



CITY OF
PITTSBURGH
FACILITY ANALYSIS REPORT



South Side Market House
1200 Bingham St.
Pittsburgh, Pennsylvania 15203



Massaro

www.massarocms.com

South Side Market House

1200 Bingham Street
Pittsburgh, PA 15203

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South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Executive Summary

INTRODUCTION

The South Side Market House was inspected on August 27, 2010 by Massaro CM Services and our consultants Cosmos Technologies, Atlantic Engineering Services and American Micronics, Inc.

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

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

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

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

FINDINGS

Asset Protection

In general this building was found to be in good / fair condition . The exterior and interior masonry are in need of some significant repair work as well as some subfloor heaving problems. The HVAC and electrical systems are also in need of substantial repairs and upgrades. General maintenance and repair work is required as noted in the details.

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	\$46,102
One Year	\$491,984
Five Year	\$96,843
10 Year	\$0

Potential Hazardous Material

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

Lead Paint and Asbestos

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

South Side Market House
1200 Bingham Street
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Executive Summary

Recommendations - Potential Hazardous Material

Based on these initial findings it is highly recommended that the city hire a company to perform a comprehensive hazardous materials inspection prior to any maintenance or construction being performed.

American Disabilities Act

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

Parking

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

Estimated cost to achieve compliance \$0

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 \$255

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 \$20,250

Restrooms

This includes all public restrooms and the usability of them.

Estimated cost to achieve compliance \$13,050

Miscellaneous items

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

Estimated cost to achieve compliance \$0



South Side Market House

40°26'03.57" N 79°56'35.01" W

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INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Interiors

2nd Floor - Men's Locker Room 206

Fair	Ceiling -Type	Plaster	Notes:	_____
Poor	Flooring - Type	Rubber	Notes:	Rolled up for cove base
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Plaster / masonry	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	Lockers - replace

2nd Floor - Women's locker Room 209

Fair	Ceiling -Type	Plaster	Notes:	_____
Poor	Flooring - Type	Rubber	Notes:	_____
N/A	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Plaster / masonry	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	Urinal?

2nd Floor - Storage Room 214

F / P	Ceiling -Type	Plaster	Notes:	_____
F / P	Flooring - Type	Hardwood	Notes:	_____
F / P	Base - Type	4" rubber	Notes:	_____
F / P	Walls - Type	GWB / Studs	Notes:	_____
F / P	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

2nd Floor - Gymnasium Room 205

F / P	Ceiling -Type	open structure	Notes:	_____
F / P	Flooring - Type	Hardwood	Notes:	_____
F / P	Base - Type	4" Rubber	Notes:	_____
F / P	Walls - Type	Plaster / masonry	Notes:	_____
F / P	Doors & Hardware	N/A	Notes:	_____
	General Note:		Notes:	Small bleachers / 2 hoops only / No access to units

2nd Floor - Elevator lobby @ Gym

Fair	Ceiling -Type	Plaster	Notes:	_____
F / P	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	4" Rubber	Notes:	_____
Fair	Walls - Type	CMU	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
South Side Market House
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Interiors

2nd Floor - Stairs Room 202

F / P	Ceiling -Type	Plaster	Notes:	_____
F / P	Flooring - Type	VCT	Notes:	Most nosing chipped / damaged
F / P	Base - Type	4" Rubber	Notes:	_____
F / P	Walls - Type	Plaster / masonry	Notes:	_____
F / P	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Entry Room 101

Fair	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	Terrazzo	Notes:	_____
Fair	Base - Type	Terrazzo	Notes:	_____
Fair	Walls - Type	Plaster / Masonry	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	Glass
	General Note:		Notes:	_____

1st Floor - Elevator Lobby Room 102

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	Terrazzo	Notes:	_____
Good	Base - Type	Terrazzo	Notes:	_____
Good	Walls - Type	Plaster / Masonry	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Women's restroom 103

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	Terrazzo	Notes:	_____
Good	Base - Type	Terrazzo	Notes:	_____
Good	Walls - Type	GWB w/ ceramic tile	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Men's restroom 106

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	Terrazzo	Notes:	_____
Good	Base - Type	Terrazzo	Notes:	_____
Good	Walls - Type	GWB w/ ceramic tile	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

INSPECTION REPORT
South Side Market House
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Interiors

1st Floor - Ceramic / Kiln Room 118

Fair	Ceiling -Type	Open structure	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	4" vinyl	Notes:	_____
Fair	Walls - Type	Plaster	Notes:	Wood wainscot to 5'-0"
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	Ramp to kiln room poor

1st Floor - Ceramic storage Room 119

Fair	Ceiling -Type	ACT 2x2	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	4" Rubber	Notes:	_____
Fair	Walls - Type	Plaster	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Margaret Young Arts & Crafts Room 116

Fair	Ceiling -Type	Open structure	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	4" vinyl	Notes:	_____
Fair	Walls - Type	Plaster	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Main Room 113

Good	Ceiling -Type	Plaster	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	4" Rubber	Notes:	_____
Good	Walls - Type	Plaster	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Kitchen Room 114

Good	Ceiling -Type	ACT 2x2	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	4" Rubber	Notes:	_____
Good	Walls - Type	Plaster	Notes:	_____
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	Plam countertop @ base cabinet / hard surface countertop @ island

INSPECTION REPORT
South Side Market House
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Interiors

1st Floor - Office Room 109

Fair	Ceiling - Type	Concrete spline	Notes:	_____
Fair	Flooring - Type	VCT	Notes:	_____
Fair	Base - Type	4" Rubber	Notes:	_____
Fair	Walls - Type	Plaster	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Wellness center Room 121

Good	Ceiling - Type	ACT 2x4	Notes:	_____
Good	Flooring - Type	VCT	Notes:	_____
Good	Base - Type	4" rubber	Notes:	_____
Good	Walls - Type	plaster	Notes:	Wainscot to 4'-0"
Good	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - Boiler Room 112

Fair	Ceiling - Type	ACT 2x4	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
Fair	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Glazed CMU	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____

1st Floor - AHU Room 111

Fair	Ceiling - Type	Concrete spline	Notes:	_____
Fair	Flooring - Type	Concrete	Notes:	_____
Fair	Base - Type	N/A	Notes:	_____
Fair	Walls - Type	Glazed tile / Plaster	Notes:	_____
Fair	Doors & Hardware	HMF / HMD	Notes:	_____
	General Note:		Notes:	_____



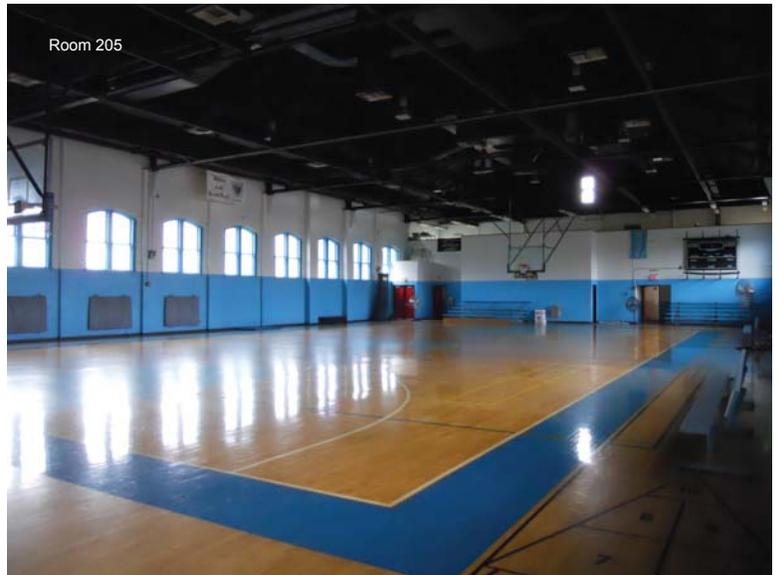
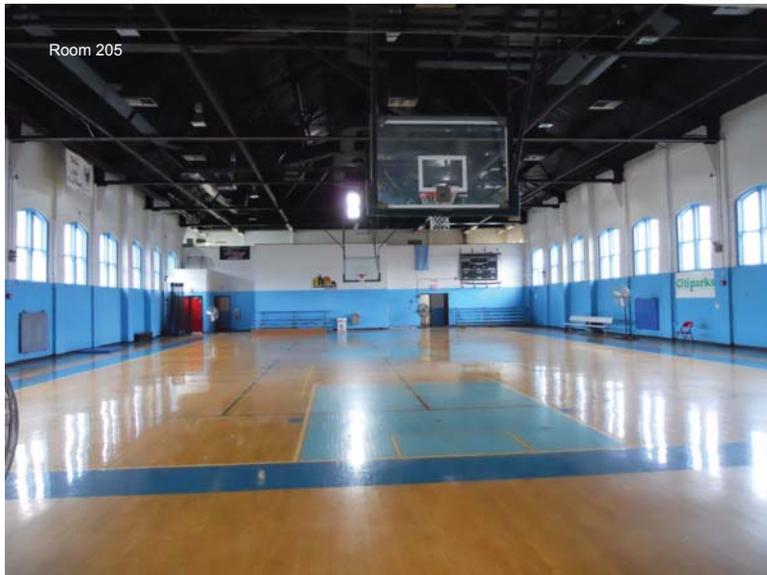
South Side Market House

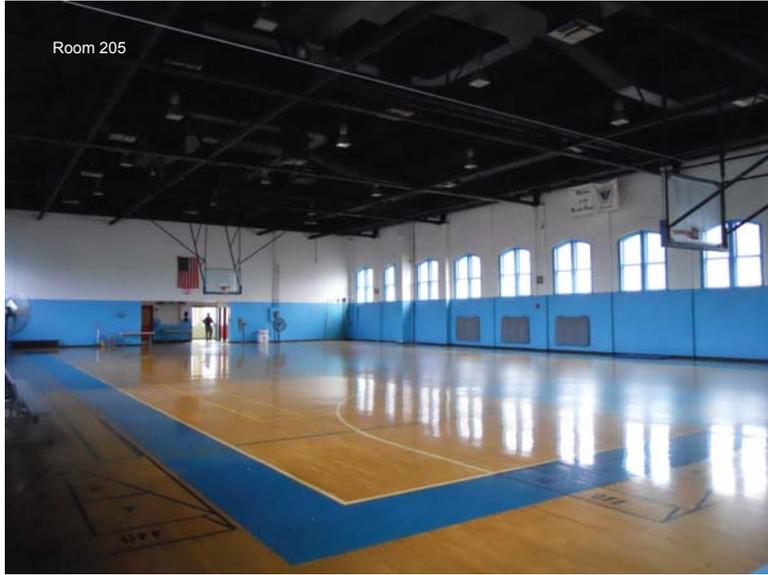
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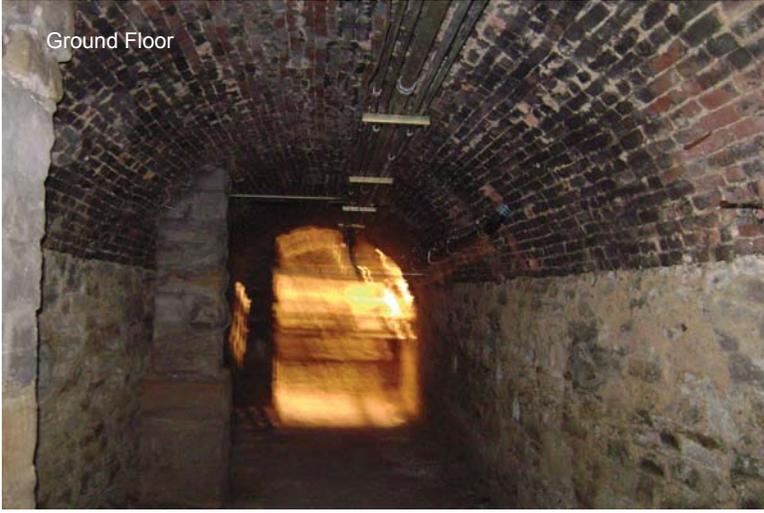








Ground Floor



Room 116

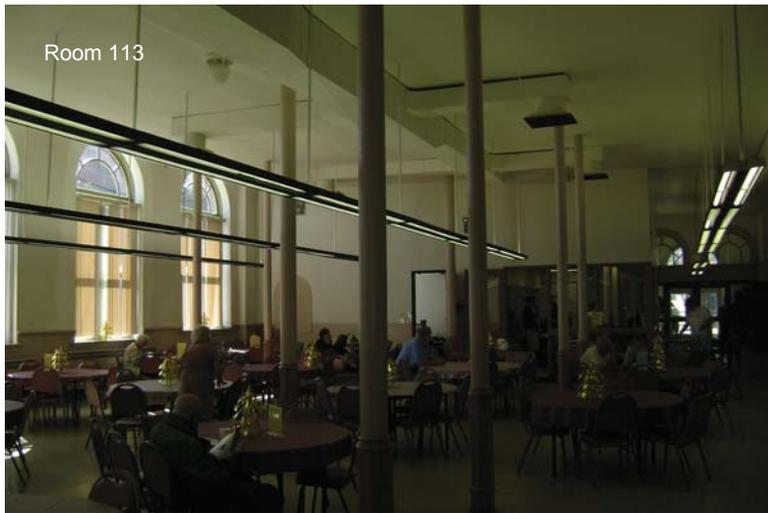


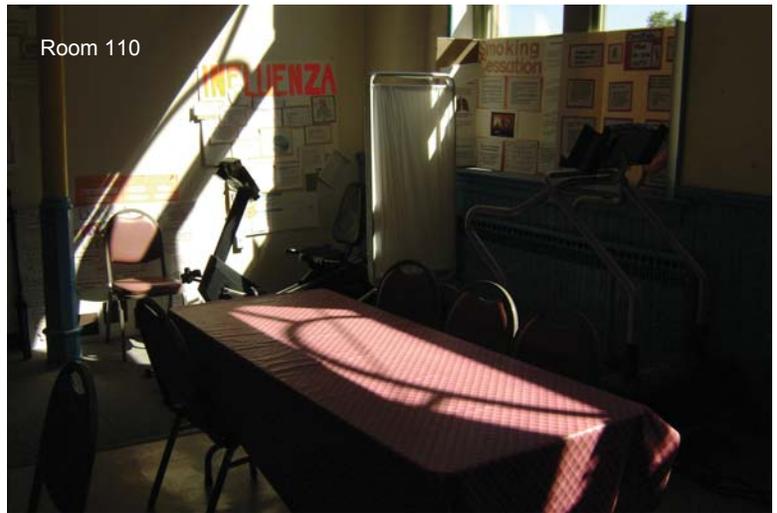
Room 118



Room 121















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: **South Side Market House**
Building Code: **B047**

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 **South Side Market House** 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. Re-caulking is needed at some locations.
2. Some individual pains will need to have their glazing compound removed, replaced & painted
3. There is an open or missing window on the top floor, northeast corner of the facility

END OF ADDENDUM No. 1



August 27, 2010

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

RE: Visual Survey - South Side Market House

PREFACE

AMI was commissioned by Massaro CM Services to perform a visual survey of the roofing on South Side Market House, Pittsburgh, PA 15203. The survey was conducted on August 27, 2010. The weather was sunny with temperatures in the seventies.

