



CITY OF  
**PITTSBURGH**  
FACILITY ANALYSIS REPORT



**Public Works 4<sup>th</sup> Division**  
414 Bausmann Street  
Pittsburgh, Pennsylvania 15210



**Massaro**

[www.massarocms.com](http://www.massarocms.com)

**Public Works 4th Division (B018)**  
414 Bausman Street  
Pittsburgh, PA 15210

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**Public Works 4th Division (B018)**  
414 Bausman Street  
Pittsburgh, PA 15210

**Executive Summary**

**INTRODUCTION**

Public Works 4th Division was inspected on August 6, 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 poor condition . Specifically all major mechanical systems including the heating / ventilation, electrical and plumbing systems will require significant work or complete replacement. Additionally, water infiltration that has occurred over the years has caused significant damage to the building's interior finishes and architectural systems (walls and floors). These systems will also require a substantial amount of work. There are also many safety hazards and code violations that need addressed immediately.

There was no direct evidence of mold problem but significant water infiltration has been occurring for years. It is recommended that a company be hired to perform a comprehensive mold inspection.

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	<b>\$1,831,900</b>	* SEE NOTE BELOW
One Year	<b>\$1,650,853</b>	
Five Year	<b>\$15,866</b>	
10 Year	<b>\$0</b>	

\* This estimate includes a \$750,000 allowance for ADA modifications. Refer to Section 6 of this report for more details.

**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

**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 had significant water infiltration for years. Although there is no direct evidence of a significant mold problem at this time, the proper conditions do exist for mold to be growing.

**Recommendations - Potential Hazardous Material**

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

**Public Works 4th Division (B018)**414 Bausman Street  
Pittsburgh, PA 15210**Executive Summary****American Disabilities Act**

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

**Parking**

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

Estimated cost to achieve compliance

**\$0**

\*SEE NOTE BELOW

**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**

\*SEE NOTE BELOW

**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

**\$0**

\*SEE NOTE BELOW

**Restrooms**

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance

**\$0**

\*SEE NOTE BELOW

**Miscellaneous items**

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

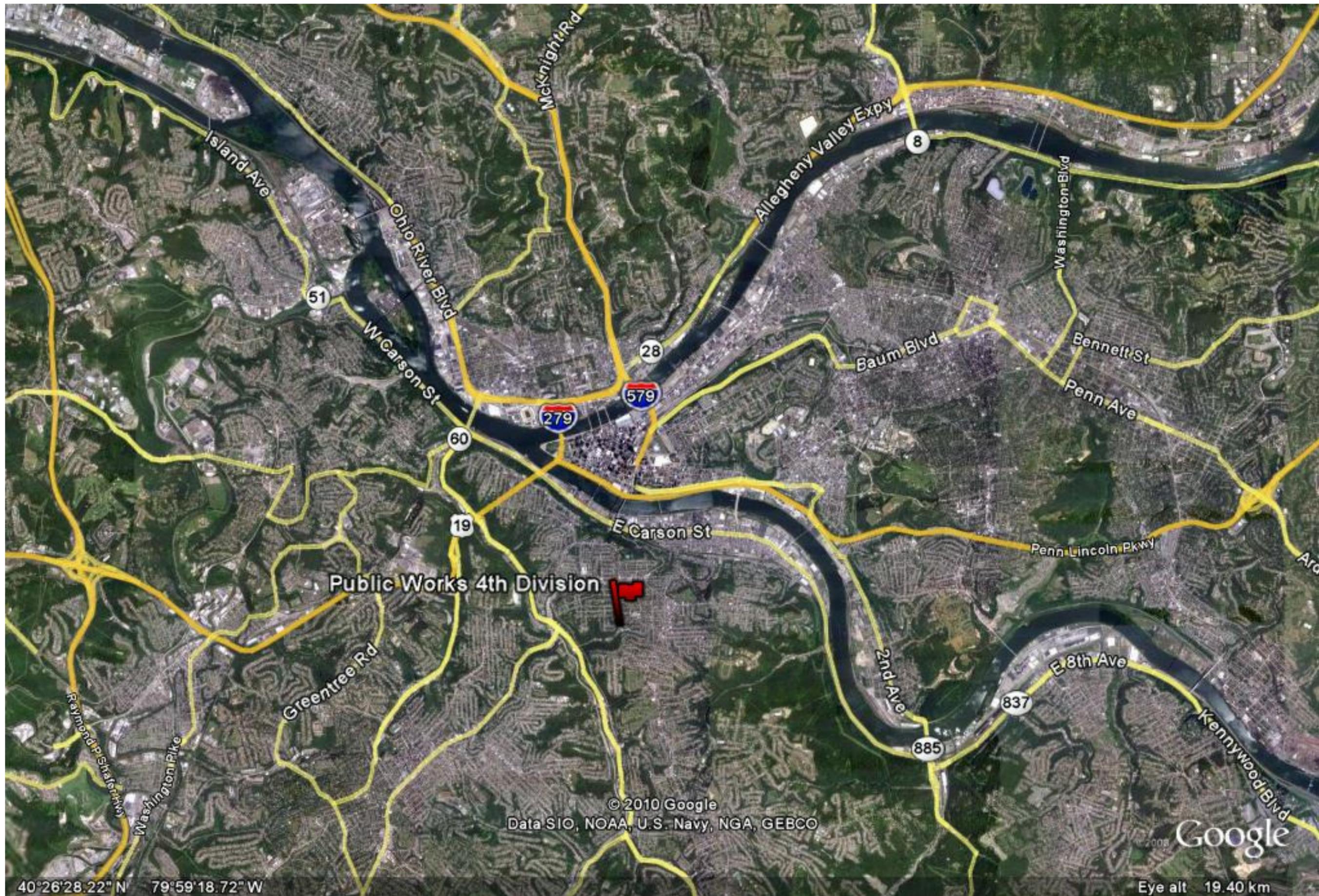
Estimated cost to achieve compliance

**\$0**

\*SEE NOTE BELOW

**NOTE:** This building is not ADA compliant in most areas. Due to the overall condition of the building and extensive modifications that would have to be made to accommodate ADA no specific recommendations are being made. An architect should be consulted to develop a feasible overall plan for repairs and ADA modifications.





Public Works 4th Division

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40°26'28.22" N 79°59'18.72" W

Eye alt 19.40 km



**INSPECTION REPORT**  
**Public Works 4th Division (B018)**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Interiors**

**3rd Floor - Office 304**

<b>Poor</b>	Ceiling -Type	Metal / Tin	Notes:	Deteriorating from roof leaks
<b>Poor</b>	Flooring - Type	VCT	Notes:	Deteriorating
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Fair</b>	Walls - Type	Brick / Homasote	Notes:	Stained from roof leaks.
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**3rd Floor - Reception / Dispatch 302**

<b>Good</b>	Ceiling -Type	Tin	Notes:	
<b>Poor</b>	Flooring - Type	VCT	Notes:	Deterioration due to age.
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Brick / Homasote	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**3rd Floor - Kitchen 303**

<b>Fair</b>	Ceiling -Type	Tin	Notes:	
<b>Fair</b>	Flooring - Type	VCT	Notes:	Old
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Fair</b>	Walls - Type	Brick / Homasote	Notes:	Some cracking in brick.
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**3rd Floor - Office 301**

<b>Good</b>	Ceiling -Type	Tin	Notes:	
<b>Fair</b>	Flooring - Type	VCT	Notes:	Old
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Brick / Homasote	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**3rd Floor - Corridor**

<b>Good</b>	Ceiling -Type	Tin	Notes:	
<b>Fair</b>	Flooring - Type	VCT	Notes:	Old
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Good</b>	Walls - Type	Brick / Homasote	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	Old
	General Note:		Notes:	

**INSPECTION REPORT**  
**Public Works 4th Division (B018)**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Interiors**

**3rd Floor - Bathroom 300**

<b>Good</b>	Ceiling - Type	Tin	Notes:	
<b>Poor</b>	Flooring - Type	Concrete	Notes:	Cracking
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Fair</b>	Walls - Type	Brick	Notes:	
<b>Fair</b>	Doors & Hardware	Wood	Notes:	
	General Note:		Notes:	

**3rd Floor - Stairs / Landing**

<b>Fair</b>	Ceiling - Type	Homasote	Notes:	
<b>Fair</b>	Flooring - Type	Concrete	Notes:	Cracking
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Fair</b>	Walls - Type	Brick	Notes:	Needs painted
<b>N/A</b>	Doors & Hardware	N/A	Notes:	Frames and doors rusting
	General Note:		Notes:	

**2nd Floor - Lobby 202**

<b>Fair</b>	Ceiling - Type	Homasote	Notes:	
<b>Fair</b>	Flooring - Type	Concrete	Notes:	Cracking
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Fair</b>	Walls - Type	Brick	Notes:	Needs painted
<b>Poor</b>	Doors & Hardware	HM	Notes:	Frames and door rusting
	General Note:		Notes:	

**2nd Floor - Upper garages 200**

<b>Poor</b>	Ceiling - Type	Homasote	Notes:	
<b>Poor</b>	Flooring - Type	Concrete	Notes:	Cracking and excessive spawling
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Poor</b>	Walls - Type	Brick	Notes:	excessive cracking
<b>Fair</b>	Doors & Hardware	Metal	Notes:	Garage doors o.k.
	General Note:		Notes:	

**1st Floor - Boiler room 104**

<b>Poor</b>	Ceiling - Type	Concrete	Notes:	Deteriorating
<b>Poor</b>	Flooring - Type	Concrete	Notes:	Deteriorating
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Poor</b>	Walls - Type	Concrete / brick	Notes:	Deteriorating
<b>Poor</b>	Doors & Hardware	Wood	Notes:	Plywood door on room
	General Note:		Notes:	

**INSPECTION REPORT**  
**Public Works 4th Division (B018)**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Interiors**

**1st Floor - Lounge 100**

<b>Poor</b>	Ceiling - Type	Tarp and 1"x6"	Notes:	Roof leaking
<b>Fair</b>	Flooring - Type	Concrete	Notes:	
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Fair</b>	Walls - Type	Wood / Brick	Notes:	
<b>N/A</b>	Doors & Hardware	N/A	Notes:	
	General Note:		Notes:	

**1st Floor - Lower garage 100**

<b>Poor</b>	Ceiling - Type	Concrete	Notes:	Some areas of deterioration
<b>Fair</b>	Flooring - Type	Asphalt	Notes:	
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Fair</b>	Walls - Type	Brick	Notes:	Some water infiltration / needs painted
<b>Fair</b>	Doors & Hardware	Wood / Metal	Notes:	All old
	General Note:		Notes:	

**1st Floor - Office 100**

<b>Fair</b>	Ceiling - Type	Plywood	Notes:	Water in lights
<b>Fair</b>	Flooring - Type	VCT	Notes:	Old
<b>Fair</b>	Base - Type	Rubber	Notes:	
<b>Fair</b>	Walls - Type	Plywood	Notes:	
<b>Fair</b>	Doors & Hardware	HM	Notes:	
	General Note:		Notes:	

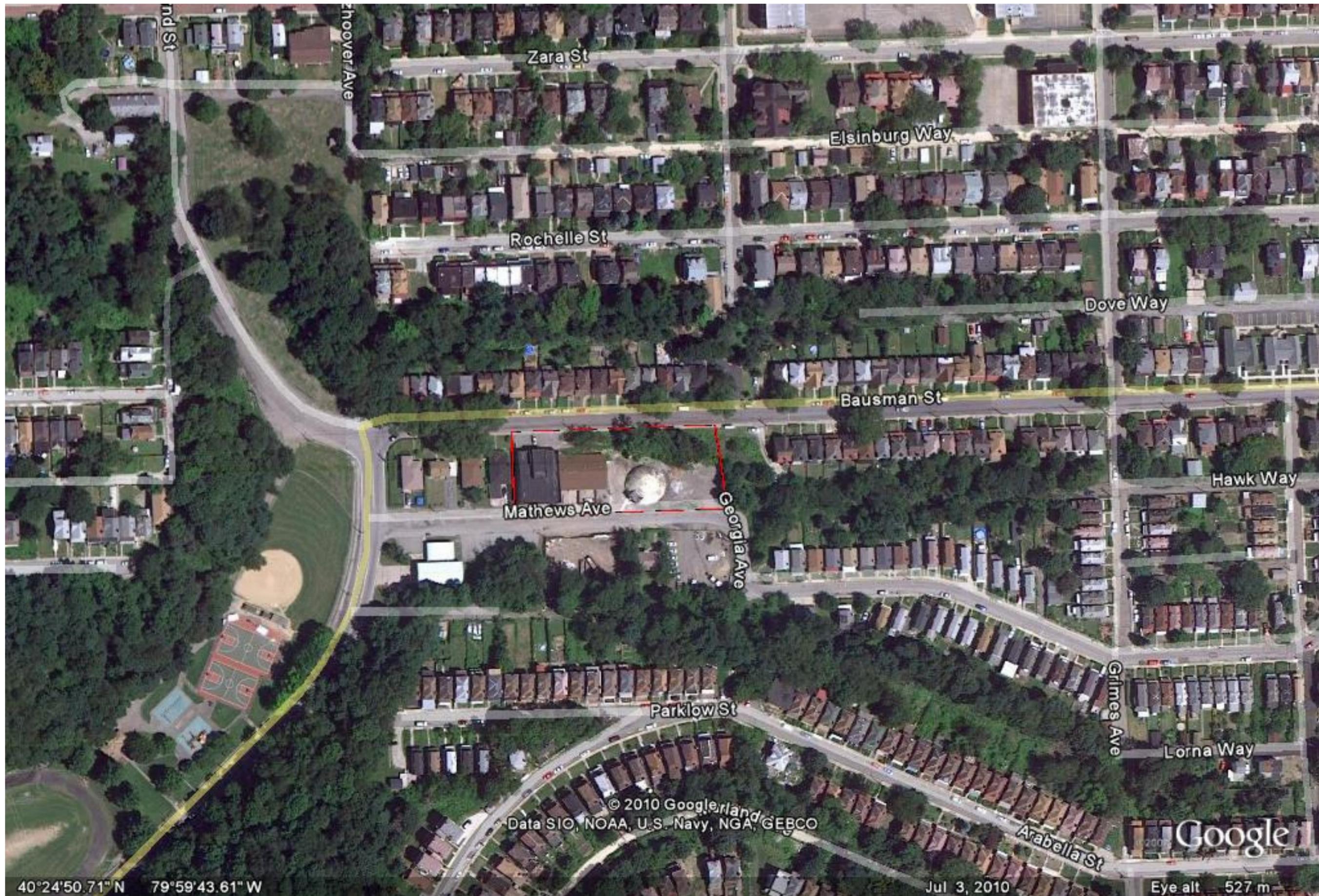
**1st Floor - Truck / Equipment 105**

<b>Fair</b>	Ceiling - Type	Wood	Notes:	Open joist
<b>Poor</b>	Flooring - Type	Concrete	Notes:	Excessive cracking @ garage door
<b>N/A</b>	Base - Type	N/A	Notes:	
<b>Poor</b>	Walls - Type	Masonry	Notes:	Cracking and bulging in several areas, efflorescence and infiltration
<b>Fair</b>	Doors & Hardware	Metal	Notes:	Garge door operational
	General Note:		Notes:	

