



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Public Safety Training
1435 Washington Blvd.
Pittsburgh, Pennsylvania 15206



Massaro

www.massarocms.com

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

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Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

Executive Summary

INTRODUCTION

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

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

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

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

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

FINDINGS

Asset Protection

In general this building was found to be in good condition with normal wear and maintenance issues. There are code and life safety issues that need addressed such as fire alarm and emergency lighting. The most significant deficiencies were damage / wear of the interior finishes. The mechanical and electrical systems will require some repairs as well.

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	\$90,098
One Year	\$237,259
Five Year	\$129,286
10 Year	\$0

Public Safety Training (B107)

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Executive Summary

American Disabilities Act

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

Parking

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

Estimated cost to achieve compliance **\$1,000**

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 **\$2,500**

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 **\$316,510**

Restrooms

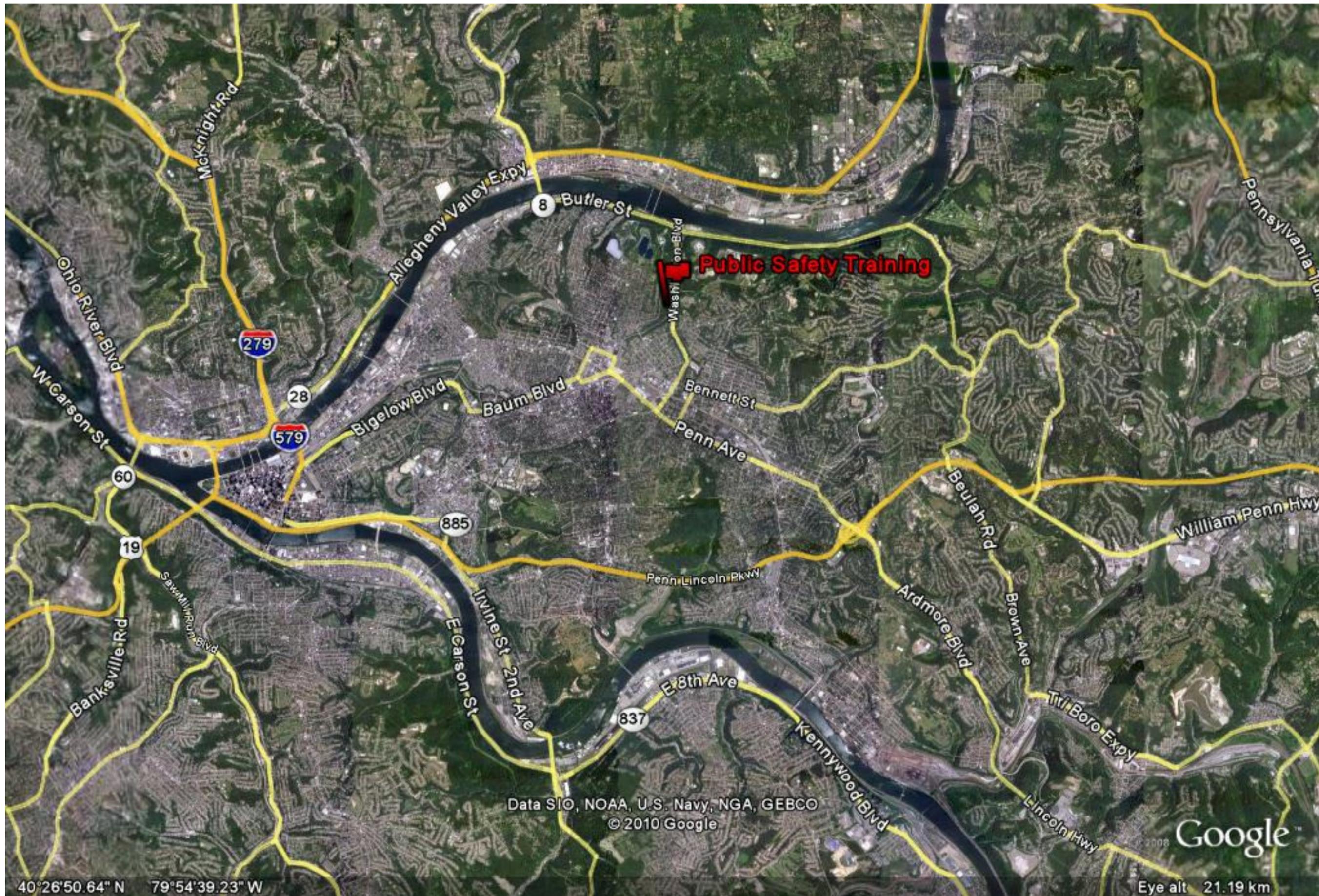
This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance **\$10,000**

Miscellaneous items

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

Estimated cost to achieve compliance **\$3,600**



Public Safety Training

40°26'50.64" N 79°54'39.23" W

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Eye alt 21.19 km

INSPECTION REPORT
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Training office 105

Good	Ceiling - Type	Plaster	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Masonry / Plaster	Notes:	_____
Good	Doors & Hardware	Wood / HM	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Classroom 116

Fair	Ceiling - Type	ACT	Notes:	Old / dirty - no water spots
Good	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Masonry / Plaster	Notes:	_____
Good	Doors & Hardware	HM	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Entry 103

Good	Ceiling - Type	Masonite	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Stone / Plaster	Notes:	_____
Good	Doors & Hardware	HM	Notes:	Need painted
	General Note:		Notes:	_____

1st Floor - Women's restroom 111

Poor	Ceiling - Type	Plaster	Notes:	Cracking due to water or moisture
Good	Flooring - Type	Ceramic	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Glazed block	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	Marble toilet partitions

1st Floor - Men's restroom 112

Poor	Ceiling - Type	Plaster	Notes:	Peeling paint / cracking due to moisture
Good	Flooring - Type	Ceramic	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Glazed block	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	Marble toilet partitions

INSPECTION REPORT
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Office 115

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Plaster	Notes:	Needs paint / minor patching
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Office 119

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Plaster	Notes:	Paint and minor patch
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Fire training 122

Poor	Ceiling -Type	ACT 1x1	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Rubber	Notes:	_____
Fair	Walls - Type	Masonry / Plaster	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Classroom 116

Fair	Ceiling -Type	ACT 1x1	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Masonry / Plaster	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Janitor 114

Good	Ceiling -Type	ACT	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Poor	Walls - Type	Plaster / masonry	Notes:	Holes @ base of wall
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT

Public Safety Training (B107) 1435 Washington Blvd Pittsburgh, PA 15206

Interiors

1st Floor - Stairway 113

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

1st Floor - Office 118

Fair	Ceiling - Type	ACT 1x1	Notes: _____
Fair	Flooring - Type	VCT	Notes: _____
Fair	Base - Type	Rubber	Notes: _____
Fair	Walls - Type	Plaster / masonry	Notes: Needs painted
Fair	Doors & Hardware	Wood	Notes: Needs painted
	General Note:		Notes: _____

1st Floor - Office 125

Good	Ceiling - Type	Masonite	Notes: _____
Fair	Flooring - Type	VCT	Notes: _____
Good	Base - Type	Rubber	Notes: _____
Good	Walls - Type	Brick / plaster	Notes: _____
Fair	Doors & Hardware	Wood	Notes: _____
	General Note:		Notes: _____

1st Floor - Office 115

Fair	Ceiling - Type	Plaster	Notes: Some cracking @ corner where it meets the wall
Fair	Flooring - Type	VCT	Notes: _____
Poor	Base - Type	Rubber	Notes: Shrinking and missing from wall
Fair	Walls - Type	Masonry / plaster	Notes: Some minor patching and paint required
Fair	Doors & Hardware	wood	Notes: _____
	General Note:		Notes: _____

1st Floor - Men's locker room 131

Poor	Ceiling - Type	Plaster	Notes: Cracking from moisture
Good	Flooring - Type	Ceramic	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Glazed block	Notes: _____
Fair	Doors & Hardware	Wood	Notes: Toilet partitions are good
	General Note:		Notes: _____

INSPECTION REPORT
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

1st Floor - Garage 136

Poor	Ceiling -Type	Plaster	Notes:	Paint peeling due to moisture - cracking
Good	Flooring - Type	Concrete	Notes:	
N/A	Base - Type	N/A	Notes:	
Good	Walls - Type	Glazed block / brick	Notes:	
Good	Doors & Hardware	HM / Steel	Notes:	
	General Note:		Notes:	

1st Floor - Lounge 134

Good	Ceiling -Type	Plaster	Notes:	
Fair	Flooring - Type	VCT	Notes:	
Fair	Base - Type	Rubber	Notes:	
Fair	Walls - Type	Plas / Glazed / Brick	Notes:	
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

1st Floor - Office 135

Fair	Ceiling -Type	Plaster	Notes:	Some cracking
Fair	Flooring - Type	VCT	Notes:	
Fair	Base - Type	Rubber	Notes:	
Good	Walls - Type	Brick / glazed block	Notes:	
Good	Doors & Hardware	wood	Notes:	
	General Note:		Notes:	

1st Floor - Office 129

Fair	Ceiling -Type	Plaster	Notes:	Some cracking
Fair	Flooring - Type	VCT	Notes:	
Fair	Base - Type	Rubber	Notes:	
Fair	Walls - Type	Plaster	Notes:	Some cracking
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

1st Floor - Office 130

Fair	Ceiling -Type	Plaster	Notes:	Some cracking
Fair	Flooring - Type	VCT	Notes:	
Fair	Base - Type	Rubber	Notes:	some pulling away from wall
Fair	Walls - Type	Plaster	Notes:	Large crack in masonry
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

INSPECTION REPORT
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

Lower Floor - Computer 015

Good	Ceiling -Type	Open - concrete	Notes:	
Fair	Flooring - Type	VCT	Notes:	
Poor	Base - Type	?	Notes:	All missing
Fair	Walls - Type	Masonry	Notes:	
Good	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

Lower Floor - Equipment / Maze 021

Good	Ceiling -Type	Concrete	Notes:	
Good	Flooring - Type	Concrete	Notes:	
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	Masonry / Concrete	Notes:	
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

Lower Floor - Locker room 014

Good	Ceiling -Type	Open - concrete	Notes:	
Fair	Flooring - Type	Concrete	Notes:	Paint
N/A	Base - Type	N/A	Notes:	
Fair	Walls - Type	Masonry	Notes:	Paint
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	Some damage lockers - rusted / old

Lower Floor - Locker room 011

Good	Ceiling -Type	Open - concrete	Notes:	
Fair	Flooring - Type	Concrete	Notes:	Paint
N/A	Base - Type	N/A	Notes:	
Fair	Walls - Type	Masonry	Notes:	Paint
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	Some damage lockers - rusted / old

Lower Floor - Furnace Room 017

Good	Ceiling -Type	Open - concrete	Notes:	
Good	Flooring - Type	Concrete	Notes:	Water on floor
N/A	Base - Type	N/A	Notes:	
Good	Walls - Type	Concrete / masonry	Notes:	
Good	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

INSPECTION REPORT
Public Safety Training (B107)
1435 Washington Blvd
Pittsburgh, PA 15206

Interiors

Lower Floor - Weight room 008

Fair	Ceiling - Type	ACT	Notes:	Some water spots and missing tile
Good	Flooring - Type	Rubber	Notes:	
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	Glazed block	Notes:	
Good	Doors & Hardware	HM / Wood	Notes:	
	General Note:		Notes:	

Lower Floor - Ladies locker 005 - 007

Good	Ceiling - Type	Open - concrete	Notes:	
Good	Flooring - Type	Concrete / ceramic	Notes:	
N/A	Base - Type	N/A	Notes:	
Good	Walls - Type	Glazed block	Notes:	
Good	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

Lower Floor - Fire arms 001

Fair	Ceiling - Type	ACT	Notes:	
Fair	Flooring - Type	VCT	Notes:	
N/A	Base - Type	N/A	Notes:	
Fair	Walls - Type	Masonry	Notes:	
Fair	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

