



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Pittsburgh Police Zone 5 (B402)
1401 Washington Blvd
Pittsburgh, Pennsylvania 15206

June 25, 2010



Massaro

www.massarocms.com

Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

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Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

Police Zone 5 was inspected on June 25, 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 were Richard Merizer and Daniel Stiker.

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

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

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 good condition with normal wear and maintenance issues. Specifically the major elements of this building that were found to be in need of attention were a few mechanical units and some pointing at the exterior wall and interior paint touch up.

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	\$34,464
Five Year	\$1,171
10 Year	\$0

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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 **\$1,600**

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 **\$200**

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 **\$6,670**

Restrooms

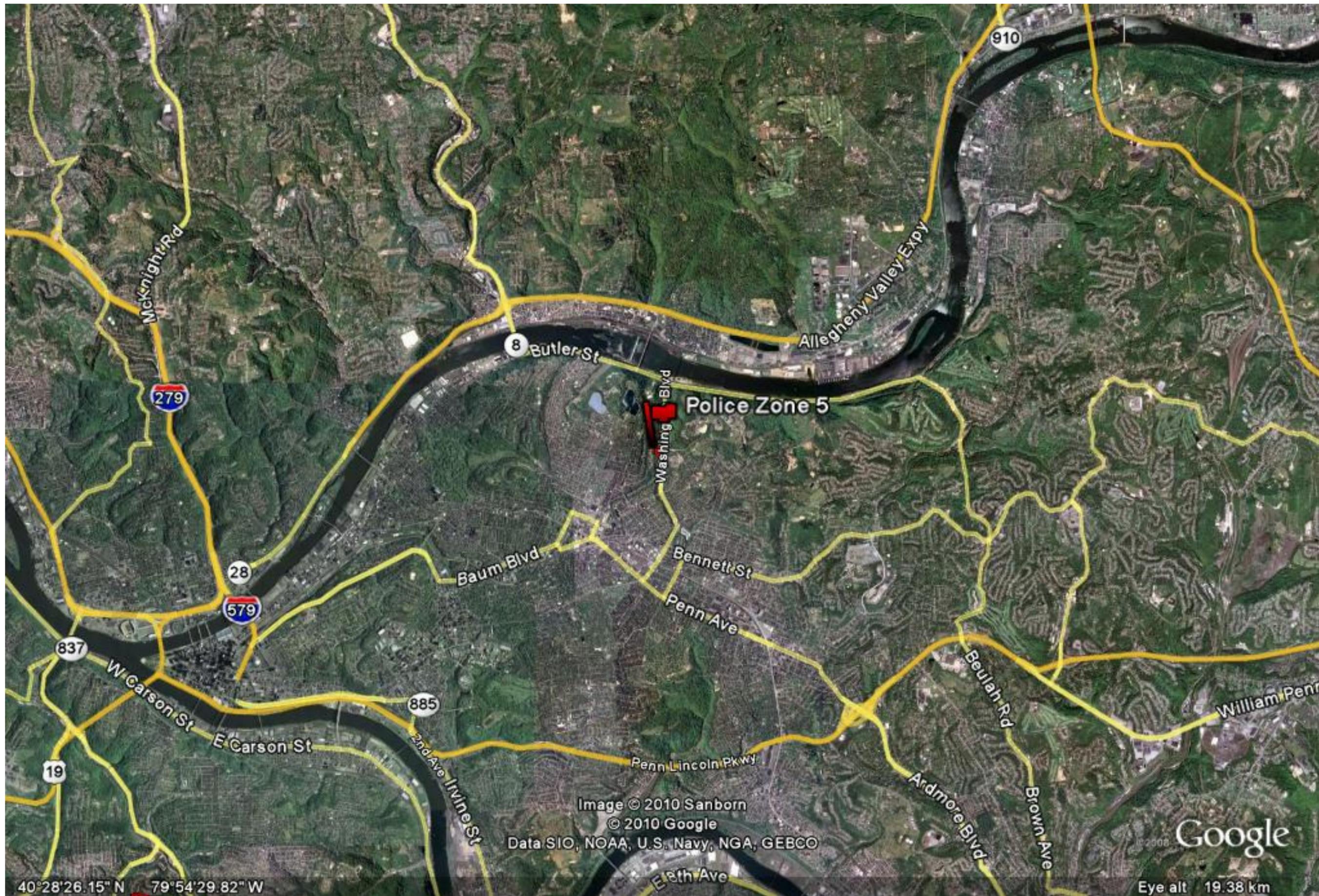
This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **\$2,550**

Miscellaneous items

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

Estimated cost to achieve compliance **\$200**



40°28'26.15" N 79°54'29.82" W

Eye alt 19.38 km

INSPECTION REPORT
Police Zone Five (Bldg 402)
1401 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Mechanical Rm 110

Good	Ceiling -Type	Structure Above	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type		Notes:	_____
Good	Walls - Type	CMU	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Rear Hall Rm 109

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Supervisor Rm 222

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	Plaster coat
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Communications Rm 105

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	Bullet resistant glass three sides 4'-0" AFF to ceiling
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	Room contains approx 24'-0" of counter top work space

1st Floor - Records Rm 106

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
Police Zone Five (Bldg 402)
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Interiors

1st Floor - Lobby Rm 101

Good	Ceiling -Type	Hard Coat	Notes:	_____
Good	Flooring - Type	Scored Concrete	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	Mix	Notes:	Brick, GWB & storefront system @ exterior wall
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	Display cabinets & memorials

1st Floor Public Vending Rm 128

Good	Ceiling -Type	Hard Coat	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
Good	Base - Type	Ceramic Tile	Notes:	_____
Good	Walls - Type	Ceramic Tile	Notes:	_____
Good	Doors & Hardware	N/A	Notes:	_____
	General Note:		Notes:	_____

1st Floor Public Toilets Rms 129 & 130

Good	Ceiling -Type	Hard Coat	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
Good	Base - Type	Ceramic Tile	Notes:	_____
Good	Walls - Type	Ceramic Tile	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Main Hall Rm 102

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	CMU w/ plaster coat on West wall
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Women's Lockers Rm 115

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	Lockers & bench

INSPECTION REPORT
Police Zone Five (Bldg 402)
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Interiors

1st Floor - Women's Shower Rm 116

Good	Ceiling - Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	2" mosaic tile	Notes:	_____
Good	Base - Type	4" ceramic	Notes:	_____
Good	Walls - Type	GWB / CMU	Notes:	CMU at exterior (North) wall
N/A	Doors & Hardware		Notes:	_____
	General Note:		Notes:	_____

1st Floor - Roll Call Rm 125 & 127

Good	Ceiling - Type	2x4 second look	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	CMU w/ plaster coat on South wall
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	Folding partition, casework & mailboxes

1st Floor - Men's Lockers Rm 121

Good	Ceiling - Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	Lockers & bench

1st Floor - Men's Shower Rm 119

Good	Ceiling - Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	2" mosaic tile	Notes:	_____
Good	Base - Type	4" ceramic	Notes:	_____
Good	Walls - Type	GWB / CMU	Notes:	CMU at exterior (North) wall
N/A	Doors & Hardware		Notes:	_____
	General Note:		Notes:	_____

1st Floor - Employee Entrance Rm 132

Good	Ceiling - Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Scored concrete	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	Mix	Notes:	Stone & GWB
Good	Doors & Hardware	HMF / WD	Notes:	Entrance system - automatic slider / storefront system (key pad)
	General Note:		Notes:	_____

INSPECTION REPORT
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Interiors

1st Floor -Canteen Rm 137

Good	Ceiling -Type	2x4 second look	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	Mix	Notes:	Stone & GWB
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	8'-0" Casework (base + counter) 10'-0" Wall; corian tops, appliances (stove, refrigerator) tables & vending machines.

1st Floor -South Stair Tower Rm 124

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	Rubber treads @ stairs
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	CMU	Notes:	Hard coat plaster
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Rm 225

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Interview Rm 224

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	Mix	Notes:	Hard coat GWB & CMU (at corridor)
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	two-way mirror w/ hw frame

2nd Floor - Investigative Unit Rm 221

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	Mix	Notes:	Hard coat GWB & CMU (at corridor)
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
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Interiors

2nd Floor - Viewing Rm 223

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	two-way mirror w/ hw frame from rm 224

2nd Floor - Hall Rm 201

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
	Doors & Hardware		Notes:	W/ individual rooms
	General Note:		Notes:	_____

2nd Floor - Rm 202

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Rm 215

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Rm 206

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
Police Zone Five (Bldg 402)
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Interiors

2nd Floor - Rm 204

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Men's Room 220

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	2" mosaic tile	Notes:	_____
Good	Base - Type	4" ceramic tile	Notes:	_____
Good	Walls - Type	Mix	Notes:	4 ceramic tile to 4'-0' AFF + GWB above
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Women's Room 219

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	2" mosaic tile	Notes:	_____
Good	Base - Type	4" ceramic tile	Notes:	_____
Good	Walls - Type	Mix	Notes:	4 ceramic tile to 4'-0' AFF + GWB above
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - North Shower Room 218

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	2" mosaic tile	Notes:	_____
Good	Base - Type	4" ceramic tile	Notes:	_____
Good	Walls - Type	Mix	Notes:	4 ceramic tile to 4'-0' AFF + GWB above
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Copier Rm 211

Good	Ceiling -Type	Hard coat plaster	Notes:	_____
Good	Flooring - Type	12 x 12 VCT	Notes:	_____
Good	Base - Type	4" vinyl	Notes:	_____
Good	Walls - Type	GWB	Notes:	_____
Good	Doors & Hardware	HMF / WD	Notes:	_____
	General Note:		Notes:	_____

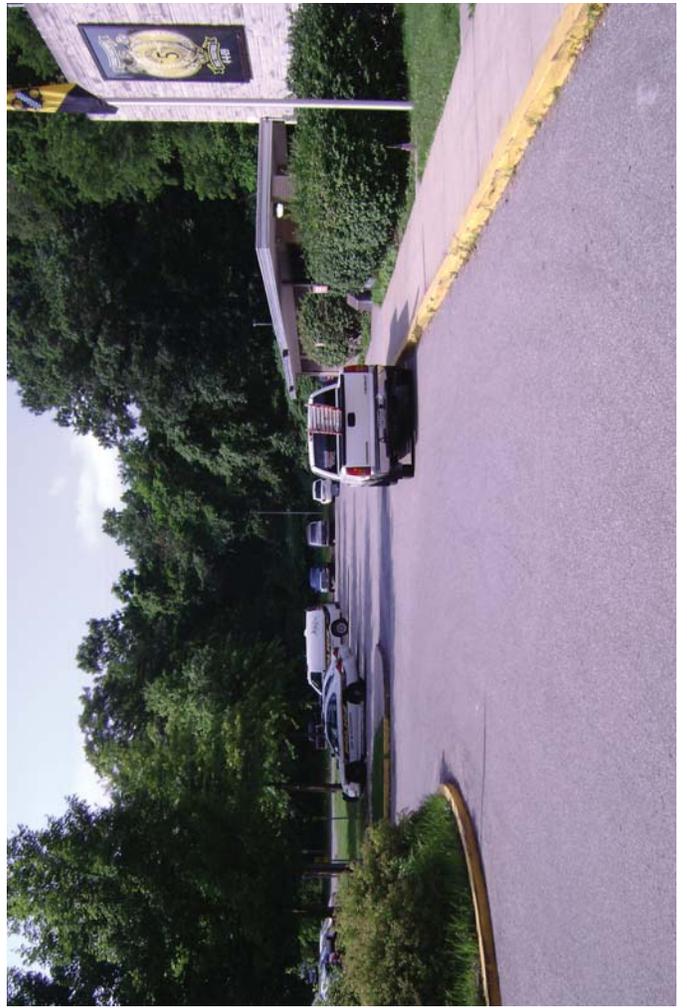


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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2010 Sanborn
© 2010 Google