**Floor - Salt shed**

<b>Poor</b>	Ceiling - Type	Concrete	Notes:	Excessive deteriorating and cracking throughout entire structure
<b>Poor</b>	Flooring - Type	Concrete	Notes:	
<b>Poor</b>	Base - Type	N/A	Notes:	
<b>Poor</b>	Walls - Type	Concrete	Notes:	
<b>N/A</b>	Doors & Hardware	N/A	Notes:	
	General Note:		Notes:	





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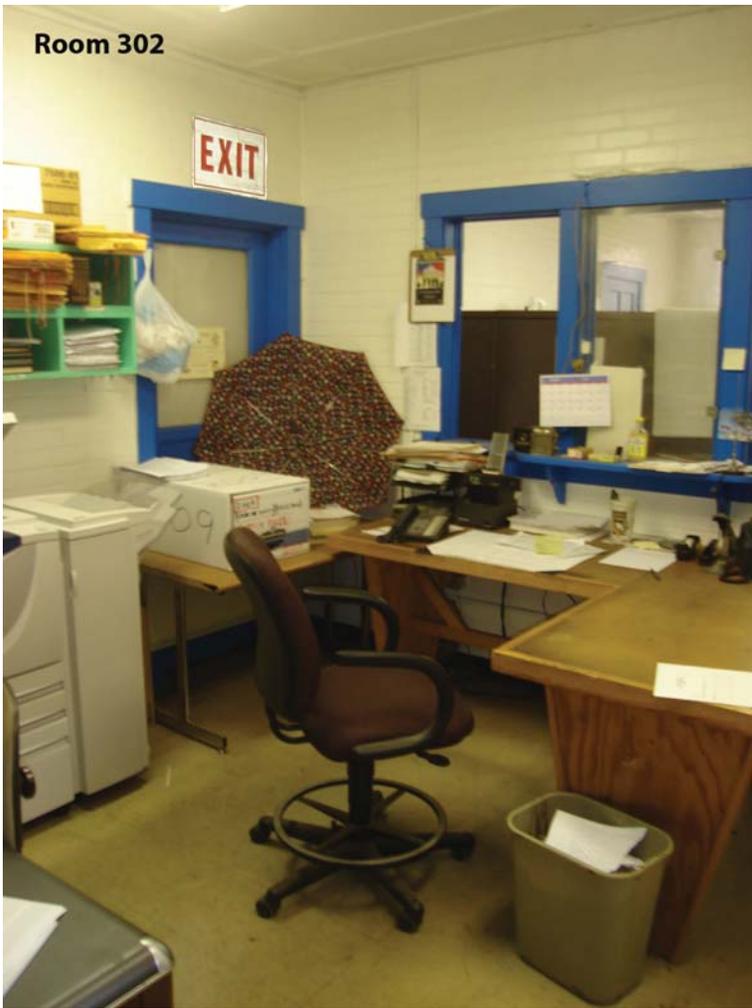
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Room 302



Room 301

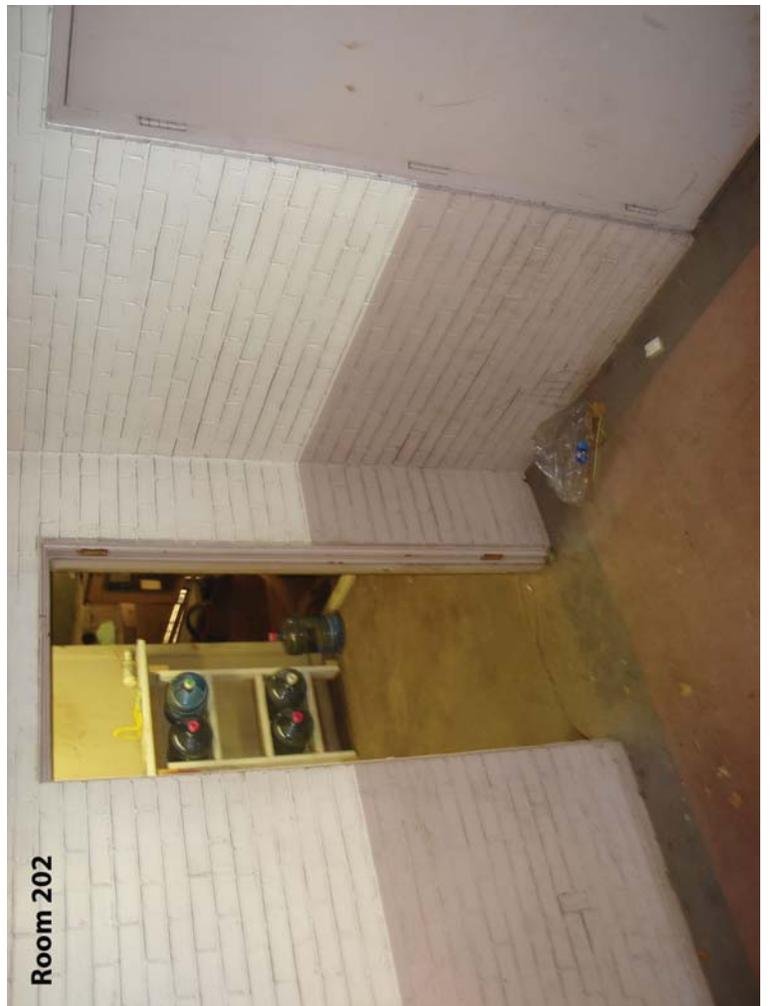
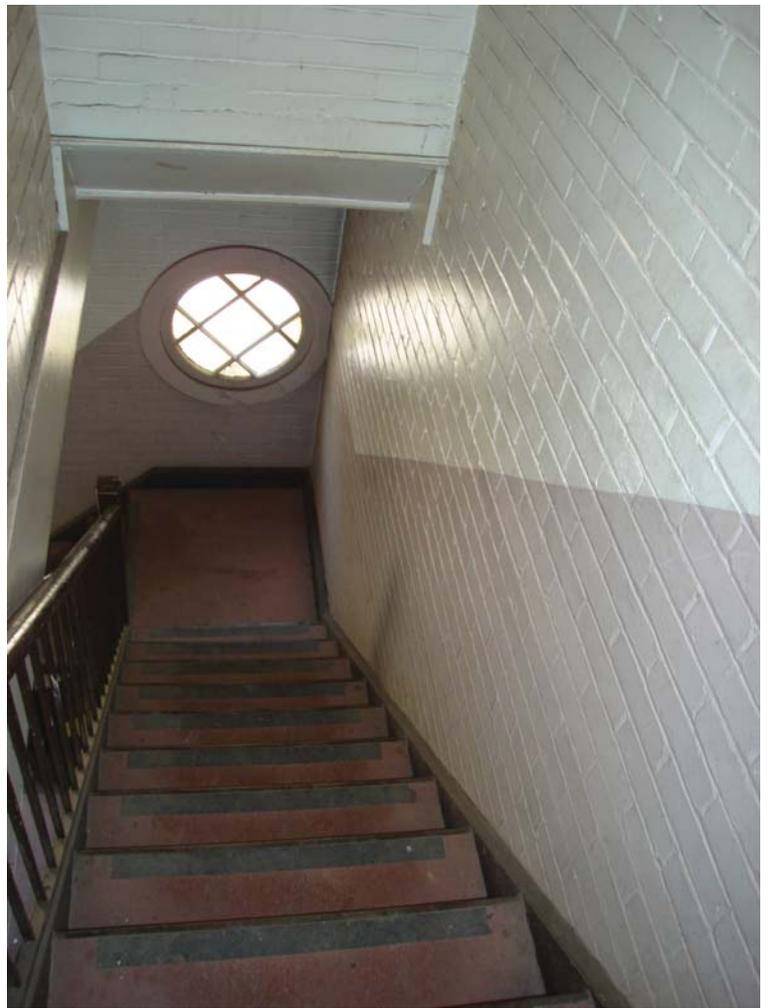


Room 303



Room 301









Room 104



Room 200 (from below)



Room 100

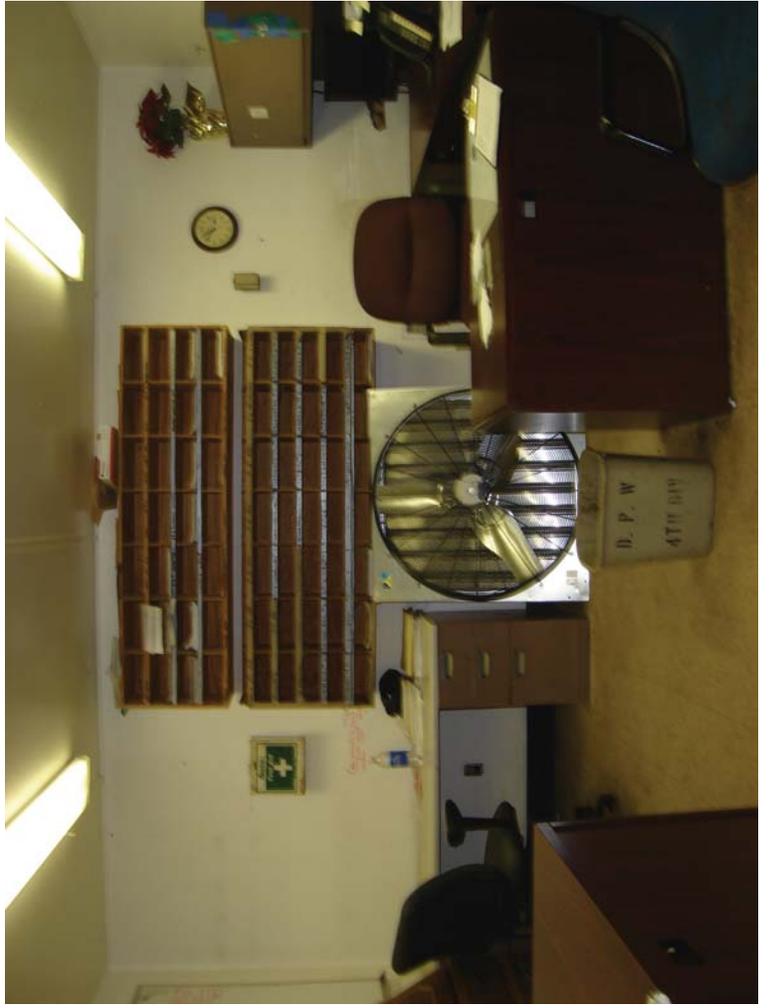


Room 21





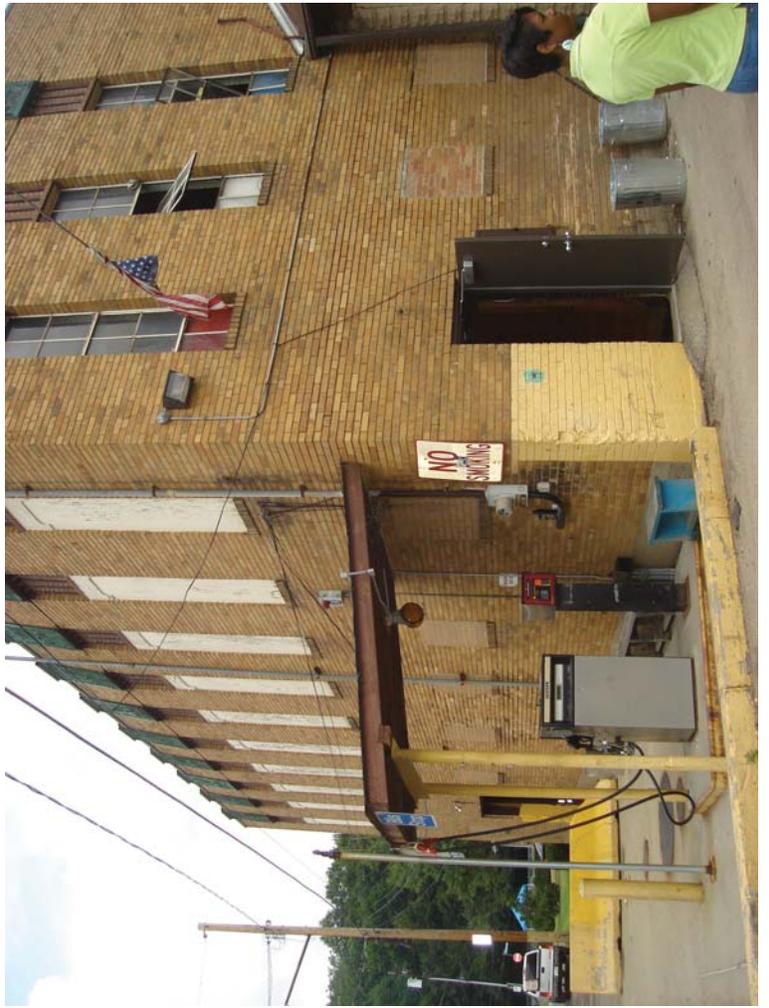
Room 200 (from below)

