NVITATION TO BID
from
COMMUNITY COLLEGE OF ALLEGHENY COUNTY
PURCHASING DEPARTMENT, 800 ALLEGHENY AVENUE, PITTSBURGH, PENNSYLVANIA 15233

BID PROPOSAL NO. 1154
INTERIOR REPAIR WORK – VAC BUILDING – 900 N. LINCOLN AVE.

Sealed proposals will be received and publicly opened by a Purchasing Agent of the Community College of Allegheny County.
Proposals must be received by the Purchasing Department, 800 Allegheny Avenue, Pittsburgh, Pennsylvania 15233 on or before 2:00 PM, on Tuesday, November 17, 2026.

Proposals received after this deadline will be considered as a "late bid" and returned unopened to the offerer.

BID SCOPE

Provide all labor, material, equipment, permits and supervision required to perform interior building repairs (e.g.: paint, drywall, plaster, flooring, trim work, etc. in accordance with the attached specifications and reports.

A mandatory pre-bid meeting and site visitation will be held on Thursday, November 5, 2026, at 9:00 a.m. Meet at the front entrance of the building, 900 North Lincoln Avenue, Pittsburgh, PA 15233 (Behind Graybar Electric).

Project Labor Agreement compliance is required.

For questions, contact Mike Cvetic (mcvetic@ccac.edu), Director of Purchasing no later than three business days before the bid due date.

BID REQUIREMENTS (where checked)

__X__ Bid Bond. . . . . 10% of total base bid amount (Submit with Bid)

__X__ Performance Bond. . . . . 100% of total contract amount (Awardee Only)

__X__ Payment Bond. . . . . 100% of total contract amount (Awardee Only)

__X__ Master Services Agreement (Awardee Only)

__X__ No Lien Agreement (Awardee Only)

__X__ Insurance Certificate (Awardee Only)

BID BOND: Bid must include the required bid bond or certified check, which will be returned to the unsuccessful bidder approximately 45 days after the bid due date.

PERFORMANCE BOND: The successful bidder will be required to enter into a written contract with the College and to furnish a contractor's bond conditioned for the faithful and full performance of the contract with sufficient surety in the amount stated above. Any surety cosigning the contractor's bond shall be an Incorporated surety company approved by the Court of Common Pleas of Allegheny County. Bond with surety must be furnished within 20 days after receipt of the contract. The Board of Trustees reserves the right to reject any bond furnished where it is in the best interest of the College to do so.

The College requires Power of Attorney attached to bonds to be dated concurrently, sealed, and executed by a proper **live** (not facsimile) **signature**.

PAYMENT BOND: The bidder to whom the contract is awarded shall furnish a bond to guarantee the payment of third-party subcontractors involved in fullment of services rendered against College contracts. Such bonds shall be with sufficient surety and in the amount stated above. Failure on the part of the contractor to furnish such bond shall be just cause for cancellation of award.

NO LIEN AGREEMENT AND/OR INSURANCE CERTIFICATES: As required by the College, the No Lien Agreement and/or Insurance Certificate may be requested of the successful bidder.

THE BOARD OF TRUSTEES RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

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FOR
BID PROPOSAL NO. 1154
INTERIOR REPAIR WORK – VAC BUILDING – 900 N. LINCOLN AVE.

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The CCAC Purchasing Department is now publishing all bids via the CCAC website at https://www.ccac.edu/business/rfp-bids.php. It will be each vendor's responsibility to monitor the bid activity within the given website ("Bid and RFP Opportunities") and ensure compliance with all applicable bid documents inclusive of any issued addenda. Failure to incorporate any applicable addenda in the final submittal may result in the rejection of your bid.

NOTE: FAX OR ELECTRONIC RESPONSES TO BID PROPOSALS ARE NOT ACCEPTABLE.

In the event a sealed bid is hand carried, it is the sole responsibility of the bidder to assure the bid is in possession of the CCAC Purchasing Department prior to the time set for opening.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

INSTRUCTIONS TO BIDDERS

1. All prices quoted shall be F.O.B. destination and include all freight and delivery charges to actual point of delivery.

2. **Bids that vary from specifications/addendum(s) may be rejected by the College.** Any and all changes to specifications will be issued by addenda via fax/mail. It is the responsibility of bidders to provide the College with company name, address, telephone, and fax numbers and contact names if applicable.

3. Bidders must be recognized dealers in specified materials and qualified to advise in the application and/or use of the materials. When requested, the bidder must satisfy the Community College of Allegheny County that they have the organization, capital, and stock availability and experience to fulfill their bid offer.

4. Bids may be rejected or award cancelled by the College if a bidder intends to sublet any/all of the required work.

5. Completely executed bid documents must be submitted in a **sealed envelope bearing the offering company's name and address; and, the bid number must appear on the sealed envelope.** No College representative will bear any responsibility for the premature opening of a bid which is not properly addressed and identified.

6. Whenever the words "Purchasing Agent" or a pronoun referring to a College Agent appears in either the specifications and/or Articles of Agreement, the Agent is acting only under the authority of and subject to the approval of the Board of Trustees of the Community College of Allegheny County.

7. The College reserves the right to award all or any items, separately or in a lump sum whichever is in the best interest of the College.

8. Bids for supplies shall be submitted to the College in accordance with the numbered item(s) on the price sheet. Unit prices(s) shall prevail where extension of prices is requested.

9. Contracts will not be awarded by the College to any corporation, firm, or individual that has failed in any former contract with the College to perform work or complete work or, in the College's sole judgment, to satisfactorily deliver or provide the quality of materials, fulfill a guarantee(s) or complete work in accordance with the schedule for such prior contract."

10. If the College Agent is of the opinion that the awarded work/products are unnecessarily delayed, the rate of progress of delivery is unsatisfactory, or that the corporation, firm, or individual contractor is willfully violating any of the contract requirements or conditions or is acting in bad faith, the College's Agent shall take whatever action necessary for the completion of the work and/or delivery of the products to the College. Resulting expenses to the College will be deducted from monies due the contractor and the bondsman will be held liable for any balance due at the completion of the contract.

11. Inspection of materials and workmanship of the contractor by a College Agent will not lessen the responsibility of the contractor from the obligation to perform and deliver satisfactory work/materials to the College. The contractor is expected to pay for the cost of tests for defective materials. This cost may be deducted from any monies due the contractor from the College.

12. The contractor will not receive instructions from a College Agent relative to the work or delivery until a contract has been duly signed and the bond, if required, is approved.

13. Companies may quote price(s) on work/material to any and all bidders and may also directly submit a bid to the College for the work/material.

14. When samples are requested by the College, the bidder must supply them free of charge. Samples will not be returned to the bidder.

15. The bidder is solely at risk when using unauthorized patented material.

16. Quantities requested by the College are for bidding purposes only. The College may purchase more or less than the estimated quantities.

17. The College reserves the right to reject any and all bids, and to waive minor discrepancies in the bids or specifications, when in the best interest of the College. The College may purchase any part, all, or none of the materials specified.

18. The College will reject materials that do not meet specifications, even if the bidder lists trade names, or names of such materials on the bid.

19. All prices quoted must be held firm for the contract period. Bids containing escalation or other clauses for price change may be rejected. Discounts or other uncalled for allowances quoted will not be considered in making the award and the bid may be rejected.

20. Unless otherwise specified, materials, supplies, and/or equipment must be delivered thirty (30) days from the date of the purchase order.

21. Unless otherwise specified, materials, supplies, and/or equipment must be new, current stock, and unused.

SIGNING OF AGREEMENT AND BOND

22. Successful bidders are required to sign Contract Articles of Agreement and bond forms as follows:

    If trading as an Individual: All copies of Contract Articles of Agreement and bond(s) must be signed by the individual to whom the award is made and signature must be witnessed by the same witness.

    If trading as a Partnership: All copies of Contract Articles of Agreement and bond(s) must be signed by **every partner** comprising the Partnership, regardless of number, and these signatures must be witnessed by the same witness.

    If trading as a Corporation: All copies of Contract Articles of Agreement and bond(s) must be signed by the **President (or Vice President)** and attested by the Secretary or Assistant Secretary and Corporate seal must appear on all copies.

    The County requires that Power of Attorney forms be attached to bonds, bear the same date as that appearing on the bonds and that the forms are sealed and executed by a proper **live signature**.

FICTITIOUS NAME REGISTRATION

23. To comply with a provision of the law regarding registration under the Fictitious Name Act of the Commonwealth of Pennsylvania, successful bidders trading as an **Individual or a Partnership** must submit a certified copy of their Fictitious Name Registration with their contract. Fictitious Name Registration forms are issued by the Office of the Prothonotary of Allegheny County, or the county in which the business is located.

PREVENTION OF DELAY

24. A contractor will be considered in **default** if the contractor has work performed or means employed in the carrying out of the contract that would in any way cause or result in a suspension or delay of, or strike upon the work to be performed of any of the trades working in or about the premises described, or in or about any other building of the Community College of Allegheny County.

25. When trade names or catalog numbers are used, bidders may quote on any equal (unless otherwise stated by the College) but such bids must show trade names and/or catalog numbers of the products.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

RETURN BID PROPOSAL FORM

FOR

BID PROPOSAL NO. 1154
INTERIOR REPAIR WORK – VAC BUILDING – 900 N. LINCOLN AVE.

Complete this form and submit with your bid.

- **The undersigned agrees to comply with the Instructions to Bidders and Specifications for the price(s) quoted on the Return Price Form. Price(s) quoted include all allowable cash and/or credit discounts.**
- **The College may reject bids quoting unspecified discounts and/or allowances.**

Submitted by:

_____

Company Name Bidding
(Please print)

Contact Person at Company
(Please print)

_____ _____

Signature

Title

(Handwritten signature must appear here in ink.)

Address_____

_____ _____

Telephone Number (Include Area Code.)

Fax Number (Include Area Code.)

Trading as: (Check one.) **Please print.**

_____ Individual Owner _____

_____ Partnership Partner _____ Partner_____

_____Corporation Exact Name_____

State Incorporated_____

THE BOARD OF TRUSTEES OF THE COLLEGE RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

Rev: 1/01

BID PROPOSAL NO. 1154
INTERIOR REPAIR WORK – VAC BUILDING – 900 N. LINCOLN AVE.

BID SHEET

Provide all labor, material, equipment, permits, and supervision required to perform interior repairs for the following areas.
CCAC shall have the right to award any or all base bids.

BASE BID – B
Basement/ground floor Lump Sum Bid: $_____

BASE BID – 1
First floor Lump Sum Bid: $_____

BASE BID – E
Exercise Area (Annex) Lump Sum Bid: $_____

BASE BID – 2
Second floor Lump Sum Bid: $_____

BASE BID – 3
Third Floor Lump Sum Bid: $_____

Bidder's Name: _____

RETURN FORM 2.1

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

NON-COLLUSION AFFIDAVIT

Contract/Bid No. **1154**

State of _____ : :s.s.

County of _____ :

I state that I am _____of_____

(title) (name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

(1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any bidder or potential bidder.

(2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder, and they will not be disclosed before bid opening.

(3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

(4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

(5) _____, its affiliates,

(name of my firm)

subsidiaries, officers, directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that_____ understands and

(name of my firm)

acknowledges that the above representations are material and important, and will be relied on by the Community College of Allegheny County in awarding the contract(s) for which this bid is submitted. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from the Community College of Allegheny County of the true facts relating to the submission of bids for this contract.

Signature_____ Title_____

(MUST BE SIGNED HERE IN HANDWRITING, IN INK.)

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public_____ My Commission Expires: _____

RETURN FORM 3.0

INSTRUCTIONS FOR NON-COLLUSION AFFIDAVIT

1. This Non-collusion Affidavit is material to any contract awarded pursuant to this bid. According to the Pennsylvania Antibid-Rigging Act, 73 P.S. § 1611 et seq., governmental agencies may require Non-collusion Affidavits to be submitted together with bids.

2. This Non-collusion Affidavit must be executed by the member, officer or employee of the bidder who makes the final decision on prices and the amount quoted in the bid.

3. Bid rigging and other efforts to restrain competition and the making of false sworn statements in connection with the submission of bids are unlawful and may be subject to criminal prosecution. The person who signs the Affidavit should examine it carefully before signing and assure himself or herself that each statement is true and accurate, making diligent inquiry, as necessary, of all other persons employed by or associated with the bidder with responsibilities for the preparation, approval or submission of the bid.

4. In the case of a bid submitted by a joint venture, each party to the venture must be identified in the bid documents, and an Affidavit must be submitted separately on behalf of each party.

5. The term "complementary bid" as used in the Affidavit has the meaning commonly associated with that term in the bidding process, and includes the knowing submission of bids higher than the bid of another firm, any intentionally high or noncompetitive bid, and any other form of bid submitted for the purpose of giving a false appearance of competition.

6. Failure to file an Affidavit in compliance with these instructions will result in disqualification of the bid.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

MBE/WBE PARTICIPATION: CCAC encourages the participation of minority and women-owned businesses in all of its contracts and is committed to providing maximum opportunities for qualified minority and/or women-owned business enterprises ("MBE/WBEs") to participate in its work. Bidder agrees (1) if qualified, to take reasonable and timely steps to obtain appropriate certification as an MBE and/or WBE, (2) to ensure that MBE and/or WBEs are appropriately considered as subcontractors and/or suppliers under this Agreement; and (3) to report moneys spent for MBE and/or WBE subcontractors and/or suppliers for work as CCAC may from time to time reasonably request. **CCAC's goal for MBE/WBE participation is 20% (13% MBE and 7% WBE/DBE).** Please provide documentation as to your firm's good faith effort to reach this goal by describing all applicable details of MBE/WBE participation that may be included in the resulting agreement.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

MINORITY PARTICIPATION GOALS – BID PROPOSAL NO. 1154

The following must be included with your bid.

Reference: General Conditions for Construction and Renovation Contracts - Item 6, Page 2 – Minority & Disadvantaged Participation Goals

A 20**%** M/W/DBE work participation is established (13% MBE and 7 % WBE). Document your firm's good faith effort to obtain the 20**%** Goal:

M/W/DBE Company	M/W/D circle one	Contact Person	Phone Number	$Amount or Objective %
_____	M W D	_____	_____	_____
_____	M W D	_____	_____	_____
_____	M W D	_____	_____	_____

_____ I am an M/W/DBE. (ATTACH CERTIFICATION)

Total: _____

Bidder acknowledges that CCAC may communicate with listed firms to verify the extent of the contact.

Bidding Company's Name:_____

Signature:_____ Title:_____

Date:_____

Revised: 9/14/21

RETURN FORM 4.0

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

BID PROPOSAL NO. 1154

COMMONWEALTH OF PENNSYLVANIA
BID AWARD & RETENTION LAW
ACT NO. 1978-317, SENATE BILL 68, NOVEMBER 26, 1978

EXTENSION OF CONTRACT EXECUTION REQUIREMENTS

In the event the contract(s)/purchase order(s) resulting from the above specified bid proposal is/are in excess of $50,000.00, the above specified Act will apply.

This Act requires the awarding of a contract to the lowest responsible bidder within sixty (60) days of the date of bid opening and the execution of a contract within thirty (30) days after award by the College Board of Trustees. Thirty (30) day extensions of the date for award and for execution are permitted by the mutual written consent of the College and the successful bidder.

Due to the extent of the approval actions required prior to award and execution of any contract, it may not be possible for the College to complete contract award and execution within the sixty (60) day and thirty (30) day periods. Accordingly, each bidder is requested to indicate their agreement with a thirty (30) day extension of the sixty (60) day award date and thirty (30) day execution date by signing this form and returning it with their bid.

_____
Name of Company

_____
Authorized Company Representative

_____ _____
Signature Title

MUST BE SIGNED HERE IN HANDWRITING, IN INK

RETURN FORM 5.0

LETTER OF ASSENT

BID PROPOSAL NO. 1154

This is to certify that the undersigned Contractor, _____,
has examined a copy of the Project Labor Agreement between the Community College of Allegheny County and the Pittsburgh Regional Building & Construction Trades Council, AFL-CIO dated February 15, 2011 and hereby agrees to comply with all terms and execution of this Agreement. It is understood that the execution of this Letter of Assent shall be as binding on the Contractor as though the Contractor had signed the aforementioned Agreement.

This Letter of Assent will remain in effect through completion of Contractor's work on the above-captioned project at the Community College of Allegheny County's Allegheny Campus location.

The undersigned Contractor further agrees that upon notification by the College, the Contractor will furnish documented proof to the College that the employer complies with the terms and conditions of the Agreement.

This Letter of Assent shall become effective and binding upon the Contractor this _____ day of _____, 20____ and shall remain in effect as set forth above.

_____ _____

Name (Please print) Signature

(MUST BE SIGNED HERE IN HANDWRITING, IN BLUE INK.)

_____

Title

_____

Name of Contractor

RETURN FORM 6.0

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

GENERAL CONDITIONS

FOR

CONSTRUCTION AND RENOVATION CONTRACTS

1. PERMITS

It is the responsibility of the contractor to obtain all permits and/or licenses required by Federal, State, County, City, or other local Municipalities or Authorities for work done or services performed under this contract.

2. ROLE OF CONTRACTOR

In the performance of the work hereunder, the contractor shall act as an independent contractor, and all of his agents, employees, and subcontractors shall be subject solely to the control, supervision, and authority of the contractor.

3. EMPLOYEES OF THE CONTRACTOR

It is understood that the contractor in signing the contract will employ only competent and first-class workmen and mechanics; that no workmen shall be regarded as competent and first-class except those who are duly skilled in their respective branches of labor.

4. BONDS

The College will accept only bonds written by surety companies authorized to do business in the Commonwealth of Pennsylvania and the County of Allegheny and included on the United States Treasury Department Annual List of Surety Companies published July first of each year. Limits for those companies appearing on the United States Treasury Department's list cannot be exceeded. This list is available for inspection in the Purchasing Department, Community College of Allegheny County, Administration Building, 800 Allegheny Avenue, Pittsburgh, Pennsylvania 15233. It is also available from the Surety Bond Branch, Financial Management Services, Department of the Treasury, Washington, D.C. 20226. Phone: 1.202.634.2214.

5. EQUAL OPPORTUNITY

Contractor and all subcontractors shall not discriminate against any employee or applicant for employment because of race, color, creed, national origin, or sex. Contractor and all subcontractors shall also comply with all applicable Federal, State, and local Fair Employment Practice Acts, or similar Acts, Rules, and Regulations and whether or not applicable will comply with the Federal Civil Rights Act of 1964. The Terms and Provisions of Executive Order 11246 and any Executive Order modifying or superseding same, are incorporated herein with respect to any work subject thereto.

The contractor and all subcontractors shall, in all solicitations or advertisements for employees placed by them or their behalf state all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, or national origin.

6. MINORITY & DISADVANTAGED PARTICIPATION GOALS

The College's goal is to obtain 20**%** MBE/WBE/DBE (13% Minority-owned Business enterprise/7% Woman-owned Business Enterprise/Disadvantaged Business Enterprise) participation in the work. This is to be based on the dollar value of employment, subcontracts, supplies, goods, and services as a percentage of the total contract amount. The bidder/contractor must demonstrate to the College prior to award of the contract, and periodically thereafter throughout the term of the contract, their compliance and continued ability to comply with these goals.

The contractor shall submit with their bid (on Return Form 4.0) a completed Minority & Disadvantaged Contractor Commitment Plan that will contain the details of how they plan to comply with this goal should they be awarded the contract.

If the plan is not submitted in the bid or is not acceptable, the College may deem the bid non-responsive and may award the work to the next lowest responsive bidder with an acceptable plan. Thus, it behooves all bidders to formulate their M/W/DBE plan before submitting a bid.

Finding Certified M/W/DBE's - All subcontractors and suppliers of goods and services used to comply with this goal must be **certified** minority or disadvantaged firms. They may be certified by any recognized and reputable organization such as the following: African American Chamber of Commerce, Allegheny County, Port Authority of Allegheny County, City of Pittsburgh, Pittsburgh Regional Minority Purchasing Council, Commonwealth of Pennsylvania, United States Federal Government.

If the firm is not certified and desires to be certified, it is suggested that they contact one of the following organizations. These organizations may also be used as references for sourcing M/W/DBE firms.

Allegheny County
M/W/DBE Department
County Office Building Rm 204
542 Forbes Avenue
Pittsburgh, Pennsylvania 15219
412.350.4309

EMSDC
Regional Enterprise Tower
425 Sixth Avenue
Suite 401
Pittsburgh, Pennsylvania 15219
412.391.4423

Diversity Business Resource Center
700 River Avenue Suite 231
Pittsburgh, PA 15212
412.322.3272

African American Chamber of Commerce
Koppers Building
436 Seventh Avenue, Suite 2220
Pittsburgh, PA 15219
412.391.0610

A list of PA certified M/W/DBE firms can be found on the Internet at **http://www.paucp.com**.

The College expects all firms to demonstrate a good faith effort to include M/W/DBE's when bidding on College contracts. A good faith effort as defined by the Code of Federal Regulations (49CFR26) means "*efforts to achieve a DBE goal or other requirement of this part which, by their scope, intensity, and appropriateness to the objective, can reasonably be expected to fulfill the program requirement".*

If you are not successful in securing M/W/DBE participation after a good faith effort is made, provide the following in your waiver request:

- A detailed account of your efforts;
- Your normal business practice and/or inventory profile; and
- An active diversity plan/policy

Reporting During and After Project Completion - The contractor shall submit with their monthly application for payment a written M/W/DBE Contractor Report demonstrating their compliance with the goal. The report shall state the dollar amount spent on labor, materials, services, and subcontracts and shall list firm names and vendor names. At the completion of the project, with final application for payment, the contractor shall submit a recap of their compliance which shall state the dollar amount spent on labor, materials, subcontracts, and services as a percentage of the total contract amount. Projects with shorter timeframes shall require a one-time only report at the completion of the project. Reports are to be accompanied by back-up documentation evidencing the business relationship with the M/W/DBE for the particular project (e.g.: copies of invoices, purchase orders, or evidence of payments).