Lower Floor - Kitchen 019

Good	Ceiling - Type	Open	Notes:	
Fair	Flooring - Type	VCT	Notes:	Needs cleaned
Good	Base - Type	Rubber	Notes:	
Good	Walls - Type	Concrete / Plaster	Notes:	
Fair	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	



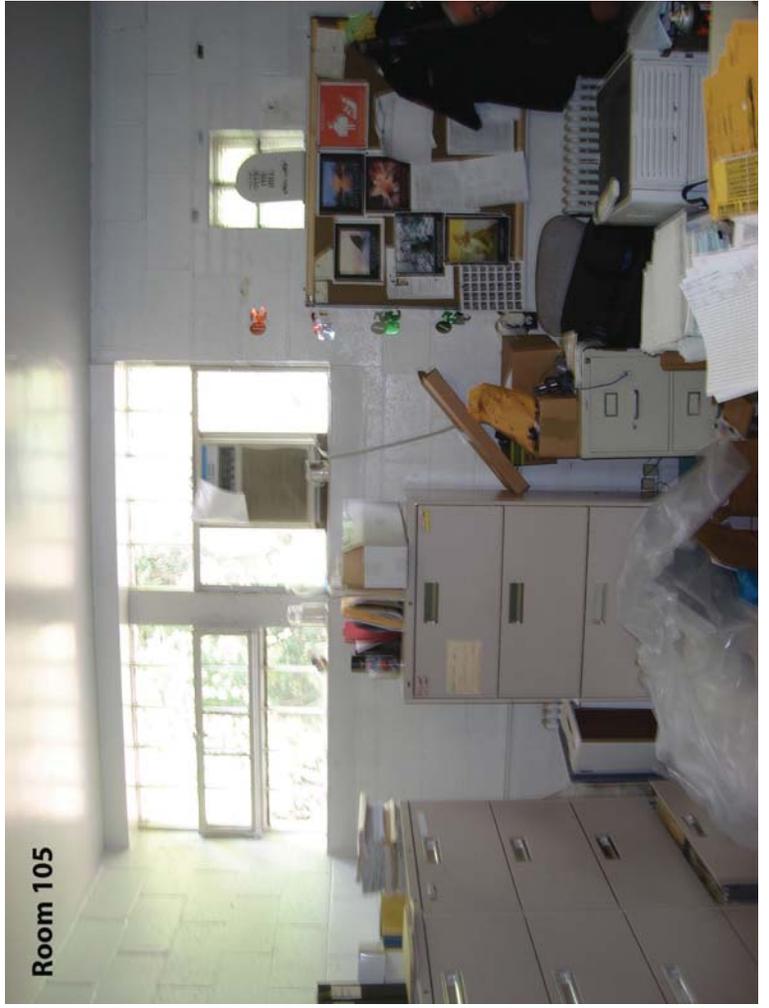
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Nedley Run Blvd
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Jul 3, 2010

Google

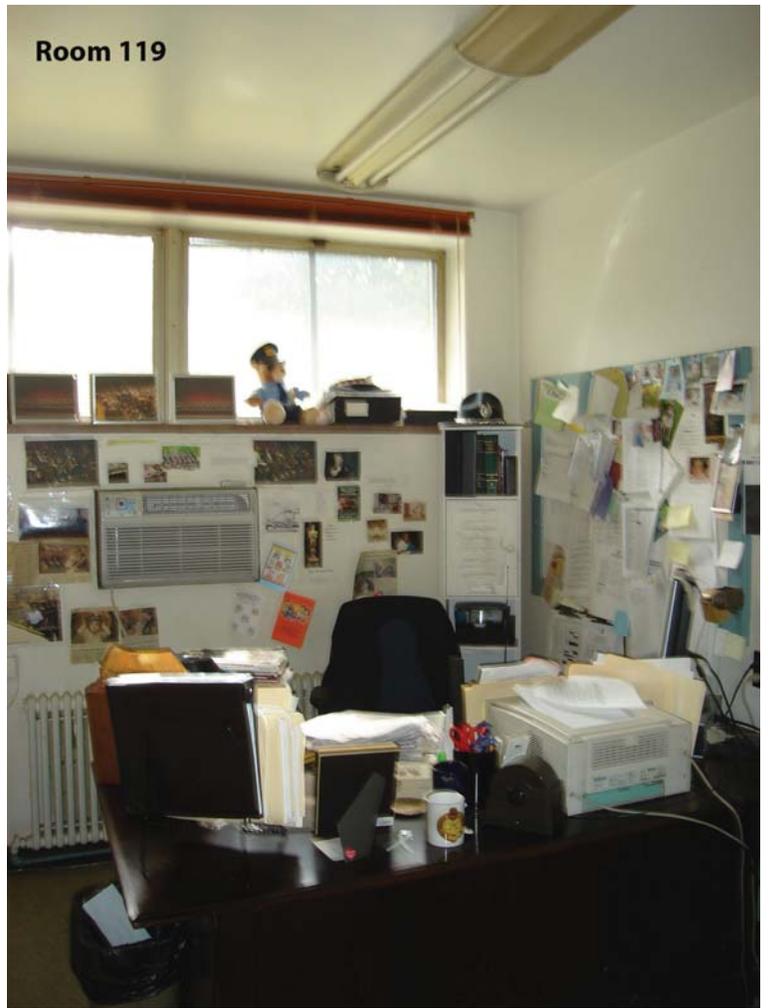
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Room 102



