Poor	Number of lavatories	1	Notes: <u>Replace in 0-1 year.</u>
	Number of Jail Cells	3	
Poor-Good	Number of combination wc and lavatory	2	Notes: <u>Within Jail Cell 1 Poor and leaking.</u>
			Notes: <u>Replace in 0-1 year.</u>
			Notes: <u>Within Jail Cell 2 out of order.</u>
			Notes: <u>Repair or replace if necessary.</u>
			Notes: <u>Jail Cell 3 no combination wc and lavatory.</u>
	Commander's Office Bath Room	1	Notes: _____
Fair	Number of water closets	1	Notes: _____
Fair	Number of lavatories	1	Notes: _____
	Number of shower heads	1	Notes: _____
	Kitchenette		Notes: _____
	Number of sinks		Notes: _____
Good	Janitor's Service Sink		Notes: _____
Poor	Drinking Fountains	2	Notes: <u>Replace in 0-1 year.</u>
X	Pipe		Notes: <u>See notes at bottom of spreadsheet.</u>
X	Condition		Notes: _____
X	Insulation		Notes: _____
	Grease Traps		Notes: _____
	Solids Interceptor		Notes: _____
	Oil/Water Separator		Notes: _____
	Sewage Grinder		Notes: _____
	Neutralizer Tank (Acid Waste)		Notes: _____

INSPECTION REPORT

Police Zone 2
2000 Center Avenue
Pittsburgh, PA 15219

Plumbing

Access Doors Notes: _____

Good Rain Water Sewer Notes: _____

Good Sanitary Sewer Notes: _____

Notes:

Notes: Garage converted to Officer's Computer Room - Old floor drain from garage not capped. Health and fire hazard: Possible fumes from oil/gasoline/grease accumulating over the years within the drain when it was a garage (now infiltrating occupied computer lab). Remove grate cover to floor drain. Clean drain and cap according to code immediately.

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

The roof drain covers are in good condition. 1 roof drain is clogged near front corner entrance side of building. Small pond on this part of the roof. Clean clogged roof drain immediately. Clear debris from roof and all roof drains. The rain water sewer pipe below grade should be video inspected and its condition assessed within 5 years.

Plumbing fixtures - 20% Good, 56% Fair, 24% Poor. Replace poor in 0-1 year.
Check fair fixtures. Verify for proper operation and repair or replace as necessary.
Plumbing drawings given indicate that the fair fixtures may be 32 years old. Replace fair fixtures in 5-10 years.
Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.
Showerheads are mostly in poor condition. Replace in 0-1 years. Use low flow shower heads, when replacing.

The exposed domestic water piping, valves, fittings, and insulation are a mix of good - fair condition, with a little poor at poor fixtures. Perform detailed inspection in 0-1 year - Inspect and check for leaks. Repair/replace as required.

See photos labeled P for Plumbing.

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**Police Zone 2
 2000 Center Avenue
 Pittsburgh, PA 15219**

Electrical

Year Constructed:	1978 / 32 y.o.	Weather Conditions Day of Inspection:
Neighborhood:	Middle Hill / Ward 5	Temp: 80° F
Block / Lot:	10 N / 357	Precipitation: None
Square Footage:	5413	Wind: 7 MPH
Department Assigned:	GS	Date of Inspection: July 21, 2010
Facility Main Contact:	John Warren	
Phone:	724-554-6006	

Electrical

	Service Entrance	Voltage	Notes:	
			Notes:	
		Amperage	Notes:	
X		Above ground	Notes:	
		Below ground	Notes:	
X		Grounding	Notes:	
		Lightning Protection	Notes:	
X	Transformer		Notes:	Cluster Transformers (3 Total) mounted on utility pole.
		Voltage in	Notes:	1 of 3 newer. 2 of 3 fair-poor.
		Voltage out	Notes:	Utility pole dry and cracking. Treat utility pole 0-1 year.
		kva rating	Notes:	
Fair	Meter 1		Notes:	Fair but old.
	Westinghouse Meter Panel		Notes:	
	Type Transocket		Notes:	
	3 Ph 3 Wire		Notes:	
	50/5 CTS		Notes:	
	ABB Meter		Notes:	
	S# G-03 450 819		Notes:	
	D.L. Co.		Notes:	
	CL20 240V/3Ph/3Wre/60Hz		Notes:	
	FMS2 METER		Notes:	
	Kh 1.2		Notes:	
	TV240		Notes:	
	P/R 24TA 2.5A		Notes:	

INSPECTION REPORT

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Electrical

Fair	Meter 2 ABB Electrical Meter FMS2 METER S# G-02 720 085 D.L. Co. CL20 240V/1 Ph/3Wire 60Hz Kh 0.6 tv 240 P/R 24TA 2.5A	Notes: Notes: Notes: Notes: Notes: Notes: Notes: Notes:	Fair but old. _____ _____ _____ _____ _____ _____ _____ _____
	Main Switchgear	Notes:	_____
Fair	Main Power Distribution Panel MDP-P3Ph GOULD ITE PANEL BOARD Type CDP Series 7 240V/3Ph/3 Wire/60Hz 225A Date 1979	Notes: Notes: Notes: Notes: Notes: Notes:	Fair but old and past life expectancy. Replace in 0-2 years. _____ _____ _____ _____ _____
Fair	Power Distribution Panel Panel N&E GOULD ITE PANEL BOARD Type CD Series 7 120V/240V/1 Ph/60Hz 3 Wire Date 1979	Notes: Notes: Notes: Notes: Notes:	Fair but old and past life expectancy. Replace in 0-2 years. _____ _____ _____ _____
Fair	Power Distribution Panel Lighting Panel board GOULD ITE PANEL BOARD Type CDP Series 7 120V/240V/1 Ph/60Hz 3 Wire 225A Date 1979	Notes: Notes: Notes: Notes: Notes:	Fair but old and past life expectancy. Replace in 0-2 years. _____ _____ _____ _____

