



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, Pennsylvania 15217



Massaro

www.massarocms.com

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

Table of Contents

Executive Summary

SECTION 1

Facility Survey, Pool Survey & Code Analysis

SECTIONS 2-7

Architectural and Site	SECTION 2
Exterior Wall / Roofing	SECTION 3
Structural	SECTION 4
Mechanical Systems	SECTION 5
Fire Protection	
Plumbing	
HVAC	
Electrical	
Fire Alarm (If Applicable)	
ADA Analysis	SECTION 6
Site Utilities	SECTION 7

Asset Protection

SECTION 8

Estimate Summary	
Immediate	
One Year	
Five Year	
10 Year	

Energy Audit

SECTION 9

Drawings

SECTION 10

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Executive Summary

INTRODUCTION

Schenley Park Skating Rink was inspected on June 11, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc. Also attending, from the City of Pittsburgh's Department of City Planning was Richard Meritzer.

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

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

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

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

FINDINGS

Asset Protection

In general this building was found to be in fair condition . Specifically the major elements of this building that were found to be in need of attention were the electrical systems and code / life safety issues such as fire alarm and a sprinkler system. There were several areas of water infiltration that will need addressed as well.

The costs associated with addressing these deficiencies are broken down into Immediate, One Year, Five Year and 10 Year Asset Protection Plans. The associated value of each of these Asset Plans are as follows:

Immediate	\$141,680
One Year	\$277,684
Five Year	\$26,267
10 Year	\$0

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Executive Summary

American Disabilities Act

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

Parking

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

Estimated cost to achieve compliance	\$1,700
--------------------------------------	----------------

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

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

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

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

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

Estimated cost to achieve compliance	\$269,235
--------------------------------------	------------------

Restrooms

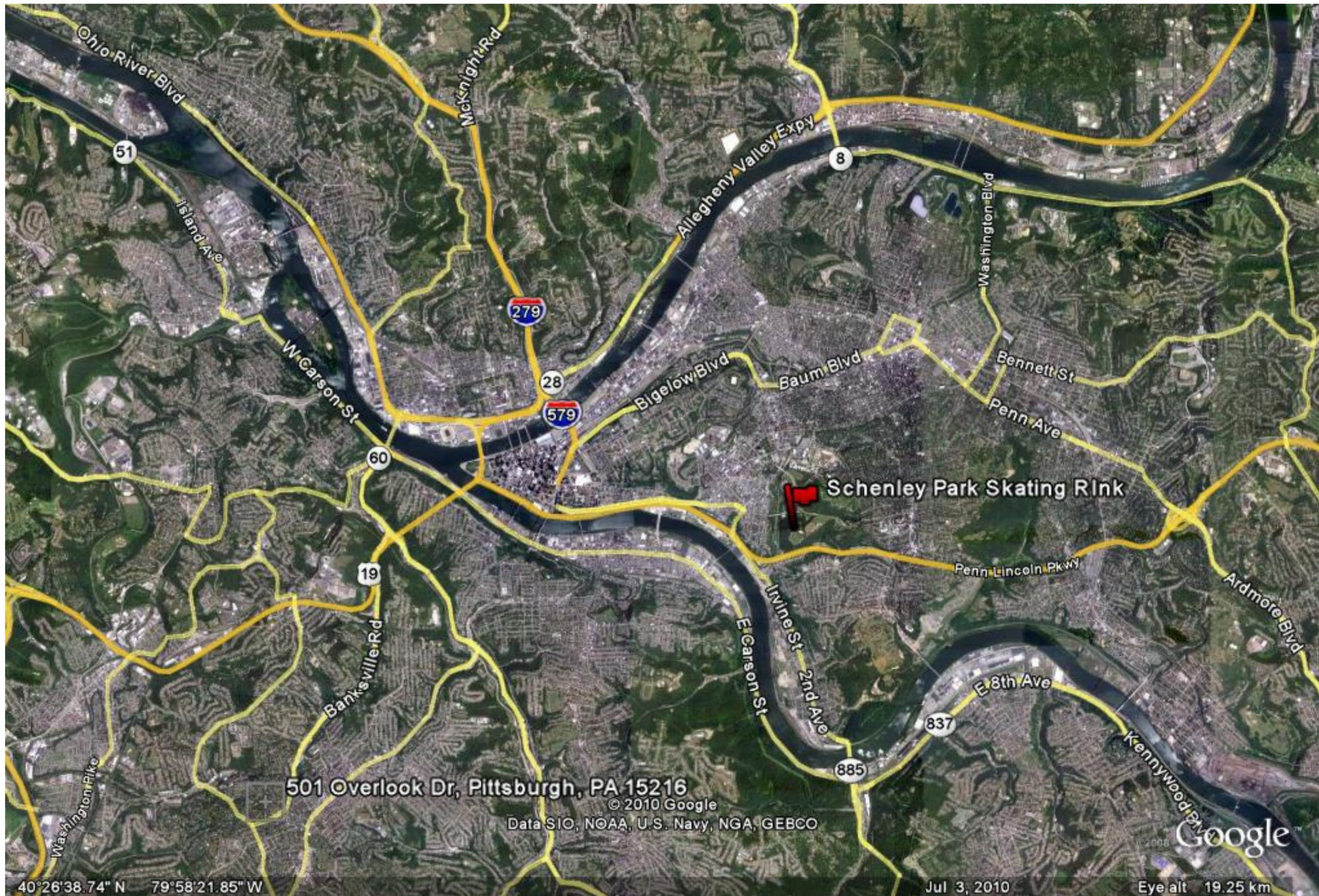
This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance	\$42,340
--------------------------------------	-----------------

Miscellaneous items

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

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



501 Overlook Dr, Pittsburgh, PA 15216

© 2010 Google

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

40°26'38.74" N 79°58'21.85" W

Jul 3, 2010

Eye alt 19.25 km

INSPECTION REPORT

Schenley Park Skating Rink (B 064) 501 Overlook Drive Pittsburgh, PA 15217

Interiors

1st Floor - Banquet Room 23

Good	Ceiling - Type	Wood	Notes: Light fixture lenses need work.
Good	Flooring - Type	Vinyl wood plank	Notes:
Good	Base - Type	Rubber	Notes:
Good	Walls - Type	Masonry / wood	Notes:
Good	Doors & Hardware	Wood	Notes:
	General Note:		Notes:

1st Floor - Kitchen 22

Fair	Ceiling - Type	ACT	Notes: Leaks in ceiling from roof above
Fair	Flooring - Type	VCT	Notes:
Good	Base - Type	Rubber	Notes:
Good	Walls - Type	Glazed block	Notes:
	Doors & Hardware	HM	Notes: Needs painted.
	General Note:		Notes: One missing receptacle cover plate.

1st Floor - Mechanical Room 21

Good	Ceiling - Type	Concrete	Notes: Small water leak during heavy rain
Good	Flooring - Type	Concrete	Notes:
N/A	Base - Type	N/A	Notes:
Good	Walls - Type	Masonry	Notes:
Fair	Doors & Hardware	HM	Notes: Needs painted
	General Note:		Notes: Metal cabinets in decent shape

1st Floor - Main Lobby 24/27

Good	Ceiling - Type	Wood	Notes:
Good	Flooring - Type	Brick	Notes:
Good	Base - Type	Brick / rubber	Notes:
Good	Walls - Type	Masonry	Notes:
Good	Doors & Hardware	Wood	Notes:
	General Note:		Notes:

1st Floor - Storage 28

Good	Ceiling - Type	GWB	Notes:
Good	Flooring - Type	Concrete	Notes:
N/A	Base - Type	N/A	Notes:
Good	Walls - Type	Masonry	Notes:
Good	Doors & Hardware	HM	Notes:
	General Note:		Notes:

INSPECTION REPORT

Schenley Park Skating Rink (B 064) 501 Overlook Drive Pittsburgh, PA 15217

Interiors

1st Floor - Women's restroom 26

Good	Ceiling - Type	GWB	Notes: _____
Good	Flooring - Type	Ceramic	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Glazed block	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: Toilet partitions in good shape

1st Floor - Copy Room 24A

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

1st Floor - Men's Restroom 25

Good	Ceiling - Type	GWB	Notes: _____
Good	Flooring - Type	Ceramic	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Glazed block	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: _____

1st Floor - Storage 26A

Fair	Ceiling - Type	GWB	Notes: Some holes, possible water leakage.
Good	Flooring - Type	Ceramic	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Masonry	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: _____

1st Floor - Office 30/31

Good	Ceiling - Type	Wood	Notes: _____
Good	Flooring - Type	Brick	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Masonry	Notes: _____
Good	Doors & Hardware	Wood	Notes: _____
	General Note:		Notes: _____

INSPECTION REPORT

**Schenley Park Skating Rink (B 064)
 501 Overlook Drive
 Pittsburgh, PA 15217**

Interiors

1st Floor - Main Stairs A

Good	Ceiling -Type	Wood	Notes:	_____
Good	Flooring - Type	Carpet	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

Gr Floor - Game area / Lobby 11

Good	Ceiling -Type	Concrete	Notes:	_____
Fair	Flooring - Type	Rubber	Notes:	Worn but clean
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Good	Doors & Hardware	HM	Notes:	_____
	General Note:		Notes:	_____

Gr Floor - Janitor closet 09A

Good	Ceiling -Type	Concrete	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry / GWB	Notes:	_____
Good	Doors & Hardware	HM	Notes:	_____
	General Note:		Notes:	_____

Gr Floor - Mechanical Room / Storage 09

Good	Ceiling -Type	Concrete	Notes:	_____
Good	Flooring - Type	Concrete	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry / GWB	Notes:	_____
Fair	Doors & Hardware	HM	Notes:	Doors o.k., jambs rusting @ floor
	General Note:		Notes:	_____

Gr Floor - Rental Area 12

Good	Ceiling -Type	GWB	Notes:	_____
Good	Flooring - Type	Rubber	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry / Concrete	Notes:	_____
Fair	Doors & Hardware	HM	Notes:	Jamb rusting @ floor
	General Note:		Notes:	_____

INSPECTION REPORT

Schenley Park Skating Rink (B 064)
501 Overlook Drive
Pittsburgh, PA 15217

Interiors

Gr Floor - Garage 13

Good	Ceiling - Type	Concrete	Notes: _____
Good	Flooring - Type	Concrete	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Masonry	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: _____

Gr Floor - Storage 10

Good	Ceiling - Type	Concrete	Notes: _____
Good	Flooring - Type	Concrete	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Masonry / Concrete	Notes: _____
Fair	Doors & Hardware	HM	Notes: Jamb rusting
	General Note:		Notes: _____

Gr Floor - Men's restroom 04

Good	Ceiling - Type	GWB	Notes: _____
Good	Flooring - Type	Rubber	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Glazed Block	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: Toilet partitions good

Gr Floor - Women's Room 05

Fair	Ceiling - Type	GWB	Notes: Water damaged
Good	Flooring - Type	Rubber	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Fair	Walls - Type	Glazed Block	Notes: Surface damage from skates
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: Toilet partitions fair - damage from skates

Gr Floor - Storage 07

Good	Ceiling - Type	GWB	Notes: _____
Good	Flooring - Type	Rubber	Notes: _____
N/A	Base - Type	N/A	Notes: _____
Good	Walls - Type	Masonry	Notes: _____
Good	Doors & Hardware	HM	Notes: _____
	General Note:		Notes: _____

INSPECTION REPORT

**Schenley Park Skating Rink (B 064)
 501 Overlook Drive
 Pittsburgh, PA 15217**

Interiors

Gr Floor - Snack Bar 03

Good	Ceiling -Type	Concrete	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	Rubber	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	Overhead coiling grille appears to be in good condition.
	General Note:		Notes:	_____

Gr Floor - Locker Area 02

Good	Ceiling -Type	Concrete	Notes:	_____
Fair	Flooring - Type	Rubber	Notes:	Worn but clean
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Good	Doors & Hardware	Wood	Notes:	_____
	General Note:		Notes:	_____

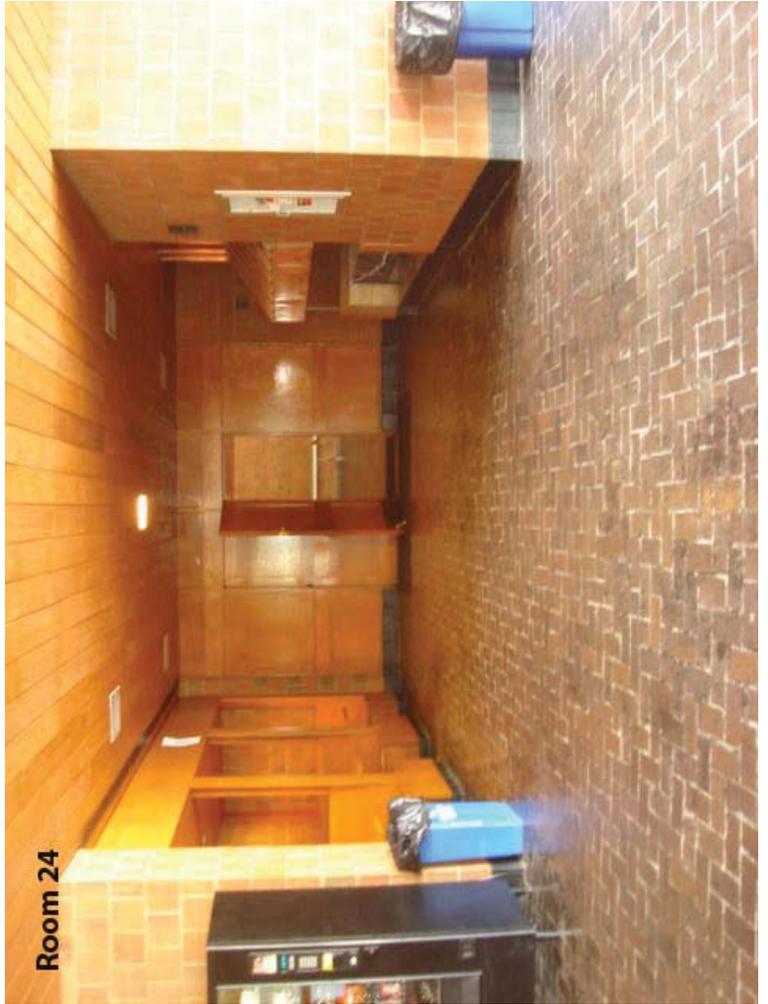
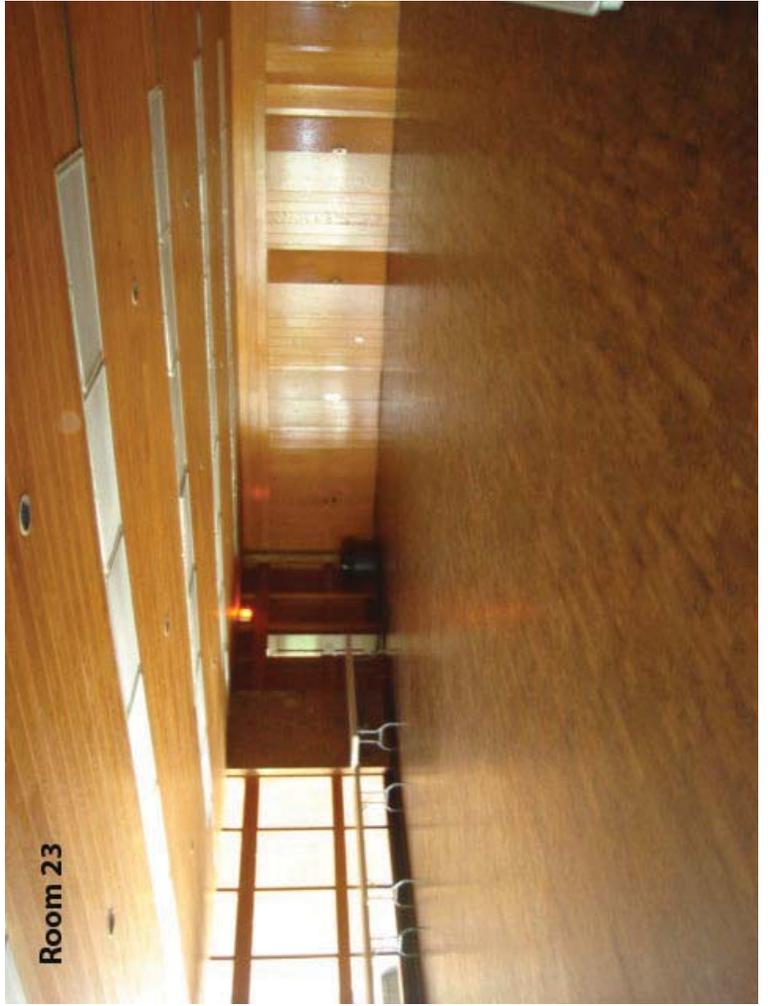
Gr Floor - Mechanical room 01

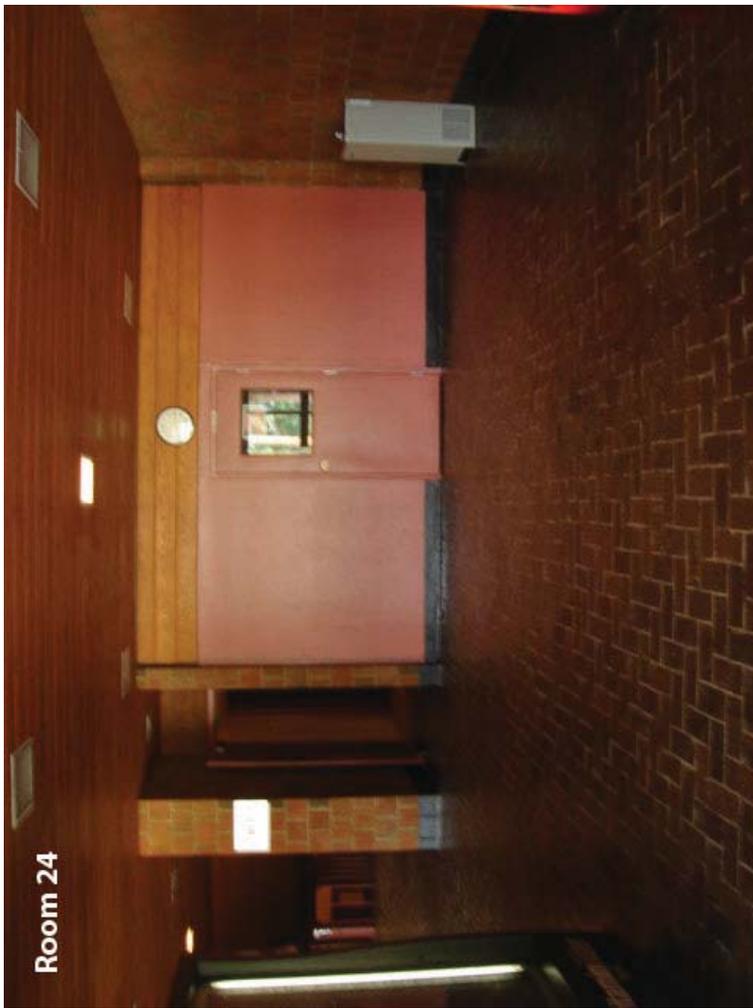
Good	Ceiling -Type	Concrete	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	Some spalling @ entry
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Concrete / Masonry	Notes:	_____
Poor	Doors & Hardware	HM	Notes:	Jamb rusting @ floor
	General Note:		Notes:	_____