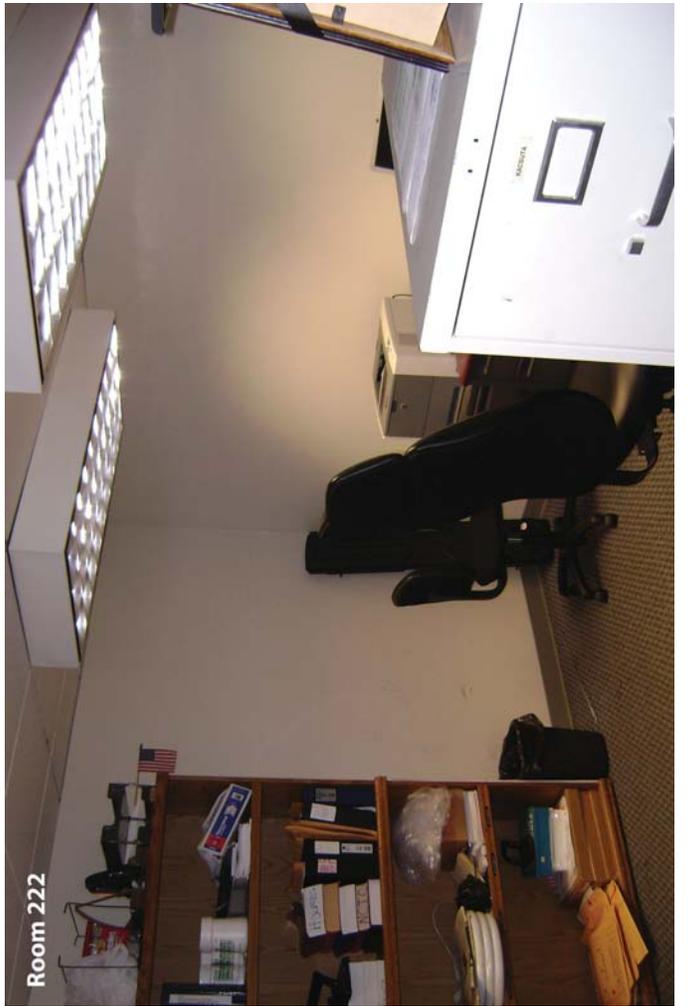
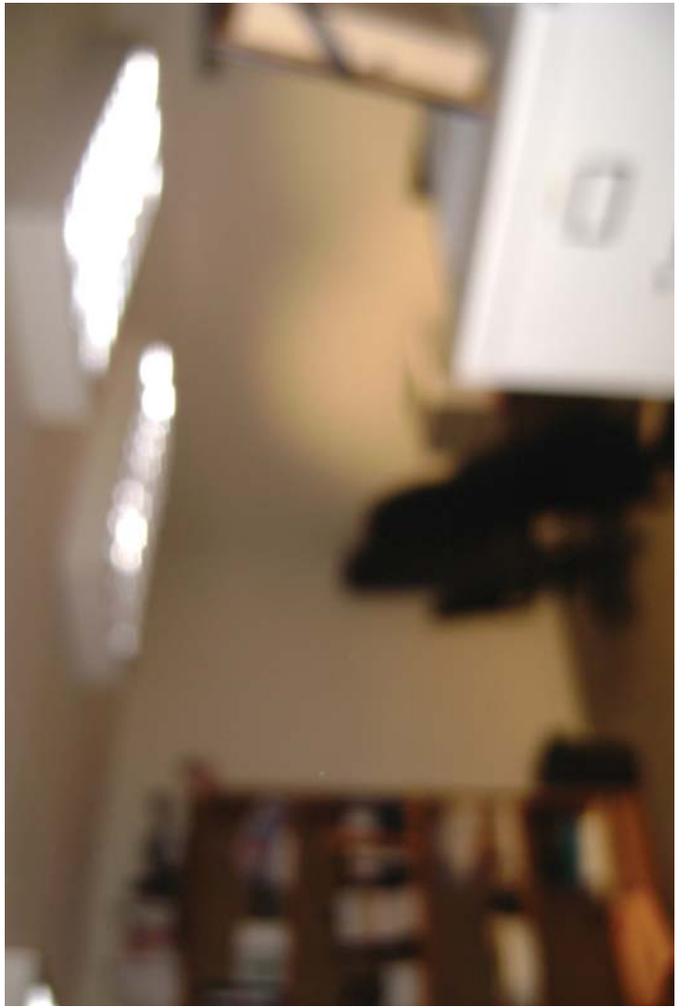
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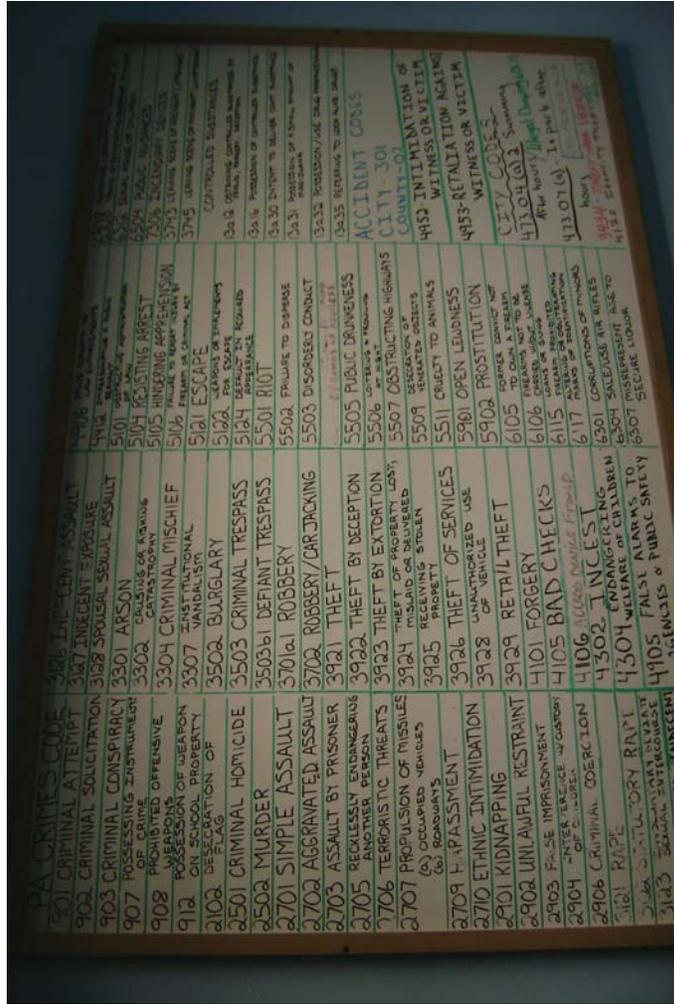




Room 106



Room 105



Room 102



PA CRIMES CODE	DESCRIPTION
901	CRIMINAL ATTEMPT
902	CRIMINAL SOLICITATION
903	CRIMINAL CONSPIRACY
907	PROSECUTING CRIMINAL
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Room 125



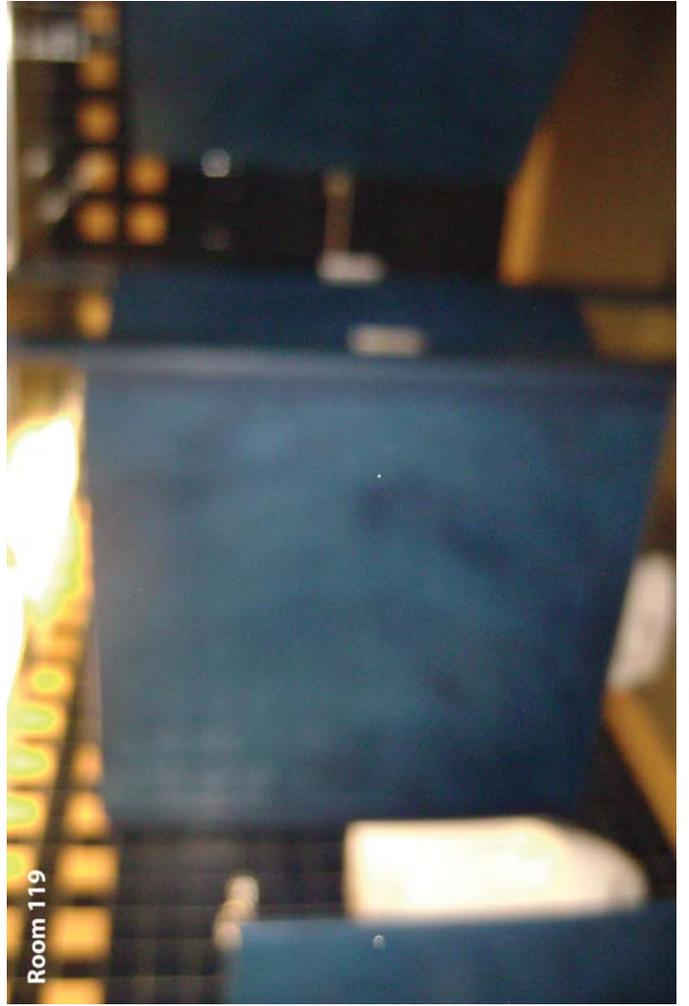
Room 127

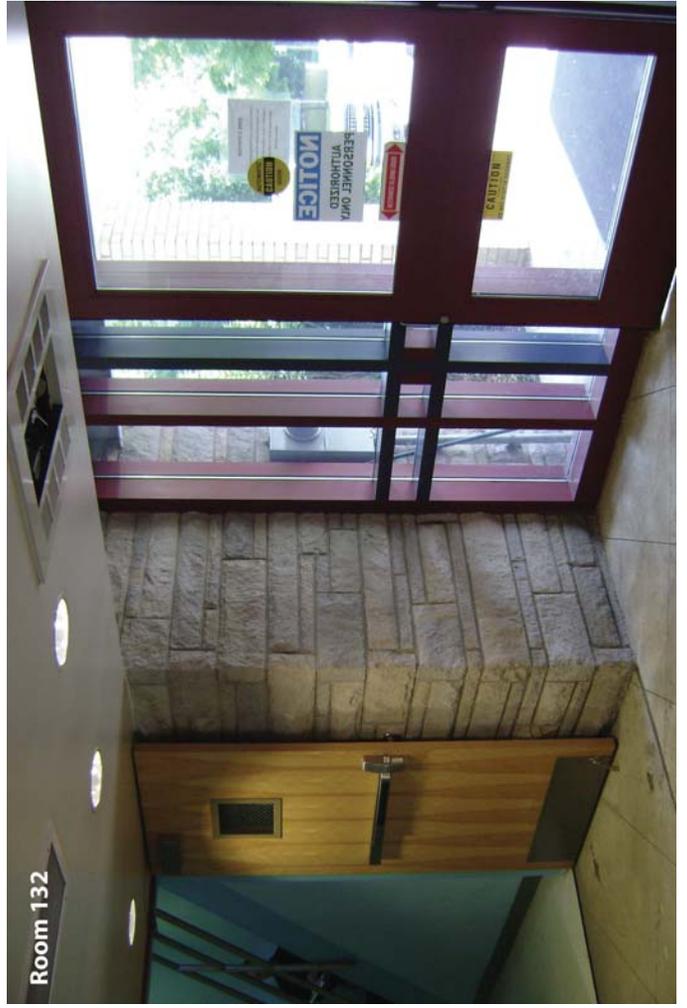


Room 115



Room 116







Room 137



Room 124



Room 201



Room 225



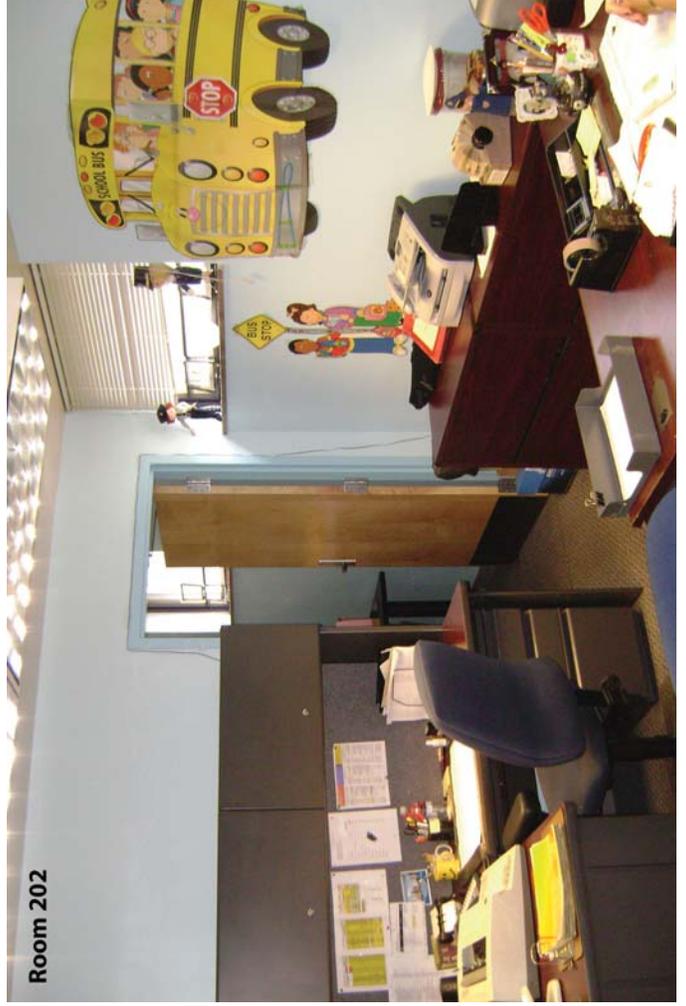
Room 224



Room 221



Room 221



Room 202



Room 220



Room 204



Room 206



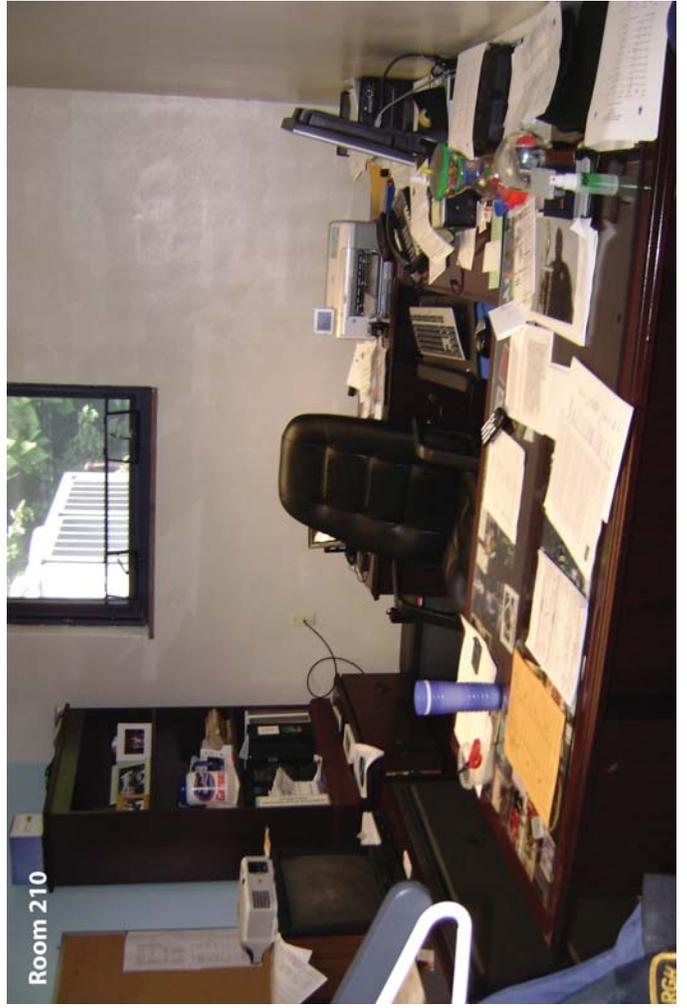
Room 208



Room 218



Room 218



Room 210



Room 131



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 #5**
 Building Code: **B402**

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 #5** 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 Good / Fair condition.