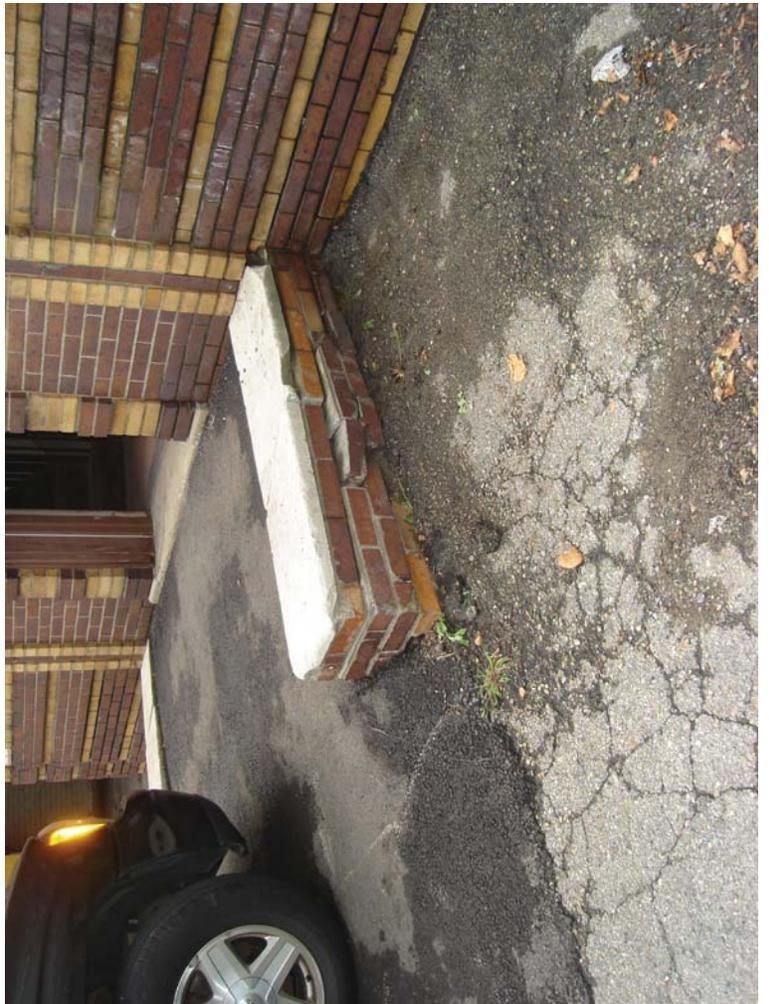
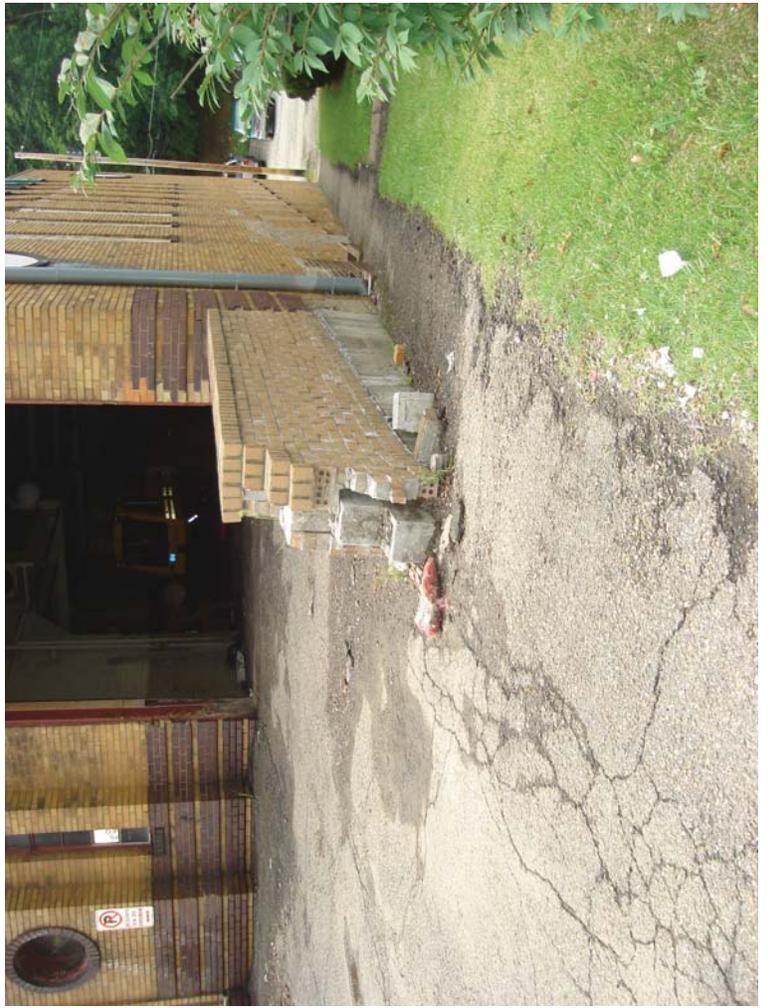


Room 105















**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 – 4<sup>th</sup> 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 – 4<sup>th</sup> 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. It was not possible to inspect the boarded over windows. I would suspect that they are either missing or pose a threat to public safety.

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. The boarded over windows should be re-secured with new fasteners

**END OF ADDENDUM No. 1**



August 6, 2010

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

RE: Visual Survey - Public Works 4<sup>th</sup> Division

## **PREFACE**

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Public Works 4<sup>th</sup> Division, 414 Bausmann, Pittsburgh, PA 15210. The survey was conducted on August 6, 2010. The weather was cloudy with temperatures in the seventies.

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 4,800 square feet of roofing on the main, two story, building and 4,640 square feet on the attached garage. The main building contains five delineated flat roof areas. The garage is constructed with a gable style roof.

### **1. Building walls**

1.1 Construction: The main building walls are constructed with brick. The garage building walls are constructed with painted cement block. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in poor condition. The mortar joints in the brick walls are cracked throughout. Some brick facings are spalled. The south

parapet wall of the main building is leaning toward the inside.

2. Roof Deck

2.1 Construction: The main and garage roof decking is constructed with wood sheathing, wood joists on the main and steel trusses on the garage.

2.2 Condition: The garage roof has deteriorated to a state that it is unsafe to walk on. The main building deck is assumed to have damage due to the numerous leaks.

3. Roof Insulation

3.1 Construction: No core cuts were taken but ½" wood fiberboard was observed in an opening on the main building roof.

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

4. Roof Membrane

4.1 Construction: A fully adhered EPDM roof system is installed on the main building. It appears this roof system was installed over an older roof system. A three tab strip shingle roof system is installed on the garage.

4.2 Condition: The roof systems on both buildings are in very poor condition. Numerous repairs were observed to both roof systems. The field seams in the EPDM roof system are deteriorated, contain some openings and are aged. The shingles are aged, cracked and deteriorated.

5. Membrane flashings

5.1 Construction: On the main building, the perimeter and penetration flashings are constructed with the same single ply membrane as used on the roof and neoprene flashing membrane. The shingle roof system abuts the main building and the flashing is constructed with metal channel flashing in lieu of step flashing.

5.2 Condition: The EPDM and neoprene flashing systems are in very poor condition. Most seams are cracked and open. The neoprene is crazed, cracked, brittle and deteriorated. The shingle flashing at the main building leaks and the penetration flashings are deteriorated.

6. Perimeter Terminations

6.1 Construction: The main building walls extend above the

roof line creating parapet walls at the entire perimeter (avg. 3' high). The parapet walls are capped with limestone coping. The membrane flashings extend up the wall and over top the parapet and terminated with metal bar. There is not termination at the eaves or rakes of the garage roof.

6.2 Condition: The terminations are in poor condition.

7. Roof Top Penetrations

7.1 Vent pipes and roof vents penetrate the roofs.

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

8. Drainage System

8.1 Construction: The main roof areas drain to interior roof drains. There is apparent slope to the drains. The garage roof drains to a hanging gutter system.

8.2 Condition: One roof drain is clogged and ponds water on the east side of the main building. The gutter drainage system on the garage is in poor condition. Most gutters section on the north side are missing and some sections are damaged on the south side. The downspouts are missing.

9. Access

10.1 Access is by providing extension ladders only.

10. Weather Tightness - Building

10.1 The building is not weather tight due to the numerous defects in the building walls and roofing systems. The potential for water infiltration is very high in these areas.

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. Numerous cracks were observed around the base.

**CONCLUSIONS**

Current and continuing leaks are reported. The building is in a serious state of disrepair.

The building walls contain numerous defects.

The roof decking appears to be in poor condition. The garage deck is deteriorated to a state that it is unsafe to walk on.

The EPDM roof membrane, flashing and insulation systems and the shingle roof system are in very poor condition. The roof top penetrations are in poor condition. The drainage system is in poor condition. One interior roof drain on the main building is clogged and causes ponding water. The hanging gutter system on the garage has numerous missing sections and areas of damage.

It is our opinion the roofing systems should be replaced but this would also require deck replacement and possibly some structural repair work.

Estimates:

1 year: Replace the roof systems on both buildings. Estimated cost: Main Building \$80,000 (4,800 SF x \$15/SF + \$8,000 deck repair) Garage \$92,800 (4,640 SF x \$20/SF shingle and deck replacement. Note: estimate does not include any potential structural repairs (unseen and unknown).

5 year: ONLY IF ROOF SYSTEMS AND DECK ARE REPAIRED AND REPLACED. 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



R-4 Loose vent pipe flashing



R-2 Penthouse roof looking south, ponding water



R-5 Deteriorated flashing, crazed and cracked



R-3 Penthouse roof looking north



R-6 Small roof on northeast side of penthouse



R-7 East side of Main roof looking south, flashing over top of parapet



R-10 West side of Main roof looking south



R-8 Small roof on west side of penthouse, bar termination of flashing over top of wall



R-11 Small roof on west side of penthouse with bar termination



R-9 Small roof on NW side of penthouse



R-12 Small roof on NW side of penthouse with counter flashing termination



R-13 Deteriorated and cracked flashing



R-16 Open flashing at base of penthouse



R-14 Loose repair



R-17 East side of main roof looking north



R-15 Clogged roof drain on east side



R-18 West side of main roof looking north



R-19 Bridged flashing, missing dome on drain



R-22 Bridged and loose flashing



R-20 Open field seam



R-23 Nail protruding flashing, open and cracked flashing



R-21 Open patch and flashing at base of penthouse



R-24 West side of main roof looking south



R-25 Underside of Garage roof, rotted sheathing



R-28 North slope of garage roof



R-26 Underside of Garage roof, rotted and missing sheathing



R-29 North slope of garage roof



R-27 Underside of Garage roof, rotted and missing sheathing



R-30 Northwest corner of garage roof with depressions in roof



R-31 North slope of garage roof



R-34 SE corner of garage, missing downspout



R-32 Penetrations on north slope of garage roof



R-35 South eave of garage, damaged gutter



R-33 South slope of garage roof



R-36 Flashing of garage to main building, Channel flash not step flash



W-1 Front of building



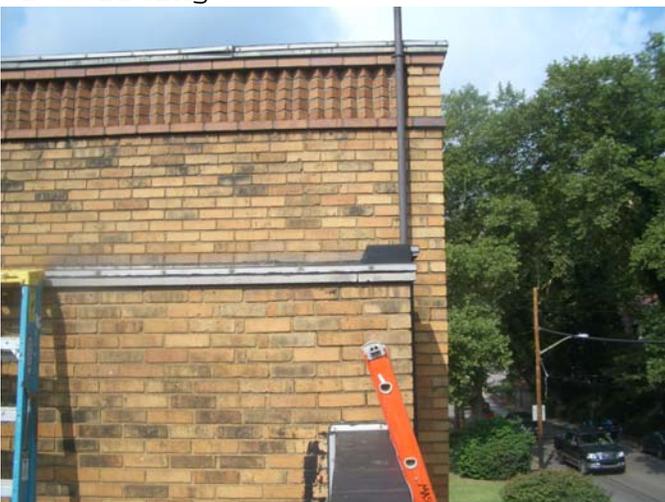
W-4 East end of garage



W-2 Carved limestone show baker indicating the original bakery use of building



W-5 SE corner of main building, cracked mortar joints



W-3 Brick wall on NE corner of penthouse



W-6 Rear (south) of building



W-7 Rear and west wall of building



W-10 Crack mortar joints



W-8 Cracked mortar joints in SW corner of main building



Other - Salt containment building



W-9 Spalled brick at rear of building



Other - Cracks in concrete of salt containment building

**Atlantic Engineering Services**

650 Smithfield St  
 Suite 1200  
 Pittsburgh, PA 15222  
 412-338-9000  
 AES RPT # 014

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

**Building Observation Report**

Facility Public Works - Division #4  
 Street Address 414 Bausman Street  
 City, State Pittsburgh, PA 15210

AES Personnel: RSB Weather Conditions: Warm, Sunny  
 Date: 6-Aug-10 Temp: 75  
 Time: 9:30 AM Wind: None  
 Facility Main Contact: John Radcliffe Building Use: Public Works  
 Facility Phone: \_\_\_\_\_ Building Code: B018

**Structural**

Overall	Number of Stories	Notes:	<u>3 (1 for truck garage)</u>
	Structure Type	Notes:	<u>Brick brg w/ wood, conc., stl. framing (mas brg in truck garage)</u>
	Basement	Notes:	<u>Walk-out</u>
Foundation	Material	Notes:	<u>Concrete</u>
	Settlement	Notes:	<u>Some at southwest corner</u>
	Moisture	Notes:	<u>yes</u>
Floor System	Structure	Notes:	<u>1st - Conc. slab on steel, 2nd - wood joists on steel</u>
	Floor Finishes	Notes:	<u>VCT/Exposed</u>
	Stairs	Notes:	<u>Wood and Steel</u>
Walls	Exterior Material	Notes:	<u>Multi-wythe brick (CMU in Truck Garage)</u>
	Interior Material	Notes:	<u>Multi-wythe brick (CMU in Truck Garage)</u>
Columns	Type	Notes:	<u>Brick below 1st, Steel from 1st to 2nd</u>
Roof	Structure Type	Notes:	<u>Wood (wood decking over steel truss in truck garage)</u>
	Slope	Notes:	<u>Flat (sloped over truck garage)</u>
	Roofing Material	Notes:	<u>EPDM (shingles on truck garage)</u>

## Building Observation Report

Facility	<b>Public Works - Division #4</b>
Street Address	<b>414 Bausman Street</b>
City, State	<b>Pittsburgh, PA 15210</b>

### Structural

#### Notes:

##### Exterior of Main Building

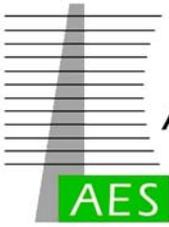
- 1.) Bricks at entry to 1st level garage off Bausman street are cracked and spalled. Recommend rebuilding the damaged brick. (1 to 5 yrs) **(Photos S1&S2)**
- 2.) Damaged site wall at northwest corner. Recommend rebuilding block and brick. (1 yr) **(Photo S3)**
- 3.) Bricks cracked and settled at window sill along west face. Recommend rebuilding brick. (1 yr) **(Photo S4)**
- 4.) Significant mortar loss on all faces. Recommend repointing all brickwork (1 yr) **(Photo S5)**
- 5.) Spalled/cracked bricks on south building face. Recommend rebuilding damaged brick. (1 to 5 yrs) **(Photos S6&S7)**
- 6.) Bricks cracked at elevation of high window lintels on all building faces, likely do to rust jacking of the lintels. This has caused the parapets to rotate inward and push out from the building. Recommend rebuilding brick parapets and cleaning/replacing lintels (1 yr) **(Photos S8&S9)**
- 7.) The roofing membrane has started to fail in various seal locations, and there are several areas where the water is not draining properly or the drains are backed up. See the roofer's report for additional information. **(Photos S10&S11)**

##### Interior of Main Building

- 8.) At third floor there is staining on walls due to water leakage from the roof. Recommend repair roof (1 to 5 yrs)
- 9.) There is significant spalling at the underside of the slab on deck of the first floor where the vehicles park, one patch in particular is roughly 20-25 s.f. in size and has significant exposed rebar. Recommend doing a full depth slab repair. (1 yr) **(Photo S12)**
- 10.) There is additional corrosion of the form deck throughout the underside of the first floor and corresponding corrosion of supporting steel. Recommend cleaning and repainting the corroded steel and deck (1 to 5 yrs) **(Photos S13&S14)**
- 11.) AES was informed that a portion of the existing 1st floor slab had collapsed over 10 years ago under the weight of a piece of equipment. The slab had deteriorated from the salt water intrusion. The slab had been replaced and appears to be in good condition. AES recommends that a membrane be added to the 1st floor slab to minimize corrosion damage to the slab and supporting steel. (1 to 5 yrs) **(Photo S15)**
- 12.) Plywood was installed at the underside of the first floor slab above the break room to prevent debris from falling into the room. Limited observance of the slab indicated similar corrosion and salt water damage as in other locations throughout the facility. Recommend clean the damaged areas and provide full-depth slab repairs (1 yr) **(Photo S16)**
- 13.) There are cracks present in the brick at lintels above the window openings. Recommend repairing and repointing all cracked brickwork. (1 to 5 yrs) **(Photo S17)**

