



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Public Works 1st Division
300 Kilbuck Street
Pittsburgh, Pennsylvania 15214



Massaro

www.massarocms.com

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

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Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Executive Summary

INTRODUCTION

Public Works 1st Division was inspected on August 11, 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 fair condition . Specifically the major elements of this building that were found to be in need of attention were the electrical systems and code / life safety issues such as fire alarm and a sprinkler system. The roof is also in need of substantial repairs.

The presence of some mold was also identified. Please see the Potential Hazardous Material section of this report for additional information.

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	\$193,284
One Year	\$233,515
Five Year	\$17,393
10 Year	\$0

Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Executive Summary

Potential Hazardous Material

Massaro does not have a hazardous materials specialist on our team. However, our years of experience provides us with the basic knowledge to recognize the proper conditions and physical evidence to substantiate the presence of hazardous materials.

Mold

This building has several areas where water infiltration has occurred. There was some mold visible on the ceilings in these areas.

Lead Paint and Asbestos

Given the age of this building there is also a high probability that lead paint and asbestos will also be found. However, our experience limits us from identifying specific examples to substantiate the existence of either material.

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive hazardous materials inspection.

Public Works 1st Division (B018)
 300 Kilbuck Street
 Pittsburgh, PA 15214

Executive Summary

American Disabilities Act

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

Parking

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

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

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

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

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

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

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

Estimated cost to achieve compliance **\$29,775**

Restrooms

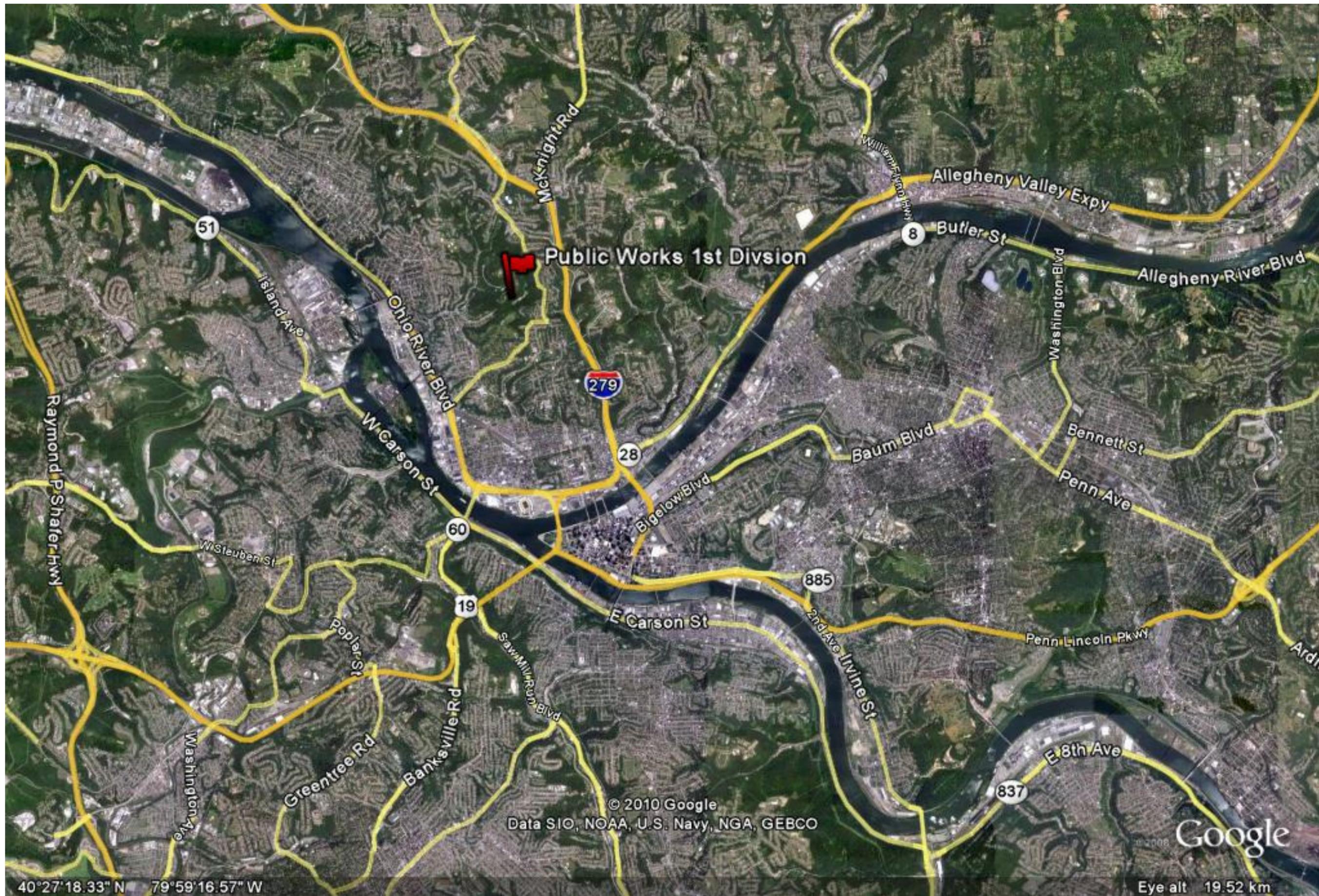
This includes all public restrooms and the usability of them.

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 **\$1,800**



40°27'18.33" N 79°59'16.57" W

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Google

Eye alt 19.52 km

INSPECTION REPORT
Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Interiors

1st Floor - Garage 101

Good	Ceiling - Type	Open	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	Some cracks
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Transite	Notes:	Some holes in walls
Good	Doors & Hardware	Wood / Metal	Notes:	_____
	General Note:		Notes:	Garage door functioning

1st Floor - Garage 100

Good	Ceiling - Type	Open	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Good	Doors & Hardware	HM	Notes:	_____
	General Note:		Notes:	Garage door o.k.

1st Floor - Office 109

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

1st Floor - Office 110

Poor	Ceiling - Type	ACT	Notes:	Water damaged
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Rubber	Notes:	_____
Fair	Walls - Type	GWB	Notes:	_____
Fair	Doors & Hardware	HM	Notes:	Needs painted
	General Note:		Notes:	_____

1st Floor - Office 108

Fair	Ceiling - Type	Masonite	Notes:	Possible masonite
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Wood	Notes:	_____
Fair	Walls - Type	Masonite	Notes:	_____
Fair	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Interiors

1st Floor - Lounge 104

Good	Ceiling - Type	Wood / open	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
Fair	Base - Type	Wood	Notes:	_____
Fair	Walls - Type	Transite / Homasote	Notes:	_____
Fair	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Restroom 105

Poor	Ceiling - Type	ACT	Notes:	Water damage / mold
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	FRP	Notes:	_____
Good	Doors & Hardware	HM	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Barn 111 & 112

Good	Ceiling - Type	Open / Wood	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	Cracking
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Wood	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	Garage door o.k.

1st Floor - Restroom 107

Fair	Ceiling - Type	ACT	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Fair	Walls - Type	Marlite	Notes:	Stains on back wall
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Mechanical 106

Good	Ceiling - Type	Open / Wood	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Wood	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
Public Works 1st Division (B018)
300 Kilbuck Street
Pittsburgh, PA 15214

Interiors

1st Floor - Office 102

Good	Ceiling - Type	Open / Wood	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Wood	Notes:	_____
Fair	Doors & Hardware	Wood	Notes:	Plywood door
	General Note:		Notes:	_____

1st Floor - Storage 103

Good	Ceiling - Type	Open / Wood	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Wood	Notes:	_____
Fair	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____



40°28'40.90" N 80°01'01.96" W

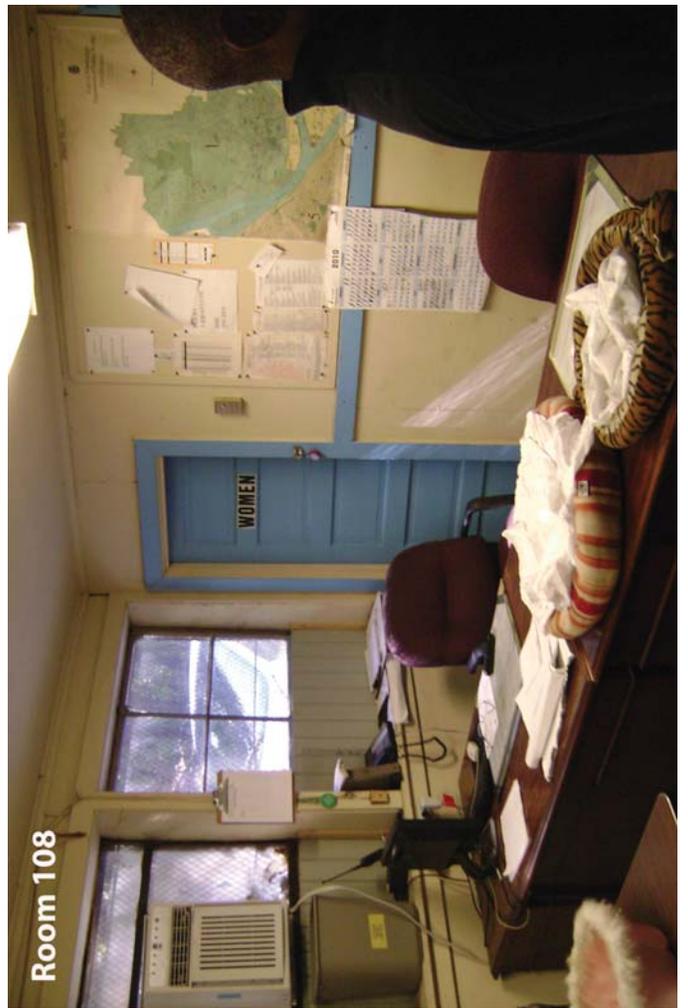
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Jul 3, 2010