Room 119



Room 115

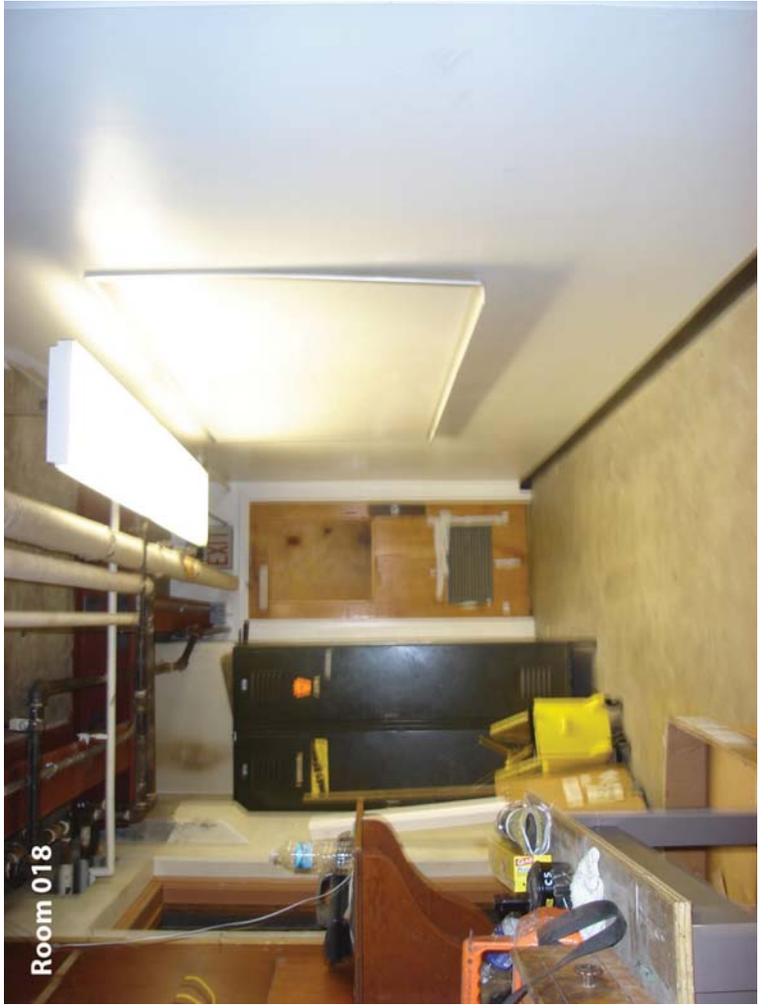


Room 118





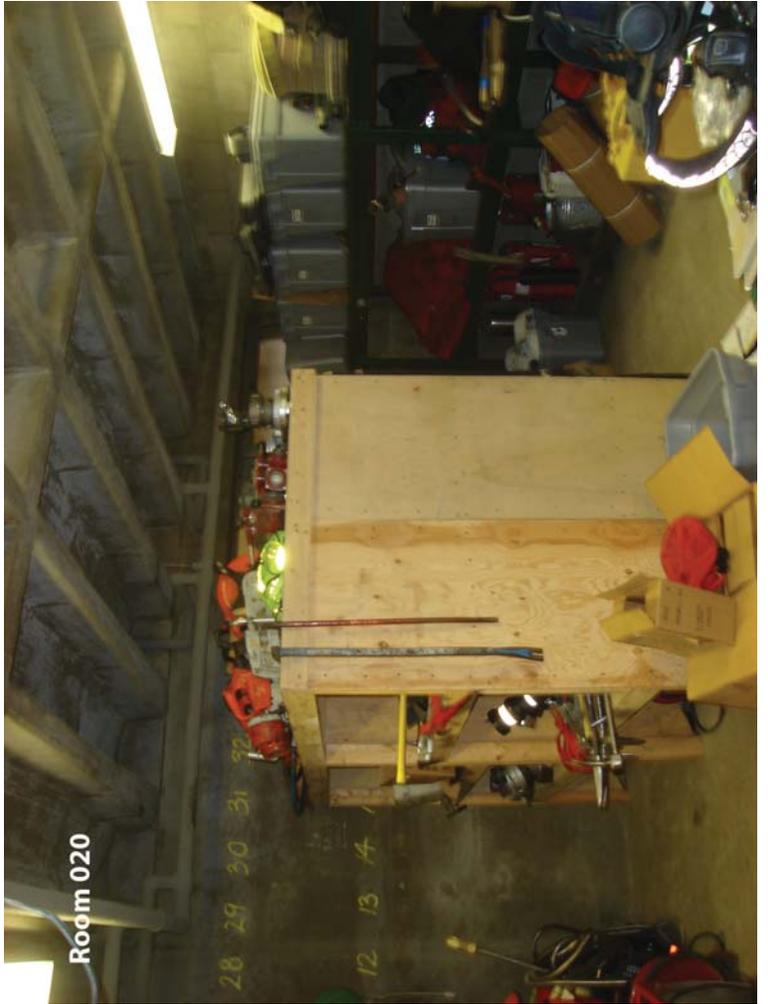
Room 122



Room 018



Room 021



Room 020

Room 116



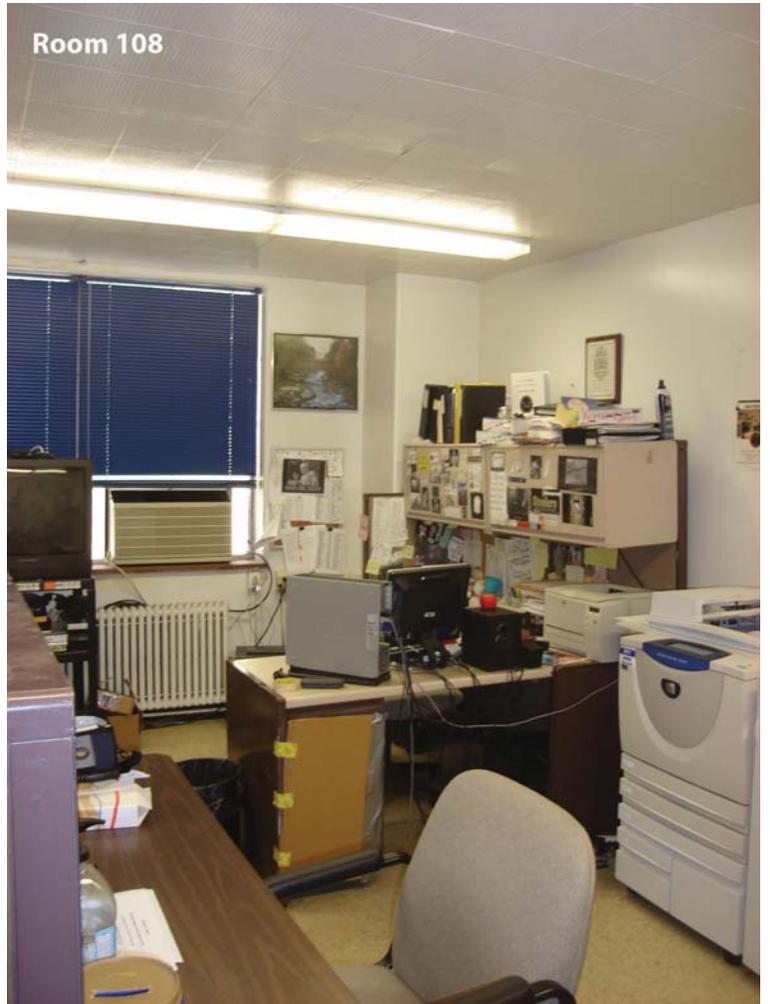
Room 113

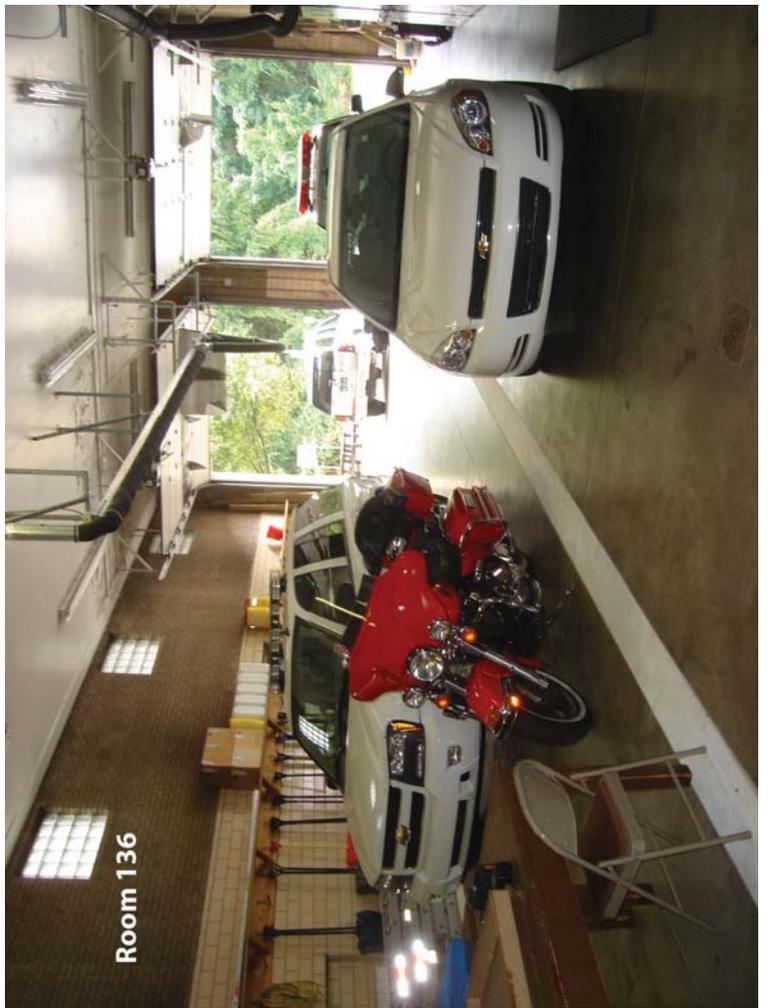


Room 114



Room 108

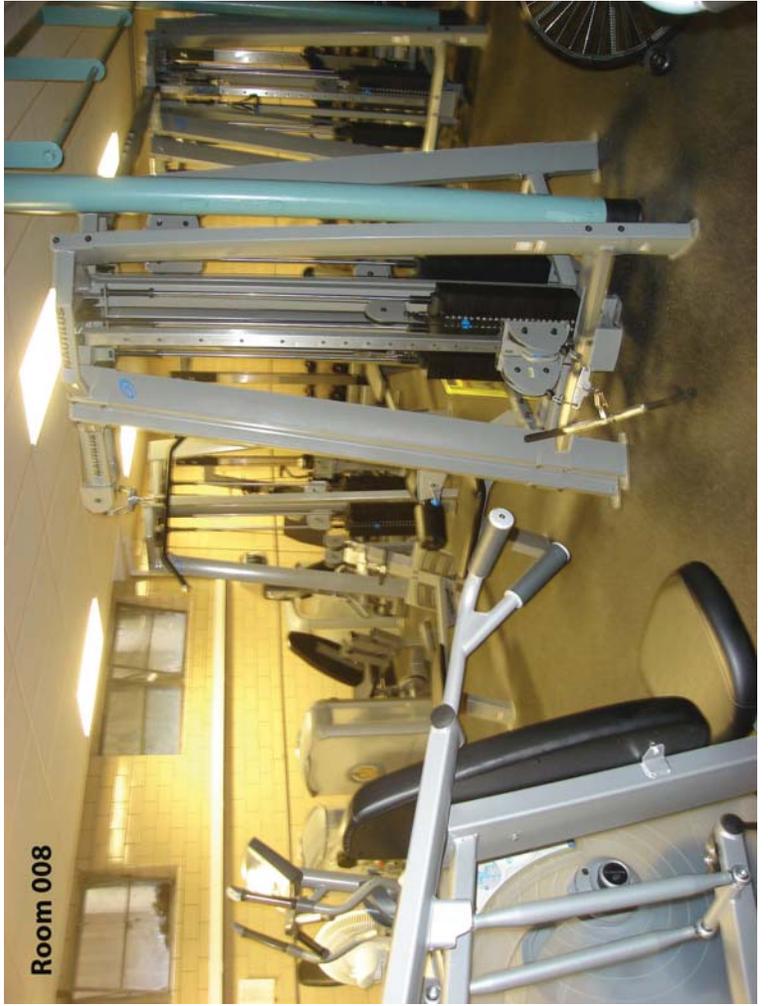








Room 014



Room 008

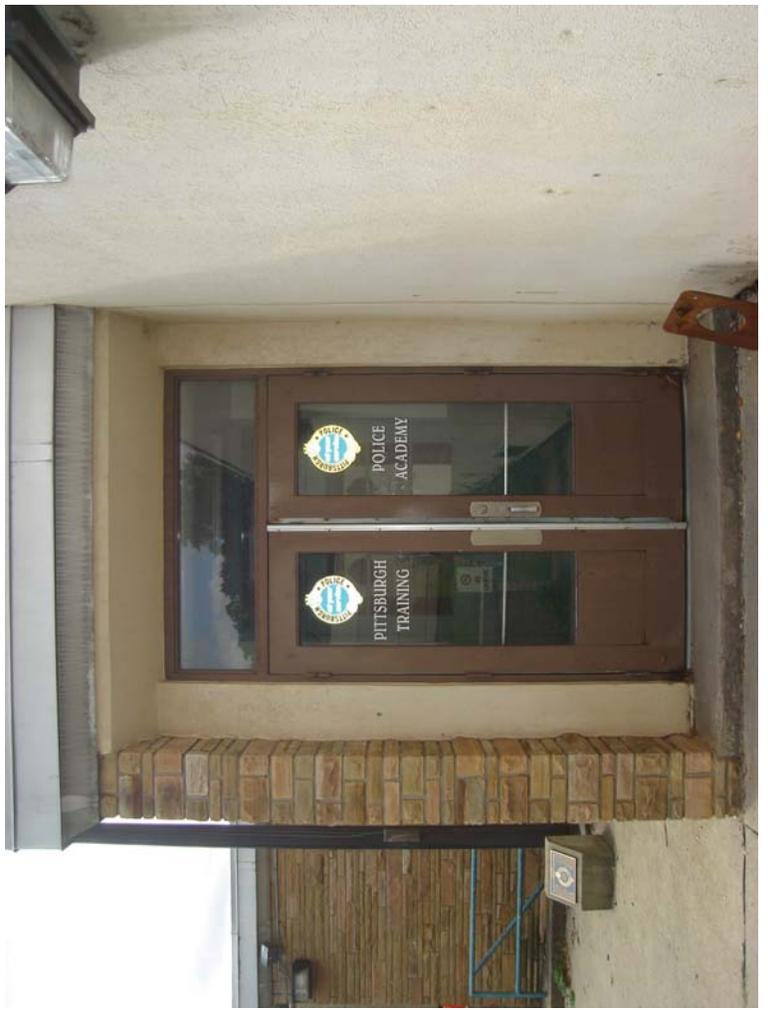


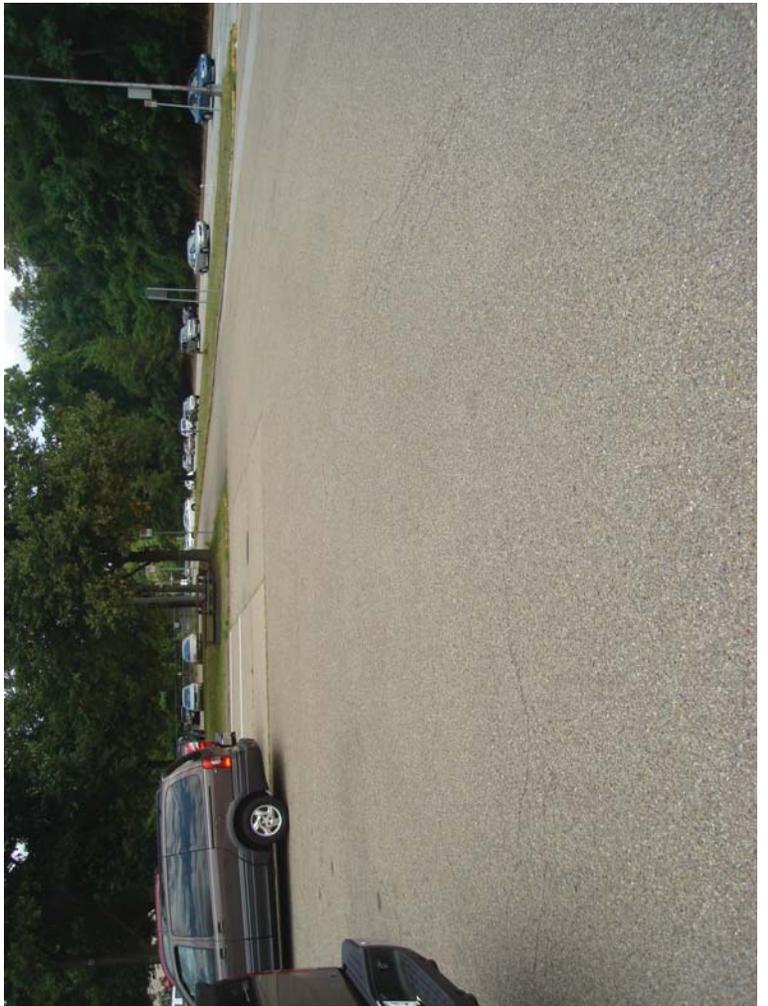
Room 017



Room 008

Room 005











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: **Public Safety Training**
 Building Code: **B107**

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

Additional finding include:

1. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



August 13, 2010

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

RE: Visual Survey - Public Safety Training

PREFACE

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

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The building inspected contains approximately 11,070 square feet of roof area on three delineated areas (main - 7,484 SF, Truck Bay - 2,244 SF, New Classroom - 1,342 SF).

1. Building walls

1.1 Construction: The building walls are constructed with brick on the main and truck bay areas and with an EIFS surface on the new classroom area.

1.2 Condition: The building walls appear to be in fair condition. Some cracked mortar joints were observed in the chimney at the truck bay.

2. Roof Deck

2.1 Construction: The roof decking is metal "B" decking supported by open web bar joists on the new classroom area. The roof decking on the main and truck bay areas is gyp plank and open web bar joists.

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

3. Roof Insulation

3.1 Construction: No core cuts were taken.

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

4. Roof Membrane

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

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. Ponding water was observed in various areas.