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Electrical

Unknown	Fire Alarm	Notes:	
	Control Panel	Notes:	<u>Location unknown. No Access.</u>
	Annunciator Panel	Notes:	<u>Location unknown. No Access.</u>
	Devices - Strobes	Notes:	
	Devices - Horns	Notes:	
	Devices - Pull Stations	Notes:	
Unknown	PA System	Notes:	<u>Location unknown. No Access.</u>
Good	Clock System	Notes:	<u>Front desk</u>
Unknown	Security System	Notes:	
	Main Panel Board	Notes:	<u>Location unknown. No Access.</u>
Good	Devices - Cameras	Notes:	
	Devices - Door Contacts	Notes:	
	Devices - Window Contacts	Notes:	
	Metal Detectors	Notes:	
Good	Tele / Com System	Notes:	
	Head End Equipment	Notes:	<u>(2) Toshiba Telephone Panels</u>
Fair	Patch Panels	Notes:	<u>Provide rack/chase for Network Cabling</u>
	Devices	Notes:	<u>Network Cables looped over beams and hanging down.</u>

INSPECTION REPORT

Police Zone 2
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Pittsburgh, PA 15219

Electrical

Notes:

- Notes:** Lighting is a mix of fluorescent and incandescent.
-
- Lighting 90% Fair, 10% Poor condition, approximately 32 years old per drawings, past life expectancy and should be updated. Clean and/or replace fixtures, fixture covers, and lamps as necessary within 0-5 years.
-
- Replace T12 lighting with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.
-
- Emergency exit lighting and signs fair to poor. Replace poor in 0-1 year. Replace fair in 0-5 years.
-
- Outlets/switches and conduit - 80% fair to poor approximately 32 years old per drawings. 20% good . Replace poor within 0-1 year. Inspect associated electrical equipment and wiring when replacing.
-
- The Onan Standby Generator and Transfer Switch are 31 years old and served past their life expectancy. The generator looks as if it has been properly maintained over the years explaining its fair condition. Replace the generator and transfer switch within 0-2 years.
-
- The fair electrical power distribution panels are 7 years past their 25 year life expectancy. Replace within 0-2 year. Inspect associated electrical equipment and wiring and replace as necessary.
-
- See photos labeled E for Electrical.
-

INSPECTION REPORT

Police Zone 2
2000 Center Avenue
Pittsburgh, PA 15219

Fire Protection

Year Constructed:	1978 / 32 y.o.	Weather Conditions Day of Inspection:	
Neighborhood:	Middle Hill / Ward 5	Temp:	80° F
Block / Lot:	10 N / 357	Precipitation:	None
Square Footage:	5,413	Wind:	7 MPH
Department Assigned:	GS	Date of Inspection:	July 21, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006		

Fire Protection

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

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

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

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

Notes: Fire Extinguishers mounted through out the building - Fair
No remaining items.