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

VISUAL INSPECTION

The visual inspection included observing the ceilings and decking, roof surface, flashings, penetrations, terminations and all other related components of the roofing system building walls. The two story, rectangular shaped building contains approximately 16,300 square feet of roof area. The building was constructed in 1915.

1. Building walls

1.1 Construction: The building walls are constructed mostly with brick, the first six feet of the building are constructed with stone. The brick walls have been painted. The wood windows have been painted. Atlantic Engineering will comment on the building walls.

1.2 Condition: The building walls appear to be in fair condition. Some areas of cracked mortar joints were observe. Some paint is peeling and faded in some areas of the brick walls and windows.

2. Roof Deck

2.1 Construction: The roof decking is wood supported by steel trusses.

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

3. Roof Insulation

3.1 Construction: No core cuts were taken.

3.2 Condition: No insulation assumed to be installed with the roofing system.

4. Roof System

4.1 Construction: The gabled roof has a shingle roof system installed. The shingles appear to be dimensional with gray granuled surface. NOTE: No access to the roof was available, the roof was observed from the ground.

4.2 Condition: The shingle system appears to be in fair condition.

5. System flashings

5.1 Construction: The rake trim is constructed with painted metal. The rake flashings appear to have been shop fabricated.

5.2 Condition: The rake flashing systems appear in good condition.

6. Perimeter Terminations

6.1 Construction: The building walls end at the roof line. The gable roof system extends past the building walls creating overhangs at the eaves and rakes. Painted wood soffit and fascia is installed under the overhangs.

6.2 Condition: The wood soffit is in fair condition. Some paint is peeling and a few pieces are loose and broken.

7. Roof Top Penetrations

7.1 Four vent pipes, five chimneys, one hatch and four curbed relief vents penetrate the roof. The brick chimneys have been slush pointed and painted.

7.2 Condition: The pipe and relief vent penetrations are in good condition. The painted surface of the chimneys is faded. A few bricks are spalled and a couple bricks are

missing.

8. Drainage System

8.1 Construction: The roofs drain to a box gutter system installed on east and west side eaves. Two downspouts are installed on each side and drain into stand pipes.

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

9. Access

10.1 A hatch is installed in the roof, but no access is available. Providing an extension ladder or mechanical lift is the best access to the roof.

10. Weather Tightness - Building

10.1 The brick walls are in fair condition. The caulking and sealants at the windows and wall penetrations should be inspected and repaired as required to maintain water tight integrity.

CONCLUSIONS

There are no current roof leaks reported.

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

The shingle roof system is in fair condition. Repairs should be limited to leak chasing.

The metal terminations and flashings are in good condition.

The pipe penetrations are in good condition.

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

It is our opinion the roofing system is in a maintainable condition.

Estimates:

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

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

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

Please contact me with questions regarding the above report.

Thank you,

Sincerely,

Ron Paul

Ronald J. Paul
President



R-1 Underside of wood deck with steel trusses and purlins



R-4 West side of gable showing hatch location



R-2 West side of roof



R-5 East side of roof



R-3 West side of gable roof



R-6 East side of roof



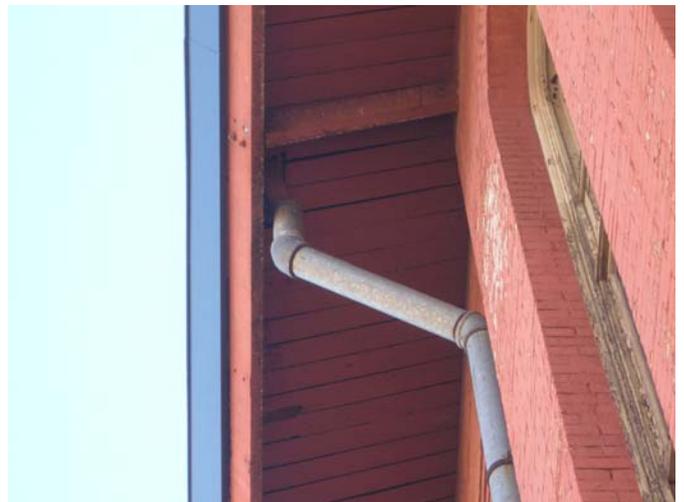
R-7 East side of roof



W-3 SW Corner of building



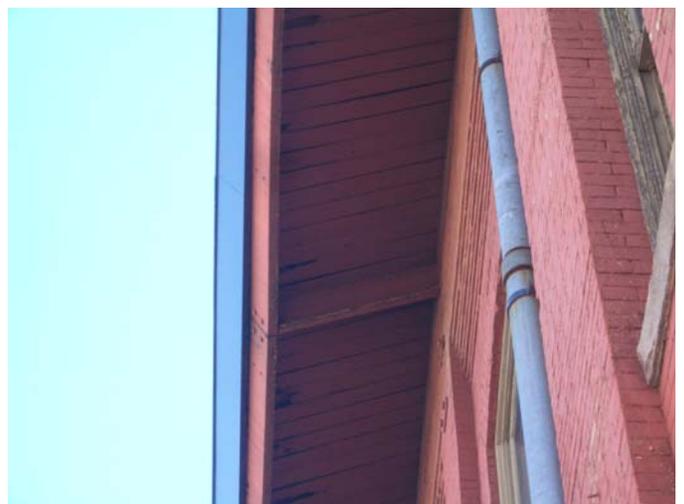
W-1 Front of Building (south side)



W-4 west eave of building with soffit and drain pipe



W-2 Medallion on front of uilding



W-5 West eave of building with soffit



W-6 Chimney of west side of building, spalled brick



W-9 Crack in stone and mortar on rear wall



W-7 NW corner of building



W-10 NE corner of building



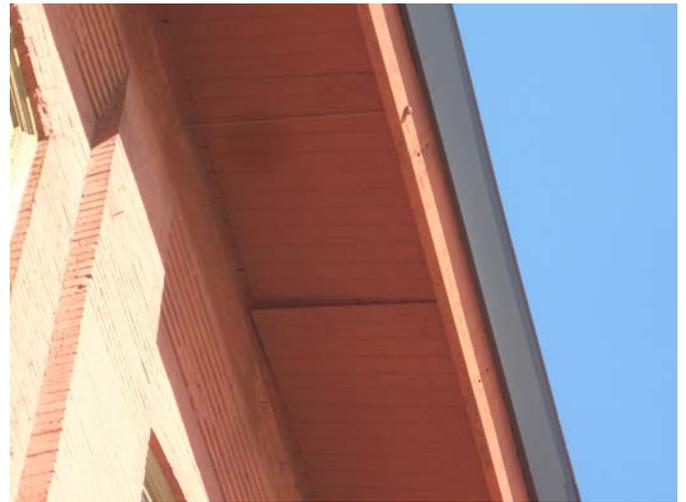
W-8 Rear wall (North side) of building



W-11 Fascia and box gutter on east eave



W-12 South end of east wall



W-15 Loose soffit piece on east eave



W-13 Middle of east wall



W-16 Peeling paint on soffit, typical



W-14 North end of east wall



W-17 Peeling paint on soffit, typical



W-18 Peeling paint on wood windows, typical



Bull on front of building



W-19 Peeling paint on wood windows, typical



W-20 SE corner of building



Atlantic Engineering Services

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Project No.: 09-260
Date of Site Visit: August 27, 2010
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Photo S1



Photo S2



Atlantic Engineering Services

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Photo S3

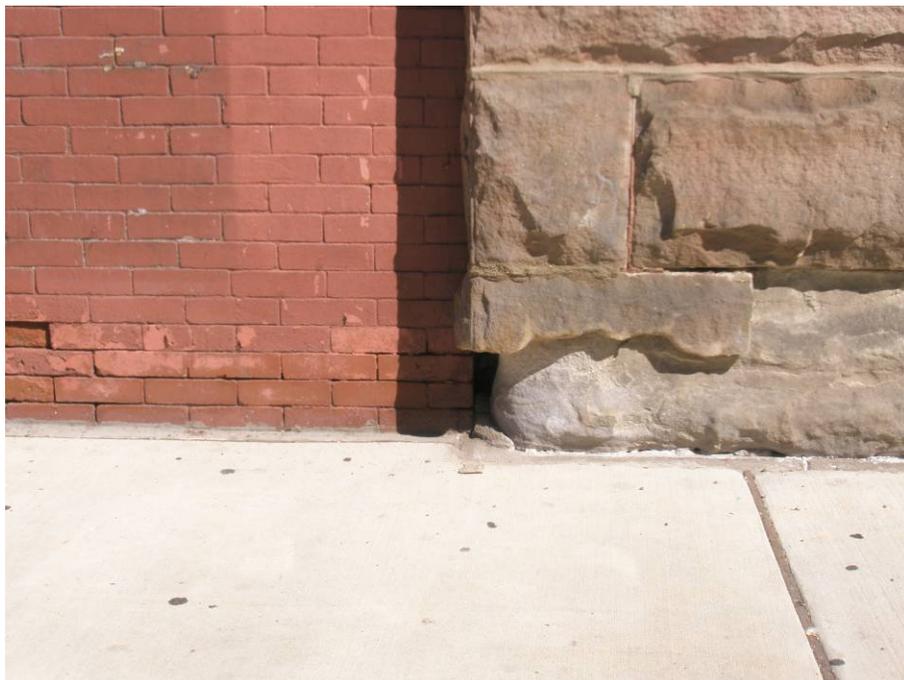
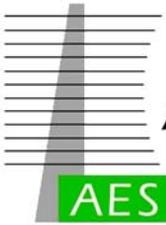


Photo S4



Atlantic Engineering Services

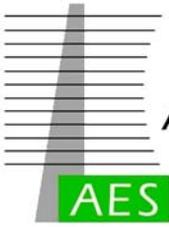
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Photo S5



Photo S6



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Photo S7

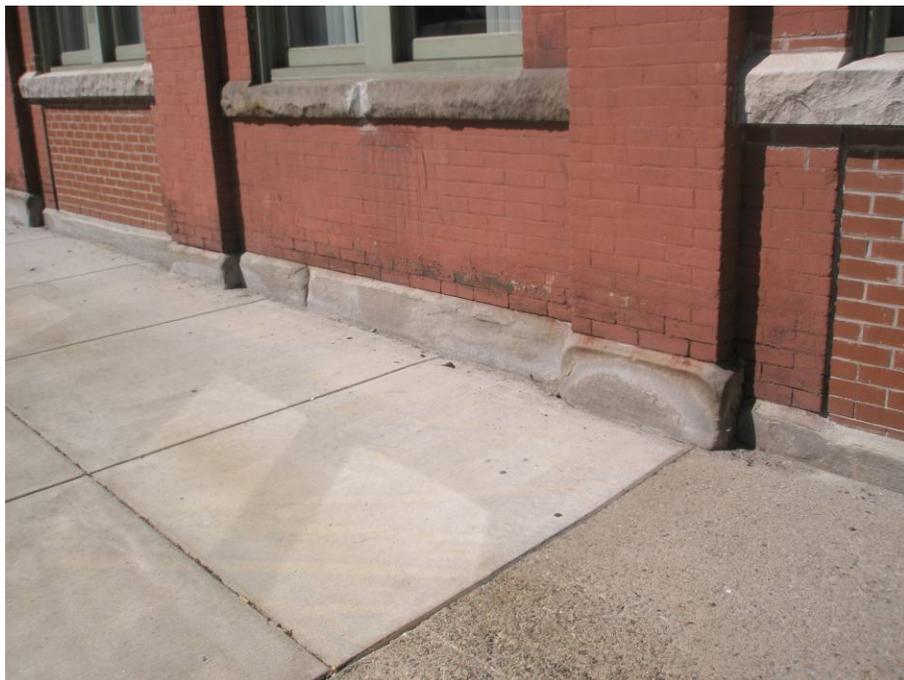
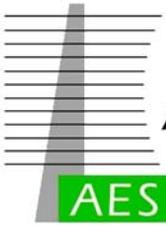


Photo S8



Atlantic Engineering Services

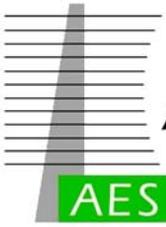
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Photo S9



Photo S10



Atlantic Engineering Services

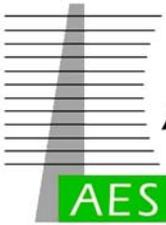
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Photo S11



Photo S12



Atlantic Engineering Services

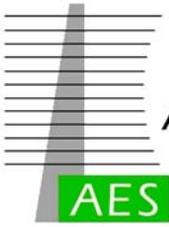
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Photo S13



Photo S14



Atlantic Engineering Services

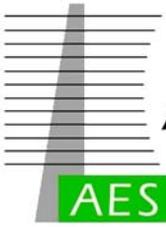
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Photo S15



Photo S16



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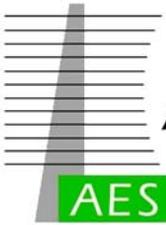
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Photo S17