5. Membrane flashings

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

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

6. Perimeter Terminations

6.1 Construction: The building walls extend above the roof line creating parapet walls at all roof perimeters (approx. 1' to 1-1/2' high). The exterior parapet walls are capped with painted metal coping on the new classroom area and with mill finish aluminum on the main and truck bay areas. The wall flashings extend up the wall and are terminated beneath the coping on the truck bay and new classroom areas. The wall flashings extend up and over the top of the coping on the main area. The interior wall around the truck bay is terminated with metal counter flashing.

6.2 Condition: The metal coping is in fair condition. A few

of the metal cover plates have been repaired.

7. Roof Top Penetrations

7.1 12 pipes and 10 curbs penetrate the roof areas. 4 A/C condensers and 1 satellite dish is mounted on blocking and located on the roof surfaces.

7.2 Condition: The penetrations are in fair condition.

8. Drainage System

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

8.2 Condition: Debris observed at some drains. The drainage system appears to be operating properly.

9. Access

10.1 Access is by providing extension ladders only.

10. Weather Tightness - Building

10.1 The building appears to be weather tight for the most part. The potential for damage to the structural integrity is minimal.

CONCLUSIONS

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

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

It is our opinion the roofing systems on 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 Underside of new classroom roof, metal deck with open web bar joists



R-4 Truck bay roof looking east, ponding water



R-2 Underside of main roof, gyp plank at roof drain



R-5 Truck bay roof, repairs to coping joints



R-3 Overview looking south from K-9 facility



R-6 Truck bay roof looking south, ponding water



R-7 Truck bay roof, looking north



R-10 Main roof at SE corner



R-8 Chimney at truck bay, open mortar joints at cap



R-11 Truck bay wall, counter flashing, open caulking at window



R-9 Truck bay roof along south wall



R-12 Main roof, south wall looking west



R-13 Main roof at openings along south wall



R-16 Main roof looking north



R-14 Main roof, ponding water at SW corner



R-17 Main roof, coping at raised area on west wall



R-15 Main roof, Rear of truck bay



R-18 Main roof, looking north along west wall



R-19 Main roof, debris at roof drain, typical



R-22 Main roof, NW corner, repairs from storm damage on west wall



R-20 Main Roof, looking east at truck bay



R-23 Main roof, east wall at entry, Flashing terminated on top of coping



R-21 Main roof, buckled flashing, typical



R-24 Main roof, NE corner, ponding water



R-25 Main roof, north wall at tie in to classroom, open flashing in corner



R-28 Main roof, repair to storm damage on west wall



R-26 Main roof, looking south from classroom roof



R-29 Classroom, looking north along west wall



R-27 Main roof, repair to storm damage on west wall



R-30 Classroom, looking south



W-1 Entry on east side



W-4 West wall looking north



W-2 Classroom area, NE corner



W-5 South wall, SW corner



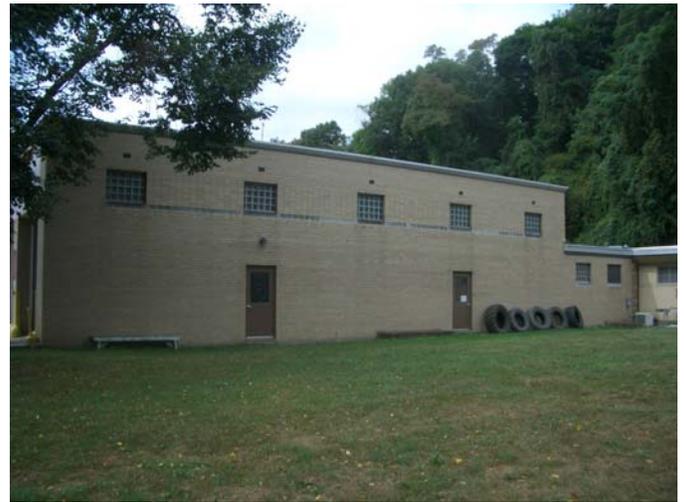
W-3 West wall looking south



W-6 Coping, fascia and soffit on south wall, typical



W-7 South wall, SE corner



W-10 North wall of Truck bay



W-8 East wall, SE corner, at truck bay entry



W-11 East wall of main



W-9 Peeling paint in truck bay ceiling

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 017

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

Building Observation Report

Facility Public Safety Training
 Street Address 1435 Washington Blvd.
 City, State Pittsburgh, PA 15206

AES Personnel: RSB Weather Conditions: Sunny, Clear
 Date: 13-Aug-10 Temp: 85 deg F
 Time: 9:30 AM Wind: none
 Facility Main Contact: Sgt. Eric Kroll Building Use: Training
 Facility Phone: _____ Building Code: B107

Structural

Overall	Number of Stories	Notes:	<u>2 (1 above grade, 1 below grade)</u>
	Structure Type	Notes:	<u>Concrete frame and bearing wall</u>
	Basement	Notes:	<u>Yes</u>
Foundation	Material	Notes:	<u>Not visible</u>
	Settlement	Notes:	<u>None visible</u>
	Moisture	Notes:	<u>None visible</u>
Floor System	Structure	Notes:	<u>Conc. pan & joist, conc. flat slab and steel at garage</u>
	Floor Finishes	Notes:	<u>VCT, exposed concrete</u>
	Stairs	Notes:	<u>Cast-in-place concrete</u>
Walls	Exterior Material	Notes:	<u>Brick and stone veneer</u>
	Interior Material	Notes:	<u>Clay tile infill, concrete masonry</u>
Columns	Type	Notes:	<u>Presumed to be concrete</u>
Roof	Structure Type	Notes:	<u>Precast concrete plank on steel joist</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>Asphalt sheet</u>

Atlantic Engineering Services
650 Smithfield St
Suite 1200
Pittsburgh, PA 15222
412-338-9000
AES RPT # 017

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

Building Observation Report

Facility	Public Safety Training
Street Address	1435 Washington Blvd.
City, State	Pittsburgh, PA 15206

Structural

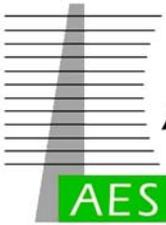
Notes:

Exterior

- 1.) Sgt. Kroll on site informed the team that a tree had fallen and had damaged the rear portion of the roof several years ago. The damage had been repaired, but there do not appear to be any lingering damage effects.
- 2.) Several roof drains are clogged and there is standing water on the roof. Recommend cleaning drains (1 yr) and resloping the roof to provide adequate drainage (1 to 5 yrs) **(Photos S1 & S2)**
- 3.) Mortar loss and cracked mortar joints observed on back face of chimney. Recommend repairing brick and repointing mortar (1 to 5 yrs) **(Photo S3)**
- 4.) Most windows have failed caulk and sealant around their perimeters. Recommend re-caulking (1 yr) **(Photo S4)**
- 5.) Hillside behind building is very close to back side of building. Water runoff has caused flooding in back portion of basement and in gymnasium. Sgt. Kroll on site informed that there had been sewage backup in the basement after one particular heavy storm several years ago. Recommend review site drainage and sewer system and potentially regrade the back and install adequate drains for runoff (1 to 5 yrs) **(Photo S5)**
- 6.) Front entry slab-on-grade is significantly cracked and spalled. Recommend replacing portions of sidewalk (1 yr) **(Photo S6)**

Interior

- 7.) Water stains were observed in training room 107 ceiling tiles. Recommend replacing tiles and review whether water infiltration is a concern (1 yr) **(Photo S7)**
- 8.) Water stain was observed in ceiling of women's restroom 111. Recommend repainting ceiling (1 yr) **(Photo S8)**
- 9.) Water/tar stain was observed in ceiling/wall corner of men's restroom 112. Recommend cleaning and removing portion of ceiling to determine whether water infiltration from the roof is a concern. (1 yr) **(Photo S9)**
- 10.) Water damage observed around several windows. Recommend cleaning, repainting, and sealing windows to mitigate water infiltration (1 to 5 yrs) **(Photo S10)**
- 11.) Water damage and peeling paint observed in ceiling of garage bay. Recommend repainting. (1 yr) **(Photo S11)**
- 12.) Cracks and spalls observed in garage bay floor. Recommend routing and sealing. (1 to 5 yrs) **(Photos S12 & S13)**
- 13.) Cracks observed back wall of room 126. Recommend sealing crack. (1 to 5 yrs) **(Photo S14)**
- 14.) Cracks observed in walls of room 129. Recommend sealing cracks. (1 to 5 yrs) **(Photo S15, S16, & S17)**



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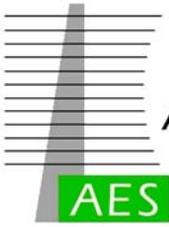
Site Visit Report No.: Site B107 – Public Safety Training
Project No.: 09-260
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Photo S1



Photo S2



Atlantic Engineering Services

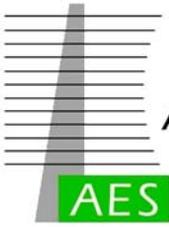
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Photo S3



Photo S4



Atlantic Engineering Services

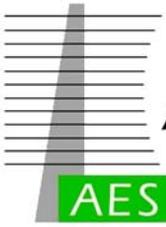
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Photo S5



Photo S6



Atlantic Engineering Services

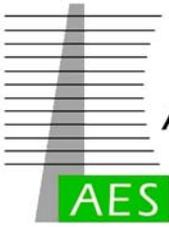
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Photo S7



Photo S8



Atlantic Engineering Services

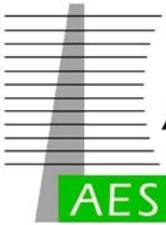
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Photo S9



Photo S10



Atlantic Engineering Services

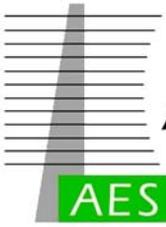
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Photo S11



Photo S12



Atlantic Engineering Services

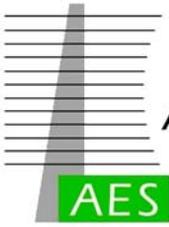
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Photo S13



Photo S14



Atlantic Engineering Services

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Photo S15



Photo S16



Atlantic Engineering Services

Site Visit Report No.: Site B107 – Public Safety Training
Project No.: 09-260
Date of Site Visit: August 13, 2010
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Photo S17

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Plumbing

Year Constructed:	1959	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	80° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	20,170	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Plumbing

	Service Entrance		Notes:
X	Meter location		Notes: Maze Room - basement
			Notes: NEPTUNE
	Meter size		Notes: TRIDENT 10
			Notes: Watts pressure regulator
Fair - Poor/Old	Meters condition		Notes:
			Notes:
	Backflow preventer		Notes:
			Notes:
	Pressure Reducing Valve		Notes:
	Water Filtration		Notes:
	Water Softener		Notes:
	Humidistat		Notes:
Poor	Water Heaters		Notes:
	Make RUUD		Notes:
	Model 500		Notes:
	Serial 58 070 63		Notes:
	Age Unknown		Notes:
	Capacity Capacity 387 gal/hr		Notes:
	Expansion Tank Poor / rusted.		Notes:
X	Natural gas		Notes: Input 460,000 BTU/HR
	Electric		Notes:
Fair-Poor	Flue vent		Notes:
Poor	Recirculation Pump		Notes: Bell and Gossit -
			Notes: 1/12 HP 1725 RPM single phase 60 cycles
			Notes: 115V 1.75 amps
			Notes: Thermally protected.
			Notes: Identification # M09181/1/4/08
			Notes:
Unknown	Sump Pump		Notes: No access. See notes at bottom of spreadsheet.
			Notes:
	Number of Men's Locker Room Toilet Facilities	2	Notes:
Fair / Old	Number of water closets	5	Notes:
Fair / Old	Number of urinals	3	Notes:
Fair / Old	Number of lavatories	4	Notes:
Fair / Old	Number of shower heads	6	Notes: Faucets poor - leaking. Replace in 0-1 year.
			Notes:
	Number of Women Rooms	2	Notes:
Fair / Old	Number of water closets	6	Notes: 1 of 6 newer.
Fair -Poor/Old	Number of lavatories	5	Notes: Faucets poor. Replace in 0-1 year.
Poor	Number of shower heads	4	Notes: Faucets poor - leaking. Replace in 0-1 year.
			Notes:
	Number of Shower Rooms		Notes:
	Number of shower heads		Notes:

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Plumbing

Fair-Poor/Old	Drinking Fountains			Notes: Oasis Drinking Fountain - basement hallway.
Fair-Poor/Old				Notes: Oasis Drinking Fountain - basement hallway
Fair-Poor/Old				Notes: Located in 1st floor hallway.
	Pipe			Notes: Leaks observed. Perform detailed inspection of pipe, valves, and fittings.
Fair -Poor		Condition		Notes: Repair/replace as necessary.
Fair -Poor		Insulation		Notes:
	Grease Traps			Notes:
	Solids Interceptor			Notes:
	Oil/Water Separator			Notes:
	Sewage Grinder			Notes:
	Neutralizer Tank (Acid Waste)			Notes:
Fair-Poor/Old	Sanitary Sewer			Notes: See notes at bottom of spreadsheet.
Fair	Rain Water Sewer			Notes: Roof drains - Fair but need to be cleaned Notes: Back right corner of the upper roof flooding. Add drainage.
	Access Doors			Notes:
X	Kitchenette			Notes: Lunch Room
Good		Number of sinks	1	Notes:
	Hose Bibs			Notes:
Fair-Poor/Old	Janitor's Service Sink		1	Notes: Located on 1st floor level. Faucet poor. Replace in 0-1 year.