Gr Floor - Front entry (Vestibule)

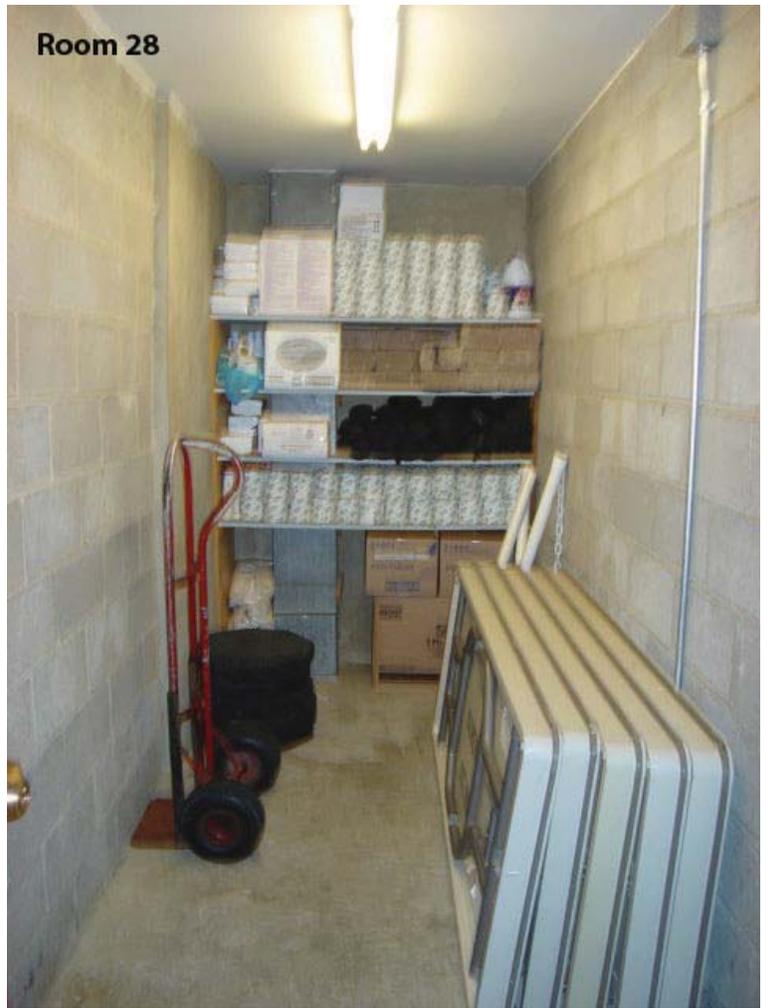
Good	Ceiling -Type	Wood	Notes:	Missing light cover
Good	Flooring - Type	Brick	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Good	Walls - Type	Masonry	Notes:	_____
Fair	Doors & Hardware	Wood	Notes:	Need touched up but working properly.
	General Note:		Notes:	_____



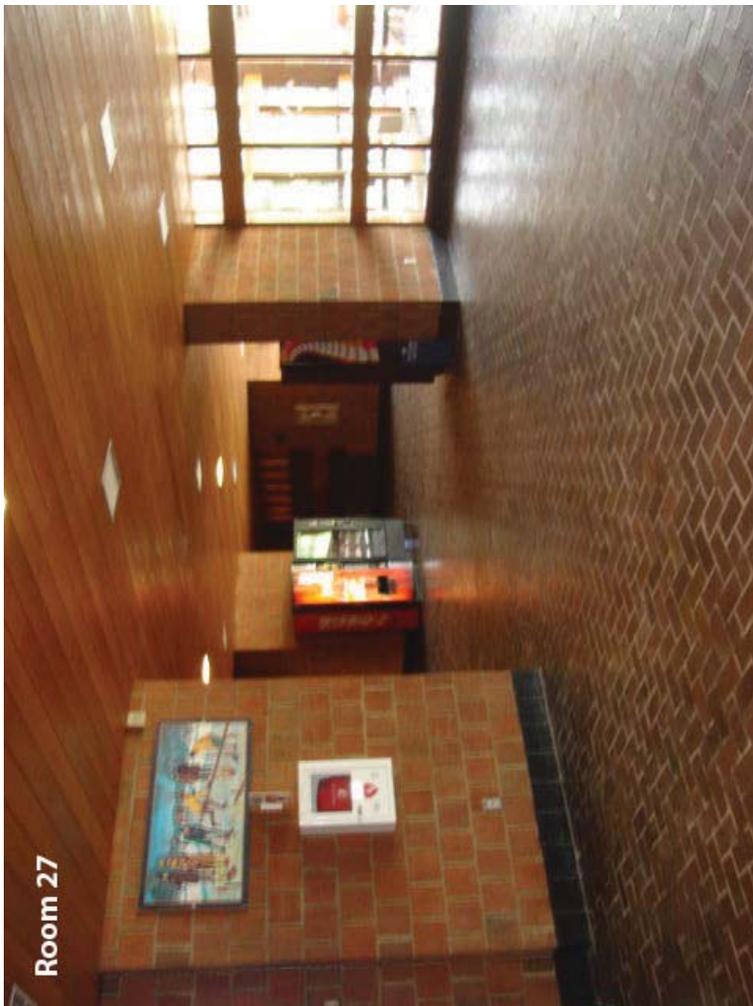




Room 24



Room 28



Room 27



Room 26

Room 24A



Room 25



Room 28



Room 26A



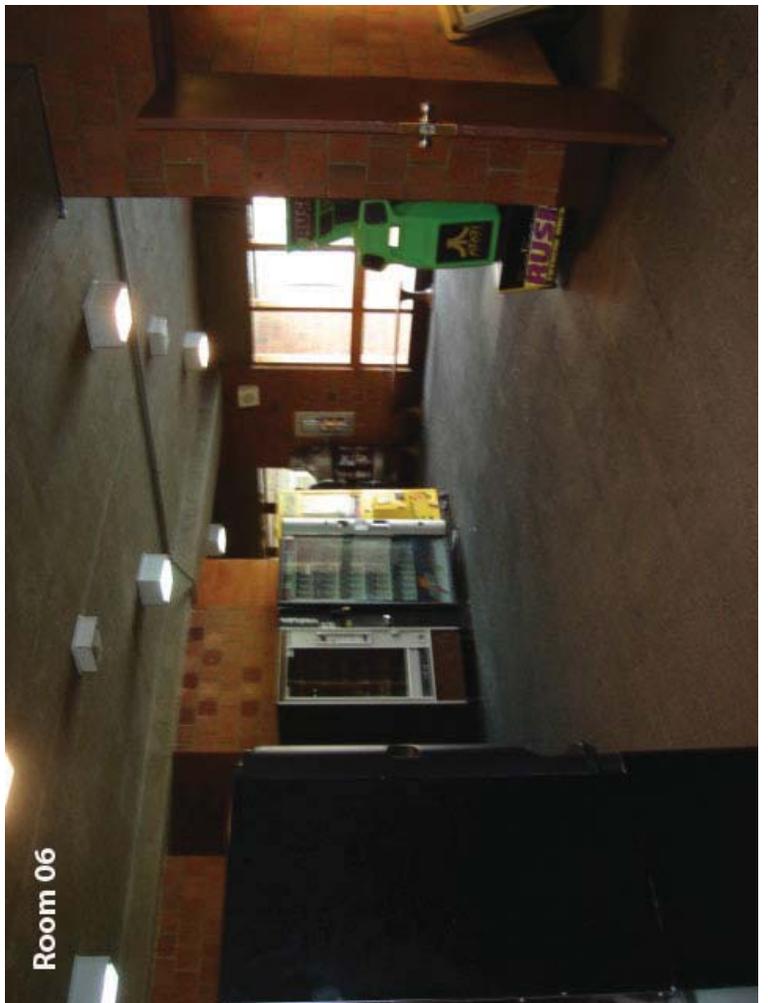
Room 11/12



Room 30/31



Room 06

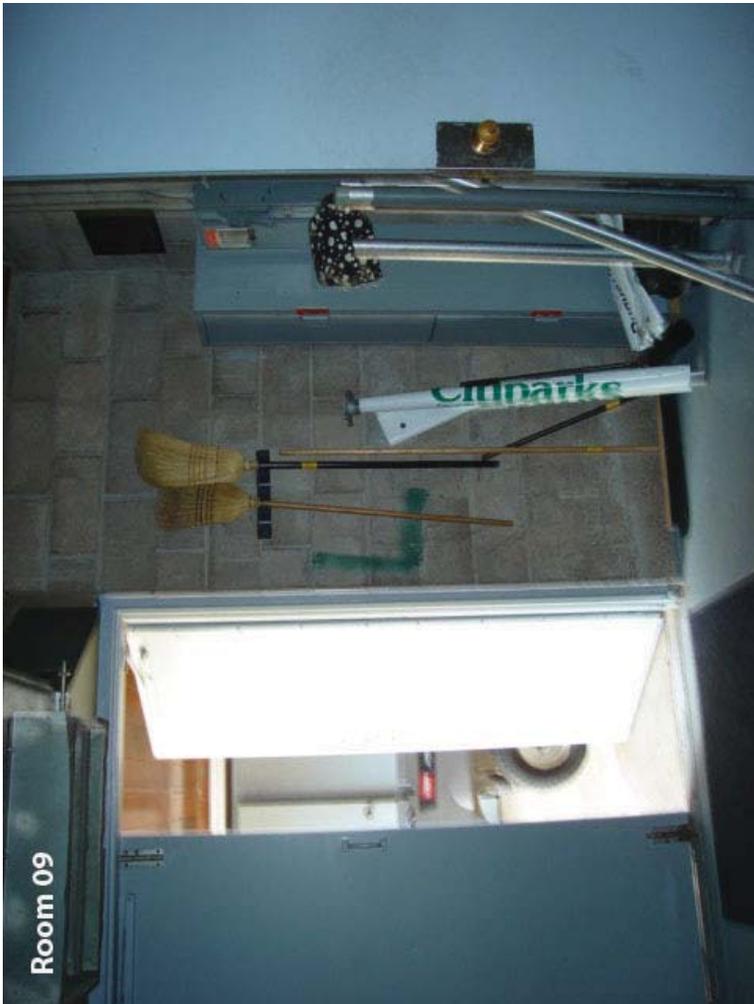




Room 09



Room 13



Room 09



Room 13

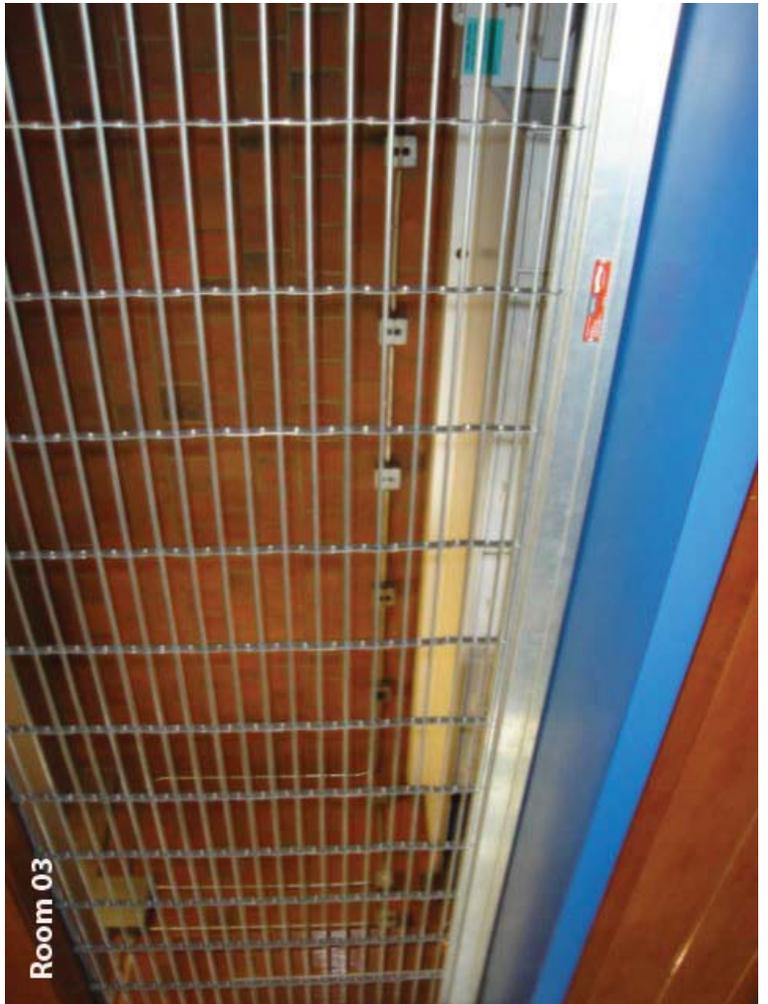
Room 04



Room 07

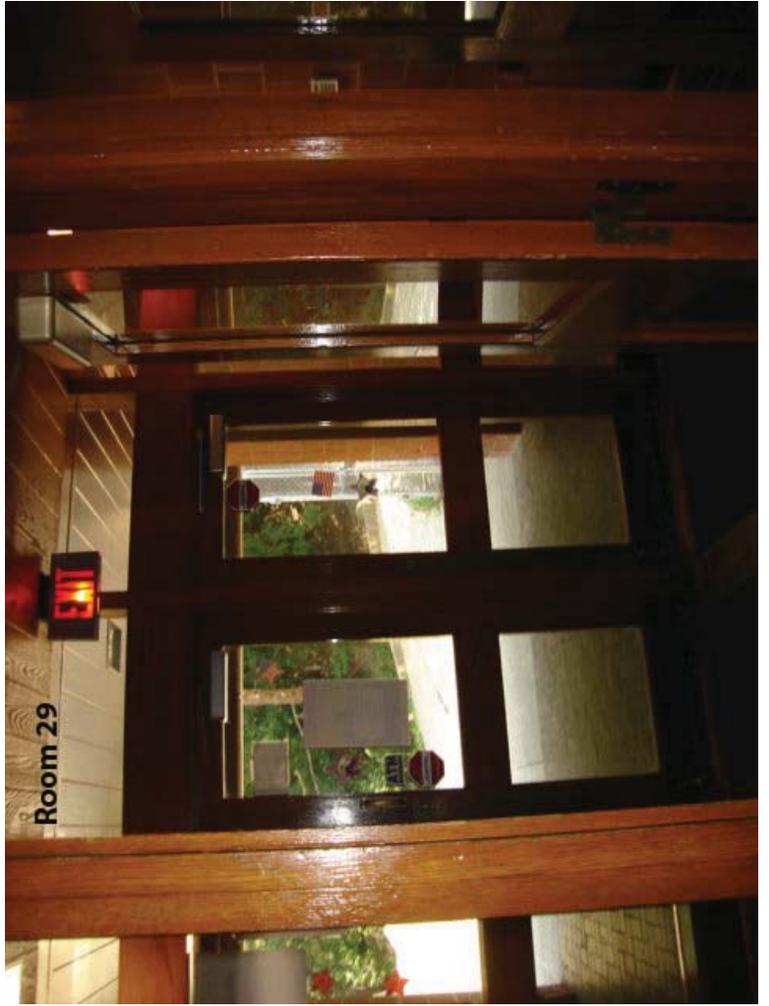
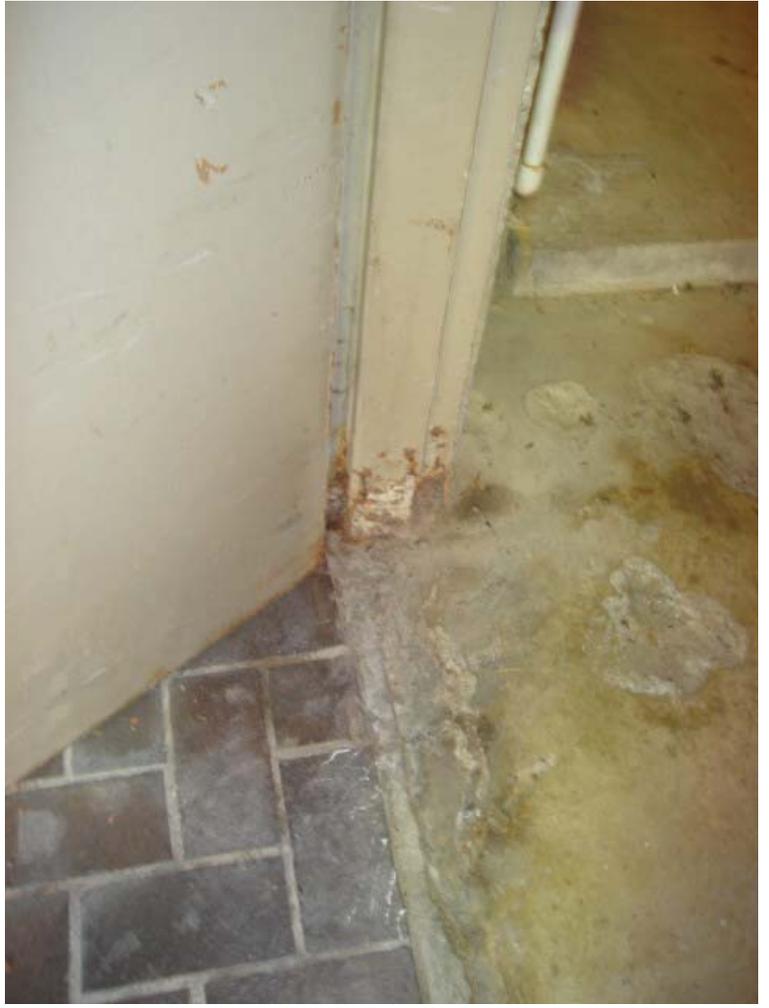