FP001



M001



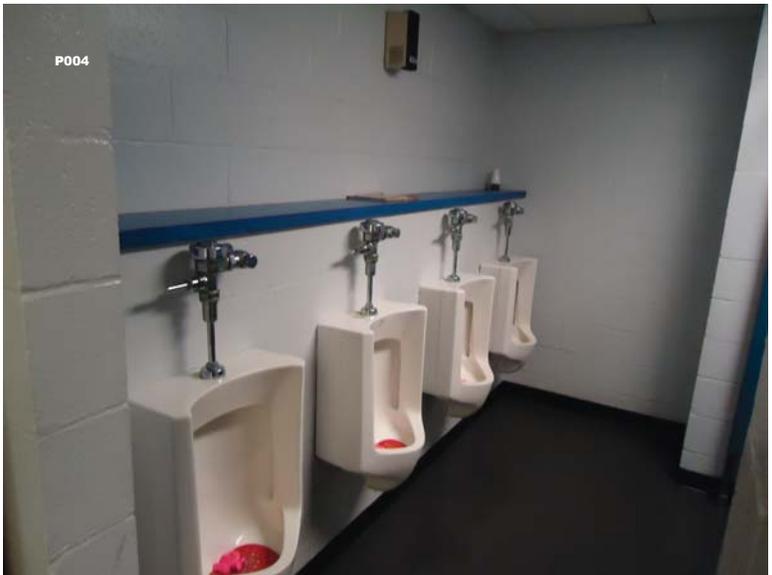
M002



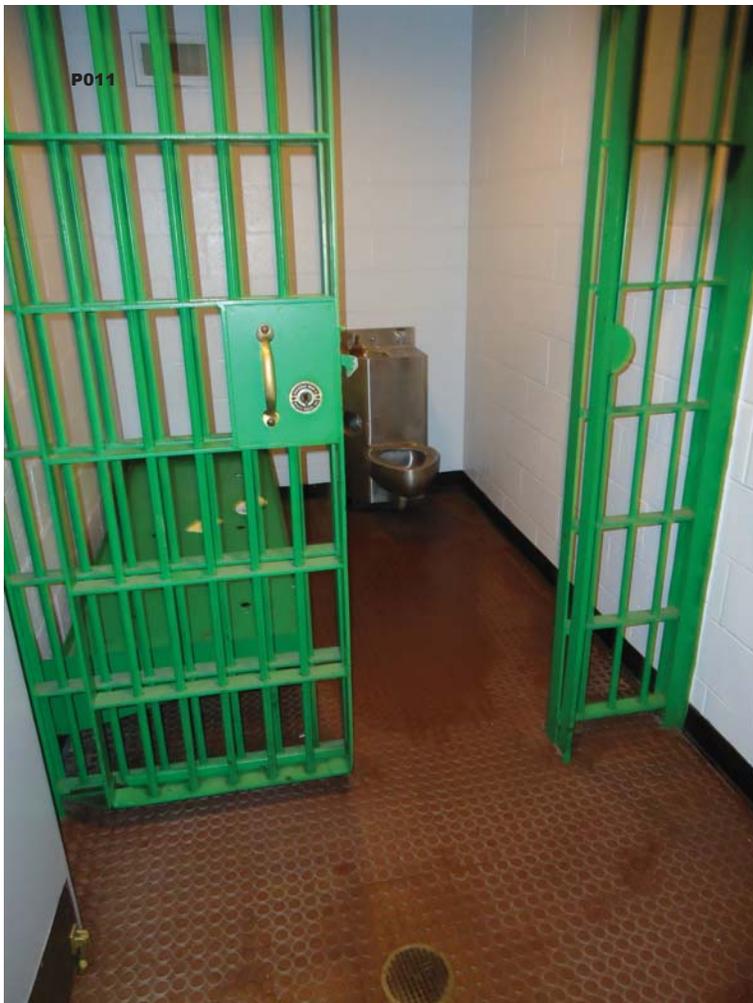
M003











ADA - Title II - "Program Accessibility" Review

**Police Zone #2
 2000 Centre Ave
 Pittsburgh, PA 15219**

Year Constructed: 1978 / 32 y.o.
 Neighborhood/Ward: Middle Hill / Ward 5
 Block / Lot: 10 N / 357
 Square Footage: 5,413
 Department Assigned: GS
 Facility Main Contact: John Warren
 Phone: 724-554-6006

Weather Conditions Day of Inspection:
 Temp: 80
 Precipitation: none
 Wind: 7 mph
 Date of Inspection: July 21, 2010
 Front of Building Faces: Northwest

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)

n/a

Notes: No public parking available.
 No ADA parking for employees

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)

n/a

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?

n/a

Notes:

Are the accessible spaces marked?

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

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: Accessible entrance at rear of building.

Do all inaccessible entrances have signs indicating the location of the closest accessible entrance?

Notes: Needs signage

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: _____

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

n/a

Notes:

Are ramps non-slip?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

3) Pools

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

4) Miscellaneous site features

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
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Is there at least 1 fountain with its spout no higher than 36" AFF and another with a standard height spout?

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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**Police Zone #2
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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: Threshold at outside door needs replaced.

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: Interior door is hard to open.

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: _____

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**Police Zone #2
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Is there a 5 foot circle or T-shaped space for a person using a wheelchair to reverse direction?

yes

Notes: _____

3) Doors

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

yes

Notes: office area doors are too narrow.

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)

yes

Notes: _____

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

yes

Notes: _____

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

n/a

Notes: _____

4) Rooms and Spaces

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

yes

Notes: Lobby and public areas are good. Office areas are to narrow.

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 #2
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Pittsburgh, PA 15219**

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 Zone #2
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8) Controls

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

Notes:

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: Main reception desk is 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:

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 Zone #2
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11) Stairs

- Do treads have a non-slip surface? Notes: _____
Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: _____

12) Elevators

- Are there both visible and audible door opening/closing and floor indicators? Notes: _____
Are the call buttons in the hallway no higher than 42"? Notes: _____
Do the controls inside the cab have raised and braille lettering? Notes: _____
Is there a sign on both door jambs at every floor identifying the floor in raised and braille letters? Notes: _____
If an emergency intercom is provided, is it usable without voice communication? Notes: _____
Is the emergency intercom identified by braille and raised letters? Notes: _____

13) Lifts

- Can the lift be used without assistance or have a call button? Notes: _____
Is there at least 30" by 48" clear space to approach and reach controls? Notes: _____
Are the controls between 15" and 48" high? Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

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: Not fully accessible
Locker rooms do not meet any of the ADA
guidelines.

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: not operable with a closed fist.

Can doors be opened easily? (5 lbf max)

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

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

Notes: _____

Is there a 36" wide path to all fixtures?

Notes: _____

3) Stalls

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

Notes: _____

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

Notes: _____

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: Not ADA compliant

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 Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

Can the faucet be operated with 1 closed fist? yes

Notes: _____

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

Notes: _____

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

Notes: _____

Miscellaneous items

Yes / No

1) Drinking Fountains

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

Notes: _____

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

Notes: _____

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 Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

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 #2
2000 Centre Ave
Pittsburgh, PA 15219**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
No public parking.				