##### Exterior/Interior of Truck Garage

- 14.) On the Bausman Street side, existing grade is sloped to the garage wall face. Recommend regrading the site away from the wall face, and install appropriate drainage (1 yr) **(Photo S18)**
- 15.) The gutters along the Bausman Street side are damaged and partly filled. Recommend replacing the gutter system (1 yr) **(Photo S18)**
- 16.) There is cracked and dislocated masonry at various locations around the perimeter. Recommend rebuilding all cracked masonry (1 to 5 yrs) **(Photo S19)**
- 17.) The roof sheathing is significantly bowed and warped throughout with damaged shingles throughout. Observance of the interior of the roof indicate the sheathing is wood decking. Significant portions of the decking are damaged and rotted through. Recommend replacing the roof sheathing and roof shingles (1 yr) **(Photos S20&S21)**
- 18.) The roof trusses supporting the wood decking are minimally corroded, with significant loss of the paint. Recommend cleaning and repainting all the trusses (1 to 5 yrs) **(Photo S22)**



**Atlantic Engineering Services**

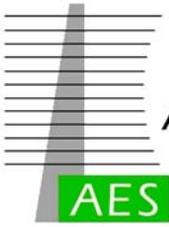
Site Visit Report No.: Site B018 – Public Works Division #4  
Project No.: 09-260  
Date of Site Visit: August 6, 2010  
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**Photo S1**



**Photo S2**



**Atlantic Engineering Services**

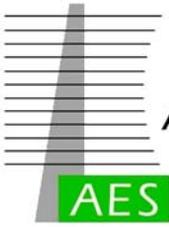
Site Visit Report No.: Site B018 – Public Works Division #4  
Project No.: 09-260  
Date of Site Visit: August 6, 2010  
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**Photo S3**



**Photo S4**



**Atlantic Engineering Services**

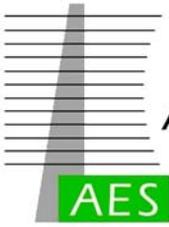
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S5**



**Photo S6**



**Atlantic Engineering Services**

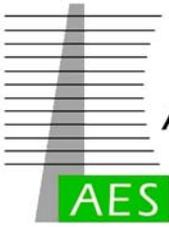
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S7**



**Photo S8**



**Atlantic Engineering Services**

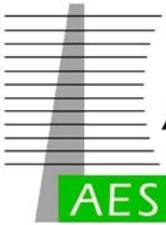
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S9**



**Photo S10**



**Atlantic Engineering Services**

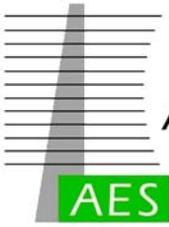
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S11**



**Photo S12**



**Atlantic Engineering Services**

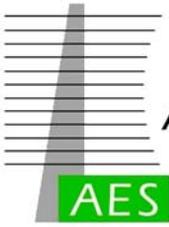
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**Photo S13**



**Photo S14**



**Atlantic Engineering Services**

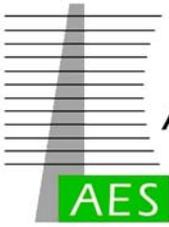
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S15**



**Photo S16**



**Atlantic Engineering Services**

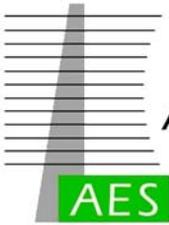
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S17**



**Photo S18**



**Atlantic Engineering Services**

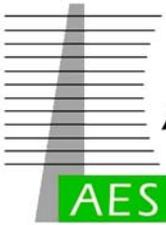
Site Visit Report No.: Site B018 – Public Works Division #4  
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**Photo S19**



**Photo S20**



**Atlantic Engineering Services**

Site Visit Report No.: Site B018 – Public Works Division #4  
Project No.: 09-260  
Date of Site Visit: August 6, 2010  
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**Photo S21**



**Photo S22**

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Plumbing**

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation:	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

**Plumbing**

X	Service Entrance		Notes: Update this service according to local and national codes and standards.
	Meter location		Notes: Basement Mechanical Room
			Notes: _____
X	Meter size		Notes: Neptune Meter.
			Notes: Support frame poor, rusted and broken.
			Notes: Currently being supported by a broken support frame and wooden blocks.
			Notes: Provide proper support according to local and national codes and standards for this domestic service.
Fair-Poor/Old	Meter condition		Notes: _____
			Notes: _____
X	Backflow preventer		Notes: No backflow preventer observed. Provide a backflow preventer in 0-1 year.
			Notes: _____
Fair/Old	Pressure Reducing Valve		Notes: Pressure Regulator fair / old.
	Water Filtration		Notes: _____
	Water Softener		Notes: _____
	Humidistat		Notes: _____
Poor	Water Heaters		Notes: Mechanical Room
	Make Bradford White		Notes: Poor - rusted.
	Model MI40S6LN10		Notes: Replace in 0-1 year.
	Serial PH9643081		Notes: _____
	Age 9 years old		Notes: _____
	Capacity 40 Gal.		Notes: _____
	Expansion Tank No expansion tank		Notes: _____
	Natural gas		Notes: _____
	Electric		Notes: _____
Poor	Flue vent		Notes: _____
	Recirculation Pump		Notes: _____
	Sump Pump		Notes: _____
X	Number of Men's Locker Room Toilet Facilities		Notes: See notes at bottom of spreadsheet.
Fair/Old	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: _____
X	Number of Women Rooms	1	Notes: See notes at bottom of spreadsheet.
Poor	Number of water closets	1	Notes: Replace in 0-1 year.
Fair	Number of lavatories	1	Notes: _____
Fair/Old	Number of urinals	1	Notes: _____
	Number of shower heads		Notes: _____
Poor	Number of Shower Rooms		Notes: 2 showers - abandoned, shower heads removed. Replace in 0-1 year.
	Number of shower heads		Notes: Drain covers in the showers in poor condition. Replace in 0-1 year.

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Plumbing**

	Drinking Fountains			Notes: _____
Fair-Poor/Old	Pipe			Notes: _____
	Condition			Notes: Perform detailed inspection of piping, valves and fittings. Repair/replace as
	Insulation			Notes: necessary in 0-1 year.
	Grease Traps			Notes: _____
	Solids Interceptor			Notes: _____
	Oil/Water Separator			Notes: _____
	Sewage Grinder			Notes: _____
	Neutralizer Tank (Acid Waste)			Notes: _____
Fair-Poor/Old	Sanitary Sewer			Notes: Sanitary sewer pipe within Basement Integral Garage poor, rusted & pitted.
				Notes: Replace in 0-1 year.
				Notes: Perform detailed inspection of the remaining system. Repair/replace as
				Notes: necessary in 0-1 year.
Fair-Poor/Old	Rain Water Sewer			Notes: Rain Water Sewer drains within Basement Integral Garage are in poor
				Notes: condition. Replace in 0-1 year.
				Notes: Storm Drainage inlet located in exterior garage. Poor. Replace in 0-1 year.
				Notes: Perform detailed inspection of the remaining system. Repair/replace as
				Notes: necessary in 0-1 year.
	Access Doors			Notes: _____
				Notes: _____
X	Kitchenette			Notes: Outside of Supervisors Office 2nd Floor.
Poor	Number of sinks	1		Notes: _____
Fair- Poor	Hose Bibs			Notes: Located in Basement Integral Garage - Poor, Faucet - Fair
				Notes: _____
Poor	Janitor's Service Sink			Notes: Replace in 0-1 year.

**Notes:**

**Notes:** Roof drains are in fair to poor condition and are clogged. One is in good condition. No roof drain covers.  
 Clean away debris, unclog the roof drains, and provide roof drain covers in 0-1 year.

Vents at roof are in poor condition rusted and pitted. Replace in 0-1 year.  
 Main building - Majority of the Downspouts are in good condition with only one in poor condition. Replace the one poor downspout in 0-1 year.

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.

Exterior Garage - Roof vents, gutters and downspouts are all in poor condition. Replace in 0-1 year.

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.

Basement Integral Garage - Emergency eye wash station is in poor condition. Replace in 0-1 year.

See photos labeled P for Plumbing.

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**HVAC Steam Side Systems and Equipment**

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation:	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 2010
Facility Main Contact:	Ray Klimko		
Phone:	412-979-3456 (cell)		

**HVAC Steam Side Systems and Equipment**

<input type="checkbox"/> X	Controls:	Notes:	_____
<input type="checkbox"/> Poor	Electric	Notes:	Honeywell & Penn. Replace in 0-1 year.
<input type="checkbox"/>	Pneumatic	Notes:	_____

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ Other \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

<input type="checkbox"/> Poor	Steam Unit Heaters	Notes:	Replace in 0-1 year.
<input type="checkbox"/> Poor	Piping	Notes:	Replace in 0-1 year.
<input type="checkbox"/> Poor	Controls	Notes:	Replace in 0-1 year.

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ Other \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

<input type="checkbox"/> Poor	Steam Boilers	1	Notes:	Basement Mechanical Room
<input type="checkbox"/>	Flue		Notes:	Base rusted.
<input type="checkbox"/>	Make-up water piping		Notes:	Replace in 0-1 year.
<input type="checkbox"/>	Boiler safeties		Notes:	_____
<input type="checkbox"/> X	Piping		Notes:	Main fair-poor, beyond the boiler - poor-old, rusted & pitted
<input type="checkbox"/> Poor	Gauges		Notes:	_____

Manufacturer: Peerless Serial # 211-3425  
 Model: 211-6-S Other \_\_\_\_\_  
 Year Installed: ~1985 Other \_\_\_\_\_  
 INPUT 1050000 OUTPUT 840000

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

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**HVAC Steam Side Systems and Equipment**

Poor	Piping	Notes:	Majority of the visible piping is old, rusted and pitted.
	Pipe routing	Notes:	Piping near the boiler is fair.
Poor	Pipe supports	Notes:	This Hydronic System looks like it needs replaced.
	Pipe insulation	Notes:	Bring this system on-line and perform a detailed inspection
	Visible leaks	Notes:	of this systems piping, valves and fittings and check for leaks
	Expansion loops	Notes:	within 0-1 year. Replace as necessary.
	Expansion joints	Notes:	
	Provisions for expansion	Notes:	
	Anchor points	Notes:	

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

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ Other \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

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

Manufacturer: \_\_\_\_\_ Serial # \_\_\_\_\_  
 Model: \_\_\_\_\_ Other \_\_\_\_\_  
 Year Installed: \_\_\_\_\_ Other \_\_\_\_\_

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**HVAC Steam Side Systems and Equipment**

<input type="checkbox"/>	Boiler Blow down Separator	Notes:	_____
<input type="checkbox"/>	Make-up water piping	Notes:	_____
<input type="checkbox"/>	Bottom blow down piping	Notes:	_____
<input type="checkbox"/>	Surface blow down piping	Notes:	_____
<input type="checkbox"/>	Pipe insulation	Notes:	_____
<input type="checkbox"/>	Vent to outside	Notes:	_____
<input type="checkbox"/>	Overflow	Notes:	_____
<input type="checkbox"/>	Drain	Notes:	_____
<input type="checkbox"/>	Gauges	Notes:	_____
<input type="checkbox"/>	Thermometers	Notes:	_____

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

<input type="checkbox"/>	Heat Exchangers	Notes:	_____
<input type="checkbox"/>	Piping	Notes:	_____
<input type="checkbox"/>	Insulation	Notes:	_____
<input type="checkbox"/>	Valves	Notes:	_____
<input type="checkbox"/>	Gauges	Notes:	_____
<input type="checkbox"/>	Thermometers	Notes:	_____

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

<input checked="" type="checkbox"/>	Radiators	Notes:	<u>Most are old and in poor condition. Some are in fair condition.</u>
<input type="checkbox"/>	Fin Tube	Notes:	<u>Replace poor in 0-1 year.</u>

<input type="checkbox"/>	Boiler Supplement for Insurance	Notes:	_____
<input type="checkbox"/>	Boiler Inspection Reports	Notes:	_____

**Notes**

**Notes:** Integral Garage - 1 Unit Heater in Poor condition. No identification tag. Replace in 0-1 year.  
Old Steam Unit Heater located within Basement Integral Garage in poor condition. Replace in 0-1 year.  
2nd Boiler within Mechanical Room. No identification tag. Poor condition. Replace in 0-1 year.  
 \_\_\_\_\_  
See photos labeled M for Mechanical.  
 \_\_\_\_\_

**INSPECTION REPORT**

**Public Works 4th Division  
 414 Bausman Street  
 Pittsburgh, PA 15210**

**HVAC Air Side Systems and Equipment**

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 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	_____

**INSPECTION REPORT**

**Public Works 4th Division  
 414 Bausman Street  
 Pittsburgh, PA 15210**

**HVAC Air Side Systems and Equipment**

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

<input type="checkbox"/>	Exhaust/Ventilation Fans	Notes:	<hr/>
<input type="checkbox"/>	Exhaust/Ventilation Fans	Notes:	<hr/>
<input type="checkbox"/>	Exhaust/Ventilation Fans	Notes:	<hr/>

<input type="checkbox"/>	Ductwork	Notes:	<hr/>
<input type="checkbox"/>	Ductwork	Notes:	<hr/>
<input type="checkbox"/>	Ductwork	Notes:	<hr/>
<input type="checkbox"/>	Ductwork	Notes:	<hr/>
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<input type="checkbox"/>	Ductwork	Notes:	<hr/>
<input type="checkbox"/>	Ductwork	Notes:	<hr/>

<input type="checkbox"/>	Cooling Coils	Notes:	<hr/>
<input type="checkbox"/>	Cooling Coils	Notes:	<hr/>
<input type="checkbox"/>	Cooling Coils	Notes:	<hr/>
<input type="checkbox"/>	Cooling Coils	Notes:	<hr/>
<input type="checkbox"/>	Cooling Coils	Notes:	<hr/>

<input type="checkbox"/>	Filters	Notes:	<hr/>
<input type="checkbox"/>	Filters	Notes:	<hr/>
<input type="checkbox"/>	Filters	Notes:	<hr/>

<input type="checkbox"/>	Controls:	Notes:	<hr/>
<input type="checkbox"/>	Controls:	Notes:	<hr/>
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<input type="checkbox"/>	Controls:	Notes:	<hr/>
<input type="checkbox"/>	Controls:	Notes:	<hr/>
<input type="checkbox"/>	Controls:	Notes:	<hr/>

Manufacturer: 

---

Model: 

---

Year Installed: 

---

Serial # 

---

Other 

---

Other 

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## INSPECTION REPORT

Public Works 4th Division  
414 Bausman Street  
Pittsburgh, PA 15210

### HVAC Air Side Systems and Equipment

#### Notes:

**Notes:** 2nd Floor  
Supervisor's Office Window AC Unit is in fair condition. **Safety Hazard - Steel support for this unit is badly rusted and the unit may fall as a result.** Replace this Window AC Unit's support frame as soon as possible.