Failure to Comply With M/W/DBE Goals – If the contractor fails to make a good faith effort (as determined by the College) to comply with the College's 20% M/W/DBE goal or fails to meet their M/W/DBE commitment or to submit documentation as required by the College, the College may consider such non-compliance or breach of contract and any one or more of the following may occur:

- Rejection of the bid
- Forfeiture of bid guaranty
- Termination of the contract
- The imposing of sanctions as deemed appropriate by the College
- Contractor being barred from bidding on College contracts for up to three (3) years
- Or such other remedy as the College deems appropriate

7. FINANCIAL INTEREST

All bidders for construction must be established firms competent to perform the required scope of work. All bidders must satisfy the Community College of Allegheny County that they have the requisite organization, capital, plant, stock, ability, and experience to satisfactorily execute and contract in accordance with the provisions of the contract in which they are interested.
If the contractor's base bid is $25,000.00 or more, the American Institute of Architects form, "Contractors Qualification Statement" form A305 - 1986 (or latest revision) may be requested by CCAC. This form is available from the American Institute of Architects, 1735 New York Avenue N.W., Washington, D.C. 20006. If requested by CCAC, a completed form A305 is to be submitted within 48 business hours and may be faxed to 412.237.3195.

8. EMPLOYMENT OF INDEPENDENT SUBCONTRACTORS

If you are a contractor to the College and the value of the base contract is $25,000.00 or more, you must secure approval of all proposed subcontractors from the College prior to beginning work. Information on your proposed subcontractors is to be submitted on the form entitled Proposed Subcontractors.

Each proposed subcontractor to be employed must be an independent contractor "in fact" and must meet the following criteria:

a. The subcontractor must have a Federal identification number.

b. The subcontractor must perform these same services for others.

c. The subcontractor must have an established place of business.

d. The subcontractor must use their own tools and equipment.

e. The subcontractor must pay all taxes and other items required by law to be paid by an employer with respect to compensation paid to their employees.

f. The subcontractor must provide and maintain all insurance required by law and the College.

If the proposed subcontractor does not meet all of these criteria, they will not be approved.

9. VERBAL AUTHORIZATIONS

No verbal agreement or understanding with any officer, agent, or employee of the College either before or after the execution of the contract shall alter, amend, modify, or rescind any of the terms or provisions contained in any of the contract documents. This provision shall not limit or affect the right to make changes or variations in the work. Any changes must be authorized in writing.

10. APPLICABLE LAW, ACTS, AND ORDINANCES

The contractor(s) shall agree to abide by and be bound by all applicable provisions and regulations of all laws, acts, and ordinances relating to and regulating the hours and conditions of employment.

11. PENNSYLVANIA PREVAILING WAGE ACT

The Pennsylvania Prevailing Wage Act shall be incorporated into and made part of all College construction related contract(s) having an estimated value of $25,000.00 or more.

It is the responsibility of the contractor to ensure that they have included the appropriate Pennsylvania prevailing wage rates in their proposal to the College. Failure to do this will not be a reason for the contractor to withdraw their bid or fail to perform the contract or to request additional payments from the College.

In accordance with the Prevailing Wage Determination Act, the contractor(s) shall:

a. Pay no less than the wage rates including contributions for employee benefits as determined in the decision of the Secretary of Labor and Industry and shall comply with the conditions of the Pennsylvania Prevailing Wage Act approved August 15, 1961 (Act No. 442) as amended August 9, 1963 and/or subsequent amendments thereof (Act No. 342) and the regulations issued pursuant thereto.

b. Apply all applicable provisions of the Acts and Laws to all work performed on the contract by the contractor(s) and subcontractor(s).

c. Insert in each of his subcontracts all of the stipulations contained in these required provisions and such other stipulations as may be required.

d. Assure that no workmen be employed on the public work except in accordance with the classifications set forth in the decisions of the Secretary. In the event that additional or different classifications are necessary, the procedure set forth in Section 7 of the above referenced Regulations shall be followed.

e. Assure that all workmen employed or working on this contract shall be paid unconditionally regardless of whether any contractual relationship exists or the nature of any contractual relationship which may be alleged to exist between any contractor, subcontractor, and workmen not less than once a week without deduction or debate on any account either directly or indirectly except authorized deductions, the full amounts due at the time of payment computed at the rates applicable to the time worked on the appropriate classification. Nothing in this contract, the Act or these Regulations, prohibits the payment of more than the general prevailing minimum wage rates as determined by the Secretary to any workmen on public work.

f. Each subcontractor shall post for the entire period of construction the wage determination decisions of the Secretary including the effective date of any charges thereof in a prominent and easily accessible place or places at the site of the work and at such place or places used by them to pay workmen their wages. The posted notice of wage rates must contain the following information:

1. Name of project.

2. Name of public body for which it is being constructed.

3. The crafts and classifications of workmen listed in the Secretary's general prevailing minimum wage rate determination for the particular project.

4. The general prevailing minimum wage rates determined for each craft and classification and the effective date of any changes.

5. A statement advising workmen that if they have been paid less than the general prevailing minimum wage rate for their job classification or that the contractor and/or subcontractor are not complying with the Act or these Regulations in any manner whatsoever they may file a protest with the Secretary of Labor and Industry. Any Workmen paid less than the rate specified in the contract shall have a civil right of action for the difference between the wage paid and the wages stipulated in the contract, which right of action must be exercised within six months from the occurrence of the event creating such right.

g. All subcontractors shall keep an accurate record showing the name, craft, and/or classification, number of hours worked per day, and the actual hourly rate of wage paid (including employee benefits) to each workman employed by him in connection with the public work and such record must include any deductions from each workman. The record shall be preserved for two years from the date of payment and shall be open at all reasonable hours to the inspection of the public body awarding the contract and to the Secretary or his duly authorized representative.

h. Assure that apprentices shall be limited to such numbers as shall be in accordance with a bonafide apprenticeship program registered with and approved by the Pennsylvania Apprenticeship and Training Council and only apprentices whose training and employment are in full compliance with the provisions of the Apprenticeship and Training Act approved July 14, 1961 (Act No. 304) and the Rules and Regulations issued pursuant thereto shall be employed on the public work project. Any workman using the tools of a craft who does not qualify as an apprentice within the provisions of this subsection shall be paid at the rate predetermined for journeymen in that particular craft and/or classification.

i. Pay wages without any deductions except authorized deductions. Employers not parties to a contract requiring contributions for employee benefits which the Secretary has determined to be included in the general prevailing minimum wage rate shall pay the monetary equivalent thereof directly to the workmen.

j. Be advised that payment of compensation to workmen for work performed on public work on a lump sum basis, or a piece work system, or a price certain for the completion of a certain amount of work, or the production of a certain result shall be deemed a violation of the Act and these Regulations regardless of the average hourly earnings resulting therefrom.

k. Each subcontractor shall file a statement each week and a final statement at the conclusion of the work on the contract with the contracting agency under oath and in form satisfactory to the Secretary certifying that all workmen have been paid wages in strict conformity with the provisions of the contract as prescribed by Section 3 of these Regulations; or, if any wages remain unpaid, to set forth the amount of wages due and owing to each workman respectively. The College shall require the contractor and all subcontractors to file weekly wage certifications utilizing form WH-347. (Reference: Section 10(a) of Act and Section 10 of Regulations). Prior to making final payment the College will require final wage certifications from all contractors and subcontractors.

12. PAYMENT TO CONTRACTORS

The College maintains the right to withhold a percentage of monies requested by contractors for work done under this contract in accordance with the American Institute of Architects Application for Payment form G-702 as indicated in Section 01152--Applications for Payment of the technical specifications.

13. INSURANCE REQUIREMENT

A properly executed certificate of insurance must be submitted with the signed Contract Articles of Agreement. The certificate of insurance must show that the contractor and subcontractors comply with the College's insurance requirements. The certificate of insurance must state that in the event any coverage shown is to be cancelled the College will be given a thirty day advance notice of the cancellation.

14. MINORITY BIDDERS

The Community College of Allegheny County hereby notifies all bidders that it will affirmatively ensure that minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

15. MODIFICATION AND WITHDRAWAL OF BIDS

a. Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

b. Bidders may withdraw their bid within two (2) business days of the bid opening only within accordance of Commonwealth of Pennsylvania public bidding law.

16. TAXES

CCAC is a governmental entity and is generally exempt from sales and use tax with respect to purchases of building machinery and equipment. A tax exemption certificate will be provided upon request. It is the bidder's responsibility to pay any/all applicable taxes on non-exempt equipment, supplies and services in accordance with applicable law.

17. PENNSYLVANIA STEEL PRODUCTS PROCUREMENT ACT

Contractor acknowledges that CCAC is a public agency subject to the requirements of the Pennsylvania Steel Products Procurement Act, 73 P.S. Section 1881 et. seq (the "SPPA"). Contractor therefore represents and warrants that any and all steel products purchased, used or supplied by it in the performance of the Contract will be melted and manufactured in the United States, and that its performance hereunder will otherwise comply with requirements of the SPPA at all times. Contractor further agrees to provide CCAC with documentation and/or certification of its compliance with the foregoing requirements, as required under the SPPA, and acknowledges that it shall not be entitled to receive payment hereunder until such documentation and/or certification has been provided.

18. MARKUPS ON CHANGE ORDERS

Markups on change order requests shall not exceed 15%. This would apply to overhead and profit, labor, materials, equipment, etc.

BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES

Project Name:	Interior Repair Work – VAC Building – 900 Lincoln Ave.
General Description:	Repair of interior finishes - drywall, paint, flooring, etc. inside VAC building
Project Locality	Pittsburgh
Awarding Agency:	Community College of Allegheny County
Contract Award Date:	12/1/2026
Serial Number:	26-09284
Project Classification:	Building
Determination Date:	10/22/2026
Assigned Field Office:	Pittsburgh
Field Office Phone Number:	(412)565-5300
Toll Free Phone Number:	(877)504-8354
Project County:	Allegheny County

BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES

Project: 26-09284 - Building	Effective Date	Expiration Date	Hourly Rate	Fringe Benefits	Total
Asbestos & Insulation Workers	8/1/2025		$45.10	$30.31	$75.41
Boilermakers	6/1/2016		$40.90	$27.61	$68.51
Bricklayer	12/1/2025		$42.00	$26.59	$68.59
Bricklayer	6/1/2026		$42.65	$26.94	$69.59
Carpenters - Piledriver/Welder	1/1/2025		$43.38	$22.72	$66.10
Carpenters - Piledriver/Welder	1/1/2026		$44.63	$23.47	$68.10
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	6/1/2026		$42.11	$23.36	$65.47
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	6/1/2027		$43.26	$24.35	$67.61
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	6/1/2028		$44.45	$25.19	$69.64
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	6/1/2029		$45.72	$26.01	$71.73
Cement Masons	6/1/2025		$35.52	$25.64	$61.16
Cement Masons	6/1/2026		$36.02	$26.14	$62.16
Drywall Finisher	6/1/2025		$35.16	$25.98	$61.14
Drywall Finisher	6/1/2026		$36.59	$27.30	$63.89
Electricians & Telecommunications Installation Technician	12/27/2024		$50.86	$32.69	$83.55
Electricians & Telecommunications Installation Technician	12/26/2025		$53.11	$33.72	$86.83
Elevator Constructor	1/1/2025		$61.07	$40.05	$101.12
Elevator Constructor	1/1/2026		$63.71	$40.89	$104.60
Glazier	9/1/2024		$37.06	$31.89	$68.95
Glazier	9/1/2025		$38.70	$33.75	$72.45
Iron Workers	6/1/2025		$41.50	$37.36	$78.86
Iron Workers	6/1/2026		$43.50	$37.91	$81.41
Laborers (Class 01 - See notes)	1/1/2025		$27.32	$19.96	$47.28
Laborers (Class 01 - See notes)	1/1/2026		$27.82	$20.46	$48.28
Laborers (Class 02 - See notes)	1/1/2025		$27.47	$19.96	$47.43
Laborers (Class 02 - See notes)	1/1/2026		$27.97	$20.46	$48.43
Laborers (Class 03 - See notes)	1/1/2025		$30.47	$19.96	$50.43
Laborers (Class 03 - See notes)	1/1/2026		$30.97	$20.46	$51.43
Landscape Laborer (Skilled)	1/1/2026		$26.79	$19.03	$45.82
Landscape Laborer (Tractor Operator)	1/1/2026		$27.09	$19.03	$46.12
Landscape Laborer	1/1/2026		$26.37	$19.03	$45.40
Millwright	6/1/2020		$41.68	$20.32	$62.00
Operators (Class 01 - see notes)	6/1/2025		$42.72	$24.79	$67.51
Operators (Class 01 - see notes)	6/1/2026		$43.74	$25.29	$69.03
Operators (Class 02 -see notes)	6/1/2025		$36.67	$24.79	$61.46
Operators (Class 02 -see notes)	6/1/2026		$37.67	$25.29	$62.96
Operators (Class 03 - See notes)	6/1/2025		$33.88	$24.79	$58.67
Operators (Class 03 - See notes)	6/1/2026		$34.88	$25.29	$60.17
Painters Class 6 (see notes)	6/1/2025		$34.16	$25.81	$59.97
Painters Class 6 (see notes)	6/1/2026		$35.26	$26.51	$61.77

BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES

Project: 26-09284 - Building	Effective Date	Expiration Date	Hourly Rate	Fringe Benefits	Total
Piledrivers	1/1/2026		$43.13	$23.47	$66.60
Plasterers	6/1/2024		$33.14	$21.04	$54.18
Plasterers	6/1/2026		$34.59	$22.59	$57.18
plumber	6/1/2026		$55.35	$28.47	$83.82
plumber	6/1/2027		$61.15	$25.87	$87.02
Pointers, Caulkers, Cleaners	12/1/2025		$41.50	$22.50	$64.00
Pointers, Caulkers, Cleaners	6/1/2026		$42.20	$22.80	$65.00
Roofers	12/1/2025		$41.21	$21.46	$62.67
Roofers	6/1/2026		$42.00	$23.17	$65.17
Sheet Metal Workers	7/1/2025		$45.00	$35.16	$80.16
Sheet Metal Workers	7/1/2026		$46.75	$36.61	$83.36
Sign Makers and Hangars	7/15/2025		$33.48	$26.41	$59.89
Sign Makers and Hangars	7/15/2026		$36.38	$25.01	$61.39
Sprinklerfitters	1/1/2026		$46.14	$28.30	$74.44
Sprinklerfitters	7/1/2026		$48.64	$28.30	$76.94
Steamfitters	6/1/2025		$50.20	$31.02	$81.22
Steamfitters	6/1/2026		$53.05	$31.27	$84.32
Stone Masons	12/1/2025		$44.10	$25.22	$69.32
Stone Masons	6/1/2026		$44.70	$25.62	$70.32
Terrazzo Finisher	12/1/2025		$42.75	$19.51	$62.26
Terrazzo Finisher	6/1/2026		$43.82	$19.94	$63.76
Terrazzo Mechanics	12/1/2025		$42.15	$21.76	$63.91
Terrazzo Mechanics	6/1/2026		$43.22	$22.19	$65.41
Tile Finisher	12/1/2025		$33.99	$18.71	$52.70
Tile Finisher	6/1/2026		$34.82	$18.98	$53.80
Tile Setter	12/1/2025		$40.80	$23.25	$64.05
Tile Setter	6/1/2026		$41.66	$23.49	$65.15
Truckdriver class 1(see notes)	1/1/2025		$36.43	$23.21	$59.64
Truckdriver class 1(see notes)	1/1/2026		$37.93	$23.71	$61.64
Truckdriver class 2 (see notes)	1/1/2025		$36.89	$23.52	$60.41
Truckdriver class 2 (see notes)	1/1/2026		$38.39	$24.02	$62.41
Window Film / Tint Installer	10/1/2019		$25.00	$2.63	$27.63

BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES

Project: 26-09284 - Heavy/Highway	Effective Date	Expiration Date	Hourly Rate	Fringe Benefits	Total
Carpenter	1/1/2026		$42.60	$22.84	$65.44
Carpenter Welder	1/1/2025		$42.85	$22.09	$64.94
Carpenter Welder	1/1/2026		$44.10	$22.84	$66.94
Carpenters - Piledriver/Welder	1/1/2025		$43.38	$22.72	$66.10
Carpenters - Piledriver/Welder	1/1/2026		$44.63	$23.47	$68.10
Cement Finishers	1/1/2024		$35.14	$26.30	$61.44
Cement Finishers	1/1/2025		$35.94	$27.50	$63.44
Cement Masons	1/1/2020		$32.84	$21.10	$53.94
Electric Lineman	6/3/2024		$53.97	$31.05	$85.02
Electric Lineman	6/2/2025		$57.10	$31.63	$88.73
Electricians & Telecommunications Installation Technician	12/26/2025		$54.16	$32.69	$86.85
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	6/1/2025		$41.50	$37.36	$78.86
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	6/1/2026		$43.50	$37.91	$81.41
Laborers (Class 01 - See notes)	1/1/2025		$33.70	$26.00	$59.70
Laborers (Class 01 - See notes)	1/1/2026		$34.70	$27.00	$61.70
Laborers (Class 02 - See notes)	1/1/2025		$33.86	$26.00	$59.86
Laborers (Class 02 - See notes)	1/1/2026		$34.86	$27.00	$61.86
Laborers (Class 03 - See notes)	1/1/2025		$34.25	$26.00	$60.25
Laborers (Class 03 - See notes)	1/1/2026		$35.25	$27.00	$62.25
Laborers (Class 04 - See notes)	1/1/2025		$34.70	$26.00	$60.70
Laborers (Class 04 - See notes)	1/1/2026		$35.70	$27.00	$62.70
Laborers (Class 05 - See notes)	1/1/2025		$35.11	$26.00	$61.11
Laborers (Class 05 - See notes)	1/1/2026		$36.11	$27.00	$63.11
Laborers (Class 06 - See notes)	1/1/2025		$31.95	$26.00	$57.95
Laborers (Class 06 - See notes)	1/1/2026		$32.95	$27.00	$59.95
Laborers (Class 07 - See notes)	1/1/2025		$34.70	$26.00	$60.70
Laborers (Class 07 - See notes)	1/1/2026		$35.70	$27.00	$62.70
Laborers (Class 08 - See notes)	1/1/2025		$36.20	$26.00	$62.20
Laborers (Class 08 - See notes)	1/1/2026		$37.20	$27.00	$64.20
Millwright	6/1/2025		$49.72	$23.72	$73.44
Operators (Class 01 - see notes)	1/1/2025		$40.39	$24.23	$64.62
Operators (Class 01 - see notes)	1/1/2026		$41.96	$24.66	$66.62
Operators (Class 02 -see notes)	1/1/2025		$40.13	$24.23	$64.36
Operators (Class 02 -see notes)	1/1/2026		$41.70	$24.66	$66.36
Operators (Class 03 - See notes)	1/1/2025		$36.48	$24.23	$60.71
Operators (Class 03 - See notes)	1/1/2026		$38.05	$24.66	$62.71
Operators (Class 04 - See notes)	1/1/2025		$36.02	$24.23	$60.25
Operators (Class 04 - See notes)	1/1/2026		$37.59	$24.66	$62.25
Operators (Class 05 - See notes)	1/1/2025		$35.77	$24.23	$60.00
Operators (Class 05 - See notes)	1/1/2026		$37.34	$24.66	$62.00
Operators Class 1-A	1/1/2025		$43.39	$24.23	$67.62
Operators Class 1-A	1/1/2026		$44.96	$24.66	$69.62

BUREAU OF LABOR LAW COMPLIANCE
PREVAILING WAGES PROJECT RATES

Project: 26-09284 - Heavy/Highway	Effective Date	Expiration Date	Hourly Rate	Fringe Benefits	Total
Operators Class 1-B	1/1/2025		$42.39	$24.23	$66.62
Operators Class 1-B	1/1/2026		$43.96	$24.66	$68.62
Painters Class 1 (see notes)	6/1/2022		$34.45	$22.82	$57.27
Painters Class 2 (see notes)	6/1/2025		$40.36	$25.81	$66.17
Painters Class 2 (see notes)	6/1/2026		$41.66	$26.51	$68.17
Painters Class 3 (see notes)	6/1/2025		$43.68	$25.81	$69.49
Painters Class 3 (see notes)	6/1/2026		$45.08	$26.51	$71.59
Painters Class 4 (see notes)	6/1/2019		$28.20	$20.06	$48.26
Painters Class 5 (see notes)	6/1/2019		$22.91	$20.06	$42.97
Pile Driver Divers (Building, Heavy, Highway)	1/1/2025		$62.82	$22.72	$85.54
Pile Driver Divers (Building, Heavy, Highway)	1/1/2026		$64.70	$23.47	$88.17
Piledrivers	1/1/2025		$41.88	$22.72	$64.60
Piledrivers	1/1/2026		$43.13	$23.47	$66.60
Steamfitters (Heavy and Highway - Gas Distribution)	5/1/2022		$48.43	$40.28	$88.71
Truckdriver class 1(see notes)	1/1/2026		$37.93	$23.71	$61.64
Truckdriver class 2 (see notes)	1/1/2026		$38.39	$24.02	$62.41

Project Labor Agreement

February 15, 2011

ARTICLE I

INTENT AND DURATION

Section 1. Intent and Duration. This Project Labor Agreement (the "Agreement") is entered into between the Community College of Allegheny County ("CCAC"); **[Name of Contractor]** as [Trade] Contractor and the Pittsburgh Regional Building and Construction Trades Council of Pittsburgh, AFL-CIO ("BCTC"); and the Signatory Unions (the "Unions") and applies exclusively to the construction work within the scope of this Agreement to be performed on the CCAC's BID PROPOSAL. (the "Project"). The purpose of this Agreement is to promote efficiency in the construction of the Project and to provide for the peaceful settlement of any and all labor disputes and grievances without strikes or lockouts, thereby promoting the public interest in assuring the timely and economical completion of the Project

Upon execution of this Agreement by all parties, all construction work covered by this Agreement on the Project shall be contracted exclusively to Contractors who agree to execute and be bound by the terms of this Agreement. The Unions agree that other Contractors may execute the Agreement for purposes of performing such work. The Prime Contractors shall monitor compliance with this Agreement by all contractors, who through their execution of a Letter of Assent hereto, together with their subcontractors, shall become bound hereto. For purposes of this Agreement, the term "Contractor" shall be deemed to include all Prime construction contractors and subcontractors of whatever tier engaged in on-site construction work on the Project.