Notes:

Notes: Window well covers poor / rusted. Window wells and associated drains need cleaned.

Controls for Sump pump - battery - PHCC pro series 2400 - good. Gymnasium
 ZUELLER , Dayton
 Sump Pump - No access.

Floor drain covers - Mix of fair - poor / rusted, within Maze Room poor, rusted and broken. Replace poor in 0-1 year.

The plumbing fixtures are a mix of fair and poor condition, with a few that are in good condition as mentioned above. Age of Fixtures unknown.
 Fair fixtures look outdated, at and nearing the end of their life expectancy. Replace poor in 0-1 year. Replace fair in 5 - 10 years.
 Consider frequency fixtures and ADA compliant frequency fixture systems for water conservation, when replacing.

Roof drain covers are fair. Roof covers clogged with debris. Parts of roof flooded. Clean debris away from roof drain covers as soon as possible.

The sanitary sewer pipe below grade should be video inspected and its condition assessed within 0-5 year.
 The rain water sewer pipe below grade should be video inspected and its condition assessed within 0-5 year.

See photos labeled P for Plumbing.

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

HVAC Water Side Systems and Equipment

Year Constructed:	1981	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	80° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	20,170	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

HVAC Water Side Systems and Equipment

<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Controls:	Electric	Notes: _____
		Pneumatic	Notes: <u>White Rodgers, Penn, Honeywell, Barber Coleman</u>
			Notes: <u>Most fair-poor/old. Few newer.</u>

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	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	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 Training Academy
1435 Washington Boulevard
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 _____

Fair	Hot Water Boilers	Notes: <u>Located in Boiler Room within basement.</u>
	Flue	Notes: <u>Insulation - Good-Fair</u>
	Make-up water piping	Notes: _____
Fair/Old	Boiler safeties	Notes: <u>Expansion tanks</u>
Fair-Poor/Old	Piping	Notes: <u>Surface rust</u>
Poor	Gauges	Notes: _____
Fair/Old	Valves	Notes: <u>Wiring to the valves - no shield on them - Poor</u>

Manufacturer: <u>Peerless</u>	Serial # <u>150494</u>
Model: <u>520 W11</u>	Other <u>Service PA 1637 13-37</u>
Year Installed: <u>Unknown</u>	CAPACITY _____
INPUT <u>1500000 BTU/HR</u>	OUTPUT <u>1200000 BTU/HR</u>

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

Fair-Poor	Pumps	Notes: <u>Pumps - Bell and Gossit</u>
	Piping	Notes: _____
	Insulation	Notes: _____
	Valves	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

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

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

HVAC Water Side Systems and Equipment

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

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

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

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

	Wall Heater/Convactor	Notes: _____
Manufacturer: _____	Notes: _____	
Model: _____	Notes: _____	
Serial #: _____	Notes: _____	
Year Installed: _____	Notes: _____	

Fair	Radiators & Fin Tube Convectors	Notes: _____

Notes:

Notes: Perform detailed inspection of the hydronic system's piping, valves, and fittings before the heating season.
 Check for leaks and repair/replace as necessary.

See photos labeled M for Mechanical.

INSPECTION REPORT

**Police Training Academy
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Year Constructed:	1959	of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	80° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	20,170	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone:	724-554-6006 (Cell)		

HVAC Air Side Systems and Equipment

<input type="checkbox"/>	Packaged Rooftop Units	Notes:	_____
<input type="checkbox"/>	Gas Heat	Notes:	_____
<input type="checkbox"/>	Electric Heat	Notes:	_____
<input type="checkbox"/>	Steam Heat	Notes:	_____
<input type="checkbox"/>	Hot Water Heat	Notes:	_____
<input type="checkbox"/>	Condensate Drains	Notes:	_____
<input type="checkbox"/>	Utility Connections	Notes:	_____

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

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

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

<input type="checkbox"/> Good	Indoor Air Handling Unit	Notes:	208/230V / Single Phase / 60 Hz
		Notes:	1/4 HP 2.0FLA
		Notes:	Robertshaw Thermostat Controlled
		Notes:	Ductwork and grilles in good condition
		Notes:	Location Fire Classroom

Manufacturer:	Dayton	Serial #	M2698 03306
Model:	MBHA - 17J00NUAA	CFM	_____
Year Installed:	1998	Other	_____

<input type="checkbox"/> Fair	Indoor Air Handling Unit	Notes:	208/240V / Single Phase / 60 Hz
		Notes:	1/4 HP 2.0FLA
		Notes:	White Rodgers Thermostat
		Notes:	Ductwork and grilles in fair condition.
		Notes:	Location - Police training room.

Manufacturer:	Dayton	Serial #	M3598 03544
Model:	MBHA-17-J00NUAA	CFM	_____
Year Installed:	1998	Other	_____

INSPECTION REPORT

Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

HVAC Air Side Systems and Equipment

Fair / Old (2) Indoor Air Handling Units (Blower & Evaporator)

Notes: 1/3 HP Motor
Notes: 208/230V / Single Phase / 60 Hz
Notes: Location Classroom A - (Room 107)
Notes:
Notes:

Manufacturer: Carrier
Model: 40QNB024
Year Installed: Unknown

Serial # 5000Y51798
CFM
Other

Poor Remote Condensing Unit

Manufacturer: Carrier
Model: 38HDL024311
Year Installed: 2001
Serial # J901X02292

Notes: Rooftop Old power service damaged by flooded roof.
Notes: New electrical service to the unit. Wires exposed on old
Notes: electrical service. Remove old electrical service.
Notes: 208/230V / Single Phase / 60 Hz
Notes: Unit deteriorating prematurely by flooded roof.
Notes: Mold & moss on unit.
Notes: Please remove debris away from roof drain covers on
Notes: a regular basis. Clean unit and replace in 0-1 year if
Notes: needed.

Poor Remote Condensing Unit

Manufacturer: Carrier
Model: 38HDL024311
Year Installed: 2001
Serial # 0901x0129

Notes: Rooftop
Notes: New electrical service to the unit. Wires exposed on old
Notes: electrical service. Remove old electrical service.
Notes: 208/230V / Single Phase / 60 Hz
Notes: Mold & moss on unit.
Notes: Clean unit and replace in 0-1 year if needed.

Fair Remote Condensing Unit

Manufacturer: Dayton Electric Company
Model: MJAB031JAZ
Year Installed: Manufacture date - June 1998
Serial # 5924F269814636

Notes: Rooftop
Notes: 12 SEER - Air conditioner
Notes: SCROLL INSIDE
Notes: Watt Trimmer
Notes: 208/230volts / SP/60Hz
Notes: Stock#: 3UH23
Notes: Conduit - Poor, becoming rusted, pitted
Notes: No insulation on refrigerant line.
Notes: Refrigerant pipe - poor, leaking.
Notes: Repair/replace refrigerant pipe and insulate.

Fair Condensing unit

Manufacturer: Dayton Electric Company
Model: MJAB031JAZ
Year Installed: manufactured date - June 1998
Serial # 5924F269814635

Notes: Rooftop
Notes: 12 SEER - Air Conditioner
Notes: Scroll Inside
Notes: Watt Trimmer
Notes: 208/230V / Single Phase / 60Hz
Notes: Stock#: 3UH23
Notes: Conduit - Poor, becoming rusted, pitted
Notes: No insulation on refrigerant line
Notes: Refrigerant pipe - poor, leaking

INSPECTION REPORT

**Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206**

HVAC Air Side Systems and Equipment

Notes:

Notes:

Window AC Units:
Support frames, wall sleeves, and louvers for Window AC Units are poor / rusted. Replace in 0-1 year per local & national codes & standards.
Training Division Rm. Lt. R Brutt Frigidaire AC Unit is in fair condition. Honeywell thermostat within this room is in poor condition.
Training Academy Staff Room Frederick Window AC Unit in fair condition.
Training Academy Room Window AC Unit is in poor condition. Replace in 0-1 year.
Lt. Heslet's office Windows AC Unit is in good condition.

Flues viewed from rooftop fair-poor/old, rusted.

Chimney is in good to fair condition.

Disconnected Apparatus Room exhaust fan looks old and abandoned. Remove or replace in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT

**Police Training Academy
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

HVAC Heating

Year Constructed:	1959	Weather Conditions Day of Inspection:
Neighborhood:	Highland Park / Ward 11	Temp: 80° F
Block / Lot:	82H / 1	Precipitation: None
Square Footage:	20,170	Wind: W 5.8 MPH
Department Assigned:	GS	Date of Inspection: August 16, 2010
Facility Main Contact:	John Warren	
Phone:	724-554-6006 (Cell)	

HVAC Electric Heating

<input type="checkbox"/> Fair-Poor/Old Gas Fired Unit Heater	Notes:	No identification tag.
Manufacturer: _____	Notes:	Maze Room - Quantity (2)
Model: _____	Notes:	Dayton & White Rogers thermostats
Serial #: _____	Notes:	1 of 2 thermostats poor / cover
Capacity: _____	Notes:	missing. Replace in 0-1 year.
Voltage: _____	Notes:	Gas piping - fair - surface rust.
Year Installed: _____	Notes:	Check the piping, valves & fittings
	Notes:	for leaks as possible. Repair/
	Notes:	replace as necessary.

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

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

Notes:

Notes: Small ticket items.
See photos labeled M for Mechanical.