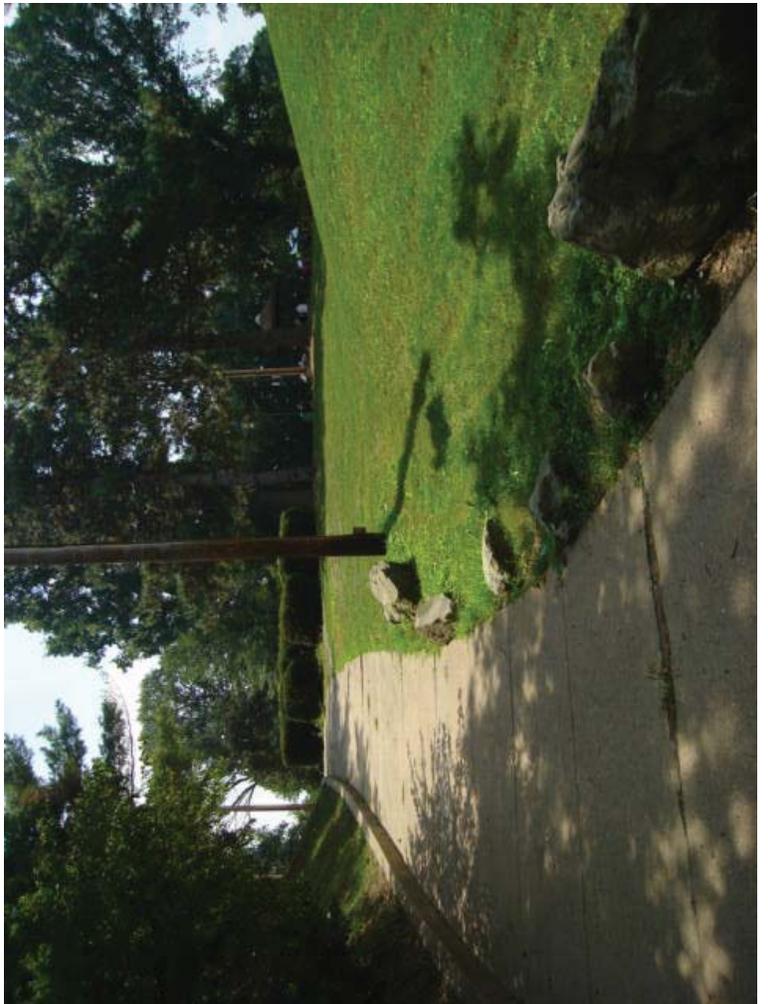
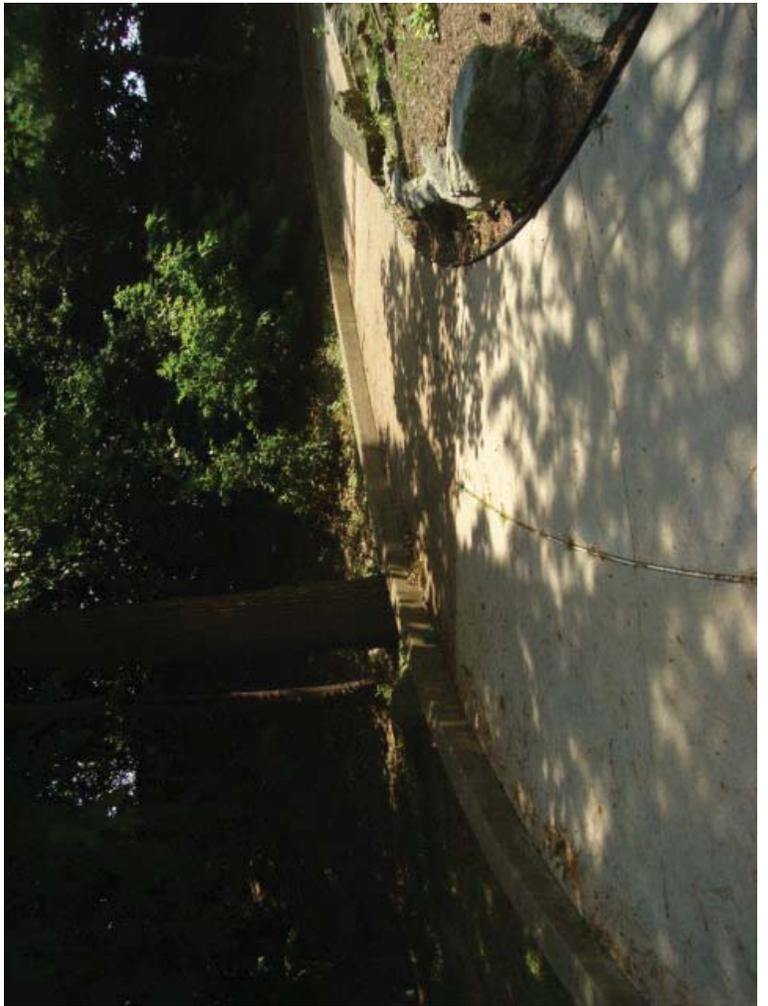
Room 05

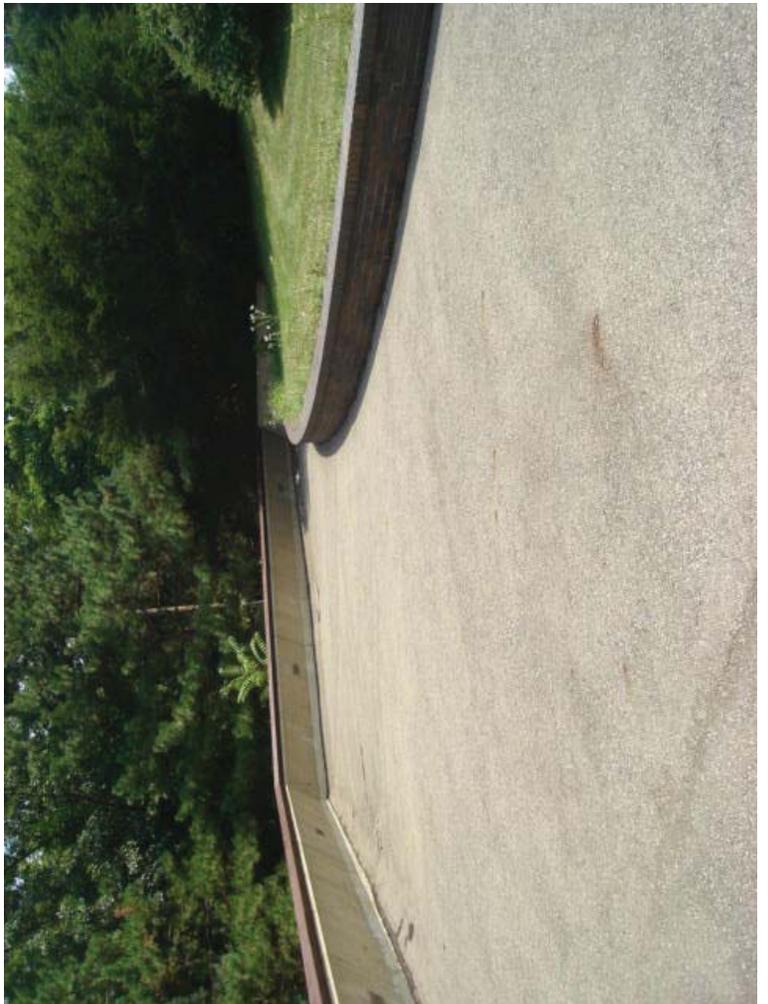
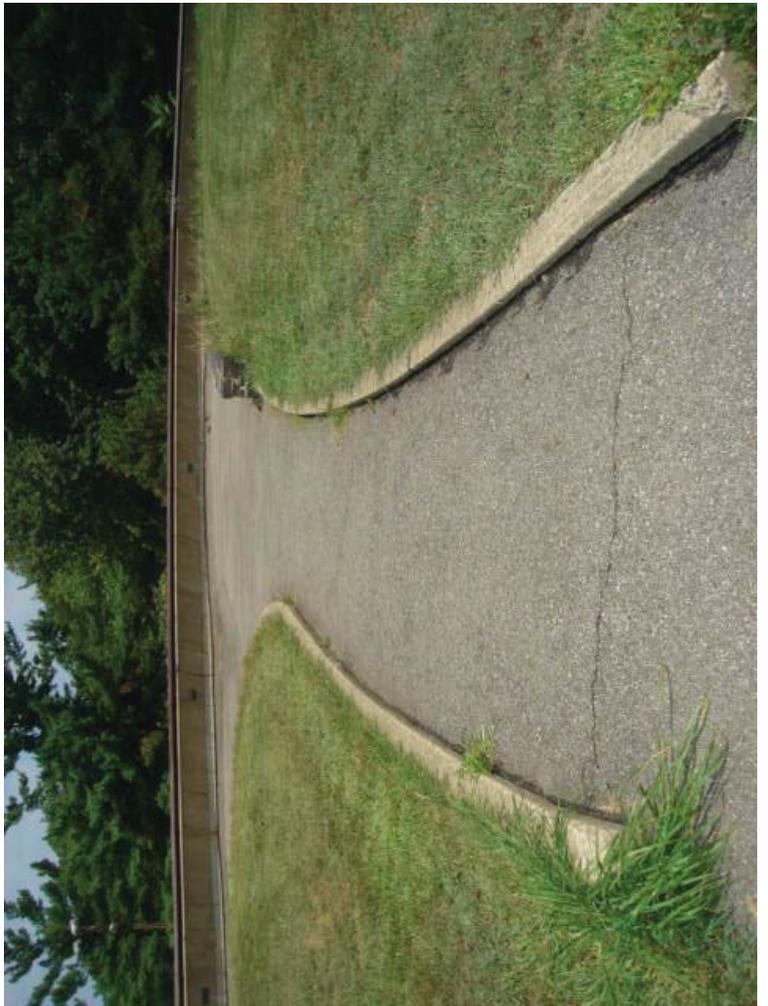


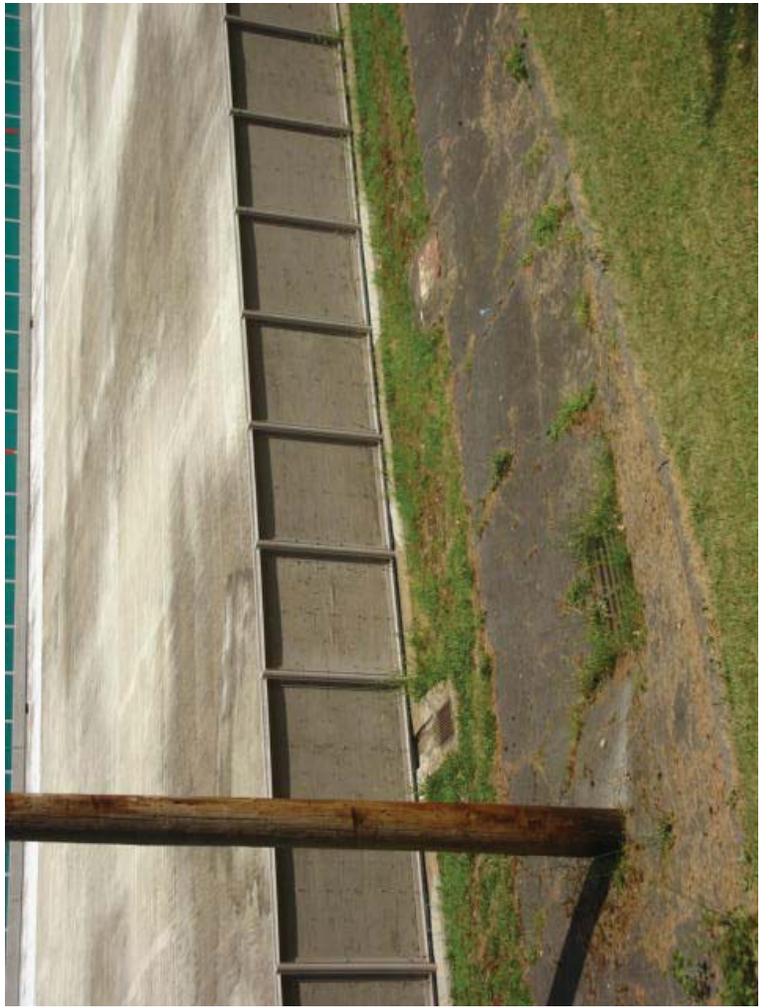
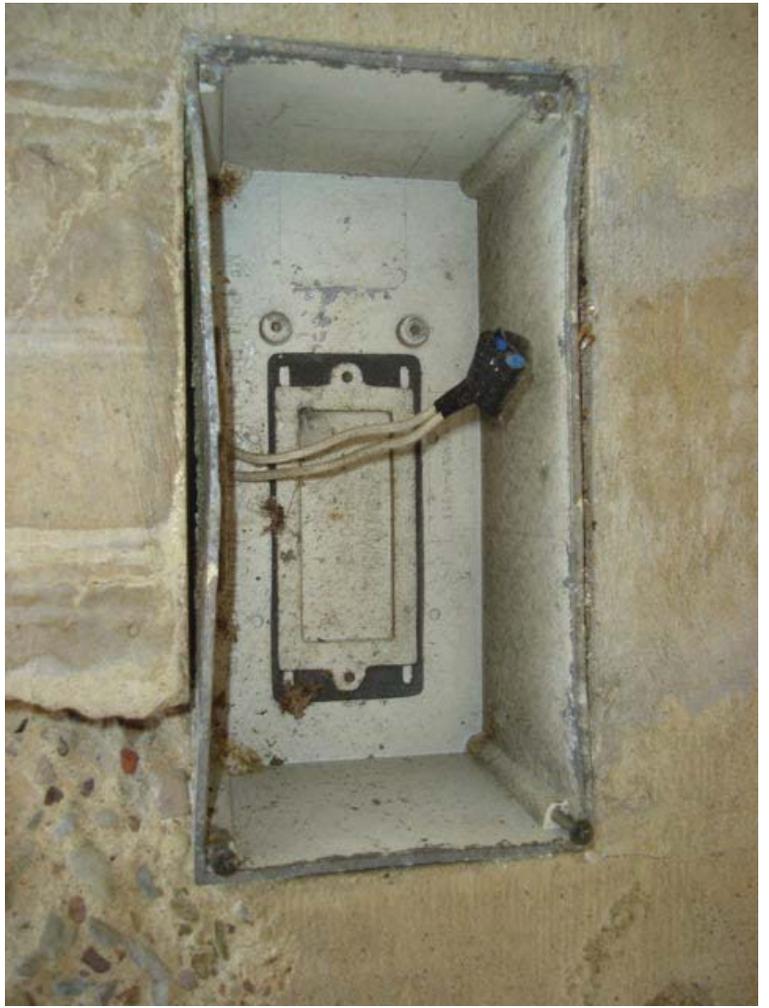
Room 03















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: **Schenley Park Skating Rink**
 Building Code: **B064**

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 **Schenley Park Skating Rink** was conducted. The windows were inspected from the exterior of the building. The weather that day was clear, bright and sunny. The windows were found to be in FAIR/POOR condition.

Additional finding include:

1. Many window stops need to be replaced / refinished
2. Re-caulking is needed at some locations.

END OF ADDENDUM No. 1



AMERICAN MICRONICS, INC.

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

Professional Roof and Building Exterior Consulting Services

July 28, 2010

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

RE: Visual Survey - Schenley Park Skating Rink

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on Schenley Park Skating Rink buildings, 500 Overlook Drive, Pittsburgh, PA 15217. The survey was conducted on July 28, 2010. The weather was sunny with temperatures in the eighties.

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system and building walls. The areas inspected contain approximately 9,856 square feet of roof area on two buildings (Support Building - 8,890 SF, Mechanical Building - 966 SF).

Both buildings are constructed into the surrounding hillside with earthen overburden on the roofs. The Support Building has an exposed west side elevation with the other elevations below ground level. The Mechanical Equipment Building has an exposed north elevation with the other elevations below ground level.

The construction drawings are dated 1973.

1. Building walls

1.1 Construction: The building walls on the Support building are constructed of concrete with some brick veneer on the west side. All walls on the Mechanical building are constructed of concrete. Atlantic Engineering will comment on the building walls. A concrete parapet wall extends above the overburden surface on the north face of the Mechanical building. A concrete parapet wall extends above the overburden on the west face of the Support building. A concrete planter area is constructed on the west face of the Support building at the bottom of the parapet wall and outside the building walls.

1.2 Condition: The building walls appear to be in good condition. Some minor spalling was observed on the interior side of the Support building parapet.

2. Roof Deck

2.1 Construction: The roof decking on both buildings is constructed of concrete. On top of the concrete decks is a waterproofing membrane with a concrete wear coarse poured over the waterproofing. Earthen overburden is installed over the entire roof area of the Mechanical building. Earthen overburden and asphalt paving is install over the Support building roof area.

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

3. Roof Insulation

3.1 Construction: No core cuts were taken. No insulation is indicated as being installed on the roof surface of either building.

3.2 Condition: Insulation is shown on the construction drawing being installed below the roof deck of the Support Building.

4. Waterproofing Roof and wall Membrane

4.1 Construction: The construction drawings indicate the waterproofing membrane is a four ply built up roof system (assumed to be coal tar on the horizontal areas and asphalt on the vertical areas. The waterproofing membrane was not visible. The drawings show the vertical membrane extending down the vertical wall to below the basement floor slab.

4.2 Condition: The waterproofing membrane system on both buildings is assumed to be in fair condition as it has not been exposed to the weather and protected by the wear slab.

5. Membrane flashings

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

5.2 Condition: The flashing systems are assumed to be in fair condition.

6. Perimeter Terminations

6.1 Construction: The waterproofing membrane flashings are shown terminating into cast-in reglets of the parapet walls and the membrane continuing over the building edge onto the vertical walls.