Photo S18



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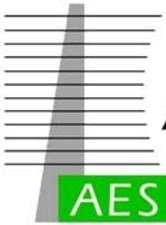
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Photo S19



Photo S20



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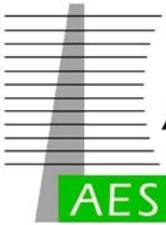
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Photo S21



Photo S22



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Photo S23



Photo S24



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Photo S25



Photo S26



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Photo S27



Photo S28



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Photo S29



Photo S30



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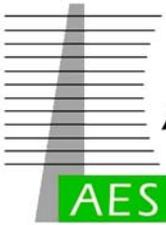
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Photo S31



Photo S32



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Photo S33



Photo S34



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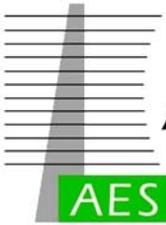
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Photo S35



Photo S36



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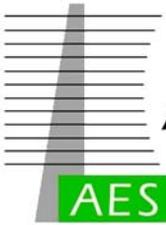
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Photo S37



Photo S38



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Photo S39



Photo S40



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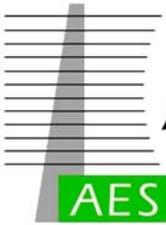
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Photo S41



Photo S42



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Photo S43



Photo S44



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Photo S45



Photo S46



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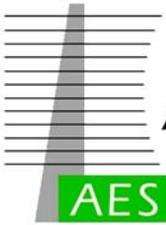
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Photo S47



Photo S48



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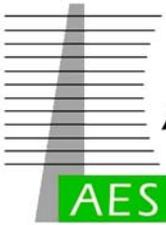
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Photo S49



Photo S50



Atlantic Engineering Services

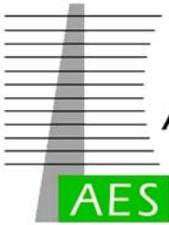
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Photo S51



Photo S52



Atlantic Engineering Services

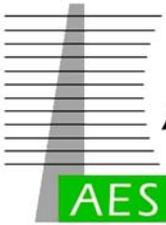
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Photo S53



Photo S54



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Photo S55



Photo S56

Atlantic Engineering Services

650 Smithfield St
 Suite 1200
 Pittsburgh, PA 15222
 412-338-9000
 AES RPT #020

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

Building Observation Report

Facility South Side Market House
 Street Address 1200 Bingham Street
 City, State Pittsburgh, PA 15203

AES Personnel: RSB Weather Conditions: Sunny and Clear
 Date: 27-Aug-10 Temp: 70 deg
 Time: 9:30 AM Wind: _____
 Facility Main Contact: _____ Building Use: Rec & Senior Cntr
 Facility Phone: _____ Building Code: B047

Structural

Overall	Number of Stories	Notes:	<u>2</u>
	Structure Type	Notes:	<u>Brick bearing with wood and steel framing</u>
	Basement	Notes:	<u>yes, brick arch floor construction</u>
Foundation	Material	Notes:	<u>stone</u>
	Settlement	Notes:	<u>none visible</u>
	Moisture	Notes:	<u>none visible</u>
Floor System	Structure	Notes:	<u>1st - brick arch, 2nd - wood joists on steel beams</u>
	Floor Finishes	Notes:	<u>1st - vct, 2nd - vct and wood gym flooring</u>
	Stairs	Notes:	<u>yes</u>
Walls	Exterior Material	Notes:	<u>brick</u>
	Interior Material	Notes:	<u>brick w/ plaster</u>
Columns	Type	Notes:	<u>interior only - cast iron</u>
Roof	Structure Type	Notes:	<u>wood deck on wood joists, supported by steel trusses</u>
	Slope	Notes:	<u>yes</u>
	Roofing Material	Notes:	_____

Building Observation Report

Facility	South Side Market House
Street Address	1200 Bingham Street
City, State	Pittsburgh, PA 15203

Structural

Notes:

Exterior

- 1.) On the south face, there are damaged bricks and missing mortar at the base of the piers between the entry doors, and missing stone mortar on the northeast and northwest corners. Recommend replacing bricks and repointing mortar. (1 to 5 yrs) **(Photos S1, S2, S3, & S4)**
- 2.) On the soffit of the southeast corner eave of the roof, there is peeling paint exposing the roof decking. Recommend repainting the exposed areas. (1 to 5 yrs) **(Photo S5)**
- 3.) On the east and west faces, near the eave, there are three brick pier locations that are missing bricks. Recommend rebuilding missing bricks. (1 to 5 yrs) **(Photos S6 & S7)**
- 4.) On the east face, there are damaged bricks and missing mortar and missing stone mortar at the base of the elevation along its length. Recommend replacing bricks and repointing mortar. (1 to 5 yrs) **(Photos S8, & S9)**
- 5.) On the east face, there is a crack above the window at the northeast corner. Recommend grouting and sealing crack. (1 yr) **(Photo S10)**
- 6.) On the north face, there are damaged bricks and missing mortar and missing stone mortar at the base of the elev. along its length. Recommend replacing bricks and repointing mortar. (1 to 5 yrs) **(Photos S11, S12, S13, & S14)**
- 7.) On the north face, there is a crack in the stone base of the wall, that appears to have been caulked previously. Recommend grouting and sealing the crack. (1 yr) **(Photo S15)**
- 8.) On the west face, there are damaged bricks and missing mortar and missing stone mortar at the base of the elev. along its length. Recommend replacing bricks and repointing mortar. (1 to 5 yrs) **(Photo S16)**

Interior

- 9.) In the 2nd floor gymnasium, there are several locations along the base of the wall, that have damaged plaster or drywall. Recommend repairing damaged plaster. (1 to 5 yrs) **(Photo S17)**
- 10.) At the 2nd floor opening on the south end of the gym court, there are cracks originating at the top corners of the jambs. Recommend grouting cracks and repairing plaster. (1 to 5 yrs) **(Photos S18 & S19)**
- 11.) Above thirteen windows around the 2nd floor gymnasium, there are cracks in the plaster and presumably the brick masonry wall. Recommend grouting cracks and repairing plaster. (1 to 5 yrs) **(Photos S20 through S25)**
- 12.) There is damaged drywall in the wall at the north end of the gymnasium. Recommend replacing damaged drywall. (1 to 5 yrs) **(Photo S26)**
- 13.) There is damaged and water damaged drywall on the inside of the janitor's closet at the north end of the 2nd floor gymnasium. Recommend repairing drywall. (1 to 5 yrs) **(Photo S27)**
- 14.) There is a crack in the partition wall at the entry to the 2nd floor women's locker room. Recommend repairing the crack in the plaster. (1 to 5 yrs) **(Photo S28)**
- 15.) There are multiple cracks in the plaster on the walls and ceilings of the 2nd floor men's and women's locker rooms. Recommend repairing cracks. (1 to 5 yrs) **(Photos S29 through S35)**
- 16.) There is heaving flooring in the 2nd floor locker rooms. Recommend replacing flooring and floor sheathing. (1 to 5 yrs) **(Photo S36)**
- 17.) In the northwest stairwell, there is significant cracking of plaster and paint peeling. Recommend grouting the cracks in the brick backup and repairing plaster and paint. (1 to 5 yrs) **(Photos S37 through S41)**
- 18.) There is damaged and heaving flooring at the 2nd floor south entry area to the gymnasium. Recommend replacing flooring and floor sheathing. (1 to 5 yrs) **(Photos S42 and S43)**
- 19.) There are cracks in the walls of the southeast stairwell. Recommend grouting cracks in brick backup and repainting and repairing plaster. (1 to 5 yrs) **(Photos S44, S45, & S46)**

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Plumbing

Year Constructed:	Rebuilt 1915	Weather Conditions	Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp:	68° F
Block / Lot:	3H / 202	Precipitation:	None
Square Footage:	23,915	Wind:	W 2.7 MPH
Department Assigned:	PS	Date of Inspection:	August 27, 2010
Facility Main Contact:	Ron Duetsch		
Phone	412-979-3456 (Cell)		

Plumbing

	Service Entrance		Notes:
	Meter location		Notes: Boiler Room
	Meter size	2"	Notes:
	Meters condition		Notes: 2" pipe,
Fair			Notes: Insulation poor condition. Replace insulation.
	Backflow preventer		Notes: Manu: Rockwell (115718)
Fair			Notes: 1 gauge poor. Replace in 0-1 year.
	Pressure Reducing Valve		Notes:
	Water Filtration		Notes:
	Water Softener		Notes:
	Humidistat		Notes:

Fair - Poor/Old	Water Heaters		Notes: End of life expectancy.
	Make	AO Smith (Burkay)	Notes: Replace in 0-5 years.
	Model	BC 300 740	Notes:
	Serial	740JBB77	Notes:
	Age	33 Years old	Notes:
	Capacity	252.1 US Gallons / Hr.	Notes:

	Expansion Tank		Notes:
X	Natural gas		Notes: 115V / Single Phase / 60hz
	Electric		Notes: 2 Recirculation pumps Bell & Gossett 1 (good) 1 (fair) condition
Fair / Old	Flue vent		Notes: Hot Water Storage Tank
X	Recirculation Pump		Notes: - 1977 year installed - Manu: Bremen - S: 17313 - (fair/old)
	Sump Pump		Notes:

	Number of Men's Locker Room Toilet Facilities	1	Notes: 1 ADA water closet.
Good	Number of water closets	2	Notes: Located in front entrance.
X	Number of urinals	2	Notes: Fixtures good. Repair or replace poor leaking valves.
X	Number of lavatories	3	Notes: Fixtures good. Repair or replace poor leaking valves.
	Number of shower heads		Notes:

	Number of Men's Locker Room Toilet Facilities		Notes: 1 Water closet is in (fair) condition 1 water closet in (poor) condition
	Number of water closets	2	Notes: Replace poor in 0-1 year.
Poor	Number of urinals	1	Notes: Replace in 0-1 year.
Poor	Number of lavatories	2	Notes: Replace in 0-1 year.
Fair / Old	Number of shower heads	4	Notes:

	Number of Women's Locker Room Toilet Facilities		Notes:
	Number of water closets	2	Notes:
	Number of urinals		Notes:
	Number of lavatories	3	Notes:
	Number of shower heads		Notes:

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Plumbing

	Number of Women's Locker Room Toilet Facilities		Notes: _____
Fair/Old	Number of water closets	2	Notes: Outdated
Fair/Old	Number of urinals	1	Notes: Outdated
Poor	Number of lavatories	2	Notes: Outdated. Replace in 0-1 year.
Fair/Old	Number of shower heads	4	Notes: Outdated
	Number of unisex Rooms		Notes: _____
	Number of water closets		Notes: _____
	Number of lavatories		Notes: _____
	Number of shower heads		Notes: _____
	Number of Shower Rooms		Notes: _____
	Number of shower heads		Notes: _____
Good	Drinking Fountains		Notes: Elkay
Poor			Notes: Located in the gym. Replace in 0-1 year.
	Pipe		Notes: _____
X	Condition		Notes: Fair - poor with some newer sections. Some valve handles broken.
X	Insulation		Notes: Fair - poor with some newer sections.
			Notes: Remove poor insulation. Inspect pipe, valves, fittings & check for leaks.
			Notes: Repair/replace as necessary in 0-1 year.
	Grease Traps		Notes: _____
	Solids Interceptor		Notes: _____
	Oil/Water Separator		Notes: _____
	Sewage Grinder		Notes: _____
	Neutralizer Tank (Acid Waste)		Notes: _____
Fair-Poor	Sanitary Sewer		Notes: See notes at bottom of spreadsheet.
Fair-Poor	Rain Water Sewer		Notes: See notes at bottom of spreadsheet.
X	Kitchenette		Notes: - 3 tub sinks are in (good) condition located in the kitchen.
	Number of sinks		Notes: - Sink located in dinning area (fair).
			Notes: - Sink located in dinning area (good) condition.
			Notes: - Sink and faucet are in (good) condition located in the ceramics room.
Fair / Old	Hose Bibs		Notes: Located in boiler room. Replace in 0-3 years.
Fair - Poor	Janitor's Service Sink		Notes: Faucet is in poor condition. Located in the janitor's closet within the gym.
			Notes: Replace faucet in 0-1 year.

Notes:

Notes: Fair roof drains viewed from outside.
Safety Hazard: Roof drain clamps are rusted. Some are beginning to pit. Replace poor clamps as soon as possible.
Safety Hazard: 1 roof drain pipe broken, jagged edges and rusting. Either repair roof drain or cut and cap it. Located in the boiler room.

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

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

See photos labeled P for Plumbing.

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

HVAC Water Side Systems and Equipment

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp: 68° F
Block / Lot:	3H / 202	Precipitation: None
Square Footage:	23,915	Wind: W 2.7 MPH
Department Assigned:	PS	Date of Inspection: August 27, 2010
Facility Main Contact:	Ron Duetsch	
Phone	412-979-3456 (Cell)	

HVAC Water Side Systems and Equipment

X	Controls:	Notes: See notes at bottom of spreadsheet.
	Electric	Notes: _____
	Pneumatic	Notes: _____

Manufacturer: Honeywell & White Rodgers Serial # _____
Barber Coleman _____
 Model: _____ Other _____
 Year Installed: _____ Other _____

X	Piping	Pipe routing	Notes: Fair - poor with some newer sections.
		Pipe supports	Notes: _____
Fair - Poor		Pipe insulation	Notes: Remove poor insulation and inspect pipe, valves, and fittings before the
X		Visible leaks	Notes: heating season. Repair/replace as necessary.
		Gauges	Notes: Yes

	Chiller		Notes: _____
		Piping	Notes: _____
		Insulation	Notes: _____
		Vibration isolators	Notes: _____
		Relief valve and piping	Notes: _____
		Refrigerant detection system	Notes: _____

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

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

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

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

HVAC Water Side Systems and Equipment

Fair / Old	Hot Water Boilers	Notes: At end of life expectancy, but in fair condition.
		Notes: Replace in 3-5 years.
		Notes: _____
Fair / Old	Flue	Notes: _____
Fair / Old	Make-up water piping	Notes: _____
Fair / Old	Boiler safeties	Notes: McDonnell & Miller McDonnell No. 63 low water cut off.
Fair / Old	Piping	Notes: _____
Fair / Old	Gauges	Notes: _____

Manufacturer: Peerless	Serial # 211-2674
Model: 211-13-W	Other Natural Gas
Year Installed: 1977	Other _____
INPUT 2520000 BTU/HR	OUTPUT 2016000 BTU/HR

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

Fair / Old	Tank	Notes: See notes at bottom of spreadsheet
Good	Pumps	Notes: Cap#: HBY754FPA
Fair	Piping	Notes: Construction Type: BF-STD
Fair	Insulation	Notes: _____
Fair	Valves	Notes: _____
Fair	Vibration isolators	Notes: _____
Good	Gauges	Notes: _____

Manufacturer: Armstrong	Serial # 5c560739
Model: 2x2x10 4380	Other _____
Year Installed: _____	Other _____
HP 7.5 motor 1800 RPM	Other _____

Poor	Pumps	Notes: Marathon Electric. Flange badly rusted. Replace before the heating season.
Fair	Piping	Notes: _____
Fair	Insulation	Notes: _____
Poor	Valves	Notes: Replace before the heating season.
	Vibration isolators	Notes: _____
Poor	Gauges	Notes: Replace before the heating season.