Smaller Office - Window AC Unit Poor. Base is rusting. **Safety Hazard - Steel support for this unit is badly rusted and the unit may fall as a result.** Replace this Window AC Unit and its support frame as soon as possible.

Basement Integral Garage:  
Supervisor's Office: Frigidaire Window AC Unit in Fair condition and needs cleaned.  
Fabricated ductwork improperly fastened to a unit heater in Lunch/Rec. Room. Ductwork leading to office.  
Integral Garage: Frigidaire Window AC Unit mounted at Office in Poor condition. Replace in 0-1 year.  
**Safety Hazard - Steel support frames for Window AC Units badly rusted.**  
Install HVAC for these offices according to local codes and standards and provide support for the HVAC equipment in 0-1 year.

Exterior Garage: Pneumatic System at the work bench (on the left) is in Good condition.  
Basement Integral Garage: Pneumatic System is in Poor condition. Replace in 0-1 year.

Most visible ductwork looked dirty and in poor condition, with little in fair condition.  
Contact mold remediating contractor and test for mold. Clean ductwork. Repair/replace as necessary in 0-1 year.

Diffusers, register and grilles for the entire building are Old, dirty, and in Poor condition. Replace in 0-1 year.

Many Life Safety Hazards and HVAC standards and code violations observed throughout the facility.  
Bring this facility up to local and national codes and standards as soon as possible.

See photos labeled M for Mechanical.

### INSPECTION REPORT

Public Works 4th Division  
414 Bausman Street  
Pittsburgh, PA 15210

#### HVAC Heating

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation:	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

#### HVAC Electric Heating

<input type="checkbox"/> Good	Gas Fired Unit Heater	Notes:	Unit#: SDUA-P115081N2AA110
	Manufacturer: Dayton (Fuel-Trimmer)	Notes:	Input: 75000 BTU /hr
	Model#: 3E371D	Notes:	Output: 120000 BTU/hr
	Serial #: E06436069000008	Notes:	
	Capacity: _____	Notes:	
	Voltage: _____	Notes:	
	Year Installed: 2006	Notes:	

<input type="checkbox"/> Good	Gas Fired Unit Heater	Notes:	Couldn't access the unit heater. Truck
	Manufacturer: Dayton (Fuel-Trimmer)	Notes:	was in the way.
	Model: _____	Notes:	
	Serial #: _____	Notes:	
	Capacity: _____	Notes:	
	Voltage: _____	Notes:	
	Year Installed: _____	Notes:	

<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: _____		

## INSPECTION REPORT

Public Works 4th Division  
414 Bausman Street  
Pittsburgh, PA 15210

### HVAC Heating

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#### Notes:

- Notes:** Exterior Garage: Unit Heater was removed to allow for additional large truck parking.  
Replace the Unit Heater or remove its associated conduit, wiring, thermostatic controls, flue and patch the roof, also cut and cap associated gas piping in 0-1 year..
- 
- Basement Integral Garage - Natural Gas fired Unit Heater in Poor condition. Replace in 0-1 year.
- 
- Basement Integral Garage - 1 Trane Natural Gas Fired Unit Heater in Poor condition. Replace in 0-1 year.
- 
- Small ticket items.
- 
- See photos labeled M for Mechanical.
-



**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Electrical**

<input type="checkbox"/> Poor	Power Distribution Panels	Notes:	Manufacturer: Square D
		Notes:	Cap # Q0C16U
		Notes:	Series G1
		Notes:	<b>Electrical Hazard: Exposed wiring.</b>
		Notes:	Replace as soon as possible.
<input type="checkbox"/>	Stand-by Generator	Notes:	
<input type="checkbox"/>	Transfer switch	Notes:	
<input type="checkbox"/>	Day Tank	Notes:	
	Manufacturer: _____	Serial #	_____
	Model: _____	Other	_____
	Year Installed: _____	Other	_____
<input type="checkbox"/>	Motor Control Center	Notes:	
<input checked="" type="checkbox"/> X	Lighting	Notes:	Fluorescent and Incandescent
	Interior	Notes:	60% Fair, 40% Poor. Replace poor lighting in 0-1 year.
		Notes:	When replacing T12 lighting, replace it with more energy efficient T8 or T5
		Notes:	lighting. Provide occupancy sensors for energy efficient lighting control.
<input checked="" type="checkbox"/> X	Receptacles	Notes:	90% Poor/Old, 10% Fair
		Notes:	Replace poor receptacles in 0-1 year.
<input checked="" type="checkbox"/> X	Fire Alarm	Notes:	See notes at bottom of spreadsheet.
<input checked="" type="checkbox"/> X	Control Panel	Notes:	<b>None observed.</b>
<input checked="" type="checkbox"/> X	Annunicator Panel	Notes:	<b>None observed.</b>
<input checked="" type="checkbox"/> X	Devices - Strobes	Notes:	<b>None observed.</b>
<input checked="" type="checkbox"/> X	Devices - Horns	Notes:	<b>None observed.</b>
<input checked="" type="checkbox"/> X	Devices - Pull Stations	Notes:	<b>None observed.</b>
<input type="checkbox"/>	PA System	Notes:	
<input type="checkbox"/>	Clock System	Notes:	
<input type="checkbox"/>	Security System	Notes:	2nd floor speakers Poor. Replace 0-1 year.
<input checked="" type="checkbox"/> X	Main Panel Board	Notes:	KERI System - Access Control System - Disconnected
<input type="checkbox"/>	Devices - Cameras	Notes:	
<input type="checkbox"/>	Devices - Door Contacts	Notes:	
<input type="checkbox"/>	Devices - Window Contacts	Notes:	
<input type="checkbox"/>	Metal Detectors	Notes:	
<input type="checkbox"/> Fair - Poor	Tele / Com System	Notes:	Replace in 0-1 year.
<input type="checkbox"/>	Head End Equipment	Notes:	
<input type="checkbox"/>	Patch Panels	Notes:	
<input type="checkbox"/>	Devices	Notes:	

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Electrical**

**Notes:**

**Notes:**

Life Safety, Fire/Explosion Hazard:

Electrical Power Service Conduit and Box Conduit is in very poor condition and badly rusted.

The Fuel Pump is currently located adjacent to and in front of this poor Electrical Power Service entrance to the facility.

Additionally, the Bus Stop is currently located at this Fuel Pump. Relocate the Bus Stop immediately. Also relocate the Electrical Power Service or the Fuel Pump and associates immediately.

Fire and Life Safety Hazard within the Basement Integral Garage:

Lawnmower and Fuel, Oil and Solvent Storage Area. - Fire and Life Safety Hazard. Standards and Code violations.

Flammable liquids, fuel, oil, solvents, along with lawnmowers, trimmers etc. currently being stored in home-made particle board shed within basement integral garage. Strong odor of gasoline fumes from this shed and exposed/bare wires stapled to the shed.

Remove shed and wiring. Store these flammable liquids, solvents, and aerosols per local and national codes and standards.

Electrical Hazards within the Basement Integral Garage:

Dayton Unit Heater's thermostatic controls in poor condition. Junction box cover missing.

Thermostat cover missing. Replace these covers immediately. Replace the thermostat immediately, if you cannot find its cover.

Receptacle with no cover exposed wires. Replace cover immediately.

Luncheon Room junction box covers missing, wires exposed. Replace these covers immediately.

Receptacle cover missing near an old/poor thermostat. Replace the receptacle cover and thermostat immediately.

Rooms and offices within the Basement Integral Garage have Electrical, Fire, and Life Safety Hazards, Codes and Standards violations within and outside of them. Update these rooms to local and national codes and standards immediately.

Electrical Hazard at 2nd Floor Kitchenette: Receptacle located under the sink. Relocate this receptacle immediately.

Exterior Garage Hazard:

Electrical Hazard - Cover missing from junction box above garage door. Wires exposed. Replace junction box cover immediately.

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.

Conduit located within the Exterior Garage 80% Fair / Old, 10% Poor, 10% Good / New. Replace poor conduit in 0-1 year.

2nd Floor - Network Cabling needs installed properly. It is currently draped over and improperly fastened to wall items and a nail board for keys. Install this network wiring according to local and national codes and standards immediately.

Integral garage: Square D - Master Switch & Panel in poor condition. Replace in 0-1 year.

Basement Integral Garage Office: VEEDER-ROOT - TCL 300 C, Automatic Tank Gauges Fair - Poor / Old. Replace in 0-1 year.

Many Electrical, Fire and Life Safety Hazards including Standards and Code violations observed throughout the facility. Bring this facility up to local and national codes and standards immediately.

See photos labeled E for Electrical.

### INSPECTION REPORT

**Public Works 4th Division  
414 Bausman Street  
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#### Fire Protection

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation:	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 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.
--------------------------	-----------------	--------	----------------

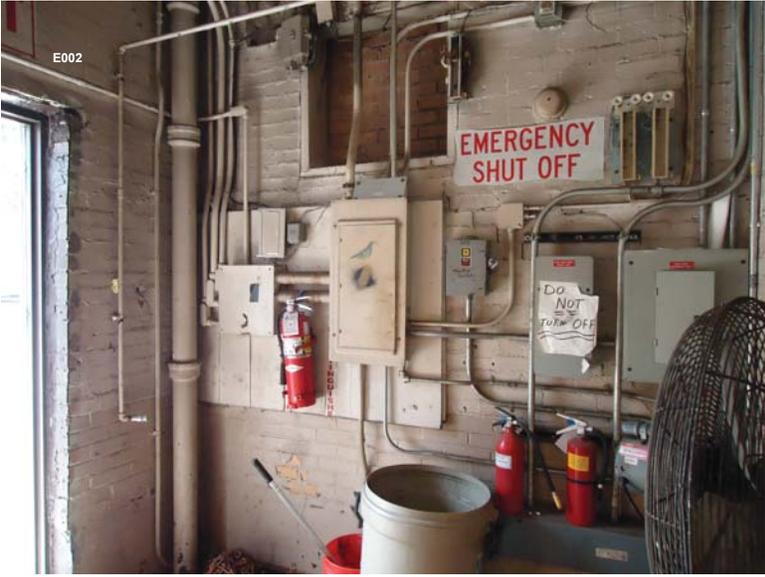
<input type="checkbox"/>	Dry System	Notes:	_____
--------------------------	------------	--------	-------

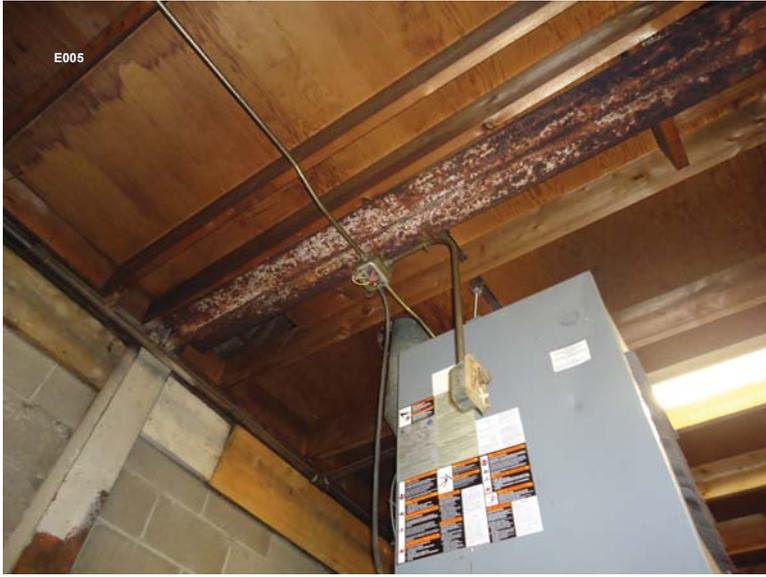
#### Notes:

**Notes:** Fire Extinguishers: Provide wall mounting brackets or cabinets for the fire extinguishers.  
 Most looked fair/old with some newer/good. Ensure that fire extinguisher inspections are up to date.

Many Fire and Life Safety Hazards, Standards and Code violations observed throughout the facility.  
 Bring this facility up to local and national codes and standards as soon as possible.

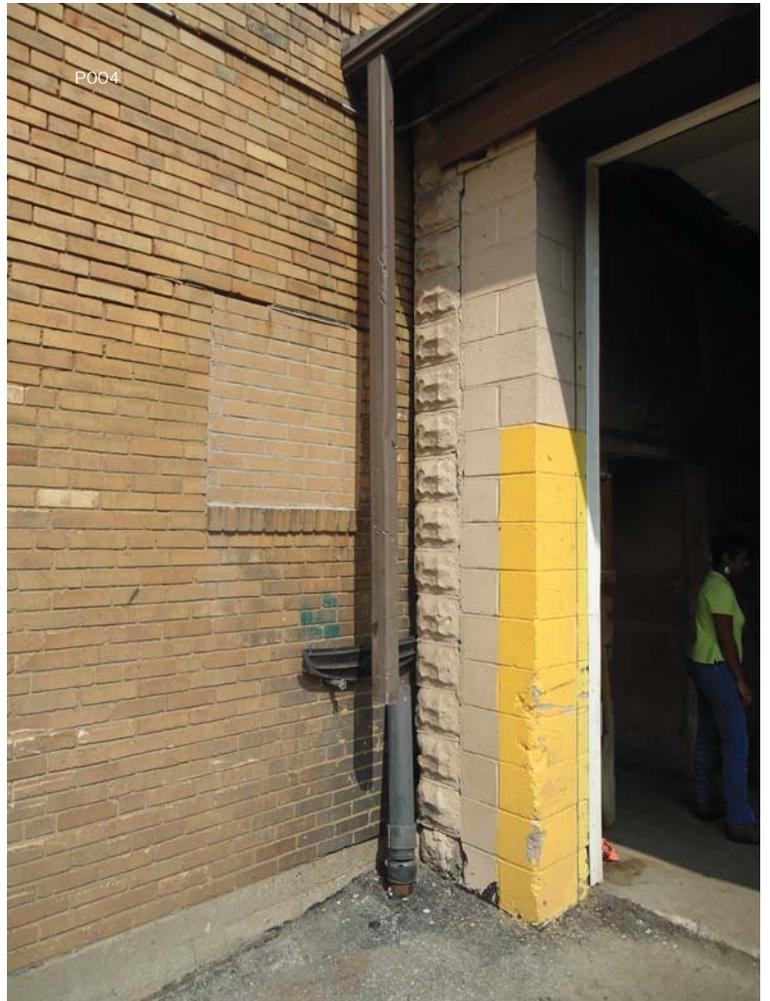
See photos labeled FP for Fire Protection.