6.2 Condition: The flashing terminations were not visible.

7. Roof Top Penetrations

7.1 Three concrete flues penetrate the roof of the Support building. One vent pipe penetrates the roof of the Mechanical building.

7.2 Condition: The Concrete Flue penetrations are in fair condition. Some joints are cracked and some metal cover plates are rusted.

8. Drainage System

8.1 Construction: The planters and roof area (front only) of the Support building drain to interior roof drains. There is apparent slope to the drains shown on the construction drawings. There are no drains on the Mechanical building.

8.2 Condition: The drains in the planters are not visible. The drains at the front of the Support building appear clear and are located in the asphalt paving area next to the parapet wall.

9. Access

10.1 Ground level access is available to both roof areas.

10. Weather Tightness - Building

10.1 The buildings appear to be weather tight for the most part. Five leaks are reported in the Support building and no leaks are reported in the Mechanical Building.

The leaks in the support area: the leaks in the kitchen and adjoining mechanical room are near the location of a concrete flue, the leak in the men's restroom is near the location of a concrete flue, the leak on the second floor terrace is located near a roof/planter drain, the leak at the second floor entry deck is located near a roof/planter drain.

CONCLUSIONS

There are five current roof leaks reported, all in conjunction with roof penetrations (flues and drains).

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

The waterproofing membrane and flashing were not observable and are assumed to be in fair condition.

The concrete parapets are in fair condition. Some spalls were observed on the Support Building wall.

The roof top flue penetrations are in poor condition. Leaks are located near two flue pipes.

The drainage system is in fair condition. The drains appear to be operating properly. Leaks are located near two drains.

It is our opinion the roofing systems on all areas are in a maintainable condition.

Estimates:

1 year: Maintain a pro-active maintenance program. Inspect the interior ceilings and walls on a regular schedule - minimum twice a year (late spring and late fall). Estimated cost: none (perform in-house)

Remove the overburden around the concrete flue pipes, inspect and repair the pipes and membrane seals. Estimated cost: 3 flues = \$15,000 (plus cost of landscaping repair).

Remove the overburden around the two suspected leaking roof drains, inspect and repair the drains, piping and membrane seals. Estimated cost: 4 drains (2 roof, 2 planter) = \$20,000 (plus cost of asphalt paving repair and landscaping). Recommend all drains be videographed for defects.

5 year: Maintain a pro-active maintenance program. Inspect the interior ceilings and walls on a regular schedule - minimum twice a year (late spring and late fall). Estimated cost: none (perform in-house)

10 year: Maintain a pro-active maintenance program. Inspect the interior ceilings and walls on a regular schedule - minimum twice a year (late spring and late fall). Estimated cost: none (perform in-house)

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Front entry to Support Building, showing planter at top



R-4 Concrete flue pipes on Support Building



R-2 Drain behind parapet wall at Support Building



R-5 Rusted panel on flue pipe



R-3 Parapet wall and paving at Support Building



R-6 Spalled concrete at light in parapet wall



R-7 Underside of deck in kitchen area of Support building



R-10 Leak stains at entry of Support area



R-8 Leak area at terrace of Support building



R-11 Leak area in men's restroom in Support Building



R-9 Leak area in Mechanical room next to kitchen in Support Building



R-12 Entry to Mechanical Building



R-13 Entry wall of Mechanical Building



R-16 Vent pipe in overburden on top of Mechanical building



R-14 Wall and ceiling in Mechanical building



R-17 Back of wall at mechanical building



R-15 Tunnel to rink from Mechanical building



R-18 Overburden on Mechanical building

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT # 012

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

Building Observation Report

Facility Schenley Park Skating Rink
 Street Address 501 Overlook Drive
 City, State Pittsburgh, PA 15217

AES Personnel: GJT
 Date: 28-Jul-10
 Time: 9:30 AM
 Facility Main Contact: _____
 Facility Phone: _____

Weather Conditions: Partly Cloudy
 Temp: 70
 Wind: 5-10mph w-nw
 Building Use: Public
 Building Code: 064

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>Cast-in-place concrete with Load Bearing CMU</u>
	Basement	Notes:	<u>None</u>
Foundation	Material	Notes:	<u>Continuous Strip Footings (Assumed)</u>
	Settlement	Notes:	<u>None Observed</u>
	Moisture	Notes:	<u>None Observed</u>
Floor System	Structure	Notes:	<u>C.I.P. Concrete Slabs with Load-Bearing Walls</u>
	Floor Finishes	Notes:	<u>Stone & Place Concrete</u>
	Stairs	Notes:	<u>Metal Spiral & C.I.P. Concrete (Interior and Exterior)</u>
Walls	Exterior Material	Notes:	<u>C.I.P. Concrete & CMU</u>
	Interior Material	Notes:	<u>C.I.P. Concrete & CMU</u>
Columns	Type	Notes:	<u>None Observed</u>
Roof	Structure Type	Notes:	<u>C.I.P. Concrete Slab</u>
	Slope	Notes:	<u>Flat</u>
	Roofing Material	Notes:	<u>Unknown (Concealed under Green System)</u>

Building Observation Report

Facility Schenley Park Skating Rink
Street Address 501 Overlook Drive
City, State Pittsburgh, PA 15217

Structural

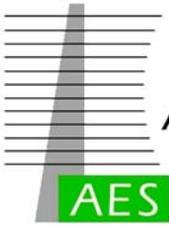
Notes:

Exterior

- 1.) Significant masonry spalling and mortar joint deterioration at western entry to First Floor. On-site personnel stated that birds appear to be "eating" the masonry. Deterioration (and bird's interest in the CMU) is most likely the result of chlorides used to de-ice during winter. See attached Photo S-1. Recommend removal and replacement of spalling and/or deteriorating masonry to include repointing as required. (1-5 yrs.)
- 2.) Cracking and spalling was observed at cast-in-place concrete stairs at western side of building. See attached Photo S-2. This distress is likely due to corrosion of reinforcing steel. Recommend partial depth repair to include removal of corrosion from reinforcing. (1-5 yrs.)
- 3.) Repetitive vertically oriented cracking was observed in the cast-in-place overhanging planter around the perimeter of the building at the roof level. Additionally, spalling and previously repaired concrete was observed at the underside of the same overhang. See attached Photos S-3 and S-4. This distress is likely do to corrosion of reinforcing steel contained within. Recommend partial depth repair to include removal of corrosion from reinforcing. (1-5 yrs.)
- 4.) Spalling concrete and water staining were observed at the exterior porch slab adjacent to the eastern exit from the First Floor. This distress appears to be the result of chlorides used to de-ice during winter. See attached Photo S-5. Recommend partial or full depth repair (as required by sounding) to include removal of corrosion from, or replacement of reinforcing. (1-5 yrs.)
- 5.) Some evidence of water infiltration through the roof was observed in the form of water staining on the exterior of the concrete masonry unit wall at the eastern side of the First Floor. See attached Photo S-6. No remediation is required for the CMU wall at this time - please refer to Roofing Report for recommendations at roofing material.

Interior

- 6.) Lines of efflorescence were observed at the underside of the First Floor slab of the Meeting Room at multiple locations. This is the result of water soluble calcium being drawn through the slab by migrating moisture - most likely from the footwear of patrons entering the area. See attached Photo S-7. There is no associated concrete deterioration observed with these lines of efflorescence at this time, but corrosion of the slab reinforcing will eventually cause delamination and spalling. Recommend attempting to mitigate amounts of moisture on the top surface of the slab during the winter months.



Atlantic Engineering Services

Site Visit Report No.: Site B064 – Schenley Park Skating Rink
Project No.: 09-260
Date of Site Visit: July 28, 2010
Page: 1 of 4



Photo S1

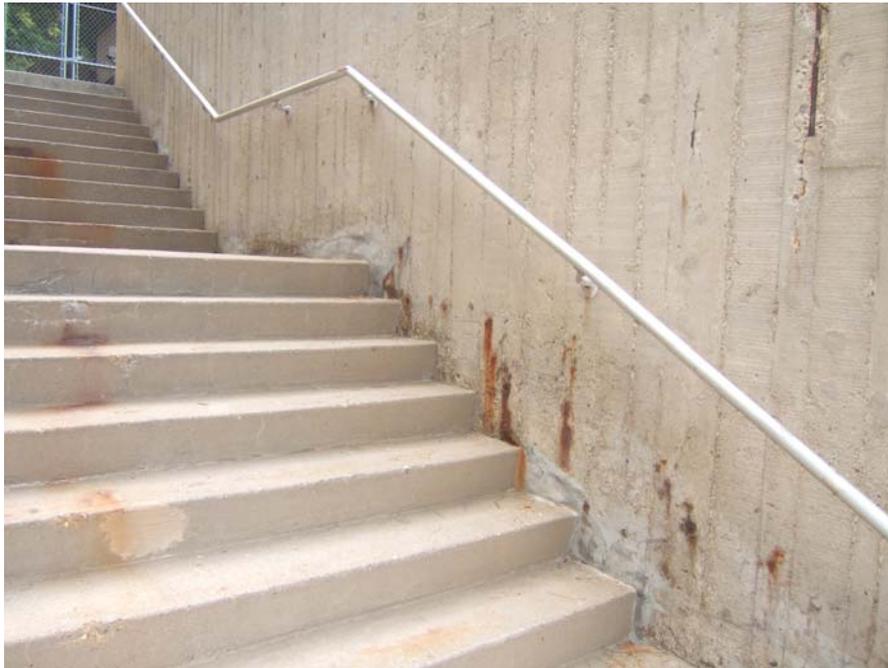
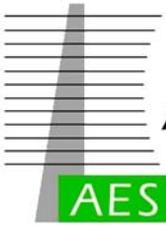


Photo S2



Atlantic Engineering Services

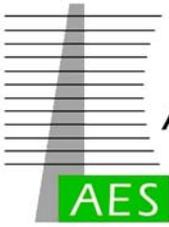
Site Visit Report No.: Site B064 – Schenley Park Skating Rink
Project No.: 09-260
Date of Site Visit: July 28, 2010
Page: 2 of 4



Photo S3



Photo S4



Atlantic Engineering Services

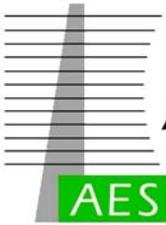
Site Visit Report No.: Site B064 – Schenley Park Skating Rink
Project No.: 09-260
Date of Site Visit: July 28, 2010
Page: 3 of 4



Photo S5



Photo S6



Atlantic Engineering Services

Site Visit Report No.: Site B064 – Schenley Park Skating Rink
Project No.: 09-260
Date of Site Visit: July 28, 2010
Page: 4 of 4



Photo S-7

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Plumbing

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

Plumbing

<input type="checkbox"/>	Service Entrance	Notes:	
	Meter location	Notes:	Mechanical/Electrical Room at the entrance of the building.
	Meter size	Notes:	Rockwell 2"
Fair - Old	Meter condition	Notes:	M#: 23816600
X	Backflow preventer	Notes:	Provide new backflow preventer
Fair - Poor/Old	Pressure Reducing Valve	Notes:	Insulation - Starting to turn poor / cracking.
	Water Filtration	Notes:	
	Water Softener	Notes:	Piping - Fair
	Humidistat	Notes:	

<input type="checkbox"/>	Fair	Water Heaters	Notes:	Mechanical/Electrical Room at the entrance of the building.
		Make	AO Smith	Notes:
		Model	BT 80230	Notes:
		Serial	MG94-0355306-230	Notes:
		Age	16 years old	Notes:
		Capacity	74.5 U.S. Gallons	Notes:
				Notes:

<input type="checkbox"/>	X	Expansion Tank	Notes:	
		Natural gas	Notes:	75,000 BTU/HR
		Electric	Notes:	
	Good	Flue vent	Notes:	

<input type="checkbox"/>	Fair	Recirculation Pump	Notes:	Mechanical/Electrical Room at the entrance of the building.
		Bell Gossett - Bronze Body	Notes:	
		Class#	SLC-25B 103202608	Notes:

<input type="checkbox"/>	X	Sump Pump	Notes:	Mechanical/Electrical Building Below Ice Skating Rink. No Access.
--------------------------	---	-----------	--------	---

<input type="checkbox"/>	Fair	Number of Men's Locker Room Toilet Facilities	Notes:	Basement and 1st Floor
	Good-Fair	Number of water closets	4	Notes:
	Fair - Poor	Number of urinals	6	Notes:
		Number of lavatories	7	Notes:
		Number of shower heads	0	Notes:

<input type="checkbox"/>	Fair	Number of Women's Locker Room Toilet Facilities	Notes:	Basement and 1st Floor
	Good	Number of water closets	10	Notes:
	Poor	Number of lavatories	7	Notes:
		Number of shower heads	0	Notes:

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Plumbing

	Number of Unisex Rooms		Notes:
		Number of water closets	Notes:
		Number of lavatories	Notes:
	Kitchenette		Notes:
Fair-Good		Number of sinks	1 Notes: Basement: Large 3 Tub Sink
Poor		Number of sinks	1 Notes: Basement: 1 Small Sink. Replace in 0-1 year.
Fair-Good		Number of sinks	1 Notes: 1st Floor - 3 Tub Sink Manufacturer: Eagle, M# 412-15-3-18, Notes: Faucet - Good, Tubs - Fair, Middle Tub Faucet leaking. Repair.
Poor	Janitor's Service Sink	1	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: Replace in 0-1 year.
Poor	Janitor's Service Sink	1	Notes: Storage Area: Sink - Poor, Faucet Fair. Replace in 0-1 year.
Fair	Janitor's Service Sink	1	Notes: 1st Floor by Men's Room
Fair-Poor/Old	Drinking Fountains	2	Notes: (1) at basement and (1) at 1st Floor. Replace both drinking fountains Notes: in 0-1 year. Consider ADA compliant drinking fountains.
Fair	Pipe	Condition	Notes: Main Building.
Fair - Poor		Condition	Notes: Building Rink Side - Pipe below overhang is rusting and starting to pit,
Good		Insulation	Notes: Clamps for this pipe are poor rusting and pitting. Replace both in Notes: 0-1 year. Notes: See additional notes at bottom of spreadsheet.
	Grease Traps		Notes:
	Solids Interceptor		Notes:
	Oil/Water Separator		Notes:
	Sewage Grinder		Notes:
	Neutralizer Tank (Acid Waste)		Notes:
	Access Doors		Notes:
X	Rain Water Sewer		Notes:
X	Sanitary Sewer		Notes:

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Plumbing

Notes

Notes:

Clean out outside near ice skating rink - Poor - cracking. Replace.

Basement - First Aid Room. 1 sink fair but old.

The plumbing fixtures are an equal mix of fair to poor condition. Fixtures are approximately 32 years old with some newer replacements over the years. 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.

3 Instantaneous Water Heaters next to janitors sink within small room within Storage Room left of Zamboni Garage. No identification tag. **Hazard: Units look newer and are in good condition; however, there are no covers/enclosures for these units. The heating element and wiring are exposed on all 3 units. Replace the covers for these Instantaneous Water Heaters immediately.** Looks as if these heaters are currently or have been recently installed. They are very close to the janitors sink and this room is quite small, creating a safety hazard. Verify that these units have been installed according to local and national codes and standards.

5 roof leaks have been observed within the main building. They are as follows: 1 in the Mechanical Room, 1 in the Kitchen, 1 in the Men's Room at the rear wall, 1 at the Front Balcony, and 1 at the Front Entry by the Steps. The roof drain covers look in fair to poor condition. Clean debris away from roof drains. Clean rainwater drains. The rain water sewer pipe drainage system should be video inspected and its condition assessed.

Planter drains on roof: Clean vegetation and debris away from these drains and inspect them.

Check to see if the sanitary sewer pipe below grade was video inspected back in the 3rd quarter of 2006, when 2 sewage ejectors were replaced. The sanitary sewer pipe below grade should be video inspected and its condition assessed, if it was not video inspected back in 2006.

Storage room next to the Zamboni Garage - Floor drain cover poor. Replace in 0-1 year.

Mechanical/Electrical Building Below Ice Skating Rink Domestic. Piping in Fair condition. Perform detailed inspection of this piping before skating season begins. Check for leaks. Repair/replace as necessary.

See photos labeled P for Plumbing.

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

HVAC Water Side Systems and Equipment

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

HVAC Water Side Systems and Equipment

<table border="1"> <tr><td>Fair - Good</td></tr> <tr><td align="center">X</td></tr> <tr><td> </td></tr> </table>	Fair - Good	X		Controls:	Notes: _____
	Fair - Good				
	X				
Electric	Notes: _____				
Pneumatic	Notes: _____				

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

<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>							Piping	Notes: _____
Pipe routing	Notes: _____							
Pipe supports	Notes: _____							
Pipe insulation	Notes: _____							
Visible leaks	Notes: _____							
Gauges	Notes: _____							

<table border="1"> <tr><td> </td></tr> </table>								Chiller	Notes: _____
Piping	Notes: _____								
Insulation	Notes: _____								
Vibration isolators	Notes: _____								
Relief valve and piping	Notes: _____								
Refrigerant detection system	Notes: _____								
Gauges	Notes: _____								

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

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

HVAC Water Side Systems and Equipment

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

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

Poor	Hot Water Boilers	Notes: <u>Base rusted away. Boiler looks abandoned.</u>
	Flue	Notes: <u>Replace in 0-1 year.</u>
Good	Make-up water piping	Notes: <u>M# CB-M2-150N some fittings rusted and pitted</u>
	Boiler safeties	Notes: <u>Natural gas fired. 1 storage tank fair.</u>
Fair	Piping	Notes: <u>Valve handles rusted.</u>
Fair	Gauges	Notes: <u>Honeywell controls fair but old.</u>
		Notes: _____

Manufacturer: <u>TRIANCO</u>	Serial # <u>794-0094</u>
Model: <u>Heat Maker 9600 CB</u>	Other _____
Year Installed: <u>1979</u>	Other _____
INPUT <u>150,000 BTU/HR</u>	OUTPUT <u>120,000 BTU/HR</u>

	Pumps	Notes: _____
	Piping	Notes: _____
	Insulation	Notes: _____
	Valves	Notes: _____
	Vibration isolators	Notes: _____
	Gauges	Notes: _____

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

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

HVAC Water Side Systems and Equipment

<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 type="checkbox"/>	Chemical Treatment	Notes: _____
<input type="checkbox"/>	Chemicals	Notes: _____
<input type="checkbox"/>	Metering pumps	Notes: _____
<input type="checkbox"/>	Corrosion coupon rack	Notes: _____
<input type="checkbox"/>	Shot feeder	Notes: _____

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

<input type="checkbox"/>	Radiators	Notes: _____
<input type="checkbox"/>	Fin Tube	Notes: _____

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

Notes

Notes: _____
See photos labeled M for Mechanical.