Manufacturer: Armstrong	Serial # 1185160
Model: F0 213TT0R8349AA	Other _____
Year Installed: _____	Other _____
Motor 7.5 HP, 1750 RPM	Other _____

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

HVAC Water Side Systems and Equipment

	Heat Exchangers	Notes:	_____
	Piping	Notes:	_____
	Insulation	Notes:	_____
	Valves	Notes:	_____
	Gauges	Notes:	_____
	Thermometers	Notes:	_____
Manufacturer: _____		Serial #	_____
Model: _____		Other	_____
Year Installed: _____		Other	_____
	Chemical Treatment	Notes:	_____
	Chemicals	Notes:	_____
	Metering pumps	Notes:	_____
	Corrosion coupon rack	Notes:	_____
	Shot feeder	Notes:	_____
Manufacturer: _____		Serial #	_____
Model: _____		Other	_____
Year Installed: _____		Other	_____
	Wall Heater/Convactor	Notes:	_____
	Manufacturer: _____	Notes:	_____
	Model: _____	Notes:	_____
	Serial #: _____	Notes:	_____
	Year Installed: _____	Notes:	_____
X	Radiators & Fin Tube Convectors	Notes:	<u>Most fair/old.</u>
		Notes:	<u>Poor condition located in the coat room.</u>
		Notes:	<u>Replace poor in 0-1 year. Bring hydronic system online and inspect</u>
		Notes:	<u>fair before the heating season.</u>

Notes:

- Notes:**
- Storage Tank located in boiler (fair/old). Installed 1977
 - Man: Wessels - S: 421239V - Last inspected 2009
 - Remove computers away from radiators/convectors in the computer room.
 - Ventilator is in (poor) condition located in the stairway leading to 2nd floor. Replace in 0-1 year.
 - Insulation on hydronic piping is in (poor) condition located in the men's locker room in the gym area. See notes on pipe above.
- Thermostats were a mix of fair and poor condition as follows: Replace poor in 0-1 year.
- Barber Coleman thermostat in boiler room bent broken conduit wires exposed. Located in Boiler room
 - Thermostat (poor) condition located in the ceramics room.
 - Honeywell thermostat (poor) condition located in the gym.
 - Day night thermostat is in (poor) condition located in the gym.
 - Coleman thermostat (poor) condition located in the dance hall.
 - Honeywell thermostat (fair) condition located in the dining hall.
 - Night thermostat is in (fair) condition located in the gym.
 - Coleman thermostat (fair) condition located in the janitor's closet within the gym.
 - Remaining in (fair) condition.
- See photos labeled M for Mechanical.

INSPECTION REPORT

**South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203**

HVAC Air Side Systems and Equipment

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp: 68° F
Block / Lot:	3H / 202	Precipitation: None
Square Footage:	23,915	Wind: W 2.7 MPH
Department Assigned:	PS	Date of Inspection: August 27, 2010
Facility Main Contact:	Ron Duetsch	
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: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

<input type="checkbox"/>	Fair / Old	Indoor Air Handling Units	Notes:	Honeywell thermostat
<input type="checkbox"/>		Gas Heat	Notes:	Insulation on piping (fair - poor) condition.
<input type="checkbox"/>		Electric Heat	Notes:	Remove poor insulation and inspect pipe.
<input type="checkbox"/>		Steam Heat	Notes:	Repair/replace as necessary in 0-1 year.
<input type="checkbox"/>		Hot Water Heat	Notes:	_____

Manufacturer: Trane
 Model: SAUBC153BA0
 Year Installed: _____

Serial # A93G 33706
 CFM _____
 Other 208-230V / 3 Phase / 60 Hz

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

Manufacturer: _____
 Model: _____
 Year Installed: _____

Serial # _____
 CFM _____
 Other _____

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

<input type="checkbox"/>	Poor	Exhaust/Ventilation Fans	Notes:	Past life expectancy located in boiler.
<input type="checkbox"/>			Notes:	Hazard: Thermostat near this unit is broken / wires exposed. Replace this thermostat as soon as possible.

<input type="checkbox"/>	Ductwork	Notes:	_____	
<input type="checkbox"/>		Duct Insulation	Notes:	_____
<input type="checkbox"/>	Poor	Louvers	Notes:	Replace in 0-1 year.
<input type="checkbox"/>		Roof Hoods	Notes:	_____
<input type="checkbox"/>		Dampers	Notes:	_____

INSPECTION REPORT

**South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203**

HVAC Air Side Systems and Equipment

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

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

<input type="checkbox"/>	Controls:	Notes:	<hr/>
<input type="checkbox"/>	Electric	Notes:	<hr/>
<input type="checkbox"/>	Pneumatic	Notes:	<hr/>
<input type="checkbox"/>	Discharge air thermometer	Notes:	<hr/>
<input type="checkbox"/>	Return air thermometer	Notes:	<hr/>
<input type="checkbox"/>	Outside air thermometer	Notes:	<hr/>

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

<input type="checkbox"/>	Natural Gas Fired Unit Heaters	Notes:	<hr/>
<input type="checkbox"/>	Flue Duct	Notes:	<hr/>

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

<input type="checkbox"/>	Electric Heaters	Notes:	<hr/>
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INSPECTION REPORT

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

HVAC Air Side Systems and Equipment

Notes:

- Notes:**
- Men's restroom located in the front entrance check ventilation / air changes. Supply close to return.
 - No ventilation in the electrical room within the ceramics room.
 - Exhaust fan (fair - poor) condition located in computer room. Computers added. Re-evaluate the above rooms for HVAC and update according to local and national codes and standards.
 - Kitchen hood / Exhaust Fan (Manu: Giles Enterprise Inc. - M# OVH-10 - S#: R208210609 - Date Aug. 2006
- 240VAC / single phase / 60 Hz 2.5amps 433 watts
 - 2 covered stats 1 day stat (good) condition and 1 night stat (poor) condition hazard / wires exposed. Located in the dinning hall area. Replace poor in immediately.
 - Inline fan and associates, duct work are in (poor) condition located in the ceramics room. Replace in 0-1 year.
 - 2 Gymnasium Air Handling Units (fair - poor) condition. Age unknown. High on ceiling. No access.
 - Most visible ductwork, diffusers, registers and grilles look dirty and are fair/old condition with a little poor as mentioned except kitchen. Kitchen good/newer. Contact mold remediating contractor and test for mold. Clean ductwork, diffusers, registers and grilles. Repair/replace as necessary in 0-1 year.
 - See photos labeled M for Mechanical.

INSPECTION REPORT

**South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203**

HVAC Heating

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp: 68° F
Block / Lot:	3H / 202	Precipitation: None
Square Footage:	23,915	Wind: W 2.7 MPH
Department Assigned:	PS	Date of Inspection: August 27, 2010
Facility Main Contact:	Ron Duetsch	
Phone	412-979-3456 (Cell)	

HVAC Electric Heating

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

<input type="checkbox"/> Fair - Poor Unit Heater	Notes:	- Located in the ceramics room
Manufacturer: Trane	Notes:	- Type#: 136-195-1
Model: UHSA-06058A-AAC	Notes:	- All associates are in (fair - poor)
Serial #: 77B-0601	Notes:	condition.
Capacity: _____	Notes:	Replace in 0-1 year.
Voltage: _____	Notes:	Inspect piping a.s.a.p.
Year Installed: _____	Notes:	Repair/replace as necessary.

<input type="checkbox"/> Fair Unit Heater	Notes:	Piping (fair - poor)
Manufacturer: Trane		Located in the dance hall.
Model: UHSA-06058A-AAC		Inspect piping a.s.a.p.
Serial #: _____		Repair/replace as necessary.
Capacity: _____		_____
Voltage: _____		_____
Year Installed: _____		_____

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

INSPECTION REPORT

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HVAC Heating

Notes:

Notes:

Small ticket items.

- Hot Water Unit Heater Man: Trane -M# UHSA-042W-2A-AAC - Type#: 4601-1999

- S #: 77E-96620 (fair) condition. Located in boiler room.

See photos labeled M for Mechanical.

INSPECTION REPORT
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Electrical

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:	
Neighborhood:	South Side Flats / Ward 17	Temp:	68° F
Block / Lot:	3H / 202	Precipitation:	None
Square Footage:	23,915	Wind:	W 2.7 MPH
Department Assigned:	PS	Date of Inspection:	August 27, 2010
Facility Main Contact:	Ron Duetsch		
Phone	412-979-3456 (Cell)		

Electrical

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

Fair / Old	Transformer	Notes:	
	Voltage in	Notes:	Hazard: Utility pole is bent over and cracked behind building. Replace a.s.a.p.
	Voltage out	Notes:	
	kva rating	Notes:	

Good	Meter	Notes:	D.L. Co. X-069
	ABB Meter	Notes:	CL20 240V / 3 Phase / 3W / 60hz
	Serial#: G-03 428 176	Notes:	Fm 5S (35S) Electrical meter
		Notes:	Kh 1.2, 240TV, 24TA, 2.5A
		Notes:	Panel: Westinghouse Transocket (fair) condition
		Notes:	3 Phase 3W - Type KSTS-2
		Notes:	400 AMP STYLE 111C292G06
		Notes:	Located in the electrical room within the ceramics room.

Good	Meter	Notes:	D.L. Co. X-022
	ABB Meter	Notes:	CL20 240V / Single Phase / 3W / 60hz
	Serial#: G-02859658	Notes:	Fm 2S Electrical meter
		Notes:	0.6 Kh, 240TV, 24TA, 2.5A

Fair	Main Switchgear	Notes:	Square D Safety Switch
	Main breaker	Notes:	400 Amp 240 VAC
	Voltage	Notes:	3 Phase 50 HP

Fair	Main Switchgear	Notes:	Manufacturer: Bulldog Vacu Break Safety Switch
	Main breaker	Notes:	Type: Standard
	Voltage	Notes:	Cat# 26325
		Notes:	400 amp 125/250v

X	Power Distribution Panels		
---	---------------------------	--	--

Fair	Manufacturer: Square D Cat#: 41-4416-2A 225a 120/240v 1 phase 3 wire (Located in the electrical room within the ceramics room.)		
------	---	--	--

Fair - Poor	225amps 120/240V / Single Phase / 3W (past life expectancy) located in the ceramics room. Replace in 0-1 year.		
-------------	--	--	--

Fair	Manufacturer: Square D Type: NQOB 225 amp 120/240v 1 phase 3 wire Cat#: 41-44416-2A1 (located in the gym)		
------	---	--	--

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South Side Market House
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Electrical

<input type="checkbox"/> Fair	Main Power Distribution Panel	Notes:	Manufacturer: Square D
		Notes:	Cat#: 44416-4C
		Notes:	400 Amp, 240V / 3 Phase / 3W
<input type="checkbox"/> Fair - Poor	Main Power Distribution Panel	Notes:	Looks old. Age unknown.
		Notes:	- Could not read tag
		Notes:	
<input type="checkbox"/>	Stand-by Generator	Notes:	
<input type="checkbox"/>	Transfer switch	Notes:	
	Day Tank	Notes:	
	Manufacturer: _____	Serial #	_____
	Model: _____	Other	_____
	Year Installed: _____	Other	_____
<input type="checkbox"/>	Motor Control Center	Notes:	
<input checked="" type="checkbox"/> X	Lighting	Notes:	Mix of fluorescent, incandescent, and metal halide.
	Interior	Notes:	See notes at bottom of spreadsheet.
<input checked="" type="checkbox"/> X	Receptacles	Notes:	See notes at bottom of spreadsheet.
<input type="checkbox"/>	Fire Alarm	Notes:	Model: Simplex
<input type="checkbox"/> Fair	Control Panel	Notes:	located in front entrance
<input type="checkbox"/> Good	X		- Located in the electrical room within the ceramics room.
			- Manufacturer: Simplex - Model#: 4010
	Enunciator Panel	Notes:	
<input type="checkbox"/> Good - Fair	Devices - Strobes	Notes:	
	Devices - Horns	Notes:	
<input type="checkbox"/> Good - Fair	Devices - Pull Stations	Notes:	
<input type="checkbox"/> Good - Fair	PA System	Notes:	TOA 700 Series amplifier -M#: A-712
			TOA AM/FM Synthesizer tuner DT-920
			Sony Dual cassette M# TC-WE475 CD changer Sony Compact Disk player
			MODEL : CDP-CE375
			AKG M: UHFSR40 Ultra high frequency stationary receiver.
<input type="checkbox"/>	Clock System	Notes:	
<input type="checkbox"/>	Security System	Notes:	Security command executive series control panel
<input type="checkbox"/> Fair/Old	Main Panel Board	Notes:	Replace in 0-1 year.
	Devices - Cameras	Notes:	
<input type="checkbox"/> Poor	Devices - Door Contacts	Notes:	Located in computer room
	Devices - Window Contacts	Notes:	
	Metal Detectors	Notes:	
<input checked="" type="checkbox"/> X	Tele / Com System	Notes:	
	Head End Equipment	Notes:	
<input type="checkbox"/> Fair	Patch Panels	Notes:	Located in electrical room within the ceramics room. Manufacturer: Bell Atlantic.
	Devices	Notes:	

INSPECTION REPORT
South Side Market House
1200 Bingham Street
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Electrical

Notes:

Notes: Lighting is a mix of good, fair, and poor condition as listed below. Age of lighting unknown.
Replace poor in 0-1 year. Clean and inspect fair lighting within 0-1 year. Replace fixtures, fixture covers, and lamps as necessary. When replacing T12 lighting, replace it with more energy efficient T8 or T5 lighting. Provide occupancy sensors for energy efficient lighting control.

