

Report
On
Council Borough Asset Assessment
Fact-Finding Tour I
May 10, 2014

Submitted by¹: Bill McCartney, Ph. D., Council President
Onnie Costanzo, Council Member
Jeffery Fabus, Council Member
Joan Hodson, Council Member

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Summary Table of Recommendations Developed as the Result of Council’s May 10, 2014 Asset Assessment Fact-Finding Tour

Facility or Asset	Specific Issue	Recommendation if Any	Estimated Cost to Repair/Replace
Borough Building			
	Water Infiltration	<ol style="list-style-type: none"> 1) Stop infiltration – hire a water proof company 2) Try McVicar approach- much of the work required would have to be done 	Maybe \$100,000.00+ McVicar Approach \$50,000-\$70,000.
	Water damage repair	Develop a cost estimate	Unknown
	HVAC System	<ol style="list-style-type: none"> 1) Determine how many units yet to be replaced and develop cost estimate 2) Get cost estimate for new efficient system 	\$8,000- \$80,000. Unknown
Gymnasium			
	Steps into the Gym and other concrete and brick work	For safety as well as “image” reasons, we need to replace concrete steps and repair other concrete and brickwork. We need to get a cost estimate for this work	Unknown
	Gymnasium Upgrade/Repair Interior	<ol style="list-style-type: none"> 1) Floor needs re-finishing 2) Walls need to be repaired 3) Water damage needs to be repaired 4) Ceiling needs to be repaired/repainted 5) Interior concrete block separation needs to be assessed 	Unknown
	Gymnasium Future	Remove stage and develop a modern exercise facility for residents will require remodeling and equipment. Should we consider?	Unknown

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Facility or Asset	Specific Issue	Recommendation if Any	Estimated Cost to Repair/Replace
Thomas Lloyd Recreation Center Building			
	Building Roof is approaching its age limit leaks are developing in it and down spout system	Get estimates to repair-guesstimates are \$65,000-\$75,000	Unknown
	Floor replacement and removal of non-functioning hot water heating system	Get estimates to replace and remove	Unknown
	Total "party" room needs to be renovated and remodeled	Get ideas from a designer about configurations and costs to upgrade	Unknown
Dormont Pool			
	Ground water/Spring infiltration	Retain pool specialty or hydraulic engineering firm to define the problem, its consequences and possible solutions	Unknown
	Paint, Slab and Joint Conditions	have the pool be assessed by a pool expert and a structural engineer who can propose alternatives and prepare cost estimates	Unknown
	South east "bank"/wooded hillside	Have parks folks plant groundcover to retard soil erosion and siltation	Materials only \$100-\$700

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Facility or Asset	Specific Issue	Recommendation if Any	Estimated Cost to Repair/Replace
Public Utilities			
	Tree trimming, above ground installations, safety and efficiency	Purchase used bucket truck	\$8,000-\$12,000
	1987, 4-wheel drive, dump truck/snow plow is at the end of its useful life and will need to be replaced	Purchase a new similar vehicle	\$100,000+
Beggs-Snyder			
	Park is currently underutilized but could be a real community asset	Develop a plan- may require a consultant	Unknown
	Parking is dominated by near-by residents	Develop legal alternatives to controlling the use of parking facilities	Unknown

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Introduction

In 2012, Council learned that there was no inventory of the assets (fixed or otherwise) of the Borough- basically we did not know what we owned or what it was worth. Council rectified that by hiring an asset inventory firm to prepare a list of Borough assets and an estimate of their value. During the 2013 budget development workshops for the FY 2014 budget, Council received various requests for capital improvements that were needed more or less immediately. It became evident to Council that not only did we not know what we owned or what it was worth but we also did not know the condition of our major assets nor was there ever a plan or budget developed for the routine maintenance, repair or replacement of those assets. The first step in the development of an asset management plan is to identify assets. That has been accomplished by the completion of the asset inventory as discussed above.

Now that we knew what it was that we owned, Council decided to take the second step in the development of an asset management plan. That is, assessing the condition of what we owned. In order to begin this second step, the Mayor, Council and the Borough Manager decided to conduct an on-site, fact-finding tour to visually assess the condition of the major assets of the Borough. After many attempts to select a suitable date, Saturday May 10th 2014 was chosen. Mayor Ross was in attendance as well as four of the seven Council members.. Council members attending the tour were Ms. Onnie Costanzo, Mr. Jeff Fabus, Ms. Joan Hodson and Dr. Bill McCartney. Councilperson Martino was involved in her daughter's Duquesne University graduation activities throughout the day and could not attend. Councilman Drew Lehman advised Council on the evening of May 9th that he could not attend. Councilman John Maggio did not attend.