The Prime Contractors, the Unions and all signatory Contractors agree to abide by the terms and conditions contained in the Agreement. This Agreement represents the complete understanding of all parties, and no Contractor is or will be required to sign any other agreement with a signatory union as a condition of performing work coming within the scope of this Agreement. No practice, understanding or agreement between a Contractor and a Union which is not specifically set forth in this Agreement will be binding on any other party unless endorsed in writing by the Prime Contractor.

Section 2. Limitation of Agreement to Project The Unions agree that this Agreement will be made available to, and will fully apply to, any successful bidder for work on the Project, without regard to whether that successful bidder performs work at other sites on either a union or a non-union basis, and without regard to whether employees of such bidder are or are not members of any union. The Unions further agree that this Agreement applies only to this Project, and that by signing the Letter of Assent hereto, a Contractor, not previously in signed agreement with the Unions, does not recognize the Unions as the bargaining representative of any of its employees at any other project, site or location. It is the intent of this Agreement that Contractors who sign it will create a relationship with the Unions governed by the provisions of Section 8(f) of the Labor Management Relations Act, 29 U.S.C. §158(f).

ARTICLE II

PURPOSE

Section 1. Purpose. The parties signatory to this Agreement accordingly pledge their complete good faith and trust to work towards an absolutely on-time completion of the Project. The signatory parties further pledge to demonstrate nationally that Western Pennsylvania enjoys a mature labor relations climate and continues to be the number one location in the United States to live and work.

Section 2. Time is of the Essence. The parties to this Agreement understand and agree that time is of the essence for this Project. The parties understand and agree that the CCAC and the Prime Contractors have a critical need for timely completion of the Project, as the Project must be completed prior to (SEE SPECIFICATIONS). Timely completion of the Project without interruption or delay is therefore vital. The parties understand and agree that timely construction of the Project will require substantial numbers of employees from construction and supporting crafts possessing skills and qualifications that are essential to its completion; the Unions pledge that they have members who are competent, skilled, and qualified to perform the required construction work. The parties also understand that on-budget completion of the Project is most critical; it is therefore essential that construction work on the Project be done in an efficient, economical manner with optimum productivity and no delays. In recognition of those special needs of the Project, Unions signatory hereto and their members agree not to initiate, authorize, sanction, participate in or condone, or permit their members to engage in, any strike, sympathy strike, jurisdictional strike, recognitional strike, slowdown, sabotage, work to rule, sickout, sit down, picketing of any type (including informational picketing), hand billing, boycott, interruption of work or any disruptive activity that interferes with or interrupts in any way work on the Project. Contractors agree not to engage in any lockouts.

ARTICLE III

BENEFITS OF THE AGREEMENT

Section 1. Benefits of the Agreement. This Agreement is intended to foster the achievement of a timely and on-budget completion of the Project by, among other things:

(a) avoiding the costly delays of potential strikes, sympathy strikes, jurisdictional strikes, slowdowns, walkouts, picketing, handbilling and any other disruptions or interference with work, and promoting labor harmony and peace for the duration of the Project;
(b) standardizing terms and conditions governing the employment of labor on the Project;
(c) permitting a wide flexibility in work scheduling, shift hours, and starting times;
(d) achieving negotiated adjustments as to work rules and staffing requirements from those which otherwise might obtain;
(e) providing comprehensive and standardized mechanisms for the settlement of work disputes;
(f) ensuring a reliable source of skilled and experienced labor; and
(g) furthering public policy objectives, to the extent lawful, as to improved employment opportunities for the Minority Business Enterprises, Women Business Enterprises.

ARTICLE IV

SCOPE OF THE AGREEMENT

Section 1. The Work. This Agreement is specifically defined and limited to onsite construction work required to construct the Project.

Section 2. Exclusions from Scope. Items specifically excluded from the scope of this Agreement, even if performed in connection with the Project, include the following:

(a) Work of non-manual employees, including but not limited to, superintendents, supervisors, staff engineers, inspectors, quality control and quality assurance personnel, timekeepers, mail carriers, clerks, office workers including messengers, guards, safety personnel, emergency medical and first aid technicians, and other professional, engineering, administrative, supervisory and management employees.

(b) Equipment and machinery owned or controlled and operated by CCAC.

(c) All off-site manufacture, fabrication or handling of materials, equipment or machinery (except at dedicated lay-down or storage areas), and all deliveries of any type to and from the Project site.

(d) All employees of CCAC; the Prime Contractors, the design team or any other consultant when such employees do not perform manual labor coming within the scope of this Agreement.

(e) Any work performed on or near or leading to or onto the site of work on the Project and undertaken by state, county, city or other governmental bodies, or their contractors; or by public utilities or their contractors.

(f) Off-site maintenance of leased equipment and on-site supervision of all such maintenance work.

(g) Work by employees of a manufacturer or vendor necessary to maintain such manufacturer's or vendor's warranty or guarantee, unless such work has historically and customarily been performed by members of a signatory union, or work performed by supervisors or technicians employed by the manufacturer or vendor to oversee the testing of equipment once installed to insure that the equipment is fully operational.

(h) Laboratory work for specialty testing or inspections not ordinarily done by the signatory local unions.

(i) All work done by employees of CCAC, or of any State agency, authority or entity or employees of any municipality or other public employer.

(j) All employees and entities engaged in ancillary Project work performed by electric utilities, gas utilities and telephone companies.

(k) It is further agreed that, where there is a conflict, the terms and conditions of this Project Agreement shall supersede and override terms and conditions of any and all other national, area, or local collective bargaining agreements, except for all work performed under the NTL Articles of Agreement. The National Stack/Chimney Agreement, and the National Cooling Tower Agreement, all instrument calibration work and loop

checking shall be performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Systems Technicians, and the National Agreement of the International Union of Elevator Constructors, with the exception of Article 8 (Work Stoppages and Lockouts); Article 10 (Grievance & Arbitration Procedure); and Article 11 (Jurisdictional Disputes) of this Project Agreement, which shall apply to such work. (see attached model PLA-Article II, Section 1)

The Unions agree that there shall be no interference with, or disruption of work, of those contractors, employers and employees exempted from coverage of this Agreement by subparagraph (a) through (k) above.

Section 3. Contract Award and Consent to Agreement.

(a) The Prime Contractors, and/or Contractors, as appropriate have the absolute right to award contracts or subcontracts on the Project notwithstanding the existence or nonexistence of any Agreements between such contractor and any Union party provided only that such Contractor is willing, ready and able to execute and comply with this Agreement or a Letter of Assent thereto, should such Contractor be awarded work covered by this Agreement.

(b) All subcontractors of a Contractor, of whatever tier, who have been awarded contracts of work covered by this Agreement on or after the effective date of this Agreement shall also be required to accept to be bound by the terms and conditions of this Agreement, and shall evidence their acceptance by the execution of this Agreement or a Letter of Assent thereto, prior to the commencement of work. A copy of this Agreement or Letter of Assent executed by each Contractor shall be available for review by the Unions.

Section 4. Stand-Alone Agreement. This Agreement is a stand alone agreement. While this Agreement expressly does not incorporate any local area collective bargaining agreements, such local area collective bargaining agreements may be referenced for the limited purposes as hereinafter set forth in this Agreement. However, to the extent, if any, that any provisions of this Agreement conflict with any provision of a local area collective bargaining agreement, the provisions of this Agreement shall control.

Section 5. Craft Jurisdiction. This Agreement shall recognize the traditional craft jurisdictions of the signatory unions. Any and all jurisdictional disputes shall be settled in accordance with Article VIII below. While this Agreement is a stand-alone Agreement and expressly does not incorporate any local area collective bargaining agreements, the Agreement will utilize the local area collective bargaining agreements of signatory locals as a reference to define the signatory local unions' craft jurisdiction.

Section 6. Subcontracting. CCAC agrees that neither it nor any of its contractors or subcontractors will subcontract any work covered by this Agreement to be done on the Project except to a person, firm or corporation who is or agrees to become party to this Agreement. Any contractor or subcontractor working on the Project shall, as a condition to working on said Project, become a

signatory to and perform all work under the terms of this Agreement. Contractors who are signatory to local collective bargaining agreements shall be bound by the terms of their respective local collective bargaining agreements on subcontracting to the extent such terms are consistent with Article IV, Section 2 of this Agreement. Disputes concerning compliance with such local subcontracting provisions for this project shall be subject to all of the dispute resolution provisions of this Agreement.

Section 7. Liability. It is understood that the liability of the Contractor and the liability of the separate Unions under this Agreement shall be several and not joint. The Unions agree that this Agreement does not have the effect of creating any joint employer status between or among CCAC and/or any Contractor and CCAC shall not assume any liabilities of the Contractors.

Section 8. Abatement of Agreement. As areas of covered work on the Project are accepted by CCAC, this Agreement shall have no further force or effect on such areas except where the Contractor is directed by CCAC to engage in repairs or punch list modifications.

ARTICLE V

LABOR/MANAGEMENT COOPERATION JOINT ADMINISTRATIVE COMMITTEE

Section 1. The parties to this Agreement shall establish a Project Joint Administrative Committee ("Committee"). This Committee will be a three-person committee comprised of one member each from the Prime Contractor, from CCAC, and from the signatory Unions, with an alternate signatory Union member available to replace the regular volunteer when a problem or grievance concerns the regular member's Union. The members of the Project Joint Administrative Committee shall be appointed by their respective principals at a time to be determined after the time the Prime Contracts are awarded. Each member of the Committee shall designate an alternate who shall serve in the absence of the member for any purpose contemplated by this Agreement.

Section 2. The Committee shall meet at least quarterly or more often if special circumstances warrant, to discuss the administration of the Agreement, the progress of the Project, labor/management problems that may arise, and any other relevant matters. Any need for interpretation which might arise from the application of the terms and conditions of the Agreement shall be referred directly to the Committee for resolution.

ARTICLE VI

UNION RECOGNITION AND EMPLOYMENT

Section 1. Pre-Hire Recognition. Each Contractor recognizes the Unions as the sole and exclusive bargaining representative of all craft employees within their respective jurisdictions working on the Project under the Agreement. It is contemplated that such recognition under this Agreement is pursuant to the provisions of Section 8(f) of the Labor Management Relations Act, 29 U.S.C. §158(f) unless the signatory Contractor and Unions have another, preexisting legal relationship.

Section 2. Contractor's Right of Selection. Each Contractor shall have the right to determine the competency of all employees, the number of employees required and shall have the sole responsibility for selecting employees to be laid off.

Section 3. Union Referral. For Local Unions having a job referral system, each Contractor agrees to comply with such system, and the referral system shall be used exclusively by such Contractor, except as modified by this Article. Such job referral system will be operated in a non-discriminatory manner and in full compliance with Federal, State, and Local laws and regulations requiring equal employment opportunities and non-discrimination, and referrals shall not be affected in any way by the rules, regulations, by-laws, constitutional provisions or any other aspects or obligations of union membership, policies or requirements. The Union shall indemnify and hold each Contractor harmless with respect to any claim arising out of how the Union operates and administers its referral system. All hiring procedures, including related practices affecting apprenticeship and training, will be operated so as to facilitate the ability of the contractors to meet any and all equal employment opportunity/affirmative action obligations. The Contractor may reject any referral for any reason and request another, different referral.

Section 4. Lack of Job Referral System. In the event that a signatory Local Union does not have a job referral system as set forth in Section 3 above, the Contractor shall give the Union forty-eight (48) hours to refer applicants. The Contractor may reject any referral for any reason and request another, different referral. The Contractor shall notify the Union of employees hired from any source other than referral by the Union.

Section 5. Unavailability of Union Referrals. In the event that Local Unions are unable to fill any requisitions for qualified employees within forty-eight (48) hours after such requisition is made by the Contractor (Saturdays, Sundays, and Holidays excepted), the Contractor may employ applicants from any other available source. The Contractor shall inform the Union of the name and social security number of any applicants hired from other sources and refer the applicant to the Local Union for dispatch to the Project.

Section 6. No Cross-Referrals. The Local Unions shall not knowingly refer an employee currently employed by any Contractor working under this Agreement to any other Contractor, nor shall any Union engage in any activity which encourages workforce turnover or absenteeism.

Section 7. Union Best Efforts. The Local Unions will exert their utmost efforts to recruit sufficient numbers of skilled craft workers to fulfill the manpower requirements of each Contractor, including calls to local unions in other geographical areas when its referral lists have been exhausted.

Section 8. Non-Discrimination. No employee covered by this Agreement shall be required to join any Union or pay any agency fees or dues as a condition of being employed, or remaining employed, on the Project. Where, however, there is in effect and in the possession of the Contractor a voluntary written dues deduction authorization executed by the employee on a standard form furnished by the Union, the Contractor agrees to deduct union dues from the pay of the employee and to remit the dues to the Union at the same time that trust fund contributions are required to be remitted to the administrators of the appropriate trust funds on behalf of that employee.

Section 9. Core Employees. To provide opportunities to participate on the Project to minority and women owned business enterprises as well as other enterprises which do not have a relationship with the Unions signatory to this Agreement and to ensure that such enterprises will have an opportunity to employ their "core" employees on this Project, the parties agree that any such enterprise has the right to select core employees whom it will employ on site, in accordance with the formula below and who:

(a) possess any license required by the state or federal law for the Project work to be performed;
(b) have worked a total of at least 1,200 hours per year in the construction craft during each of the prior 3 years, including participating in a state certified apprenticeship program;
(c) were on the Contractor's active payroll for at least 60 out of the 180 calendar days prior to the contract award;
(d) have the ability to perform safely the basic functions of the applicable trade.

The first employee and the third employee, or up to ten (10) percent of all employees, whichever is greater, hired by each contractor may be core employees. After such core employees have been hired by any contractor, all the employees shall thereafter be hiring hall referrals by the appropriate signatory unions in accordance with the provisions of the applicable local collective bargaining agreements.

Section 10. Craft and General Forepersons. The selection of craft foreman and/or general foreman and the number foreman required shall be the exclusive right and responsibility of each contractor.

ARTICLE VII

DISPUTES AND GRIEVANCES

Section 1. This Agreement is intended to provide close cooperation between management and labor. Each of the Unions will assign a representative to this Project for the purpose of completing the construction of the Project economically, efficiently, continuously, and without interruptions, delays, or work stoppages.

Section 2. The Contractors, Unions and the employees, collectively and individually, realize the importance to all parties to maintain continuous and uninterrupted performance of the work of the Project, and agree to resolve disputes in accordance with the grievance-arbitration provisions set forth in this Article.

Section 3. Any question or dispute arising out of and during the term of this Project Agreement (other than trade jurisdictional disputes) shall be considered a grievance and subject to resolution under the following procedures:

Step 1. (a) When any employee subject to the provisions of this Agreement feels he or she is aggrieved by a violation of this Agreement, he or she, through his or her local union business representative or job steward, shall, within five (5) working days after the occurrence of the

violation, give notice to the work-site representative of the involved Contractor stating the provision(s) alleged to have seen violated. The business representative of the local union or the job steward and the work-site representative of the involved Contractor and the Prime Contractor shall meet and endeavor to adjust the matter within three (3) working days after timely notice has been given.

The representative of the Contractor shall keep the meeting minutes and shall respond to the Union representative in writing (copying the Prime Contractor) at the conclusion of the meeting but not later than twenty-four (24) hours thereafter. If they fail to resolve the matter within the prescribed period, the grieving party may, within forty-eight (48) hours thereafter, pursue Step 2 of the Grievance Procedure, provided the grievance is reduced to writing, setting forth the relevant information concerning the alleged grievance, including a short description thereof, the date on which the grievance occurred, and the provision(s) of the Agreement alleged to have been violated.

(b) Should the Local Union(s) or the Prime Contractor or any Contractor have a dispute with the other party and, if after conferring, a settlement is not reached within three (3) working days, the dispute may be reduced to writing and proceed to Step 2 in the same manner as outlined herein for the adjustment of an employee complaint.

Step 2. The International Union Representative and the involved Contractor shall meet within seven (7) working days of the referral of a dispute to this second step to arrive at a satisfactory settlement thereof. Meeting minutes shall be kept by the Contractor. If the parties fail to reach an agreement, the dispute may be appealed in writing in accordance with the provisions of Step 3 within seven (7) calendar days thereafter.

Step 3. (a) If the grievance has been submitted but not adjusted under Step 2, either party may request in writing, within seven (7) calendar days thereafter, that the grievance be submitted to an Arbitrator mutually agreed upon by them. The Contractor and the involved Union shall attempt mutually to select an arbitrator, but if they are unable to do so, they shall request the American Arbitration Association to provide them with a list of arbitrators from which the Arbitrator shall be selected. The rules of the American Arbitration Association shall govern the conduct of the arbitration hearing. The decision of the Arbitrator shall be final and binding on all parties. The fee and expenses of such Arbitration shall be borne equally by the Contractor and the involved Local Union(s).

(b) Failure of the grieving party to adhere to the time limits established herein shall render the grievance null and void. The time limits established herein may be extended only by written consent of the parties involved at the particular step where the extension is agreed upon. The Arbitrator shall have the authority to make decisions only on issues presented to him or her, and he or she shall not have authority to change, amend, add to or detract from any of the provisions of this Agreement.

Section 4. The Prime Contractor and Owner shall be notified of all actions at Steps 2 and 3 and shall, upon their request, be permitted to participate in all proceedings at these steps.

ARTICLE VIII

JURISDICTIONAL DISPUTES

Section 1. The assignment of work will be solely the responsibility of the Contractor performing the work involved; and such work assignments will be in accordance with the Plan for the Settlement of Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor Plan.

Section 2. All jurisdictional disputes on this Project, between or among Building and Construction Trades Unions and employers shall be settled and adjusted according to the present Plan established by the Building and Construction Trades Department or any other plan or method of procedure that may be adopted in the future by the Building and Construction Trades Department. Decisions rendered shall be final binding and conclusive on the Contractors and Unions parties to this Agreement.

Section 3. All jurisdictional disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature, and the Contractor's assignment shall be adhered to until the dispute is resolved. Individuals violating this section shall be subject to immediate discharge.

Section 4. Each Contractor will conduct a pre-job conference with the appropriate Building and Construction Trades Council prior to commencing work. The Prime Contractor and the Owner will be advised in advance of all such conferences and may participate if they wish.

ARTICLE IX.

MANAGEMENT'S RIGHTS

Section 1. Exclusive Authority – Workforce. The Prime Contractors retain the full and exclusive authority for the management of their operations and workforces. The Prime Contractors retain the right to plan, direct, and control the workforce, including the hiring, promotion, demotion, transfer, layoff, suspension, discipline or discharge for just cause of employees; the determination of crew make-up, crew size and manning levels; the selection of foremen, the assignment and scheduling of work; the promulgation of work rules; and the requirement of overtime work, the determination of when it will be worked and the number and identity of employees engaged in such work. No rules, customs, or practices which limit or restrict productivity, efficiency of the individual and/or joint working efforts of employees shall be permitted or observed. The Prime Contractors may utilize any methods or techniques of construction and operation.

Section 2. Materials, Design, Machinery, Equipment. There shall be no limitation or restriction by a signatory Union upon a Contractor's choice of materials or design, nor, regardless of source or location, upon the full use and utilization of equipment, machinery packaging, pre-cast, pre-fabricated, pre-finish, or pre-assembled materials, tools or other labor saving devices. The on-site installation or application of all items shall be performed by the craft having jurisdiction of such work;

provided, however, that installation of specialty items may be performed by employees employed under this Agreement who may be directed by other personnel in a supervisory role, in circumstances requiring special knowledge of the particular items.

Section 3. Specialty Work. It is recognized by the Contractors, the Unions, and their members that the performance of certain work on the Project shall consist of the installation of certain materials, equipment, or supplies manufactured outside this local vicinity which must, for warranty purposes, be installed by the manufacturer and/or designated specialty contractors and that such installation work is not customarily performed by the members of such unions. The Unions and their members agree that they shall make no claims for such work; provided, however, that the Prime Contractors and/or the Joint Administrative Committee shall provide them with the necessary information establishing the nature of such specialty work.

Section 4. New Technology, Equipment. The use of new technology, equipment, machinery, tools and/or labor saving devices and methods of performing work may be initiated by any Contractor from time to time during the Project. The Union agrees that it will not in any way restrict the implementation of such new devices or work methods.

Section 5. Disputes. If there is any disagreement between any Contractor and the Union concerning the manner or implementation of such device or method of work, the implementation shall proceed as directed by the Contractor, and the Union shall have the right to grieve and/or arbitrate the dispute as set forth in Article VII of this Agreement.

ARTICLE X.