- Florescent lighting (poor) condition located in the elevator room.
- Florescent lighting (poor) condition located in the wellness center.
- Florescent lighting (poor) located in the computer room.
- Florescent lighting (poor) condition located in the ceramics room.
- Incandescent lighting is in (poor) condition located in the janitor's sink closet room.
- Florescent lighting is in (poor) condition located in the men's locker room in the gym area.
- Florescent lighting (fair - poor) condition located in the dance hall.
- Florescent lighting (fair) condition located in the front entrance.
- Incandescent lighting (fair) old located in mechanical room
- Florescent lights are (fair) located in the dining area.
- Florescent lighting (fair) condition located in the women's locker room in the gym.
- Florescent lighting are in (fair) condition located in the ceramics storage room.
- Florescent lights are in (fair) condition located in the coat room.
- Metal Halide lighting (fair) old condition located in the gym.
- Recessed lighting is in (fair) condition located in dinning hall.
- Florescent light is in (fair) condition located in the coat room.
- Florescent light in men's bathroom (good) condition.
- Florescent lights are (good) located in the women's bathroom.
- Florescent lights located in the kitchenette are in (good) condition.
- Florescent lighting (good) condition looks like they are replacing with new 1 (fair) condition light. Located in main office.
- Florescent lighting is in (good) condition located in the electrical room within the ceramics room.

Emergency Exit Lighting is a mix of good, fair, and poor as follows:

- 1 (good) condition located in the ceramics room.
- (good) condition located in add. elevator room.
- (good) condition in dinning area and hallway to back door .
- (good) condition located in kitchenette
- (good) condition in the wellness center.
- (good) condition located in the coat room.
- (good) condition located in front entrance.
- (fair - poor) located in elevator room. Replace poor as soon as possible.
- (fair) located in dining area.
- 1 (fair) condition located in the ceramics room.
- 2 (poor), 4 (fair), 2 (good), condition located in the gym. Replace poor as soon as possible.
- (fair) condition located in the women's locker room in the gym.
- (fair) condition located in the men's locker room in the gym area.
- Remaining in (fair) condition.

INSPECTION REPORT
South Side Market House
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Pittsburgh, PA 15203

Electrical

Notes:

Receptacles and switches are a mix of good, fair, and poor as follows: Replace poor below in 0-1 year.

- Switches and receptacles (good-fair) condition in men's room.
- Receptacles 50% (good) condition 50% (poor) condition. Located in computer room.
- Receptacles are an equal mix with good, fair, and poor. Located in the wellness center.
- Switches and receptacles are in (poor) condition located in front entrance.
- Switches and receptacles 95% (poor) condition located in the ceramics room.
- Light switch (poor) condition located in the janitor's sink closet room.
- Switches and receptacles are in (fair - poor) condition located in boiler room.
- Switches are (fair) condition old located in mechanical room.
- Switches in women's restroom are (fair) old condition.
- Switches are in (fair) condition located in the electrical room within the ceramics room.
- Switches and receptacles are in (fair) old condition located in the dance hall.
- Light switch (fair) old. Located in elevator room.
- Remaining receptacles and switches are (fair).

- Switches for pumps 2 AB Switches (fair) 1 General Electric Switch (fair) 1 Square D Safety Switch (good). Located in boiler room.
- Control Panel for Hot Water Hydronic System Pumps (fair/old). Installed in 1977. located in boiler room. Replace in 0-1 year.
- Square D 60amp 240VAC / Single Phase 10STD HP 3 phase 15STD (fair). Located in boiler room.
- General Electric Duty Switch 60Amp 240VAC 15 HP max.(fair). Located in boiler room.

- KILN 200a panel is in (fair) condition located in the electrical room within the ceramics room.
- Capacitor is in (good) condition located in the electrical room within the ceramics room.
 - Manufacturer: Sprague
 - 20 kvr 240V / 3 phase / 60 Hz
 - Cat#: 2023PMU
 - Serial#: 8645068

Hazards below observed: Repair and or replace these items immediately.

- Electrical hazard wires exposed from light fixture. Uncovered junction box. Located in the mechanical room
- Exposed wiring against wall underneath fire extinguisher. Looks tele-communication wiring. Located in wellness center.
- Exposed wiring against the radiator in wellness center.
- Receptacle missing cover / wires exposed. Located in the ceramics room.
- Thermostat covers missing. Located in the ceramics room.
- Receptacles for ceramics heater are in (poor) condition rusted. Fire hazard. Replace right away. Located in the ceramics room.
- Junction box cover missing / wires exposed. Located in the men's locker room within the gym.

See photos labeled E for Electrical.

INSPECTION REPORT

**South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203**

Fire Protection

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp: 68° F
Block / Lot:	3H / 202	Precipitation: None
Square Footage:	23,915	Wind: W 2.7 MPH
Department Assigned:	PS	Date of Inspection: August 27, 2010
Facility Main Contact:	Ron Duetsch	
Phone	412-979-3456 (Cell)	

Fire Protection

	Service Entrance	Notes:	_____
	Meter location	Notes:	_____
	Meter size	Notes:	_____
	Meter condition	Notes:	_____
	Backflow preventer	Notes:	_____
	Fire Pump	Notes:	_____

	Standpipe	Notes:	_____
	Flow switch	Notes:	_____
Fair - Poor	Shutoff valve	Notes:	_____
Fair/Old	Gauges	Notes:	_____
Fair		Notes:	System Sensor M#: WFDT Water Flow Detector in boiler room.

	Hose Cabinets	Notes:	_____
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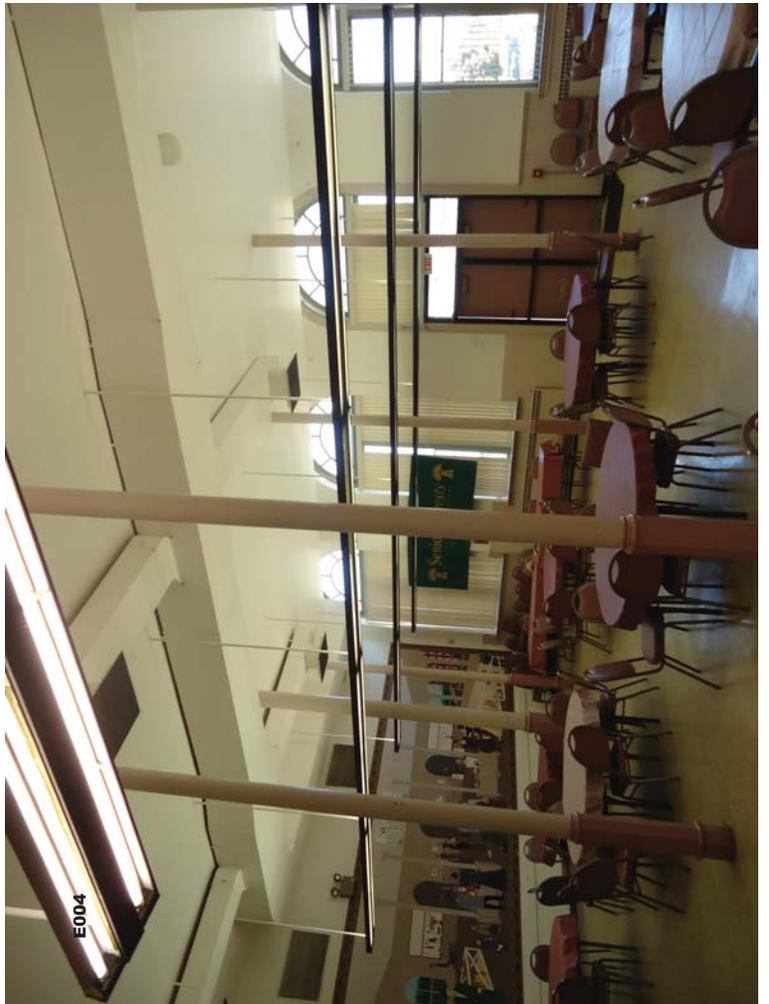
Poor	Sprinkler Heads	Notes:	Replace in 0-1 year.
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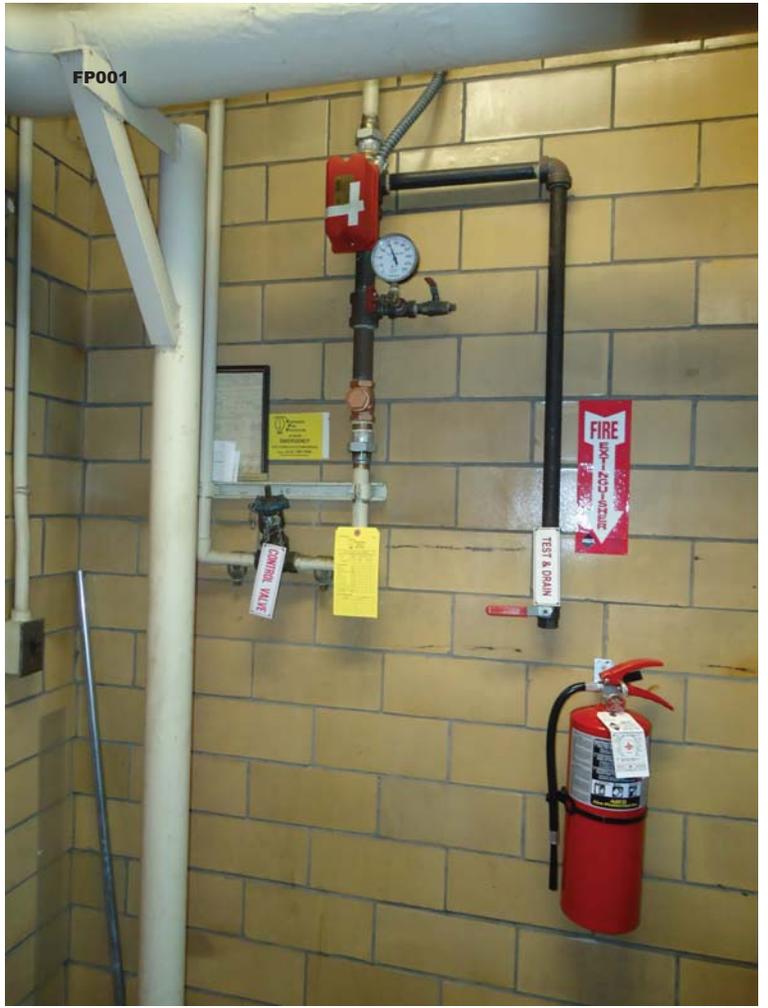
	Dry System	Notes:	_____
--	------------	--------	-------

Notes:

Notes: Fire extinguishers in good to fair condition.

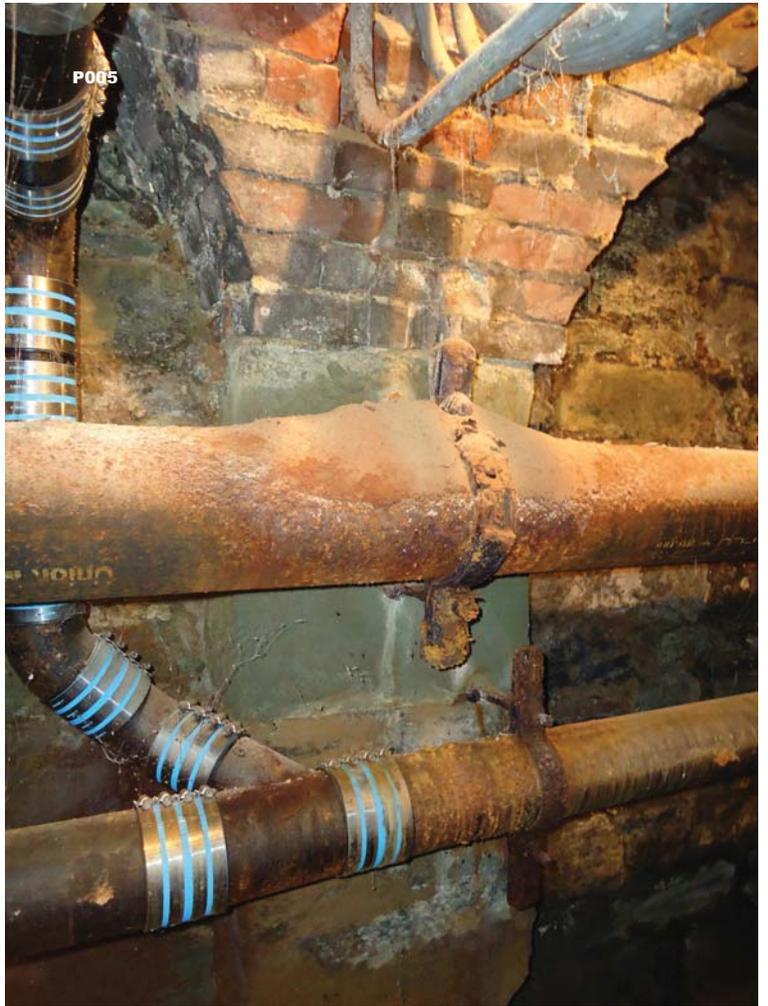
 See photos labeled FP for Fire Protection.