**ADA - Title II - "Program Accessibility" Review**  
**Public Works - 4th Division**  
**414 Bausman St**  
**Pittsburgh, PA 15210**

Year Constructed: 1901  
Neighborhood/Ward: Knoxville / 30th Ward  
Block / Lot: 14N / 258  
Square Footage: 12,968  
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 6, 2010  
Front of Building Faces: North

**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 - 4th Division**  
**414 Bausman St**  
**Pittsburgh, PA 15210**

**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: No specific route.  
\_\_\_\_\_

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: None  
\_\_\_\_\_

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 - 4th Division  
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---

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

Are ramps non-slip?

n/a

Notes:

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

**3) Pools**

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

**4) Miscellaneous site features**

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

n/a

Notes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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

n/a

Notes:

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

n/a

Notes:

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Is each water fountain cane-detectable?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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Does the phone have push button controls?

n/a

Notes:

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Is the phone hearing aid compatible?

n/a

Notes:

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Does it have volume control?

n/a

Notes:

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Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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

**Yes / No**

**1) Building entrances**

Does the entrance door have at least 32 inches clear opening?  Notes: \_\_\_\_\_

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

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

Are entrance mats/carpeting less than 1/2 inch high?  Notes: \_\_\_\_\_

Are edges of mat securely installed?  Notes: \_\_\_\_\_

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: No accessible entrance

Are all public spaces on an accessible route of travel?  Notes: Most areas in building are not accessible

Is the route at least 36" wide?  Notes: \_\_\_\_\_

## ADA - Title II - "Program Accessibility" Review

### Public Works - 4th Division 414 Bausman St Pittsburgh, PA 15210

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

no

Notes:

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### 3) Doors

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

no

Notes:

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

no

Notes:

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

no

Notes:

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---

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

no

Notes:

Most not operable with a closed fist.

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

n/a

Notes:

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### 4) Rooms and Spaces

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

no

Notes:

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

no

Notes:

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

n/a

Notes:

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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:

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**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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**5) Emergency Egress**

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

Notes: No system

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**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

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Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

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Brailled text of the same information?

Notes:

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

Notes:

---

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**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:

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Do directional and informational signs comply with legibility requirements?

Notes:

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**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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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: Several switches too high.

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Are they operable with a closed fist?

Notes:

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**9) Seats, Tables, and Counters**

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

Notes:

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---

Are the spaces for wheelchair seating distributed throughout?

Notes:

---

---

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

Notes:

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---

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

Notes:

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

Notes:

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

Notes:

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**10) Vertical Circulation**

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

Notes:

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

Notes:

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**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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**11) Stairs**

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

**12) Elevators**

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

**13) Lifts**

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

**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
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**Restrooms**

**Yes / No**

**1) Getting to the Restrooms**

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2) Doorways and Passages**

Is there tactile signage identifying the rest rooms?

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the doorway at least 32" clear?

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Can doors be opened easily? (5 lbf max)

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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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 - 4th Division**  
**414 Bausman St**  
**Pittsburgh, PA 15210**

Can the faucet be operated with 1 closed fist?

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

**Miscellaneous items**

**Yes / No**

**1) Drinking Fountains**

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

Is each water fountain cane-detectable?

Notes: \_\_\_\_\_

**2) Telephones**

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

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

Notes: \_\_\_\_\_  
\_\_\_\_\_

**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

---

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 - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

---

**Possible solutions / items needed**

**Parking**

	Quantity	Unit	Unit cost	Total cost
See notes below.				

<b>TOTAL COST - PARKING</b>				<b>\$0</b>
-----------------------------	--	--	--	------------

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

	Quantity	Unit	Unit cost	Total cost
See notes below.				

<b>TOTAL COST - ACCESS ROUTES / SITE FEATURES</b>				<b>\$0</b>
---	--	--	--	------------

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

	Quantity	Unit	Unit cost	Total cost
See notes below.				

<b>TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE</b>				<b>\$0</b>
--	--	--	--	------------

**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

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**Restrooms**

	Quantity	Unit	Unit cost	Total cost
See notes below.				

<b>TOTAL COST - RESTROOMS</b>				<b>\$0</b>
-------------------------------	--	--	--	------------

**Miscellaneous items**

	Quantity	Unit	Unit cost	Total cost
See notes below.				

<b>TOTAL COST - MISCELLANEOUS ITEMS</b>				<b>\$0</b>
---	--	--	--	------------

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**ADA - Title II - "Program Accessibility" Review**

**Public Works - 4th Division  
414 Bausman St  
Pittsburgh, PA 15210**

**NOTES**

**Notes:** The building is not intended for public access. If a job title / position were available to a disabled person, then modifications to the building would have to be made in order to accomodate that individuals needs. Typically, existing buildings that do not have public access and are private use only are not required to make ADA upgrades unless an individual with a disability is qualified to meet the requirements of the job.

The building is in poor condition and extensive renovations would have to be performed in order to meet ADA standards such as complete reconfiguration of interior spaces, restrooms, and corridors, widening all doors, providing parking spaces, and an addition or significant alteration to add an elevator. An architect should be consulted to develop a plan for repairs, renovations, and modifications and incorporate ADA guidelines at that time. At this time an allowance for ADA modifications will be provided to allow for items to be included. Final price will vary significantly depending on what solution is deemed most feasible.

# Public Works 4<sup>th</sup> Division

414 Bausman St

8/6/10

## **Outside Area**

- There are 5 parking spaces in the front and,
- 11 parking spaces in the back
- There are no accessible parking spaces
- There is a clear path of travel from the bus stop
- No drop off zone exists

## **Inside Area (upstairs)**

- The floor has to be leveled
- There is not a clear path of travel inside
- There are not any elevators

## **Women's Restroom (upstairs)**

- The restroom dimensions are not large enough
  - 66 inches by 29 inches
- The door width is 27 inches → 32 inches minimum
- No accessible stall exists
- No accessible signage exists

### **Men's Room (downstairs)**

- There is an accessible entrance from the back
- The “accessible” urinal
  - The lip measured 24 inches → no higher than 17 inches
  - The handle on the urinal requires turning
- No accessible stall exists
- The largest stall is 54 inches by 54 inches → 60 inches X 59 inches
- The toilet height is 15 inches → 17-19 inches
- Toilet paper dispenser height is 17 inches → at least 19 inches from the floor
- The distance from the toilet paper dispenser to the toilet is 16 inches
- The door is 26 inches wide → 32 inches minimum
- The sink handles require pressure
- The bottom of the mirror is 57 inches from the floor → 40 inches
- The light switch is 54 inches high which is adequate for a side approach

### **Downstairs Area**

- No eating area
- The counter on which the telephone sits is 44 inches high → 28 - 34 inches
- The counter is 14 inches deep
- It is a push button desk phone

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Site Utilities**

Year Constructed:	1901	Weather Conditions Day of Inspection:	
Neighborhood:	Knoxville / 30th Ward	Temp:	67° F
Block / Lot:	14N / 258	Precipitation:	None
Square Footage:	12,968	Wind:	WNW at 7MPH
Department Assigned:	DPW	Date of Inspection:	August 6, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

**Site Utilities**

	Site Plumbing		
Fair	Hose Bibs	Notes:	<u>At Garage</u>
Poor/Old		Notes:	<u>Hose bib at back of building right side in poor/old condition.</u>
		Notes:	<u>Replace in 0-1 year.</u>
	Site Irrigation	Notes:	<u></u>
	Fire Hydrants	Notes:	<u></u>
	Water Features	Notes:	<u></u>
	Storm Water Management	Notes:	<u></u>
Fair	Inlets	Notes:	<u></u>
	Storage Tanks	Notes:	<u></u>
	Detention Ponds	Notes:	<u></u>
	Fencing / Enclosures	Notes:	<u></u>
	Site Electrical	Notes:	<u></u>
Good	Transformer	Notes:	<u>Single Transformer mounted on utility pole Good condition.</u>
		Notes:	<u>Utility pole in good condition. Conduit on pole Good - Fair.</u>
Poor	Exterior Receptacles	Notes:	<u>Conduit 90% poor - 10% fair. Replace poor in 0-1 year.</u>
X	Site Lighting	Notes:	<u>Front of Main Building - Merc. Lights Fair / Old</u>
		Notes:	<u>Back of Main Building - Lighting fixture Poor / rusted</u>
		Notes:	<u>Replace in 0-1 year.</u>
		Notes:	<u>Metal Halide Light - Good</u>
		Notes:	<u>High Pressure Sodium Lighting in the Salt Dome Fair</u>
		Notes:	<u>Conduit - Poor. Replace conduit in 0-1 year.</u>
Poor/Old	Parking Lot lighting	Notes:	<u>Replace in 0-1 year.</u>
		Notes:	<u>Poor incandescent lighting on Garage. Replace in 0-1 year.</u>
	PA System	Notes:	<u></u>
		Notes:	<u></u>

**INSPECTION REPORT**  
**Public Works 4th Division**  
**414 Bausman Street**  
**Pittsburgh, PA 15210**

**Site Utilities**

Fair
Poor

Natural Gas Service  
Schlumberger Meter

Notes: Meter #: 96700026  
Notes: Model #: 1000 A  
Notes: Associated piping, valves, fittings poor, rusted & pitted.  
Notes: Inspect, check for leaks, repair or replace as needed as  
Notes: soon as possible.

**Notes:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
See photos labeled S for Site Utilities.

S001



P  
RESERVED  
8:30 AM

FOURTH DIVISION  
PUBLIC WORKS

OHIO  
4WB-7529

S002



S003



S004



S005



S006

**GASOLINE**  
SUNOCO  
SUNOCO  
SUNOCO

**Bus Stop**

**NO SMOKING**

NO SMOKING  
\$300 FINE

EMERGENCY  
T-OFF



S007



**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

<b>Asset Protection Summary</b>
---------------------------------

Immediate	<b>\$1,204,187</b>
One Year	<b>\$1,067,608</b>
Five Year	<b>\$10,457</b>
10 Year	<b>\$0</b>

**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 4th Division (B018)**  
 414 Bausman Street  
 Pittsburgh, PA 15210

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
ADA	Allowance for ADA modifications	1	ALLOW	\$500,000.00	\$500,000
Structural	Rebuild parapet walls (approx 220 LF)	220	LF	\$75.00	\$16,500
Architectural	Inspect building for Mold.	1	LS	\$1,000.00	\$1,000
Architectural	Provide bollards @ gas meter	2	EA	\$1,500.00	\$3,000
Roof	Remove / Replace rubber roof system on main building. Repair deck beneath (assume 25%)	1	LS	\$105,000.00	\$105,000
Roof	Remove / replace shingle roof system and decking in its entirety.	4640	SF	\$20.00	\$92,800
Fire Protection	No sprinkler system. New system if required by code	12968	SF	\$5.00	\$64,840
Plumbing	Bring water service entrance up to code - includes new support and backflow preventer	1	LS	\$3,500.00	\$3,500
HVAC	Replace steel supports for window AC units	3	EA	\$200.00	\$600
HVAC	Bring HVAC system up to code - include ventilation, duct replacement, etc.	1	ALLOW	\$75,000.00	\$75,000
Electrical	Add fire alarm system	12968	SF	\$3.00	\$38,904
Electrical	Add emergency lighting system	12968	SF	\$0.75	\$9,726
Electrical	Remove wiring and shed in garage area currently used for storage. Relocate flammable liquids, etc. to safe storage area per code.	1	LS	\$1,000.00	\$1,000
Electrical	Relocate electrical service entrance. Currently next to fuel pump. (Safety hazard)	1	LS	\$10,000.00	\$10,000
Electrical	Replace power distribution panel that currently has exposed wiring (Size unknown)	1	ALLOW	\$2,500.00	\$2,500
Electrical	Replace main distribution panel	1	EA	\$6,000.00	\$6,000
Electrical	Bring electrical system up to code.	1	ALLOW	\$30,000.00	\$30,000
Site Utilities	Inspect gas service entrance. Pipes rusted and pitted	1	LS	\$1,000.00	\$1,000

**SUBTOTAL**

**\$961,370**

GENERAL REQUIREMENTS	6%	\$57,682
BOND	1%	\$10,191
PERMIT	Calc.	\$12,569
OVERHEAD & PROFIT	7%	\$66,238
CONTINGENCY	10%	\$96,137
ESCALATION	0%	\$0

**TOTAL**

**\$1,204,187**

**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

**One Year Asset Protection Estimate**

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove / replace / rebuild various areas of damaged, cracked, deteriorating, spalled brick at exterior of building. (assume 5,000 sf)	1	ALLOW	\$100,000.00	\$100,000
Structural	Repair / rebuild damaged site wall	1	LS	\$2,000.00	\$2,000
Structural	Replace lintels @ high windows (bottom of parapet)	1	LS	\$10,000.00	\$10,000
Structural	Repoint all exterior brick (assume 12,000 sf)	12000	SF	\$5.00	\$60,000
Structural	Full depth slab repairs to first floor (Assume 1,000 sf)	1	ALLOW	\$15,000.00	\$15,000
Structural	Clean / paint corroded formdeck and supporting steel under 1st floor slab (assume 50%).	2500	SF	\$2.00	\$5,000
Structural	Add membrane to 1st floor slab	4800	SF	\$2.50	\$12,000
Structural	Repair / repoint all cracked interior brickwork	1	ALLOW	\$20,000.00	\$20,000
Structural	Regrade slope away from building @ garage wall face	1	ALLOW	\$15,000.00	\$15,000
Structural	Rebuild all cracked masonry at attached garage	1	ALLOW	\$20,000.00	\$20,000
Structural	Clean / paint steel trusses @ attached garage	3500	SF	\$2.00	\$7,000
Architectural	Fill cracks and reseal paving at rear of building	500	SY	\$10.00	\$5,000
Architectural	Mill / repave paving at front of building	200	SY	\$25.00	\$5,000
Architectural	Patch / repair / replace damage ceilings throughout building	1	LS	\$45,000.00	\$45,000
Architectural	Patch / repair / replace damaged flooring throughout building	1	LS	\$35,000.00	\$35,000
Architectural	Replace damaged doors and frames throughout building (approx. 70%)	1	LS	\$15,000.00	\$15,000
Architectural	Patch / repair / replace damaged drywall / homosote partitions throughout building.	12968	SF	\$7.00	\$90,776
Architectural	Paint wall and ceilings throughout building (80%)	1	LS	\$32,500.00	\$32,500