WORK STOPPAGES

Section 1. No Strikes or Work Disruptions. There shall be no strike, sympathy strike, jurisdictional strike, recognitional strike, slowdown, sabotage, work to rule, sickout, sitdown, picketing of any type (including informational picketing), handbilling, boycott, interruption of work or any disruptive activity that interferes with or interrupts in any way work on the Project. The Unions signatory hereto, and each of their members, agree not to initiate, authorize, sanction, participate in, condone, or permit their members to engage in any such activity. Failure of any Union or employee covered by this Agreement to cross any picket line established by any Union, signatory or non-signatory to the Agreement, or by any other organization or individual at or in proximity to the Project construction site, is a violation of this Article. The signatory Union shall be responsible for any action of its members, which violates this section, and its members shall be subject to discipline up to and including discharge for violation of the provisions of this article.

Section 2. Union Responsibilities. The Union shall not sanction, aid or abet, encourage or condone any conduct or activity in violation of this Article, and shall undertake all means to prevent or to terminate any such conduct immediately. No employee shall engage in activities which violate this Article, and the Union shall pursue all disciplinary action permitted by its Constitution and By-laws against any employee who engages in any activity which violates this Article.

Section 3. Violation. If any Contractor and/or CCAC contends that any Union or its member(s) has violated this Article, it will notify in writing the International President(s) of the Union(s) involved, advising him of the fact, with copies of such notice to the Local Union(s) involved, and the BCTC. The International President or Presidents will immediately instruct, order and use the best efforts of his office, including discipline procedures under its Constitution and By-laws, to cause the Local Union(s) or its members to cease any violation of this Article.

Section 4. Expedited Arbitration. Should CCAC, Prime Contractor or any Contractor believe that there has been any violation of this Article, it may institute this expedited arbitration procedure (in addition to any action at law or in equity, or any other contractual procedure available to it). The parties to this Agreement have agreed that the Labor Arbitration Rules of the American Arbitration Association shall apply, including the Rules governing Expedited Arbitration. The Arbitrator shall hold a hearing within twenty-four (24) hours of verbal or written notice of a claimed violation of this Article and shall complete the hearing in one session. The sole issue at the hearing shall be whether or not a violation of this article has occurred. The Arbitrator shall have no authority to consider any matter in justification, explanation, or mitigation of such violation. The arbitral award shall be issued in writing within three (3) hours after the close of the hearing and may be issued without opinion. If any party desires an opinion, the arbitrator shall issue one within fifteen (15) days, but its issuance shall not delay compliance with, or enforcement of, the award.

ARTICLE XI

WAGE AND BENEFITS

Section 1. Classification – Wages. All employees covered by this Agreement shall be classified in accordance with work performed and paid the prevailing wage and benefit rates for these classifications. The Prime Contractors, upon request, shall provide the Unions with substantiation that prevailing wages and benefits are being paid by Contractors on the Project.

Section 2. Payment of Benefits/Contribution. Each Contractor will also pay all required contributions in the amounts required by Section 1 of this Article to the established employee benefit funds that accrue to the direct benefit of the employees (such as pension and annuity, health and welfare, vacation, apprenticeship, training funds). With respect to contributions required in this Section to Employer-Union jointly trusted funds, the Contractor adopts and agrees to be bound by the written terms of the legally established trust agreement specifying the detailed basis on which payments are to be made into, and benefits paid out of, such Trust Funds. The Contractor authorizes the parties to such Trust Funds to appoint Trustees and successor Trustees to administer the Trust Funds and hereby ratifies and accepts the Trustees and successor Trustees to administer the Trust Funds and hereby ratifies and accepts the Trustees so appointed as if made by Contractor. This section does not apply to core employees unless any core employee voluntarily elects to join and become a member of any local union signatory to this Agreement, in which event this Section shall immediately apply with respect to any such core employee.

ARTICLE XII

LOCAL UNION NEGOTIATIONS DURING THE PENDENCY OF THE AGREEMENT

Section 1. All parties to this Agreement understand and acknowledge that some crafts who will be working on the Project are covered by local collective bargaining agreements that will expire prior to the projected completion of the project. All contracting parties understand and agree that irrespective of whether such local collective bargaining agreement negotiations are successful or unsuccessful, there shall be no strike, sympathy strike, jurisdictional strike, recognitional strike slowdown, sabotage, work to rule, sickout, sitdown, picketing of any type (including informational picketing), handbilling, boycott, interruption of work or any disruptive activity that interferes with or interrupts in any way work on the Project by any Union involved in such local negotiations, or by any of its members, nor shall there by any lockout on the Project affecting such union or its members during the course of such negotiations. Irrespective of the status of any such local collective bargaining agreement negotiations, the affected Union and all of its members will observe and fully comply with the provisions of this Agreement.

Section 2. Wage/Benefit Increases. Should a craft covered by this Agreement negotiate an increase in wages or an increase in benefits with any Contractor to become effective during the term of the Project for the area of Western Pennsylvania, those wage and/or benefit increases shall be paid, as of the effective date of those increases, to those employees in that craft performing work covered by this Agreement.

ARTICLE XIII

HOURS OF WORK, OVERTIME, SHIFTS AND HOLIDAYS

Section 1. Work Day and Work Week. Except as provided in Section 4, the first shift shall consist of eight (8) or ten (10) hours per day between the hours of 6:00 a.m. and 5:30 p.m., plus one-half (1/2) hour for unpaid lunch, approximately mid-way through the shift. Forty (40) hours per week shall constitute a regular week's work, whether consisting of five (5) eight (8) hour days, or four (4) ten (10) hour days. The work week will start on Monday and conclude on Sunday. A uniform starting time will be established for all crafts on each project or segment of work. Nothing herein shall be construed as guaranteeing any employee eight (8) or ten (10) hours per day or forty (40) hours per week. The Union(s) shall be informed of the work starting time set by the contractor at the pre-job conference which may be changed thereafter upon three (3) days' notice to the Union(s) and the employees. A second shift, if used, shall consist of eight hours between the 3:00 p.m. and 1:00 a.m.; a third shift, if used, shall begin between 10:00 p.m. and 1:00 a.m. For the purposes of Section 3, the third shift shall be considered as part of the prior day's work.

Section 2. Starting Times. Employees shall be at their place of work at the starting time and shall remain at their place of work (as designated by the Contractor) performing their assigned functions until quitting time, which is defined as the scheduled end of the shift. The parties reaffirm their policy of a fair day's work for a fair day's wage. There shall be no pay for time not worked unless

the employee is otherwise engaged at the direction of the Contractor. Due to the magnitude of the project and congestion of the site, staggered starting times may be required. If necessary, these starting times would be between 6 AM and 8 AM. This policy could help reduce the transportation problems at start and completion times.

Section 3. Overtime. Overtime shall be defined as all hours worked in excess of forty (40) hours in a week, or for 8 hour shifts, in excess of 8 hours per day; or for 10 hour shifts, for work in excess of 10 hours per day; such work and work performed on Saturday shall be paid at one and one-half times the straight time rate of pay. However, in scheduled five day/eight hour shift work-weeks, Saturday may be scheduled as a "make-up" day at straight time to make up for a day lost (Monday through Friday) due to inclement weather; in scheduled four day/ten hour shift work weeks, Friday and/or Saturday may be scheduled as a "makeup" day at straight time to make up for a lost day (Monday through Thursday) due to inclement weather. In addition, if a makeup day is scheduled, all employees directed to work on such day will be guaranteed a minimum of four (4) hours work or pay. In any week in which employees on the Project are scheduled on four day/ten hour shifts, an employee whose first day of work on the projects begins on Wednesday, or a later day of the schedule shall be paid, during the first week of his employment only, time and a half for all hours worked in excess of eight in a day for each day he worked during said week. Work on Sundays and Holidays shall be at double time. There will be no restriction on any Contractor's scheduling of overtime or the non-discriminatory designation of employees who will work. The Contractor shall have the right to schedule work so as to minimize overtime. There shall be no pyramiding of overtime pay under any circumstances.

Section 4. Shifts.

(a) Shift work may be performed at the option of the Contractor(s) upon three (3) days' prior notice to the Union and shall continue for a period of not less than five (5) working days. Saturdays and Sundays, if worked, may be used for establishing the five (5) day minimum work shift. If two shifts are worked, each shall consist of eight (8) hours of continuous work exclusive of a one-half (1/2) hour non-paid lunch period for eight (8) hours pay.

(b) The Contractor may establish a work week of four (4) consecutive ten (10) hour work days (exclusive of one-half hour unpaid lunch, approximately midway through the shift) between Monday and Friday.

Section 5. Holidays. Recognized holidays on the Project shall be New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day after Thanksgiving Day, and Christmas Day. Work performed on holidays shall be paid at double the straight time rate of pay. A holiday falling on Sunday shall be observed the following Monday

Section 6. Meal Period. The Contractor will schedule a meal period of not more than one-half hour duration at the work location at approximately the mid-point of the scheduled work shift (4 hours in a five-day work week, 5 hours in a four-day work week), consistent with Section 1; provided, however, that the Contractor may, for efficiency of the operation, establish a schedule which coordinates the meal periods of two or more crafts. If an employee is required to work through his meal period, he shall be compensated for the time worked at the applicable overtime rate and the employee shall, when work permits, eat his lunch "on the fly."

Section 7. No Organized Work Breaks. There will be no organized breaks or other non-working time established during working hours. Individual nonalcoholic beverage containers will be permitted at the employee's work stations.

Section 8. Craft Worker Parking Facilities. Parking facilities or arrangements for employees working on the Project will be established by the Prime Contractors by the time work on the Project commences.

ARTICLE XIV

APPRENTICES AND HELMETS TO HARDHATS

Section 1. Need For. The parties recognize the need to maintain continuing support of programs designed to develop adequate numbers of competent workers in the construction industry. The Contractor(s) will accordingly employ apprentices in their respective crafts to perform work on the Project within the apprentices' capabilities.

Section 2. Ratios. The Union agrees to cooperate with the Contractor in furnishing qualified apprentices as requested. There shall be no restrictions on the utilization of apprentices in performing the work of their craft provided they are properly supervised.

Section 3. The Employers and the Unions recognize a desire to facilitate the entry into the building and construction trades of veterans who are interested in careers in the building and construction industry. The Employers and Unions agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter "Center") and the Center's "Helmets to Hardhats" program to serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

Section 4. The Unions and Employers agree to coordinate with the Center to create and maintain an integrated database of veterans interested in working on this Project and of apprenticeship and employment opportunities for this Project. To the extent permitted by law, the Unions will give credit to such veterans for bona fide, provable past experience.

ARTICLE XV

DRUG AND ALCOHOL POLICY

Section 1. Policy. All parties understand and agree that a substance abuse program has been established by the Master Builders' Association of Western PA, Inc. (MBA) and/**or the Constructors Association of Western PA (CAWP)**, and will be in force for all work performed under the Agreement. The substance abuse program will prohibit the use, sale, transfer, purchase and/or possession of a controlled substance, alcohol and/or firearms while on the Project's premises and will require testing of employees. The substance abuse program will be incorporated into and made part of the Agreement and implemented for all Contractors and employees working on the Project.

ARTICLE XVI

NON-DISCRIMINATION

Section 1. Policy. It is the continuing policy of the Prime Contractors, the Contractors and the Unions that the provisions of this Agreement shall be applied without discrimination because of age, race, sex, color, religion, creed, national origin or union signatory or membership status. There shall be no discrimination against an employee because of her or his membership in, or activities on behalf of Unions.

ARTICLE XVII

SOLE AND COMPLETE AGREEMENT

Section 1. The parties agree that this Agreement constitutes the sole and complete agreement between them governing the rates of pay and working conditions of the construction employees working on the Project, that it settles all demands and issues on the matters subject to collective bargaining, and that it shall not be modified or supplemented in any way except by written agreement executed by both parties.

ARTICLE XVIII

SEPARABILITY AND SAVINGS CLAUSE

Section 1. Intent of Parties. If any article or section of this Agreement shall be held invalid by law or by a tribunal of competent jurisdiction, or if compliance with or enforcement of any article should be restrained pending a final determination as to its validity, the remainder of this Agreement shall not be affected and shall remain in full force and effect. In the event that any article or section is held invalid, the parties hereto shall, upon the request of the Unions, enter into collective bargaining negotiations for the purpose of arriving at a mutually satisfactory replacement for such article during the period of invalidity or restraint. If the parties hereto cannot agree on a mutually satisfactory replacement, either party shall be permitted to submit its demand to formal arbitration.

Section 2. Force of Agreement. The parties recognize the right of the CCAC to withdraw, at is absolute discretion, the utilization of this Agreement as part of any bid specification should a court of competent jurisdiction issue any order which could result, temporarily or permanently, in delay of the bidding, awarding, and/or construction work on the Project. Notwithstanding such an action by the Prime Contractors, or such court order, the parties agree that the Agreement shall remain in full force and effect on the Project, to the maximum extent legally possible.

This Project Labor Agreement is made as of this 15th day of February, 2011, by and between the Community College of Allegheny County and the Pittsburgh Regional Building and Construction Trades Council, AFL-CIO.

This Agreement replaces, in its entirety, that certain Labor Stabilization Agreement approved by the CCAC and the BCTC dated the 21st day of June, 1993 that covers all construction projects for which the CCAC acts as Owner.

The CCAC and BCTC, intending to be legally bound hereby, and for other good and valuable consideration the receipt and sufficiency of which the parties hereby acknowledged, agree to the above.

Community College Of Allegheny County

By _____
Alex Johnson, PhD.
President

Approved as to Form and Legality:

By _____
Mike Adams, Esquire
Solicitor

Pittsburgh Regional Building and Construction Trades Council, AFL-CIO

By _____
William Brooks
President

By _____
Thomas McIntyre
Secretary/Treasurer

By _____
Richard Stanizzo
Business Manager

COMMUNITY COLLEGE OF ALLEGHENY COUNTY
800 ALLEGHENY AVENUE, PITTSBURGH PA 15233

_____
Bond Number

P E R F O R M A N C E B O N D

Know all men by these Presents that we _____**"TO BE COMPLETED ONLY BY AWARDEE"**____ (hereinafter called "Principal") as Principal, and _____ authorized to do business in the Commonwealth of Pennsylvania (hereinafter called "Surety") as Surety, are held and firmly bound unto the Community College of Allegheny County, through its Board of Trustees, _____ in the sum of _____

_____

to be paid to the said College aforesaid, its certain attorney, or assigns. To which payment will and truly be made, said principal and said surety to bind themselves their respective successors or assigns jointly and severally, firmly by these presents.

WITNESS our hands and seals, the _____ day of _____ 20____.

WHEREAS the above bounded _____

_____ has filed with the Community College of Allegheny County, proposals for the _____

The Condition of the above Obligation is such that if the said _____ shall perform _____

_____

In accordance with the agreement between _____ and the Community College of Allegheny County of even date herewith and the specifications and proposals attached to and made part of the agreement, and shall indemnify and save harmless the said Community College of Allegheny County from all liens, charges, demands, loss and damages of every kind and nature, whatsoever. Then this obligation to be void, otherwise to be and remain in full force and virtue.

Attest:

_____ (SEAL)
CONTRACTOR

_____ _____ (SEAL)
SECRETARY PRESIDENT

Signed, Sealed and delivered in presence of

_____ (SEAL)
SURETY COMPANY

_____ _____ (SEAL)
ADDRESS

_____ (SEAL)
TITLE

COMMUNITY COLLEGE OF ALLEGHENY COUNTY
800 ALLEGHENY AVENUE, PITTSBURGH PA 15233

LABOR AND MATERIAL

P A Y M E N T B O N D

KNOW ALL MEN BY THESE PRESENTS:

That we_____ **"TO BE COMPLETED ONLY BY AWARDEE"** _____

_____ as Principal

hereinafter called Principal, and _____

_____ as Surety, hereinafter called Surety, are held and firmly bound unto the

COMMUNITY COLLEGE OF ALLEGHENY COUNTY, through its Board of Trustees as Obligee, hereinafter called Owner, for the use and benefit of claimants as hereinbelow defined, in the amount of _____

_____ Dollars ($_____),

for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has by written agreement, dated _____ 20_____, entered into a contract with Owner for _____

in accordance with drawings and specifications prepared by_____

(Here insert full name, title and address)

_____which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required for use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject, however, to the following conditions:

(1) A claimant is defined as one having a direct contract with the Principal or with a sub-contractor of the Principal for labor, material, or both used or reasonably required for use in the performance of the contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.

(2) The above-named Principal and Surety hereby jointly and severally agree with the Owner that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The Owner shall not be liable for the payment of any costs or expenses of any such suit.

(3) No suit or action shall be commenced hereunder by any claimant.

(a) Unless claimant, other than one having a direct contract with the Principal, shall have given written notice to any two of the following: The Principal, the Owner, or the Surety above-named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the Principal, Owner or Surety, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer.

(b) After the expiration of one (1) year following the date on which Principal ceased work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

(c) Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the project, or any part thereof, is situated, or in the United States District Court for the district in which the project, or any part thereof, is situated, and not elsewhere.

(4) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and sealed this _____ day of _____ 20_____

_____ By_____
Witness (Seal) Principal

_____ By_____
Witness (Seal) Surety

This bond is issued simultaneously with performance bond in favor of the Owner conditioned on the full and faithful performance of the Contract.

Original – January 1980

MASTER SERVICES AGREEMENT

"Awardee Only"

Bid 1154

THIS MASTER SERVICES AGREEMENT ("Agreement") is made and entered into as of this ---- day of ----------, 2018, by and between **Community College of Allegheny County**, with a business office located at 800 Allegheny Avenue, Pittsburgh, PA 15233 (hereinafter referred to as the "College"), and ---------- (hereinafter referred to as "Contractor").

RECITALS

WHEREAS, the College has issued a Request for Quotation, Bid Solicitation, Request for Proposal, and/or a Purchase Order (hereinafter individually and collectively referred to as the "Order"), pursuant to

Bid Proposal No.	**Awardee Only**

which College seeks to procure certain work and services, as more fully described on the Order; and

WHEREAS, Contractor has submitted a proposal to the College to provide the services described in the Order, a copy of which is attached hereto as Exhibit A (hereinafter the "Proposal") and incorporated by reference;

WHEREAS, the College desires to engage Contractor to provide the services, pursuant to and in accordance with the terms and conditions that this Agreement set forth herein.

NOW, THEREFORE, in consideration of the premises and covenants that this Agreement contains, the receipt and adequacy of which are hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Term. The term of this Agreement shall be as specified in the Order unless otherwise stated in the section below. If no date is specified, this Agreement shall begin with the date first stated above and terminate upon satisfactory completion of the services described herein.

AWARDEE ONLY

2. Services. Contractor shall fully and faithfully perform the work and services described in the Order and the Proposal and any specifications, scope of work or other documentation attached thereto. Contractor warrants that all work and services performed by or on behalf of it under this Agreement will conform to all terms and specifications set forth in the Order and in the Proposal.

3. Price/Fees: The College shall pay Contractor for the services and work performed by Contractor in accordance with the fees and/or prices set forth in the Proposal.

4. Terms and Conditions: This Agreement, and the services to be performed by Contractor hereunder, will be subject to and governed by College's Standard Terms and Conditions for the Purchase of Goods and Services ("Master Terms"), which are incorporated herein by reference. The Master Terms can be viewed and downloaded at https://online.flippingbook.com/view/182546862. By signing below, Contractor acknowledges its receipt and acceptance of the Master Terms.

5. Insurance Requirements: In addition to the Master Terms, Contractor shall comply with the insurance and indemnification requirements set forth on Exhibit B, which are incorporated herein by reference. Prior to commencing performance of the Services, Contractor shall furnish to the College a properly executed certificate(s) of insurance which evidence all insurance required by Exhibit B. Said certificate(s) of insurance shall be attached herein as Exhibit C.

6. Assignment. Contractor may not assign or subcontract this Agreement or its performance thereof, in whole or in part, without the College's prior written consent.

7. Entire Agreement; Modification. This Agreement, together with the Exhibits and other documents referenced and incorporated herein, sets forth the entire agreement of the parties on the subject matter hereof and supersedes all previous or concurrent agreements between them, whether oral or written. Any proposal, quotation, acknowledgment, confirmation or other writing submitted by Contractor to the College shall not be deemed to amend or modify this Agreement, and will be of no legal effect except to the extent that it serves to identify the work and services to be performed by the Contractor. This Agreement, and the terms set forth in the Master Terms, will control over any conflicting terms or provisions contained in any proposal, invoice or other documentation submitted by Contractor to College. The terms of this Agreement may not be modified or changed except by a writing that both parties sign. This Agreement shall inure to the benefit of the College and Contractor and the College's successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

AWARDEE ONLY – COMPANY NAME	**COMMUNITY COLLEGE OF ALLEGHENY COUNTY**
By: _____	By: Cathy Jacobs
Signature: _____	Signature: _____
Title: _____	Title: Vice President of Finance and CFO
Date: _____	Date: _____

Revised 3/3/15

EXHIBITS - The following Exhibits are attached hereto and made a part of this Agreement for all purposes:

- ☐ **Exhibit A - Contractor's Proposal Response**
- ☐ **Exhibit B - Insurance Requirements**
- ☐ **Exhibit C - Contractor's Certificate(s) of Insurance.**
- ☐ **Exhibit D – Performance and Payment Bonds**
- ☐ **Exhibit E – No-Lien Agreement**

COMMUNITY COLLEGE OF ALLEGHENY COUNTY
800 ALLEGHENY AVENUE, PITTSBURGH, PA 15233

NO-LIEN AGREEMENT

"TO BE COMPLETED ONLY BY AWARDEE"
Bid 1154

Made the _____day of_____, 20_____between_____

_____Pittsburgh, Pennsylvania Contractor and Community College of Allegheny County, Pittsburgh, Pennsylvania, Owner.

Whereas, by separate written contract dated and executed the day and year first above written. The Owner and Contractor have entered into a No-Lien Contract (herein described for convenience as the Contract) to furnish all labor, materials, supplies, tools, and equipment necessary to complete the Contract in accordance with the specifications prepared by the Owner, and the provisions on the Contract between the Owner and Contractor, as more particularly recited therein.