P007



P008

ADA - Title II - "Program Accessibility" Review

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

Year Constructed: Rebuilt 1915
Neighborhood/Ward: South Side Flats / Ward 17
Block / Lot: 3H / 202
Square Footage: 23,915
Department Assigned: PS
Facility Main Contact: Ron Duetsch
Phone: 412-979-3456 (Cell)

Weather Conditions Day of Inspection:
Temp: 72
Precipitation: None
Wind: None
Date of Inspection: August 27, 2010
Front of Building Faces: South

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)

n/a

Notes: No parking. Street only.

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)

n/a

Notes:

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

n/a

Notes:

Are that accessible places closest to the accessible entrance?

n/a

Notes:

Are the accessible spaces marked?

n/a

Notes:

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

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

Yes / No

1) Route of Travel

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

Notes: _____

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

Notes: _____

Is the route at least 36 inches wide?

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

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

Notes: _____

Can the alternate accessible entrance be used independently?

Notes: _____

2) Ramps

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

Notes: _____

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

Notes: _____

Are railings sturdy and between 34 and 38 inches high?

Notes: _____

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

n/a

Notes:

Are ramps non-slip?

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

3) Pools

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

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

n/a

Notes:

4) Miscellaneous site features

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

n/a

Notes:

ADA - Title II - "Program Accessibility" Review

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

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

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

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: There is only 1 ADA entrance / exit. Code should be checked to verify if a second is required for egress.

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

Notes: _____

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

Notes: _____

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

Notes: _____

Are edges of mat securely installed?

Notes: _____

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

Notes: Automatic door openers

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

Notes: Automatic door openers

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

Notes: Automatic door openers

2) Horizontal Circulation

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

Notes: _____

Are all public spaces on an accessible route of travel?

Notes: No access to balcony area in gymnasium. This appears to be an exercise space.

Is the route at least 36" wide?

Notes: _____

ADA - Title II - "Program Accessibility" Review

South Side Market House 1200 Bingham St. Pittsburgh, PA 15203

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: Dbl door @ crafts room too narrow.

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

no

Notes: Not at rear art / craft room

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

no

Notes: Most are too heavy

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?

n/a

Notes: _____

4) Rooms and Spaces

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

yes

Notes: _____

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

yes

Notes: _____

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

n/a

Notes: _____

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203

5) Emergency Egress

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

Notes: Only the vestibule and second floor have strobes / horns. More need added to first floor areas.

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: Need ADA signage for entire building

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:

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8) Controls

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

yes

Notes:

Are they operable with a closed fist?

yes

Notes:

9) Seats, Tables, and Counters

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

n/a

Notes:

Are the spaces for wheelchair seating distributed throughout?

n/a

Notes:

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

no

Notes: 36" at cafeteria counter (not main food counter)
36" at crafts room

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

no

Notes:

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

no

Notes: Concession area @ gym to high

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

yes

Notes:

10) Vertical Circulation

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

no

Notes: No elevator to balcony area

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

n/a

Notes:

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**South Side Market House
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11) Stairs

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

12) Elevators

- Are there both visible and audible door opening/closing and floor indicators? no Notes: no visible indicator

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

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

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

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

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

13) Lifts

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

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

- Are the controls between 15" and 48" high? n/a Notes: _____

ADA - Title II - "Program Accessibility" Review

**South Side Market House
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Pittsburgh, PA 15203**

Restrooms

Yes / No

1) Getting to the Restrooms

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

no

Notes:

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

n/a

Notes:

2) Doorways and Passages

Is there tactile signage identifying the rest rooms?

no

Notes:

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

no

Notes:

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

no

Notes:

Is the doorway at least 32" clear?

yes

Notes:

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

yes

Notes:

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

yes

Notes:

Can doors be opened easily? (5 lbf max)

yes

Notes:

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

no

Notes: Men's and Women's locker rooms need reconfigured.

Is there a 36" wide path to all fixtures?

no

Notes: At locker rooms.

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: Not at locker rooms. First floor bathrooms are compliant

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: Not at locker rooms. First floor bathrooms are compliant

Is the toilet seat 17" to 19" high?

no

Notes: Not at locker rooms. First floor bathrooms are ADA

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

no

Notes: Not at locker rooms. First floor bathrooms are ADA

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"?

no

Notes: First floor restrooms at 35"

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

no

Notes: Locker room lavs too low

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

yes

Notes: _____

ADA - Title II - "Program Accessibility" Review

**South Side Market House
 1200 Bingham St.
 Pittsburgh, PA 15203**

Can the faucet be operated with 1 closed fist?

Notes: Not at locker rooms

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

Notes: Not at locker room

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

Notes: Not at locker rooms or first floor restrooms

Miscellaneous items

Yes / No

1) Drinking Fountains

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

Notes: Couches near lobby area should be moved to allow access to the fountains

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

Notes: _____

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

Notes: _____

Is each water fountain cane-detectable?

Notes: _____

2) Telephones

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

Notes: _____

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

Notes: _____

ADA - Title II - "Program Accessibility" Review

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

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

**South Side Market House
 1200 Bingham St.
 Pittsburgh, PA 15203**

Possible solutions / items needed

Parking

	Quantity	Unit	Unit cost	Total cost
No work required				

TOTAL COST - PARKING				\$0
-----------------------------	--	--	--	------------

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

	Quantity	Unit	Unit cost	Total cost
Signage at non-ADA entrances directing to ADA entrance.	3	EA	85.00	\$255

TOTAL COST - ACCESS ROUTES / SITE FEATURES				\$255
---	--	--	--	--------------

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

	Quantity	Unit	Unit cost	Total cost
New double doors (complete)	1	EA	2,400.00	\$2,400
Adjust door hardware for easier opening	12	EA	50.00	\$600
Lower countertop at concession	1	EA	750.00	\$750
New overhead door at concession	1	EA	1,000.00	\$1,000
Lower countertop at dining area	1	EA	750.00	\$750
Lower countertop at crafts room	1	EA	750.00	\$750
New floor transition at gym floor	50	LF	5.00	\$250
ADA lift @ balcony	1	EA	10,000.00	\$10,000
Add strobes / horns to fire alarm	10	EA	125.00	\$1,250
ADA signage for entire building	1	LS	2,500.00	\$2,500

TOTAL COST - BUILDING ENTRANCE / PUBLIC SPACE				\$20,250
--	--	--	--	-----------------

ADA - Title II - "Program Accessibility" Review

**South Side Market House
1200 Bingham St.
Pittsburgh, PA 15203**

Restrooms

	Quantity	Unit	Unit cost	Total cost
Women's locker room				
Reconfigure entry, add ADA compliant lavs, toilets, etc. and reconfigure layout so access is achievable	1	LS	6,000.00	\$6,000
Men's locker room				
Reconfigure entry, add ADA compliant lavs, toilets, etc. and reconfigure layout so access is achievable	1	LS	6,000.00	\$6,000
Men's restroom - 1st floor				
Lower ADA lav	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25
Women's restroom - 1st floor				
Lower ADA lav	1	EA	500.00	\$500
Lower mirror	1	EA	25.00	\$25

TOTAL COST - RESTROOMS				\$13,050
-------------------------------	--	--	--	-----------------

Miscellaneous items

	Quantity	Unit	Unit cost	Total cost
Move couches at the fountains near the lobby area to allow access to the fountains.	1	LS	0.00	\$0

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

INSPECTION REPORT
South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Site Utilities

Year Constructed:	Rebuilt 1915	Weather Conditions Day of Inspection:
Neighborhood:	South Side Flats / Ward 17	Temp: 68° F
Block / Lot:	3H / 202	Precipitation: None
Square Footage:	23,915	Wind: W 2.7 MPH
Department Assigned:	PS	Date of Inspection: August 27, 2010
Facility Main Contact:	Ron Duetsch	
Phone:	412-979-3456 (Cell)	

Site Utilities

<input type="checkbox"/>	Site Plumbing		
<input type="checkbox"/>	Fair - Poor	Hose Bibs	Notes: Replace in 0-2 years.
<input type="checkbox"/>		Site Irrigation	Notes: _____
<input checked="" type="checkbox"/>	X	Fire Hydrants	Notes: Qty. (2) Left of building fair. Right of building fair-poor/old-rusted.
<input type="checkbox"/>		Water Features	Notes: _____
<input type="checkbox"/>		Storm Water Management	Notes: _____
<input type="checkbox"/>	Fair	Inlets	Notes: _____
<input type="checkbox"/>		Storage Tanks	Notes: _____
<input type="checkbox"/>		Detention Ponds	Notes: _____
<input type="checkbox"/>		Fencing / Enclosures	Notes: _____
<input checked="" type="checkbox"/>	X	Site Electrical	Notes: See electrical tab.
<input type="checkbox"/>		Transformer	Notes: _____
<input type="checkbox"/>		Exterior Receptacles	Notes: No items.
<input type="checkbox"/>	Poor/Old	Site Lighting	Notes: High Pressure Sodium or Metal Halide. Age unknown.
<input type="checkbox"/>		Parking lot lighting	Notes: _____
<input type="checkbox"/>		PA System	Notes: _____
<input type="checkbox"/>	Good	Natural Gas Service	Notes: Manufacturer: Roots - M: 9H175 -S: 0042623 B/M#: 051819-2 3,000 CFH max. 85 m ³ /hr. max. 175psig 1,200 kPa

Notes:

Notes: Safety Hazard: _____

_____ - Gate box lid (Water Service) in sidewalk (poor/rusted badly/jagged edges) condition, also has a whole in it. Replace a.s.a.p.

See photos labeled S for Site Utilities.

S001



SOUTH SIDE MARKET HOUSE

ONE WAY

LANDMARK

Historical marker plaque on the brick wall.



RESERVED PARKING

S002



S003



ONE WAY →



S004



S005



S006



S007



S008



South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

Asset Protection Summary

Immediate	\$27,693
One Year	\$298,907
Five Year	\$58,977
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

South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203

Immediate Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	One roof drain pipe broken in the boiler room. Repair pipe as necessary	1	LS	\$450.00	\$450
Plumbing	Replace poor / rusted roof drain clamps	1	ALLOW	\$500.00	\$500
HVAC	Remove poor insulation on hydronic system piping. Inspect pipes for leaks before heating season. Some visible leaks were noticed.	1	LS	\$1,500.00	\$1,500
HVAC	Replace pump and associated valves / gauges before the heating season (7.5 HP / 1750 RPM)	1	LS	\$10,000.00	\$10,000
HVAC	Replace broken thermostat and conduit in boiler room.	1	LS	\$650.00	\$650
HVAC	Replace 1 thermostat in dining hall area	1	EA	\$150.00	\$150
Electrical	Replace missing junction box covers	2	EA	\$25.00	\$50
Electrical	Exposed wiring in the wellness center room. Fix immediately.	1	ALLOW	\$750.00	\$750
Electrical	Replace receptacles for heaters in ceramics room.	2	EA	\$250.00	\$500
Site Utilities	Replace water service lid	1	LS	\$7,500.00	\$7,500

SUBTOTAL

\$22,050

GENERAL REQUIREMENTS	6%	\$1,323
BOND	1%	\$234
PERMIT	Calc.	\$362
OVERHEAD & PROFIT	7%	\$1,519
CONTINGENCY	10%	\$2,205
ESCALATION	0%	\$0

TOTAL

\$27,693

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

One Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Structural	Replace damage / missing brick on exterior faces of building. Mortar missing from various locations and stone mortar missing as well, repoint these locations as necessary.	1	LS	\$20,000.00	\$20,000
Structural	Repaint peeling paint and exposed areas on the southeast corner eave of the roof. Roof decking is exposed at these areas. (includes lift rental)	1	LS	\$850.00	\$850
Structural	Grout and seal cracks on the exterior building - one above the window on the east face of the building & one at the stone base on the north face.	1	LS	\$750.00	\$750
Structural	There are multiple areas that have significant cracks in the plaster most likely as a result of cracks in the masonry backup. Remove plaster / grout & repair cracks in masonry / repair plaster & paint - includes areas in the gymnasium, ceramics, kiln rooms and the northwest and southwest stairwells. Repairs to plaster cracks only are not included here.	1	LS	\$17,500.00	\$17,500
Structural	Remove / replace heaving VCT and subfloor at the 2nd floor locker rooms and south entry to the gym.	1150	SF	\$12.00	\$13,800
Structural	The 1st floor level of the southeast stairwell is heaving creating a trip hazard. Remove terrazzo, repair slab, and replace terrazzo. (assume approx 55 sf)	55	SF	\$50.00	\$2,750
Structural	Grout and seal cracks in the concrete slab in the mechanical room.	1	LS	\$500.00	\$500
Structural	Replace damage and heaved portions of VCT flooring throughout the first floor. Grind and level slab underneath. (Assume approx 2,000 SF)	1	ALLOW	\$30,000.00	\$30,000
Structural	Grout and seal cracks in beam encasement located in the ceramics room.	1	LS	\$750.00	\$750
Architectural	Patch / repair sidewalks as needed	1	LS	\$3,000.00	\$3,000
Architectural	Replace lockers in room 206 (assume 40 total)	40	EA	\$165.00	\$6,600
Architectural	Remove urinal from Women's locker room 209	1	LS	\$500.00	\$500
Architectural	Replace nosing at stair 202	1	LS	\$5,000.00	\$5,000
Architectural	Replace ramp to kiln room	1	LS	\$1,000.00	\$1,000
Architectural	Patch / repair cracked plaster throughout building. Paint repaired and worn areas.	1	ALLOW	\$25,000.00	\$25,000
Fire Protection	Replace sprinkler heads in the mechanical room and the kiln room	5	EA	\$275.00	\$1,375