The tour was organized and led by Borough manager Mr. Jeff Naftal. He was assisted by our senior staff including: Parks Manager, Mr. T.J. Conroy; Code Enforcement Officer Ms. Monica Dahlkemper; Recreation and Public Affairs Director, Ms. Kristin Hullihen; Building Official, Mr. Pat Kelley; Borough Engineer, Mr. Wayne McVicar, P.E.; Roads Supervisor, Mr. John Schneider and Assistant Roads Supervisor, Mr. Tim Duffy.

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The following narrative and accompanying photos present an overview of the condition of six of the Borough's major fixed assets. These were: the Borough Building; Gymnasium; Thomas Lloyd Recreation Center Building; the Dormont Pool; Beggs-Snyder Park and the Public Utilities Building. Additional assessments will have to be made by engineers, architects and contractors before development of a detailed capital improvement program. Additionally, weather precluded visits to Dormont Park and an assessment of streets, alleys, storm water facilities and outfalls. These will all be assessed during further fact finding which will occur prior to FY 2015 budget workshops. However, as will be demonstrated by the rest of this report, there is much to be done to bring just those facilities that we assessed up to acceptable standards.

The Borough Building

There are two major areas that need to be addressed relative to the Borough Building. They are:

1. a chronic and apparently severe storm water infiltration and
2. the HVAC system

Water Infiltration Problems

Based on discussions with long time Borough employees, water coming through the foundation has been a problem for many years. There have been sporadic and limited attempts to identify and mitigate this problem but they have largely been unsuccessful. Water issues are prevalent in the basement. The police department, Dormont Historical Society and the community room are all located in the basement. Water damage is clearly seen in these facilities but is also evident in some 1st floor areas as well.



Water leaking through the ceiling has made one of our jail cells unusable and presents a poor picture of Borough facilities. Leakage through the ceiling can't be controlled and until the larger infiltration issue is solved it will continue. While this is cosmetically clearly unacceptable, the continued leakage and presence of water will lead to deterioration of concrete and steel beams. Water damage is not limited to the holding cell area of the Police Department but can be seen throughout the Department and the entire basement. Below are a few pictures with each of their locations.

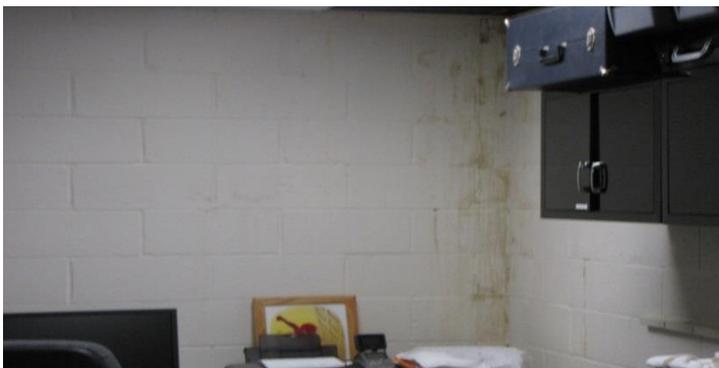
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Water damage above the holding cell pictured above

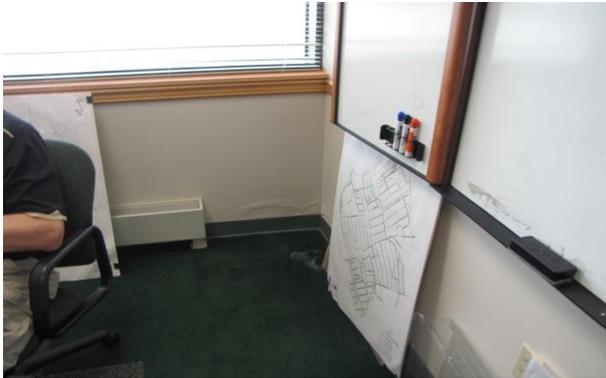


Ongoing water damage- rear wall of the Police Department



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Ongoing water issue in the evidence room. Water makes the wall unsightly but also cause deterioration of concrete, dry wall and rebar. In addition, the presence of this moisture helps to maintain an unacceptable high humidity level which promotes the growth of mold and the deterioration of evidence.



Efflorescence and water damage is evident in the corner of the 1st floor conference room.

Water Infiltration Mitigation

Council included \$100,000.00 in the Borough's FY2014 budget to address the water infiltration issue. This estimate however was based on best professional judgment of our Borough Manager and his staff. That may cover what is needed to be done to stop water infiltration but we have no estimate of what the cost will be to repair the damage already incurred to drywall, ceilings, the holding cell, etc. We will need to develop an estimate for the cost of those repairs.