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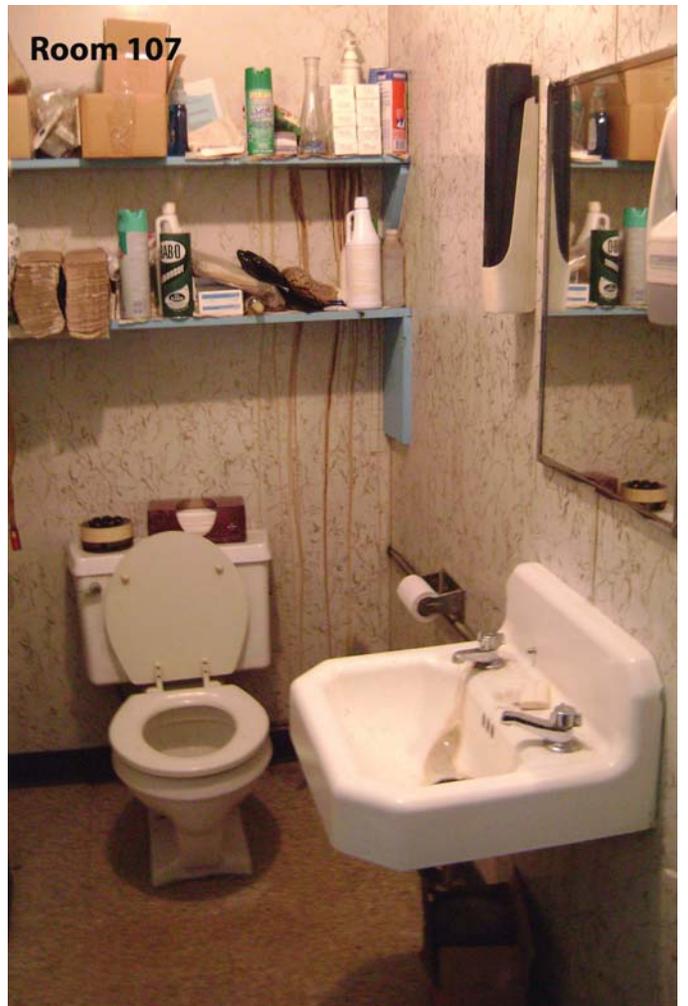
Room 109



Room 108



Room 110



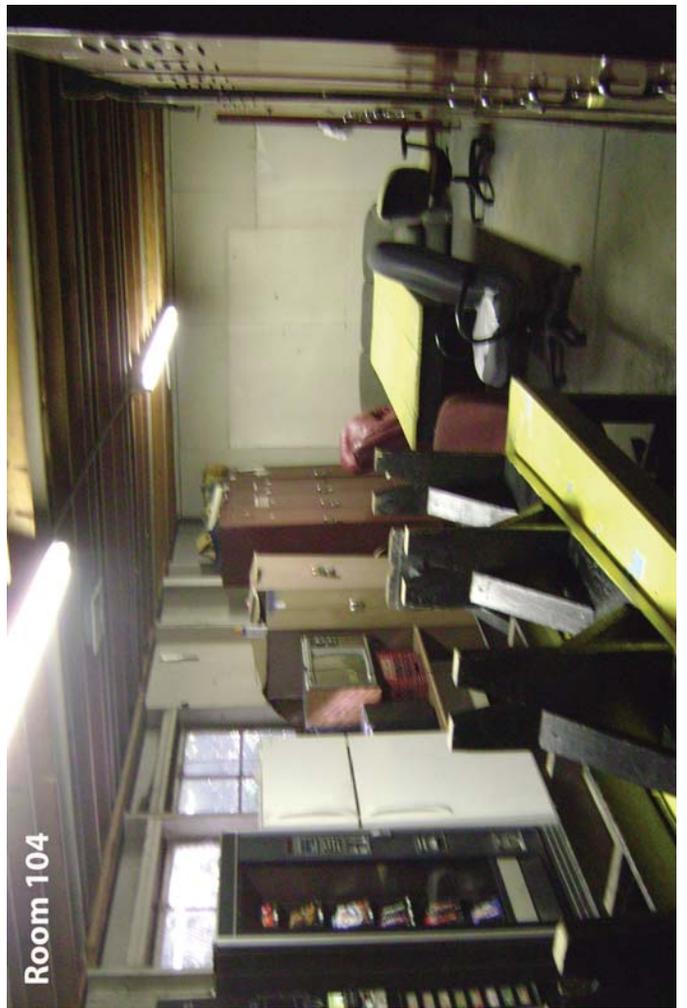
Room 107



Room 106



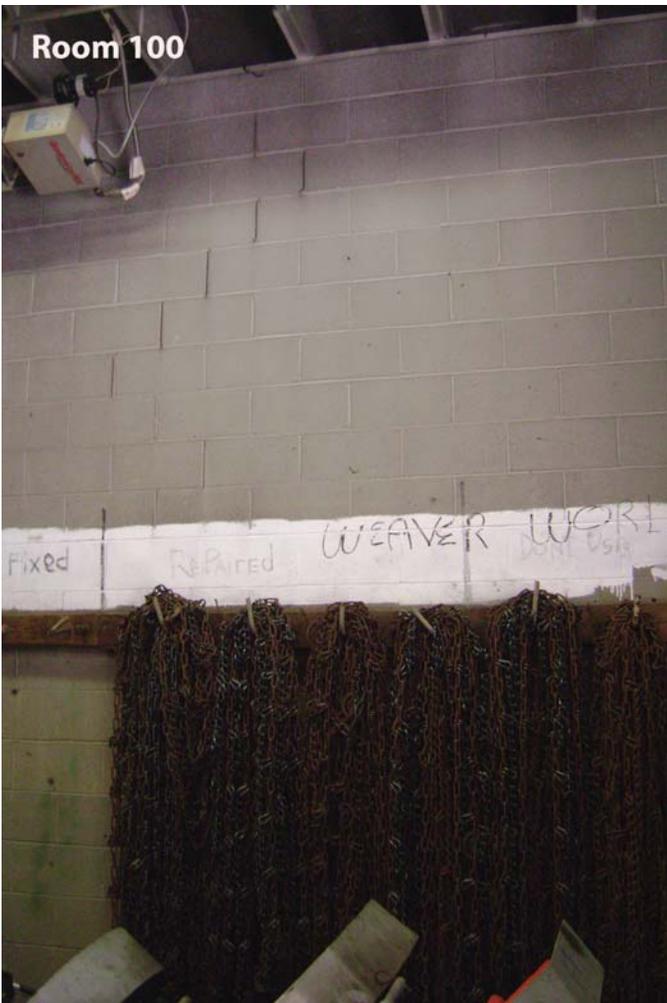
Room 101

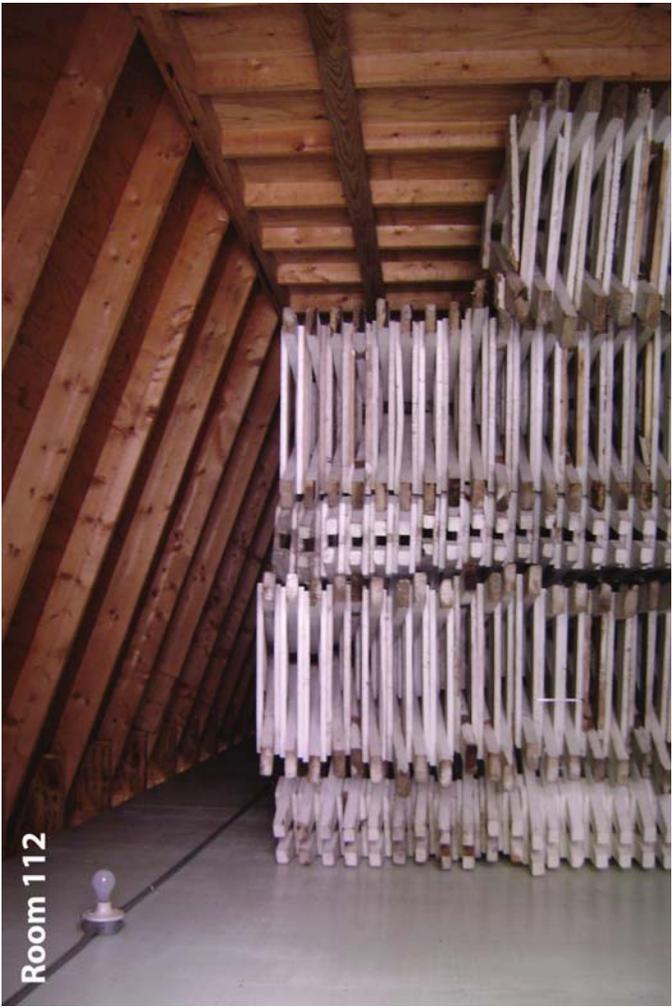


Room 104



Room 105











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 Works – 1st Division**
Building Code: **B018**

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 Works – 1st Division** 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 EXTREMELY POOR condition.

Additional finding include:

1. Re-caulking is needed at all locations.
2. Some individual pains will need to have their glazing compound removed, replaced & painted
3. Many individual panes of glass are broken and need to be replaced

END OF ADDENDUM No. 1



AMERICAN MICRONICS, INC.

P.O. BOX 14354 PITTSBURGH, PA 15239
(412) 793-1889 FAX (412) 798-0932

Professional Roof and Building Exterior Consulting Services

August 12, 2010

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

RE: Visual Survey - Public Works 1st Division

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Public Works 1st Division, 300 Kilbuck Street, Pittsburgh, PA 15214. The survey was conducted on August 11, 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 facility inspected contains three buildings with approximately 10,965 square feet of roofing (Main - 9,233 SF, Barn - 1732 SF, Storage - 82 SF). The main building contains three delineated roof areas (office - shed style roof on north end, garage - gable style on west side, office/storage - gable style on east side. The Barn is constructed with a gable style roof and is located abutting the main building on the south east side. The storage building is a flat roof style on the south east corner of the barn.

1. Building walls

1.1 Construction: The main building Office area walls are constructed with unfinished concrete block. The main building Office/Storage building walls are constructed with

painted metal panels on the north end with transite wall panels (ACM) on the east, south and west walls. The Garage building walls are constructed with cement block. The building walls are constructed with wood framing and painted plywood. The storage building walls are constructed with unfinished concrete block. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. The paint on the Barn is weathered and aged. Some damage was observed to the transite panels on the main building.

2. Roof Deck

2.1 Construction: The main building garage, office and barn roof decking is constructed with wood sheathing and wood joists. The main building office/storage roof decking is constructed with gyp plank on steel trusses. The storage roof decking is constructed of unfinished concrete.

2.2 Condition: One small area of deteriorated gyp plank was observed on the east slope (close to the eave) of the office/storage roof. No conditions were observed on other areas that would indicate deck problems.

3. Roof Insulation

3.1 Construction: No core cuts were taken but it is assumed some type of underlayment board was installed on the Office shed roof (No observed problems). No insulation is assumed to be installed on the other areas.

3.2 Condition: The insulation is assumed to be in fair condition on the Office shed roof.

4. Roof Membrane

4.1 Construction: A fully adhered EPDM roof system is installed on the main building Office shed roof. It appears this roof system was installed over an older roof system. A three tab strip shingle roof system is installed on the west slope of the garage and the barn. A 90# granulated rolled roofing system is installed on the east slope of the main building office/storage roof. A newer, smooth surface, black APP modified bitumen roof system is installed on the east slope of the garage and the west slope of the office/storage area (a wood framed cricket was installed in the valley line between the two roof areas at the same time).