INSPECTION REPORT

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

HVAC Air Side Systems and Equipment

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 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 _____
Manufacturer No. _____	

<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"/>	Vehicle exhaust extraction system	Notes:	_____
--------------------------	-----------------------------------	--------	-------

<input type="checkbox"/>	Window AC Units	Notes:	_____
--------------------------	-----------------	--------	-------

<input type="checkbox"/>	Exhaust/Ventilation Fans	Notes:	_____
	Manufacturer: _____	Notes:	_____
	Model: _____	Notes:	_____
	Serial # _____	Notes:	_____
	Year Installed: _____	Notes:	_____
	Capacity (CFM): _____	Notes:	_____
	Static Pressure _____	Notes:	_____
	Watts _____	Notes:	_____

INSPECTION REPORT

Schenley Park Skating Rink 501 Overlook Drive Pittsburgh, PA 15217

HVAC Air Side Systems and Equipment

Fair	Condensing Unit	Notes:	<u>Main Building by the front entrance.</u>
Fair	Refrigerant Piping	Notes:	<u></u>

Manufacturer: Carrier - Gemini Split System Serial # 3004G30016
 Model: 3BARS 012 611 CFM
 Year Installed: 2004 Other

Fair	Condensing Unit	Notes:	<u>Main Building outside of the Party Room.</u>
Poor	Refrigerant Piping	Notes:	<u>Pipe insulation poor.</u>

Manufacturer: Carrier - Gemini Split System Serial # 0805G30051
 Model: 38ARS012 - 611 CFM
 Year Installed: 2005 Other

Fair	Ductwork	Notes:	<u>See notes at bottom of spreadsheet.</u>
	Duct Insulation	Notes:	<u></u>
Fair-Poor	Louvers	Notes:	<u>Roof - Fair - 2 of them are poor - 1 of the 2 poor is bent</u>
		Notes:	<u>Replace these 2 poor louvers.</u>
Good	Louvers	Notes:	<u>Mechanical/Electrical Building Below Ice Skating Rink.</u>
Fair	Louvers	Notes:	<u>Main Building Rink Side</u>
Fair	Louvers	Notes:	<u>Zamboni Garage Area</u>

Fair-Poor/Old	Diffusers & Grilles	Notes:	<u>See notes at bottom of spreadsheet.</u>
Fair - Good	Ductwork Fair , Transfer Grille - Good	Notes:	<u>Basement - Storage Room near Zamboni Garage</u>
Poor	Diffusers	Notes:	<u>Basement/Skate rental room</u>
	Roof Hoods	Notes:	<u></u>
	Dampers	Notes:	<u></u>

	Filters	Notes:	<u></u>
	Are filters installed	Notes:	<u></u>
	Are filters clean	Notes:	<u></u>

Good	Honeywell Thermostats	Notes:	<u>Mechanical/Electrical Building Below Ice Skating Rink</u>
Fair-Poor / Old	White Rodgers Thermostats	Notes:	<u>Basement - Skate Rental Area. Replace in 0-1 year.</u>
Fair	Zone Thermostat	Notes:	<u>1st floor</u>
Good	Carrier	Notes:	<u>Mechanical Room - 1st floor near rear of Main Building.</u>
Good	Carrier	Notes:	<u>Mechanical Room near entrance of the Main Building</u>
		Notes:	<u>1st Floor Mechanical Room near Serving Room - Replace</u>
		Notes:	<u>missing cover of Carrier Thermostat.</u>

INSPECTION REPORT

Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

HVAC Air Side Systems and Equipment

Notes

Notes: 2 Vent Stacks (A & B) and 1 Fire Place Chimney on the roof - Duct inside Fair - Poor.

Vent Stack A - Could only view the top of this vent stack due to the heavy brush surrounding it. The top metal cover screen with frame is rusted. Replace top metal cover. Clear/trim brush/bushes and perform assessment of its ductwork and 6" dia. plumbing vent. Drawings indicate that the ductwork and plumbing vent are 37 years old and probably need replaced.

Safety Hazard:

The rooftop middle 37 O.D. / 30" I.D. Reinforced Concrete Pipe for the Fire Place Chimney is deteriorating at the base and leaving its base. Repair and secure it immediately. Its metal access panel is badly rusted with a hole at its base. The top metal cover screen with frame is also badly rusted. Replace metal access panel and top metal cover screen with frame.

Vent Stack B at the far end looks in fair condition. Its ductwork, plumbing vent, and top metal cover screen looked fair/old with surface rust.

1st Floor Employee/Maintenance Supply Storage Room - No ventilation. Update this room to local and national codes and standards.

Safety Hazard:

Small ductwork within this room is currently being used to support storage shelving. Remove and relocate shelving. Repair and/or replace the ductwork.

Most visible ductwork looked in fair condition. 5 roof leaks observed.

Contact mold remediating contractor and test for mold. Clean ductwork. Repair/replace as necessary.

Diffusers, grilles, registers and dampers within building are in fair - poor condition.

Clean all and replace poor in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

HVAC Heating

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

HVAC Natural Gas Heating

Good	Gas Fired Unit Heater	Notes:	Mechanical/Electrical Building Below
	Manufacturer: _____		Ice Skating Rink.
	Model: Resinair Heater		Tag not accessible
	Serial #: _____		
	Capacity: _____		
	Voltage: _____		
	Year Installed: _____		

Fair	Heating and Ventilating Unit HV-1	Notes:	Mechanical/Electrical Building Below Ice Skating Rink
	Manufacturer: Carrier	Notes:	Vent - McClay
	Model#: LHD 014Cl rev 2	Notes:	
	Serial # 950358-010	Notes:	
	Year Installed: 2003	Notes:	

Fair-Poor	Heating and Ventilating Unit HV-3	Notes:	Basement - Storage Area left of Zamboni garage
	Manufacturer: McQuay	Notes:	Nearing half point of life expectancy, but in fair-poor condition.
	Model#: LHD 103CH rev 2	Notes:	Replace in 2-5 years.
	Serial # 950358-030	Notes:	
	Year Installed: 2003	Notes:	

Good	Furnace	Notes:	1st Floor Mechanical Room near back of building.
	Manufacturer: PAYNE	Notes:	Natural Gas heating, and DX Evaporator Cooling Coil below.
	Model#: PG9MAA0601X0AFKA	Notes:	2 elbows on piping - Poor, rusted, start to get pitted.
	Serial # 4204A12412 7A511-42	Notes:	Condensate pipe good.
	Year Installed: 2004	Notes:	

Good	DX Evaporator Coil	Notes:	1st Floor Mechanical Room near back of building.
	Manufacturer: Payne/Carrier	Notes:	
	Model#: 28LA-012-001	Notes:	
	Serial # W0406-18-098	Notes:	
	Year Installed: 2004	Notes:	

Good - Poor	Electric Heaters	Notes:	Wall Mounted Electric Heaters - Equal mix of Good & Poor.
		Notes:	Replace poor in 0-1 year.

INSPECTION REPORT

Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

HVAC Heating

Notes

Notes: Small ticket items.

Zamboni Garage - 1 Natural Gas Fired Unit Heater. Good condition.

Natural gas piping, fittings, valves fair/old. Perform detailed inspection of this piping and check for leaks before the beginning of the heating season.

Outside of Building Rink Side. Bent/damaged Flue. Replace in 0-1 year.

See photos labeled M for Mechanical.

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

Electrical

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

<input type="checkbox"/>	Transformer		Notes: _____
		Voltage in	Notes: <u>Conduit and Clamps Poor. Please replace conduit and clamps now.</u>
		Voltage out	Notes: _____
		kva rating	Notes: _____

<input checked="" type="checkbox"/>	Transformer	General electric	Notes: <u>Mechanical/Electrical Building Below Ice Skating Rink</u>
		Model: 9T21B9105	Notes: <u>Voltage 432 V , H1-H2 lines</u>
		Serial: XX MJ	Notes: <u>460V H1-H3 Lines</u>
			Notes: <u>480V H1-H4 lines</u>

<input checked="" type="checkbox"/>	Meter	General Electric	Notes: <u>Mechanical/Electrical Building Below Ice Skating Rink</u>
		Serial# G02 816 950	Notes: _____
		Duquesne Light Co., X-093	Notes: _____
		NRG G002816950	Notes: _____
		CL20 120 V , 3PH, 4W, 60 Hz	Notes: _____
		Kh 1.8, YV 120, P/R 24 TA, 2.5A	Notes: _____

<input type="checkbox"/>	Meter	Sprague - Mercury meter. No model number	Notes: <u>No model number.</u>
			Notes: _____

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

<input type="checkbox"/>	Power Distribution Panel		Notes: <u>Panel rusted at bottom. Conduit newer / good.</u>
		Electric Panel for Main Distribution No.1	Notes: <u>Replace panel in 0-1 year.</u>
		GE AV Line switch board	Notes: _____
		1600 AMP	Notes: _____
		280V / 3 Ph / 3W / 60 Cycle	Notes: _____
		Job No: W8239623 plant 5	Notes: _____

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

Fair-Poor	Power Distribution Panel GE 160 Amps , 3 pulls,	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: High Pressure Contact Switch - GE Notes: Replace in 0-1 year.
Fair	Power Distribution Panel No.1 GE type CCB, Style 2, 800 Amp 480V / 3 Ph / 3W	Notes: Location - 1st Floor Mechanical Room near entrance. Notes: Age Unknown. Notes: Notes:
Fair	Power Distribution Panel No.2 GE type CCB, Style 2, 800 Amp 120 / 208V / 3 Ph / 4W	Notes: 1st Floor Mechanical Room near entrance. Notes: Age Unknown. Notes: Notes:
Fair-Good	Control Panel Brasch - Electro Duct Control CAT # UCP 7300657 480 V / 3 Ph / 60 Cycles Control Voltage - 120 V Line Current 93.83 Amps	Notes: Notes: Notes: Notes: Notes:
Fair	Switch & Panel Carrier Condensing Unit Square D Switch, 480V Higher Capacity 600 VAC / V-600 VDC	Notes: 1st Floor Mechanical Room near entrance. Notes: Age Unknown. Notes: Notes:
Fair	Switch & Panel For the Sump Pump Manufacturer: PACO Model #: Duplex Type Control Panel Serial #: SIM 32973 Cat. # 85-110051-02 460V / 3 Ph , 5 HP max.	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: Notes: Notes: Notes:
Poor	Switch & Panel Westinghouse Heavy Duty Safety Switch 480V 200 Amp Model#: CAT HF364	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: 600AC / 3Ph / 60 HP Notes: 100 HP max. / 3 Ph Notes: 480V AC / 58HP / 3 Ph / 100 HP / 3 Ph Notes: Replace in 0-1 year.
Good	Switch & Panel For pumps 2 GE Heavy Duty Safety Switch 200A / 600VAC / 150 HP	Notes: Control Starters: Soft Start Controllers Notes: ALTO Start 48 Notes:
Poor	Switch & Panel For a Unit Heater GE Heavy Duty Safety Switch 600 A / 600 VAC / 60 HP max.	Notes: Zamboni Garage Notes: Replace in 0-1 year. Notes:
Poor	Switch & Panel Alan Bradley switch for temperature gauge on hot water heater	Notes: 1st Floor Mechanical Room near entrance. Notes: Electrical Hazard: Replace missing cover for the gauge/sensor Notes: (wires exposed). H.W.R. Bypass.
Good	Controller Danfoss Controller MSD 3000	Notes: Notes:

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

Good	Control Panel 1	Manufacturer: Bosh Model #: TAG No. HM V-1 Cat. # UCP 7300655 57.748 480V / 3 Ph / 60 Cycles Control Voltage - 120 V Start Switch for AV-1	Notes: _____ Notes: _____ Notes: _____ Notes: _____ Notes: _____ Notes: _____
Good	Control Panel 2	Manufacturer: Siemens	Notes: Please replace poor conduit and junction box now. Notes: _____ Notes: _____
Poor	Switch & Panel 3	Boiler Control Manufacturer: Square D Heavy Duty Safety Switch 30 Amp , 240 VAC , 7.5 HP Max , 3 phase	Notes: Replace in 0-1 year. Notes: _____ Notes: _____
Fair	Control Panels with	Clock for Rink Lights	Notes: Mechanical/Electrical Building Below Ice Skating Rink
Fair	no identification tags	Westinghouse Panel	Notes: Age Unknown.
Poor		Rink Lights Control Panel - GE	Notes: Rusted. Replace in 0-1 year.
Poor	Power Distribution Panel	Panel BCP - MB GE Panel 130 Amp 480V / 3 Ph / 3 Wire type HNB , 100 Amp	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: Replace in 0-1 year. Notes: _____ Notes: _____
Fair	Power Distribution Panel	Panel BCP - MA GE Panel 120 / 208 V / 3 Ph / 4 Wire type NLAB , 100Amp	Notes: Mechanical/Electrical Building Below Ice Skating Rink Notes: Looks old. Age unknown. Notes: Replace if past life expectancy in 0-1 year. Notes: _____ Notes: _____
Poor	Power Distribution Panel	Panel BCP-SD 120/208V / 3 Ph / 4 Wire	Notes: Ground Floor: Room right of the skates rental area. Notes: Replace in 0-1 year. Notes: _____
Poor	Power Distribution Panel	Panel BCP-SC GE Type NLAB 225A 120/208V / 3 Ph / 4 Wire	Notes: Ground Floor: Room right of the skates rental area. Notes: Replace in 0-1 year. Notes: _____
Fair	Control Panel	1 Large Electrical Panel	Notes: Ground Floor: Room left of the Zamboni Garage Notes: No identification tag. Age Unknown.
Fair - Old	Switch & Panel	1 Allen Bradley Switch for HV-3	Notes: The electrical panel is OFF - May be abandoned. Notes: Replace if past life expectancy in 0-1 year.
Fair - Old	Switch & Panel	Square D Switch 30A 240VAC	Notes: Looks old. Age unknown. Notes: Replace if past life expectancy in 0-1 year.

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

Poor - Old	Power Distribution Panel	BCP-SB GE, Type NLB Style 5 , 225A 120/208V / 3 Ph / 4 Wire	Notes: 1st Floor - Outside of Men's Room Replace in 0-1 year.
------------	--------------------------	---	--

Poor - Old	Power Distribution Panel	BCP-SA GE, Type NLB Style 5 , 225A 120/208V / 3 Ph / 4 Wire	Notes: 1st Floor - Outside of Men's Room Replace in 0-1 year.
------------	--------------------------	---	--

Fair	Control Panel	GE Panel 480V, dry type Model #: 9T23 B 3877 Indoor 3 phase 60Khz class AA No 5# 225 KVA 480HV 208 LV 120 LV	Notes: 1st Floor Mechanical Room near entrance. Age Unknown.
------	---------------	--	---

VOLTS	TAB	VOLTS	TAB
503	1	450	5
488	2	443	6
480	3	435	7
465	4		

Fair	Power Distribution Panel	BCP-EMA GE Panel type NL,B Style 5, 225 Amp 120 / 240V / 1 phase / 3W	Notes: 1st Floor Mechanical Room near entrance. Age Unknown.
------	--------------------------	--	---

Poor	Stand-by Generator	Manufacturer: Diesel Generator Model Spec #: 6.0 DJB - 3CR - 50/1S Serial #: 0574807797 Year Installed: 1989	Notes: 1st Floor Mechanical Room near entrance. Leaking Oil Cummins Power Systems OMN Diesel 6kW - 6KVA / 120/240V / 60Hz 25 Amp , 1800 RPM Engine M# DJB Perform detailed inspection. Repair or replace as necessary in 0-1 year.
------	--------------------	---	---

Fair	Transfer switch	Cummins Power Systems Model #: ASCA	Notes: 1st Floor Mechanical Room near entrance. Replace in 0-1 year if Stand-by Generator needs replacing.
------	-----------------	--	---

Fair	Battery Charger for the Generator	Manufacturer: OMN Cummins Model #: 305325 Input: 120 V Frequency: 50/60 Hz Voltage: 12 VDC, 2 Amps	Notes: No Serial #. Replace in 0-1 year if Stand-by Generator needs replacing.
------	-----------------------------------	--	---

Fair	Crunch limiter	Manufacturer: OMN Cummins Power Systems Model #: 300-227 Diag. No: 615 154 115 / 208 / 230V	Notes: Replace in 0-1 year if Stand-by Generator needs replacing.
------	----------------	---	---

	Motor Control Center		Notes:
--	----------------------	--	--------

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

X	Lighting		Notes:	Zamboni Garage: Fluorescent lights look new. 1 is poor. Replace poor.
Good - Poor		Fluorescent	Notes:	Ground Floor./ Skate rental room
Poor		Fluorescent	Notes:	1st Floor Janitor's Closet - Light has no cover. Replace cover.
Fair-Poor		Incandescent	Notes:	1st Floor Mechanical Room in back of Main Building. 1st Floor: Janitors Closet - Replace missing light cover. Ground Floor: Storage Room left of Zamboni Garage - 1 light cover broken See notes at bottom of spreadsheet.
Fair	Receptacles and Light Switches		Notes:	Condenser Building
Poor			Notes:	Electrical Hazards in Red.
Poor			Notes:	Ground Floor: Relocate receptacle away form janitor's sink.
Poor			Notes:	Zamboni Garage: Bent outlet leaving secured position at
Poor			Notes:	concrete block wall. Replace receptacle and secure to the wall.
Poor			Notes:	Zamboni Garage: Replace missing cover of junction box to unit heater.
Poor			Notes:	Storage Room next to Zamboni Garage: Replace missing cover of
Fair-Poor/Old			Notes:	junction box.
Fair/Old			Notes:	Ground Floor: Skate Rental and Skate Storage Rooms
Fair-Poor/Old			Notes:	Ground Floor: Room right of skates rental area
Fair			Notes:	1st Floor: Replace broken receptacles.
Fair			Notes:	1st Floor: Employee Storage
Poor			Notes:	1st Floor: Office
Good			Notes:	1st Floor Men's Room and Women's Room - Receptacles located
Fair-Poor			Notes:	underneath hand dryer. Relocate these Receptacles immediately.
Poor			Notes:	1st Floor: Copy Room
Fair-Poor			Notes:	1st Floor Party Room - Replace broken receptacle.
Poor			Notes:	1st Floor Party Room: Safety Hazard: Wire running through closet
Fair-Poor			Notes:	draping down. No conduit. Provide conduit for this wiring and
Fair-Poor			Notes:	clamp it to the wall and/or remove it immediately, if its not
Fair-Poor		Notes:	permanent wiring.	
Fair-Poor		Notes:	Mechanical Room at 1st Floor Entrance - Relocate the receptacle	
Fair-Poor		Notes:	away from hose bib.	
Fair-Poor		Notes:	Receptacle covers beginning to rust in 1st Floor Employee/Maintenance	
Fair-Poor		Notes:	Storage Room. Replace in 0-1 year.	
Fair-Poor	Conduit		Notes:	Condenser Building. Replace poor in 0-1 year.
Poor-Good		Conduit - Clamps	Notes:	Ground Floor: Conduit for equipment is 5% Poor - 95% good
Fair- Old			Notes:	Replace poor in 0-1 year.
Good			Notes:	Ground Floor: Room right to Zamboni Garage - conduit fair but old. 1st Floor See notes at bottom of spreadsheet.
X	Fire Alarm		Notes:	See notes at bottom of spreadsheet.
X		Control Panel	Notes:	The Fire Alarm Control Panel may be the Sonitrol Panel observed;
X			Notes:	however, this panel may just be for security. Please confirm.
X			Notes:	Sonitrol makes Fire Alarm & Security Panels.
X		Annunicator Panel	Notes:	None observed.
X		Devices - Strobes	Notes:	None observed.
X		Devices - Horns	Notes:	None observed.
X		Devices - Pull Stations	Notes:	None observed.
Fair - Good		Emergency Lighting	Notes:	1st Floor - Cover broken on Exit Light - Please replace the cover now.