NOW, THEREFORE, in consideration of the execution of said Contract for the purchases of and delivery on the premises of the owner and terms and conditions thereof, the Contractor covenants and agrees as follows:

1. The contractor covenants and agrees that no mechanics' claims or liens shall be entered or filed by the Contractor or by any subcontractor or materialsman or by an other person against the building or property of the Owner described more particularly hereinafter, for or on account of any work or labor done, materials, supplies, tools and equipment furnished in, upon, or about the building and property of the Owner described more particularly hereinafter.

2. Any and all right of lien is hereby waived and the Contractor, all subcontractors, all materialsmen, all persons supplying labor, and/or materials and all other persons shall look exclusively to and hold the Contractor and not the property liable for any sums due, however arising.

3. The property as to which this No-Lien Agreement is filed is located at Community College of Allegheny County, _____.

Block/Lot_____

IN WITNESS WHEREOF, the parties hereto, with the intent to be bound legally thereby have duly executed this No-Lien Agreement the day and year first above written.

COMMUNITY COLLEGE OF ALLEGHENY COUNTY (OWNER)

_____
CCAC - VICE PRESIDENT FOR FINANCE (revised 3/16/15)

_____ _____
(CONTRACTOR) WITNESS

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

800 ALLEGHENY AVENUE PITTSBURGH, PA 15233

INSURANCE REQUIREMENTS

FORM B

Indemnification. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Community College of Allegheny County (CCAC), its agents, officers, employees, and volunteers from and against all claims, damages, losses, and expenses (including but not limited to attorney fees and court costs) arising from the acts, errors, mistakes, omissions, work or service of Contractor, its agents, employees, or any tier of its subcontractors in the performance of this Contract. The amount and type of insurance coverage requirements of this Contract will in no way be construed as limiting the scope of indemnification in this Paragraph.

Insurance. Contractor shall maintain during the term of this Contract insurance policies described below issued by companies licensed in Pennsylvania with a current A.M. Best rating of A- or better. At the signing of this Contract, and prior to the commencement of any work, Contractor shall furnish the CCAC Purchasing Department with a **Certificate of Insurance** evidencing the required coverages, conditions, and limits required by this Contract at the following address: Community College of Allegheny County, Purchasing Department, 800 Allegheny Avenue, Pittsburgh, PA 15233.

The insurance policies, except Workers' Compensation and Professional Liability, shall be endorsed to name Community College of Allegheny County, its agents, officers, employees, and volunteers as Additional Insureds with the following language or its equivalent:

> Community College of Allegheny County, its agents, officers, employees, and volunteers are hereby named as additional insureds as their interest may appear.

All such Certificates shall provide a 30-day notice of cancellation. Renewal Certificates must be provided for any policies that expire during the term of this Contract. Certificate must specify whether coverage is written on an Occurrence or a Claims Made Policy form.

Insurance coverage required under this Contract is:

1) **Commercial General Liability** insurance with a limit of not less than $1,000,000 per occurrence for bodily injury, property damage, personal injury, products and completed operations, and blanket contractual coverage, including but not limited to the liability assumed under the indemnification provisions of this Contract.

2) **Automobile Liability** insurance with a combined single limit for bodily injury and property damage of not less than $1,000,000 each occurrence with respect to Contractor's owned, hired, and non-owned vehicles.

3) **Workers' Compensation** insurance with limits statutorily required by any Federal or State law and **Employer's Liability** insurance of not less than $100,000 for each accident, $100,000 disease for each employee, and $500,000 disease policy limit.

4) **Asbestos and/or Lead Abatement.** Asbestos and/or Lead Abatement Liability Insurance with limits of Ten Million Dollars ($10,000,000) Each Occurrence and Ten Million Dollars ($10,000,000) Aggregate when Work includes asbestos and/or lead abatement activities.

Interior Repair Work

VAC Building
Community College of Allegheny County (CCAC)
900 Lincoln Avenue, Pittsburgh, PA

PURPOSE

The Community College of Allegheny County (CCAC) is soliciting proposals from qualified contractors to provide miscellaneous interior repair services at the VAC/Police Academy Building, located at 900 Lincoln Avenue, Pittsburgh, Pennsylvania.

The purpose of this project is to address various interior building repairs and deficiencies to maintain the building's condition, functionality, appearance, and safety.

SCOPE OF WORK

The selected contractor shall furnish all labor, materials, equipment, tools, supervision, and services necessary to complete the identified interior repairs in a professional and workmanlike manner.

Work may include, but is not limited to, the following:

- **Drywall Repairs:** Repair damaged drywall, holes, cracks, and other wall or ceiling deficiencies.
- **Plaster Repairs:** Patch and repair damaged plaster surfaces and restore them to a suitable finish.
- **Finishing Work:** Prepare, patch, sand, and finish repaired surfaces to provide a uniform appearance.
- **Painting:** Prepare and paint designated interior walls, ceilings, and other surfaces as identified by CCAC.
- **Subfloor Repairs:** Inspect and repair identified damaged or deteriorated subfloor areas as directed by CCAC.
- **Trim Work:** Repair, replace, or install damaged or missing interior trim, baseboards, and related finish materials.
- **Miscellaneous Repairs:** Complete other minor interior repairs identified during the mandatory building walkthrough and approved by CCAC.

All work shall be completed in accordance with applicable building codes, manufacturer recommendations, and accepted construction practices.

Review reports contained herein detailing any possible hazardous materials. Work to be performed in compliance with all OSHA and local requirements for handling hazardous materials. Containments and dust protection to be utilized.

INDEX TO TECHNICAL SPECIFICATIONS
FOR GENERAL CONSTRUCTION

DIVISION 1	**GENERAL REQUIREMENTS**	
Section 01000	Special Project Procedures	01000:1-2
Section 01100	Summary	01100:1-6
Section 01010	Summary of Project	01010:1-6
Section 01031	Alteration Project Procedures	01031:1-5
Section 01041	Project Coordination	01041:1-3
Section 01045	Cutting & Patching	01045:1-3
Section 01152	Applications for Payment	01152:1-4
Section 01153	Change Order Procedures	01153:1-4
Section 01200	Project Meetings	01200:1-2
Section 01300	Submittals	01300:1-3
Section 01340	Shop Drawings, Product Data & Samples	01340:1-2
Section 01400	Quality Control	01400:1-2
Section 01500	Construction Facilities & Temporary Controls	01500:1-2
Section 01540	Security	01540:1
Section 01569	Construction Cleaning	01569:1
Section 01600	Material and Equipment	01600:1-5
Section 01670	Systems Demonstration	01670:1-1
Section 01700	Contract Closeout	01700:1-3
Section 01710	Cleaning	01710:1-2
Section 01720	Project Record Documents	01720:1-2
Section 01730	Operating and Maintenance Data	01730:1-3
Section 01740	Warranties	01740:1-2

SPECIAL PROJECT PROCEDURES

PART 1 GENERAL

1. 01 RELATED DOCUMENTS
   A. Drawings and general provisions of the Contract including General and Supplementary Conditions and all other Division 1 specification sections apply to work of this section.
   B. A mandatory pre-bid meeting will be held on the construction Site. The date and time is indicated on the Invitation to Bid sheet. All prospective bidders MUST attend.

1.2 SITE
   A. The location of the Project is the Boyce Campus for Community College of Allegheny County.
   B. The College will designate an area adjacent to the building for use by the Contractor for a dumpster, a job trailer, a staging area and/or for storage. Protection and security of materials is the responsibility of the Contractor.
   C. Parking for Contractors' vehicles will be designated by the Owner in the College parking lots.

1.3 USE OF PREMISES
   A. Interior spaces will be occupied throughout the construction phase.
   B. Prior to the start of work, Contractor shall develop a phasing schedule for the implementation of the work. Owner will cooperate with the Contractor in providing access to a given area as work proceeds according to the phasing schedule.

C. Contractor shall take all necessary precautions to minimize disruptions to the Owner's on-going operations and maintain a safe environment for the Owner's employees and customers.
D. Protect furniture, equipment and existing finishes.
E. Remove from the building on a daily basis all demolished materials and construction debris.

Contact Persons

For IT Primary	Jason Ricci	412-237-3066
For Facilities	Dan Devine	724-325-6765
For H.F. Lenz Engineers	Chuck Urso	412-371-9073
Boyce Campus Security		724-325-6653

PART 2 PRODUCTS

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01100 Section 01100 - Page 01100-1

SUMMARY PART 1-GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Identification of the Project Owner, Engineer and the Contract Documents.
   2. Work covered by the contractor.
   3. Use of Premises.
   4. Owner's occupancy requirements.
   5. Work Restrictions.

1.3 CONTRACTS

Without force or effect on the Contract Documents, the work may generally be described as follows:

1.4 SCHEDULE AND DELIVERY OF THE WORK

The Contractor will publish a schedule as part of the bidding documents, detailing the anticipated commencement date of the Work and required date of Substantial Completion. The Contractor(s) shall schedule and coordinate activities required by the Work to align with stated delivery dates.

1.5 USE OF PREMISES

A. Contractor(s) shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.

1. Contractor(s) shall establish an area at the work site as may be feasible for conducting their operations, as agreed upon by the Construction Manager and the Owner.
2. The Contractor shall be responsible for determining the route that construction traffic shall use to the work areas and insuring that adjacent areas are protected against damage, dust and noise.
3. The Contractor(s) shall be responsible for the erection of temporary barriers as required to separate areas under construction or demolition from occupied areas.
4. The Owner, within its facilities, will furnish electricity for construction purposes free of charge to the Contractor(s). Electric shall not be used for temporary heat.
5. The Owner will provide water for construction purposes at no cost to the Contractor(s).
6. The Contractor(s)' working hours shall be in accordance with a schedule approved by the Construction Manager. Should evening hours or weekend work be required, this work must be fully coordinated with the Construction Manager in advance of scheduling the off-hours work.
7. The Construction Manager is responsible for the overall coordination construction activities.
8. The Contractor(s) will be required to use private phones or cell phones at their own cost and expense.
9. The Contractors(s) shall not use other than approved designated work areas for storage of materials. Storage of combustibles will not be permitted within building.
10. Use of the Owner's dumpsters for disposal of waste materials is prohibited.

1.6 OWNER'S OCCUPANCY REQUIREMENTS

A. Partial Occupancy: The Owner will occupy the premises during entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate the Owner's usage. Perform the work so as not to interfere with use of the premises.

1. Maintain access to existing walkways, in as much as practical, and other adjacent occupied or used facilities.
2. Construction access to work area shall not be routed through a finished or occupied space without authorization and appropriate protection of finishes.

1.7 Provide not less than 72 hours' notice to the Owner of activities that will affect site occupied areas or activities.

1.8 SHUTDOWN OF UTILITIES

Not applicable.

1.9 NOISE AND VIBRATION CONTROL

A. In most instances, noise control will be a matter of prime concern. It is therefore mandatory that equipment such as compressors, generating equipment, etc. be fitted with mufflers or other noise abatement attachments.
B. Coordinate the scheduling and use of noise/vibration-producing equipment with the Construction Manager.

1.10 OWNER OWNED EQUIPMENT

A. The use of Owner-owned equipment is prohibited. It shall be the responsibility of Contractors performing work at the Owner to provide tools, equipment and materials necessary to perform the work.

1.11 JOB SITE SECURITY

A. Job site security will not be provided by the Owner. The Owner assumes no responsibility for damage or loss to any Contractor's property.

1.12 PERSONNEL SAFETY AT THE SITE OF THE WORK

A. The Construction Manager shall maintain a safe work site, free of debris, hazardous materials and monitor daily conditions of other Contractors, notifying them of any potentially dangerous or unsafe condition to both workers and the public.

B. The Construction Manager shall furnish, supply and maintain an OSHA approved first aid station at the work site.

1. Post a list of emergency responders' telephone numbers if different than "911".
2. Provide a telephone line or portable telephone accessible at all times of operations within 25 feet of the emergency first aid station.
3. Maintain a detailed log of all incidents, injuries and other mishaps at the work site. Provide a weekly written report of such occurrences to the Owner, including the date and time, the individual involved, the nature of the incident and the action taken to render assistance.

C. Each Contractor shall enforce prevailing laws and regulations, including, but not limited to OSHA as may be applicable to the respective trade.

1.13 PERSONNEL CONDUCT AT THE SITE OF THE WORK

A. No-Smoking Policy

The use of tobacco products, including smokeless products is prohibited.

B. Drug-Free Work Environment

1. The Owner's policy prohibiting use of illegal substances shall be strictly enforced at the jobsite. No alcoholic beverages shall be permitted at the jobsite.
2. Violation of this policy will result in immediate and permanent dismissal of the offensive individual from the jobsite.

C. Harassment of Personnel

1. The Owner's policy prohibiting harassment of personnel and other workers shall be strictly enforced at the jobsite. This includes the use of profanity, derisive or demeaning language or any other action, physical or verbal, against another individual, regardless of age, ethnicity, or sexual orientation.
2. Violation of this policy will result in immediate and permanent dismissal of the offensive individual from the jobsite.

1.14 DELIVERIES AND STORAGE

A. Store equipment and materials delivered to the work site will at Owner approved locations.
B. The Contractor(s) will coordinate with the Construction Manager for delivery of construction materials. The Contractor(s) will keep access to the building unobstructed at all times.

1.15 SPECIFICATION FORMATS AND CONVENTIONS

A. Specification Format: The Specifications are organized into Divisions and Sections using the 35-division format and CSI's "MasterFormat" numbering system.

B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words and phrases when used in particular situations.

1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.

END OF SECTION

SECTION 01010 Section 01010 - Page 01010-1

SUMMARY OF PROJECT

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED
- A. Title of Project, Type of Contracts and Work of each Separate Contract
- B. Work by Others and Future Work
- C. Work Sequence
- D. Contractor use of Premises
- E. Owner Occupancy
- F. Owner-furnished Items
- G. Field Engineering
- H. Coordination
- I. Reference Standards
- J. Project Meetings

1.2 RELATED WORK
- A. General Conditions, Special Conditions, Instructions to Bidders
- B. Section 01041 - Project Coordination: Coordination of work of separate contracts

1.3 CONTRACTS

A. Perform work of a single prime contract with Owner to include the following: Electrical Construction.

1.4 ADMINISTRATIVE & PROCEDURAL SECTIONS APPLICABLE TO ALL PRIME CONTRACTS

A. Section 01010 - Summary of Project
B. Section 01031 - Alteration Project Procedures
C. Section 01041 - Project Coordination
D. Section 01045 - Cutting and Patching
E. Section 01152 - Applications for Payment
F. Section 01153 - Change Order Procedures
G. Section 01200 - Project Meetings
H. Section 01300 - Submittals
I. Section 01500 - Construction Facilities & Temporary Controls
J. Section 01540 - Security: Security Program
K. Section 01600 - Material & Equipment: Storage & Protection Product Options and Substitutions
L. Section 01670 - Systems Demonstration
M. Section 01700 - Contract Closeout
N. Section 01710 - Cleaning
O. Section 01730 - Operations & Maintenance Data
P. Section 01740 - Warranties & Bonds

1.5 TEMPORARY FACILITIES & SERVICES APPLICABLE TO PRIME CONTRACTS

A. Section 01500 - Temporary Electricity, Temporary Lighting, Temporary Telephone, Temporary Water, Sanitation Facilities, Construction Aids and Temporary Enclosures.
B. Section 01500 - Construction Cleaning; Cleaning of Contract Work; delivery of debris to collection receptacles.

1.6 CONTRACT FOR CONSTRUCTION

A. Contract Drawings

1.7 WORK SEQUENCE

A. Construct work in stages to accommodate College's intended use of the facilities. Coordinate Progress Schedule and coordinate with College during the work so there is no disruption of existing services.
   1. Each day all areas shall be returned to a condition that is acceptable to the College to conduct normal operations.

B. It is the intent of the College to occupy work areas to conduct normal operations and business during the normal work day. The Contractors shall schedule work so that it does not effect the College's day-to-day operations.

C. No disruption of existing services shall be permitted unless coordinated with the CCAC Project Manager. Contractor shall be responsible to restore services immediately to existing systems for any failure directly or indirectly due to work being performed under this Contract.

1.8 CONTRACTOR USE OF PREMISES

A. Contractor shall limit their use of premises to construction activities in the areas indicated and allow for College occupancy and use by the public of adjacent areas as well as construction areas during College's normal business hours.

B. Coordinate use of premises under direction of the Prime Contractor.

C. Assume full responsibility for protection and safekeeping of products under this Contract.

D. Obtain and pay for use of additional storage or work areas needed for operations under this Contract.

E. Contractor shall maintain safe egress and ingress to all areas of the building for occupants and visitors.
F. The use of specific existing toilets within the building by the Contractor or their personnel will be permitted. Toilet areas are to be maintained by the Contractor.
G. Confine Operations at the site to areas permitted by Law, Ordinances, Permits, and the Contract documents
H. Unreasonable encumbrance to the site with materials and equipment is not permitted.
I. Loading the structure with weight that will endanger structure is not permitted.
J. Responsibility for protection and safekeeping of products stored on the premise is the Contractor's.
K. Stored products that interfere with operations of Owner or other contractor shall be moved.
L. Additional storage or work areas needed for operations shall be obtained and paid by Contractor.
M. Use of site for storage shall be limited.

1.10 OWNER OCCUPANCY

A. Owner will occupy the premises during the entire period of construction for the conduct of his normal operations. Cooperate with College so as not to interfere or disrupt normal operations of the College. Any work which will require complete occupation of an area by the Contractor for accomplishment and not permit normal function of the College operations within the area will be accomplished outside of the regular College’s working hours and must be scheduled not less than seventy-two (72) hours in advance.

B. Contractor to minimize conflict and to facilitate Owner operations. Perform the work so as not to interfere with the College's operations including operation that will produce disruptive noise levels.

1.11 1 FIELD ENGINEERING

A. The Contractor shall obtain all required permits and submit copies of same to Project Manager.

1.12 COORDINATION

N/A

1.13 REFERENCE STANDARDS

A. For Products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. The date of the standard is that in effect as of the Bid date, except when a specific date is specified.

C. Obtain copies of standards when required by Contract Documents. Maintain copy at job site during progress of the specific work.

1.14 PROJECT MEETINGS

A. Attend project meetings throughout progress of the work: Construction meetings and progress meetings as required by Owner.

B. Suggested Agenda: Review of work progress, status of progress schedule and adjustments thereto, delivery schedules, submittals, maintenance of quality standards, pending changes and substitutions and other items affecting progress of the work.

PART 2 PRODUCTS

2.1 1 PRODUCT QUALITY

A. All products and materials provided for this Project shall be new, of the best quality available and similar to existing items and materials except where higher quality and characteristics are required to fulfill the intent of the Project.

PART 3 EXECUTION

3.1 1 INSTALLATION

A. All work shall be scheduled and coordinated with the Owner's Project Manager to meet the following requirements:

1. Minimum practical interference with Owner's normal operations and special needs.

B. All work shall be done using techniques that minimize dirt, disruption, noise and down time in all areas and systems.

END OF SECTION

SECTION 01031 Section 01031 - Page 01031-1

ALTERATION PROJECT PROCEDURES

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. The Prime Contractor will coordinate work of trades and schedule elements of alterations and renovation work by procedures and methods to expedite completion of the work.
   B. Patch, repair and refinish existing items to remain to the specified condition for each material with a workmanlike transition to adjacent new items of construction.
   C. No work on this project will jeopardize, reduce, eliminate or in any way effect existing warranties or guarantees now in place for this building or its building envelope or systems.

1.2 RELATED REQUIREMENTS
   A. Section 01010 - Summary of Project
   B. Section 01045 - Cutting and Patching
   C. Section 01300 - Submittals
   D. Section 01500 - Construction Facilities & Temporary Controls
   E. Section 01540 - Security
   F. Section 01710 - Cleaning

1.3 SEQUENCE AND SCHEDULES
   A. Schedule work as specified in Section 01010.
   B. Submit separate detailed subschedule for Alterations work, coordinated with the Construction Schedules. Show:
      1. Each stage of work, and dates of occupancy of areas.
      2. Date of Substantial Completion for each area of alterations work, as appropriate.
      3. Trades and subcontractors employed in each stage.

1.4 ALTERATIONS, CUTTING AND PROTECTION

A. Assign the work of moving, removal, cutting and patching to trades qualified to perform the work in a manner to cause least damage to each type of work, and provide means of returning surfaces to appearance of new work.

B. Perform cutting and removal work to remove minimum necessary, and in a manner to avoid damage to adjacent work.
   1. Perform cutting and patching as specified in Section 01045.

C. Protect existing finishes, equipment and adjacent work that is scheduled to remain from damage.
   1. Protect existing and new work from weather and extremes of temperature.
      a. Provide weather protection, waterproofing, heat and humidity control as needed to prevent damage to remaining existing work and to new work.

D. The Contractor shall provide temporary enclosures as specified in Section 01500, to separate work areas from the existing building and from areas occupied by Owner and to provide weather protection.

E. Discoveries of construction, having a historic or private value shall remain in the possession of Owner.
   1. Promptly notify Owner.
   2. Protect discovery from damage from elements or work.
   3. Contractor shall store items to be retained by Owner in a safe, dry place on site, or shall dispose of items which Owner releases.

PART 2 PRODUCTS

2.1 1 SALVAGED MATERIALS

A. Salvage sufficient quantities of cut or removed material to replace damaged work of existing construction, when material is not readily obtainable on current market.

1. Store salvaged items in a dry, secure place on site.
2. Items not required for use in repair of existing work shall remain the property of Owner.
3. Do not incorporate salvaged or used material in new construction except with permission of College.
4. Dispose of items which are not retained or scheduled for reuse.