4.2 Condition: The EPDM system on the office shed roof is in fair condition. The shingle roof system on the barn is in good condition. The shingle roof system on the garage is in

poor condition. The shingles are aged, cracked and deteriorated. The 90# rolled roofing system on the office/storage area is in poor condition. The membrane is aged, cracked, deteriorated and numerous repairs made. The APP roof system is in fair condition and reported installed within the last few years. The APP membrane is uncoated.

5. Membrane flashings

5.1 Construction: On the office shed roof area of the main building, the EPDM membrane extends up under metal counter flashing at the base of the metal wall panels.

5.2 Condition: The EPDM flashing systems is in fair condition.

6. Perimeter Terminations

6.1 Construction: The building walls end at the roof line at all perimeters. Painted wood fascia is installed at the eaves and rakes of the barn, garage area and office storage area transite walls. Metal drip edge is installed on the office shed roof and metal panel walls of the office/storage area.

6.2 Condition: The painted wood fascia areas are in poor condition. The paint is aged or bare wood is showing in most areas. The metal drip edge is in good condition.

7. Roof Top Penetrations

7.1 Vent pipes and metal flues penetrate the roofs.

7.2 Condition: The penetrations are in poor condition. The metal pipe and flues are rusted.

8. Drainage System

8.1 Construction: All areas drain to hanging gutter systems. No drainage collection device is installed at the north end of the valley line between the garage and office/storage area.

8.2 Condition: The gutter drainage systems are in fair condition.

9. Access

10.1 Access is by providing extension ladders only.

10. Weather Tightness - Building

10.1 The buildings appear to be weather tight for the most part. The damage to the transite panels on the office/storage area permits water into the walls at these points.

11. Other - Salt Storage Building

11.1 The Salt Storage Building is a concrete, igloo shaped construction.

11.2 The building is in poor condition. The roof coating is aged and worn exposing the bare concrete. Some cracks were observed. Vegetation is growing at the entry area.

CONCLUSIONS

No current leaks are reported.

The building walls are in fair condition. There are some damaged transit panel areas.

The roof decking appears to be in fair condition. One small area of deteriorated gyp plank was observed.

The shingle roof system on the Barn is in good condition. The EPDM roof membrane on the office shed area and the APP roof system are in fair condition. The shingles on the garage and 90# rolled roofing systems are in poor condition. The roof top penetrations are in poor condition. The hanging gutter drainage system is in fair condition.

It is our opinion the roofing systems on the west slope of the garage (shingles) and the east slope of the office/storage (90# rolled roofing) should be replaced. The balance of the roof systems are in a maintainable condition.

Estimates:

1 year: Replace the shingle and 90# rolled roofing roof systems on the main building. Estimated cost: \$30,000 (4,100 SF x \$7/SF + \$1,000 deck repair). Maintain a pro-active maintenance program on the balance of the roof systems. Inspect the roof systems and walls on a regular schedule - minimum twice a year (late spring and late fall) (include cleaning debris from gutters and around 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: ONLY IF ROOF SYSTEMS AND DECK ARE REPAIRED AND REPLACED. Maintain a pro-active maintenance program. Inspect the roof

system and walls on a regular schedule - minimum twice a year (late spring and late fall) (include cleaning debris around roof drains). Estimated cost: none (perform in-house)

Please contact me with questions regarding the above report.

Thank you,
Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of main roof garage area, wood deck & trusses



R-4 Underside of main roof, gyp plank and flue penetration



R-2 Underside of main roof, gyp plank and supports for cricket installation



R-5 Underside of main roof, gyp plank and purlins



R-3 Underside of main roof, garage entry



R-6 EPDM on shed roof of office area



R-7 EPDM termination on shed roof of office area



R-10 Rolled roofing repairs and APP membrane installation



R-8 East slope of office/storage area with 90# rolled roofing



R-11 APP membrane and cricket installation between garage and office area valley



R-9 Repairs to rolled roofing



R-12 APP membrane installation looking south



R-13 APP membrane installation looking north



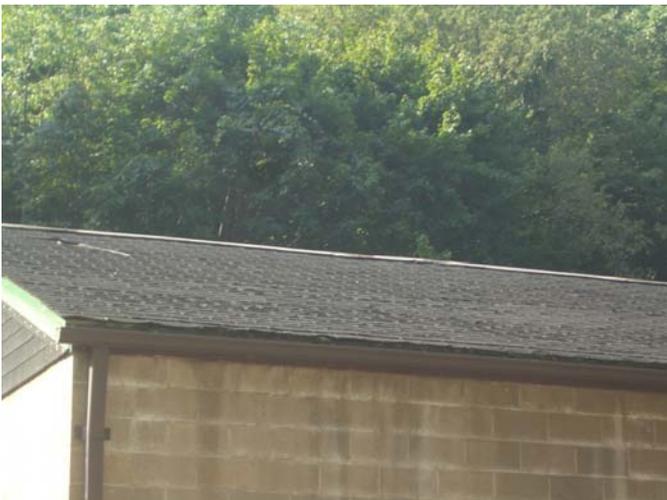
R-16 Shingle roof on garage area



R-14 APP membrane installation looking west across ridge of cricket



R-17 Shingle roof on garage and north end gable



R-15 Shingle roof on garage area



R-18 Deteriorated shingles



R-19 Deteriorated shingles



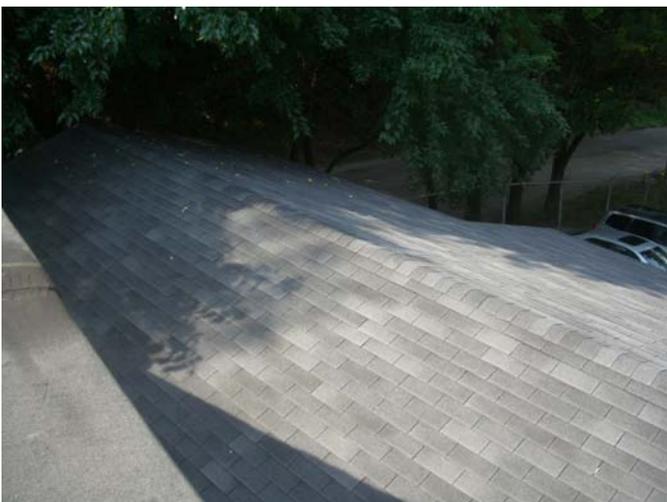
R-22 Shingles on north slope of Barn



R-20 Shingles on south slope of Barn



R-23 Storage building with concrete roof



R-21 Shingles on north slope of Barn



W-1 North end of main building



W-2 west wall of main building



W-5 NE corner office and office/storage east wall



W-3 NE corner of main building and office area



W-6 East wall of office/storage



W-4 North end and entry area



W-7 Hole in east wall of office/storage area



W-8 SE corner of main and east wall of Barn



W-11 South wall of Barn with deteriorating pain



W-9 SW corner of main and west wall of Barn



W-12 South end of garage at entry, cracked mortar joint above door



W-10 South end of main building and south wall of Barn



W-13 Connection at Barn and main building



Other 1 - Salt storage igloo



Other 4 - Salt storage building, deteriorating coating and plants growing in cracks



Other 2 - Salt storage igloo entry



Other 3 - Deteriorating coating on building

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 015

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

Building Observation Report

Facility Public Works - Division #1
 Street Address 300 Kilbuck Street
 City, State Pittsburgh, PA 15214

AES Personnel: GJT
 Date: 11-Aug-10
 Time: 9:30 AM

Weather Conditions: Warm, Sunny
 Temp: 75
 Wind: None

Facility Main Contact: _____
 Facility Phone: _____

Building Use: Public Works
 Building Code: B013

Structural

Overall	Number of Stories	Notes:	<u>1-Story (Wood Storage Mezzanine in Original Bldg)</u>
	Structure Type	Notes:	<u>1-Metal Bldg, 2-CMU Bearing Wall, 1-Wood-Framed Barn</u>
	Basement	Notes:	<u>None</u>
Foundation	Material	Notes:	<u>Unknown</u>
	Settlement	Notes:	<u>Minor amounts observed in both CMU Bldgs</u>
	Moisture	Notes:	<u>None Observed</u>
Floor System	Structure	Notes:	<u>Concrete Slabs on Grade</u>
	Floor Finishes	Notes:	<u>Concrete</u>
	Stairs	Notes:	<u>None</u>
Walls	Exterior Material	Notes:	<u>Fiberboard Panels, CMU, Corrugated Metal, Plywood</u>
	Interior Material	Notes:	<u>Same</u>
Columns	Type	Notes:	<u>Steel Columns in Metal Bldg, None Elsewhere</u>
Roof	Structure Type	Notes:	<u>Metal Purlin or Wooden Trusses</u>
	Slope	Notes:	<u>2.5 : 1 (Metal Bldg), 2 : 1 (All Others)</u>
	Roofing Material	Notes:	<u>Rolled Roofing</u>

Building Observation Report

Facility Public Works - Division #1
Street Address 300 Kilbuck Street
City, State Pittsburgh, PA 15214

Structural

Notes:

Metal Bldg:

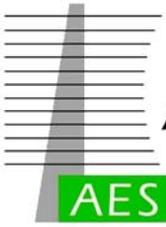
- 1) Corrosion of metal angles framing windows at south face. See Photo 1. Recommend cleaning and painting metal. (1-5 yrs.)
- 2) Damaged fiberboard wall panels at south face. See Photo 2. Recommend replacement or repair with similar waterproof and paintable material. (1 yr.)
- 3) Wood-framed roof cricket overbuild observed at north side of building to divert water and snow. See Photos 3 and 4. If not previously performed, recommend engineering review of original roof structure capacity to confirm additional dead load from cricket is structurally acceptable. (1 yr.)

Large CMU Building:

- 4) Stepped cracking in north CMU wall (interior and exterior). See Photos 5 and 6. Believed to be due to settlement of foundation as a result of chains hung from CMU wall. It's likely that neither the wall nor the foundation were designed to support such large, eccentric loads in addition to standard gravity and wind loads. Recommend relocating chain rack to a self-supported assembly designed to rest on a slab on grade that has also been designed to support the large loads. Cracks in CMU wall should be routed and sealed with injected epoxy. (1 yr.)
- 5) Stepped cracking above garage lintel bearing at west side of building. Cracks appear to be due to thermal expansion/contraction of masonry. Recommend cracks be routed and sealed with epoxy. (1-5 yrs.)
- 6) Wood-framed roof cricket overbuild observed at south side of building to divert water and snow. See Photo 4. If not previously performed, recommend engineering review of original roof truss capacity to confirm additional dead load from cricket is structurally acceptable. (1 yr.)
- 7) Masonry cracking above garage door lintel and at garage door jambs of the east face of building. See Photos 7 and 8. Damage appears to be due to vehicular impact(s). Recommend routing and repointing masonry at cracks with replacement CMU installed as required. (1 yr.)