TOTAL COST - PARKING **\$0**

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

	Quantity	Unit	Unit cost	Total cost
ADA signage @ main entrance	1	EA	85.00	\$85
ADA signage @ accessible entrance	1	EA	85.00	\$85

TOTAL COST - ACCESS ROUTES / SITE FEATURES **\$170**

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

	Quantity	Unit	Unit cost	Total cost
New door hardware at interior vestibule door.	1	EA	500.00	\$500
Lower a portion of reception counter	1	EA	750.00	\$750
Fire alarm system	5,413	SF	3.00	\$16,239

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE **\$17,489**

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Replace grab bars (1 set)	1	LS	225.00	\$225
Raise lavatory	1	EA	500.00	\$500
New door hardware	1	EA	500.00	\$500

TOTAL COST - RESTROOMS				\$1,225
-------------------------------	--	--	--	----------------

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
Bi-level ADA drinking fountain	1	EA	1,800.00	\$1,800

TOTAL COST - MISCELLANEOUS ITEMS				\$1,800
---	--	--	--	----------------

ADA - Title II - "Program Accessibility" Review

**Police Zone #2
2000 Centre Ave
Pittsburgh, PA 15219**

NOTES

Notes: There are currently no disabled employees. There is no ADA parking for employees, the men's and women's locker rooms are totally inaccessible (entrances not wide enough, no ADA stalls or showers, no ADA lavs, etc.), most of the doorways would need widened, and many other changes would have to be made. Current layout of the building does not allow for any feasible way of achieving ADA without an addition or complete reconfiguration of the interior spaces. It may be possible to meet ADA guidelines of non-discrimination by providing employment at a nearby accessible police zone but legal matters need to be considered. If any renovations are performed to this building that additional items will need addressed as well.

Police Zone #2

2000 Centre Avenue

7/21/2010

Outside Area

- Curb ramps need to be fixed at intersection
- No accessible front entrance due to steps
- Need accessible parking in the back
- No passenger loading zone
- Inside door to back entrance requires more than 5 lbs of pressure

Inside Area by the front desk

- Drinking fountains are not accessible
- Fountain height is 40 inches → no more than 36 inches
- Counter height is 41 inches high → at least one area where it is no more than 34 inches high.

Main Bathroom

- Flat sign on bathroom door, does not say restroom on it, nor does it use Braille
- Sign on bathroom door is 63 inches high → centerline should be 60 inches from floor
- The back grab bar is 25in long → 36 inches long
- Side grab bar is 24 inches → 42 inches long
- The space between the grab bar on the far left-hand side and the wall is 6 inches → exactly 1 -1/2 inches
- The toilet handle requires too much pressure
- Light switch is 50 inches from the floor → 48 inches for a front approach
- Door handle requires twisting

Men's Locker Room

- Door is 30 inches → minimum is 32 inches
- Stalls or urinals are not accessible
- Shower is not accessible, there is a step
- Clearance is 26 inches → 32 inches minimum
- Paper towel dispenser handle is 62 inches high → 48 inches for a front approach
- Benches are not fixed to the wall

Women's Locker Room

- Coat rack needs to be moved to a new location so that a clear path of travel can be maintained into the locker room
- Shower not accessible
- Restroom is inaccessible
- Measurement in the bathroom of the women's locker room are the same as the bathroom of the men's locker room
- Men and women's locker rooms are equally accessible

Cells

- Cell doors are 23in → 32 inches (at least one) although other accommodations can be made to detain someone in a wheelchair.

INSPECTION REPORT

Police Zone 2
2000 Center Avenue
Pittsburgh, PA 15219

Site Utilities

Notes:

Notes: Electrical Hazard - (Back of Station) Window AC Unit placed above electrical outlet. Condensation from Window AC Unit dripping on electrical outlet. Relocate electrical outlet immediately and/or remove the Window AC unit.
See HVAC Air Side spreadsheet notes for replacing Window AC Unit.

Site lighting (Fair-Poor) - Exterior - Wall mounted 250 HG DX Lamps, Exterior Canopy Mercury Vapor 175 HG DX lamps. They have served passed their life expectancy. Replace exterior lighting with energy efficient induction lighting in 0-2 years. Replace exterior canopy lighting in 0-2 years.

Parking lot lighting - (2) 400 HG DX lamps mounted on 20' metal poles. Most are fair to poor with few that look newer. Some poles rusting at base. The fair to poor parking lot lamps have served past their life expectancy. Inspect the metal poles immediately, especially those rusting at their base. Repair/replace poles as necessary upon inspection. Replace the lamps in 0-2 years with energy efficient induction lighting.

CCTV system - Good

Conduit - Good

See photos labeled S for Site.

S001



S002



S003



S004



S005



S006



S007



Police Zone 2 (B 108)
2000 Centre Avenue
Pittsburgh, PA 15219

Asset Protection Summary

Immediate	\$17,239
One Year	\$157,009
Five Year	\$4,673
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 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Remove / replace combination WC / Lavatory in cells	2	EA	\$1,200.00	\$2,400
Plumbing	Clean / cap floor drain in computer room	1	LS	\$500.00	\$500
HVAC	Repair / replace gas pipe, fittings, valves at RTU's and extended condensate piping to drains.	1	LS	\$2,000.00	\$2,000
HVAC	Remove window AC unit and baseboard heaters @ computer room.	1	LS	\$4,000.00	\$4,000
HVAC	Run new ductwork to computer area from RTU to assure proper heating, cooling, and ventilation	1	LS	\$3,500.00	\$3,500
HVAC	Replace motorized damper @ mech / elec room	1	EA	\$1,000.00	\$1,000
Electrical	Replace 1 outlet receptacle cover	1	EA	\$10.00	\$10
Site Utilities	Clean / remove debris from stormwater inlets	4	EA	\$50.00	\$200
Site Utilities	Inspect natural gas meter and associated piping and valves. Check for leaks.	1	LS	\$100.00	\$100