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



June 25, 2010

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

RE: Visual Survey - Police Zone 5

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Police Zone 5, 1401 Washington Blvd., Pittsburgh, PA 15206. The survey was conducted on June 25, 2010. The weather was sunny with temperatures in the eighties.

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The building inspected contains approximately 8,300 square feet of roof area on five, delineated areas (Garage - 3,328 SF, Offices 2nd floor - 3,459, Entry - 748 SF, Mechanical - 685 SF, 2nd story elevator - 80 SF) and was retrofitted in 1997 and reroofed in 2008.

1. Building walls

1.1 Construction: The original building walls are constructed with brick and stone with metal siding on the Elevator and Mechanical Room add-ons. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. One area of cracked mortar joints was observed on the south end of the second floor office wall.

2. Roof Deck

2.1 Construction: The roof decking is precast concrete slabs on the original building with metal deck on the elevator and mechanical room areas.

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 the three original roof areas is constructed of a white, reinforced single ply membrane (TPO) reportedly installed in 2008. It appears this roof system is installed over a previous roof system. The roof system on the two addition roof areas (elevator and mechanical) is constructed of a black, single ply membrane (EPDM) reportedly installed in 1997.

4.2 Condition: The roof systems are in good condition. Debris was observed at some roof drains. The white membrane roof surfaces are very dirty.

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 south end of the two-story office area and mechanical area (3' high). The parapet walls are capped with limestone coping on the two story office area and with metal coping on the mechanical area. On all other areas the building walls end at the roof line and are terminated with a two piece, gravel stop/fascia. The lower roofs are terminated with metal bar on the brick wall surfaces.

6.2 Condition: The caulking in the limestone coping butt joints is aged and cracked and in poor condition.

7. Roof Top Penetrations

7.1 Pipes, exhaust fans and A/C units penetrate the roof areas. A brick chimney penetrates the south end of the second floor office area at the parapet wall.

7.2 Condition: The penetrations are in good condition.

8. Drainage System

8.1 Construction: All roof areas except for the elevator roof drain to interior roof drains. There is no apparent slope to the drains. The elevator roof drains at a gravel stop scupper (with no downspout) onto the second floor office area. One gravel stop scupper is installed on the NW corner of the second floor office area that drains into a downspout draining onto the entry roof below.

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

9. Access

10.1 Providing an extension ladder is the only access to the roof areas.

10. Weather Tightness - Building

10.1 The building appears to be weather tight with no apparent water ingress points.

CONCLUSIONS

No current leaks are reported and no evidence of leakage was observed during the underside inspection.

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 on all areas. Repairs should be limited to leak chasing.

The caulking in the stone coping butt joints is in poor condition. The roof top penetrations are in fair condition.

The drainage system is in good condition. The drains appear to be operating properly but some are blocked with debris causing ponding water on the roof surface.

It is our opinion the roofing systems 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) (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 contract me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of Roof deck



R-4 Garage roof looking north, dirty surface



R-2 Garage roof looking south, dirty surface, pond



R-5 Second floor Office area looking south



R-3 Garage roof tie in to two story office area, dirty surface, pond



R-6 Garage Roof looking south, dirty surface and pond



R-7 Garage roof, west side, looking south



R-10 Scupper at NW corner of office area



R-8 Second floor roof, looking south, elevator addition on west side



R-11 Office roof looking south, pond and dirty surface



R-9 NW corner of second floor office area



R-12 SE corner of office area, parapet wall



R-13 Caulking cracked in stone coping on office area



R-16 Office area looking north



R-14 Mortar deteriorated on isolated area of parapet wall on office area



R-17 Office area, west wall, elevator and mechanical roof



R-15 Chimney on office area



R-18 Elevator roof, ponding water and scupper



R-19 Base of Elevator roof on office area



R-22 Mechanical roof, NW corner



R-20 Mechanical roof, debris, east wall



R-23 Mechanical roof, west wall



R-21 Mechanical roof, debris, SW corner



R-24 Entry Roof, SE corner



R-25 Entry roof, west end, debris



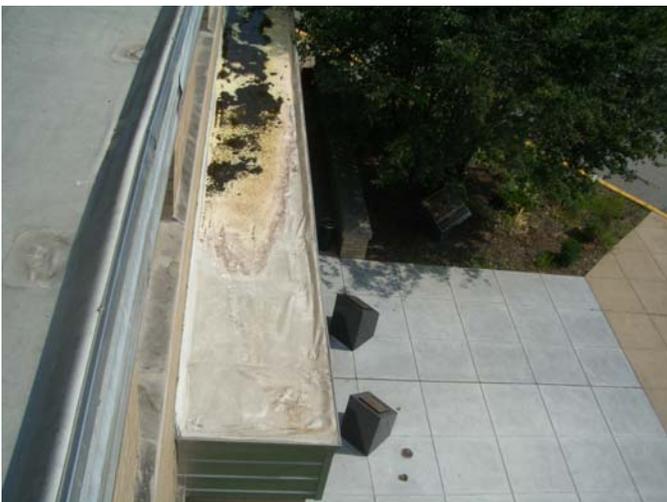
R-28 NE corner of entry area, pond



R-26 Entry roof east area, debris



R-29 Open corner in fascia on NE corner of office area



R-27 Entry roof east area, debris



R-30 Entry roof looking west



R-31 Entry roof, debris at west wall



W-1 West wall of office area looking south



R-32 Entry roof, debris at west wall



W-2 West wall of office area looking north, elevator and mechanical area



R-33 Entry roof looking east



W-3 West wall of Mechanical area



W-4 NW corner of building



W-7 East wall of garage area



W-5 NE corner of building



W-8 Eave of garage area, east side, stains on underside



W-6 East wall at entry



W-9 SE corner of building



W-10 SW corner of building



Fightin' 5th



Memorial of fallen heroes



Memorial carved into picnic table by blind woman as tribute to fallen heroes



Memorial of fallen heroes

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 006

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

Building Observation Report

Facility Police Zone 5
 Street Address 1401 Washington Blvd
 City, State Pittsburgh, PA 15206

AES Personnel: TRJ Weather Conditions: Sunny
 Date: 25-Jun-10 Temp: 70
 Time: 9:30 AM Wind: none
 Facility Main Contact: John Warren Building Use: Police Station
 Facility Phone: 724-554-6006 Building Code: B402

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>CMU Bearing wall w/ precast plank</u>
	Basement	Notes:	<u>None</u>
Foundation	Material	Notes:	<u>Concrete assumed</u>
	Settlement	Notes:	<u>none observed</u>
	Moisture	Notes:	<u>none observed</u>
Floor System	Structure	Notes:	<u>Precast plank</u>
	Floor Finishes	Notes:	<u>Exposed concrete and VCT</u>
	Stairs	Notes:	<u>Concrete filled steel pan stairs</u>
Walls	Exterior Material	Notes:	<u>Brick, stone and metal panel</u>
	Interior Material	Notes:	<u>Exposed block and plaster</u>
Columns	Type	Notes:	<u>Steel pipe @ MEP addition</u>
Roof	Structure Type	Notes:	<u>Precast plank</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>Rubber</u>

Atlantic Engineering Services
650 Smithfield St
Suite 1200
Pittsburgh, PA 15222
412-338-9000
AES RPT # 006

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

Building Observation Report

Facility	Police Zone 5
Street Address	1401 Washington Blvd
City, State	Pittsburgh, PA 15206

Structural

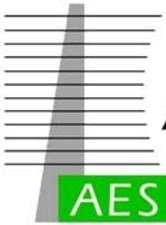
Notes:

Exterior

- 1) Repoint step crack through mortar joint on south facing stone exterior. Approx 40 LF (1yr) **(Photo S1)**
- 2) Replace sand stone base at south west corner of building. Approx 2 SF (1yr) **(Photo S2)**
- 3) Clean and paint exterior steel lintels and steel at garage bays. Garage interior not accessible. (1yr) **(Photo S3)**

Interior

- 4) Moisture at ceiling of North exit stair observed. Address roofing at that location and repair finish materials. (1yr)



Atlantic Engineering Services

Site Visit Report No.: Site B402 – Police Zone 5
Project No.: 09-260
Date of Site Visit: June 25, 2010
Page: 1 of 2



Photo S1

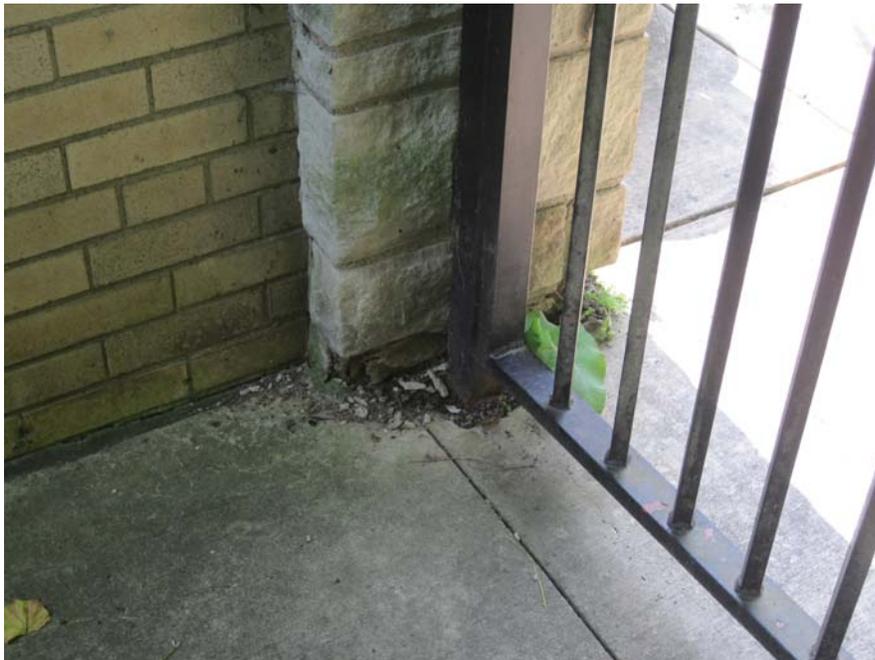
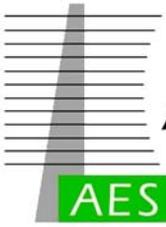


Photo S2



Atlantic Engineering Services

Site Visit Report No.: Site B402 – Police Zone 5
Project No.: 09-260
Date of Site Visit: June 25, 2010
Page: 2 of 2



Photo S3

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

Plumbing

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	June 25, 2010
Facility Main Contact:	0		
Phone	0		

Plumbing

	Service Entrance		Notes:	
	Meter location		Notes:	Mechanical Room
	Meter size		Notes:	
Fair	Meter condition		Notes:	
Fair	Backflow preventer		Notes:	
Good	Pressure Reducing Valve		Notes:	
	Water Filtration		Notes:	
	Water Softener		Notes:	
	Humidistat		Notes:	
Good	Water Heaters		Notes:	
	Make	American Standard Dura Glas	Notes:	Natural Gas
	Model	D100-199-AS		Input 199.00 BTU/HR
	Serial	M970624		115V/60Hz
	Age			
	Capacity	180.9 US Gallons		
	Expansion Tank		Notes:	
	Natural gas		Notes:	
	Electric		Notes:	
	Flue vent		Notes:	
Good	Recirculation Pump		Notes:	
	Sump Pump		Notes:	
	Number of Men's Rooms	2	Notes:	
Good	Number of water closets	3	Notes:	
Good	Number of urinals	1	Notes:	
Good	Number of lavatories	3	Notes:	
	Number of Women's Rooms	2	Notes:	
Good	Number of water closets	3	Notes:	
Good	Number of lavatories	3	Notes:	
	Number of Men's Locker Room Toilet Facilities	1	Notes:	
Good	Number of water closets	2	Notes:	
Good	Number of urinals	2	Notes:	
Good	Number of lavatories	4	Notes:	

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

Plumbing

Good	Number of shower heads		Notes:
	Number of Women's Locker Room Toilet Facilitie	1	Notes:
Good	Number of water closets	1	Notes:
Good	Number of lavatories	1	Notes:
Good	Number of shower heads		Notes:
Fair	Drinking Fountains		Notes: <u>Replace in 0-5 years.</u>
	Pipe		Notes:
Good	Condition		Notes:
Good-Fair	Insulation		Notes:
	Grease Traps		Notes:
	Solids Interceptor		Notes:
	Oil/Water Separator		Notes:
	Sewage Grinder		Notes:
	Neutralizer Tank (Acid Waste)		Notes:
Good	Sanitary Sewer		Notes: <u>See notes at bottom of spreadsheet.</u>
Good	Rain Water Sewer		Notes: <u>Good needs debris removed</u> <u>Notes: See notes at bottom of spreadsheet.</u>
	Access Doors		Notes:
1	Kitchenette		Notes:
Poor	Number of sinks	1	Notes: <u>Past Life Expectancy. Replace in 0-1 year.</u>
Good	Hose Bibs		Notes:
Fair-Good	Janitor's Service Sink		Notes:

Notes:

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

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

See photos labeled P for Plumbing.