Small CMU Building (at West):

- 8) Vertical and stepped cracking observed at east face of building from foundation to roof. See Photo 9. Cracking may be due to minor foundation settlement. Recommend routing and sealing of cracks with epoxy and periodic crack monitoring to determine if settlement is ongoing. (1 yr.)



Atlantic Engineering Services

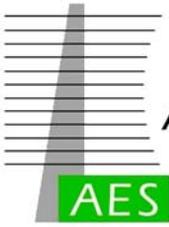
Site Visit Report No.: Site B013 – Public Works Division #1
Project No.: 09-260
Date of Site Visit: August 11, 2010
Page: 1 of 5



Photo S1



Photo S2



Atlantic Engineering Services

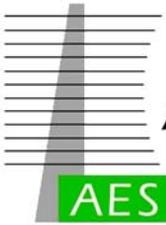
Site Visit Report No.: Site B013 – Public Works Division #1
Project No.: 09-260
Date of Site Visit: August 11, 2010
Page: 2 of 5



Photo S3



Photo S4



Atlantic Engineering Services

Site Visit Report No.: Site B013 – Public Works Division #1
Project No.: 09-260
Date of Site Visit: August 11, 2010
Page: 3 of 5



Photo S5



Photo S6



Atlantic Engineering Services

Site Visit Report No.: Site B013 – Public Works Division #1
Project No.: 09-260
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Photo S-7

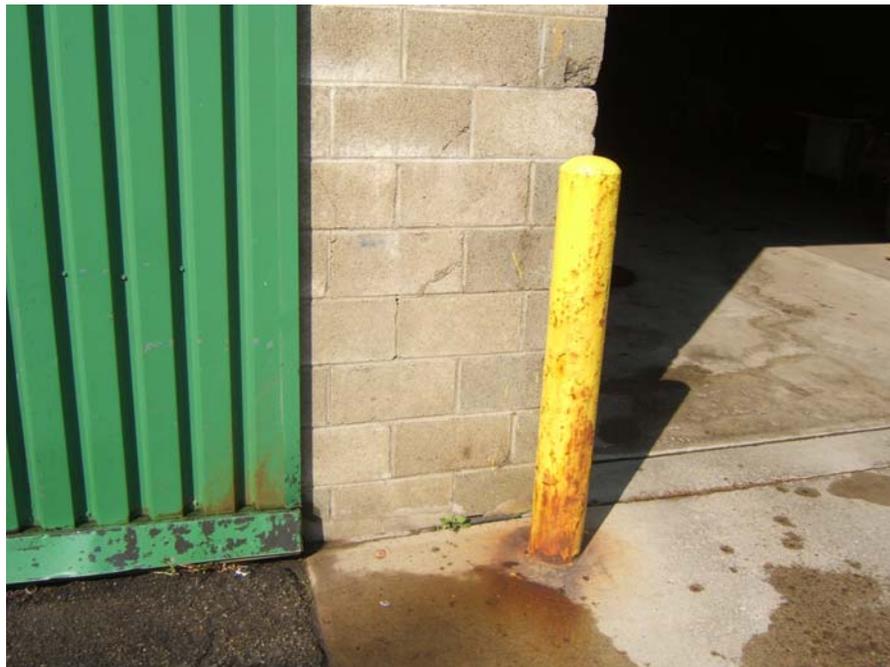
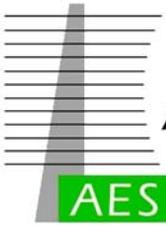


Photo 8



Atlantic Engineering Services

Site Visit Report No.: Site B013 – Public Works Division #1
Project No.: 09-260
Date of Site Visit: August 11, 2010
Page: 5 of 5



Photo 9

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Plumbing

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation: None
Square Footage:	9225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone	412-979-3456 (cell)	

Plumbing

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

Good	Water Heaters	Notes: Located in the men's' room.
	Make AO Smith PROMAX	Notes:
	Model GCV50200	Notes:
	Serial 1012A012747	Notes:
	Age New - Installed 2010	Notes:
	Capacity 50 US Gallons	Notes:
	Expansion Tank	Notes:

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

	Number of Men's Locker Room Toilet Facilities	Notes:	
Fair	Number of water closets	2	Notes:
Fair / Old	Number of urinals	2	Notes:
Fair / Old	Number of lavatories	2	Notes:
	Number of shower heads		Notes:

	Number of Women Rooms	Notes:	
Fair / Old	Number of water closets	1	Notes:
Poor	Number of lavatories	1	Notes: Replace in 0-1 year.
	Number of shower heads	0	Notes:

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

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Plumbing

<input type="checkbox"/> Poor	Drinking Fountains	1	Notes: <u>Located in Staff Room. Replace in 0-1 year.</u>
<input type="checkbox"/> Fair	Pipe		Notes: _____
	Condition		Notes: _____
	Insulation		Notes: _____
<input type="checkbox"/>	Grease Traps		Notes: _____
<input type="checkbox"/>	Solids Interceptor		Notes: _____
<input type="checkbox"/>	Oil/Water Separator		Notes: _____
<input type="checkbox"/>	Sewage Grinder		Notes: _____
<input type="checkbox"/>	Neutralizer Tank (Acid Waste)		Notes: _____
<input checked="" type="checkbox"/> X	Sanitary Sewer		Notes: <u>See notes at bottom of spread sheet.</u>
<input checked="" type="checkbox"/> X	Rain Water Sewer		Notes: <u>See notes at bottom of spread sheet.</u>
<input type="checkbox"/>	Access Doors		Notes: _____
<input type="checkbox"/>	Kitchenette		Notes: _____
	Number of sinks	1	Notes: _____
<input checked="" type="checkbox"/> X	Hose Bibs		Notes: <u>Main garage: 2 Hose Bibs, 1 of 2 Poor / Leaking, 1 of 2 Fair</u> Notes: <u>Replace poor hose bib in 0-1 year.</u>
<input checked="" type="checkbox"/> X	Janitor's Service Sink		Notes: <u>Faucet is Good , Sink is Fair / Old</u>
<input type="checkbox"/> Poor	Pressure Washer - Diesel Fired		Notes: <u>Located in the main garage</u>
	Manufacturer: Landa, PW 178		Notes: <u>Flue - Poor</u>
	Part #: VHW2-150210		Notes: <u>Replace in 0-1 year.</u>
	Model #: VHW2-1500D		Notes: _____
	Pressure , Capacity/Speed 1500 PSI, 1.8 GPM		Notes: _____
	Electrical Data 120V / Single Phase / 60HZ / 20AMP		Notes: _____

Notes:

Notes: Vents - 1 Good , 1 - Poor. Replace poor in 0-1 year. Remaining Vents - Fair / Old.

North side of the garage - Vents fair, clamps poor. Replace clamps as soon as possible.

Storm/Sanitary inlets are an equal mix of fair and poor. Inlet within garage needs cleaned.

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.

The plumbing fixtures are in fair/old condition, with a few mentioned above that are poor. Age of Fixtures unknown.

Most look outdated, at and nearing the end of their life expectancy. Replace poor in 0-1 year. Replace fair in 5 - 10 years.

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

Emergency Eye Wash Station within the Staff Room is in poor condition. Replace in 0-1 year.

See photos labeled P for Plumbing.

INSPECTION REPORT

**Public Works 1st Division
 300 Kilbuck Street
 Pittsburgh, PA 15214**

HVAC Air Side Systems and Equipment

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation: None
Square Footage:	9225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone:	412-979-3456 (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"/>	Indoor Air Handling 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:	_____

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

<input type="checkbox"/>	Remote Condensing Unit	Notes:	_____
<input type="checkbox"/>	Refrigerant Piping	Notes:	_____

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

<input type="checkbox"/>	Vehicle exhaust extraction system	Notes:	_____
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<input type="checkbox"/>	Good Exhaust/Ventilation Fans	Notes:	Located in the Salt Dome
<input type="checkbox"/>	Fair Exhaust Fans	Notes:	2 located in garage.

INSPECTION REPORT

**Public Works 1st Division
 300 Kilbuck Street
 Pittsburgh, PA 15214**

HVAC Air Side Systems and Equipment

Fair - Poor	Ductwork	Notes:	See notes at bottom of spreadsheet.
	Duct Insulation	Notes:	
	Louvers	Notes:	
	Roof Hoods	Notes:	
	Dampers	Notes:	
	Diffusers, Registers, and Grilles	Notes:	

	Cooling Coils	Notes:	
	Is coil clean	Notes:	
	Is drain pan clean	Notes:	
	Does pan drain	Notes:	
	Condensate to floor drain	Notes:	

	Filters	Notes:	
	Are filters installed	Notes:	
	Are filters clean	Notes:	

	Controls:	Notes:	
	Electric	Notes:	
	Pneumatic	Notes:	
	Discharge air thermometer	Notes:	
	Return air thermometer	Notes:	
	Outside air thermometer	Notes:	

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 Other _____
 Other _____

X	Window AC Units	Notes:	
Fair	Haier Window AC Unit within Main Office.	Notes:	
Fair	Frigidaire Window AC Unit within Small Office.	Notes:	Needs cleaned.
Poor	Window AC Unit within Tool Room.	Notes:	Replace in 0-1 year.

Poor	Pneumatic System	Notes:	Located in the Garage
	Manufacturer: Air tank - Speed Air	Notes:	Cast Iron Series
	Model#: 5Z637A	Notes:	Piping - Poor
	Serial#: L2/20/97-010130	Notes:	Replace in 0-1 year.
	Electrical Data 230V /Single Phase / 60Hz	Notes:	
	Pressure 175 PSI	Notes:	Pneumatic system in the Storage Garage - Fair-Poor
	Tank 80 Gallon Tank	Notes:	

Poor	Air Compressor	Notes:	Replace in 0-1 year.
	Manufacturer: Dayton	Notes:	
	Model#: 6K737A	Notes:	
	Motor: 5 HP, 1740 RPM	Notes:	

INSPECTION REPORT

Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

HVAC Air Side Systems and Equipment

Notes:

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

See photos labeled M for Mechanical.