The Borough Building-HVAC System

Heat and air conditioning for the Borough Building is supplied by 13 heat pumps located on the roof of the building. Each of these has its own ductwork and thermostat system and each heats and provides air conditioning to what often appears to be an irrational series of otherwise unconnected areas. Because of their age, we are gradually replacing each of these 13 units. In the last few years we have replaced several of these units. Therefore, we can expect to have to replace the remainder over the next 3-4 years. They cost approximately \$8000.00/unit. Therefore, we need to begin setting aside \$\$ for these replacements.

The long term solution would be to replace all 13 with approximately three (3) large units (1 for each floor) but doing so would entail redoing all or much of the current ductwork and would be expensive. We have no current estimate of that cost.

The Gymnasium

We were advised that the Gymnasium is structurally sound, that its heating system is in good condition but that it does require some major cosmetic work. That major cosmetic work includes:

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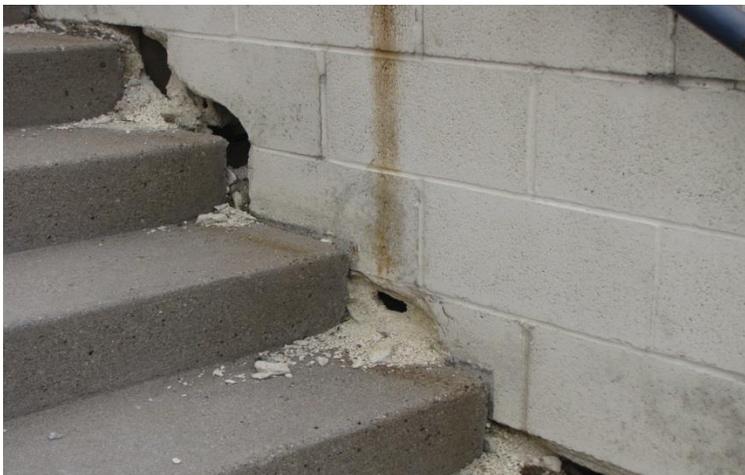
Steps into the Gym and other concrete and brick work

Pictures below are steps leading up to gym entrance on Espy side . First picture is at the top. Second picture is along the side of the stairs and 3rd picture is rear stairs and back wall each need work. Repair of the steps would not be successful- only solution is replacement. It is also likely that not only steps but other external concrete and brick restoration/replacement will be necessary. We currently do not have a cost estimate for all of that work

Picture 1- Top of Front Stairs and Landing



Picture 2- Side wall block deterioration along front stairs



Picture 3- Rear brick wall and stairs need repair- money in budget for brick repair

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Gymnasium Upgrade/Repair Interior

The gymnasium floor has been heavily utilized over the years and needs to be refinished and protected from certain activities. The walls are in terrible shape and the inside looks like a third world facility. The ceiling and internal brickwork are also problematic. It is at best an aesthetically unacceptable facility that we rent to the public and does not reflect well on the Borough. A few pictures will illustrate those points – We have no current estimates of the cost for this heavy cosmetic work.



Picture above- Gymnasium ceiling needs to be repaired and painted

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Picture above- Gymnasium Espy side upper wall showing damage to wall perhaps from water from clogged downspout. Also note seam separation between concrete blocks. It is Council's understanding that these separations do not indicate a structural issue with the wall of the roof but further inspection would seem to make sense. We have no current estimate of costs for that inspection or for any repair.



(Picture above) Note large hole in the wall at center of the picture. Such holes are prevalent throughout the facility and present an unacceptable appearance and are not compatible with acceptable standards.

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(Picture above)- another of the many holes (approximately 24"x12") in the gymnasium's interior wall needing repair



(Picture above) More wall damage that needs to be repaired.

Gymnasium Future Use- The gym is currently used heavily in the evening. It may also be rented and used by the Jubilee School that is relocating to Dormont in September. In addition, it may be feasible to remove the stage and build an exercise environment for the exclusive use of Dormont residents. We have no estimate of that remodeling or equipment cost.

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The Dormont Pool Complex

Thomas Lloyd Recreation Center Building

Building Roof and rain water system- Has reached its age limit is leaking in places and needs to be replaced although it can be patched up maybe for another year. Estimated cost is \$65,000-\$75,000. Downspouts run through the recreation center's main room and some are leaking (See picture below). We need a cost estimate for all of this work.



Floor replacement and removal of non-functioning hot water heating system- As shown in the pictures below, the floor cleans up nice but has holes, chips and other issues that can only be solved by replacement. Additionally, old non-functioning hot water heating system should be removed and floor replaced. We need a cost estimate for all of this work.