**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water heater (40 gal / gas fired)	1	EA	\$1,250.00	\$1,250
Plumbing	Replace water closet	1	EA	\$850.00	\$850
Plumbing	Replace shower heads and drain covers	2	EA	\$800.00	\$1,600
Plumbing	Replace sanitary piping in garage area (above ground)	4322	SF	\$2.00	\$8,644
Plumbing	Replace stormwater piping in garage (above ground)	4322	SF	\$2.00	\$8,644
Plumbing	Video inspection of sanitary and stormwater systems	1	LS	\$1,000.00	\$1,000
Plumbing	Replace storm drainage inlet in exterior garage	1	EA	\$1,250.00	\$1,250
Plumbing	Perform detailed inspection of water piping	1	LS	\$1,000.00	\$1,000
Plumbing	Replace janitor's sink	1	EA	\$850.00	\$850
Plumbing	Clear debris from roof drains. Install new roof drain covers.	1	LS	\$500.00	\$500
Plumbing	Replace vents through roof (assume 3 total)	1	LS	\$2,250.00	\$2,250
Plumbing	Replace emergency eyewash station	1	EA	\$850.00	\$850
HVAC	Steam hydronic heating system - replace entire system including new boilers, radiators, unit heaters, and piping.	12968	SF	\$18.00	\$233,424
HVAC	Replace window AC unit @ office	1	EA	\$750.00	\$750
HVAC	Replace pneumatic system @ integral garage	1	ALLOW	\$15,000.00	\$15,000
HVAC	Replace gas fired unit heaters at garage area	2	EA	\$2,500.00	\$5,000
HVAC	Remove conduit, wiring, flue, and all associated items for unit heater that was removed in garage area. Cap gas line and patch roof.	1	LS	\$1,000.00	\$1,000
Electrical	Replace receptacles and switches @ power dist. panel in garage area	1	LS	\$300.00	\$300
Electrical	Replace main shunt trip for fuel tank	1	EA	\$500.00	\$500
Electrical	Replace poor lighting fixtures (approx. 40%)	12968	SF	\$2.00	\$25,936
Electrical	Replace receptacles throughout building (approx 90%)	12968	SF	\$0.75	\$9,726
Electrical	Replace telecom system completely	12968	SF	\$2.50	\$32,420
Site Utilities	Replace exterior conduit for receptacles and lighting (approx 90%)	1	ALLOW	\$5,000.00	\$5,000
Site Utilities	Replace exterior light fixtures	2	EA	\$750.00	\$1,500
Site Utilities	Replace hose bib at rear of building	1	EA	\$100.00	\$100
<b>SUBTOTAL</b>					<b>\$853,620</b>
	GENERAL REQUIREMENTS		6%		\$51,217
	BOND		1%		\$9,048
	PERMIT		Calc.		\$11,165
	OVERHEAD & PROFIT		7%		\$58,814
	CONTINGENCY		5%		\$42,681
	ESCALATION		4%		\$41,062
<b>TOTAL</b>					<b>\$1,067,608</b>

**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace hose bib in garage area	1	EA	\$100.00	\$100
Plumbing	Replace water closets	2	EA	\$850.00	\$1,700
Plumbing	Replace urinals	3	EA	\$775.00	\$2,325
Plumbing	Replace lavatories	3	EA	\$1,000.00	\$3,000

**SUBTOTAL**

**\$7,125**

GENERAL REQUIREMENTS

6%

\$428

BOND

1%

\$76

PERMIT

Calc.

\$167

OVERHEAD & PROFIT

7%

\$491

CONTINGENCY

5%

\$356

ESCALATION to Year 2015

21%

\$1,815

**TOTAL**

**\$10,457**

**Public Works 4th Division (B018)**

414 Bausman Street  
Pittsburgh, PA 15210

10 Year Asset Protection Estimate

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

\$0

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

<p><b>CITY OF PITTSBURGH</b>                  LOCATION : 414 Bausman St                  Pittsburgh, PA                  GAS CO : Columbia Gas                  ACCOUNT # : 10059159-003                  MARKETER : Hess Corp                  ACCOUNT # : 527312/527423                  RATE :                  METER # : 96700026                  CUST. CHARGE:</p>	<p>Public Works 4th Division</p> <p>Hess : 12/1/08 - 11/30/09 @ \$0.96500/dth plus commodity \$7.220 = \$8.185 / dth</p>	<p>Square Foot 14,172</p>
--	--	-------------------------------

2008				GAS COMPANY					MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	LATE FEES	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/20/2007	1/23/2008	34	a	453.40	\$ 5,427.79	\$ 11.971		\$ 5,427.79			#DIV/0!		\$ -	\$ 5,427.79	\$ 11.971
1/23/2008	2/21/2008	29	e	365.10	\$ 4,375.18	\$ 11.984		\$ 4,375.18			#DIV/0!		\$ -	\$ 4,375.18	\$ 11.984
2/21/2008	3/24/2008	32	a	368.40	\$ 4,414.50	\$ 11.983		\$ 4,414.50			#DIV/0!		\$ -	\$ 4,414.50	\$ 11.983
3/24/2008	4/22/2008	29	e	156.80	\$ 2,029.65	\$ 12.944		\$ 2,029.65			#DIV/0!		\$ -	\$ 2,029.65	\$ 12.944
4/22/2008	5/21/2008	29	a	48.00	\$ 665.95	\$ 13.874		\$ 665.95			#DIV/0!		\$ -	\$ 665.95	\$ 13.874
5/21/2008	6/20/2008	30	e	23.00	\$ 330.79	\$ 14.382		\$ 330.79			#DIV/0!		\$ -	\$ 330.79	\$ 14.382
			adj	-12.50	\$ (167.57)	\$ 13.406		\$ (167.57)			#DIV/0!		\$ -	\$ (167.57)	\$ 13.406
6/20/2008	7/22/2008	32	a	10.50	\$ 193.77	\$ 18.454		\$ 193.77			#DIV/0!		\$ -	\$ 193.77	\$ 18.454
7/22/2008	8/20/2008	29	e	9.80	\$ 195.42	\$ 19.941		\$ 195.42			#DIV/0!		\$ -	\$ 195.42	\$ 19.941
			adj	-6.40	\$ (112.95)	\$ 17.648		\$ (112.95)			#DIV/0!		\$ -	\$ (112.95)	\$ 17.648
7/22/2008	9/19/2008	59	a	3.40	\$ 82.47	\$ 24.256		\$ 82.47			#DIV/0!		\$ -	\$ 82.47	\$ 24.256
9/19/2008	10/20/2008	31	e	66.40	\$ 1,073.71	\$ 16.170		\$ 1,073.71			#DIV/0!		\$ -	\$ 1,073.71	\$ 16.170
10/20/2008	11/18/2008	29	a	141.70	\$ 2,172.59	\$ 15.332	\$ 10.58	\$ 2,172.59			#DIV/0!		\$ -	\$ 2,172.59	\$ 15.332
11/18/2008	12/19/2008	31	e	355.00	\$ -	\$ -	\$ 24.85	\$ -			#DIV/0!		\$ -	\$ -	\$ -
<b>TOTALS:</b>				<b>1982.60</b>	<b>\$ 20,681.30</b>	<b>\$ 10.431</b>	<b>\$ 35.43</b>	<b>\$ 20,681.30</b>	<b>0.00</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,681.30</b>	<b>\$ 10.431</b>

**City of Pittsburgh**  
**LOCATION :** Public Works, 414 Bausman St.  
 Pittsburgh, PA  
**ELECTRIC CO :** Duquesne Light  
**ACCOUNT # :** 8000-004-331-001  
**SUPPLIER CO :**  
**ACCOUNT # :**  
**CUST CHARGE:** \$ 30.00  
**RATE :** GM Medium Fixed  
**METER # :** G04693780

2008				ELECTRIC COMPANY								SUPPLIER					TOTAL	
PREVIOUS	PRESENT	DAYS	READ	KWH	KW	ADJ. KW	PF	COST	COST/kWh	CUST CHG.	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh
1/8/2008	2/6/2008	29	a	7,680	16.0	16.0	1.00	\$ 623.82	\$ 0.081	\$ 30.00	\$ 653.82			#DIV/0!		\$ -	\$ 653.82	\$ 0.085
2/6/2008	3/6/2008	29	a	8,800	18.1	18.1	1.00	\$ 714.27	\$ 0.081	\$ 30.00	\$ 744.27			#DIV/0!		\$ -	\$ 744.27	\$ 0.085
3/6/2008	4/7/2008	32	a	9,250	16.9	16.9	1.00	\$ 725.89	\$ 0.078	\$ 30.00	\$ 755.89			#DIV/0!		\$ -	\$ 755.89	\$ 0.082
4/7/2008	5/7/2008	30	a	7,840	15.9	15.9	1.00	\$ 631.90	\$ 0.081	\$ 30.00	\$ 661.90			#DIV/0!		\$ -	\$ 661.90	\$ 0.084
5/7/2008	6/6/2008	30	a	7,380	15.1	15.1	1.00	\$ 597.48	\$ 0.081	\$ 30.00	\$ 627.48			#DIV/0!		\$ -	\$ 627.48	\$ 0.085
6/6/2008	7/8/2008	32	a	8,920	16.5	16.5	1.00	\$ 713.35	\$ 0.080	\$ 30.00	\$ 743.35			#DIV/0!		\$ -	\$ 743.35	\$ 0.083
7/8/2008	8/6/2008	29	a	8,610	18.2	18.2	1.00	\$ 716.19	\$ 0.083	\$ 30.00	\$ 746.19			#DIV/0!		\$ -	\$ 746.19	\$ 0.087
8/6/2008	9/5/2008	30	a	8,260	15.4	15.4	1.00	\$ 660.89	\$ 0.080	\$ 30.00	\$ 690.89			#DIV/0!		\$ -	\$ 690.89	\$ 0.084
9/5/2008	10/7/2008	32	a	7,860	15.7	15.7	1.00	\$ 641.09	\$ 0.082	\$ 30.00	\$ 671.09			#DIV/0!		\$ -	\$ 671.09	\$ 0.085
10/7/2008	11/5/2008	29	a	7,190	15.3	15.3	1.00	\$ 596.73	\$ 0.083	\$ 30.00	\$ 626.73			#DIV/0!		\$ -	\$ 626.73	\$ 0.087
11/5/2008	12/8/2008	33	a	7,780	14.1	14.1	1.00	\$ 616.55	\$ 0.079	\$ 30.00	\$ 646.55			#DIV/0!		\$ -	\$ 646.55	\$ 0.083
		0					#DIV/0!		#DIV/0!		\$ -			#DIV/0!		\$ -	\$ -	#DIV/0!
<b>TOTALS :</b>				<b>89,570</b>	<b>177.2</b>	<b>177.2</b>	<b>1.00</b>	<b>\$ 7,238.16</b>	<b>\$ 0.081</b>	<b>\$ 330.00</b>	<b>\$ 7,568.16</b>	<b>0</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,568.16</b>	<b>\$ 0.084</b>

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

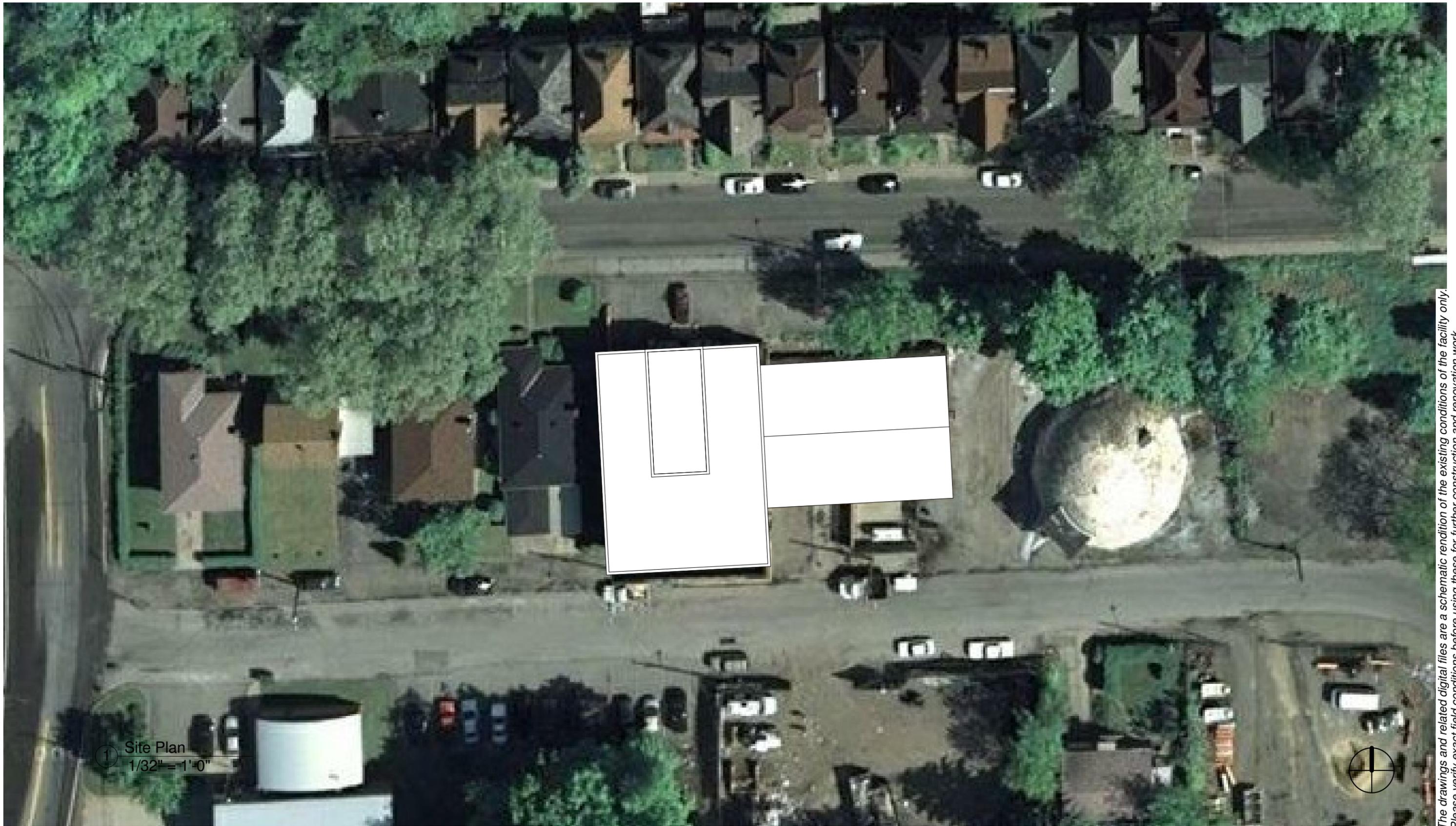
Energy Usage in BTU/ Square Foot electricity = 47,041

(From 2008 data)

Energy Usage in BTU/ Square Foot natural gas = 139,896

Energy Usage in BTU/ Square Foot electricity = 21,565

Conclusion: The higher usage of natural gas per square foot of 139,896 Btu/ Square Foot compared to 54,751 Btu/ Square Foot in the Pittsburgh census tract could indicate the need for boiler replacement and other energy efficiency upgrades. There is a lower usage of electricity per square foot of 21,565 Btu/ Square Foot 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"