INSPECTION REPORT

**Public Works 1st Division
 300 Kilbuck Street
 Pittsburgh, PA 15214**

HVAC Heating

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation None
Square Footage:	9225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone	412-979-3456 (cell)	

HVAC Electric Heating

Fair - Poor Gas Fired Heater	Notes: Located in the Staff room
Manufacturer: ProCom	Notes: _____
Model: MN300TPA	Notes: _____
Serial #: 3676537	Notes: _____
Capacity: INPUT 30,000 BTU/HR	Notes: _____
Voltage: _____	Notes: _____
Year Installed: 2005	Notes: _____

Fair - Poor Infrared Gas Fired Heating Systems	Notes: Qty. 2 - Located in Main Garages
Manufacturer: Roberts Gordon	Notes: rusted
Type: Gordon Ray BH	Notes: Thermostats poor.
Model: BH-175	Notes: Flues - Poor
Serial #: 9710-071-175-0014	Notes: _____
Capacity: INPUT - 175,000 BTU/HR	Notes: _____
Voltage: 120V / 60Hz / 1Amp	Notes: _____
Year Installed: 1997	Notes: _____

Fair Gas Fired Unit Heater	Notes: Qty. 2 - Located in the Barn
Manufacturer: LENNOX	Notes: White Rogers - Thermostats - Fair
Model: LF-50A-M	Notes: Flues - Good - Fair
Serial #: 32040	Notes: Roof flues bases are rusted
Capacity: Input 50,000 BTU/hr	Notes: These units may have been stock piled, then
Voltage: _____	Notes: installed later in the barn.
Year Installed: Unknown	Notes: Lennox representative states that these units
	Notes: were manufactured back in 1975.

Fair Furnace	Notes: Located in the small rm. next to the office
Manufacturer: Dayton	Notes: Replace in 6 - 8 years.
Model#: GF9S120D20UP11J	Notes: _____
Serial #: W0L6162669	Notes: Thermostat - White Rogers - Fair
Year Installed: 1998	Notes: _____

INSPECTION REPORT

Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

HVAC Heating

Electric Heaters	Notes:
Manufacturer: _____	_____
Model: _____	_____
Serial #: _____	_____
Capacity: _____	_____
Voltage: _____	_____
Year Installed: _____	_____

Notes:

Notes: Flues from above heaters viewed at rooftop are an equal mix of fair to poor, with one newer/good.
Replace poor in 0-1 year.

Natural Gas Piping within the facility is an equal mix of Fair - Poor.
Perform detailed inspection of the piping, valves, and fittings as soon as possible. Check for leaks.
Repair/replace as necessary.

See photos labeled M for Mechanical.

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Electrical

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation: None
Square Footage:	9225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone	412-979-3456 (cell)	

Electrical

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

<input type="checkbox"/>	Good	Transformer	Notes: <u>See Site Utilities</u>
<input type="checkbox"/>		Voltage in	Notes: _____
<input type="checkbox"/>		Voltage out	Notes: _____
<input type="checkbox"/>		kva rating	Notes: _____

<input type="checkbox"/>	Good	Meter	Notes: <u>Elster Meter</u>
<input type="checkbox"/>	Good - Fair	Conduit	Notes: <u>S# G-04670467</u>
			Notes: <u>Duquesne Light Co. A-034</u>
			Notes: <u>CL 200 / 240V / Single Phase / 3W / 60Hz</u>
			Notes: <u>Model FM 2S electric meter</u>
			Notes: <u>Kh7.2 P/R24 / 240TV / 30TA</u>

<input type="checkbox"/>	Fair	Meter	Notes: <u>Located outside of Salt Dome.</u>
		Manufacturer: Westinghouse	Notes: <u>Panel - Old</u>
		type D4S, 4-S,	Notes: <u>Single - Stator watt hour meter 60 Hz, 200 CL / 240V /3W</u>
		30TA, 7.2Kh	Notes: _____
		Meter#: 70 237 550	Notes: _____
		Serial: 510C911G17	Notes: _____

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

<input type="checkbox"/>	Good	Main Power Distribution Panels	Notes: <u>Located in Storage Garage</u>
<input type="checkbox"/>		Manufacturer: Square D Panel	Notes: <u>TYPE 1 enclosure</u>
<input type="checkbox"/>		Model: H0MC42UC	Notes: <u>200 Amp Main,</u>
		Series: S01	Notes: <u>120/240V</u>
		Installed: 6-Nov-06	Notes: <u>Remaining data not on TAG/missing</u>

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Electrical

Fair-Poor	Fuel Tank Shunt Trip Switch Manufacturer: Square D - General Duty Safety Switch 60 Amp 240 VAC	Notes: Notes:	<u>Located in the Main Garage</u> _____ _____
Poor	Power Distribution Panel ACCOMHARR Murray Division 120/240V	Notes: Notes: Notes: Notes:	<u>Located in the Main Garage</u> <u>Replace in 0-1 year.</u> _____ _____
Fair	Safety Switch for Pneumatic System Manufacturer: Square D	Notes: Notes: Notes:	<u>Located in the Main Garage</u> _____ _____
Poor	Main Service Disconnect Panel Square D Panel 100 Amp	Notes: Notes: Notes:	<u>Location - Salt Dome</u> <u>Replace in 0-1 year.</u> _____ _____
	Stand-by Generator Transfer switch Day Tank Manufacturer: _____ Model: _____ Year Installed: _____	Notes: Notes: Notes: Serial # _____ Other _____ Other _____	_____ _____ _____ _____ _____ _____
	Motor Control Center	Notes:	_____ _____
X	Lighting Interior	Notes: Notes: Notes: Notes:	<u>Fluorescent and Incandescent</u> <u>70% Fair/Old, 30% Poor. Replace poor lighting in 0-1 year.</u> <u>When replacing T12 lighting, replace it with more energy efficient T8 or T5</u> <u>lighting. Provide occupancy sensors for energy efficient lighting control.</u> _____ _____
X	Light Switches & Receptacles	Notes: Notes: Notes: Notes: Notes: Notes: Notes:	<u>Garages switches and receptacles - Poor (rusted)</u> <u>Replace in 0-1 year.</u> <u>Barn - Switches are Poor. Replace in 0-1 year. Conduit - Fair</u> <u>Electrical Hazard: Staff Room light switch cover missing.</u> <u>Replace light switch cover immediately.</u> <u>Electrical Hazard: Receptacle at drinking fountain.</u> <u>Relocate receptacle immediately.</u> <u>Offices fair - poor /old. Replace poor in 0-1 year.</u> _____ _____
X	Conduit	Notes: Notes: Notes: Notes:	<u>Conduit within the Garages 90% - Poor, 10% - Good</u> <u>Conduit within the Offices - 80% Fair, 20% Good</u> <u>Conduit clamps need replaced on fair conduit within 0-1 year.</u> <u>Replace poor in 0-1 year.</u> _____ _____

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Electrical

<input checked="" type="checkbox"/>	Fire Alarm	Notes:	<u>See notes at bottom of spreadsheet.</u>
<input checked="" type="checkbox"/>	Control Panel	Notes:	<u>None observed.</u>
<input checked="" type="checkbox"/>	Annunciator Panel	Notes:	<u>None observed.</u>
<input checked="" type="checkbox"/>	Devices - Strobes	Notes:	<u>None observed.</u>
<input checked="" type="checkbox"/>	Devices - Horns	Notes:	<u>None observed.</u>
<input checked="" type="checkbox"/>	Devices - Pull Stations	Notes:	<u>None observed.</u>
		Notes:	<u>No exit lighting, exit signs only.</u>
<input type="checkbox"/>	PA System	Notes:	_____
<input type="checkbox"/>	Clock System	Notes:	_____
<input checked="" type="checkbox"/>	Security System		
<input type="checkbox"/>	Unknown	Main Panel Board	Notes: <u>Keri System Inc. located in the small office - disconnected.</u>
<input type="checkbox"/>	Fair - Poor	Devices - Cameras	Notes: <u>Replace poor in 0-1 year.</u>
<input type="checkbox"/>	Fair - Poor	Devices - Door Contacts	Notes: <u>Replace poor in 0-1 year.</u>
		Devices - Window Contacts	Notes: _____
		Metal Detectors	Notes: _____
<input checked="" type="checkbox"/>	Tele / Com System	Notes:	<u>One panel disconnected.</u>
		Head End Equipment	Notes: <u>2 KEPTELL , M# SNI-4600</u>
<input type="checkbox"/>	Poor	Patch Panels	Notes: <u>Located in the storage garage and offices. Replace in 0-1 year.</u>
		Devices	Notes: _____
<input type="checkbox"/>	Fair	Telephone Digital System	Notes: <u>Qty.2 - Located in the smaller office.</u>
		Manufacturer: Toshiba, Strada DKU280	Notes: _____
		Model #: DKSUE424A	Notes: _____
		Model #: DKSUB280	Notes: _____
		Electrical Data: 120 VAC, 60 HZ, 2.4 AMP	Notes: _____
<input type="checkbox"/>	Fair / Old	Audio Speakers	Notes: <u>Located within the garages and at the building entrance.</u>
			Notes: <u>Exterior audio speakers - Fair but Old. Replace in 0-3 years.</u>
			Notes: <u>within Garages - Fair</u>
<input type="checkbox"/>	Fair	Audio panel	Notes: <u>Located in the smaller office.</u>
		Hogan PTU-60B	Notes: _____
		60 Watt Amplifier	Notes: _____
<input type="checkbox"/>	Fair	Acknowledge reset switch	Notes: <u>Located at the outside wall of the main garage.</u>
		Manufacturer: Veeder Root	Notes: _____
		Model#: 790095 00	Notes: _____
<input type="checkbox"/>	Fair	Safety Switch	Notes: <u>Located at the outside wall of the main garage.</u>
		Manufacturer: Square D	
		Model#: A-40274-384-01	
		60 Amp, 240 VAC, Single Phase, 10 STD HP	
		3 Phase, 15 STD HP	

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Electrical

Fair / Old	Main shut off switch for the fuel tanks	Notes:	Located in the main garage/north wall
Good	Fuel Tank Monitoring Panel Veeder Root TLS 350	Notes:	Located in the Office

Notes:

Notes: Fire and Life Safety Hazard:
No Fire Alarm System, Annunciator Panel, Strobes, Horns, Pull Stations observed within the facility.
Emergency Exit Signs, but no Emergency Lighting/Strobes observed. Bring this building up to local and national codes and standards for the following: Fire and smoke alarm and detection systems. Emergency lighting and ample emergency egress lighting.

Electrical & Safety Hazard: Power, telephone wiring, and network wiring improperly installed, draping down from walls and ceiling within offices. Install this electrical equipment according to local and national codes and standards as soon as possible.