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Total Renovation – While obviously usable and popular rental, the kitchen and large room could stand to be modernized. Its current configuration with steel beams spaced evenly along the rooms long axis, its out dated ceiling tile system, brick and bloc walls and hardwood floor detract from its functionality and result in terrible acoustics. It needs a complete re-construction to modern standards. We need an architect to give us some ideas about remodeling and cost estimates.

The Pool

Groundwater infiltration- Last summer the Borough Engineer conducted a limited study on the pool's water usage. In short, the pool does not lose as much water as it should based on evaporation models. It is suspected and observations indicate that the pool is receiving groundwater infiltration. This was observed during the May 10 tour (see picture below of water bubbling up through the drain in the deep end of the dry pool) and may be one reason for the amount of chlorine that we use to maintain the appropriate level of chlorination.



Paint, Slab and Joint Conditions- The pool was painted with a special paint in 2009-2010. The paint was supposed to seal the pool to stop groundwater infiltration and was under warranty to last for many years. However, it was reported that the paint began to fail (chip off) soon after its application. The Borough moved to invoke the warranty. Documents on record at the Borough indicate that the manufacturer rejected the warranty claim because of improper application of the product by the Borough's contractor. Observations made of the paint during the tour (see pictures below) , indicate that the paint continues to deteriorate and flake off making it less and less effective.

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In addition to the paint failing, the concrete slabs that make up the pools bottom are raising (heaving) and/or sinking creating uneven joints in many areas (see picture below- also note the paint condition). This was particularly noticeable in the shallow end and may be uncomfortable obstacles for little feet.



Finally, the combination of failing paint and slab movement clearly have an adverse effect on the integrity of the slab joints caulking material requiring it to be replaced annually – a labor intensive and time consuming maintenance task. **Note- Failing caulk seam in center of picture below.**

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It appears that the integrity of the pool will continue to deteriorate even with the best efforts of our staff. It would seem prudent to have the pool be assessed by a pool expert and a structural engineer who can propose alternatives and prepare cost estimates.

Pumps, Pipes and Filters- Three pumps work continuously circulating water that is filtered through diatomaceous earth filters. The pumps are 10, 6 and 5 years old. Mr. Conroy, also wisely has two pumps in stock and he and in-house staff can change out pumps. Some of the pipes are original (circa 1936) and are likely beginning to fail. Council was impressed with the condition of the old equipment and Mr. Conroy's clear commitment to its maintenance.



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South east “bank”/wooded hillside- There is little to no groundcover on this bank (see picture below). During heavy rains it seems like that erosion of this bank will wash soil into the pool. Perhaps we should consider planting a ground cover (e.g., pachysandra, vinca, etc to hold and stabilize the soil. This would be a relatively low cost solution (ex. 500 vinc bare root plants cost about \$60.00).



Public Works Department Building and Assets

The Building- Like the Parks Department headed by T.J. Conroy, John Schneider and his staff take obvious pride in the facility in which they work both inside (see picture below) and out. The work effort and sense of responsibility and ownership would be the envy of any community. We are fortunate to have them working for us.

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Other Large Assets- This department has the preponderance of the Borough's non-fixed assets (e.g., trucks, street sweeper, back hoes, etc.). These, except for major repairs, are maintained in house. In the last three years we have purchased, a new backhoe, small dump truck and lift. Our very large, 1987, 4-wheel drive, dump truck/snow plow is at the end of its useful life and will need to be replaced. That will cost approximately \$100,000.00. It is the only truck that we have that when equipped with a snow plow can deal with large snowstorms and is necessary for plowing and assisting emergency providers during such storm events. Additionally, the Department could effectively use a bucket truck for various activities (e.g., tree trimming, Christmas decoration installation, etc.)

Public Works- Other

Mr. Schneider and his staff have developed a street sign facility (see picture below) and through its use have likely saved the Borough thousands of dollars by making new signs and recycling old street signs- all Borough street signs are reused unless very severely damaged is discarded. The propane activated post pounder and the hydraulic truck lift that the Borough purchased for them have already paid for themselves by allowing this staff to do more installations safely and efficiently and to more safely and efficiently perform maintenance on our vehicles and thus reduce the time it takes for work to be completed on many jobs.

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In addition, they have and are recycling literally tons of steel sheets that they acquired free of charge to repair Borough trucks and snowplows. In point of fact, Mr. Schneider's staff does virtually all maintenance on the Borough's fleet of trucks, backhoes and other mechanical equipment. Finally, at no cost to the Borough, they "rescued and recycled" equipment (e.g., industrial drill press, sheet metal folders, drills, etc.) that was going to be discarded by the school district.

Beggs-Snyder Park

The park- The park and its components (e.g., kids playground, pavilion, grassy expanse) are really underutilized. Park parking lots are used for residential parking. The Comprehensive Plan pointed this out. We need to develop a plan for this park, cost estimates and an implementation schedule.



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