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Water Side Systems and Equipment

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	#####
Facility Main Contact:	0		
Phone:	0		

HVAC Water Side Systems and Equipment

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Controls:	Notes: _____
	Electric	Notes: _____
	Pneumatic	Notes: _____

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

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Piping	Notes: _____
	Pipe routing	Notes: _____
	Pipe supports	Notes: _____
	Pipe insulation	Notes: _____
	Visible leaks	Notes: _____
	Gauges	Notes: _____

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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 Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Water Side Systems and Equipment

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

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

	Hot Water Unit Heater's	Notes: <u>Boiler Room</u>
	Piping	Notes: _____
	Controls	Notes: <u>Radiant Type, Dial Control</u>

Manufacturer: <u>Trane</u>	Serial # <u>A98E36804</u>
Model: <u>UHSA07058DAAE</u>	Other <u>0136-0106-1</u>
Year Installed: _____	Other _____

Fair	Hot Water Boilers	Notes: <u>Natural Gas</u>
	Flue	Notes: <u>Min. Input 225,000 Btu/hr Min. Output 184,000 Btu/hr</u>
	Make-up water piping	Notes: <u>In the Facility MEP & Fire Protection History Information</u>
	Boiler safeties	Notes: <u>folder change police zone 5 boiler from steam side to</u>
	Piping	Notes: <u>hot water side.</u>
	Gauges	Notes: _____

Manufacturer: <u>Ajax Boiler Inc.</u>	Serial # <u>53363</u>
Model: <u>WFG450</u>	Other <u>Natural Gas</u>
Year Installed: _____	Other <u>11 Hp</u>
INPUT <u>450,000 Btu/hr</u>	OUTPUT <u>369,000 Btu/hr</u>

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Water Side Systems and Equipment

Good	Pumps (2)		Notes: <u>EF - 8 208v PNL P3 switch</u>
		Piping	Notes: <u>Honeywell Control Panel - System is down.</u>
		Insulation	Notes: <u>Contact supplier for entry code.</u>
		Valves	Notes: _____
		Vibration isolators	Notes: _____
		Gauges	Notes: <u>GE 300 line control</u>

Manufacturer: Armstrong
 Model: 5VC56T17D1031A P
 Year Installed: _____
 HP 3/4 hp

Serial # _____
 Other 1725 RPM
 Other 60hz
 Other 208-230v / 460v

	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 _____

Good	Radiators		Notes: _____
	Fin Tube		Notes: _____

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

INSPECTION REPORT

**Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206**

HVAC Water Side Systems and Equipment

Notes:

Notes:

See photos labeled M for Mechanical.

INSPECTION REPORT
Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	#####
Facility Main Contact:	0		
Phone:	0		

HVAC Steam Side Systems and Equipment

<input type="checkbox"/>	Controls:	Notes:	_____
<input type="checkbox"/>	Electric	Notes:	_____
<input type="checkbox"/>	Pneumatic	Notes:	_____

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

<input type="checkbox"/>	Steam Unit Heaters	Notes:	_____
<input type="checkbox"/>	Piping	Notes:	_____
<input type="checkbox"/>	Controls	Notes:	_____

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

<input type="checkbox"/>	Steam Boilers	Notes:	_____
<input type="checkbox"/>	Flue	Notes:	_____
<input type="checkbox"/>	Make-up water piping	Notes:	_____
<input type="checkbox"/>	Boiler safeties	Notes:	_____
<input type="checkbox"/>	Piping	Notes:	_____
<input type="checkbox"/>	Gauges	Notes:	_____

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

<input type="checkbox"/>	Steam Traps	Notes:	_____
<input type="checkbox"/>	End of main drips	Notes:	_____

INSPECTION REPORT
Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

HVAC Steam Side Systems and Equipment

	Piping	Notes:	_____
		Pipe routing	Notes: _____
		Pipe supports	Notes: _____
		Pipe insulation	Notes: _____
		Visible leaks	Notes: _____
		Expansion loops	Notes: _____
		Expansion joints	Notes: _____
		Provisions for expansion	Notes: _____
		Anchor points	Notes: _____

	Condensate Return Unit	Notes:	_____
		Piping	Notes: _____
		Pipe insulation	Notes: _____
		Vent to outside	Notes: _____
		Overflow	Notes: _____
		Drain	Notes: _____
		Gauges	Notes: _____

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

	Boiler Feed Water Unit	Notes:	_____
		Water piping	Notes: _____
		Steam piping	Notes: _____
		Boiler make-up piping	Notes: _____
		Return water piping	Notes: _____
		Pipe insulation	Notes: _____
		Vent to outside	Notes: _____
		Overflow	Notes: _____
		Drain	Notes: _____
		Gauges	Notes: _____
	Thermometers	Notes: _____	

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

INSPECTION REPORT
Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

HVAC Steam Side Systems and Equipment

□	Boiler Blow down Separator	Notes:	
□	Make-up water piping	Notes:	
□	Bottom blow down piping	Notes:	
□	Surface blow down piping	Notes:	
□	Pipe insulation	Notes:	
□	Vent to outside	Notes:	
□	Overflow	Notes:	
□	Drain	Notes:	
□	Gauges	Notes:	
□	Thermometers	Notes:	

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

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

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

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	#####
Facility Main Contact:	0		
Phone:	0		

HVAC Air Side Systems and Equipment

Fair - Good	Packaged Rooftop Units	Notes:	Compressor A 200v / 60hz / 3phase
	Gas Heat	Notes:	Compressor B 200v / 60hz / 3phase
	Electric Heat	Notes:	Compressor C 200v / 60hz / 3phase
	Steam Heat	Notes:	Compressor D 200v / 60hz / 3phase
	Hot Water Heat	Notes:	4 Fan motors 200v / 60hz / 3phase
	Condensate Drains	Notes:	
	Utility Connections	Notes:	

Manufacturer:	Trane	Serial #	J98D81282
Model:	RAUCC40ECP03AB	CFM	
Year Installed:	1998	Other	

Fair - Good	AHU1	Notes:	200V/3Phase/60Hz
	Gas Heat	Notes:	Honeywell Controls Good
	Electric Heat	Notes:	Customer Order # 38271
	Steam Heat	Notes:	Sales Order # D3D904A
	Hot Water Heat	Notes:	Supplier - Woods Mechanical
	Condensate Drains	Notes:	Coil Section - Multi Zone Cold Deck
	Utility Connections	Notes:	Serial # K98F51958

Manufacturer:	Trane	Serial #	K98F51957 & K98F51957
Model:	K98F51957	CFM	
Year Installed:	Jun-98	Other	

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

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

Manufacturer: Trane Company
 Model: YCC030F1M0BE
 Year Installed: Apr-98

Serial # N183M3R1H
 CFM _____
 Other 208/230V / 1phase / 60hz

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

Poor	Condensing Unit 1	Notes: <u>208/230V/10/60Hz</u>
Poor	Refrigerant Piping	Notes: <u>R22 50 oz.</u>
		Notes: <u>Fan Motor 0.125 HP</u>
		Notes: <u>Replace in 0-1 year.</u>

Manufacturer: EMI
 Model: SCC 24D FA100AA0A
 Year Installed: _____

Serial # 1-98-C-3609-12
 CFM _____
 Other _____

Poor	Condensing Unit 2	Notes: <u>22amps</u>
Poor	Refrigerant Piping	Notes: <u>Condensing Unit 1 need to be replaced in</u>
		Notes: <u>Replace in 0-1 year.</u>

Manufacturer: Trane
 Model: TTA048C300A0
 Year Installed: _____

Serial # _____
 CFM _____
 Other 200-230v / 1phase / 80hz

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

<input type="checkbox"/>	Vehicle exhaust extraction system	Notes:	<hr/> <hr/>
--------------------------	-----------------------------------	--------	-------------

<input type="checkbox"/>	Exhaust/Ventilation Fan EF-7	Notes:	<hr/> <hr/>
	Exhaust Fan		<hr/> <hr/>
	Manufacturer: <u>Loren Cook</u>		<hr/> <hr/>
	Model: <u>7CC3E</u>		<hr/> <hr/>
	Serial # <u> </u>		<hr/> <hr/>
	Year Installed: <u> </u>		<hr/> <hr/>
	Capacity (CFM): <u> </u>		<hr/> <hr/>
	Static Pressure <u> </u>		<hr/> <hr/>
	Watts <u> </u>		<hr/> <hr/>

<input type="checkbox"/>	Ductwork	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Duct Insulation	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Louvers	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Roof Hoods	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Dampers	Notes:	<hr/> <hr/>

<input type="checkbox"/>	Cooling Coils	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Is coil clean	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Is drain pan clean	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Does pan drain	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Condensate to floor drain	Notes:	<hr/> <hr/>

<input type="checkbox"/>	Filters	Notes:	<hr/> <hr/>
<input checked="" type="checkbox"/>	Are filters installed	Notes:	<hr/> <hr/>
<input type="checkbox"/>	Are filters clean	Notes:	<hr/> <hr/>

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Good	Controls:	Notes:	
	Electric	Notes:	_____
	Pneumatic	Notes:	_____
	Discharge air thermometer	Notes:	_____
	Return air thermometer	Notes:	_____
Good	Outside air thermometer	Notes:	Tork M# 97-25 W100

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

	Natural Gas Fired Unit Heaters	Notes:	
	Flue Duct	Notes:	_____

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

Notes:

Notes: EMI evaporator in poor condition. Cover was removed. Replace in 0 - 1 year.

1 GE Control Panel L-1 Lighting contactor 120V ckt14-17-21-23 Good

1 Time Clock Pole Lights Panel -L1 ckt 25 Good

1 Cummins Onan Battery Charger 120V Panel P1 ckt 40 12V Battery Float Charger

(3) Air Jet Type Gag JC Jet Cap Wind 1 poor, 2 good-fair. Replace poor in 0-1 year.

EF-1 Good

Panel 3 - 1 Main (16) 30A breakers (23) 20A breakers Good

208Y/120V/3Phase/4Wire 400A max. Good

Rooftop and restroom Ventilators (Fair)

(Approx. 20 year old) Nearing 20-25 year life expectancy. Replace in 0-5 years.

See photos labeled M for Mechanical.

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

INSPECTION REPORT

**Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206**

HVAC Heating

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	June 25, 2010
Facility Main Contact:	0		
Phone	0		

HVAC Electric Heating

<input checked="" type="checkbox"/> Good	Gas Fired Unit Heater	Notes:	5000 watts
	Manufacturer: Batidu		24amps
	Model: 558		208vac / 1or 3 phase / 60hz
	Serial #:		137 canteen
	Capacity:		
	Voltage:		
	Year Installed: Jun-98		

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

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

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

INSPECTION REPORT

Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

HVAC Heating

<input checked="" type="checkbox"/> Good	Electric Heaters Manufacturer: <u>Marley Electronic Heating</u> Model: <u>AWH4208C</u> Serial #: _____ Capacity: _____ Voltage: _____ Year Installed: _____	Notes: <u>Fan forced wall heater</u> <u>208v / 1phase</u> <u>2000 watts</u> _____ _____ _____ _____ _____
<input type="checkbox"/>	Electric Heaters Manufacturer: _____ Model: _____ Serial #: _____ Capacity: _____ Voltage: _____ Year Installed: _____	Notes: _____ _____ _____ _____ _____ _____
<input type="checkbox"/>	Electric Heaters Manufacturer: _____ Model: _____ Serial #: _____ Capacity: _____ Voltage: _____ Year Installed: _____	Notes: _____ _____ _____ _____ _____ _____
<input type="checkbox"/>	Electric Heaters Manufacturer: _____ Model: _____ Serial #: _____ Capacity: _____ Voltage: _____ Year Installed: _____	Notes: _____ _____ _____ _____ _____ _____
<input type="checkbox"/>	Electric Heaters Manufacturer: _____ Model: _____ Serial #: _____ Capacity: _____ Voltage: _____ Year Installed: _____	Notes: _____ _____ _____ _____ _____ _____

INSPECTION REPORT

Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

HVAC Heating

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

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

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

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

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

INSPECTION REPORT

Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

HVAC Heating

Notes:

Notes: See photos labeled M for Mechanical.