See photos labeled E for Electrical.

INSPECTION REPORT

Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Fire Protection

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation: None
Square Footage:	9,225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone	412-979-3456 (cell)	

Fire Protection

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

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

<input type="checkbox"/>	Hose Cabinets	Notes:	_____
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<input type="checkbox"/>	Sprinkler Heads	Notes:	None observed.
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<input type="checkbox"/>	Dry System	Notes:	_____
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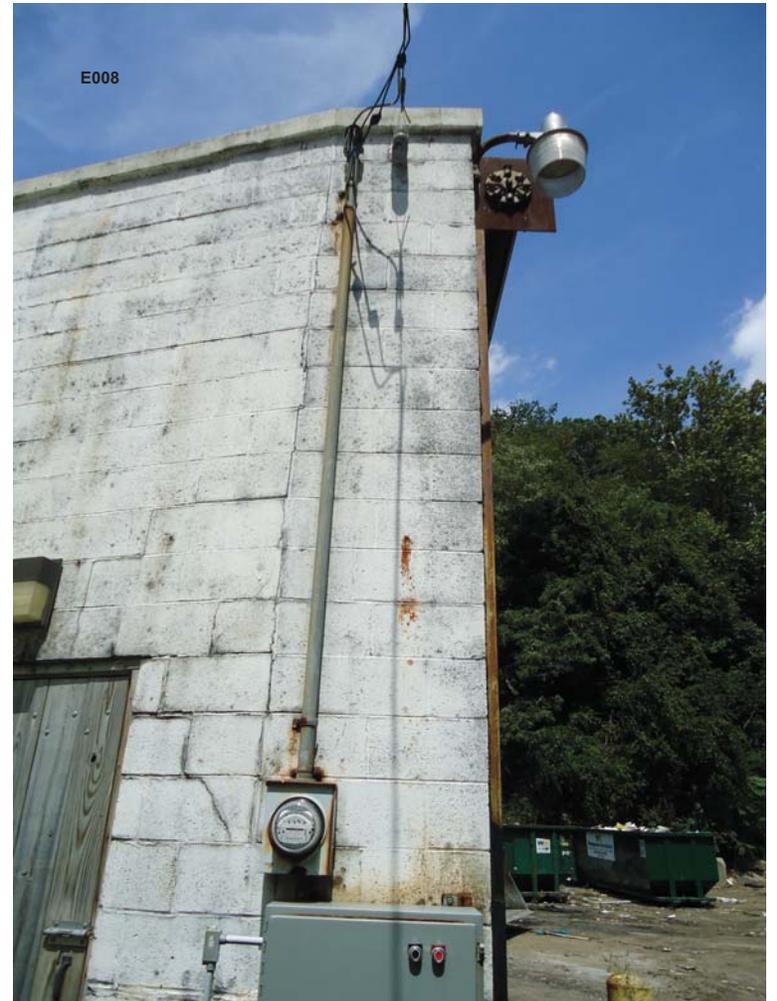
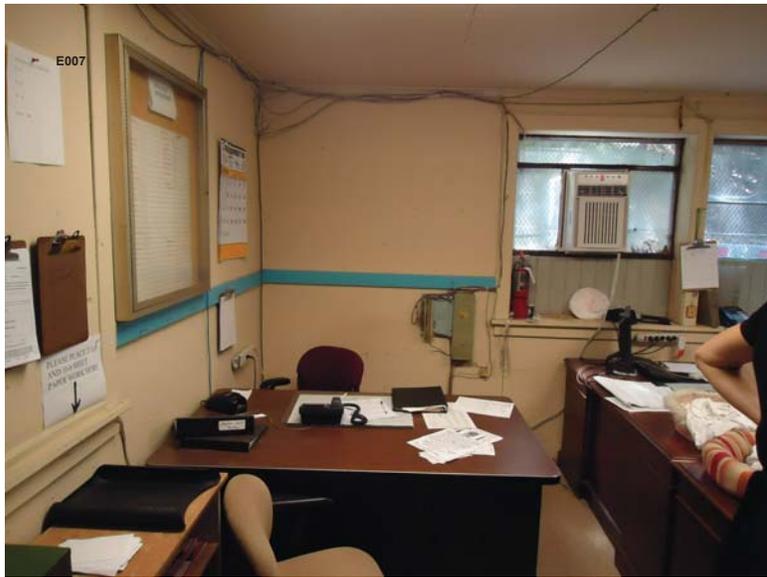
Notes:

Notes: Fire extinguishers throughout the building are in fair condition.

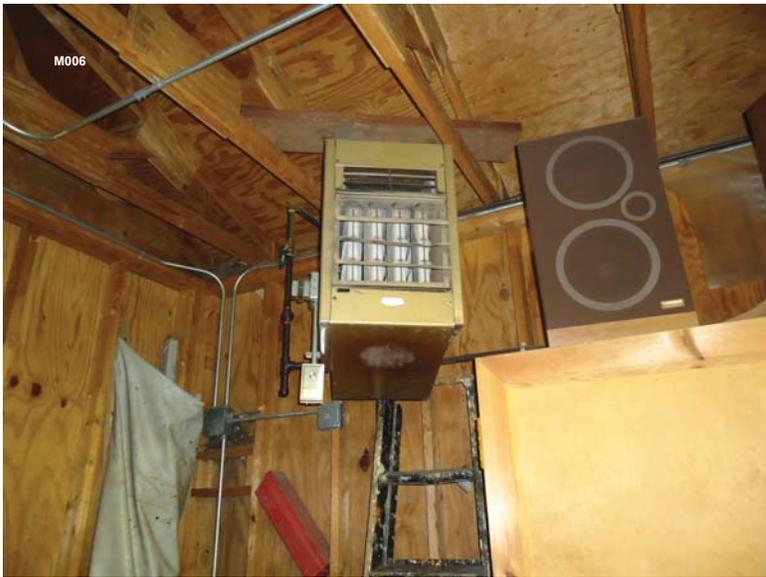
Bring this facility up to local and national codes and standards for fire protection systems as soon as possible.

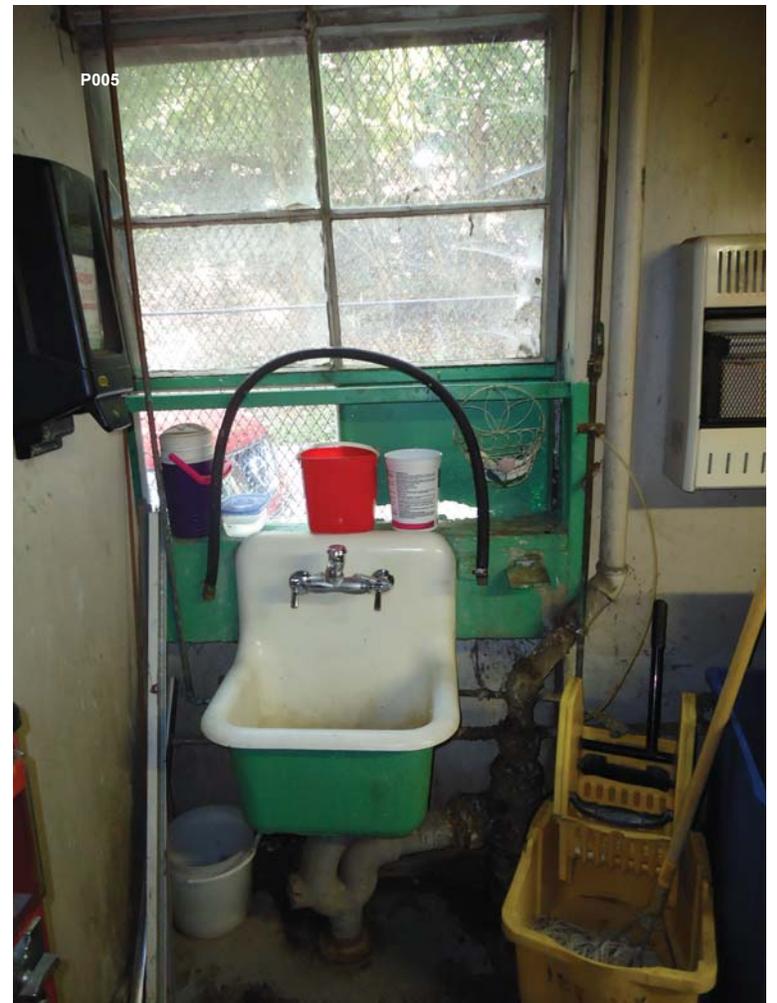
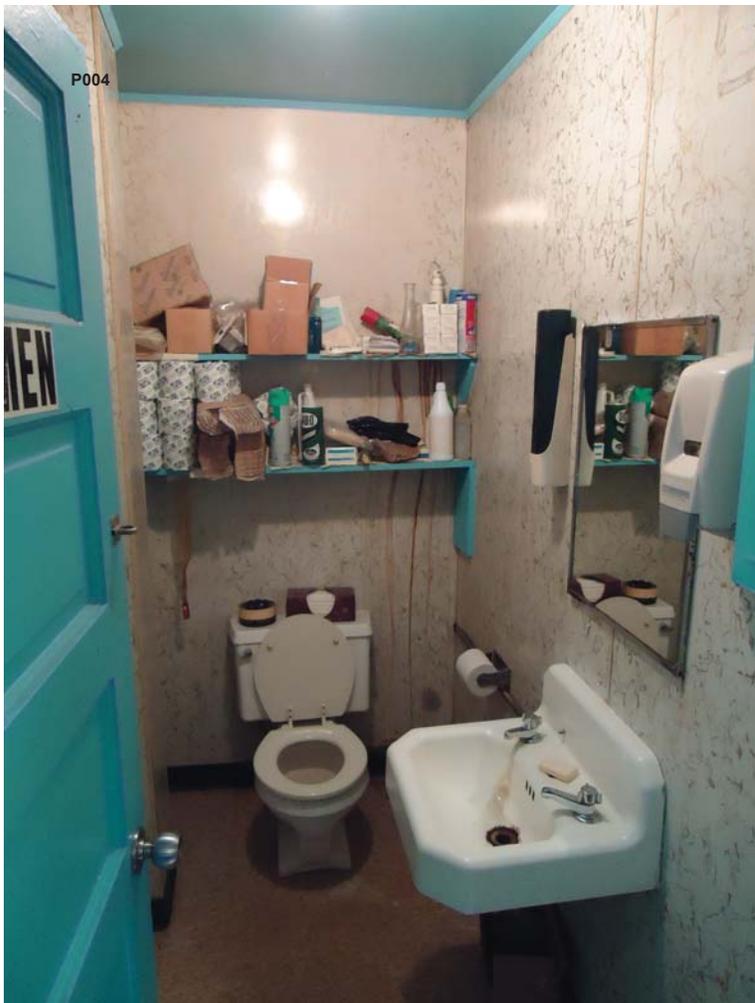
See photos labeled FP for Fire Protection.