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Electrical

Year Constructed:	1959	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	80° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	20,170	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Electrical

	Service Entrance	
	Voltage	Notes: _____
	Amperage	Notes: _____
X	Above ground	Notes: _____
	Below ground	Notes: _____
	Grounding	Notes: _____
	Lightning Protection	Notes: _____

	Transformer	Notes: _____
	Voltage in	Notes: _____
	Voltage out	Notes: _____
	kva rating	Notes: _____

Fair	Meter 1	ABB meter	Notes: Located on the back wall of the bldg:
		Serial#: G-02 786 736	Notes: Conduit - Fair to poor / rusting. Replace poor clamps a.s.a.p.
		D.L. CO X 069	Notes: Bar No: HUG002786736
		model Q220 R3A0-53	Notes: CL 20 240V / 3 Phase / 3W
		TYPE: A1RLQ	Notes: FM 5S (35S) Electric Meter
			Notes: 1.2 KH / 240TV / pR 24TA 2.5A

Fair	Meter 2	ABB meter	Notes: _____
		Serial#: G-02 859 770	Notes: Conduit - Fair to poor / rusting. Replace poor clamps a.s.a.p.
		D.L. CO X 022	Notes: _____
		CL20 240V 1PH 3W 60HZ	Notes: _____
		FM 2S Electric meter	Notes: _____

Good - Fair	Main Distribution Panel	Notes: Located in basement - Men's Room within Locker Room
	Federal Pacific	Notes: Main panel for this building, K9 building, and Fire Alarms.
	LDP panel board	Notes: _____
	400 Amps, 120/240V / Single Phase / 3W / 60 Hz	Notes: _____
	Shop order # 1M 610 295 item No. 1	Notes: _____
	Class CTR No. DC 44625	Notes: _____

Poor / Old	Main Power Distribution Panels	Notes: Boiler Room within basement.
	Porter Electric	Notes: _____
	120/240V / Single Phase / 3W	Notes: _____
	225 Amps	Notes: _____

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Electrical

Poor/Old	Power Distribution Panels Westinghouse 200 Amp Max Style NO. 111 C727G01 2-200V / 5 CT ratio	Notes:	3 Phase 3W transocket type KSTS2 Conduit & clamps - poor / rusted. Replace in 0-1 year.
		Notes:	
		Notes:	
		Notes:	
Poor / Old	Power Distribution Panel Porter Electrical Mfg. Co. 120/240V /Single Phase / 5 W 100 Amp	Notes:	Located in Police Training Room Replace in 0-1 year.
		Notes:	
		Notes:	
Fair	Power Distribution Panel Crouse - Hinds Company 125 amps main Type F 120/240VAC Panel # E26095	Notes:	
		Notes:	
		Notes:	
		Notes:	
Fair / Old	Power Distribution Panel Porter Electric 100 Amp, 120/240V / Single Phase / 5W	Notes:	Located basement hallway Replace in 0-1 year.
		Notes:	
		Notes:	
Poor	Power Distribution Panel Westinghouse panel board AJ9034187 stock 3101-11197 225 Amp, 120/108V	Notes:	Replace in 0-1 year.
		Notes:	
		Notes:	
		Notes:	
Poor	Power Distribution Panel	Notes:	Boiler Room within basement. No identification tag. Replace in 0-1 year.
		Notes:	
Good	Transfer Switch / Panel Generator and Utility Power to the building Power Stay - 301060 cat	Notes:	Located basement hallway. For generator for up to 7,500 watts Single phase , 60 Hz Utility input 60 Amp Generator input - 30 Amp at 240 VAC Nema type 1 enclosure
		Notes:	
		Notes:	
		Notes:	
Good	Siemens General Duty Safety Switch 60 Amp, 240VAC, 240VDC, HP rated.	Notes:	Located in Apparatus Room.
		Notes:	
Good	Heavy Duty Safety Switch Square D 60 Amp, 240 VAC, 250VDC	Notes:	Located in Apparatus Room.
		Notes:	
Good	Austin Co. Junction and Pull Box 746C Cat# AB12124SB	Notes:	Located in Apparatus Room.
		Notes:	

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Electrical

Notes:

- Notes:** Lighting is a mix of Good - Fair with poor mentioned above. Age of lighting unknown.
Replace poor in 0-1 year. Clean and inspect fair lighting within 0-1 year. 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.
- Fair - Poor / rusting conduit back of the building. Replace poor as soon as possible.
- Electrical Hazard - Junction box cover missing / wires exposed within Apparatus Room.
- Electrical Hazard - There is a Power Distribution Panel located over a drinking fountain. Relocate electrical panel immediately.
- See photos labeled E for Electrical.

INSPECTION REPORT

**Police Training Academy
 1435 Washington Boulevard
 Pittsburgh, PA 15206**

Fire Protection

Year Constructed:	1959	Weather Conditions Day of Inspection:
Neighborhood:	Highland Park / Ward 11	Temp: 80° F
Block / Lot:	82H / 1	Precipitation: None
Square Footage:	20,170	Wind: W 5.8 MPH
Department Assigned:	GS	Date of Inspection: August 16, 2010
Facility Main Contact:	John Warren	
Phone:	724-554-6006 (Cell)	

Fire Protection

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

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

<input type="checkbox"/>	Hose Cabinets	Notes:	<hr/>
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<input type="checkbox"/>	Sprinkler Heads	Notes:	No Items <hr/>
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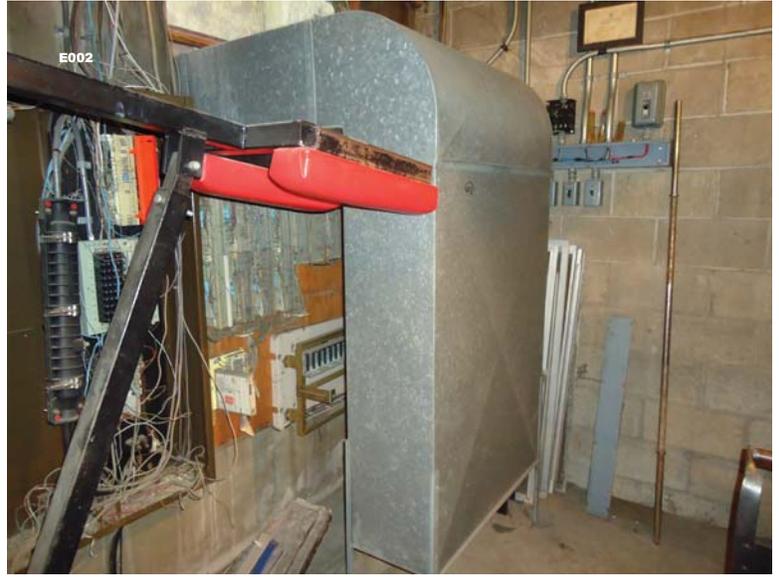
<input type="checkbox"/>	Dry System	Notes:	<hr/>
--------------------------	------------	--------	-------

Notes:

Notes: Fire Extinguishers are a mix of fair, old, and some newer.
 Inspect fire extinguishers as soon as possible.

Smoke detectors are in good to fair condition. Test smoke detectors and replace batteries if needed as soon as possible.

See photos labeled FP for Fire Protection.



E005



E006



E007



FP001





M005



M006



M007



M008







ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

Year Constructed: 1959
Neighborhood/Ward: Highland Park / Ward 11
Block / Lot: 82H / 1
Square Footage: 20,170
Department Assigned: GS
Facility Main Contact: John Warren
Phone: 724-554-6006 (Cell)

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

Notes: No ADA spaces - Need 2

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

Notes:

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

Notes:

Are that accessible places closest to the accessible entrance?

Notes:

Are the accessible spaces marked?

Notes:

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

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

Yes / No

1) Route of Travel

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

Notes: _____

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: Need 2

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

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

n/a

Notes:

Are ramps non-slip?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

3) Pools

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

4) Miscellaneous site features

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

Yes / No

1) Building entrances

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

Notes: Double doors @ police entrance but they are only 28"

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: There is one step at the entrance (5")

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

Notes: _____

Are edges of mat securely installed?

Notes: _____

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

Notes: Need different hardware

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

Notes: _____

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

Notes: _____

2) Horizontal Circulation

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

Notes: _____

Are all public spaces on an accessible route of travel?

Notes: _____

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206

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

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?

no

Notes: Several doors need alternate hardware

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:

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?

n/a

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

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

5) Emergency Egress

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

Notes: No system.

6) Signage for Goods and Services

Do signs and room numbers designating permanent rooms and spaces where goods and services are provided comply with the appropriate requirements for such signage?

Notes: No signage

Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

Brailled text of the same information?

Notes:

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

Notes:

7) Directional and Informational Signage

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

Notes:

Do directional and informational signs comply with legibility requirements?

Notes:

ADA - Title II - "Program Accessibility" Review

Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206

8) Controls

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

no

Notes: All light switches are too high. (recessed in masonry)

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 counter @ lounge in lower level is 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?

no

Notes: Need an elevator.

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

no

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

11) Stairs

- Do treads have a non-slip surface? Notes: _____
- Do stairs have continuous rails on both sides with extensions beyond the top and bottom stairs? Notes: No extensions. Need 4.

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

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

Restrooms

Yes / No

1) Getting to the Restrooms

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

Notes: No accessible restrooms.

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

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

Notes: _____

Is there a 36" wide path to all fixtures?

Notes: _____

3) Stalls

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

Notes: _____

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

Notes: _____

In the accessible stall, are there grab bars behind (36") and on the side wall nearest to the toilet (42" & vertical 18")? (O.D. of bars should be 1.25" - 1.5" and should be mounted 33" - 36" AFF)

Notes: _____

Is the toilet seat 17" to 19" high?

Notes: _____

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

Notes: _____

4) Lavatories

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

Notes: Restrooms @ locker areas do not.

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: All lavs mounted too low.

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 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: _____

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

Notes: _____

Miscellaneous items

Yes / No

1) Drinking Fountains

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

Notes: _____

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

Notes: Need 2 bi-level

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? no

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

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
 1435 Washington Blvd
 Pittsburgh, PA 15206**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Restripe parking to accommodate parking spaces	1	LS	500.00	\$500
Signage for ADA parking spots	2	EA	250.00	\$500

TOTAL COST - PARKING				\$1,000
-----------------------------	--	--	--	----------------

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

	Quantity	Unit	Unit cost	Total cost
Curb cuts	2	EA	1,000.00	\$2,000
Small ramp @ entrance (5" high)	1	EA	500.00	\$500

TOTAL COST - ACCESS ROUTES / SITE FEATURES				\$2,500
---	--	--	--	----------------

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

	Quantity	Unit	Unit cost	Total cost
New entrance doors @ exterior and interior of vestibule	2	PAIR	5,000.00	\$10,000
Elevator (incl. modification to bldg)	1	LS	225,000.00	\$225,000
Lower light switches (all recessed in masonry)	1	LS	7,500.00	\$7,500
Door handles - ADA compliant	1	LS	10,000.00	\$10,000
Fire alarm system	20,170	SF	3.00	\$60,510
ADA signage at required rooms	1	LS	2,000.00	\$2,000
Lower portion of countertop @ kitchen	1	EA	1,000.00	\$1,000
Extensions @ handrails	4	EA	125.00	\$500

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE				\$316,510
--	--	--	--	------------------

ADA - Title II - "Program Accessibility" Review

**Public Safety Training
1435 Washington Blvd
Pittsburgh, PA 15206**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Small addition w/ ADA restroom available to both Police and Fire	1	LS	10,000.00	\$10,000

TOTAL COST - RESTROOMS				\$10,000
-------------------------------	--	--	--	-----------------

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
Bi-level water fountains	2	EA	1,800.00	\$3,600

TOTAL COST - MISCELLANEOUS ITEMS				\$3,600
---	--	--	--	----------------

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Site Utilities

Year Constructed:	1959	Weather Conditions Day of Inspection:	
Neighborhood:	Highland Park / Ward 11	Temp:	80° F
Block / Lot:	82H / 1	Precipitation:	None
Square Footage:	20,170	Wind:	W 5.8 MPH
Department Assigned:	GS	Date of Inspection:	August 16, 2010
Facility Main Contact:	John Warren		
Phone	724-554-6006 (Cell)		

Site Utilities

	Site Plumbing		
Fair	Hose Bibs	Notes:	
	Site Irrigation	Notes:	
X	Fire Hydrants	Notes:	Qty. (2) 1 of 2 - FT-5 (Fair-Poor/Old)
		Notes:	2 of 2 - FT-6 (Fair, Surface rust), FT-6 installed in 2006
	Water Features	Notes:	

	Storm Water Management		
Fair-Poor	Inlets	Notes:	Need cleaned.
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	

	Site Electrical		
Fair	Transformer	Notes:	Qty.2 - Mounted on utility poles.
		Notes:	Utility poles poor dry & cracking. 1 of 2 bent/leaning.
		Notes:	Treat, repair/replace utility poles as soon as possible.

	Exterior Receptacles	Notes:	
		Notes:	

Fair - Poor	Site Lighting	Notes:	High Pressure Sodium and/or Metal Halide
Fair-Poor/Old	Parking lot lighting	Notes:	Metal poles rusting. Repair / paint poles as soon as possible.
		Notes:	Light sensors - poor, box rusted. Replace in 0-1 year.