INSPECTION REPORT

**Police Station Zone 5
 1401 Washington Blvd.
 Pittsburgh, PA 15206**

Electrical

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	June 25, 2010
Facility Main Contact:	0		
Phone	0		

Electrical

<input type="checkbox"/>	Service Entrance		Notes:	
<input type="checkbox"/>		Voltage	Notes:	
<input type="checkbox"/>		Amperage	Notes:	
X		Above ground	Notes:	120V / 3Phase / 4 Wire
<input type="checkbox"/>		Below ground	Notes:	
<input type="checkbox"/>		Grounding	Notes:	
<input type="checkbox"/>		Lightning Protection	Notes:	

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

Good	Meter		Notes:	Ester M#ZQ320R3A0-57
			Notes:	Type AIRLQ
			Notes:	Serial #: G-071035664
			Notes:	Duquesne Light C.O. A3-034
			Notes:	CL 120V / 3Phase / 4 Wire / 60hz
			Notes:	FM25 Meter kh1.8 P/R 24 TV 2.5A
			Notes:	

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

Good	Power Distribution Panels		Notes:	1 Panel MDP Spectra Series Power Panel Boards
------	---------------------------	--	--------	---

1 main breaker 800 amp	Generator coolant block heater
panel 3 400amp	2 combo 20amp
generator transfer switch 300amp	
panel 4 200amp	
elevator 175amp	
spare 100amp	

INSPECTION REPORT
Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

Electrical

Good Power Distribution Panels Notes: Panel 1 Cat# AQF3422CTX AXB4

1 main 200 amp breaker
(37) 20amp breakers
(5) 40amp breakers
225 amps max 208Y / 120V / 3phase / 4wire

Good Power Distribution Panels Notes: Panel 2 Cat# AQF3422CTX AXB4

1 main 200 amp breaker
(42) 20amp breakers
225 amps max 208Y / 120V / 3phase / 4wire

Good Power Distribution Panels Notes: Panel 3 Cat# AQF3422CTX AXB4

Notes:

1 main 200 amp breaker
(46) 20amp breakers
(2) 40amp breakers
(2) 30amp breakers
225 amps max 208Y / 120V / 3phase / 4wire

Good Power Distribution Panels Notes: Panel 4 Cat# AQF3422CTX AXB4

1 main breaker 200amp
(12) 20amp breakers
(21) 30amp breakers
(3) 90amp breakers
225 amps max 208Y / 120V / 3phase / 4wire

INSPECTION REPORT

Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

Electrical

Notes:

Notes: No access to panels. Locked room.

1 Cutler Hammer Lighting Contactor Panel Good

EF-6 & EF-9 Switch 120V ea. Good.

1 GE Control Panel L-1 Lighting contactor 120V ckt14-17-21-23 Good

1 Time Clock Pole Lights Panel -L1 ckt 25 Good

1 Cummins Onan Battery Charger 120V Panel P1 ckt 40 12V Battery Float Charger

Outside Rm 122 Panel P1 ckt 41 Good

Emergency Lighting Good.

Lighting is a mix of fluorescent and incandescent.

Lighting Good-Fair condition, approximately 20 years old (from drawings).

Replace in 3-7 years. Replace fixtures, fixture covers, and lamps as necessary. When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control. Emergency Lighting Fair-Good. Replace in 5-10 years.

See photos labeled E for Electrical



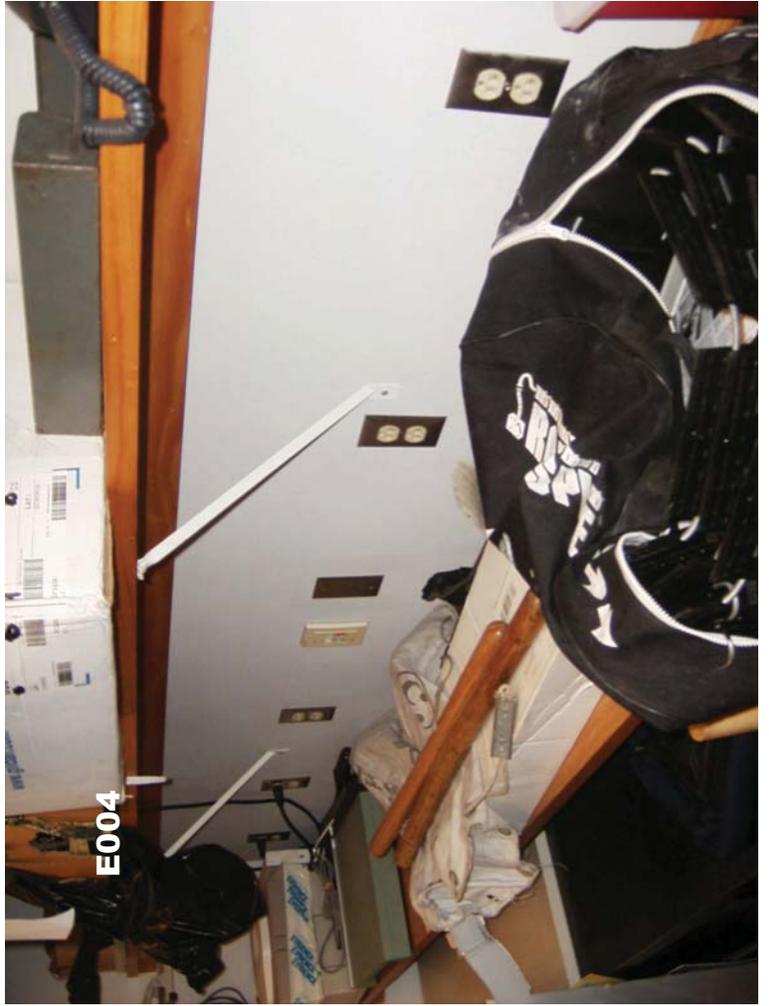
E001



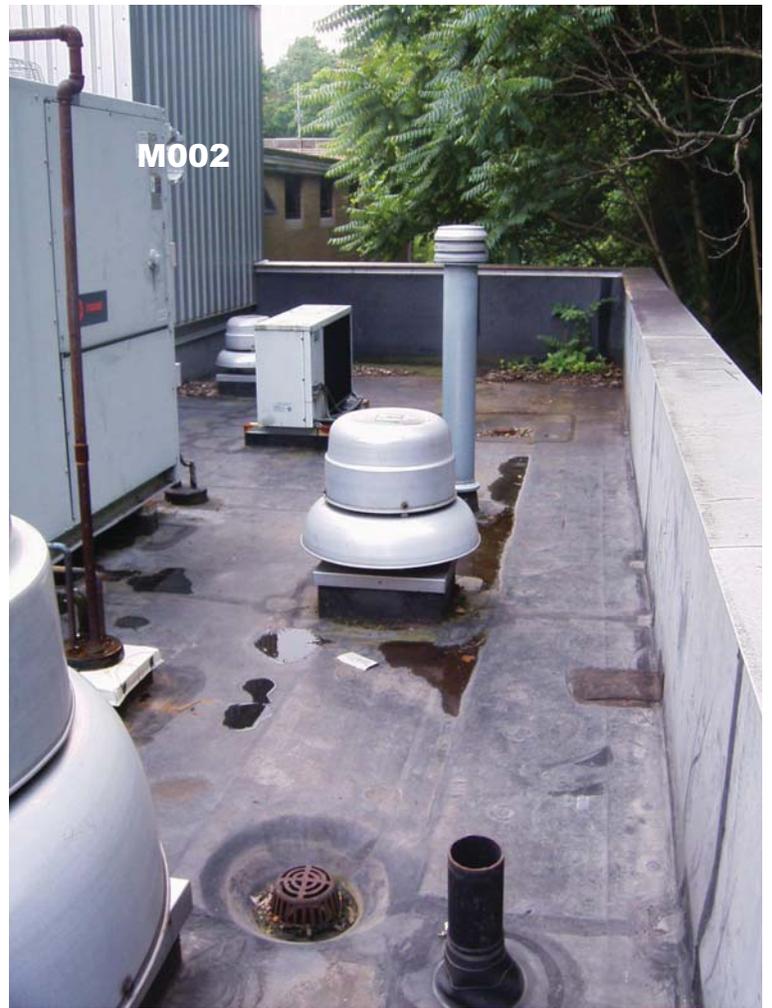
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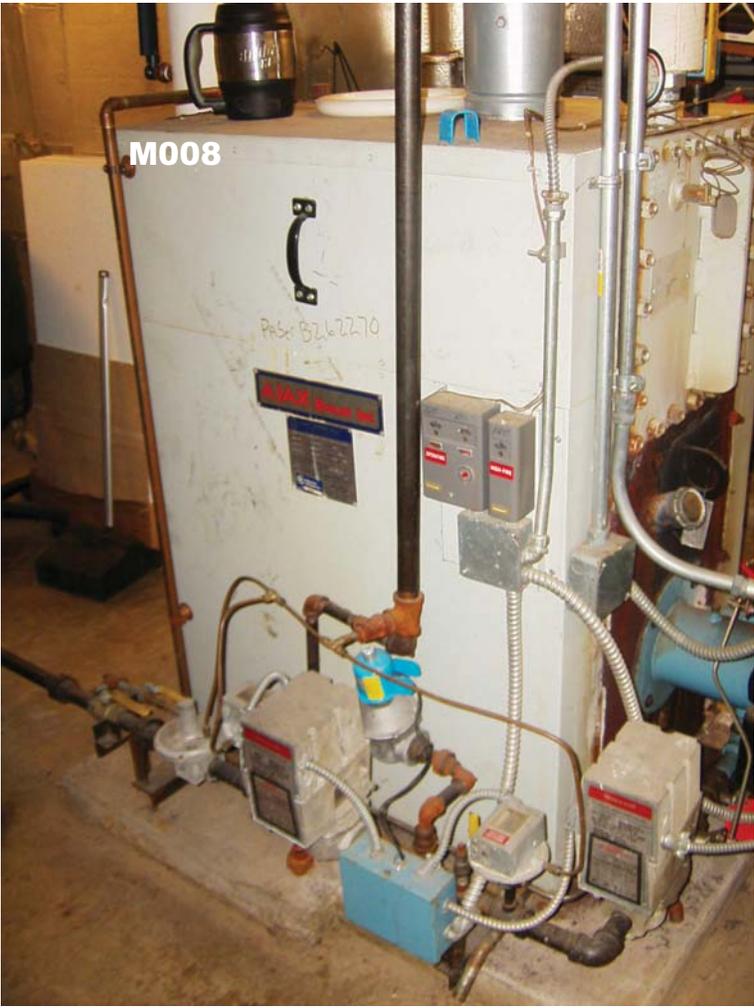
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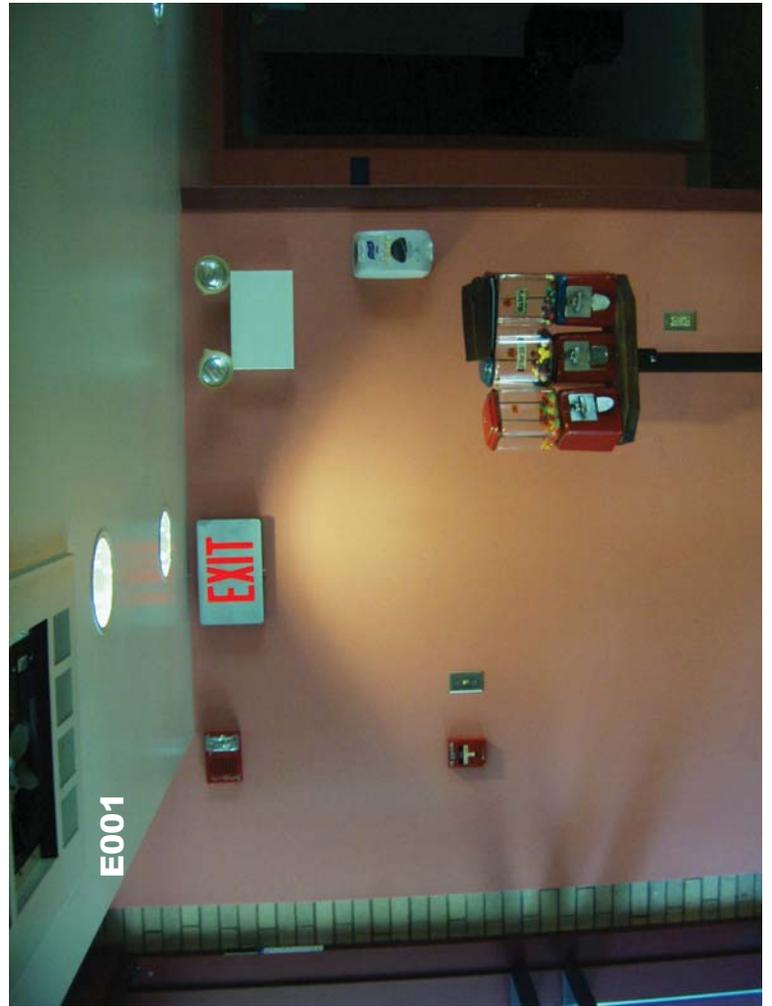
E004