ADA - Title II - "Program Accessibility" Review
Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214

Year Constructed: Information not available
Neighborhood/Ward: Perry North / Ward 26
Block / Lot: 76D / 1
Square Footage: 9,225
Department Assigned: DPW
Facility Main Contact: Ray Klimko
Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
Temp: 75
Precipitation: None
Wind: None
Date of Inspection: August 11, 2010
Front of Building Faces: Southeast

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: None

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 Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214

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: No specific route.

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

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

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 Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214

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 Works - 1st Division
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Building entrances, public spaces, and access routes to public spaces

Yes / No

1) Building entrances

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

Notes: _____

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

Notes: _____

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

Notes: Slight step from pavement

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: _____

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: All 1 floor

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 Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

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

Notes: _____

3) Doors

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

4) Rooms and Spaces

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

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 Works - 1st Division
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8) Controls

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

Notes: Some switches too high

Are they operable with a closed fist?

Notes:

9) Seats, Tables, and Counters

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

Notes:

Are the spaces for wheelchair seating distributed throughout?

Notes:

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

Notes: 36" at lounge

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

Notes:

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

Notes:

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

Notes:

10) Vertical Circulation

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

Notes: no stairs. All 1 level.

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

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

11) Stairs

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

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

12) Elevators

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

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

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

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

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

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

13) Lifts

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

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

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

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

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?

no

Notes:

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

n/a

Notes:

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

no

Notes:

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

n/a

Notes:

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

n/a

Notes:

Is the doorway at least 32" clear?

no

Notes: Only 30"

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

no

Notes:

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

yes

Notes:

Can doors be opened easily? (5 lbf max)

no

Notes:

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
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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: _____

Is the lavatory rim no higher than 34"?

Notes: _____

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review
Public Works - 1st Division
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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: _____

Are controls mounted on the front or on the side near the front edge, and operable with 1 closed fist? no

Notes: _____

Is each water fountain cane-detectable? yes

Notes: _____

2) Telephones

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

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 Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Striping for 1 ADA space - signage	1	LS	850.00	\$850

TOTAL COST - PARKING

\$850

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

	Quantity	Unit	Unit cost	Total cost
No work needed				

TOTAL COST - ACCESS ROUTES / SITE FEATURES

\$0

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

	Quantity	Unit	Unit cost	Total cost
Small ramp @ main entrance	1	EA	500.00	\$500
ADA signage at required rooms	1	LS	600.00	\$600
Fire alarm system	9,225	SF	3.00	\$27,675
Lower the counter @ lounge area	1	EA	1,000.00	\$1,000

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$29,775

ADA - Title II - "Program Accessibility" Review

**Public Works - 1st Division
300 Kilbuck St
Pittsburgh, PA 15214**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Reconfigure restroom to accommodate ADA (relocate all items, new WC)	1	LS	10,000.00	\$10,000

TOTAL COST - RESTROOMS				\$10,000
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Miscellaneous items

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

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

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Site Utilities

Year Constructed:	Information not available	Weather Conditions Day of Inspection:
Neighborhood:	Perry North / Ward 26	Temp: 86 °F
Block / Lot:	76D / 1	Precipitation: None
Square Footage:	9225	Wind: NW 3 MPH
Department Assigned:	DPW	Date of Inspection: August 11, 2010
Facility Main Contact:	Ray Klimko	
Phone	412-979-3456 (cell)	

Site Utilities

	Site Plumbing		
	Hose Bibs	Notes:	
	Site Irrigation	Notes:	
X	Fire Hydrants	Notes:	No Fire Hydrant within close proximity of the facility.
	Water Features	Notes:	See notes at bottom of spreadsheet.
		Notes:	

	Storm Water Management		
Good - Fair	Inlets	Notes:	Inlets behind the garage need cleaned.
	Storage Tanks	Notes:	
	Detention Ponds	Notes:	
	Fencing / Enclosures	Notes:	
Good - Fair	Downspouts	Notes:	

	Site Electrical	Notes:	
Good / New	Transformer	Notes:	Single transformer on utility pole. Utility pole poor/old, dry
	Exterior Receptacles	Notes:	with large cracks at top. Replace utility pole in 0-1 year.
		Notes:	Conduit at Salt Dome poor. Replace in 0-1 year.

X	Site Lighting		
	Lighting on Buildings	Notes:	Metal halide garage back entrance - Poor
		Notes:	Replace in 0-1 year.
		Notes:	Utility pole at the Salt Dome is dry and cracking.
		Notes:	Treat utility pole in 0-1 year.
		Notes:	Metal halide lights on the Dome - Fair-Old
		Notes:	Incandescent lights at gas pumps fair.
X	Area & Parking Lot Lighting	Notes:	Metal Halide Lights mounted on metal poles.
		Notes:	Metal Halide lights are good to fair.
		Notes:	Metal poles are fair-poor. Surface rust and some rust at base
		Notes:	Clear away ivy, weeds, and trees from these metal poles.
		Notes:	Perform detailed inspection. Repair/paint and/or replace
		Notes:	as necessary within 0-1 year.
		Notes:	Electrical Hazard: 1 bottom cover on metal pole missing,
		Notes:	wires exposed. Replace cover immediately.

INSPECTION REPORT
Public Works 1st Division
300 Kilbuck Street
Pittsburgh, PA 15214

Site Utilities

	PA System	Notes:	
Poor	Natural Gas Service	Notes:	Natural Gas piping entering the building - Poor
Fair	Meter	Notes:	Piping at meter Fair-Poor becoming rusted/pitted
		Notes:	Equitable Gas Co 74886
		Notes:	AL-1000 MAOP 25PSI
		Notes:	AMERICAN METER CO.
	Meter Location	Notes:	Left side of roadway entrance prior to reaching the facility.
		Notes:	Perform detailed inspection of natural gas piping, valves,
		Notes:	and fittings at the meter and at natural gas piping
		Notes:	entering the building as soon as possible.

Notes:

Notes: Bring this facility up to local and national codes and standards for fire protection systems as soon as possible.

See photos labeled S for Site.

S001



S002



S003



S004



S005



AUTHORIZED
PERSONNEL
ONLY
ALL OTHERS
REPORT
TO OFFICE

Bus
Stop

S006

THE BARN

Bus
Stop



S007



S008



S009



Public Works 1st Division (B018)300 Kilbuck Street
Pittsburgh, PA 15214**Asset Protection Summary**

Immediate	\$146,623
One Year	\$174,530
Five Year	\$13,331
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 Works 1st Division (B018)
 300 Kilbuck Street
 Pittsburgh, PA 15214

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Architectural	Hire contractor to inspect and test for mold, asbestos in wall and ceiling panels, and other hazardous materials	1	LS	\$5,000.00	\$5,000
Fire Protection	Provide new sprinkler system if required by code.	9225	SF	\$5.00	\$46,125
Electrical	Replace light switch cover at staff room	1	EA	\$10.00	\$10
Electrical	Relocate receptacle at drinking fountain	1	EA	\$250.00	\$250
Electrical	Install new fire alarm system	9225	SF	\$3.00	\$27,675
Electrical	Install new emergency lighting system	9225	SF	\$0.75	\$6,919
Electrical	Correctly install power, telephone, and cable wiring per codes and standards.	1	ALLOW	\$15,000.00	\$15,000
Site Utilities	Perform detailed inspection of piping at natural gas service entrance / check for leaks	1	LS	\$1,000.00	\$1,000
Site Utilities	Replace missing cover at base of parking lot light pole	1	EA	\$25.00	\$25
Site Utilities	NO FIRE HYDRANTS CLOSE TO FACILITY. Check local codes and provide as needed.	1	ALLOW	\$15,000.00	\$15,000

SUBTOTAL					\$117,004
GENERAL REQUIREMENTS			6%		\$7,020
BOND			1%		\$1,240
PERMIT			Calc.		\$1,597
OVERHEAD & PROFIT			7%		\$8,062
CONTINGENCY			10%		\$11,700
ESCALATION			0%		\$0
TOTAL					\$146,623

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Clean and paint metal angels around windows on south face of building	1	LS	\$1,250.00	\$1,250
Structural	Replace damaged exterior fiberboard panels on south face of building	800	SF	\$10.00	\$8,000
Structural	Engineering review of wood framed roof cricket between old and new garage if not already performed	1	ALLOW	\$4,000.00	\$4,000
Structural	Relocate chains hanging on wall. Repair cracks in CMU by routing and fill with injected epoxy	1	LS	\$2,500.00	\$2,500
Structural	Repair cracks in CMU above garage door lintel. Route and fill with injected epoxy	1	LS	\$750.00	\$750
Structural	Repair cracks in CMU and replace damaged CMU around garage door opening on east face.	1	LS	\$1,000.00	\$1,000
Structural	Repair cracks in CMU on east face of building caused by possible foundation settlement.	10	LF	\$600.00	\$6,000
Roof	Remove and replace the shingle and 90# rolled roofing system on the main building.	4100	SF	\$7.00	\$28,700
	Misc repairs to deck beneath shingle and rolled roofing areas.	1	ALLOW	\$1,000.00	\$1,000
Architectural	Repair several areas of poor paving	1	LS	\$3,000.00	\$3,000
Architectural	Trim or cut down large trees at edge of parking lot	1	ALLOW	\$10,000.00	\$10,000
Architectural	Replace several areas of damage ceiling tile	100	SF	\$3.50	\$350
Architectural	Patch / repair and paint damaged partitions throughout office areas (assume 250 sf)	1	LS	\$2,500.00	\$2,500
Architectural	Repair minor cracks in concrete floors throughout building. Reseal areas being repaired (assume 25%)	2306	SF	\$2.00	\$4,612
Plumbing	Replace lavatory	1	EA	\$1,000.00	\$1,000
Plumbing	Replace drinking fountain	1	EA	\$1,800.00	\$1,800
Plumbing	Replace hose bib	1	EA	\$100.00	\$100
Plumbing	Replace flue for pressure washer	1	LS	\$1,500.00	\$1,500
Plumbing	Replace vent through roof	1	EA	\$750.00	\$750
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	\$1,000.00	\$1,000
Plumbing	Replace emergency eyewash station	1	EA	\$850.00	\$850
HVAC	Replace window AC unit in tool room	1	EA	\$750.00	\$750
HVAC	Replace pneumatic system including air compressor	1	ALLOW	\$15,000.00	\$15,000
HVAC	Inspect / clean ductwork, diffusers, grilles, etc. (office areas only - approx 25% of building)	2300	SF	\$0.75	\$1,725
HVAC	Replace flues	2	EA	\$1,500.00	\$3,000
HVAC	Inspect gas piping / check for leaks	1	LS	\$1,000.00	\$1,000