2.2 PRODUCTS FOR PATCHING, EXTENDING AND MATCHING

A. General Requirements that work be complete:

a. Provide same products or types of construction as that in existing structure, as needed to patch, extend or match existing work. Weather dependent and temperature.

b. Generally Contract Documents will not define products or standards of workmanship present in existing construction; Contractor shall determine products by inspection and any necessary testing, and workmanship by use of the existing as a sample of comparison. 2.Presence of a product, finish or type of construction requires that patching, extending or matching shall be performed as necessary to make-work complete and consistent to identical standards of quality.

PART 3 EXECUTION

3.1 1 PERFORMANCE

A. Patch and extend existing work using skilled mechanics who are capable of matching existing quality of workmanship approved by the manufacturer. Quality of patched or extended work shall be not less than that specified for new work.

3.2 ADJUSTMENTS

N/A

3.3 DAMAGED SURFACES

A. Patch and replace any portion of an existing finished surface which is found to be damaged, lifted, discolored or show other imperfections, with matching material.
   1. Provide adequate support of substrate prior to patching the finish.
   2. Refinish patched portions or painted or coated surfaces in a manner to produce uniform color and texture over entire surface.
   3. When existing surface finish cannot be matched, refinish entire surface to nearest intersections.

3.4 TRANSITION FROM EXISTING TO NEW WORK

A. When new work abuts or finishes flush with existing work, make a smooth and workmanlike transition. Patched work shall match existing adjacent work in texture and appearance so that the patch or transition is invisible at a distance of five (5) feet.

1. When finished surfaces are cut in such a way that a smooth transition with new work is not possible, terminate existing surface in a neat manner along a straight line at a natural line of division, and provide trim appropriate to finished surface.

3.5 CLEANING

A. Perform periodic and final cleaning as specified in Section 01700.

1. Clean areas daily to a degree which will permit normal continued and unimpaired building functions and operations.

B. At completion of work of each trade, clean area and make surfaces ready for work of successive trades.

C. At completion of alterations work in each area, provide final cleaning and return space to a condition suitable for use by Owner.

END OF SECTION

SECTION 01041 Section 01041 - Page 01041-1

PROJECT COORDINATION

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED
A. The Prime Contractor will coordinate the work for the Project and expedite his work to assure compliance with schedules.

1.02 RELATED REQUIREMENTS
A. Conditions of the Contract
B. Section 01010 - Summary of Work
C. Section 01045 - Cutting and Patching
D. Section 01152 - Applications for Payments
E. Section 01200 - Project Meetings
F. Section 01300 - Submittals
G. Section 01700 - Contract Closeout
H. Section 01710 - Cleaning

1.03 CONSTRUCTION ORGANIZATION AND START UP
A. Contractor shall establish on-site lines of communications:
1. Obtain permits, approvals and final inspection reports:
a. Building permits and special permits required for work or for temporary facilities.
b. Verify that subcontractors have obtained inspections for work and for temporary facilities.
2. Control the use of site:
a. Supervise field engineering and site layout.
b. Allocate space for each subcontractor's use for field offices, sheds and work and storage areas.
c. Establish access, traffic and parking allocations and regulations.
d. Monitor use of site during construction.

1.4 PRIME CONTRACTOR DUTIES

A. Construction Schedules:
   1. Coordinate schedules of all subcontractors.
   2. Schedule and hold coordination meetings with the subcontractors to review areas of work and potential problems with work and or schedules.
   3. Coordinate the preparation of a detailed overall schedule of basic operations.
   4. Monitor schedules as work progresses:
      a. Identify potential variances between schedules and probable completion dates for each phase of work.
      b. Recommend to Owner adjustments in schedule to meet required completion dates.
      c. Adjust schedules as required.
      d. Document changes in schedule, submit to Owner and to involved subcontractors.

B. Prepare coordination Drawings as required to resolve conflicts and to assure coordination of the work.
   1. Submit to College.
   2. Reproduce and distribute copies to concerned parties after College review.

C. Monitor periodic cleaning:
   1. Enforce compliance with Specifications.
   2. Resolve any conflicts.

D. Maintain Reports and Records at Job Site, make available to College.
   1. Daily log of progress of work of each subcontractor.

2. Records:
   a. As-built Drawings
   b. Contracts
   c. Purchase Orders
   d. Materials and Equipment Records
   e. Applicable handbooks, codes and standards.
   f. Copies of Permits
3. Obtain information and maintain file of record documents.
4. Assemble documentation for handling of claims and disputes.

1.5 CONTRACTOR CLOSE OUT DUTIES

A. At completion of work, conduct an inspection to assure that:
   1. Specified cleaning has been accomplished.
   2. Temporary facilities have been removed from site.

B. Substantial completion:
   1. Conduct an inspection to confirm or supplement subcontractor's list of work to be completed or corrected.
   2. Assist College in inspection.
   3. Supervise correction and completion of work.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01045 Section 01045 - Page 01045-1

CUTTING & PATCHING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Requirements and limitations for cutting and patching of work.

1.2 RELATED SECTIONS

A. Section 01031 – Alteration Project Procedures
B. Section 01300 - Submittals
C. Section 01600 - Materials & Equipment: Product Options and Substitutions.
D. Individual Product Specification Sections:
   1. Cutting and patching incidental to work of the Section.
   2. Advance notification to other Sections of openings required to work of those Sections.
   3. Limitations on cutting structural support members.
   4. Third Floor Server Room Special Precautions All Applications.

1.3 SUBMITTALS

A. Submit written request in advance of cutting or alteration which affects:
   1. Structural integrity of any element of Project.
   2. Integrity of weather-exposed or moisture-resistant element.
   3. Efficiency, maintenance or safety of any operational element.
   4. Visual quality of sight exposed elements.
   5. Work of Owner or separate Contractor.
B. Include in request:
   1. Identification of Project.
   2. Location and description of affected work.
   3. Necessity for cutting or alteration.
   4. Description of proposed work and products to be used.
   5. Alternatives to cutting and patching.
   6. Effect on work of Owner or separate Contractor.
   7. Written permission of affected separate

Contractor.

8. Date and time work will be executed.

PART 2 PRODUCTS

2.1 MATERIALS

A. Primary Products: Those required for original installation.

B. Product Substitution: For any proposed change in materials, submit request for substitution under provisions of Section 01600.

PART 3 EXECUTION

3.1 EXAMINATION

A. Inspect existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching.

B. After uncovering existing work, inspect conditions affecting performance of work.

C. Beginning of cutting or patching means acceptance of existing conditions.

3.2 PREPARATION

A. Provide temporary supports to ensure structural integrity of the work. Provide devices and methods to protect other portions of Project from damage.

B. Provide protection from elements for areas which may be exposed by uncovering work.

3.3 CUTTING AND PATCHING

A. Execute cutting, fitting and patching including excavation and fill to complete work.

B. Fit products together to integrate with other work.

C. Uncover work to install ill-timed work.

D. Remove and replace defective or nonconforming work.

E. Remove samples of installed work for testing when requested.

F. Provide openings in the work for penetration of electrical work.

3.4 PERFORMANCE

A. Execute work by methods to avoid damage to other Work, and which will provide appropriate surfaces to receive patching and finishing.

B. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.

C. Restore work with new products in accordance with requirements of Contract Documents. Fit work to pipes, sleeves, ducts, conduit and other penetrations through surfaces.

D. Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

END OF SECTION

SECTION 01152 Section 01152 - Page 01152-1

APPLICATIONS FOR PAYMENT

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Submit Applications for Payment to Owner in accord with the schedule established by Conditions of the Contract and Agreement.

1.2 RELATED REQUIREMENTS
   A. Agreement between Owner and Contractor
   B. Conditions of the Contract
   C. Section 01153 - Change Order Procedures
   D. Section 01300 - Submittals
   E. Section 01700 - Contract Closeout

1.3 FORMAT AND DATA REQUIRED
   A. Submit original, engineer signature, notarized and itemized applications typed on AIA Document G702, Application and Certificate for Payment, and continuation sheets G702A to:
      Community College of Allegheny County
      Attention Richard A. Schlegel
      Facilities Management Division
      800 Allegheny Avenue
      Pittsburgh, PA 15233
   B. Provide itemized data on continuation sheet:
      1. Format, schedules, line items and value; those of the Schedule of Values accepted by Owner.

1.4 PREPARATION OF APPLICATION FOR EACH PROGRESS PAYMENT
   A. Application Form:
      1. Fill in required information, including that for approved Change Orders executed prior to date of submittal of application.
      2. Fill in summary of dollar values to agree with respective totals indicated on continuation sheets.
      3. Execute certification with signature of a responsible officer of Contract firm.

B. Continuation Sheets:
   1. Fill in total list of all scheduled component items of Work with item number and scheduled dollar value for each item.
   2. Fill in dollar value in each column for each scheduled line item when work has been performed or product stored.
      a. Round off values to nearest dollar, or as specified for Schedule of Values.
   3. List each approved Change Order executed prior to date of submission, at the end of the continuation sheets.
      a. List by Change Order Number, and description, as for an original component item of work.

C. Retainage
   1. The Contractor shall indicate a percentage of the completed work and stored material retained in each application for payment.
   2. The retainage shall be calculated from Line Item 4 "Total Completed and Stored to Date" with the breakdown shown in Line Item 5a and 5b according to the following schedule:

Contract Work Completed	Retained Amount
0 - 100%	10%

   3. The Contractor may request in writing a reduction of retainage as job conditions warrant.
   4. The College will reserve the right to approve or reject the reduction of retainage based upon the values shown in the Continuation Sheet G-703 which are in excess of the actual work completed or items which may effect the job progress or completion.

1.5 SUBSTANTIATING DATA FOR PROGRESS PAYMENTS

A. When the Owner requires substantiating data, Contractor shall submit suitable information, with a cover letter identifying:

1. Project
2. Application number and date
3. Detailed list of enclosures
4. For stored products:
   a. Item number and identification as shown on application.
   b. Description of specific material.

B. Submit one copy of data and cover letter for each copy of application.

1.6 PREPARATION OF APPLICATION FOR FINAL PAYMENT

A. Fill in Application Form as specified for progress payments.
   1. Use continuation sheet for presenting the final statement of accounting as specified in Section 01700 - Contract Closeout.

1.7 SUBMITTAL PROCEDURE

A. Submit AIA G702 Applications for Payment to Owner and project Engineer.

B. Number: One (1) original, notarized Application for Payment.

C. When Owner finds Application properly completed and correct, he will process for payment.

1.8 REFUND OF SALES TAX

A. Access to Accounting Records - The Contractor shall check all materials, equipment and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement and the system shall be satisfactory to the Owner. The Owner, its representative or any regulatory agency shall be afforded access to all the Contractor's records, books, correspondence, instructions, Drawings, receipts, vouchers, memoranda and similar data relating to this Contract and the Contractor shall preserve all such records for a period of three years, or for such longer period as may be required by law, after the final payment.

B. Assignment of Refund Rights - The Contractor agrees to assign and transfer to the Owner all its rights to sales and use tax which may be refunded as a result of a claim for refund for materials purchased in connection with this Contract. The Contractor further agrees that it will not file a claim for refund for any sales or use tax which is the subject of this assignment.

C. Contracts with Subcontractors - The Contractor agrees to include the "Access to Accounting Records" and "Assignment of Refund Rights" paragraphs in full in any contracts with subcontractors.

1.9 TAXES

A. Owner is a governmental entity and is generally exempt from sales and use tax with respect to purchases of building machinery and equipment. A tax exemption certificate will be provided upon request. It is the successful Bidder’s responsibility to pay any/all applicable taxes on nonexempt equipment, supplies and services in accordance with applicable law.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01153 Section 01153 - Page 01153-1

CHANGE ORDER PROCEDURES

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   - A. Promptly implement change order procedures.
     1. Provide full written data required to evaluate changes.
        1. Maintain detailed records of any work authorized to be done on a time-and-material account basis.
        2. Provide full documentation for Owner on request.
   - B. Designate in writing the member(s) of Contractor's organization.
     1. Who is authorized to accept changes in the Work.
     2. Who is responsible for informing others in the Contractor's employ of the authorization of changes in the work.
   - C. Only the Director of the Owner's Facilities Management Division or his designated representative can authorize changes to Contract.
   - D. Only fully documented, written change orders will be processed for payment. Any work performed without this approval process will be at the Contractor’s expense.

1.2 RELATED REQUIREMENTS
   - A. Conditions of the Contract:
     1. Methods of determining cost or credit to Owner resulting from changes in Work.
     2. Contractor's claims for additional costs.
   - C. Section 01152 - Applications for Payment
   - D. Section 01300 - Submittals
   - E. Section 01600 - Materials and Equipment
   - F. Section 01700 - Contract Closeout

1.3 DEFINITIONS

A. Change Order: Any change to the original Contract agreement.

B. Construction Change Authorization, AIA Document G713: A written order to the Contractor, signed by Owner, which amends the Contract Documents as described, and authorized Contractor to proceed with a change which affect the Contract Sum or the Contract Time, for inclusion in a subsequent Change Order.

1.4 PRELIMINARY PROCEDURES

A. College may initiate changes by submitting a Proposal Request to Contractor. Request will include:

1. Detailed Description of the Change, Products, and location of the change in the Project.
2. Supplementary or revised Drawings and Specifications.
3. The projected time span for making the change and a specific statement as to whether overtime work is, or is not authorized.
4. A specific period of time during which the requested price will be considered valid.
5. Such request is for information only, and is not an instruction to execute the changes, nor to stop work in progress.

B. Contractor may initiate changes by submitting a written notice to Owner containing:

1. Description of the proposed changes.
2. Statement of the reason for making the changes.
3. Statement of the effect of the Contract Sum and the Contract Time.
4. Statement of the effect on the work of separate Contractors.
5. Documentation supporting any change in Contract Sum or Contract Time, as appropriate.

1.5 CONSTRUCTION CHANGE AUTHORIZATION

A. College may issue a construction change authorization for Contractor to proceed with a change for subsequent inclusion in a Change Order.

B. Authorization will describe changes in the Work, both additions and deletions, with attachments of revised Contract Documents to define details of the Change, and will designate the method of determining any change in the Contract Sum and any change in Contract Time.

C. Owner will sign and date the Construction Change Authorization as authorization for the Contractor to proceed with the changes.

D. Contractor may sign and date the Construction Change Authorization to indicate agreement with the terms therein.

E. Markups on Change Order requests shall not exceed fifteen (15) percent. This applies to overhead and profit, labor, materials, equipment, etc.

1.6 DOCUMENTATION OF PROPOSAL AND CLAIMS

A. Support each quotation for a lump sum proposal with sufficient substantiating data to allow Owner to evaluate the quotation.

B. On request provide additional data to support time and cost computations:

1. Labor required
2. Equipment required
3. Products required
    a. Recommended source of purchase and unit cost
    b. Quantities required
4. Taxes, insurance and bonds
5. Credit for work deleted from Contract, similarly documented
6. Overhead and profit
7. Justification for any change in Contract Time

C. Document request for substitutions for Products as specified in Section 01600 - Material and Equipment.

1.7 PREPARATION OF CHANGE ORDERS

A. Owner will prepare each change order.

B. Form: Change Order: AIA Document G701.

C. Change Order will describe changes in the Work, both additions and deletions, with attachments of revised Contract Documents to define details of the change.

D. Change Order will provide an accounting of the adjustment in the Contract Sum and in the Contract Time.

1.8 LUMP SUM/FIXED PRICE CHANGE ORDER

A. Content of Change Orders will be based on, either:

1. College's Proposal Request and Contractor's responsive Proposal as mutually agreed between Owner and Contractor.

2. Contractor's Proposal for a change, as recommended by College.

B. Owner will sign and date the Change Order as authorization for the Contractor to proceed with the Changes.

C. Contractor may sign and date the Change Order to indicate agreement with the terms therein.

1.9 CORRELATION WITH CONTRACTOR'S SUBMITTALS

A. Periodically revise Schedule of Values and Request for Payment forms to record each change as a separate item of work, and to record the adjusted Contract Sum.

B. Periodically revise the Construction Schedule to reflect each change in Contract Time.

1. Revise subschedules to show changes for other items of work affected by the changes.

C. Upon completion of work under a Change Order, enter pertinent changes in Record Documents.

END OF SECTION

SECTION 01200 Section 01200 - Page 01200-1

PROJECT MEETINGS

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

A. College shall schedule and administer preconstruction meeting, periodic progress meetings and specially called meetings throughout progress of the work.
   1. Prepare agenda for meetings.
   2. Distribute written notice of each meeting.
   3. Preside at meetings.
   4. Record the Minutes: include significant proceedings and decisions.
   5. Reproduce and distribute copies of minutes after each meeting.
      a. To participants in the meeting.
      b. To parties affected by decisions made at the meeting.

B. Representatives of Contractors, subcontractors and suppliers attending meetings shall be qualified and authorized to act on behalf of the entity each represents.

1.2 RELATED REQUIREMENTS

A. Instructions to Bidders
B. Section 01300 - Submittals
C. Section 01720 - Project Record Documents
D. Section 01730 - Operating and Maintenance Data

1.3 PRECONSTRUCTION MEETING

A. Schedule within 15 days after date of Notice to Proceed.
B. Location: Project site.
C. Attendance:
   1. Project Manager
   2. Physical Plant Supervisor
   3. Contractor's Superintendent
   4. Major Subcontractors as Appropriate
   5. Project Engineer
   6. Others as appropriate

D. Agenda:
   1. Distribution and discussion of:
      a. List of major subcontractors and suppliers.
      b. Projected Construction schedules.
   2. Critical work sequencing.
   3. Major equipment deliveries and priorities.
   4. Project Coordination
      a. Designation of responsible personnel.
   5. Procedures and processing of:
      a. Field Decisions
      b. Proposal Requests
      c. Submittals
      d. Change Orders
      e. Applications for Payment
   6. Distribution of Contract Documents
   7. Procedures for Maintaining Record Documents
   8. Use of premises:
      a. Office, Work and Storage Areas
      b. Owner's Requirements
   9. Construction Facilities, Controls and Construction Aids
   10. Temporary Utilities
   11. Safety and First-aid Procedures
   12. Security Procedures
   13. Housekeeping Procedures

1.4 PROGRESS MEETINGS
   A. Schedule regular periodic meetings, as required.
   B. Hold called meetings as required by progress of the work.
   C. Location of the meetings: Project field office.

END OF SECTION

SECTION 01300 Section 01300 - Page 01300-1

SUBMITTALS

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

A. Procedures
B. Construction Progress Schedules
C. Schedule of Values
D. Shop Drawings
E. Product Data
F. Samples
G. Manufacturer's Certificates

1.02 RELATED REQUIREMENTS

A. Section 01010 - Summary of Project
B. Section 01152 - Applications for Payment: Submittal of Applications
C. Section 01600 - Material and Equipment: Manufacturers' Instructions Substitutions and Product Options: Contractor's List of Products
D. Section 01700 - Contract Closeout: Closeout Submittals

1.03 PROCEDURES

A. Deliver six (6) copies of submittals to Project Manager at address listed in Section 01152, paragraph 1.03, A.
B. Transmit each item under AIA Form 810. Identify Project, Contractor, subcontractor, major supplier; identify pertinent Drawing sheet and detail number, and Specification section number, as appropriate. Identify deviations from Contract Documents. Provide space for Owner/Engineer review stamps.
C. Submit initial Project schedule, progress schedules, schedule of values, shop Drawings and product data as required no later than 15 days after award of Contract. After review by College, revise and resubmit as required. Submit revised schedules with each Application for Payment reflecting changes since previous submittal.
D. Comply with progress schedule for submittals related to Work progress. Coordinate submittal of related items.

E. After College review of submittal, revise and resubmit as required, identifying changes made since previous submittal.
F. Distribute copies of reviewed submittals to concerned persons. Instruct recipients to promptly report any inability to comply with provisions.

1.4 CONSTRUCTION PROGRESS SCHEDULE
A. Submit horizontal bar chart with separate bar for each major trade or operation, identifying first work day of each week.
B. Show complete sequence of construction by activity, identifying work of separate stages and other logically grouped activities. Show projected percentage of completion for each item of Work as of time of each progress Application for Payment.
C. Show submittal dates required for Shop Drawings, Product Data, and Samples and Product delivery dates.
D. Submit progress schedule in duplicate.

1.5 SCHEDULE OF VALUES
A. Submit typed schedule of AIA Form G703, in Duplicate. Schedule of Values is to be submitted and approved by the College prior to any Application for Payment.
B. Format: Table of Contents of the Project Manual. Identify each line item with number and title of the major Specification sections.
C. Include in each line item a directly proportional amount of Contractor's overhead and profit.
D. Provide a subschedule for each separate stage of Work.
E. Revise schedule to list change orders, for each application for payment.

1.6 SHOP DRAWINGS
A. Submit the number of opaque reproductions which Contractor requires, plus three (3) copies which will be retained by College.

1.7 PRODUCT DATA

A. Mark each copy to identify applicable Products, models, options and other data; supplement manufacturers' standard data to provide information unique to the Work. Include manufacturers' installation instructions when required by the Specification section.

B. Submit the number of copies which Contractor requires, plus three copies which will be retained by College.

1.8 MANUFACTURERS' CERTIFICATES

A. Submit certificates, in duplicate.

1.9 MBE & WBE UTILIZATION

A. Submit monthly MBE and WME reports for Contractor to the Project Manager.

B. These are to be submitted with the Contractor’s Request for Payment but no less than monthly.

1.10 EEO

A. Submit monthly reports as required showing number of employees for Contractor and subcontractors to the Project Manager.