SUBTOTAL

\$13,710

GENERAL REQUIREMENTS	6%	\$823
BOND	1%	\$145
PERMIT	Calc.	\$245
OVERHEAD & PROFIT	7%	\$945
CONTINGENCY	10%	\$1,371
ESCALATION	0%	\$0

TOTAL

\$17,239

Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Route and seal with compressible filler vertical cracking in exterior masonry	60	LF	\$10.00	\$600
Structural	Repair concrete spalling at stairs / remove and replace damaged sections	1	LS	\$1,500.00	\$1,500
Structural	Repoint masonry at south wall stepped cracking	40	LF	\$15.00	\$600
Architectural	Repair middle and rear parking lots (mill and overlay)	1050	SY	\$25.00	\$26,250
Architectural	Paint bollards	1	LS	\$100.00	\$100
Architectural	Cut / remove / replace cracked areas of sidewalk	100	SF	\$12.00	\$1,200
Architectural	Straighten fence / misc. repairs	1	LS	\$500.00	\$500
Architectural	Misc. asphalt patching by stormwater inlets	1	LS	\$700.00	\$700
Architectural	Replace approx. 50 LF of wall cap on site walls	50	LF	\$65.00	\$3,250
Architectural	Install termination strips @ doorway	6	LF	\$30.00	\$180
Architectural	Remove / replace carpet in room 19	60	SY	\$7.00	\$420
Architectural	Misc. ceiling tile and grid replacement throughout	500	SF	\$2.50	\$1,250
Architectural	Misc. paint touch up throughout	1	LS	\$500.00	\$500
Architectural	Misc. flooring repair throughout	500	SF	\$5.00	\$2,500
Plumbing	Remove / replace 40 gallon water heater (gas)	1	EA	\$1,250.00	\$1,250
Plumbing	Remove / replace lavatories	3	EA	\$1,000.00	\$3,000
Plumbing	Remove / replace shower heads	3	EA	\$750.00	\$2,250
Plumbing	Remove / replace drinking fountains	2	EA	\$2,000.00	\$4,000
Plumbing	Video inspection of sanitary and storm systems	1	LS	\$1,000.00	\$1,000
HVAC	Replace mechanical room ventilator blower and associated intake	1	EA	\$3,000.00	\$3,000
HVAC	Clean ductwork	5413	SF	\$0.75	\$4,060
HVAC	Replace grilles / diffusers (75%)	1	LS	\$3,000.00	\$3,000
Electrical	Replace main distribution panel (225 A)	1	EA	\$4,000.00	\$4,000
Electrical	Replace distribution panels	3	EA	\$1,500.00	\$4,500
Electrical	Replace emergency generator and transfer switch	1	LS	\$15,000.00	\$15,000
Electrical	Replace emergency exit lighting and signs	5413	SF	\$1.00	\$5,413
Electrical	Replace outlets / switches / and conduit (80%)	5413	SF	\$1.25	\$6,766
Electrical	Replace light fixtures (10%)	15	EA	\$500.00	\$7,500
Electrical	Repair, re-lamp, clean light fixtures (90%)	1	LS	\$10,000.00	\$10,000
Site Utilities	Replace wall mounted exterior lights	8	EA	\$750.00	\$6,000
Site Utilities	Replace exterior canopy lights	6	EA	\$650.00	\$3,900
Site Utilities	Replace lamps in parking lot lights	8	EA	\$100.00	\$800
Site Utilities	Inspect parking lot lights poles	1	LS	\$500.00	\$500

SUBTOTAL

\$125,489

GENERAL REQUIREMENTS	6%	\$7,529
BOND	1%	\$1,330
PERMIT	Calc.	\$1,701
OVERHEAD & PROFIT	7%	\$8,646
CONTINGENCY	5%	\$6,274
ESCALATION	4%	\$6,039

TOTAL

\$157,009

Police Zone 2 (B 108)
 2000 Centre Avenue
 Pittsburgh, PA 15219

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Clean / repaint lintels @ north and south entrances	2	EA	\$150.00	\$300
Structural	Remove / replace existing control joint filler	20	LF	\$10.00	\$200
Structural	Remove / rebuild damaged masonry at the stepped platform along the north wall	45	SF	\$20.00	\$900
Structural	Remove / replace sealant at undersides of parapet capstones and window sills	1	LS	\$1,000.00	\$1,000
Plumbing	Remove / replace undercounter water heater 6 gal. (electric)	1	EA	\$750.00	\$750

SUBTOTAL

\$3,150

GENERAL REQUIREMENTS	6%	\$189
BOND	1%	\$33
PERMIT	Calc.	\$115
OVERHEAD & PROFIT	7%	\$217
CONTINGENCY	5%	\$158
ESCALATION to Year 2015	21%	\$811

TOTAL

\$4,673

Police Zone 2 (B 108)

2000 Centre Avenue
Pittsburgh, PA 15219

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
					\$0

SUBTOTAL

\$0

GENERAL REQUIREMENTS

6%

\$0

BOND

1%

\$0

PERMIT

Calc.