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Electrical

Fair	PA System		Notes: 1st Floor: Safe Room
	Clock System		Notes: _____
Good	Security System	Main Panel Board	Notes: Sonitrol
		Devices - Cameras	Notes: _____
		Devices - Door Contacts	Notes: _____
		Devices - Window Contacts	Notes: _____
		Metal Detectors	Notes: _____
Poor	Tele / Com System		Notes: _____
		Head End Equipment	Notes: Mechanical Room at the entrance of the building.
X		Patch Panels	Notes: Electrical Hazard: Patch panel next to hose bibbs. Panel cover is missing. Provide patch panel cover and relocate the patch panel.
		Devices: Interface by CAPTEL ML-5	Notes: _____
Poor		CATV Network cabling	Notes: 1st Floor Office
			Notes: _____
Fair-Poor	AV equipment		
Fair-Poor		Speakers	Notes: Pieced together. Multiple Manufacturers.
Fair-Poor		Mixer	Notes: Peavey Architectural Acoustics
Fair-Poor		Model PZS 140 Multizone Mixer Multiplier	Notes: Complaints of equipment inoperability/failure from personnel.
			Notes: Perform detailed inspection. Replace as necessary.

Notes

Notes: Emergency Exit Lighting - Fair - Replace 1st Floor Emergency Exit Lighting Cover Inserts.

Lighting is a mix of fluorescent and incandescent. Most are in Fair to Good condition. Age unknown.
 Poor lighting mentioned above are approximately 32 years old. Replace poor mentioned above in 0-1 year.
 When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.

Please provide confirmation on the Fire Alarm System - No Annunciator Panel, Strobes, Horns, Pull Stations observed within Main Building.
Illuminated Exit Lighting, but minimal Emergency Lighting observed. Bring this building up to local and national codes and standards for fire and smoke alarm and detection systems, emergency lighting and ample emergency egress lighting.

Receptacles/switches/junction boxes and conduit:
 Majority were fair/old with some newer.
 Replace poor mentioned above as soon as possible. Inspect associated electrical equipment and wiring when replacing.

Main Building outside of the Party Room:
 Square D Switch for Condensing Unit - Fair
Electrical Hazard: Cover is missing from receptacle below switch. Provide a cover for this receptacle, or replace it if damaged as soon as possible.
Electrical Hazard: Receptacle tapped over with duct tape. Replace this receptacle as soon as possible.

Zamboni Garage - Code violation. Remove flammable liquids, solvents, and aerosols that are on shelves next to electrical panels and switches.
Store these flammable liquids, solvents, and aerosols per local and national codes and standards.

See photos labeled E for Electrical.

INSPECTION REPORT

Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Fire Protection

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 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:	_____
--------------------------	---------------	--------	-------

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

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

Notes:

Notes: Fire Extinguishers throughout the facility - Some with cabinets some without.

Most looked fair/old with some newer/good. Ensure that fire extinguisher inspections are up to date.

1st Floor Office - Safety Hazard. Fire Extinguisher location poor. Currently located above spiral staircase. Please relocate this fire extinguisher on the wall within the 1st Floor Office as soon as possible.

No fire protection systems such as an Automatic Sprinkler System observed. Bring this facility up to local and national codes and standards for fire protection systems.

1st Floor - Fire Extinguisher Cabinet. Glass cover missing. Replace glass cover.

INSPECTION REPORT

Schenley Park Skating Rink 501 Overlook Drive Pittsburgh, PA 15217

Ice Skating Rink Refrigeration System

Year Constructed: 1978 Neighborhood: Squirrel Hill South / 14th Ward Block / Lot: B-054 / no lot Square Footage: 12,795 Department Assigned: PC Facility Main Contact: Ray Klimko Phone: 412-979-3456 (cell)	Weather Conditions Day of Inspection: Temp: 70 Precipitation: None Wind: 5 - 10 mph Date of Inspection: July 28, 2010
--	---

Ice Skating Rink Refrigeration System

Good	Chiller		Notes:	Mechanical/Electrical Building Below Ice Skating Rink
Good		Piping	Notes:	UN # 2857
		Insulation	Notes:	
		Vibration isolators	Notes:	
		Relief valve and piping	Notes:	
		Refrigerant detection system	Notes:	
Good		Gauges	Notes:	

Manufacturer: Carrier	Serial #	4308Q17035
Model: 30HXA096MZ-661ZB	Other	
Year Installed: 2008	Capacity	95 Tons (Nominal) - 85.8 Tons (ARI Rating)
INPUT 95.1 kW (ARI Rating)	OUTPUT	335 kW (Nominal) - 301.9 (ARI Rating)

Fair	Chiller		Notes:	Mechanical/Electrical Building Below Ice Skating Rink
Good		Piping	Notes:	UN# 2857
		Insulation	Notes:	
		Vibration isolators	Notes:	
		Relief valve and piping	Notes:	
		Refrigerant detection system	Notes:	
Good		Gauges	Notes:	

Manufacturer: Carrier	Serial # :	39028Q203
Model: 30HXA271MZ-640ZB	Other:	265 Tons (Nominal) - 257.9 Tons (ARI Rating)
Year Installed: 2002	Capacity:	265 Tons (Nominal) - 257.9 Tons (ARI Rating)
INPUT 283.9 kW (ARI Rating)	OUTPUT	931 kW (Nominal) - 907.0 (ARI Rating)

Fair	Condensing Unit No.1		Notes:	Condenser Building
		Manufacturer: Carrier	Notes:	Manufacturers #: 781897
		Model: Weather Master Split System	Notes:	Cat #: 09DK-064-6
		Serial # 3193F609 39	Notes:	Discrete #: 09DK 064 601
		Year Installed: 1993	Notes:	OTR - Code 933
		Capacity (CFM):	Notes:	Reaching end of life expectancy. Replace in 0-3 years.
		Static Pressure	Notes:	
		Watts	Notes:	

Fair	Condensing Unit No.2		Notes:	Condenser Building
		Manufacturer: Carrier	Notes:	Manufacturers #: 781897
		Model: Weather Master Split System	Notes:	Cat #: 09DK-064-6
		Serial # 3193F609 32	Notes:	Discrete #: 09DK 074 601
		Year Installed: 1993	Notes:	OTR - Code 933
		Capacity (CFM):	Notes:	Reaching end of life expectancy. Replace in 0-3 years.
		Static Pressure	Notes:	
		Watts	Notes:	

INSPECTION REPORT

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

Ice Skating Rink Refrigeration System

Fair	Condensing Unit No.3	Manufacturer: <u>Carrier</u>	Notes: <u>Condenser Building</u>
		Model: <u>Weather Master Split System</u>	Notes: <u>Manufacturers #: 781897</u>
		Serial # <u>319 3F 609 38</u>	Notes: <u>Cat #: 09DK-064-6</u>
		Year Installed: <u>1993</u>	Notes: <u>Descrete #: 09DK 064 601</u>
		Capacity (CFM): _____	Notes: <u>OTR - Code 933</u>
		Static Pressure _____	Notes: <u>Reaching end of life expectancy. Replace in 0-3 years.</u>
		Watts _____	Notes: _____
Good	Condensing Unit No.4	Manufacturer: <u>Carrier</u>	Notes: <u>Condenser Building</u>
		Model: <u>09DK - 094 - 601</u>	Notes: <u>Manufacturers #: 781897</u>
		Serial # <u>44 08 Q27566</u>	Notes: <u>Cat #: 09DK-064-6</u>
		Year Installed: <u>2008</u>	Notes: <u>Descrete #: 09DK 064 601</u>
		Capacity (CFM): _____	Notes: <u>OTR - Code 933</u>
		Static Pressure _____	Notes: _____
		Watts _____	Notes: _____
Fair	Pumps	Glycol Pump No.1	Notes: <u>Mechanical/Electrical Building Below Ice Skating Rink</u>
		Manufacturer: <u>Marathon</u>	Notes: <u>Series E</u>
		Model: <u>9K 404 TST DS 4026 BQ W</u>	Notes: <u>Type - TDS 100 Horse power motor 230V-460V 1780 RPM</u>
		Serial # _____	Notes: <u>75HP 190V / 380 V 50 Hz RPM 1480 60 Hz</u>
		Year Installed: <u>Unknown</u>	Notes: <u>1002124503</u>
			Notes: <u>Controls and switches Good</u>
Good	Glycol Pump No.2	Manufacturer: <u>Marathon</u>	Notes: <u>Mechanical/Electrical Building Below Ice Skating Rink</u>
		Model: <u>9K 404 TST DS 4026 BQ W</u>	Notes: <u>Motor - WED Nema premium</u>
		Serial # _____	Notes: <u>Inverter duty motor CC029A</u>
		Year Installed: <u>15-Jul-08</u>	Notes: <u>230V-460V</u>
			Notes: <u>75HP 1780 RPM 60HZ, 230A/115A</u>
			Notes: <u>1002124503</u>
	Controls:		Notes: <u>Mechanical/Electrical Building Below Ice Skating Rink</u>
Good	Electric		Notes: <u>Metasys - Control Panel by Johnsons Controls</u>
	Pneumatic		Notes: <u>Plant Controller panel and all associates in good condition.</u>
	Discharge air thermometer		Notes: <u>KELE DCP 250 H</u>
	Return air thermometer		Notes: <u>One Johnson Controls thermostat for control system</u>
	Outside air thermometer		Notes: _____

Notes

5
Notes: Mechanical/Electrical Building Below Ice Skating Rink
Smith Blair Pumps (x2) Fair condition.
Both are Model # E48 A5P.

Glycol storage tank. No identification tag. Age unknown.

Perform detailed inspection of this system including its associated piping, valves, and fittings before ice skating season begins.

See photos labeled M for Mechanical.



E005



E006



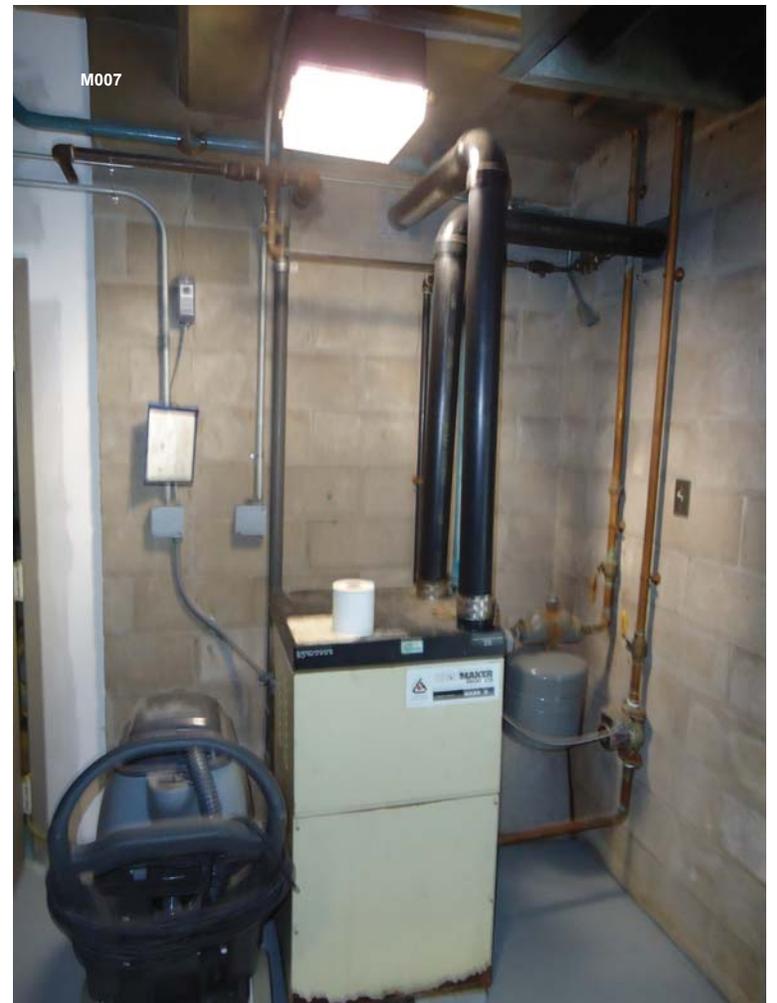
E007

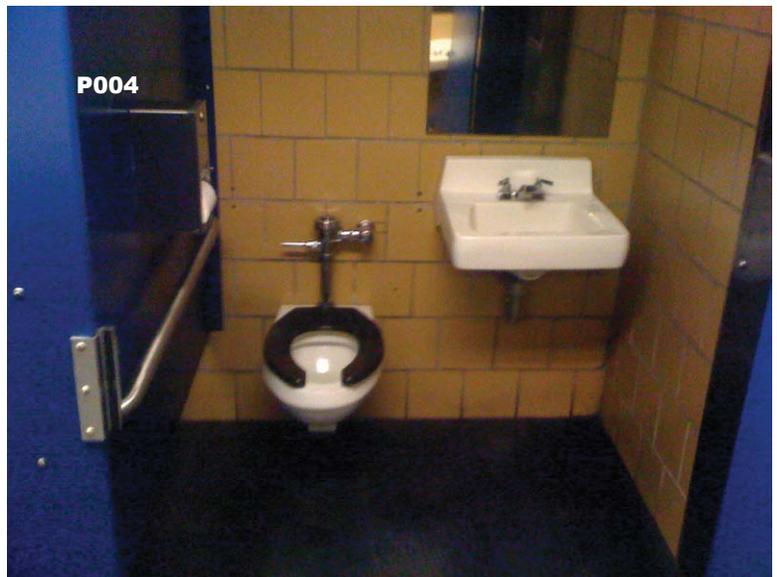


E008











ADA - Title II - "Program Accessibility" Review
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Year Constructed: 1978
 Neighborhood/Ward: Squirrel Hill South / Ward 14
 Block / Lot: B-054 / No lot
 Square Footage: 12,795
 Department Assigned: PC
 Facility Main Contact: Ray Klimko
 Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
 Temp: 70
 Precipitation: None
 Wind: 5 - 10 mph
 Date of Inspection: July 28, 2010
 Front of Building Faces: Northwest

Parking

Yes / No

1) Parking and Drop-off Areas

Are an adequate number of accessible parking spaces available? (1 per 25 up to 100 spaces, varies thereafter)

Notes: No public parking. Employee parking only. No ADA spaces

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

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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

Yes / No

1) Route of Travel

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

Notes: _____

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: No accessible entrances.

Can the alternate accessible entrance be used independently?

Notes: _____

2) Ramps

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

Notes: Pathway is too steep and no flat areas.

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

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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

Are ramps non-slip? 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? Notes: No level landing areas.

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

3) Pools

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

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 for the lift? Notes: _____

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

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

4) Miscellaneous site features

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

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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

n/a

Notes:

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

n/a

Notes:

Is each water fountain cane-detectable?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

Does the phone have push button controls?

n/a

Notes:

Is the phone hearing aid compatible?

n/a

Notes:

Does it have volume control?

n/a

Notes:

Is the phone with volume control identified with appropriate signage?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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: loose lay carpets

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

Notes: _____

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

Notes: Adjust hardware

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: Lower level only accessible by stairs

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

Schenley Park Skating Rink 501 Overlook Drive Pittsburgh, PA 15217

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

yes

Notes: _____

3) Doors

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

no

Notes: Doors at bottom of steps are too narrow (31")

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

no

Notes: Not at restroom doors (4 total)

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

no

Notes: Most doors need adjusted

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

yes

Notes: _____

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

yes

Notes: _____

4) Rooms and Spaces

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

yes

Notes: _____

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

yes

Notes: _____

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

yes

Notes: _____

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

5) Emergency Egress

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

Notes: No fire alarm system.

6) Signage for Goods and Services

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

Notes: Needs ADA signage at all spaces.

Signs mounted with centerline 60" AFF?

Notes:

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

Notes:

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

Notes:

Brailled text of the same information?

Notes:

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

Notes:

7) Directional and Informational Signage

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

Notes:

Do directional and informational signs comply with legibility requirements?

Notes:

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

8) Controls

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

 yes

Notes:

Are they operable with a closed fist?

 yes

Notes:

9) Seats, Tables, and Counters

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

 n/a

Notes:

Are the spaces for wheelchair seating distributed throughout?

 n/a

Notes:

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

 yes

Notes: Skate rental counter is o.k.