B. These are to be submitted with the Contractor’s request for payment but not less than monthly.

1.11 CERTIFIED PAYROLLS

A. Contractors, subcontractors and all lower tier subcontractors shall submit weekly certified payrolls to the Project Manager.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01340 Section 01340 - Page 01340-1

SHOP DRAWINGS, PRODUCT DATA & SAMPLES

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

A. Procedures for submittals.

1.2 SHOP DRAWINGS

A. Present in a clear and thorough manner. Title each drawing with Project name and number; identify each element of drawing by reference to sheet number and detail, schedule or room number of Contract Documents.

B. Identify field dimensions; show relation to adjacent or critical features, work or products.

1.3 CONTRACTOR REVIEW

A. Review submittals prior to transmittal; determine and verify field measurements, field construction criteria, manufacturer’s catalog numbers and conformance of submittal with requirements of Contract Documents.

B. Coordinate submittals with requirements of Work and of Contract Documents.

C. Sign or initial each sheet of shop drawings and product data and each sample label to certify compliance with requirements of Contract Documents. Notify College in writing at time of submittal of any deviations from requirements of Contract Documents.

D. Do not fabricate products or begin work which requires submittals until return of submittal with Engineer’s acceptance.

1.4 SUBMITTAL REQUIREMENTS

A. Transmit submittals in accordance with approved Progress Schedule and in such sequence to avoid delay in the Work.

B. Coordinate submittals into logical groupings to facilitate interrelation of the several items:
   1. Finishes which involve College selection of colors, textures or patterns.
   2. Associated items which require correlation for efficient function or for installation.

C. Submit one (1) reproducible transparency and one (1) opaque copy of shop drawings.

D. Submit number of copies of product data and manufacturer's instructions Contractor requires, plus three (3) copies which will be retained by College.

1.5 COLLEGE REVIEW

A. College will review shop drawings, product data and samples and return submittals within three (3) workdays.

1.6 DISTRIBUTION

A. Duplicate and distribute reproductions of shop drawings, copies of product data and samples which bear College stamp of approval, to job site file, Record documents file, subcontractors, suppliers, other affected Contractors and other entities requiring information.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

NOT USED

END OF SECTION

SECTION 01400 Section 01400 - Page 01400-1

QUALITY CONTROL

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. General Quality Control
   B. Testing Laboratory Services

1.2 RELATED REQUIREMENTS
   A. Section 01010 - Summary of Work
   B. Section 01300 - Submittals: Submittal of Manufacturer's Instruction

1.3 QUALITY CONTROL, GENERAL
   A. Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce work of specified quality.

1.4 WORKMANSHIP
   A. Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
   B. Perform work by persons qualified to produce workmanship of specified quality.
   C. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration and racking.

1.5 MANUFACTURERS' INSTRUCTIONS
   A. Comply with instructions in full detail, including each step in sequence. Should instructions conflict with Contract Documents, request clarification from Owner before proceeding.

1.6 MANUFACTURERS' CERTIFICATES
   A. When required by individual Specifications Section, submit manufacturers' certificate, in duplicate, that products meet or exceed specified requirements.

1.7 MANUFACTURERS' FIELD SERVICES

A. When specified in respective Specification Section, provide qualified personnel to observe field conditions, conditions of surfaces and installation, quality of workmanship, test and to make appropriate recommendations.

B. Representative shall submit written report to Owner listing observations and recommendations.

1.8 TESTING LABORATORY SERVICES

A. Each Contractor shall employ and pay for services of an Independent Testing Laboratory to perform inspections, tests and other services required by individual Specification Sections, of his portion of the work.

B. Services will be performed in accordance with requirements of governing authorities and with specified standards.

C. Reports will be submitted to Owner in duplicate giving observations and results of test, indicating compliance or noncompliance with specified standards and with Contract documents.

D. Contractor shall cooperate with Testing Laboratory personnel; furnish tools, samples of materials, design mix, equipment, storage and assistance as requested.

1. Notify Owner and Testing laboratory 24 hours prior to expected time for operations requiring testing services.

2. Make arrangements with Testing Laboratory and pay for additional samples and tests for Contractor's convenience.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01500 Section 01500 - Page 01500-1

CONSTRUCTION FACILITIES & TEMPORARY CONTROLS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Temporary Utilities: Electricity and sanitary facilities.
B. Temporary Controls: Barriers, protection of the Work and water control.
C. Construction Facilities: Access roads, parking and progress cleaning.

1.2 RELATED SECTIONS

A. Section 01700 - Contract Closeout: Final cleaning.

1.3 TEMPORARY ELECTRICITY

A. Connect to existing power service. Power consumption shall not disrupt Owner’s need for continuous service.
B. Third Floor Server Special Precautions All Applications

1.4 TEMPORARY SANITARY FACILITIES

A. Existing designated facilities located at campus may be used during construction operations. Maintain daily in clean and sanitary condition.

1.5 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas to allow for Owner’s use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
C. Protect nonowned vehicular traffic, stored materials, site and structures from damage.

1.6 PROGRESS CLEANING

A. Maintain areas free of waste materials debris and rubbish. Maintain site in a clean and orderly condition.

1.7 PROTECTION

N/A

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01540 Section 01540 - Page 01540-1

SECURITY

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Provide a project security program to:
      1. Protect Work, stored products and construction equipment from theft and vandalism.
      2. Protect Project premises from entry by unauthorized persons.
   B. Protect Owner's operations at site from theft, vandalism or damage from Contractor's work or employees.
   C. The Contractors shall comply with all security regulations of the College and such regulations and/or directives issued by the College shall be absolute.
   D. The Contractors shall not cause the security of the College's buildings, occupants and contents thereof to be jeopardized in any way and shall be responsible for any losses incurred because of such actions.
   E. The Contractor shall secure his tools and equipment in a location mutually agreeable to himself and the College. The College shall not be responsible for its security.
   F. All material required for the Project shall be stored as directed in an area provided at the site. The College shall not be responsible for its security.

1.2 RELATED REQUIREMENTS
   A. Section 01200 - Project Meetings
   B. Section 01600 - Storage and Protection of Products

PART 2 PRODUCTS
Not Used

PART 3 EXECUTION
Not Used

END OF SECTION

SECTION 01569 Section 01569 - Page 01569-1

CONSTRUCTION CLEANING

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

A. Cleaning and disposal of waste materials, debris and rubbish during construction.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.1 CLEANING

A. Maintain areas under Contractor’s control free of waste materials, debris and rubbish. Maintain site in a clean and orderly condition.
B. Remove debris and rubbish from grounds and/or remote spaces prior to leaving the site.
C. Clean interior areas daily to provide suitable conditions for Owner-occupied areas.
D. Areas are to be kept free of debris of any type. Contractor is to ensure no damage to the system nor in any way jeopardize the warranty.

3.2 DISPOSAL

A. Remove waste materials, debris and rubbish from worksite in Contractor-supplied container(s).

END OF SECTION

SECTION 01600 Section 01600 - Page 01600-1

MATERIAL AND EQUIPMENT

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   - A. Products
   - B. Workmanship
   - C. Manufacturers' Instructions
   - D. Transportation and Handling
   - E. Storage and Protection
   - F. Substitutions and Product Options

1.2 RELATED REQUIREMENTS
   - A. Section 01010 - Summary of Project
   - B. Section 01300 - Submittals: Submittal of Manufacturers' Certificates
   - C. Section 01700 - Contract Closeout: Operation and Maintenance Data & Warranties.

1.3 PRODUCTS
   - A. Products include all material, equipment and systems.
   - B. Comply with Specifications and referenced standards as minimum requirements.
   - C. Components required to be supplied in quantity within a Specification section shall be the same and shall be interchangeable.
   - D. Do not use materials and equipment removed from existing structure, except as specifically required or allowed by Contract Documents.

1.4 WORKMANSHIP
   - A. Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
   - B. Perform work by persons qualified to produce workmanship of specified quality.
   - C. Secure Products in place with positive anchorage devices designed and sized to withstand stresses, vibration and racking.

1.5 MANUFACTURERS' INSTRUCTIONS

A. When work is specified to comply with manufacturers' instruction, submit copies as specified in Section 01300, distribute copies to persons involved and maintain one set in field office.

B. Perform work in accordance with details of instruction and specified requirements. Should a conflict exist between Specifications and instructions, consult with Owner.

1.6 TRANSPORTATION AND HANDLING

A. Transport Products by methods to avoid Product damage; deliver in undamaged condition in manufacturer's unopened containers or packaging, dry.

B. Provide equipment and personnel to handle Products by methods to prevent damage.

C. Promptly inspect shipments to assure that Products comply with requirements, quantities are correct and Products are undamaged.

1.7 STORAGE AND PROTECTION

A. Store Products in accordance with manufacturer's instructions, with seals and labels intact and legible. Store sensitive Products in weather-tight enclosures.

B. Arrange storage to provide access for inspection. Periodically inspect to assure products are undamaged, and are maintained under required conditions.

C. After installation, each Contractor shall provide coverings to protect all installed products from damage due to traffic and construction operations, remove when no longer needed. ALL damaged products shall be replaced at no cost to the College.

1.8 PRODUCT OPTIONS

A. Within fifteen (15) days after date of award of Contract, submit complete list of major Products and equipment proposed, with name of manufacturer, trade name and model.

B. Options:
   1. Products specified only by reference standard: Any Product meeting that standard.
   2. Products specified by naming several manufacturers: Products of any named manufacturer meeting Specifications.
   3. Products specified by naming one or more manufacturers and "or equal": Submit a request for substitution for any manufacturer not specifically named.
   4. Products specified by naming only one manufacturer: No option, product substitution will not be considered.

1.9 SUBSTITUTIONS

A. Where drawings and specifications call for materials of certain manufacturers, the contract shall be based on materials specified. If the Contractor wishes to offer substitutions for consideration, he must request approval ten (10) days prior to bid opening and abide by Section 15500, paragraph 1.07. Any substitutions made after the bid is received will not be accepted. A bidder intending to furnish an alternate in place of the item or equipment specified is required to submit a written request to the College along with the following items no less than ten (10) business days prior to bid opening date.
   1. Provide all current published specification data sheets on all components highlighting the comparable specifications to the specified items.
   2. Provide third party testing data that shows physical and performance attributes of the proposed equipment with those of the specified product.

3. Provide a copy of the specified warranty: Sample copy of manufactures warranty that meets all requirements stated in this specification. Furnish manufacture's affidavit that project warranty requirements shall be enforced. Standard manufacturer's warranty that does not meet requirements specific to this project will be rejected.
4. Any equipment submitted as an equal to specified standard must also submit a list of three (3) jobs where the proposed equipment has been used in similar applications as that which is specified, and within a one hundred (100) mile radius from the location of the specified job. In addition the three (3) jobs must be at least two (2) years old and be available for the engineer, Owner or Owner's representative to inspect.
5. Any deficiencies in performance, warranty terms or improper submittal procedure shall constitute grounds for immediate rejection. Equipment submitted as possible equals to the specified standard system must meet or exceed all criteria specified. Manufacture's standard procedures, warranties, etc. that do not meet criteria of the specification will constitute grounds for immediate rejection.
6. Consideration will be given to only those equipment's that have approval prior to the scheduled bid opening date. The College reserves the right to be the final authority on the acceptance or rejection of any proposed alternate materials or equipment.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.

C. Request constitutes a representation that Contractor:

1. Has investigated proposed Product and determined that it meets or exceeds in all respects, specified Product.

2. Will provide the same warranty for substitution as for specified Product.
3. Will coordinate installation and make other changes which may be required for Work to be complete in all respects.
4. Waives claims for additional costs which may subsequently become apparent.

D. Substitutions will not be considered when they are indicated or implied on Shop Drawing or Product Data submittals without separate written request, or when acceptance will require substantial revision or Contract Documents.

E. Owner will determine acceptability of proposed substitution, and will notify Contractor of acceptance or rejection in writing within a reasonable time.

F. Substitutions made without Owner's authorization will be removed and replaced to the original specifications at the Contractor's expense.

PART 2 PRODUCTS

2.1 PENNSYLVANIA STEEL PRODUCTS PROCUREMENT ACT

A. Contractor acknowledges that CCAC is a public agency subject to the requirements of the Pennsylvania Steel Products Procurement Act, 73 P.S. Section 1881 et. Seq (the "SPPA"). Contractor therefore represents and warrants that any and all steel products purchased, used or supplied by it in the performance of the Contract will be melted and manufactured in the United States, and that its performance hereunder will otherwise comply with requirements of the SPPA at all times. Contractor further agrees to provide CCAC with documentation and/or certification of its compliance with the foregoing requirements, as required under the SPPA, and acknowledges that it shall not be entitled to receive payment hereunder until such documentation and/or certification has been provided.

END OF SECTION

SECTION 01670 Section 01670 - Page 01670-1

SYSTEMS DEMONSTRATION

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

A. Procedures for demonstration of equipment operation and instruction of Owner's personnel.

1.2 RELATED REQUIREMENTS

A. Section 01010 - Summary of Project: Work Sequence.

B. Section 01700 - Contract Closeout: Operation and Maintenance Data and Section 01730 - Operating and Maintenance Data

C. Individual Sections: Specific requirements for demonstrating systems and equipment.

1.3 QUALITY ASSURANCE

A. Manufacturer to provide authorized representative to demonstrate operation of equipment and systems, instruct Owner's personnel and provide written report that demonstrations and instructions have been completed.

B. Owner will provide list of personnel to receive instructions, and will coordinate their attendance at agreed-upon times.

1.4 SUBMITTALS

A. Submit preliminary schedule for Owner's approval, listing times and dates for demonstration of each item of equipment and each system, two (2) weeks prior to proposed dates.

B. Submit reports within one (1) week after completion of demonstrations, that demonstrations and instructions have been satisfactorily completed. Give time and date of each demonstration, and hours devoted to demonstration, with a list of persons present.

PART 2 PRODUCTS

Not Used

END OF SECTION

SECTION 01700 Section 01700 - Page 01700-1

CONTRACT CLOSEOUT

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Closeout Procedures
   B. Final Cleaning
   C. Project Record Documents
   D. Operation and Maintenance Data
   E. Systems Demonstration
   F. Warranties

1.2 RELATED REQUIREMENTS
   A. Conditions of the Contract: Fiscal provisions, legal submittals and other administrative requirements.
   B. Section 01010 - Summary of Project

1.3 CLOSEOUT PROCEDURES
   A. Comply with procedures stated in General Conditions of the Contract for issuance of Certificate of Substantial Completion.
   B. Owner will occupy designated portion of Project for the purpose of conduct of business under provision stated in Certificate of Substantial Completion.
   C. When Contractor considers Work has reached final completion, submit written certification that Contract Documents have been reviewed, work has been inspected and that work is completed in accordance with Contract Documents and ready for Owner's inspection.
   D. In addition to submittals required by the conditions of the Contract, provide submittals required by governing authorities, and submit a final statement of accounting giving total adjusted Contract Sum, previous payments and sum remaining due.

1.4 FINAL CLEANING

A. Execute prior to final inspection.

B. Remove waste and surplus materials rubbish and construction facilities from the Project and from the site.

1.5 PROJECT RECORD DOCUMENTS

A. Store documents separate from those used for construction.

B. Keep documents current; do not permanently conceal any work until required information has been recorded.

C. At Contract Closeout, submit documents with transmittal letter containing date, Project title, Contractor's name and address, list of documents and signature of Contractor.

1.6 OPERATION AND MAINTENANCE DATA

A. Provide data for all material and equipment used or installed.

B. Submit two (2) sets of O&M manuals to Project Manager within thirty (30) days of award of Contract. Upon completion of Contract work, submit three (3) additional sets of O&M manuals to Owner prior to final inspection which includes names, addresses and telephone numbers of subcontractors and suppliers. List:

1. Appropriate design criteria
2. List of equipment
3. Parts list
4. Operating instructions
5. Maintenance instructions, equipment
6. Maintenance instructions, finishes
7. Shop Drawings and Product Data
8. Warranties

1.7 WARRANTIES

A. Provide triplicate copies. Execute Contractor's submittals and assemble documents executed by subcontractors, suppliers and manufacturers. Provide table of contents and assemble in binder with durable plastic cover.

B. Submit material prior to final application for payment. For items of Work delayed materially beyond Date of Substantial Completion, provide updated submittal within ten days after acceptance, listing date of acceptance as start of warranty period.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01710 Section 01710 - Page 01710-1

CLEANING

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED
A. Execute cleaning, during progress of the Work and at completion of the Work.

1.02 RELATED REQUIREMENTS
A. Conditions of the Contract
B. Each Specification Section: Cleaning for specific Products of work.
C. Section 01010 - Summary of Project.

1.3 DISPOSAL REQUIREMENTS
A. Conduct cleaning and disposal operations to comply with codes, ordinances, regulations and antipollution laws.

PART 2 PRODUCTS

2.1 1 MATERIALS
A. Use only those cleaning materials which will not create hazards to health or property and which will not damage surfaces. Submit MSDA sheets in advance.
B. Use only those cleaning materials and methods recommended by manufacturer of the surface material to be cleaned.
C. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 EXECUTION

3.1 1 DURING CONSTRUCTION

A. Execute cleaning to keep the Work site and adjacent properties free from accumulations of waste materials, rubbish and debris, resulting from construction operations.

B. Use on-site containers for the collection of waste materials, debris and rubbish.

C. Remove waste materials, debris and rubbish from the site and dispose of in legal disposal units at the site.

END OF SECTION

SECTION 01720 Section 01720 - Page 01720-1

PROJECT RECORD DOCUMENTS

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Each Contractor shall maintain at the site for the Owner one record copy of:
      1. Drawings
      2. Specifications
      3. Addenda
      4. Change Orders and other Modifications to the Contract
      5. Approved Shop Drawings, Product Data and Samples
   B. At the completion of the work, the Contractor shall deliver to the Engineer the complete set of documents, including changes made to that date on which he shall have recorded as required by the General Conditions, changes or discrepancies between the Drawings and the actual locations or dimensions of member, materials or equipment in the buildings whether architectural, mechanical or electrical.

1.2 RELATED REQUIREMENTS
   A. Section 01300 - Submittals
   B. Section 01730 - Operating & Maintenance Data
   C. Section 01740 - Warranties

1.3 MAINTENANCE OF DOCUMENTS AND SAMPLES
   A. Store documents and samples in locked cabinet and secure storage space apart from documents used for construction.
   B. File documents and samples in accordance with CSI 16 Division format.
   C. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes.
   D. Make documents and samples available at all times for inspection by Owner.

1.4 RECORDING

A. Label each document "Project Record" in neat large printed letters.

B. Record information concurrently with construction progress.

1. Do not conceal any work until required information is recorded.

C. Drawings, legibly mark drawing in red or various colors to record actual construction:

1. Location of exterior and internal communication construction, referenced to visible and accessible features of the structure.
2. Changes made by Field Order or by Change Order.
3. Details not on original Contract Drawings.

D. Specifications and Agenda: Legibly mark each Section to record:

1. Manufacturer, trade name, catalog number, and Supplier of each Product and item of equipment actually installed.
2. Changes made by Field Order or by Change Order.

1.5 SUBMITTALS

A. At Contract close-out, deliver Record Documents to the Owner.

B. Accompany submittals with transmittal letter in duplicate, containing:

1. Date
2. Project title and number
3. Contractor's name and address
4. Title and number of each Record Document
5. Signature of Contractor of his authorized representative.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 01730 Section 01730 - Page 01730-1

OPERATING AND MAINTENANCE DATA

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Compile product data and related information appropriate for Owner's maintenance and operation of products furnished under Contract.
      1. Prepare operating and maintenance data as specified in this Section and as referenced in other pertinent sections of the Specifications.
   B. Instruct Owner's personnel in maintenance of products and in operation of equipment and systems.

1.2 RELATED REQUIREMENTS
   A. Section 01010 - Summary of Project
   B. Section 01300 - Submittals
   C. Section 01700 - Contract Closeout
   D. Section 01720 - Project Record Documents
   E. Section 01740 - Warranties

1.3 FORM OF SUBMITTALS
   A. Prepare three (3) copies in the form of an instructional manual for use by Owner's personnel.
   B. Format:
      1. Size: 8-1/2" x 11"
      2. Text: Manufacturer's printed data, or neatly typewritten.
      3. Drawings:
         a. Provide reinforced punched binder tab, bind in with text.
         b. Fold large Drawings to size of text pages.
      4. Provide fly-leaf for each separate product, or each piece of equipment.
         a. Provide type description of product, and major component parts of equipment.
         b. Provide indexed tabs.

5. Cover: Identify each volume with type or printed title "OPERATING AND MAINTENANCE INSTRUCTIONS". List:
   a. Project # and Project Title
   b. Identity of separate structure as applicable.
   c. Identity of general subject matter covered in the manual.

C. Binders:
   1. Commercial quality three-ring binders with durable and cleanable plastic covers.
   2. Minimum ring size: One inch.
   3. If multiple binders are necessary to encompass scope of Project, correlate the data into related consistent groupings.

D. Copy contents of each complete manual on disk or flashdrive and submit with written documentation.

1.4 CONTENT OF MANUAL

A. Neatly typewritten table of contents for each volume, arrange in systematic order.
   1. Contractor, name or responsible principle, address and telephone number.
   2. A list of each product required to be included, indexed to content of the volume.
   3. List, with each product, name, address and telephone number of:
      a. Subcontractor or installer.
      b. Maintenance Contractor, as appropriate.
      c. Identify area of responsibility of each.
      d. Local source of supply for parts and replacement.
   4. Identify each product by name and other identifying symbols as set forth in Contract Documents.

B. Product Data:
   1. Include only those sheets which are pertinent to the specific product.

2. Annotate each sheet to:
    a. Clearly identify specific product or part installed.
    b. Clearly identify data applicable to installation.
    c. Delete references to inapplicable information.