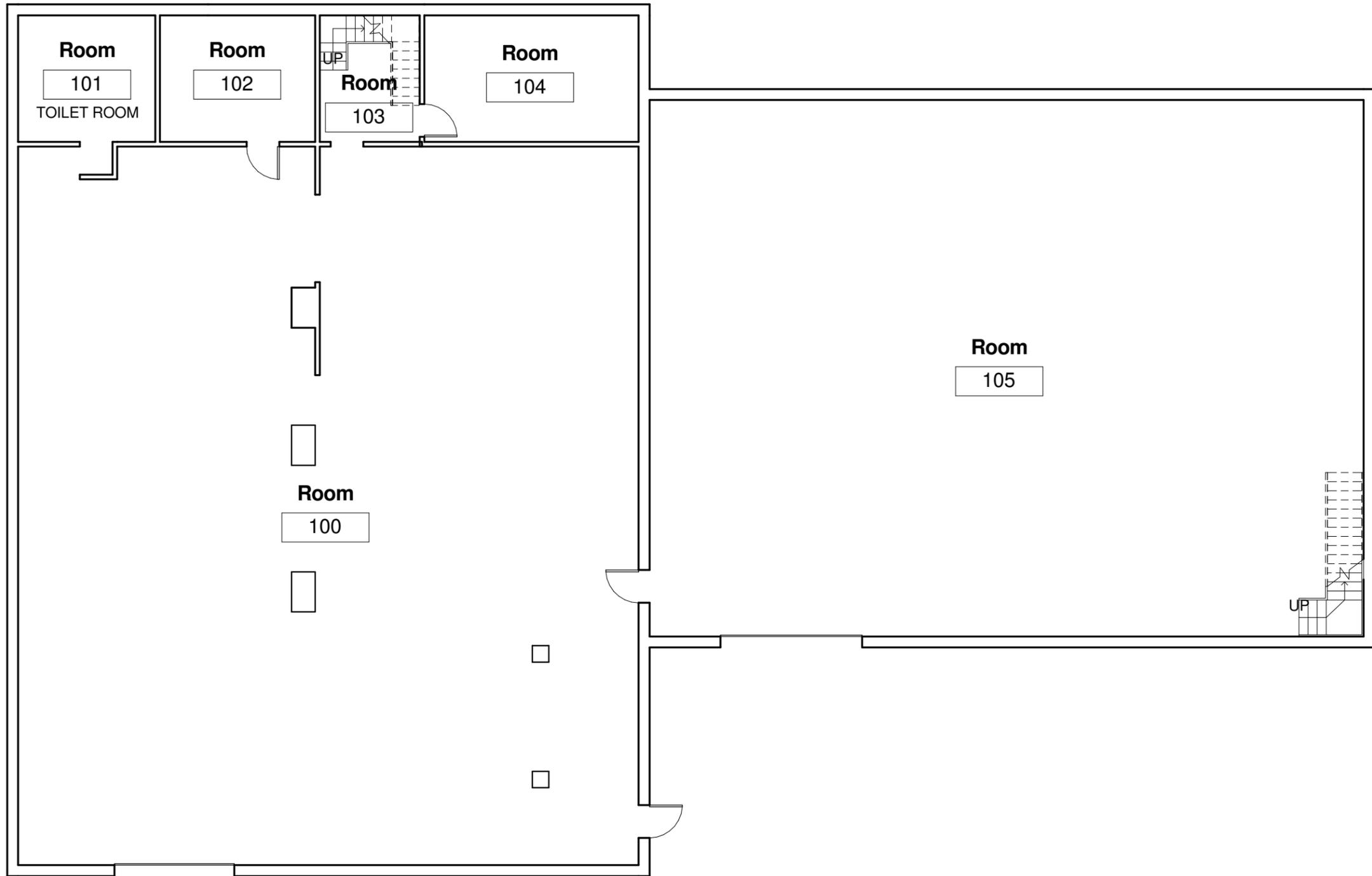


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Public Works Division 4  
City of Pittsburgh

Site Plan		C1.01
Date	09/08/10	
Drawn by	AK	Scale 1/32" = 1'-0"



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

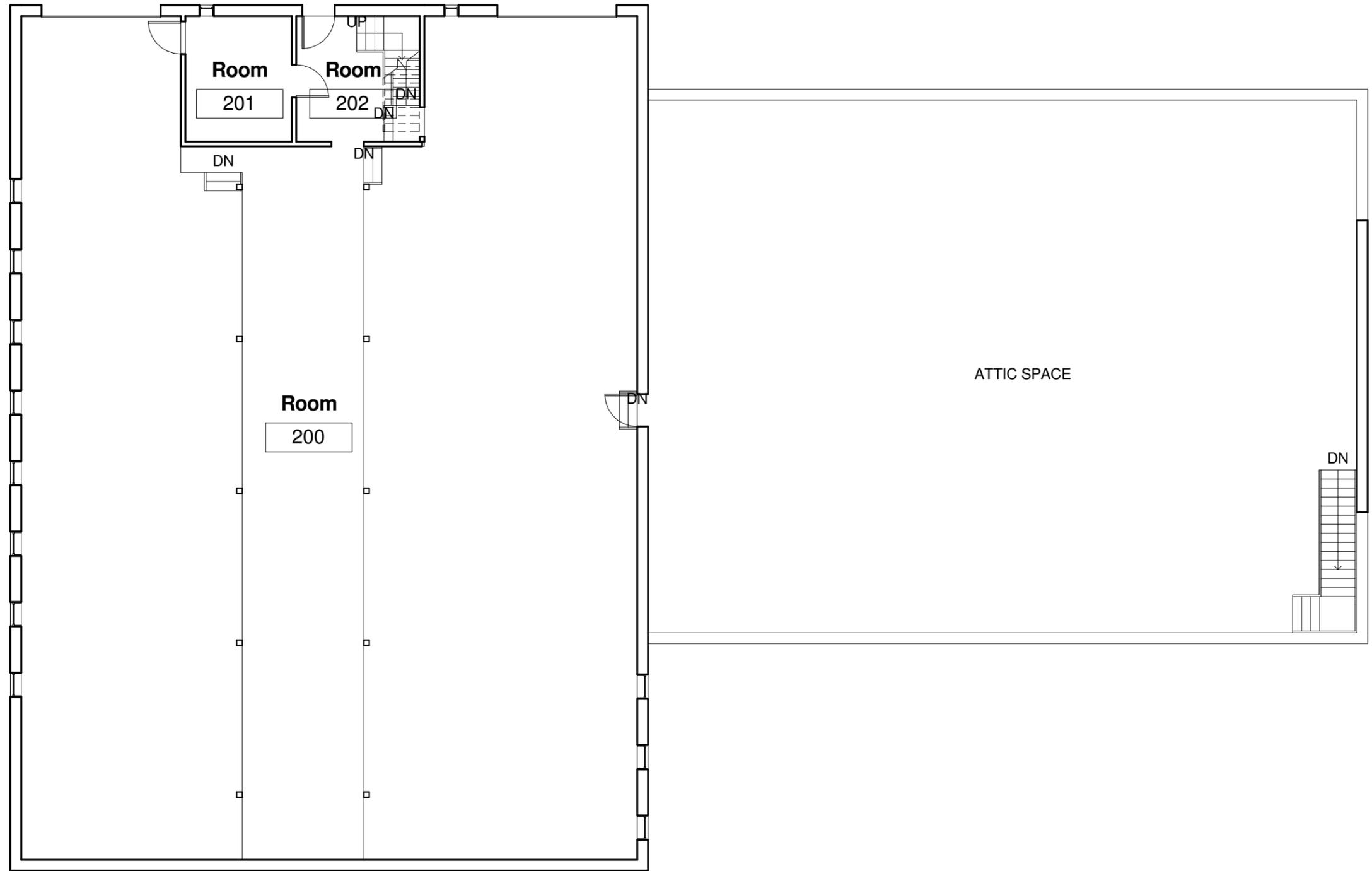


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**Public Works Division 4**  
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<b>L1 Floor Plan</b>		<b>A1.10</b>
Date	09/08/10	
Drawn by	AK	Scale 3/32" = 1'-0"



1 L2 Floor Plan  
3/32" = 1'-0"



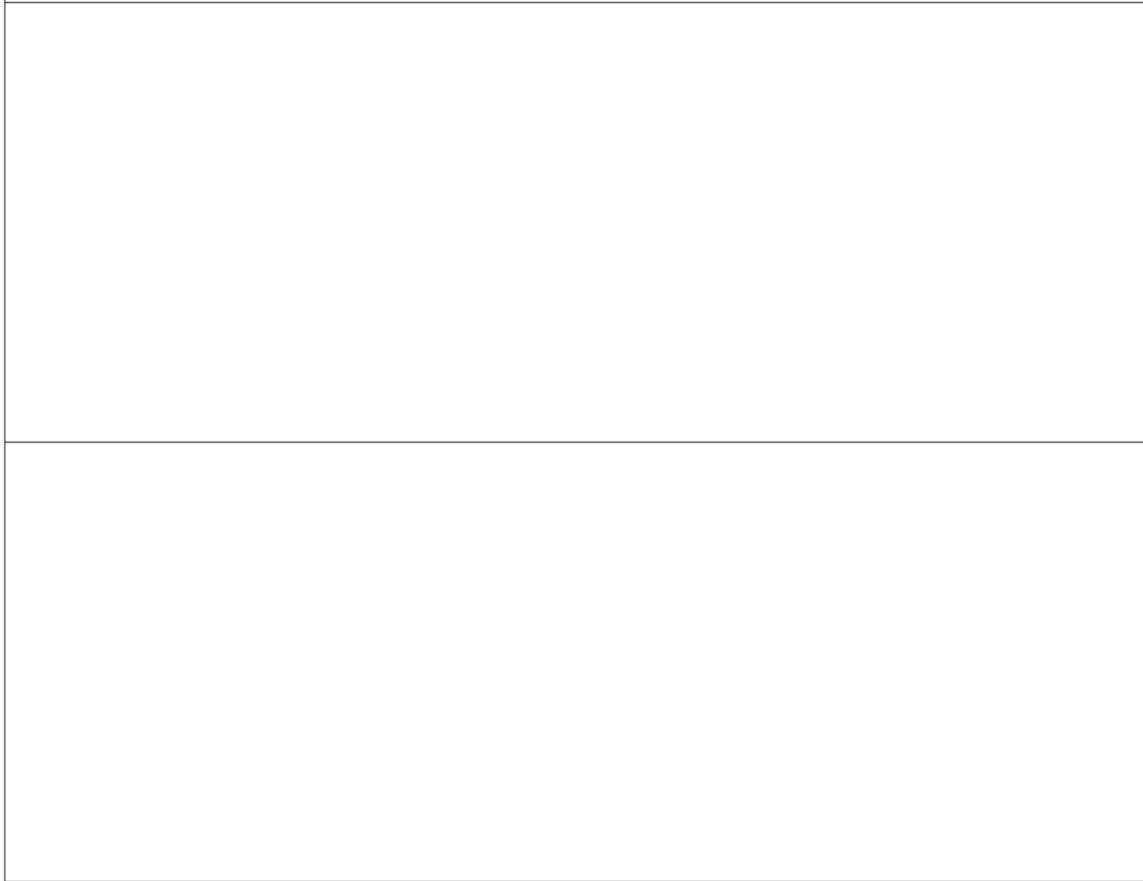
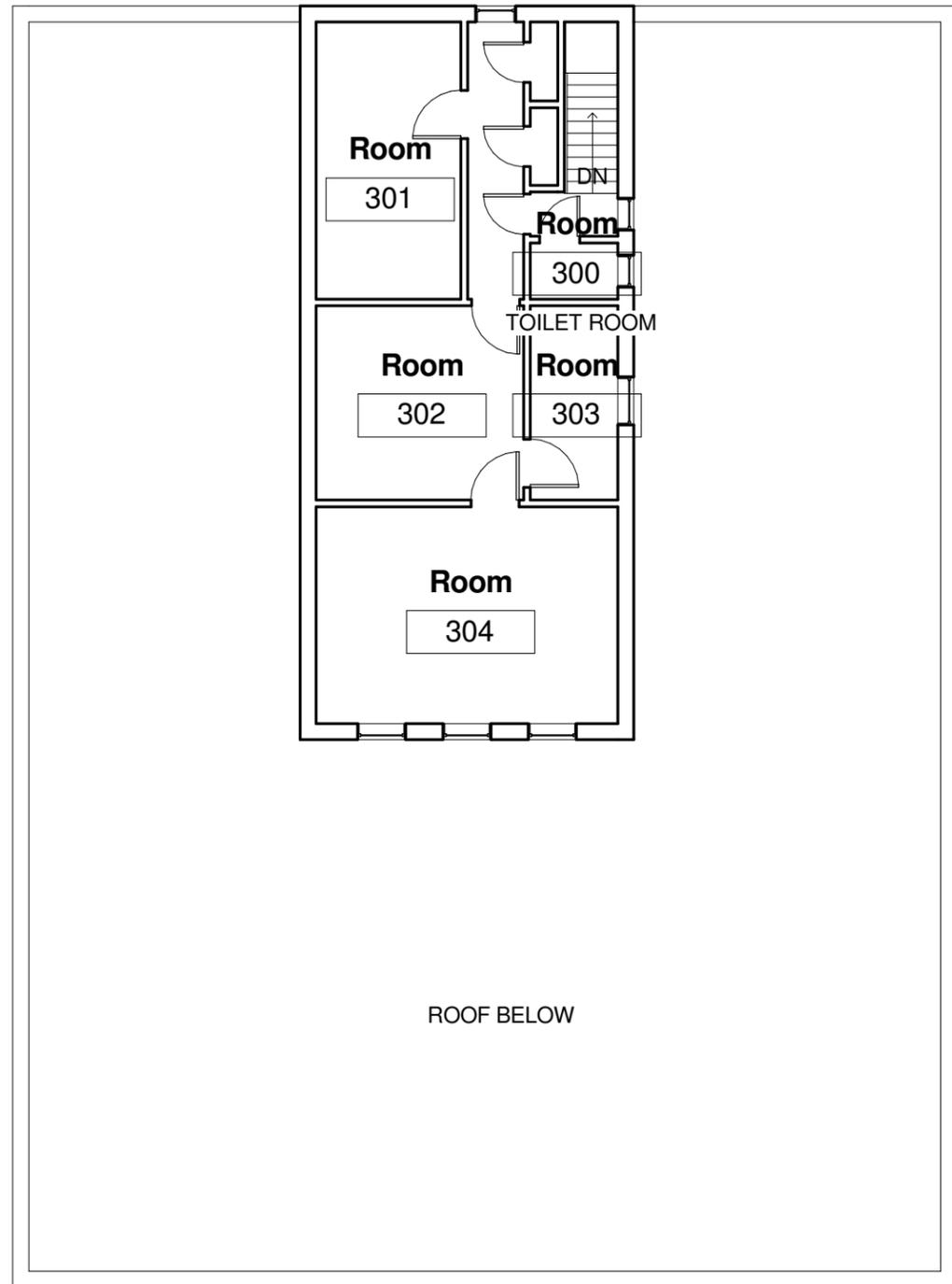
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



**Public Works Division 4**  
City of Pittsburgh

<b>L2 Floor Plan</b>	
Date	09/08/10
Drawn by	AK

<b>A1.20</b>
Scale 3/32" = 1'-0"



① L3 Floor Plan  
3/32" = 1'-0"



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**Public Works Division 4**  
City of Pittsburgh

<b>L3 Floor Plan</b>	
Date	09/08/10
Drawn by	AK

**A1.30**  
Scale 3/32" = 1'-0"