E003



E005



E004



E006



E007



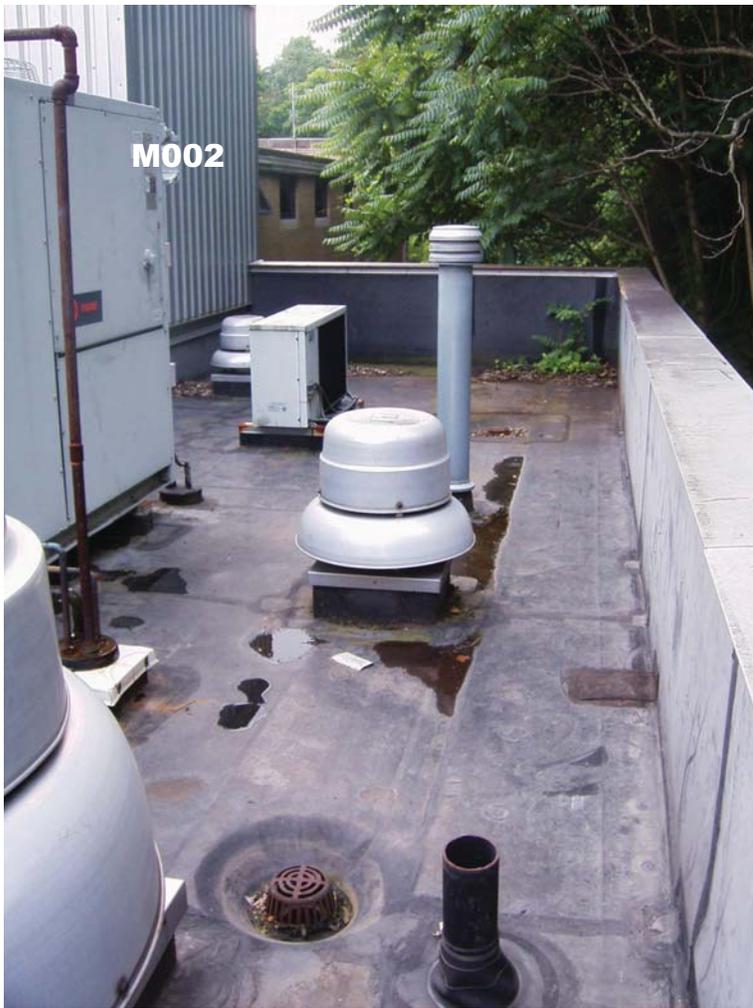
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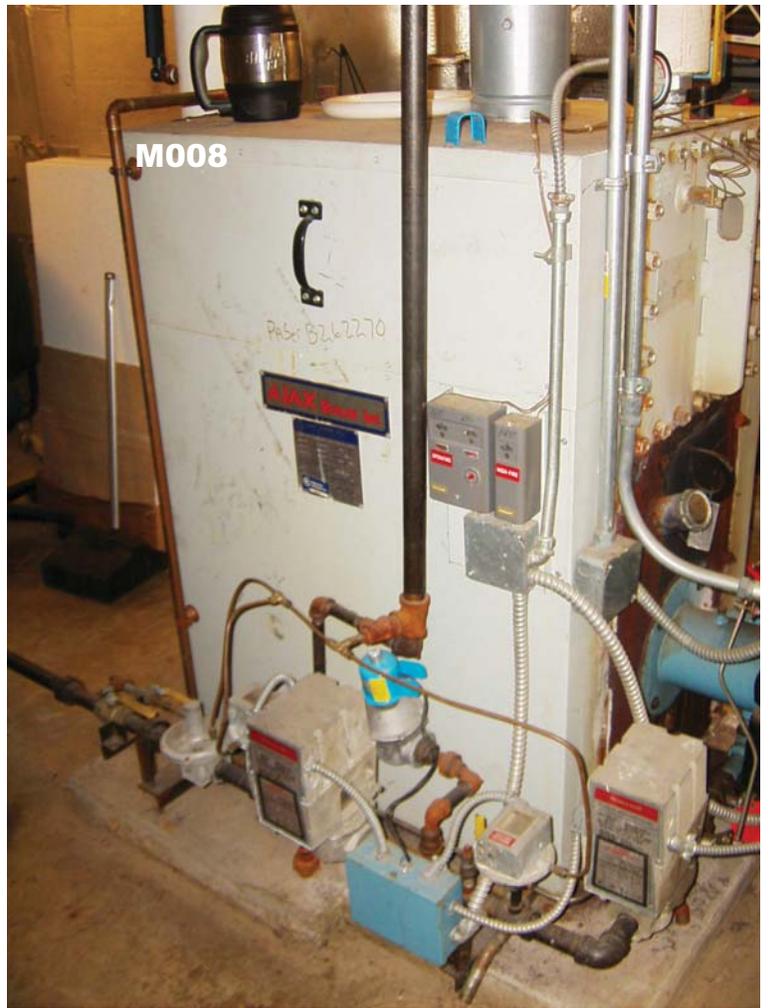


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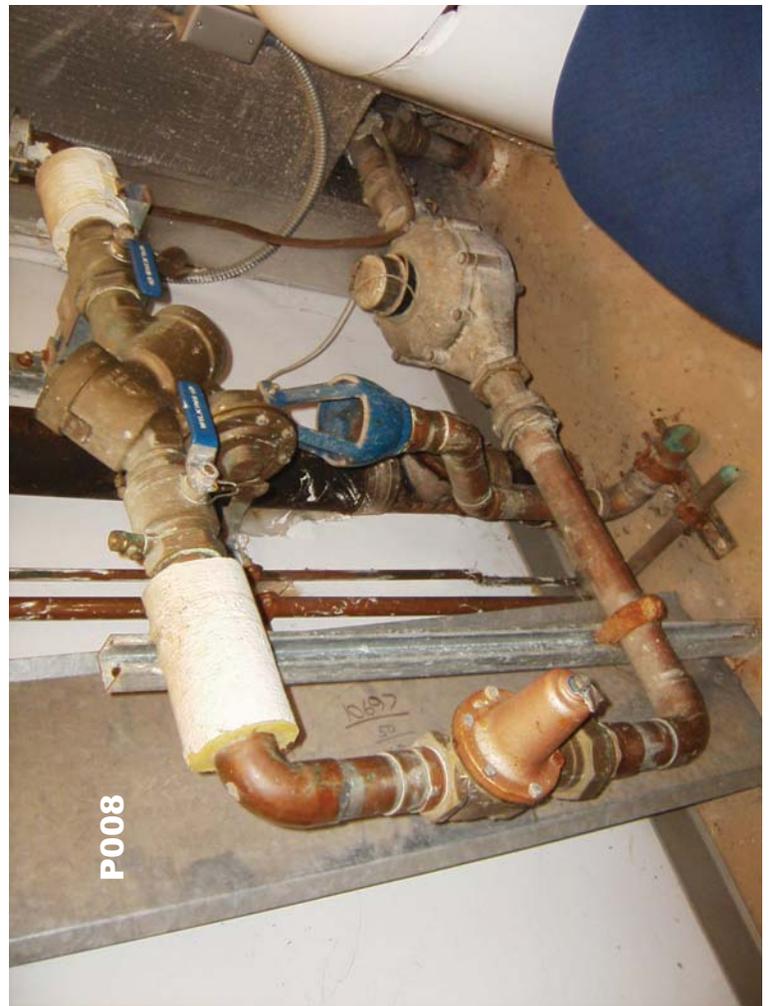


M001











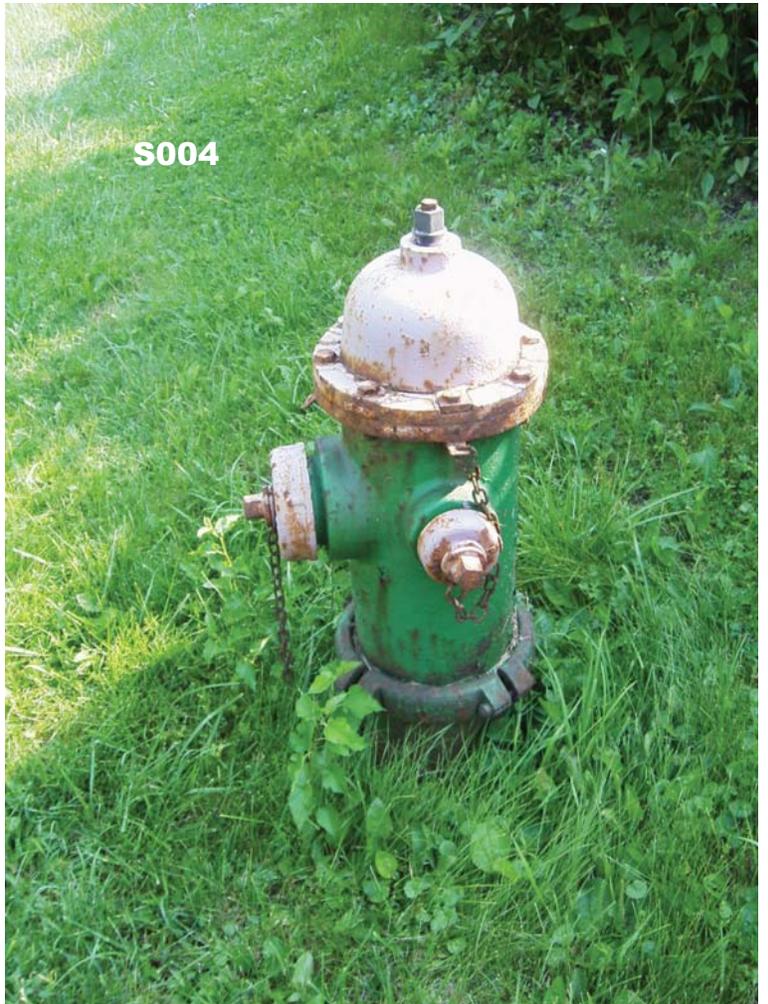
S001



S003



S002



S004



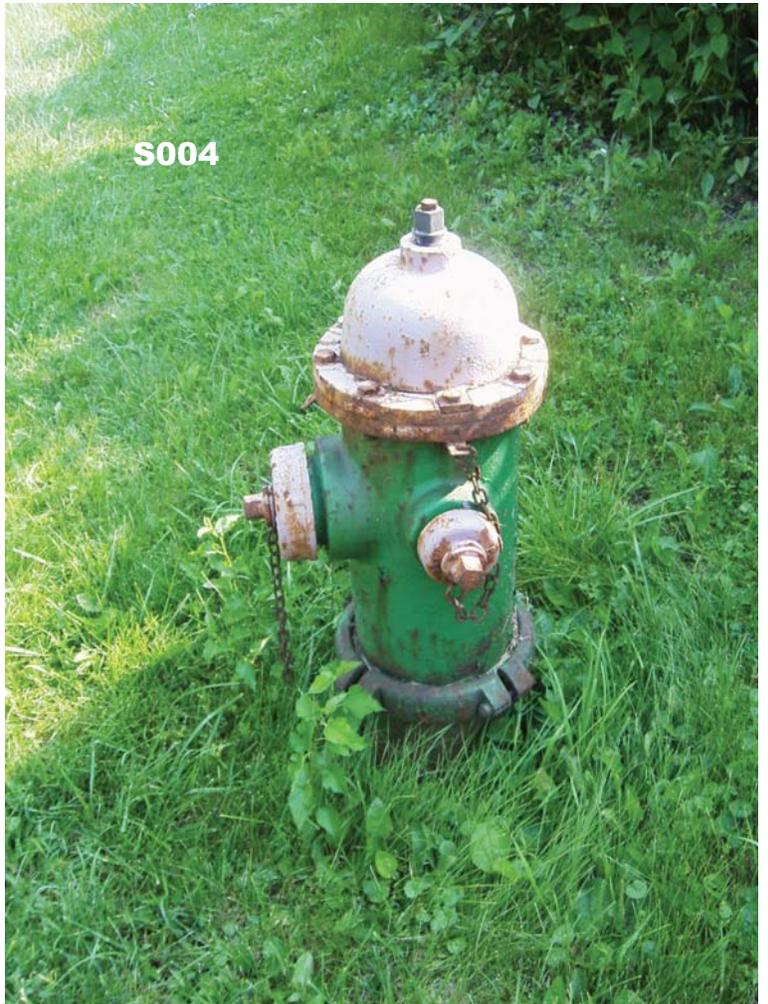
S001



S003



S002



S004

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

Year Constructed: 1958
Neighborhood/Ward: Highland Park / Ward 11
Block / Lot: Block P (See 82-H-1)
Square Footage: 11,046
Department Assigned: GS
Facility Main Contact: John Warren
Phone: 724-554-6006

Weather Conditions Day of Inspection:
Temp: 73
Precipitation: none
Wind: none
Date of Inspection: June 25, 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: Yes but there are 2 ADA spots for the employees that were changed to "Employee of the month" parking. These need changed back.