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

 n/a

Notes:

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

 no

Notes: Ticket counter at 41"

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

 no

Notes: Concession counter @ 44"

10) Vertical Circulation

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

 no

Notes: NEEDS ELEVATOR

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

 no

Notes:

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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: No for all 4 restrooms

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

Schenley Park Skating Rink 501 Overlook Drive Pittsburgh, PA 15217

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")

no

Notes: Only 40" at Men's on lower level and Women's on upper level.

Is there a 36" wide path to all fixtures?

yes

Notes:

3) Stalls

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

yes

Notes:

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

no

Notes: All 4 bathrooms the ADA stall is too small and has a lavatory included in the stall.

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)

no

Notes: grab bars are too small.

Is the toilet seat 17" to 19" high?

no

Notes: Between 20" and 21" inches at all 4 stalls

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

no

Notes: 15" at all 4 stalls

4) Lavatories

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

yes

Notes:

Is the lavatory rim no higher than 34"?

yes

Notes:

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

no

Notes: All are too low.

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

yes

Notes:

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

Can the faucet be operated with 1 closed fist? yes

Notes: _____

Are soap and other dispensers within reach ranges and operable with 1 closed fist? (between 38" and 48" AFF) no

Notes: soap dispensers and paper towel / disposal are too high.

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

Notes: All at 44"

Miscellaneous items

Yes / No

1) Drinking Fountains

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

Notes: _____

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

Notes: Both fountains are not ADA.

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

Notes: _____

Is each water fountain cane-detectable? yes

Notes: _____

2) Telephones

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217**

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

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
Stiping and signage for 2 ADA spots at the employee parking area. The ADA must be available to the public since the sidewalk at the main entrance is not ADA accessible.	1	LS	1,700.00	\$1,700

TOTAL COST - PARKING	\$1,700
-----------------------------	----------------

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

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - ACCESS ROUTES / SITE FEATURES	\$0
---	------------

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

	Quantity	Unit	Unit cost	Total cost
Elevator - addition at exterior of building (2,500# passenger type - 2 stop). Assume façade to be brick to match existing building.	1	LS	200,000.00	\$200,000
New entrance / vestibule at lower level for ADA access (at new elevator). Assume 150 sf space including: 2 sets of doors exterior envelope roof interior finishes MEP	1	LS	26,250.00	\$26,250

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

Adjust existing door hardware to allow doors to open easier	10	EA	50.00	\$500
Fire alarm system	12,795	SF	3.00	\$38,385
ADA signage at all public spaces	1	LS	850.00	\$850
Lower a portion of the counter at the concession area	1	LS	750.00	\$750
Lower a portion of the counter at the ticket booth (exterior) and replace window to accommodate changes	1	LS	2,500.00	\$2,500

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE

\$269,235

Restrooms

	Quantity	Unit	Unit cost	Total cost
ADA signage at restrooms	4	EA	85.00	\$340
Men's - Upper level				
New partitions to include a new ADA stall - Reconfigure toilet layout	1	LS	7,000.00	\$7,000
Raise 1 lavatory	1	EA	500.00	\$500
Lower recessed paper towel dispenser	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25
Relocate soap dispenser	1	EA	25.00	\$25
New ADA toilet	1	EA	850.00	\$850
1 set of grab bars	1	SET	225.00	\$225
Women's - Upper level				
New partitions to include a new ADA stall - Reconfigure toilet layout	1	LS	8,750.00	\$8,750
Raise 1 lavatory	1	EA	500.00	\$500
Lower recessed paper towel dispenser	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25
Relocate soap dispenser	1	EA	25.00	\$25
New ADA toilet	1	EA	850.00	\$850
1 set of grab bars	1	SET	225.00	\$225
Widen entry configuration	1	LS	1,000.00	\$1,000

ADA - Title II - "Program Accessibility" Review

**Schenley Park Skating Rink
 501 Overlook Drive
 Pittsburgh, PA 15217**

Men's - Lower level

New partitions to include a new ADA stall - Reconfigure toilet layout	1	LS	7,000.00	\$7,000
Raise 1 lavatory	1	EA	500.00	\$500
Lower recessed paper towel dispenser	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25
Relocate soap dispenser	1	EA	25.00	\$25
New ADA toilet	1	EA	850.00	\$850
1 set of grab bars	1	SET	225.00	\$225
Widen entry configuration	1	LS	1,000.00	\$1,000

Women's - Lower level

New partitions to include a new ADA stall - Reconfigure toilet layout	1	LS	8,750.00	\$8,750
Raise 1 lavatory	1	EA	500.00	\$500
Lower recessed paper towel dispenser	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25
Relocate soap dispenser	1	EA	25.00	\$25
New ADA toilet	1	EA	850.00	\$850
1 set of grab bars	1	SET	225.00	\$225

TOTAL COST - RESTROOMS	\$42,340
-------------------------------	-----------------

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
No work required.				

TOTAL COST - MISCELLANEOUS ITEMS	\$0
---	------------

Schenley Ice Skating Rink

501 Overlook Dr.

7/28/10

Outside (Parking Area)

- Parking is only accessible by steps so is not accessible
- Sidewalk or concrete needs to be fixed
- Door leading to skating rink and parking entrance is 30 inches → minimum of 32 inches
- There is a step when you first enter the actual skating rink
- Not accessible by public transportation
- No accessible parking spaces but has a parking lot with an accessible entrance
- No passenger loading zone exists
- Counter for the tickets is 41 inches → less than 34 inches

Women's Upstairs Bathroom

The Designated Accessible Stall

- Center of toilet seat from the wall is 16 inches → 18 inches
- Approach is 36 inches by 48 inches

- Sink handles require a lot of pressure
- Paper towel holder is 65 inches → less than 54 inches for side approach
- Toilet paper is 17 inches from toilet seat

Men's Upstairs Bathroom

The Designated Accessible" Stall

- The men's "accessible" stalls are essentially the same as the women's
- Width of stall is 35 inches → 60 inches wide by 59 inches deep

Women's Downstairs Bathroom

The Designated Accessible Stall

- No rear grab bar
- Toilet seat height is 20 inches → between 17 and 19 inches
- Midpoint of the toilet from the wall is 15 inches → 18 inches
- Faucet controls require more than 5 lbs of force to move
- Toilet paper is 63 inches → less than 48 inches
- Stall width is 51 inches by 36 inches → 60 inches by 59 inches

Men's Downstairs Bathroom

The Designated Accessible Stall

- Toilet height is 20 inches → between 17 and 19 inches
- From wall to center of toilet is 16 inches → 18 inches
- Stall width is 49 inches by 37 inches → 60 inches by 59 inches

- Height of sink is 27 inches → less than 34 inches with a clearance of 29 inches
- Clearance is 31 inches by 10 inches
- Mirror is 41 inches → less than 40 inches
- Paper towel holder is 64 inches → less than 54 for side approach
- Urinal height to lip is 19 inches → no more than 17 inches

Downstairs area

- Door downstairs is 31 inches → 32 inch minimum

Water Fountain

- Height of water fountain is 40 inches → no higher than 36 inches
- At sharp angle to the front – water flow trajectory should be parallel or near parallel to the front

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Site Utilities

Year Constructed:	1978	Weather Conditions Day of Inspection:	
Neighborhood:	Squirrel Hill South / 14th Ward	Temp:	70
Block / Lot:	B-054 / no lot	Precipitation:	None
Square Footage:	12,795	Wind:	5 - 10 mph
Department Assigned:	PC	Date of Inspection:	July 28, 2010
Facility Main Contact:	Ray Klimko		
Phone	412-979-3456 (cell)		

Site Utilities

<table border="1"> <tr><td> </td></tr> <tr><td align="center">X</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td align="center">Fair-Good</td></tr> </table>		X			Fair-Good	Site Plumbing	Hose Bibs	Notes:	<u>Majority are in Fair condition. 1 the Outside Party Room is in</u>		
	X										
Fair-Good											
		Site Irrigation	Notes:	<u>poor condition and leaking. Replace this hose bib.</u>							
		Drinking Fountain	Notes:	<u> </u>							
		Fire Hydrants	Notes:	<u>Surface rust.</u>							
		Water Features	Notes:	<u> </u>							
<table border="1"> <tr><td align="center">X</td></tr> <tr><td align="center">Fair</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	X	Fair				Storm Water Management	Inlets	Notes:	<u>Inlets at the building entrance need cleaned.</u>		
	X										
	Fair										
		Storage Tanks	Notes:	<u>Inlets near Mechanical/Electrical Building Below Ice Skating</u>							
		Detention Ponds	Notes:	<u>Rink and Condenser Building need cleaned.</u>							
		Fencing / Enclosures	Notes:	<u> </u>							
			Notes:	<u> </u>							
<table border="1"> <tr><td align="center">X</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td align="center">X</td></tr> <tr><td align="center">Fair-Poor</td></tr> </table>	X			X	Fair-Poor	Site Electrical	Transformer	Notes:	<u> </u>		
	X										
	X										
Fair-Poor											
		Exterior Receptacles	Notes:	<u> </u>							
		Site Lighting	Notes:	<u>See notes at bottom of spreadsheet.</u>							
			Notes:	<u> </u>							
		PA System	Notes:	<u>See Electrical sheet.</u>							
<table border="1"> <tr><td align="center">Fair/Old</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Fair/Old							Natural Gas Service	American Meter Company	Notes:	<u>Natural Gas Meter 520 946 9069</u>
	Fair/Old										
		AL - 425	Notes:	<u>People's Natural Gas Company</u>							
		425 CFH @ 1.5" diff	Notes:	<u>Pressure regulator</u>							
		900 CFH @ 2.0" diff	Notes:	<u>Schlumberger B941Mr ORI 3/8</u>							
		MAOP 10 PCI	Notes:	<u>MAIN Black, 94,</u>							
		NCI class 400	Notes:	<u>Pipes are in Fair-Poor condition, rusted and pitted.</u>							
			Notes:	<u>Inspect piping, valves, fittings and check for leaks.</u>							
			Notes:	<u>Repair or replace as necessary.</u>							

INSPECTION REPORT
Schenley Park Skating Rink
501 Overlook Drive
Pittsburgh, PA 15217

Site Utilities

Notes

Notes: Site Lighting:
Ice Skating Rink - Metal halide lighting mounted on wooden poles.
Wooden poles are 2/3rds dry towards the top, cracking and need treated.
Conduit is fair - poor and rusting. Conduit clamps are poor and need replaced. Conduit is currently leaving poles.
Metal halide lighting looks fair/old. Age unknown.
When replacing metal halide lighting consider induction lighting for energy efficiency.

Poles in route to Mechanical/Electrical Building Below Ice Skating Rink and Condenser Building / on sidewalk.
Poles are dry cracking and need treated. Lights look fair but old/outdated. Age unknown.
When replacing high pressure sodium or metal halide lighting, consider induction lighting for energy efficiency.
Maintenance stated one pole was hit by a truck between the past winter-spring.
Safety Hazard - Pole is leaning and ready to fall over.
Electrical Hazard - Conduit and box damaged/broken. Wires exposed.
Replace this pole, its light, associated conduit and wiring as soon as possible.

Mechanical/Electrical Building Below Ice Skating Rink incandescent lighting in Fair condition.

Main Building lighting rink side is fair-poor -rusting some covers missing. Replace these light in 0-1 year.

Old/abandoned power as per maintenance to Mechanical/Electrical Building Below Ice Skating Rink.
Hazard: Wires draping over and old dead tree branches hanging from them. Remove tree branches and repair this power service or remove this abandoned power service as soon as possible.

See photos labeled S for Site Utilities.

S001



DOGS MUST BE
ON LEASH

A person is sitting on a bench in the background, wearing a pink shirt.

S002



S003



S004



S005



S006



S007



S008



Schenley Park Skating Rink (B 064)501 Overlook Drive
Pittsburgh, PA 15217**Asset Protection Summary**

Immediate	\$108,008
One Year	\$216,143
Five Year	\$20,303
10 Year	\$0

Notes:

1. All cost estimates to replace equipment, systems, finishes, etc. are based on the assumption that all material being replaced is the same or an accepted equal to the existing material.
2. All pricing for the Asset Protection Plans was based on the assumption that a General Contractor would be hired by the City of Pittsburgh to address all deficiencies through the use of their own workforce and specialty subcontractors.
3. All estimates assume an average escalation rate of 4% per year.
- 4 All estimates are for construction costs and exclude other project "soft" costs including but not limited to:
 - Architectural / engineering fees
 - Utility fees
 - Land aquisition

Schenley Park Skating Rink (B 064)
 501 Overlook Drive
 Pittsburgh, PA 15217

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Fire Protection	Add new sprinkler system to entire building. Patch and repair walls, ceilings, etc.	1	LS	\$75,000.00	\$75,000
Fire Protection	Replace missing glass cover on fire extinguisher cabinet.	1	EA	\$100.00	\$100
Plumbing	Replace missing covers on 3 instantaneous hot water heaters. MAY NEED RELOCATED	1	LS	\$300.00	\$300
HVAC	Repair vent pipe A - secure pipe at base, replace access door and top cover, patch concrete	1	LS	\$5,000.00	\$5,000
HVAC	Replace damage flue on rink side of building	1	LS	\$2,000.00	\$2,000
Electrical	Replace conduit and clamps by transformer	1	LS	\$500.00	\$500
Electrical	Replace switch for temperature gauge on hot water heater. WIRES EXPOSED	1	EA	\$250.00	\$250
Electrical	Replace conduit and junction box for control panel 2	1	LS	\$750.00	\$750
Electrical	Replace broken cover on Exit sign	1	EA	\$25.00	\$25
Electrical	Add fire alarm system - See ADA estimate				
Electrical	Secure loose receptacles, replace missing cover plates on receptacles, junction boxes, switches, etc.	1	LS	\$500.00	\$500
Electrical	Reinstall or provide new cover for patch panel	1	EA	\$100.00	\$100
Site utilities	Replace leaking hose bib	1	EA	\$650.00	\$650
Site utilities	Inspect gas piping to check for leaks	1	LS	\$500.00	\$500
Site utilities	Remove abandoned power service	1	LS	\$500.00	\$500

SUBTOTAL					\$86,175
GENERAL REQUIREMENTS			6%		\$5,171
BOND			1%		\$913
PERMIT			Calc.		\$1,194
OVERHEAD & PROFIT			7%		\$5,937
CONTINGENCY			10%		\$8,618
ESCALATION			0%		\$0
TOTAL					\$108,008

Schenley Park Skating Rink (B 064)501 Overlook Drive
Pittsburgh, PA 15217

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Remove replace deteriorating masonry @ entrance and repoint as necessary	1	LS	\$1,000.00	\$1,000
Structural	Partial depth repair to concrete stairs @ western side of building. Remove corrosion from reinforcing.	1	LS	\$2,000.00	\$2,000
Structural	Partial depth repair to CIP concrete planters overhanging the building. Remove corrosion from reinforcing.	1	LS	\$750.00	\$750
Structural	Remove / Replace damaged area of slab @ exterior porch (assume 100 SF)	100	SF	\$15.00	\$1,500
Architectural	Patch and repair paving	1	LS	\$5,000.00	\$5,000
Architectural	Clean out stormwater inlets	5	EA	\$100.00	\$500
Architectural	Patch and repair cracks in sidewalks by skating rink	1	LS	\$1,500.00	\$1,500
Architectural	Remove / replace rusted door frames	4	EA	\$500.00	\$2,000
Architectural	Misc. repair / replace of ACT ceilings	500	SF	\$2.75	\$1,375
Architectural	Misc. repair to water damaged GWB ceilings	500	SF	\$6.00	\$3,000
Architectural	Repaint doors	4	EA	\$65.00	\$260
Architectural	Misc. repairs to boards @ ice rink	1	LS	\$1,000.00	\$1,000
Roof	Repair concrete flue pipes and membrane seals	3	EA	\$5,000.00	\$15,000
Roof	Repair leaking roof drains, piping and membrane seals total of 4. Repair asphalt and landscaping at affected areas.	1	LS	\$30,000.00	\$30,000
Roof	Video inspection of all roof drains and piping	1	LS	\$1,000.00	\$1,000
Plumbing	Replace hot water heater (75 gal. / gas fired)	1	EA	\$2,000.00	\$2,000
Plumbing	Janitor's sink and faucet	2	EA	\$850.00	\$1,700
Plumbing	Remove / replace small sink in kitchenette	1	EA	\$750.00	\$750
Plumbing	Remove / replace drinking fountains	2	EA	\$2,000.00	\$4,000
Plumbing	Replace piping and hangers at overhang	150	LF	\$20.00	\$3,000
Plumbing	Replace lavatories	14	EA	\$1,000.00	\$14,000
Plumbing	Replace cleanout at skating rink	1	EA		\$0
Plumbing	Video inspection of below grade sanitary piping	1	LS	\$1,000.00	\$1,000
HVAC	Replace hot water boiler (120,000 BTU / gas fired)	1	EA	\$4,000.00	\$4,000
HVAC	Replace thermostat	1	EA	\$150.00	\$150
HVAC	Replace louvers (assume 1' x 4' fixed)	2	EA	\$250.00	\$500
HVAC	Clean ductwork	12,795	SF	\$0.75	\$9,596
HVAC	Replace bad diffusers, grilles, registers, and dampers throughout the building. (assume 70%)	12795	SF	\$1.00	\$12,795
HVAC	Add ventilation to storage room / repair ductwork	1	LS	\$2,500.00	\$2,500
HVAC	Replace wall mounted electric heaters	4	EA	\$750.00	\$3,000