South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203

One Year Asset Protection Estimate - Continued

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace gauge at water service entrance	1	ALLOW	\$250.00	\$250
Plumbing	Replace urinal flush valves (manual)	2	EA	\$350.00	\$700
Plumbing	Replace lavatory faucets	3	EA	\$250.00	\$750
Plumbing	Replace water closet	2	EA	\$850.00	\$1,700
Plumbing	Replace urinal	1	EA	\$775.00	\$775
Plumbing	Replace lavatory	4	EA	\$1,000.00	\$4,000
Plumbing	Replace drinking fountain in gym	1	EA	\$1,800.00	\$1,800
Plumbing	Inspect water piping, fittings, valves	1	LS	\$1,000.00	\$1,000
Plumbing	Replace hose bibs in boiler room (assume 1)	1	EA	\$125.00	\$125
Plumbing	Replace faucet on Janitor's service sink	1	EA	\$250.00	\$250
Plumbing	Video inspection of below grade sanitary and stormwater systems.	1	LS	\$1,000.00	\$1,000
HVAC	Replace radiators in coat room (assume 2)	2	EA	\$450.00	\$900
HVAC	Replace ventilator in stairway	1	ALLOW	\$2,500.00	\$2,500
HVAC	Replace poor thermostats	4	EA	\$150.00	\$600
HVAC	Replace louvers	1	ALLOW	\$2,000.00	\$2,000
HVAC	Re-evaluate ventilation in men's restroom, electrical room in ceramics room, and computer room. Bring up to code if insufficient.	1	ALLOW	\$5,000.00	\$5,000
HVAC	Replace in-line fan, associates, and ductwork within the ceramics room.	1	LS	\$5,000.00	\$5,000
HVAC	Clean ductwork, diffusers, and grilles	23915	SF	\$0.75	\$17,936
HVAC	Replace unit heater in ceramics room	1	EA	\$2,500.00	\$2,500
Electrical	Replace panel in ceramics room (225 amp)	1	EA	\$2,250.00	\$2,250
Electrical	Replace security system main panel board	1	ALLOW	\$5,000.00	\$5,000
Electrical	Replace poor lighting throughout building (approx 30%)	23915	SF	\$1.80	\$43,047
Electrical	Replace poor receptacles and switches throughout building (approx. 15%)	1	LS	\$3,750.00	\$3,750
Electrical	Replace emergency lighting in elevator room	1	EA	\$450.00	\$450
Electrical	Replace control panel for hot water hydronic system pumps.	1	ALLOW	\$5,000.00	\$5,000
Site Utilities	Replace exterior hose bibs	2	EA	\$650.00	\$1,300
SUBTOTAL					\$238,958
	GENERAL REQUIREMENTS		6%		\$14,337
	BOND		1%		\$2,533
	PERMIT		Calc.		\$3,170
	OVERHEAD & PROFIT		7%		\$16,464
	CONTINGENCY		5%		\$11,948
	ESCALATION		4%		\$11,496
TOTAL					\$298,907

South Side Market House
 1200 Bingham Street
 Pittsburgh, PA 15203

Five Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
Plumbing	Replace hot water heater (gas fired / 252 gal/hr)	1	EA	\$9,000.00	\$9,000
Plumbing	Replace shower heads	8	EA	\$750.00	\$6,000
Plumbing	Replace water closets	2	EA	\$850.00	\$1,700
Plumbing	Replace urinals	1	EA	\$775.00	\$775
HVAC	Replace hot water boiler (gas fired / 2,016 MBTU/HR)	1	EA	\$23,000.00	\$23,000

SUBTOTAL					\$40,475
GENERAL REQUIREMENTS		6%			\$2,429
BOND		1%			\$429
PERMIT		Calc.			\$596
OVERHEAD & PROFIT		7%			\$2,789
CONTINGENCY		5%			\$2,024
ESCALATION to Year 2015		21%			\$10,236
TOTAL					\$58,977

South Side Market House
1200 Bingham Street
Pittsburgh, PA 15203

10 Year Asset Protection Estimate

Report	Description	Quantity	Unit	Unit Price	Total Cost
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\$0

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

CITY OF PITTSBURGH		Southside Market House	Square Foot 23,915
LOCATION : 1200 Bingham Street Pittsburgh, PA			
GAS CO : Equitable			
ACCOUNT # : 00090021600-0159			
CUSTOMER # : 0900216			
LOCATION # : 162082			
MARKETER :			
ACCOUNT # :			
RATE : GSS changed to GL on 9/29/08 bill. August bill is missing			
METER # : 1767084			
CUST. CHARGE: 1,001-4,999 mcf \$150.00 New 1/1/09 was \$75.00 in 2008			

2008				GAS COMPANY						MARKETER					TOTALS	
PREVIOUS	PRESENT	DAYS	READ	MCF	COST	COST/MCF	MISC	LATE FEE	BILL TOTAL	MCF	COST	COST/MCF	MISC	BILL TOTAL	COST	COST/MCF
12/28/2007	1/30/2008	33	a	329.50	\$ 4,849.26	\$ 14.717	\$ 25.07		\$ 4,874.33			#DIV/0!		\$ -	\$ 4,874.33	\$ 14.793
1/30/2008	2/28/2008	29	a	295.60	\$ 4,351.35	\$ 14.720	\$ 25.37	\$ 73.12	\$ 4,449.84			#DIV/0!		\$ -	\$ 4,449.84	\$ 15.054
2/28/2008	3/28/2008	29	a	258.40	\$ 3,802.87	\$ 14.717	\$ 25.70		\$ 3,828.57			#DIV/0!		\$ -	\$ 3,828.57	\$ 14.816
3/28/2008	4/29/2008	32	a	64.80	\$ 1,080.45	\$ 16.674	\$ 27.12	\$ 57.42	\$ 1,164.99			#DIV/0!		\$ -	\$ 1,164.99	\$ 17.978
4/29/2008	5/29/2008	30	a	31.10	\$ 524.88	\$ 16.877	\$ 27.50		\$ 552.38			#DIV/0!		\$ -	\$ 552.38	\$ 17.761
5/29/2008	6/27/2008	29	a	9.60	\$ 162.02	\$ 16.877	\$ 27.83		\$ 189.85			#DIV/0!		\$ -	\$ 189.85	\$ 19.776
6/27/2008	7/30/2008	33	a	10.00	\$ 191.43	\$ 19.143	\$ 27.80		\$ 219.23			#DIV/0!		\$ -	\$ 219.23	\$ 21.923
7/30/2008	8/28/2008	29				#DIV/0!			\$ -			#DIV/0!		\$ -	\$ -	#DIV/0!
8/28/2008	9/29/2008	32	a	10.50	\$ 201.30	\$ 19.171	\$ 74.75		\$ 276.05			#DIV/0!		\$ -	\$ 276.05	\$ 26.290
9/29/2008	10/30/2008	31	a	65.80	\$ 1,133.35	\$ 17.224	\$ 73.91		\$ 1,207.26			#DIV/0!		\$ -	\$ 1,207.26	\$ 18.347
10/30/2008	11/25/2008	26	a	111.20	\$ 1,908.19	\$ 17.160	\$ 73.22		\$ 1,981.41			#DIV/0!		\$ -	\$ 1,981.41	\$ 17.818
11/25/2008	12/31/2008	36	a	294.70	\$ 1,620.85	\$ 5.500	\$ 73.72		\$ 1,694.57			#DIV/0!		\$ -	\$ 1,694.57	\$ 5.750
TOTALS:				1481.20	\$ 19,825.95	\$ 13.385	\$ 481.99	\$ 130.54	\$ 20,438.48	0.00	\$ -	#DIV/0!	\$ -	\$ -	\$ 20,438.48	\$ 13.799

City of Pittsburgh
LOCATION : City of Pgh Park and Rec
 1200 Bingham Street, Pittsburgh, PA 15203
ELECTRIC CO : Duquesne Light
ACCOUNT # : 0000-004-849-001
SUPPLIER CO :
ACCOUNT # :
CUST CHARGE: \$ 30.00
RATE : GM - Medium Commercial Indexed
METER # : G03428176 & G02859658

2008				ELECTRIC COMPANY												SUPPLIER					TOTAL				
PREVIOUS	PRESENT	DAYS	READ	Meter # G03428176				Meter # G02859658				TOTALS		COST	COST/kWh	CUST CHG.	BILL TOTAL	kWh	COST	COST/kWh	MISC	BILL TOTAL	COST	COST/kWh	
1/7/2008	2/5/2008	29	a	3,840	7.6	7.6	1.00	5,600	39.2	39.2	1.00	9,440	46.8	\$ 1,181.07	\$ 0.125	\$ 30.00	\$ 1,211.07						\$ -	\$ 1,211.07	\$ 0.128
2/5/2008	3/5/2008	29	a	4,000	7.6	7.6	1.00	6,160	40.0	40.0	1.00	10,160	47.6	\$ 1,241.86	\$ 0.122	\$ 30.00	\$ 1,271.86						\$ -	\$ 1,271.86	\$ 0.125
3/5/2008	4/4/2008	30	a	3,400	7.6	7.6	1.00	6,640	40.0	40.0	1.00	10,040	47.6	\$ 1,233.32	\$ 0.123	\$ 30.00	\$ 1,263.32						\$ -	\$ 1,263.32	\$ 0.126
4/4/2008	5/6/2008	32	a	2,520	19.2	19.2	1.00	7,280	44.8	44.8	1.00	9,800	64.0	\$ 1,414.81	\$ 0.144	\$ 30.00	\$ 1,444.81						\$ -	\$ 1,444.81	\$ 0.147
5/6/2008	6/5/2008	30	a	4,040	33.6	33.6	1.00	6,880	41.6	41.6	1.00	10,920	75.2	\$ 1,634.95	\$ 0.150	\$ 30.00	\$ 1,664.95						\$ -	\$ 1,664.95	\$ 0.152
6/5/2008	7/7/2008	32	a	10,600	29.2	29.2	1.00	6,800	42.4	42.4	1.00	17,400	71.6	\$ 2,080.31	\$ 0.120	\$ 30.00	\$ 2,110.31						\$ -	\$ 2,110.31	\$ 0.121
7/7/2008	8/5/2008	29	a	12,160	29.2	29.2	1.00	6,400	39.2	39.2	1.00	18,560	68.4	\$ 2,123.79	\$ 0.114	\$ 30.00	\$ 2,153.79						\$ -	\$ 2,153.79	\$ 0.116
8/5/2008	9/4/2008	30	a	10,240	28.0	28.0	1.00	7,680	39.2	39.2	1.00	17,920	67.2	\$ 2,063.02	\$ 0.115	\$ 30.00	\$ 2,093.02						\$ -	\$ 2,093.02	\$ 0.117
9/4/2008	10/6/2008	32	a	7,040	29.6	29.6	1.00	8,000	40.8	40.8	1.00	15,040	70.4	\$ 1,896.25	\$ 0.126	\$ 30.00	\$ 1,926.25						\$ -	\$ 1,926.25	\$ 0.128
10/6/2008	11/4/2008	29	a	3,320	29.6	29.6	1.00	6,240	44.8	44.8	1.00	9,560	74.4	\$ 1,553.02	\$ 0.162	\$ 30.00	\$ 1,583.02						\$ -	\$ 1,583.02	\$ 0.166
11/4/2008	12/5/2008	31	a	4,440	12.8	12.8	1.00	6,160	44.0	44.0	1.00	10,600	56.8	\$ 1,409.24	\$ 0.133	\$ 30.19	\$ 1,439.43						\$ -	\$ 1,439.43	\$ 0.136
12/5/2008	1/7/2009	33	a	7,800	12.8	12.8	1.00	6,800	49.6	49.6	1.00	14,600	62.4	\$ 1,764.15	#DIV/0!	\$ 30.34	\$ 1,794.49						\$ -	\$ 1,794.49	\$ 0.123
TOTALS :				73,400	246.8	246.8	1.00	80,640	505.6	505.6	1.00	154,040	752.4	\$ 19,595.79	\$ 0.127	\$ 360.53	\$ 19,956.32	0	\$ -	#DIV/0!	\$ -	\$ -	\$ 19,956.32	\$ 0.130	

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 = 61,936

Energy Usage in BTU/ Square Foot electricity = 21,977

Conclusion: The higher usage of natural gas per square foot of 61,936 Btu/ Square Foot compared to 54,751 Btu/ Square Foot could indicate the need for boiler replacement and other energy efficiency upgrades.
 The lower usage of electricity per square foot of 21,977 compared to 47,041 Btu/Square Foot in the Pittsburgh census tract. Reason for this low electrical usage is not known at this time.