\$0

OVERHEAD & PROFIT

7%

\$0

CONTINGENCY

5%

\$0

ESCALATION to Year 2020

42%

\$0

TOTAL

\$0

NATURAL GAS

CITY OF PITTSBURGH

Police Zone 2

Square Foot

5,413

LOCATION : 2000 Center Ave
Pittsburgh, PA

GAS CO : Equitable

ACCOUNT # : 00090021600-0480

CUSTOMER # : 0900216

LOCATION # : 238346

MARKETER :

ACCOUNT # :

RATE : GDSSG w gca

METER # : 1739137

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
1/3/2008	2/1/2008	29	a	40.10	\$ 590.16	\$ 14.717	\$ 16.64		\$ 606.80			#DIV/0!		\$ -	\$ 606.80	\$ 15.132
2/1/2008	3/4/2008	32	a	75.30	\$1,108.18	\$ 14.717	\$ 16.32	\$ 9.10	\$1,133.60			#DIV/0!		\$ -	\$ 1,133.60	\$ 15.054
3/4/2008	4/2/2008	29	a	54.30	\$ 807.13	\$ 14.864	\$ 16.51		\$ 823.64			#DIV/0!		\$ -	\$ 823.64	\$ 15.168
4/2/2008	5/1/2008	29	adj					\$ (9.10)								
4/2/2008	5/1/2008	29	a	24.30	\$ 410.11	\$ 16.877	\$ 16.65	\$ 12.21	\$ 438.97			#DIV/0!		\$ -	\$ 438.97	\$ 18.065
5/1/2008	6/2/2008	32	a	19.30	\$ 325.72	\$ 16.877	\$ 16.69		\$ 342.41			#DIV/0!		\$ -	\$ 342.41	\$ 17.741
6/2/2008	7/1/2008	29	a	1.40	\$ 23.63	\$ 16.879	\$ 16.96		\$ 40.59			#DIV/0!		\$ -	\$ 40.59	\$ 28.993
7/1/2008	7/29/2008	28	a	1.30	\$ 25.17	\$ 19.362	\$ 16.96		\$ 42.13			#DIV/0!		\$ -	\$ 42.13	\$ 32.408
7/29/2008	8/27/2008	29	a	1.10	\$ 21.31	\$ 19.373	\$ 16.97		\$ 38.28			#DIV/0!		\$ -	\$ 38.28	\$ 34.800
8/27/2008	9/30/2008	34	a	1.30	\$ 25.17	\$ 19.362	\$ 16.96		\$ 42.13			#DIV/0!		\$ -	\$ 42.13	\$ 32.408
9/30/2008	10/27/2008	27	a	0.00	\$ -	\$ -	\$ 12.21		\$ 12.21			#DIV/0!		\$ -	\$ 12.21	#DIV/0!
10/27/2008	10/27/2008	0	a	1.90	\$ 32.97	\$ 17.353	\$ 16.95		\$ 49.92			#DIV/0!		\$ -	\$ 49.92	\$ 26.274
10/27/2008	12/2/2008	36	a	33.30	\$ 212.19	\$ 6.372	\$ 17.00		\$ 229.19			#DIV/0!		\$ -	\$ 229.19	\$ 6.883
12/2/2008	1/2/2009	31	a	68.00	\$ 433.33	\$ 6.373	\$ 17.00		\$ 450.33	68.00	\$ 672.06	\$ 9.883		\$ 672.06	\$ 1,122.39	\$ 16.506
TOTALS:				321.60	\$4,015.07	\$ 12.485	\$ 213.82	\$ 12.21	\$4,228.89	68.00	\$ 672.06	\$ 9.883	\$ -	\$ 672.06	\$ 4,900.95	\$ 15.239

ELECTRIC

City of Pittsburgh

LOCATION : Info Systems, 2000 Center Ave
Pittsburgh, PA

Police Zone 2

ELECTRIC CO : Duquesne Light
ACCOUNT # : 3000-003-071-001

SUPPLIER CO :
ACCOUNT # :

CUST CHARGE: \$ 30.00

RATE : GM Medium Indexed

METER # : G03450819 & G02720085

2008				ELECTRIC COMPANY												TOTAL			
PREVIOUS	PRESENT	DAYS	READ	Meter # G03450819				Meter # G02720085				TOTALS		COST	COST/kWh	CUST CHG.	BILL TOTAL	COST	COST/kWh
				KWH	KW	ADJ. KW	PF	KWH	KW	ADJ. KW	PF	KWH	KW						
1/3/2008	2/1/2008	29	a	2,880	8.1	8.1	1.00	6,760	13.6	13.6	1.00	9,640	21.7	\$ 891.47	\$ 0.092	\$ 30.00	\$ 921.47	\$ 921.47	\$ 0.096
2/1/2008	3/3/2008	31	a	3,330	10.3	10.3	1.00	7,280	13.6	13.6	1.00	10,610	23.9	\$ 986.94	\$ 0.093	\$ 30.00	\$ 1,016.94	\$ 1,016.94	\$ 0.096
3/3/2008	4/2/2008	30	a	2,580	10.3	10.3	1.00	6,960	13.6	13.6	1.00	9,540	23.9	\$ 911.01	\$ 0.095	\$ 30.00	\$ 941.01	\$ 941.01	\$ 0.099
4/2/2008	5/2/2008	30	a	2,750	12.0	12.0	1.00	6,720	12.8	12.8	1.00	9,470	24.8	\$ 916.94	\$ 0.097	\$ 30.00	\$ 946.94	\$ 946.94	\$ 0.100
5/2/2008	6/3/2008	32	a	2,850	12.7	12.7	1.00	7,395	12.0	12.0	1.00	10,245	24.7	\$ 949.75	\$ 0.093	\$ 30.00	\$ 979.75	\$ 979.75	\$ 0.096
6/3/2008	7/2/2008	29	a	3,840	13.8	13.8	1.00	6,800	12.4	12.4	1.00	10,640	26.2	\$ 1,032.54	\$ 0.097	\$ 30.00	\$ 1,062.54	\$ 1,062.54	\$ 0.100
7/2/2008	8/1/2008	30	a	4,310	12.4	12.4	1.00	7,440	12.8	12.8	1.00	11,750	25.2	\$ 1,099.72	\$ 0.094	\$ 30.00	\$ 1,129.72	\$ 1,129.72	\$ 0.096
8/1/2008	9/2/2008	32	a	3,640	12.1	12.1	1.00	7,720	12.8	12.8	1.00	11,360	24.9	\$ 1,068.03	\$ 0.094	\$ 30.00	\$ 1,098.03	\$ 1,098.03	\$ 0.097
9/2/2008	10/2/2008	30	a	2,790	12.1	12.1	1.00	6,880	12.0	12.0	1.00	9,670	24.1	\$ 936.94	\$ 0.097	\$ 30.00	\$ 966.94	\$ 966.94	\$ 0.100
10/2/2008	10/31/2008	29	a	760	11.1	11.1	1.00	6,440	13.2	13.2	1.00	7,200	24.3	\$ 762.36	\$ 0.106	\$ 30.00	\$ 792.36	\$ 792.36	\$ 0.110
10/31/2008	12/3/2008	33	a	1,060	10.3	10.3	1.00	7,640	13.6	13.6	1.00	8,700	23.9	\$ 865.09	\$ 0.099	\$ 30.00	\$ 895.09	\$ 895.09	\$ 0.103
		0					#DIV/0!				#DIV/0!		0.0		#DIV/0!		\$ -	\$ -	#DIV/0!
TOTALS :				30,790	125.2	125.2	1.00	78,035	142.4	142.4	1.00	108,825	267.6	\$ 10,420.79	\$ 0.096	\$ 330.00	\$ 10,750.79	\$ 10,750.79	\$ 0.099