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

One Year Asset Protection Estimate - continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Electrical	Replace Main distribution panel (1600 amp)	1	EA	\$5,250.00	\$5,250
Electrical	Replace distribution panel (160 amp)	1	EA	\$2,250.00	\$2,250
Electrical	Replace switch (200 amp)	1	EA	\$800.00	\$800
Electrical	Replace switch for unit heater (600 amp)	1	EA	\$2,850.00	\$2,850
Electrical	Replace control panel for rink lights	1	ALLOW	\$3,000.00	\$3,000
Electrical	Replace panels (100 amp)	3	EA	\$1,500.00	\$4,500
Electrical	Replace panels (225 amp)	5	EA	\$2,250.00	\$11,250
Electrical	Replace 30 amp Square D switch	1	EA	\$250.00	\$250
Electrical	Replace standby generator (25 amp) and associated parts (transfer switch, battery charger, etc.)	1	LS	\$8,500.00	\$8,500
Electrical	Replace light fixture	1	EA	\$500.00	\$500
Electrical	Replace broken covers on light fixtures	10	EA	\$75.00	\$750
Electrical	Detailed inspection of AV system	1	LS	\$1,000.00	\$1,000
Rink Refrigerati	Replace condensers for split systems	2	EA	\$1,750.00	\$3,500
Site Utilities	Replace conduit and clamps on light poles	1	LS	\$500.00	\$500
Site Utilities	Treat wooden light poles	1	LS	\$500.00	\$500
Site Utilities	Replace leaning / damage pole, light, conduit, wiring	1	EA	\$2,500.00	\$2,500

SUBTOTAL				\$172,776
GENERAL REQUIREMENTS	6%		\$10,367	
BOND	1%		\$1,831	
PERMIT	Calc.		\$2,312	
OVERHEAD & PROFIT	7%		\$11,904	
CONTINGENCY	5%		\$8,639	
ESCALATION	4%		\$8,313	
TOTAL				\$216,143

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace water closets	14	EA	\$850.00	\$11,900
HVAC	Replace heating ventilating unit in basement storage room by garage	1	EA	\$2,000.00	\$2,000

SUBTOTAL					\$13,900
GENERAL REQUIREMENTS			6%		\$834
BOND			1%		\$147
PERMIT			Calc.		\$245
OVERHEAD & PROFIT			7%		\$958
CONTINGENCY			5%		\$695
ESCALATION to Year 2015			21%		\$3,524
TOTAL					\$20,303

Schenley Park Skating Rink (B 064)

501 Overlook Drive
Pittsburgh, PA 15217

10 Year Asset Protection Estimate

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

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

CITY OF PITTSBURGH			
LOCATION :	Overlook Dr. Pittsburgh, PA	Schenley Park Skating Rink	Square Foot 12,795
GAS CO :	Dominion		
ACCOUNT # :	8 4605 0013 8802		
MARKETER :	Dominion Peoples Plus		
ACCOUNT # :			
RATE :	GS Transportation Rate		
METER # :	29469069		
CUST. CHARGE :	\$ 10.75		

2008				GAS COMPANY					MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/10/2007	1/11/2008	32	e	99.50	\$ 1,167.94	\$ 11.738	\$ 7.86	\$ 1,175.80			#DIV/0!		\$ -	\$ 1,175.80	\$ 11.817
1/11/2008	2/13/2008	33	a	72.70	\$ 850.36	\$ 11.697	\$ 8.45	\$ 858.81			#DIV/0!		\$ -	\$ 858.81	\$ 11.813
2/13/2008	3/12/2008	28	e	94.70	\$ 1,103.16	\$ 11.649	\$ 7.96	\$ 1,111.12			#DIV/0!		\$ -	\$ 1,111.12	\$ 11.733
3/12/2008	4/11/2008	30	a	43.20	\$ 553.21	\$ 12.806	\$ 9.08	\$ 562.29			#DIV/0!		\$ -	\$ 562.29	\$ 13.016
4/11/2008	5/12/2008	31	e	15.20	\$ 230.02	\$ 15.133	\$ 9.58	\$ 239.60			#DIV/0!		\$ -	\$ 239.60	\$ 15.763
5/12/2008	6/12/2008	31	a	14.30	\$ 216.83	\$ 15.163	\$ 9.61	\$ 226.44			#DIV/0!		\$ -	\$ 226.44	\$ 15.835
6/12/2008	7/11/2008	29	e	3.40	\$ 57.27	\$ 16.844	\$ 10.04	\$ 67.31			#DIV/0!		\$ -	\$ 67.31	\$ 19.797
7/11/2008	8/11/2008	31	a	5.70	\$ 25.97	\$ 4.556	\$ 10.54	\$ 36.51	5.70	\$ 68.34	\$ 11.989		\$ 68.34	\$ 104.85	\$ 18.395
8/11/2008	9/10/2008	30	e	2.90	\$ 13.21	\$ 4.555	\$ 10.64	\$ 23.85	2.90	\$ 34.77	\$ 11.990		\$ 34.77	\$ 58.62	\$ 20.214
9/10/2008	10/11/2008	31	a	6.10	\$ 27.11	\$ 4.444	\$ 10.53	\$ 37.64	6.10	\$ 73.14	\$ 11.990		\$ 73.14	\$ 110.78	\$ 18.161
10/11/2008	11/7/2008	27	e	32.30	\$ 135.95	\$ 4.209	\$ 9.56	\$ 145.51	32.30	\$ 387.28	\$ 11.990		\$ 387.28	\$ 532.79	\$ 16.495
11/7/2008	12/10/2008	33	a	52.40	\$ 220.57	\$ 4.209	\$ 8.82	\$ 229.39			#DIV/0!		\$ -	\$ 229.39	\$ 4.378
TOTALS:				442.40	\$ 4,601.60	\$ 10.401	\$ 112.67	\$ 4,714.27	47.00	\$ 563.53	\$11.99	\$ -	\$ 563.53	\$ 5,277.80	\$ 11.930

City of Pittsburgh
LOCATION : City of Pgh Park and Rec
 Overlook Dr, Pittsburgh, PA 15213
ELECTRIC CO : Duquesne Light
ACCOUNT # : 9000-002-764-001
SUPPLIER CO :
ACCOUNT # :
CUST CHARGE: \$ 30.00
RATE : GM - Medium Commercial Indexed Time of Use rate
METER # : G02816950

2008				ELECTRIC COMPANY										SUPPLIER					TOTAL		
PREVIOUS	PRESENT	DAYS	READ	KWH	KW ON-PK	KW OFF-PK	ADJ. KW	PF	KVARh	COST	COST/kWh	CUST CHG	METER CHG	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh
12/21/2007	1/23/2008	33	a	148,000	344.0	344.0	344.0	1.00	39,600	\$ 13,853.70	\$ 0.094	\$ 30.00	\$ 24.00	\$ 13,907.70			#DIV/0!		\$ -	\$ 13,907.70	\$ 0.094
1/23/2008	2/21/2008	29	a	129,600	336.0	348.0	336.0	1.04	34,800	\$ 13,208.19	\$ 0.102	\$ 30.00	\$ 24.00	\$ 13,262.19			#DIV/0!		\$ -	\$ 13,262.19	\$ 0.102
2/21/2008	3/24/2008	32	a	118,000	336.0	344.0	336.0	1.02	34,000	\$ 12,385.03	\$ 0.105	\$ 30.00	\$ 24.00	\$ 12,439.03			#DIV/0!		\$ -	\$ 12,439.03	\$ 0.105
3/24/2008	4/22/2008	29	a	25,600	124.0	124.0	124.0	1.00	0	\$ 3,262.22	\$ 0.127	\$ 30.00	\$ 24.00	\$ 3,316.22			#DIV/0!		\$ -	\$ 3,316.22	\$ 0.130
4/22/2008	5/22/2008	30	a	21,200	112.0	116.0	112.0	1.04	0	\$ 2,804.76	\$ 0.132	\$ 30.00	\$ 24.00	\$ 2,858.76			#DIV/0!		\$ -	\$ 2,858.76	\$ 0.135
5/22/2008	6/23/2008	32	a	31,600	144.0	144.0	144.0	1.00	0	\$ 3,977.76	\$ 0.126	\$ 30.00	\$ 24.00	\$ 4,031.76			#DIV/0!		\$ -	\$ 4,031.76	\$ 0.128
6/23/2008	7/23/2008	30	a	37,200	128.0	148.0	128.0	1.16	0	\$ 4,199.40	\$ 0.113	\$ 30.00	\$ 24.00	\$ 4,253.40			#DIV/0!		\$ -	\$ 4,253.40	\$ 0.114
7/23/2008	8/21/2008	29	a	37,600	128.0	120.0	128.0	0.94	0	\$ 4,228.07	\$ 0.112	\$ 30.00	\$ 24.00	\$ 4,282.07			#DIV/0!		\$ -	\$ 4,282.07	\$ 0.114
8/21/2008	9/22/2008	32	a	32,400	124.0	136.0	124.0	1.10	0	\$ 3,805.67	\$ 0.117	\$ 30.00	\$ 24.00	\$ 3,859.67			#DIV/0!		\$ -	\$ 3,859.67	\$ 0.119
9/22/2008	10/22/2008	30	a	26,000	120.0	116.0	120.0	0.97	0	\$ 3,297.24	\$ 0.127	\$ 30.00	\$ 24.00	\$ 3,351.24			#DIV/0!		\$ -	\$ 3,351.24	\$ 0.129
10/22/2008	11/20/2008	29	a	97,600	428.0	428.0	428.0	1.00	28,000	\$ 12,250.79	\$ 0.126	\$ 30.00	\$ 24.00	\$ 12,304.79			#DIV/0!		\$ -	\$ 12,304.79	\$ 0.126
11/20/2008	12/23/2008	33	a	161,600	316.0	308.0	316.0	1.00	46,800	\$ 15,449.65	\$ 0.096	\$ 30.34	\$ 24.00	\$ 15,503.99			#DIV/0!		\$ -	\$ 15,503.99	\$ 0.096
TOTALS :				866,400	2,640.0	2,676.0	2,640.0	1.01	183,200	\$ 92,722.48	\$ 0.107	\$ 360.34	\$ 288.00	\$ 93,370.82	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 93,370.82	\$ 0.108

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 = 34,576

Energy Usage in BTU/ Square Foot electricity = 231,040

Conclusion: There is a lower usage of natural gas per square foot of 34,576 Btu/ Square Foot compared to 54,751 Btu/ Square Foot
 in the Pittsburgh census tract. Reason for this low natural gas usage is not known at this time.
 The higher usage of electricity per square foot of 231,040 Btu/ Square Foot compared to 47,041 Btu/ Square Foot
 in the Pittsburgh census tract could indicate the need for electrical energy efficiency upgrades.



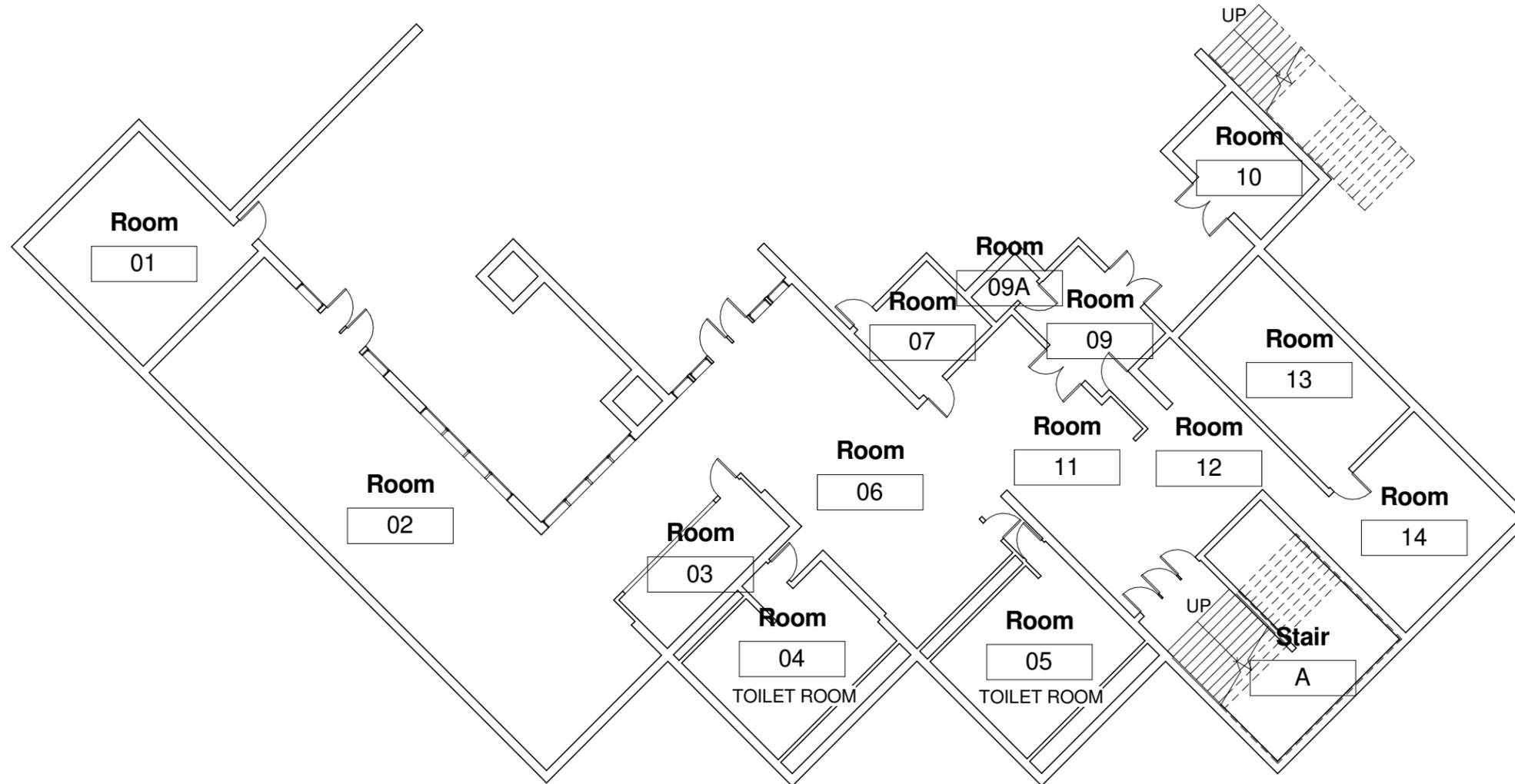
1 Site Plan
 1/32" = 1'-0"

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



Schenley Skating Rink
 City of Pittsburgh

Site Plan		C1.01
Date	09/21/10	
Drawn by	AK	Scale 1/32" = 1'-0"



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



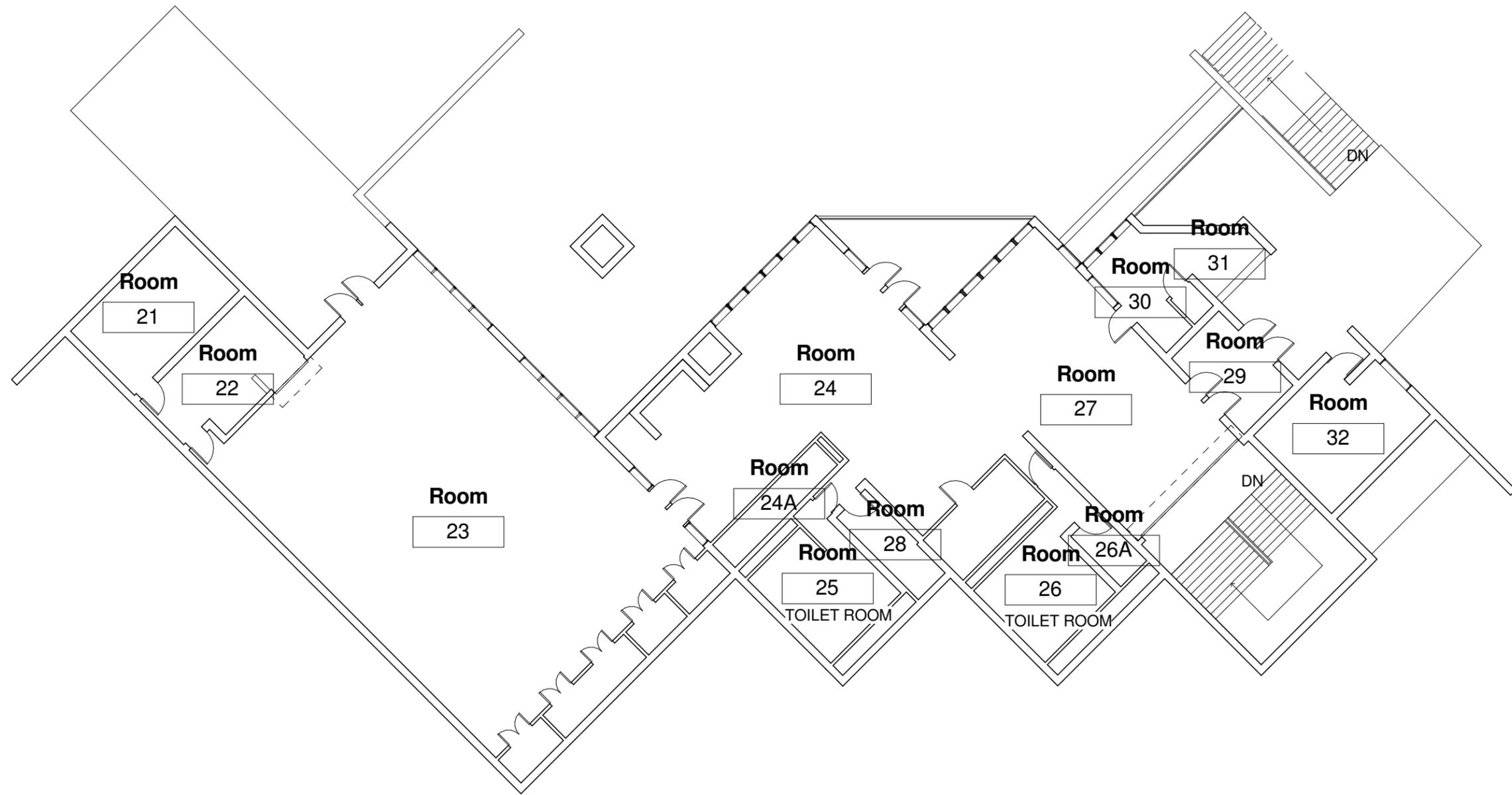
The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



Schenley Skating Rink

City of Pittsburgh

Ground Floor Plan		A1.00
Date	09/21/10	
Drawn by	AK	Scale 1/16" = 1'-0"



1 L1 Floor Plan
1/16" = 1'-0"



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



Schenley Skating Rink

City of Pittsburgh

L1 Floor Plan		A1.10
Date	09/21/10	
Drawn by	AK	
		Scale 1/16" = 1'-0"