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace power distribution panel	1	EA	\$2,500.00	\$2,500
Electrical	Replace main service disconnect panel (100 amp)	1	EA	\$3,500.00	\$3,500
Electrical	Replace poor lighting (30%)	1	LS	\$14,000.00	\$14,000
Electrical	Replace poor switches and receptacles throughout building. (assume 50%)	9225	SF	\$0.50	\$4,613
Electrical	Replace conduit in garage areas (90%)	1	LS	\$3,500.00	\$3,500
Electrical	Replace conduit clamps within offices	1	LS	\$750.00	\$750
Electrical	Replace security cameras	1	ALLOW	\$1,000.00	\$1,000
Electrical	Replace door contacts for security system	1	ALLOW	\$500.00	\$500
Electrical	Replace telecom patch panel	1	ALLOW	\$2,000.00	\$2,000
Electrical	Replace exterior audio speakers	1	ALLOW	\$1,500.00	\$1,500
Site Utilities	Clean stormwater inlets	3	EA	\$250.00	\$750
Site Utilities	Replace metal halide light at garage	1	EA	\$750.00	\$750
Site Utilities	Inspect site light poles. Patch / paint / replace as needed	1	ALLOW	\$2,000.00	\$2,000

SUBTOTAL					\$139,500
	GENERAL REQUIREMENTS		6%		\$8,370
	BOND		1%		\$1,479
	PERMIT		Calc.		\$1,883
	OVERHEAD & PROFIT		7%		\$9,612
	CONTINGENCY		5%		\$6,975
	ESCALATION		4%		\$6,713
TOTAL					\$174,530

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	3	EA	\$850	\$2,550
Plumbing	Replace urinals	2	EA	\$775.00	\$1,550
Plumbing	Replace lavatories	2	EA	\$1,000.00	\$2,000
HVAC	Replace furnace next to offices	1	ALLOW	\$3,000.00	\$3,000

SUBTOTAL					\$9,100
GENERAL REQUIREMENTS		6%			\$546
BOND		1%			\$96
PERMIT		Calc.			\$193
OVERHEAD & PROFIT		7%			\$627
CONTINGENCY		5%			\$455
ESCALATION to Year 2015		21%			\$2,314
TOTAL					\$13,331

Public Works 1st Division (B018)

300 Kilbuck Street
Pittsburgh, PA 15214

10 Year Asset Protection Estimate

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

\$0

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

CITY OF PITTSBURGH	Public Works 1st Division	Square Foot 9,231	DPW 1st Division
LOCATION : Grand Ave Pittsburgh, PA GAS CO : Equitable ACCOUNT # : 00090021600-0324 CUSTOMER #: 0900216 LOCATION #: 205472 MARKETER : ACCOUNT # : RATE : GDSLg w gsa METER # : 1748886 CUST. CHARGE: 1,001-4,999 mcf \$150.00 New 1/1/09 was \$75.00 in 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
12/18/2007	1/21/2008	34	a	207.30	\$ 3,009.99	\$ 14.520	\$ 73.15	\$ 45.11	\$ 3,128.25			#DIV/0!		\$ -	\$ 3,128.25	\$ 15.090
1/21/2008	2/19/2008	29	a	194.30	\$ 2,821.23	\$ 14.520	\$ 73.26	\$ 46.26	\$ 2,940.75			#DIV/0!		\$ -	\$ 2,940.75	\$ 15.135
2/19/2008	3/20/2008	30	a	217.80	\$ 3,162.46	\$ 14.520	\$ 73.06		\$ 3,235.52			#DIV/0!		\$ -	\$ 3,235.52	\$ 14.855
3/20/2008	4/18/2008	29	a	141.60	\$ 2,245.90	\$ 15.861	\$ 73.38	\$ 48.55	\$ 2,367.83			#DIV/0!		\$ -	\$ 2,367.83	\$ 16.722
4/18/2008	5/20/2008	32	adj					\$ (139.92)								
4/18/2008	5/20/2008	32	a	79.20	\$ 1,321.06	\$ 16.680	\$ 73.74	\$ 32.69	\$ 1,427.49			#DIV/0!		\$ -	\$ 1,427.49	\$ 18.024
5/20/2008	6/18/2008	29	a	18.30	\$ 305.24	\$ 16.680	\$ 74.66		\$ 379.90			#DIV/0!		\$ -	\$ 379.90	\$ 20.760
6/18/2008	7/18/2008	30	a	7.40	\$ 134.39	\$ 18.161	\$ 74.81	\$ 5.70	\$ 214.90			#DIV/0!		\$ -	\$ 214.90	\$ 29.041
7/18/2008	8/18/2008	31	a	2.90	\$ 55.58	\$ 19.166	\$ 74.88		\$ 130.46			#DIV/0!		\$ -	\$ 130.46	\$ 44.986
8/18/2008	9/17/2008	30	a	6.60	\$ 126.52	\$ 19.170	\$ 74.82		\$ 201.34			#DIV/0!		\$ -	\$ 201.34	\$ 30.506
9/17/2008	10/16/2008	29	a	47.00	\$ 848.93	\$ 18.062	\$ 74.17	\$ 3.03	\$ 926.13			#DIV/0!		\$ -	\$ 926.13	\$ 19.705
10/16/2008	11/17/2008	32	a	179.10	\$ 3,073.37	\$ 17.160	\$ 72.17		\$ 3,145.54			#DIV/0!		\$ -	\$ 3,145.54	\$ 17.563
11/17/2008	12/18/2008	31	a	261.60	\$ 1,438.81	\$ 5.500	\$ 73.86		\$ 1,512.67			#DIV/0!		\$ -	\$ 1,512.67	\$ 5.782
TOTALS:				1363.10	\$ 18,543.48	\$ 13.604	\$ 885.96	\$ 41.42	\$ 19,429.44	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 19,429.44	\$ 14.254

ELECTRIC NO DATA AVAILABLE

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

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

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

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

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 147,665

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

Conclusion: The higher usage of natural gas per square foot of 147,665 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract could indicate the need for heater replacements and other energy efficiency upgrades. There was no electrical usage data available.

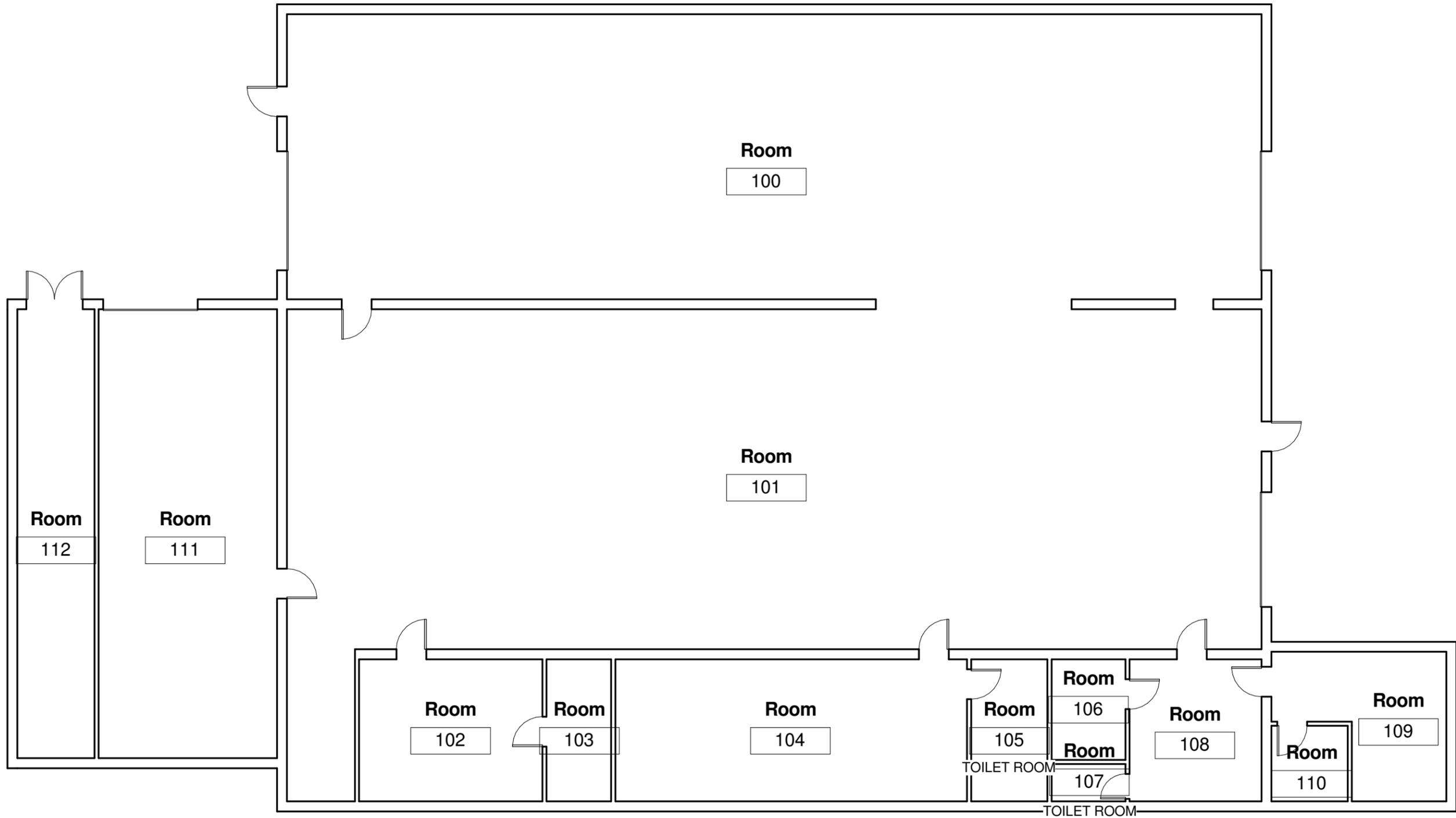


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Public Works 1st Division
City of Pittsburgh

Site Plan		C1.01
Date	09/20/10	
Drawn by	AK	Scale 1/32" = 1'-0"



1 L1 Floor Plan
3/32" = 1'-0"



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



Public Works 1st Division
City of Pittsburgh

L1 Floor Plan		A1.10
Date	09/20/10	
Drawn by	AK	
		Scale 3/32" = 1'-0"