Information taken from the most recent Commercial Buildings Energy Information Survey conducted by the Energy Information Administration Table C23 A from this survey was used to calculate average natural gas consumption for commercial buildings from census tract - "East North Central in which Pittsburgh is located

Table C13 A was used to calculate average electricity consumption from the same census tract

Energy Usage in BTU/ Square Foot natural gas = 54,751

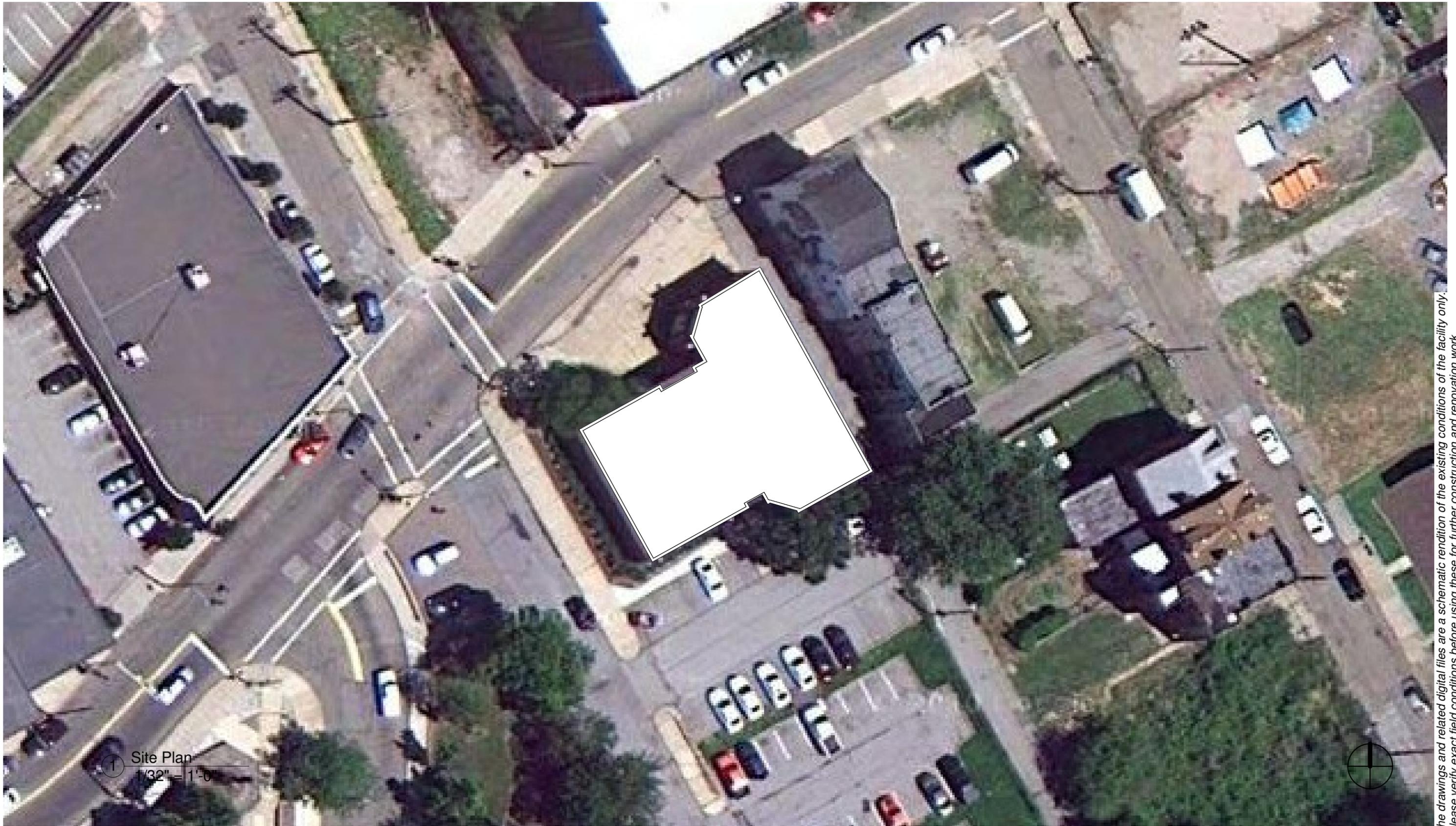
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 59,413