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

yes

Notes: _____

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

yes

Notes: _____

Are that accessible places closest to the accessible entrance?

yes

Notes: _____

Are the accessible spaces marked?

no

Notes: Signs needed @ employee spots (2) and 1 van sign

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

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

Yes / No

1) Route of Travel

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

Notes: _____

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

Can the alternate accessible entrance be used independently?

Notes: _____

2) Ramps

Are the slopes of the ramps no greater than 1:12?

Notes: _____

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

Notes: _____

Are railings sturdy and between 34 and 38 inches high?

Notes: _____

ADA - Title II - "Program Accessibility" Review

Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206

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

n/a

Notes:

Are ramps non-slip?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

3) Pools

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

4) Miscellaneous site features

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

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

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

Is each water fountain cane-detectable? Notes: _____

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

Is the highest operable part of the phone on higher than 48"? Notes: Highest @ 55"

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

Does the phone have push button controls? Notes: _____

Is the phone hearing aid compatible? Notes: _____

Does it have volume control? Notes: _____

Is the phone with volume control identified with appropriate signage? Notes: _____

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

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

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

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

Yes / No

1) Building entrances

Does the entrance door have at least 32 inches clear opening? yes Notes: _____

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

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

Are entrance mats/carpeting less than 1/2 inch high? yes Notes: _____

Are edges of mat securely installed? no Notes: Loose mats 2 main vestibule

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

Can door be opened without too much force? (Less than 5 lbf) no Notes: Doors @ both entrances are hard to open.

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

2) Horizontal Circulation

Does the accessible entrance provide direct access to the main floor, lobby, or elevator? yes Notes: _____

Are all public spaces on an accessible route of travel? yes Notes: _____

Is the route at least 36" wide? yes Notes: _____

ADA - Title II - "Program Accessibility" Review

Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206

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)

yes

Notes: _____

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

yes

Notes: _____

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

yes

Notes: _____

4) Rooms and Spaces

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

yes

Notes: _____

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

yes

Notes: _____

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

yes

Notes: _____

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

5) Emergency Egress

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

yes

Notes:

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?

yes

Notes:

Signs mounted with centerline 60" AFF?

yes

Notes:

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

yes

Notes:

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

yes

Notes:

Brailled text of the same information?

no

Notes: room names not in braille

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

yes

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 #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

8) Controls

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

 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 countertop @ 36"

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?

 n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

11) Stairs

- Do treads have a non-slip surface? Notes: _____
- Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: Adding extension would reduce needed space at the end of the stairs. Extensions not practical

12) Elevators

- Are there both visible and audible door opening/closing and floor indicators? Notes: No visible in hallway by elevator
- 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 #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

Restrooms

Yes / No

1) Getting to the Restrooms

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

Notes:

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

Notes:

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

Notes:

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

Notes:

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

Notes:

Is the doorway at least 32" clear?

Notes:

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

Notes:

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

Notes:

Can doors be opened easily? (5 lbf max)

Notes:

ADA - Title II - "Program Accessibility" Review

Police Zone #5 1401 Washington Blvd. Pittsburgh, PA 15206

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

 yes

Notes: Garbage can at public men's restroom needs moved.

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?

 yes

Notes: Womens stall @ locker room doesn't but modification is not readily achievable.

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: All need the 18" vertical.

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?

 no

Notes: Modify 1 side of countertop in men's locker. Modify countertop in women's locker (1 sink only in womens)

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

 yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

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) no

Notes: Towel dispenser in mens locker room too high.

Is the mirror mounted with the bottom edge of the reflecting surface less than 40"? no

Notes: Womens and mens locker room mirrors are at 44".

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? yes

Notes: _____

Is the highest operable part of the phone on higher than 48"? no

Notes: Highest @ 55"

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

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

Notes: _____

Does the phone have push button controls?

Notes: _____

Is the phone hearing aid compatible?

Notes: _____

Does it have volume control?

Notes: _____

Is the phone with volume control identified with appropriate signage?

Notes: _____

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
ADA Van signage	1	EA	600.00	\$600
ADA signs	2	EA	500.00	\$1,000

TOTAL COST - PARKING

\$1,600

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

	Quantity	Unit	Unit cost	Total cost
Relocate public pay phone	1	EA	200.00	\$200

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$200

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

	Quantity	Unit	Unit cost	Total cost
Automatic door openers	2	EA	2,500.00	\$5,000
Lower a portion of the countertop at the kitchen and new base cabinets	5	LF	300.00	\$1,500
Floor level signage @ elevators with braille	2	EA	85.00	\$170

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$6,670

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Modify 1 side of countertop @ mens locker room lavs - relocate sink	1	LS	1,000.00	\$1,000
Relocate countertop @ women's locker room lavs - relocate sink	1	LS	750.00	\$750
Relocate towel disp. @ mens locker	1	EA	50.00	\$50
Modify mirror @ mens locker and new mirror @ ADA lav	1	LS	650.00	\$650
Relocate mirror @ women's locker	1	EA	100.00	\$100

TOTAL COST - RESTROOMS

\$2,550

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
Relocate public pay phone @ vestibule	1	EA	200.00	\$200

TOTAL COST - MISCELLANEOUS ITEMS

\$200

ADA - Title II - "Program Accessibility" Review

**Police Zone #5
1401 Washington Blvd.
Pittsburgh, PA 15206**

NOTES

Notes: ADA stall in women's locker room does not have 5' diameter clear space however modifying this area to make the proper accommodation isn't feasible. There are other restrooms available that are fully accessible. There is a garbage can at the corner of the entrance to the public men's bathroom than needs to be relocated as this prevents accessibility.

INSPECTION REPORT
Police Station Zone 5
1401 Washington Blvd.
Pittsburgh, PA 15206

Site Utilities

Year Constructed:	0	Weather Conditions Day of Inspection:	
Neighborhood:	East Liberty	Temp:	79
Block / Lot:	0	Precipitation:	0
Square Footage:	11,046	Wind:	SW 2 MPH
Department Assigned:	0	Date of Inspection:	June 25, 2010
Facility Main Contact:	0		
Phone	0		

Site Utilities

	Site Plumbing		
Good	Hose Bibs	Notes:	_____
	Site Irrigation	Notes:	_____
	Drinking Fountain	Notes:	_____
Fair-Poor	Fire Hydrants	Notes:	_____
	Water Features	Notes:	_____

	Storm Water Management	Notes:	1 downspout poor rusting. Replace in 0-1 year.
Fair	Inlets	Notes:	Remove debris away from roof drains.
	Storage Tanks	Notes:	_____
	Detention Ponds	Notes:	_____
	Fencing / Enclosures	Notes:	_____

	Site Electrical	Notes:	_____
	Transformer	Notes:	_____
	Exterior Receptacles	Notes:	_____
X	Site Lighting	Notes:	See notes at bottom of spreadsheet
Good	PA System	Notes:	_____

Good	Natural Gas Service	Notes:	Dresser Measurement Division
			TC 4816480
			Model 3M
			Dots Meter M# 3M175
			B/M #049662-5
			Serial # 9835713

Notes:

Notes: Parking lot lights - Metal Halide and/or high pressure sodium on wood and metal poles. Metal poles fair - poor (surface rust and rust at base). Repair/paint metal poles. Replace as necessary.
 Lights fair-poor. Replace metal halide and/or high pressure sodium lighting in 0-2 years with induction lighting.
 See photos labeled S for Site.

Police Zone Five (Bldg 402)

1401 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	\$0
One Year	\$21,587
Five Year	\$812
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 Five (Bldg 402)

1401 Washington Blvd

Pittsburgh, PA 15206

Immediate Asset Protection Estimate

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

Police Zone Five (Bldg 402)

1401 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Re-point step crack @ south façade	40	LF	\$15.00	\$600
Structural	Replace sandstone base @ south west building corner	1	LS	\$500	\$500
Structural	Clean & repaint steel lintels & steel @ garage bays	1	LS	\$500	\$500
Architectural	Patch & Paint ceiling @ North Stair	20	SF	\$5.00	\$100
Architectural	Roof patch / repair @ North Stair	1	LS	\$500	\$500
					\$0
Plumbing	Video Inspection of Sewer	1	LS	\$2,500	\$2,500
Plumbing	Video Inspection of Storm Sewer	1	LS	\$2,500	\$2,500
Mechanical	Remove & Replace Condensing unit 1	1	EA	\$4,500	\$4,500
Mechanical	Remove & Replace Condensing unit 2	1	EA	\$4,500	\$4,500
Mechanical	Remove & Replace Ventilation Fan EF-7	1	EA	\$1,000	\$1,000

SUBTOTAL

\$17,200

GENERAL REQUIREMENTS

6%

\$1,032

BOND

1%

\$182

PERMIT

Calc.

\$297

OVERHEAD & PROFIT

7%

\$1,185

CONTINGENCY

5%

\$860

ESCALATION

4%

\$830

TOTAL

\$21,587

Police Zone Five (Bldg 402)

1401 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Paint Wrought Iron Fence @ rear of facility	1	LS	\$500	\$500

SUBTOTAL

\$500

GENERAL REQUIREMENTS

6%

\$30

BOND

1%

\$5

PERMIT

Calc.

\$76

OVERHEAD & PROFIT

7%

\$34

CONTINGENCY

5%

\$25

ESCALATION to Year 2015

21%

\$141

TOTAL

\$812

Police Zone Five (Bldg 402)

1401 Washington Blvd

Pittsburgh, PA 15206

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
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\$0

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

NATURAL GAS

NO DATA AVAILABLE

ELECTRIC

7001-525-053-001

City of Pittsburgh		Square Foot
LOCATION : Info Systems, 1401 Washington Blvd Pittsburgh, PA	Police Zone 5	11,046
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 TOTA	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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 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						\$ 1,943.09	\$ 0.095
TOTALS :				226,080	455.2	500.5	1.10	\$ 21,707.89	\$ 0.096	\$ 330.00	\$ 22,037.89						\$ 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

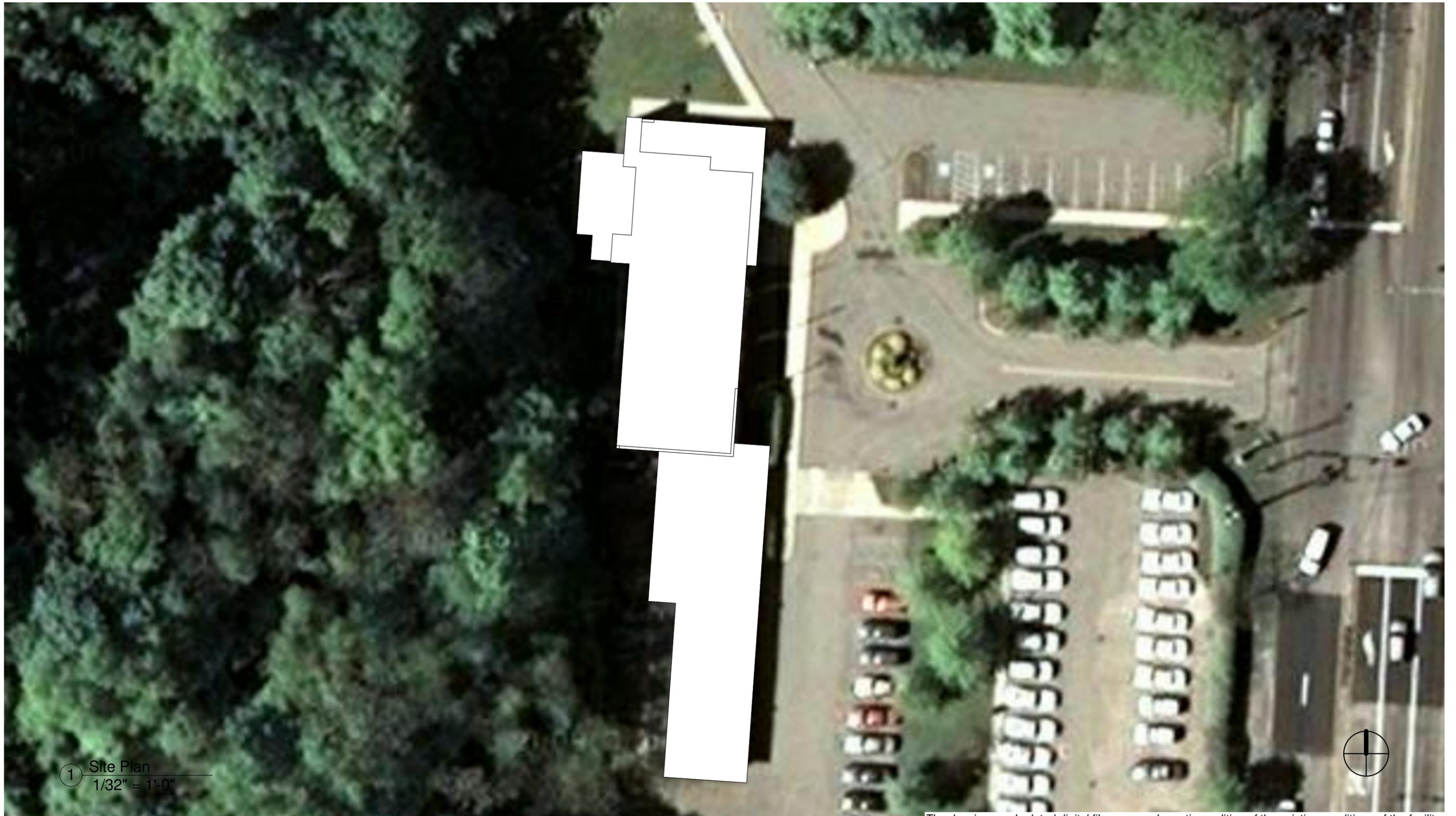
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

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

Energy Usage in BTU/ Square Foot electricity = 69,834

Conclusion: No natural gas usage data was available for this location. The higher usage of electricity per square foot of 69,834 Btu/ Square Foot compared to 47,041 Btu/ Square Foot in the Pittsburgh census tract could indicate the need for electrical energy efficiency upgrades.