	PA System	Notes:	

INSPECTION REPORT
Police Training Academy
1435 Washington Boulevard
Pittsburgh, PA 15206

Site Utilities

X	Natural Gas Service	Notes:	American Meter Company
	Equitable Gas Company	Notes:	AL-1000, 1000CFH @ 1.5" DIF, 2200 cfh @ 2" DIF
	Gas meter No: 7478894	Notes:	Hazard: Window AC Unit located directly above Natural Gas
	Model#: MACP25PSI	Notes:	Meter associated pressure regulator, valves, and fittings.
	Serial#: 97S6636491	Notes:	Condensate form Window AC Unit making items above
		Notes:	rust prematurely. Relocate Window AC Unit immediately.
		Notes:	Inspect natural gas service as soon as possible.
		Notes:	Check for leaks. Repair/replace as necessary.

Notes:

Notes: Antenna mounted on metal pole. Metal pole is in poor condition / rusted. Replace pole as soon as possible.

See photos labeled S for Site Utilities.

S001

PITTSBURGH POLICE &
FIRE TRAINING CENTER

City of Pittsburgh
DEPARTMENT OF
PUBLIC SAFETY
Bureau of Fire

Fire Training
Academy
1200 Washington Blvd.
Pittsburgh, Pa. 15222



S002



S003



S004



S005



S006



S007

FRIGIDAIRE



Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

Asset Protection Summary

Immediate	\$69,614
One Year	\$179,131
Five Year	\$95,892
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

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Fire Protection	Inspect all fire extinguishers. Check smoke detectors	1	LS	\$500.00	\$500
Plumbing	Leaks observed in some water piping. Perform detailed inspection of system.	1	LS	\$1,000.00	\$1,000
HVAC	Perform detailed inspection of hydronic system piping before heating season.	1	LS	\$1,250.00	\$1,250
HVAC	Remove old electric service at 2 condensing units	1	LS	\$1,000.00	\$1,000
HVAC	Relocate hose bib located next to switch for condensing unit.	1	EA	\$350.00	\$350
HVAC	Test gas piping associated with unit heater in maze room for leaks.	1	LS	\$150.00	\$150
Electrical	Replace conduit clamps by meter 1 and 2	1	LS	\$500.00	\$500
Electrical	Bring fire alarm system up to code	1	ALLOW	\$35,000.00	\$35,000
Electrical	Bring emergency lighting up to code	1	ALLOW	\$7,500.00	\$7,500
Electrical	Replace conduit at back of building	1	ALLOW	\$2,000.00	\$2,000
Electrical	Replace missing junction box cover in apparatus room	1	EA	\$25.00	\$25
Electrical	Relocate electric panel located over drinking fountain	1	EA	\$750.00	\$750
Site Utilities	Clean stormwater inlets	1	LS	\$2,000.00	\$2,000
Site Utilities	Repair / paint metal poles for exterior lights	1	ALLOW	\$2,500.00	\$2,500
Site Utilities	Relocate window AC unit that is above the gas meter	1	LS	\$500.00	\$500
Site Utilities	Replace metal pole for antenna	1	ALLOW	\$500.00	\$500

SUBTOTAL

\$55,525

GENERAL REQUIREMENTS	6%	\$3,332
BOND	1%	\$589
PERMIT	Calc.	\$791
OVERHEAD & PROFIT	7%	\$3,826
CONTINGENCY	10%	\$5,553
ESCALATION	0%	\$0

TOTAL

\$69,614

Public Safety Training (B107)1435 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Repoint masonry at back face of chimney	100	SF	\$5.00	\$500
Structural	Recaulk all exterior windows	1	LS	\$2,000.00	\$2,000
Structural	Review site drainage and sewer system.	1	ALLOW	\$1,000.00	\$1,000
Structural	Replace portions of cracked sidewalk near the front entry	1	LS	\$1,200.00	\$1,200
Structural	Reseal interior side of windows	1	LS	\$2,000.00	\$2,000
Structural	Route and seal cracks in garage bay floor	1	LS	\$2,500.00	\$2,500
Structural	Seal cracks in masonry walls in rooms 126 and 129	1	LS	\$500.00	\$500
Architectural	Reseal / restripe parking lot	1	LS	\$10,000.00	\$10,000
Architectural	Repair / replace sidewalk at rear of building	1	LS	\$4,500.00	\$4,500
Architectural	Paint benches on site	1	LS	\$200.00	\$200
Architectural	Patch / repair / paint damaged and cracking plaster ceilings in multiple areas throughout building (assume 25% of building)	5000	SF	\$5.00	\$25,000
Architectural	Replace damage and missing ceiling tile in weight room	1	LS	\$150.00	\$150
Architectural	Replace rubber base in office 115, office 130, and computer 015	300	LF	\$2.50	\$750
Architectural	Paint and patch walls in damaged / worn areas throughout building (Assume 10,000 SF surface area)	1	LS	\$25,000.00	\$25,000
Plumbing	Replace lavatory faucets	5	EA	\$250.00	\$1,250
Plumbing	Replace shower faucets	10	EA	\$250.00	\$2,500
Plumbing	Replace janitor's sink	10	EA	\$850.00	\$8,500
Plumbing	Video inspection of sanity and stormwater piping	1	LS	\$1,000.00	\$1,000
Plumbing	Replace floor drain covers (assume 10)	10	EA	\$15.00	\$150
HVAC	Clean remote condensing units	2	EA	\$100.00	\$200
HVAC	Repair / replace /insulate refrigerant lines to 2 remote condensing units	1	ALLOW	\$1,500.00	\$1,500
HVAC	Replace support frame, wall sleeve, and louvers for window AC units (assume 6 total)	1	ALLOW	\$3,000.00	\$3,000
HVAC	Replace window AC unit	1	EA	\$750.00	\$750
HVAC	Replace thermostat for gas fired unit heater in Maze room.	1	EA	\$125.00	\$125

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace rusted conduit and clamps by 200 amp power panel	1	LS	\$500.00	\$500
Electrical	Replace 100 amp power distribution panels	3	EA	\$1,500.00	\$4,500
Electrical	Replace 225 amp power distribution panel	1	EA	\$2,250.00	\$2,250
Electrical	Replace lighting in the following areas: Boiler room, Women's locker room, basement hallway	1	LS	\$7,500.00	\$7,500
Electrical	Relamp apparatus room	1	LS	\$800.00	\$800
Electrical	Replace security camera	1	EA	\$350.00	\$350
Electrical	Replace head-end telecom equipment	1	ALLOW	\$30,000.00	\$30,000
Electrical	Relocate 1 patch panel, repair / replace other patch panel	1	ALLOW	\$2,000.00	\$2,000
Site Utilities	Replace parking lot lighting light sensors	1	ALLOW	\$1,000.00	\$1,000

SUBTOTAL					\$143,175
	GENERAL REQUIREMENTS		6%		\$8,591
	BOND		1%		\$1,518
	PERMIT		Calc.		\$1,935
	OVERHEAD & PROFIT		7%		\$9,865
	CONTINGENCY		5%		\$7,159
	ESCALATION		4%		\$6,890
TOTAL					\$179,131

Public Safety Training (B107)

1435 Washington Blvd
Pittsburgh, PA 15206

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water heater (gas fired 387 gal/hr), expansion tank, and recirculation pump	1	LS	\$40,000.00	\$40,000
Plumbing	Replace lavatories	9	EA	\$1,000.00	\$9,000
Plumbing	Replace shower heads	10	EA	\$750.00	\$7,500
Plumbing	Replace water closets	11	EA	\$850.00	\$9,350

SUBTOTAL					\$65,850
GENERAL REQUIREMENTS		6%			\$3,951
BOND		1%			\$698
PERMIT		Calc.			\$921
OVERHEAD & PROFIT		7%			\$4,537
CONTINGENCY		5%			\$3,293
ESCALATION to Year 2015		21%			\$16,642
TOTAL					\$95,892

Public Safety Training (B107)

1435 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

CITY OF PITTSBURGH		Square Foot
LOCATION : 1401 Washington Blvd. Pittsburgh, PA	Public Safety Training	20,170
GAS CO : Equitable		
ACCOUNT # : 00090021600-1173		
CUSTOMER # : 0900216		
LOCATION # : 418300		
MARKETER :		
ACCOUNT # :		
RATE : GSS		
METER # : 1752720		
CUST. CHARGE: 500-1,000 mcf	\$28.00	same 2009 as 2008

2008				GAS COMPANY						MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	LATE FEE	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/21/2007	1/24/2008	34	a	166.30	\$ 2,447.43	\$ 14.717	\$ 15.52		\$ 2,462.95			#DIV/0!		\$ -	\$ 2,462.95	\$ 14.810
1/24/2008	2/25/2008	32	a	163.30	\$ 2,403.28	\$ 14.717	\$ 15.55	\$ 35.62	\$ 2,454.45			#DIV/0!		\$ -	\$ 2,454.45	\$ 15.030
2/25/2008	3/27/2008	31	a	141.00	\$ 2,075.10	\$ 14.717	\$ 15.74	\$ 34.96	\$ 2,125.80			#DIV/0!		\$ -	\$ 2,125.80	\$ 15.077
3/27/2008	4/24/2008	28	a	77.70	\$ 1,287.37	\$ 16.568	\$ 16.00	\$ 30.57	\$ 1,333.94			#DIV/0!		\$ -	\$ 1,333.94	\$ 17.168
4/24/2008	5/23/2008	29	a	33.80	\$ 570.44	\$ 16.877	\$ 16.47	\$ (101.15)	\$ 586.91			#DIV/0!		\$ -	\$ 586.91	\$ 17.364
5/23/2008	6/24/2008	32	a	4.50	\$ 75.96	\$ 16.880	\$ 16.92		\$ 92.88			#DIV/0!		\$ -	\$ 92.88	\$ 20.640
6/24/2008	7/24/2008	30	a	4.00	\$ 75.47	\$ 18.868	\$ 16.92	\$ 1.39	\$ 93.78			#DIV/0!		\$ -	\$ 93.78	\$ 23.445
7/24/2008	8/22/2008	29	a	3.70	\$ 71.66	\$ 19.368	\$ 16.92		\$ 88.58			#DIV/0!		\$ -	\$ 88.58	\$ 23.941
8/22/2008	9/23/2008	32	a	3.90	\$ 75.52	\$ 19.364	\$ 16.92	\$ 1.33	\$ 93.77			#DIV/0!		\$ -	\$ 93.77	\$ 24.044
9/23/2008	10/21/2008	28	a	5.20	\$ 92.87	\$ 17.860	\$ 16.90	\$ 1.40	\$ 111.17			#DIV/0!		\$ -	\$ 111.17	\$ 21.379
10/21/2008	11/20/2008	30	a	118.20	\$ 2,051.60	\$ 17.357	\$ 15.14		\$ 2,066.74			#DIV/0!		\$ -	\$ 2,066.74	\$ 17.485
11/20/2008	12/23/2008	33	a	163.00	\$ 928.61	\$ 5.697	\$ 27.28		\$ 955.89			#DIV/0!		\$ -	\$ 955.89	\$ 5.864
TOTALS:				884.60	\$ 12,155.31	\$ 13.741	\$ 206.28	\$ 4.12	\$ 12,361.59	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 12,361.59	\$ 13.974

City of Pittsburgh

LOCATION : Info Systems, Washington Blvd.
Pittsburgh, PA

Public Safety Training

ELECTRIC CO : Duquesne Light
ACCOUNT # : 5000-004-968-001

SUPPLIER CO :

ACCOUNT # :