Energy Usage in BTU/ Square Foot electricity = 68,596

Conclusion: There is a higher usage of natural gas per square foot of 59,413 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract. The packaged rooftop units are 4 years old and in good-fair condition. See HVAC Air Side sheet for packaged rooftop units and Site Utilities sheet for natural gas service issues. Consider high efficiency and heat recovery options (e.g. heat wheel), when replacing packaged rooftop units in the future. The higher usage of electricity per square foot of 68,596 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract could indicate the need for electrical energy efficiency upgrades.



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.

① Site Plan
1/32" = 1'-0"



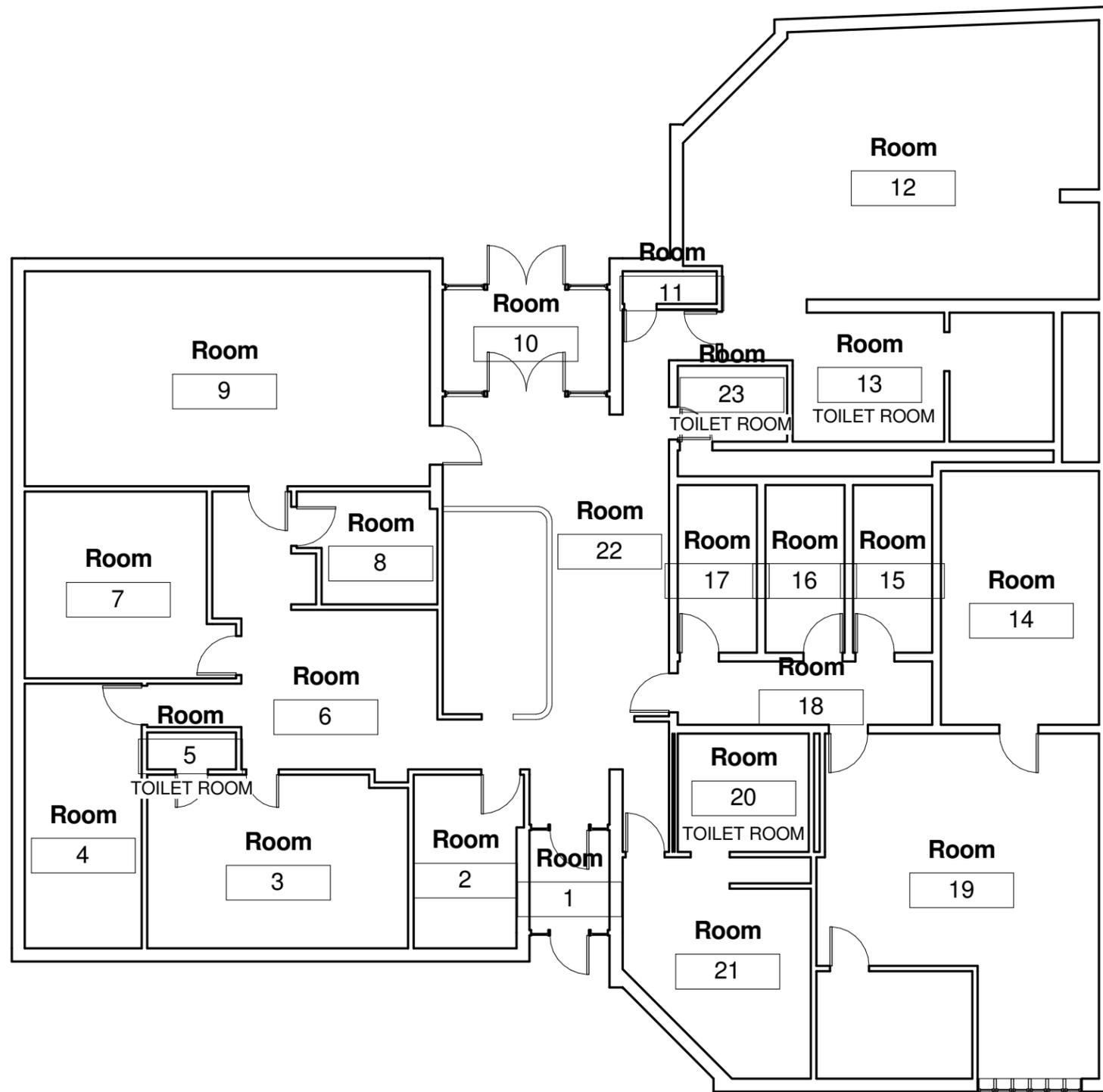
Police Zone 2
City of Pittsburgh

Site Plan

Date 06/15/10
Drawn by AK

C1.01

Scale 1/32" = 1'-0"



① L1 Floor Plan
3/32" = 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 2
City of Pittsburgh

L1 Floor Plan		A1.10
Date	09/1/10	
Drawn by	AK	Scale 3/32" = 1'-0"