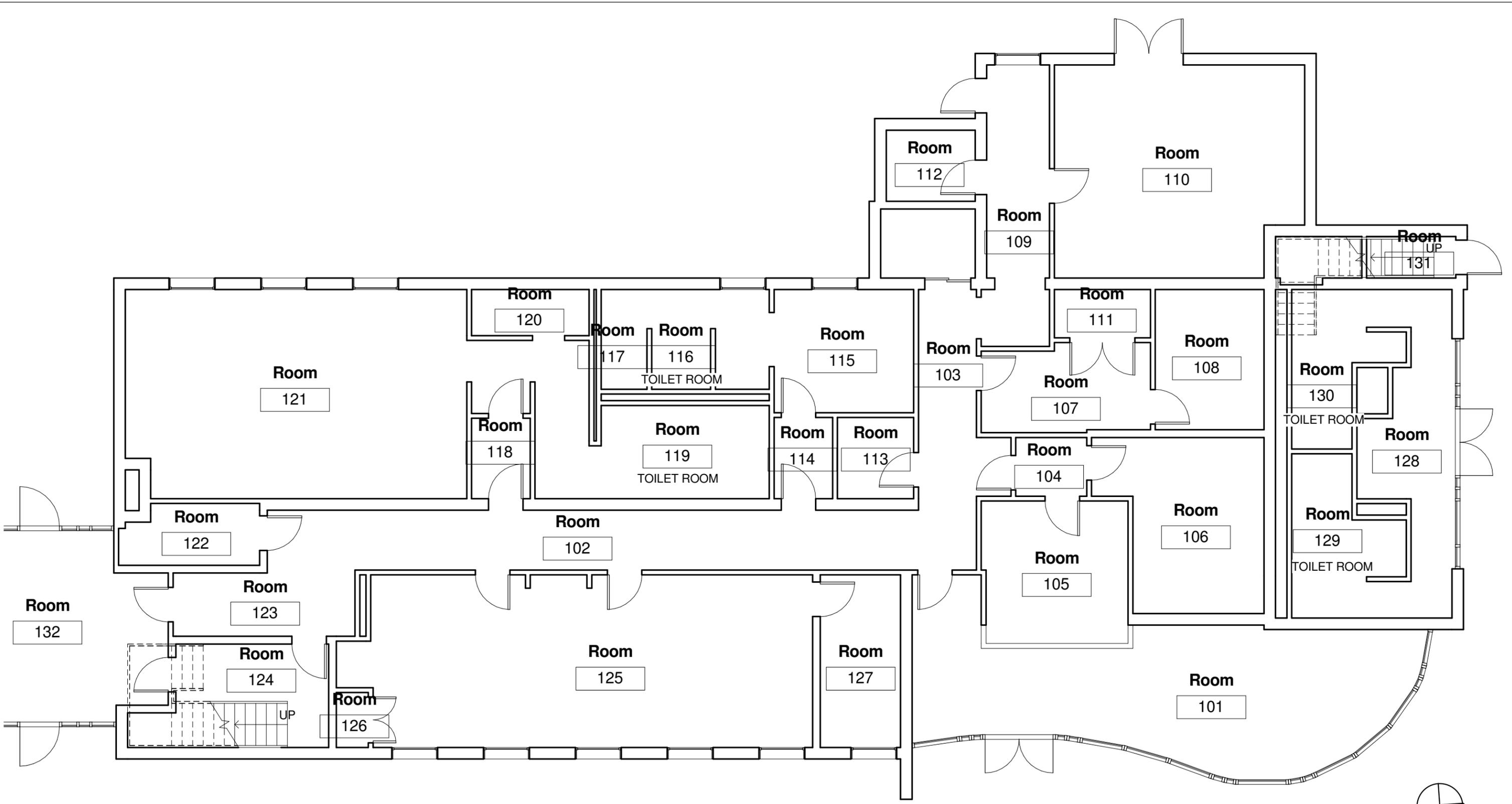
1 Site Plan
1/32" = 1'-0"

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 5
City of Pittsburgh

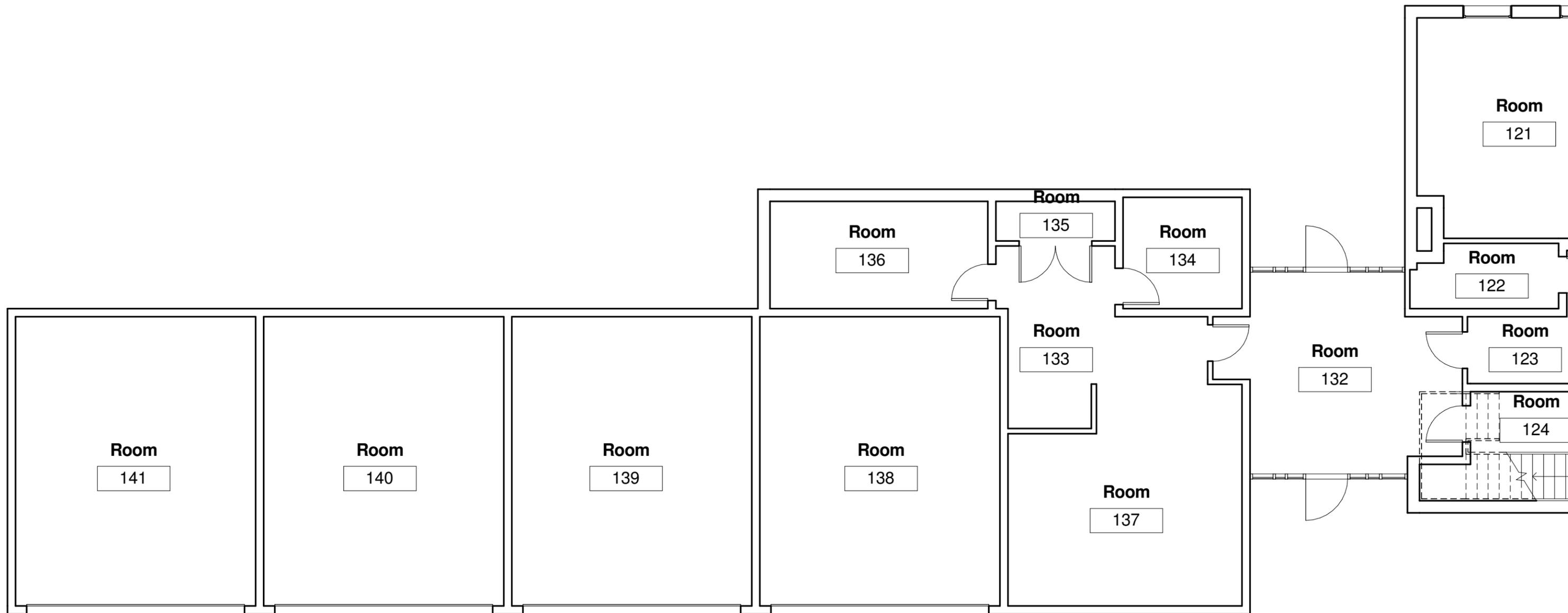
Site Plan		C1.01
Date	08/13/10	
Drawn by	AK	Scale 1/32" = 1'-0"



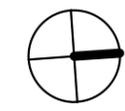
1 L1.1 Floor Plan
1/8" = 1'-0"



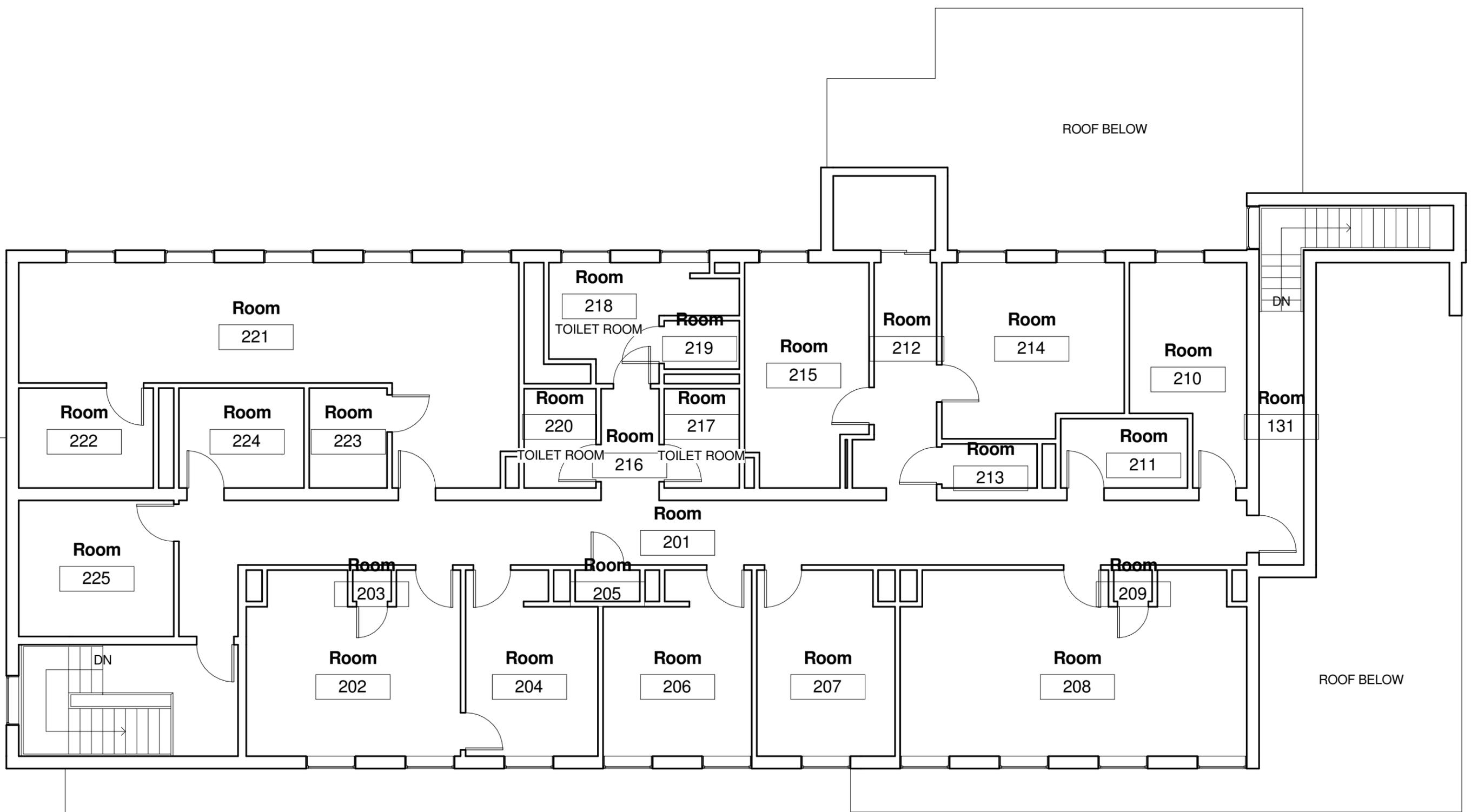
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1 L1.2 Floor Plan
1/8" = 1'-0"



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



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Police Zone 5
City of Pittsburgh

L2 Floor Plan		A1.20
Date	08/13/10	
Drawn by	AK	Scale 1/8" = 1'-0"