① Site Plan
1/32" = 1'-0"



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

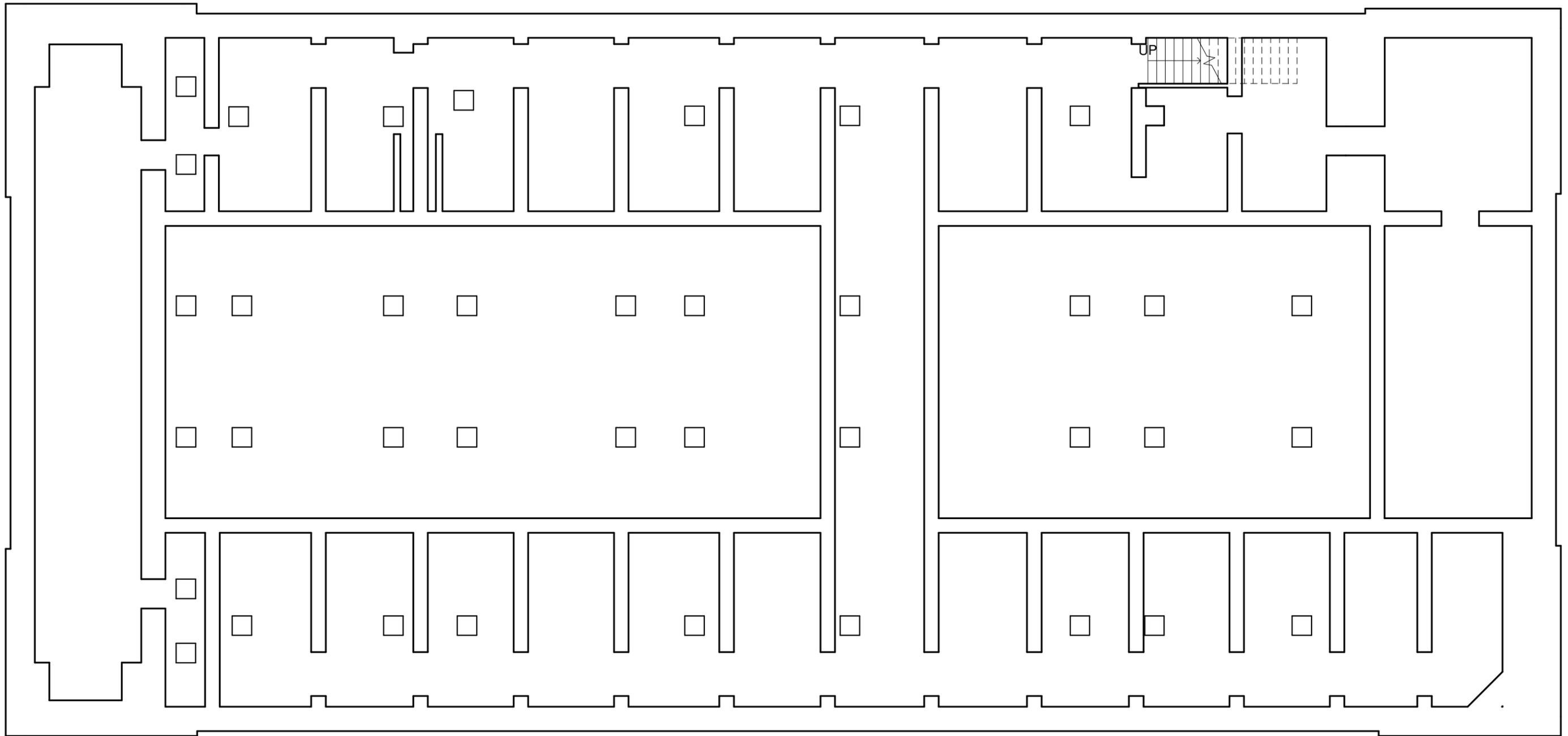


South Side Market

City of Pittsburgh

Site Plan	
Date	10/05/10
Drawn by	AK

C1.01
Scale 1/32" = 1'-0"



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

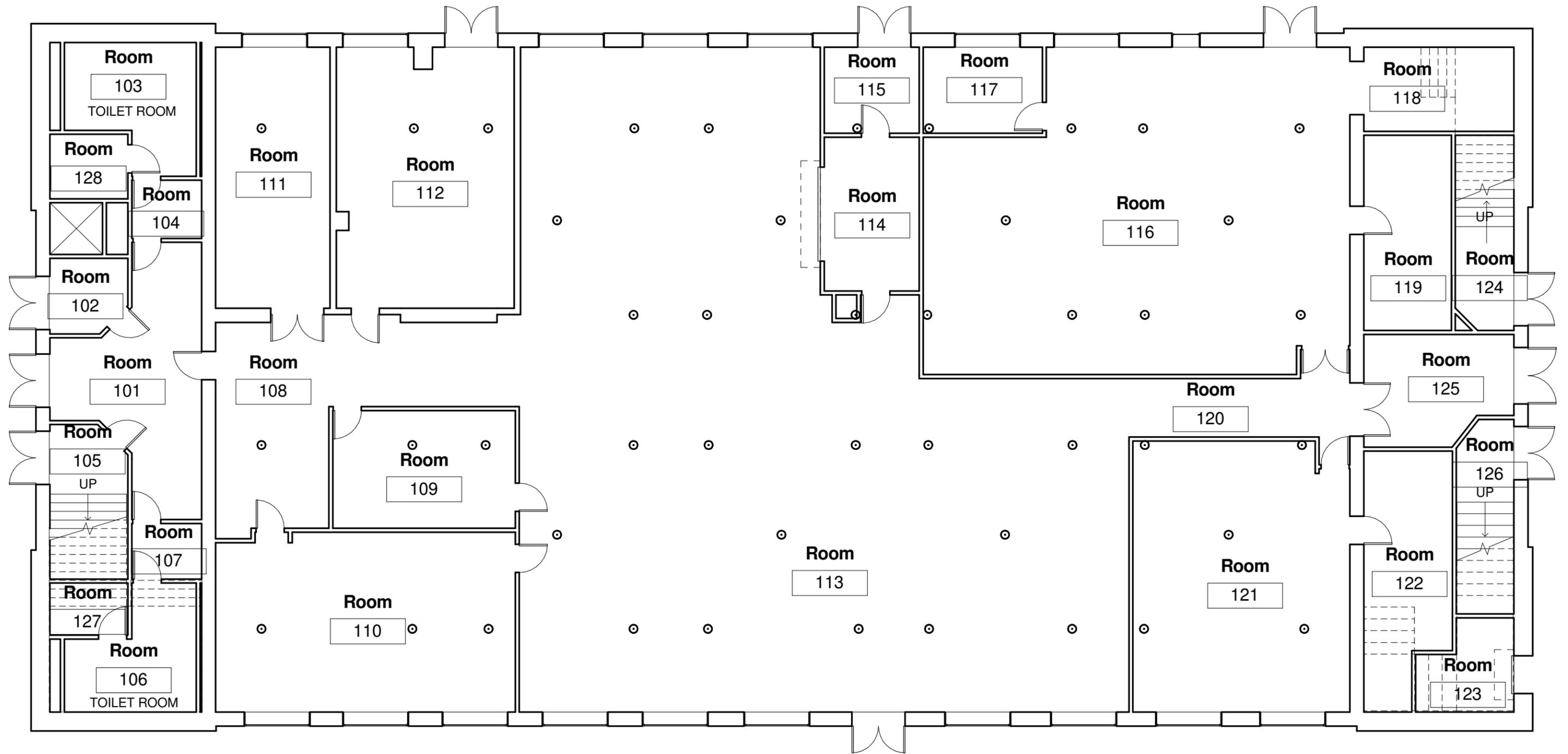


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



South Side Market
 City of Pittsburgh

Ground Floor Plan		A1.00
Date	10/28/10	
Drawn by	AK	Scale 3/32" = 1'-0"



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

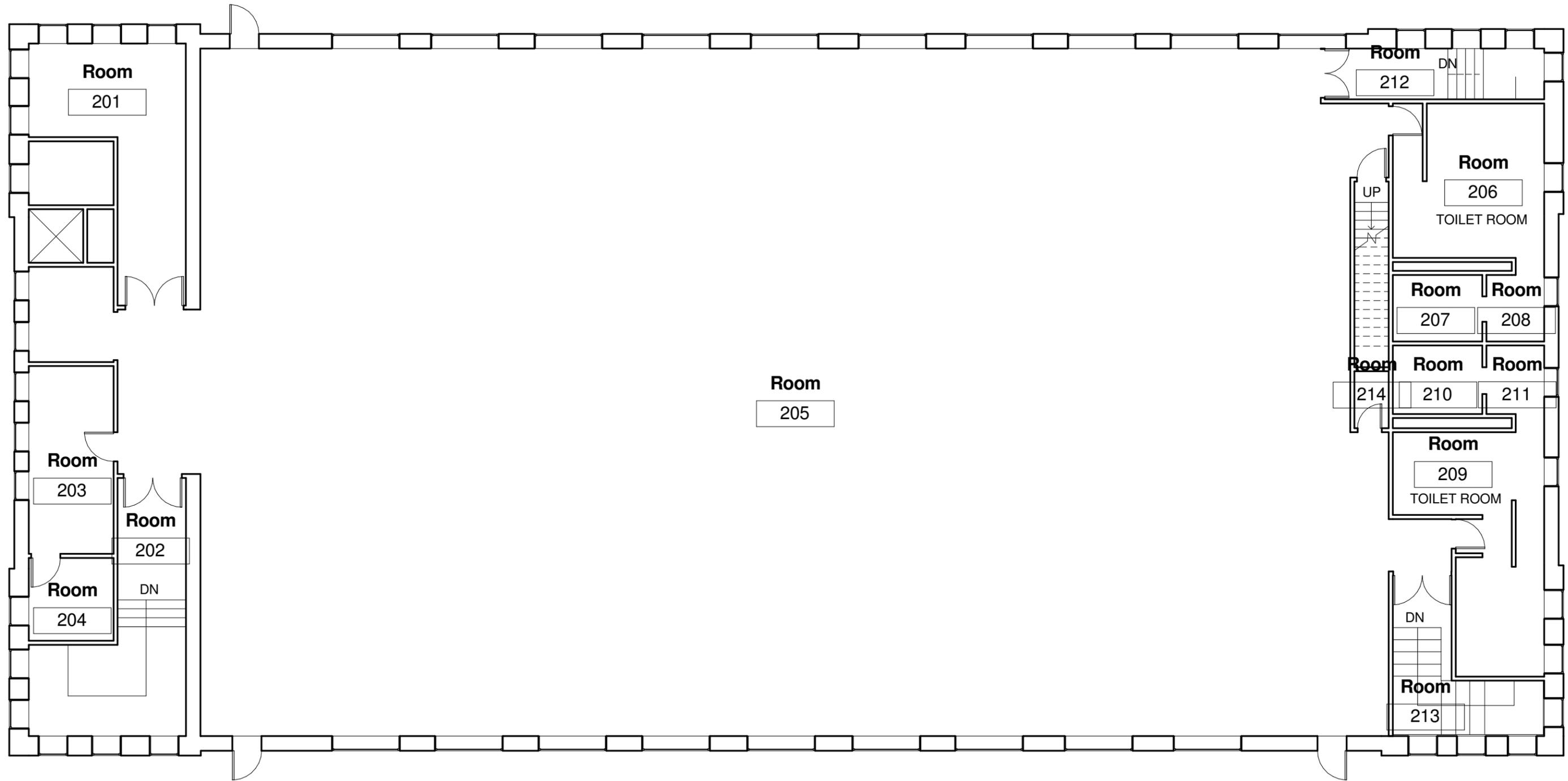


The drawings and related digital files are a schematic rendition of the existing conditions of the facility only. Please verify exact field conditions before using these for further construction and renovation work.



South Side Market
City of Pittsburgh

L1 Floor Plan		A1.10
Date	10/05/10	
Drawn by	AK	
		Scale 3/32" = 1'-0"



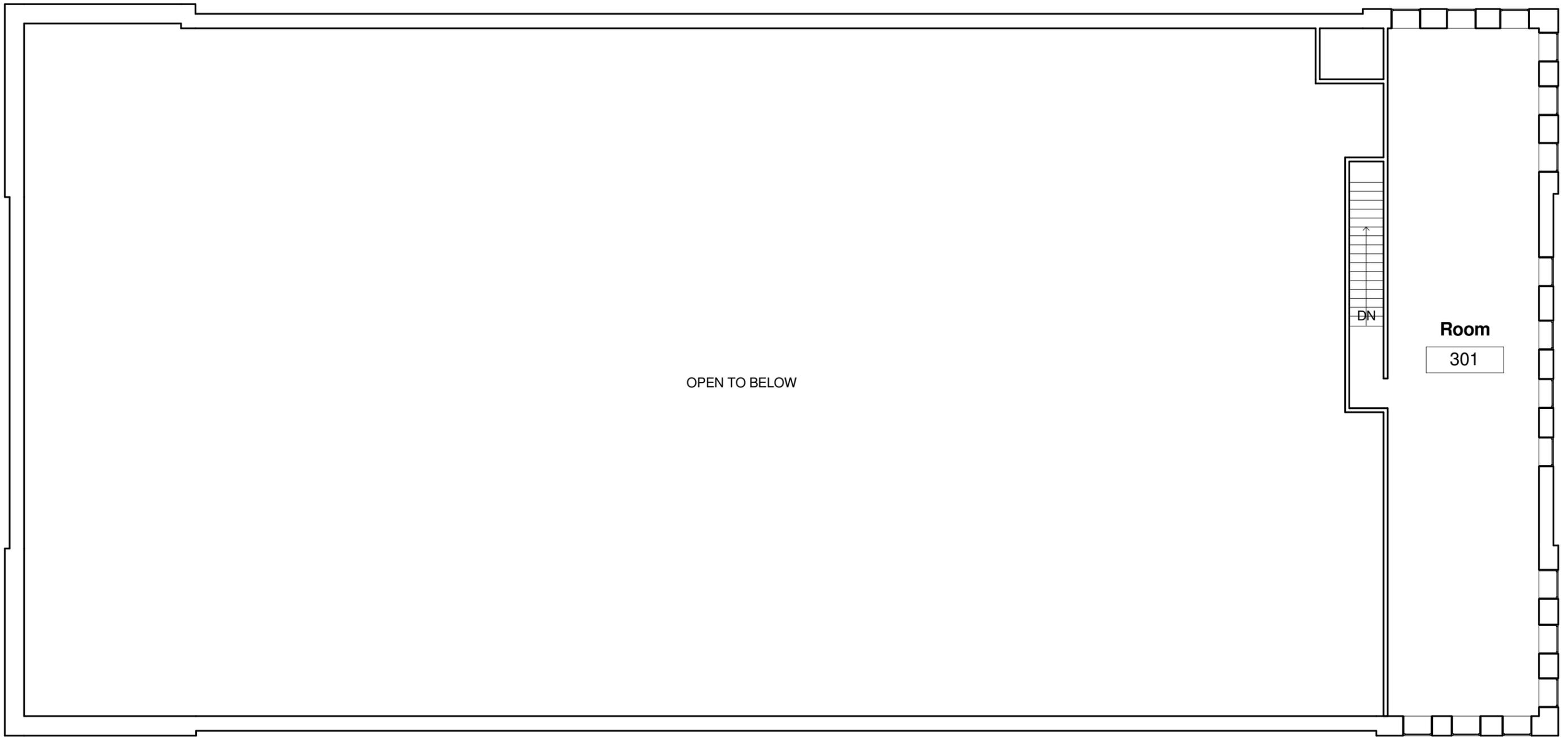
1 L2 Floor Plan
3/32" = 1'-0"

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



South Side Market
City of Pittsburgh

L2 Floor Plan		A1.20
Date	10/05/10	
Drawn by	AK	Scale 3/32" = 1'-0"



1 L3 Floor Plan
 3/32" = 1'-0"



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



South Side Market
 City of Pittsburgh

L3 Floor Plan		A1.30
Date	10/05/10	
Drawn by	AK	Scale 3/32" = 1'-0"