CUST CHARGE: \$ 30.00

RATE : GM Medium Indexed

METER # : G02786736 & G02859770

2008				ELECTRIC COMPANY												SUPPLIER					TOTAL					
PREVIOUS	PRESENT	DAYS	READ	Meter # G02786736				Meter # G02859770				TOTALS				COST	COST/kWh	CUST CHG.	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh
1/8/2008	2/6/2008	29	a	320	4.8	4.8	1.00	12,080	28.0	28.0	1.00	12,400	32.8	\$ 1,221.68	\$ 0.099	\$ 30.00	\$ 1,251.68			#DIV/0!		\$ -	\$ 1,251.68	\$ 0.101		
2/6/2008	3/6/2008	29	a	240	11.6	11.6	1.00	11,920	28.8	28.8	1.00	12,160	40.4	\$ 1,296.65	\$ 0.107	\$ 30.00	\$ 1,326.65			#DIV/0!		\$ -	\$ 1,326.65	\$ 0.109		
3/6/2008	4/7/2008	32	a	640	12.4	12.4	1.00	13,040	29.6	29.6	1.00	13,680	42.0	\$ 1,423.86	\$ 0.104	\$ 30.00	\$ 1,453.86			#DIV/0!		\$ -	\$ 1,453.86	\$ 0.106		
4/7/2008	5/7/2008	30	a	1,480	9.2	9.2	1.00	12,000	27.2	27.2	1.00	13,480	36.4	\$ 1,341.89	\$ 0.100	\$ 30.00	\$ 1,371.89			#DIV/0!		\$ -	\$ 1,371.89	\$ 0.102		
5/7/2008	6/6/2008	30	a	1,200	12.0	12.0	1.00	11,560	29.2	29.2	1.00	12,760	41.2	\$ 1,353.23	\$ 0.106	\$ 30.00	\$ 1,383.23			#DIV/0!		\$ -	\$ 1,383.23	\$ 0.108		
6/6/2008	7/8/2008	32	a	3,000	19.6	19.6	1.00	12,600	32.8	32.8	1.00	15,600	52.4	\$ 1,713.12	\$ 0.110	\$ 30.00	\$ 1,743.12			#DIV/0!		\$ -	\$ 1,743.12	\$ 0.112		
7/8/2008	8/6/2008	29	a	3,400	17.2	17.2	1.00	12,440	33.6	33.6	1.00	15,840	50.8	\$ 1,710.47	\$ 0.108	\$ 30.00	\$ 1,740.47			#DIV/0!		\$ -	\$ 1,740.47	\$ 0.110		
8/6/2008	9/5/2008	30	a	2,840	14.4	14.4	1.00	12,560	34.4	34.4	1.00	15,400	48.8	\$ 1,654.11	\$ 0.107	\$ 30.00	\$ 1,684.11			#DIV/0!		\$ -	\$ 1,684.11	\$ 0.109		
9/5/2008	10/7/2008	32	a	1,640	16.8	16.8	1.00	12,200	32.0	32.0	1.00	13,840	48.8	\$ 1,542.28	\$ 0.111	\$ 30.00	\$ 1,572.28			#DIV/0!		\$ -	\$ 1,572.28	\$ 0.114		
10/7/2008	11/5/2008	29	a	560	14.8	14.8	1.00	12,240	31.2	31.2	1.00	12,800	46.0	\$ 1,432.99	\$ 0.112	\$ 30.00	\$ 1,462.99			#DIV/0!		\$ -	\$ 1,462.99	\$ 0.114		
11/5/2008	12/8/2008	33	a	440	17.2	17.2	1.00	13,600	30.0	30.0	1.00	14,040	47.2	\$ 1,536.99	\$ 0.109	\$ 30.00	\$ 1,566.99			#DIV/0!		\$ -	\$ 1,566.99	\$ 0.112		
		0					#DIV/0!				#DIV/0!	0	0.0		#DIV/0!		\$ -		#DIV/0!		\$ -	\$ -	#DIV/0!			
TOTALS :				15,760	150.0	150.0	1.00	136,240	336.8	336.8	1.00	152,000	486.8	\$ 16,227.27	\$ 0.107	\$ 330.00	\$ 16,557.27	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 16,557.27	\$ 0.109		

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 = 43,857

Energy Usage in BTU/ Square Foot electricity = 25,713

Conclusion: There is a lower usage of natural gas per square foot of 43,857 Btu/ Square Foot compared to 54,751 Btu/ Square Foot. Reason for this low natural gas usage is not known at this time.
There is a lower usage of electricity per square foot of 25,713 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Reason for this low electricity usage is not known at this time.



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

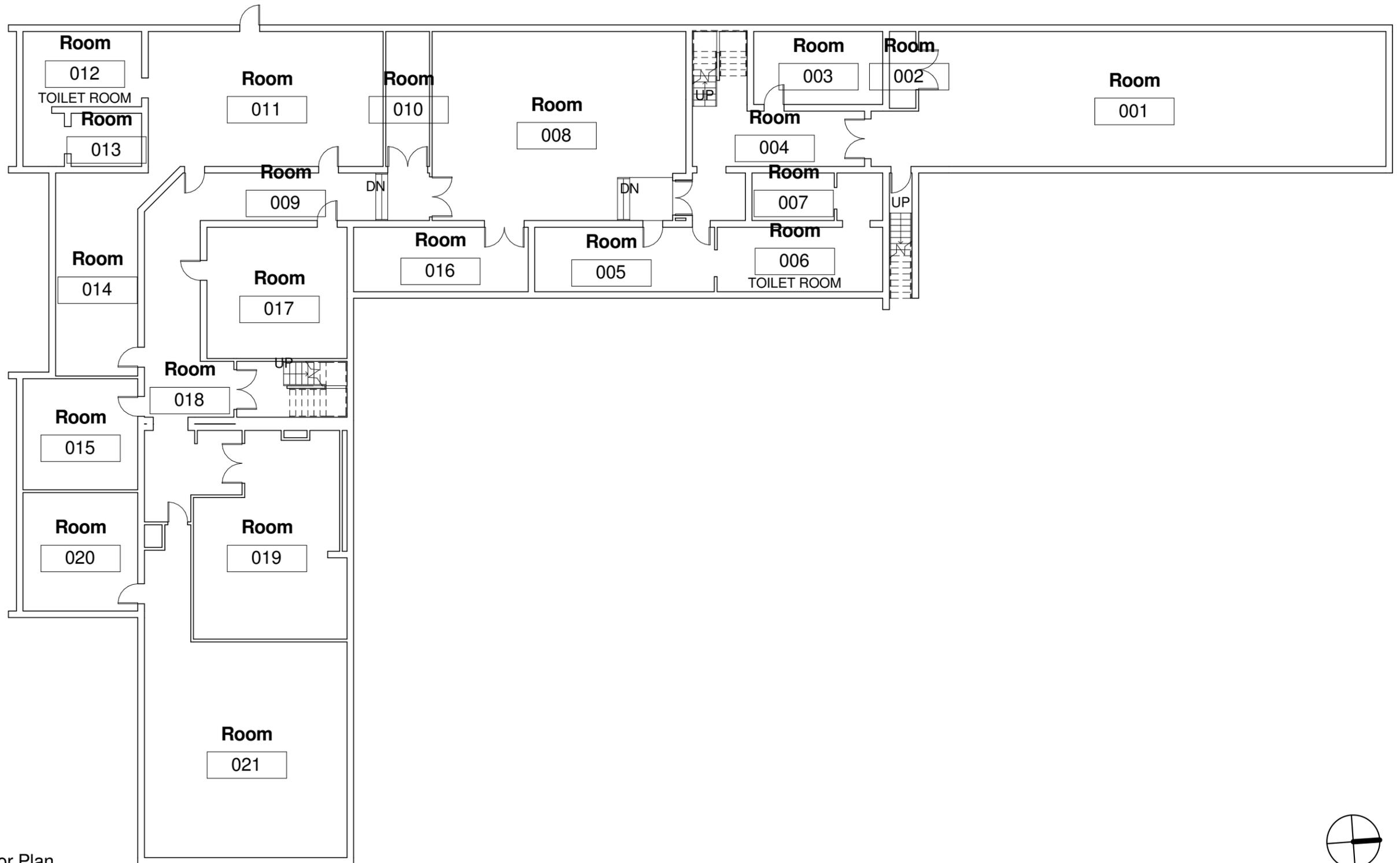


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Public Safety Training
 City of Pittsburgh

Site Plan		C1.01
Date	09/24/10	
Drawn by	AK	Scale 1/32" = 1'-0"



1 Ground Floor Plan
1/16" = 1'-0"

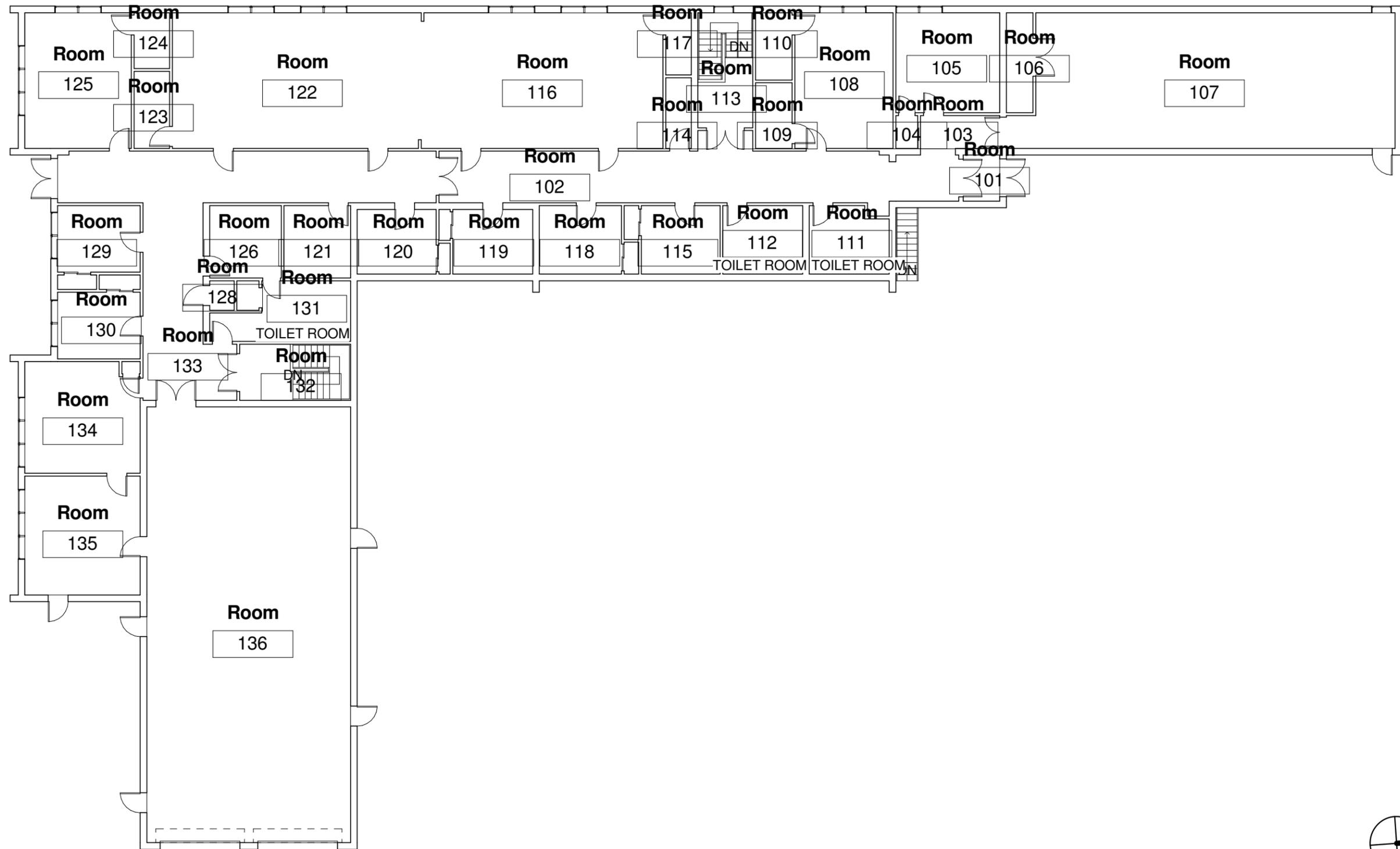


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Public Safety Training
City of Pittsburgh

Ground Floor Plan		A1.00
Date	10/06/10	
Drawn by	AK	Scale 1/16" = 1'-0"



① L1 Floor Plan
1/16" = 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.



Public Safety Training
City of Pittsburgh

L1 Floor Plan		A1.10
Date	10/06/10	
Drawn by	AK	Scale 1/16" = 1'-0"