C. Drawings:
1. Supplement product data with Drawings as necessary to clearly illustrate:
    a. Relations of component parts of equipment and systems.
2. Coordinate Drawings with information in Project Record Documents to assure correct illustration of completed installation.
3. Do not use Project Record Documents as maintenance Drawings.

D. Written text, as required to supplement product data for the particular installation:
1. Organize in consistent format under separate headings for different procedures.
2. Provide logical sequence of instructions for each procedure.

E. Copy of each warranty, bond and service contract issued.
1. Provide information sheet for Owner's personnel, give:
    a. Proper procedures in event of failure.
    b. Instances which might affect validity of warranties.

END OF SECTION

SECTION 01740 Section 01740 - Page 01740-1

WARRANTIES

PART 1 GENERAL

1. 01 REQUIREMENTS INCLUDED
   A. Compile warranties.
   B. Review submittals and verify compliance with Contract Documents.

1.2 RELATED REQUIREMENTS
   A. Project Contract Articles
   B. Conditions of the Contract
   C. Section 01700 - Contract Closeout
   D. Section 01730 - Operating & Maintenance Data

1.3 SUBMITTAL REQUIREMENTS
   A. The Prime Contractor shall assemble all warranties, service and maintenance contracts, executed by each manufacturers, suppliers and subcontractors.
   B. Number of original signed copies required: Three (3) each.
   C. Table of Contents: Neatly typed, in orderly sequence. Provide complete information for each item:
      1. Product or work item
      2. Firm, with name of principle, address and telephone number
      3. Scope
      4. Date of beginning of warranty, service and maintenance contract and expiration date
      5. Duration of warranty or service maintenance contract shall not be less than one year from data of Owner's acceptance.
      6. Provide information for Owner's personnel:
         a. Proper procedure in case of failure
         b. Instances which might affect the validity of warranty or bond.
      7. Contractor, name of responsible principle, address and telephone number.

1.4 FORM OF SUBMITTALS

A. Prepare in duplicate packets.

B. Format:

1. Size 8-1/2" x 11", punch sheets for standard three-ring binder.
   a. Fold larger sheets to fit into binders.
2. Cover: Identify each packet with types or printed title "Warranties".
   List:
   a. Title of Project
   b. Name of Contractor

C. Binders: Commercial quality, three-ring, with durable and cleanable plastic covers.

1.5 TIME OF SUBMITTALS

A. For equipment or component parts of equipment put in to service during progress of construction:

1. Submit documents within 10 days after inspection and acceptance.

B. Otherwise make submittals within 10 days after Date of Substantial Completion, prior to final request for payment.

C. For items of work, where acceptance is delayed materially beyond Data of Substantial Completion, provide updated submittals within 10 days after acceptance, listing date of acceptance as start of warranty period.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

CIH COMPREHENSIVE INDUSTRIAL HYGIENE SERVICES, INC.

University of Pittsburgh Applied Research Center • 1065 William Pitt Way • Pittsburgh. Pennsylvania 15238
Phone (412) 826-8000 • Fax (412) 826-8020 • Email cihservices@verizon.net • www.cihservices.net

Limited Asbestos and Lead Inspection

Visual Arts Center
Community College of Allegheny County
900 N. Lincoln Avenue
Pittsburgh, PA 15233

CIH Project #080621

Survey Date: July 2, 2021

Prepared for:

Ms. Elaine Sadowski, MER, CEM
Director of Energy and Sustainability
Community College of Allegheny County
800 Allegheny Avenue
Pittsburgh, PA 15233

Prepared by:



Richard M. Slinkard, CIH, CSP
ABIH #5427 BCSP #11082

CIH Services, Inc.
1065 William Pitt Way
Pittsburgh, PA 15238

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Attachment A **Summary of Results**

Table 1 - Asbestos-Containing Materials
Table 2 – Lead-Based Paint Inspection

Attachment B **Laboratory Analysis Reports**

Attachment C **Photographs**

I. Executive Summary

CIH Services conducted a limited asbestos and lead inspection at the Community College of Allegheny County's Visual Arts Center located at 900 N. Lincoln Avenue, in Pittsburgh, PA. The building is currently occupied by the City of Pittsburgh Police Training Academy. The survey was conducted on July 2, 2021, and focused on interior areas of the building that may be affected by the upcoming boiler replacement project. Eleven (11) bulk samples of building materials for asbestos determination. In addition, nine (9) samples of paint were obtained for lead determination. No exterior testing was conducted.

Two (2) of the samples obtained were found to contain greater than 1% asbestos (wall and ceiling plaster in the Boiler Room). These samples were further analyzed using point count methodology; and both samples were found to contain less than 1% asbestos. Three (3) of the paint samples obtained were found to contain greater than 0.5% lead including the beige wall paint on the 3rd Floor, the white wall paint in the Gym, and the white paint on the steam pipe in the Gym.

The asbestos inspection was conducted by an Asbestos Building Inspector licensed by the Commonwealth of Pennsylvania (#011122). The asbestos analysis was conducted by Professional Service Industries, Inc., a participant in the National Voluntary Laboratory Accreditation Program (NVLAP) using EPA Method 600/R-93/116. Lead analysis was also conducted by PSI using EPA SW846 7000B and 3050B.

2. Background Information

Asbestos

Asbestos is a naturally occurring fibrous mineral which has been utilized for a variety of applications in the construction of buildings. These applications include thermal system insulation, fireproofing insulation, acoustical plasters, roofing materials, floor tile, asbestos-cement products (Transite) and many others. Due to its durable properties such as chemical and heat resistance, asbestos was used for many years in building materials.

When it became apparent that inhalation of airborne asbestos fibers could pose the risk of serious illness, government regulations were enacted to protect workers and the general public. In order to comply with regulatory requirements and minimize potential liability, employers and building owners should conduct an inspection of their facility to identify asbestos-containing materials (ACM). An asbestos-containing material is defined as containing greater than one percent asbestos.

Several regulatory agencies promulgate and enforce standards that impose specific requirements for handling ACM:

OSHA

The federal Occupational Safety and Health Administration (OSHA) regulates worker exposure to ACM under both the General Industry Standard (29 CFR 1910.1001) and the Construction Industry Standard (29 CFR 1926.1101). Federal, State and Local governmental employees are not covered by the requirements of the OSHA standards; therefore, the EPA has adopted the OSHA Asbestos Standards under the Worker Protection Rule that requires governmental employees to be protected from excessive exposure to asbestos.

EPA

The Environmental Protection Agency (EPA) enforces regulations which require asbestos removal prior to renovation or demolition under the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and asbestos management in schools under the Asbestos Hazard Emergency Response Act (AHERA).

PADEP and PADOLI

The Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Labor and Industry enforce asbestos regulations which must also be

followed. These regulations include requirements for training, certification and licensing of workers, supervisors and contractors, notification, final inspections, and proper waste disposal.

Allegheny County Health Department (ACHD)

The Allegheny County Health Department enforces regulations which are in some cases more stringent than the Federal and State regulations that apply to the removal of asbestos-containing materials. This facility is located within Allegheny County and is therefore subject to the ACHD regulations. These regulations address various aspects of asbestos abatement work including notifications, permits, inspections, and waste handling.

A detailed asbestos inspection is required for the development of management plans, operations and maintenance programs, or to design asbestos abatement projects. The development of a complete and detailed design is a key element of a successful asbestos abatement project. An inadequate project design can cause delays, cost overruns, and increase the potential for regulatory non-compliance.

A comprehensive management plan should be developed for any facility found to contain significant quantities of ACM, particularly where the ACM is friable, accessible and susceptible to contact and potential damage by occupants. A management plan consists of a hazard assessment, recommended actions, cost estimates, prioritization/phasing of abatement projects, emergency procedures and an operations and maintenance program to maintain the ACM in place in the interim prior to ultimate removal. The management plan is designed to protect building occupants, maintenance personnel and the general public from uncontrolled releases of airborne asbestos fibers.

When asbestos abatement (removal, encapsulation, enclosure, encasement) is to be conducted, there are a number of additional elements which should be considered. These elements include prequalification of asbestos abatement contractors, pre-bid meetings and

site visits, submittals review, notifications, permits and licensing. During abatement, the contractor's adherence to the specification and regulatory requirements should be closely monitored, air sampling conducted, and detailed daily logs maintained followed by final visual inspection and clearance air sampling prior to reoccupancy, assurance of proper waste disposal, and a final report documenting that the project was conducted in accordance with all applicable regulations.

Lead

The Department of Housing and Urban Development (HUD) recommends that 0.5% by weight be utilized as the threshold for determining the presence of lead-based paint. OSHA standards and HUD guidelines require that a potentially exposed employee be informed of the hazards of lead and the appropriate precautions to minimize exposure, including proper work practices, personal hygiene procedures, and the use and limitations of protective equipment, such as eye and face protection, coveralls, and respirators. In addition, OSHA requires air monitoring to document employee exposures to lead regardless of the quantity of lead in the paint.

The Occupational Safety and Health Administration (OSHA) Lead Exposure in Construction, Interim Final Rule (29 CFR 1926.62), applies to occupational exposures to lead in the construction industry (including lead abatement) and sets a Permissible Exposure Limit (PEL) in the worker's breathing zone of 50 micrograms per cubic meter as an eight hour time weighted average. State and local governmental agencies may also have regulations which must be followed when conducting lead-based paint abatement or related activities. The Environmental Protection Agency (EPA) has regulations which govern the disposal of toxic wastes such as lead under the Resource Conservation and Recovery Act (RCRA).

3. Scope of Work

CIH The Community College of Allegheny County (CCAC) Visual Arts Center is located on the Allegheny Campus. The Visual Arts Center was originally constructed in 1890 and consists of a three story masonry structure with a basement. The building has undergone numerous renovations over time. The area included in the scope of this asbestos inspection consisted of specific locations within the basement of the building. During this inspection, bulk samples were obtained of suspected asbestos materials which were analyzed using Polarized Light Microscopy (PLM) at a laboratory which participates in the National Voluntary Laboratory Accreditation Program (NVLAP) by the Interim Method for the Determination of Asbestos (40 CFR Part 763). It is important to note that this survey was conducted non-destructively and that ACM may exist in inaccessible locations within walls, above ceilings, or under floors. Prior to any renovation or demolition that may disturb hidden ACM, additional bulk sampling may be required to verify the asbestos content of any suspect materials encountered. In addition, samples of paint were obtained for lead determination. Beige paint on the 3rd Floor of the VAC and white paint on steam pipes and the walls of the Gym were found to contain greater than 0.5% lead. The survey focused on areas of the building that may be impacted by the upcoming boiler replacement project. No exterior sampling was conducted.

4. Findings

Asbestos

A total of eleven (11) bulk samples of suspected ACM were collected during this asbestos inspection. Two (2) of the samples were found to contain greater than 1% asbestos (wall and ceiling plaster in the Boiler Room). These samples were further analyzed using point count methodology and the samples were found to contain less than 1% asbestos.

Lead-Based Paint

Nine (9) samples of paint were obtained and analyzed for lead. The beige paint on the 3rd Floor and white paint on the wall and steam pipes in the Gym were found to contain greater than 0.5% lead. Other samples exhibited detectable lead concentrations (0.051% - 0.44 %). Although the lead content was below the HUD guideline, OSHA does not define lead paint based on content. Any detectable lead in a paint makes it a lead paint for purposes of compliance with OSHA regulations.

A Summary of Results can be found in Attachment A. Laboratory Analysis Reports are included as Attachment B. Photographs are included as Attachment C.

5. Conclusions and Recommendations

Based on observations made during the survey and the results of laboratory analysis of representative building materials, the following recommendations are offered for your consideration:

1. This limited survey was conducted non-destructively and therefore ACM may exist in normally inaccessible locations such as within walls, ceilings, crawl spaces, pipe chases, shafts, trenches or other locations. Any suspected ACM on piping, structures or surfaces found during the course of maintenance, renovation or demolition that is not specifically addressed in this report should be tested prior to damage, disturbance or removal of such items. Materials which are completely inaccessible under normal circumstances and which are in relatively intact condition are unlikely to pose a significant health hazard to building occupants, and if undisturbed, can remain in place. Any suspected ACM which is encountered during maintenance, renovation or demolition work should be assumed to be asbestos-containing and be treated accordingly.

2. Any work conducted in this facility that could damage or disturb asbestos-containing materials should be conducted in accordance with applicable regulations by trained, qualified and licensed individuals to prevent uncontrolled release of asbestos fibers. Protective measures required by asbestos regulations during removal include but are not limited to containment, decontamination showers, HEPA filtered negative air systems, worker protection, wet removal, air monitoring and proper disposal.

3. In addition, paint containing lead may also exist in normally inaccessible locations such as within walls, ceilings, crawl spaces, pipe chases, shafts, trenches or other locations. Any suspected lead-containing paint on structural steel, piping, or surfaces found during the course of maintenance, renovation or demolition that is not specifically addressed in this report should be tested prior to damage, disturbance or removal of such items.

4. Any workers involved in scraping, sanding, drilling, cutting, or grinding on surfaces found to be coated with lead-based paint should take appropriate measures (i.e. exposure monitoring, ventilation, respiratory protection) in accordance with applicable OSHA regulations to minimize exposure to airborne lead dust or fume. It should be noted that although the lead content of some of the paint samples were below the HUD guideline, OSHA does not define lead paint based on content. Any detectable lead in a paint makes it a lead paint for purposes of compliance with OSHA regulations.

Attachment A
Summary of Results

Table 1 – Asbestos Bulk Sample Analysis
Table 2 – Paint Sample Analysis

Table 1 - Summary of Results

Asbestos Bulk Sample Analysis
Community College of Allegheny County
Visual Arts Center
900 N. Lincoln Avenue
Pittsburgh, PA 15233
July 2, 2021

Sample Number	Location	Material Description	Asbestos Content[1]
CCAC-0702-01A	Boiler Room	Drywall	No Asbestos Detected
CCAC-0702-02A	Boiler Room	Joint Compound	No Asbestos Detected
CCAC-0702-03A	Boiler Room	Wall Plaster	<1% Chrysotile (Tile)[2]
CCAC-0702-04A	Boiler Room	Ceiling Plaster	<1% Chrysotile (Tile)[2]
CCAC-0702-05A	Hallway Outside Boiler Room	Wall Plaster	No Asbestos Detected
CCAC-0702-06A	3rd Floor	Ceiling Plaster	No Asbestos Detected
CCAC-0702-07A	3rd Floor	Wall Plaster	No Asbestos Detected
CCAC-0702-08A	2nd Floor	Ceiling Plaster	No Asbestos Detected
CCAC-0702-09A	2nd Floor	Wall Plaster	No Asbestos Detected
CCAC-0702-010A	1st Floor	Wall Plaster	No Asbestos Detected
CCAC-0702-011A	1st Floor	Ceiling Plaster	No Asbestos Detected

[1]Asbestos-containing materials (>1% asbestos) are indicated in ***bold***.
[2]After Point Counting Analysis

Table 2 - Summary of Results

Paint Sample Analysis for Lead Content
Community College of Allegheny County
Visual Arts Center
900 N. Lincoln Avenue
Pittsburgh, PA 15212
July 2, 2021

Sample Number	Location	Material Description	Lead Content[1]
CCAC-0702-01L	Boiler Room Drywall	Beige Paint	<0.018%
CCAC-0702-02L	Boiler Room Plaster	Beige Paint	0.11%
CCAC-0702-03L	Hallway Outside Boiler Room	Beige Paint	<0.018%
CCAC-0702-04L	3rd Floor Wall	Beige Paint	**7.1%**
CCAC-0702-05L	2nd Floor Wall	Beige Paint	0.051%
CCAC-0702-06L	1st Floor Wall	Beige Paint	0.44%
CCAC-0702-07L	Gym Wall	White Paint	**2.8%**
CCAC-0702-08L	Gym Structural Steel	White Paint	0.14%
CCAC-0702-09L	Gym Pipe Steam Pipe	White Paint	**0.69%**

Note: Bulk paint samples with lead concentrations exceeding 0.5% are indicated in ***bold***.

Attachment B
Laboratory Analysis Reports

Analytical Report
Analysis of Paint for Lead Determination

TESTED FOR: **CIH Services, Inc.**
1065 William Pitt Way
Pittsburgh, PA 15238
Attn: Richard Slinkard

Project ID: **08163069**
080621

Prefix: VAC-0702-

Date Received: **7/6/2021** **Date Analyzed:** **7/8/2021** **Date of Issue:** **7/8/2021**

Analyst: Richard Cornelius **Work Order:** 2107078 **Page:** 1 of 1

Lab Sample #	Client Sample #	% Lead by Weight	Reporting Limit % Lead by Weight
001A	01L	< 0.018	0.018
002A	02L	0.11	0.019
003A	03L	< 0.018	0.018
004A	04L	7.1	0.024
005A	05L	0.051	0.018
006A	06L	0.44	0.018
007A	07L	2.8	0.019
008A	08L	0.14	0.023
009A	09L	0.69	0.015

Analytical & Prep Method PSI WI-506 mod. EPA SW846 7000B, Rev 2, 2007
PSI WI-502 mod. EPA SW846 3050B, Rev 2, 1996

Analysis was performed by flame AA using a PE AAnalyst 400.

Reporting limit = 15µg Pb per representative subsample.

Results are based on a representative subsample of the total sample submitted by the client.

AIHA-LAP, LLC #100373; NYELAP ID #10930; CA Lab ID #2377.

Unless otherwise noted, all samples were acceptable upon receipt.

Sample results are not corrected for blanks.

All quality control sample results are within the acceptance range, unless noted.

All results are calculated based on 2 significant figures. Results relate only to items tested as received.

Client submitted data is the determining factor in the accuracy of calculated results.

The attached Chain of Custody is incorporated into and becomes a part of the final report.

This report may not be reproduced, except in full, without written approval of PSI, Inc.

Respectfully submitted,
PSI, Inc.



Approved Signatory
Keith Potts

CHAIN OF CUSTODY - ASB/LEAD/IH

2107078 (2)

(1)

PSI Information To Build On
Engineering • Consulting • Testing

IH Laboratory
850 Poplar Street
Pittsburgh, PA 15220
412-922-4001 ext. 420/425/286/272

Project Information	
Project Name:	080621
Project No:	
PO Number:	
Sample Date:	

Send Results To:	
Company:	CIH Services (Attn: Michele Slinkard)
Attn:	1065 William Pitt Way
Address:	Pittsburgh PA 15238
Telephone:	412 826 8000
Email:	cihservices@verizon.net

Send Invoice To:	
Company:	Same
Attn:	
Address:	
Telephone:	
Email:	

Requested Turnaround Time:			
Same Day	1-2 Day	3-5 Day	Requested Date:
☐	☐	☑	

Stop at First Positive		
Y		N
☐		☑

Laboratory Use Only	Y	N
All Samples in Acceptable Condition:		
Comments:		
Shipping Charges Apply:		

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHERA	TEM 7402	TEM Chatfield	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOP-y	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:
VAC-0702-01L																									
VAC-0702-02L																									
VAC-0702-03L																									
VAC-0702-04L																									
VAC-0702-05L																									
VAC-0702-06L																									
VAC-0702-07L																									

Relinquished by	Date/Time	Received by	Date/Time
[signature]	1:09pm 7/2/21	[signature] 7/6/2021 9AM	

Analyst Name:		Analyst Signature:	

Special Instructions / Comments:	

CHAIN OF CUSTODY - ASB/LEAD/IH

2107078

(2)

Project Information	
Project Name:	080621
Project No:	
PO Number:	
Sample Date:	

Information To Build On
Engineering • Consulting • Testing

IH Laboratory
850 Poplar Street
Pittsburgh, PA 15220
412-922-4001 ext. 420/425/286/272

Send Results To:	
Company:	CHServices
Attn:	1065 William Pitt Way
Address:	Pittsburgh PA 15238
Telephone:	412-826 8000
Email:	chservices@verizon.net

Send Invoice To:	
Company:	Same
Attn:	
Address:	
Telephone:	
Email:	

Requested Turnaround Time:			
Same Day	1-2 Day	3-5 Day	Requested Date:
☐	☐	☑	

Stop at First Positive		
Y		N
☐		☐

Laboratory Use Only	Y	N
All Samples in Acceptable Condition:	☐	☐
Comments:		
Shipping Charges Apply:	☐	☐

Parameter

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHERA	TEM 7402	TEM Chatfield	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOP-Y	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:
VAE-0702-086																									
VAE-0702-094								↓																	

Relinquished by	Date/Time	Received by	Date/Time
[signature]	1:00pm 7/2/21	[signature] 7/6/2021 9AM	

Analyst Name:		Analyst Signature:	

Special Instructions / Comments:	

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: CIH Services, Inc.
1065 William Pitt Way
Pittsburgh, PA 15238
Attn: Richard Slinkard

Project ID: 08163069
080621

Date Received: 7/6/2021 **Date Completed:** 7/12/2021 **Date Reported:** 7/12/2021

Analyst: Lori Huss **Work Order:** 2107072 **Page:** 1 of 2

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) *Analyst's Comment*	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
VAC070201A	001A	(1) Gray, Drywall, Homogeneous	**NO ASBESTOS DETECTED**	15% Cellulose Fiber
VAC070202A	002A	(1) White, Joint Compound, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
VAC070203A	003A	(1) Gray, Plaster, Homogeneous	**2% Chrysotile**	None Reported
VAC070204A	004A	(1) Gray, Plaster, Homogeneous	**3% Chrysotile**	None Reported
VAC070204B	005A	**Sample Not Tested**		
VAC070204C	006A	**Sample Not Tested**		
VAC070205A	007A	(1) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
VAC070206A	008A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber
VAC070207A	009A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber
VAC070208A	010A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,
PSI, Inc.

George Skarupa

Approved Signatory
George Skarupa

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) *Analyst's Comment*	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
VAC070209A	011A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber
VAC070210A	012A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber
VAC070211A	013A	(1) White, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	None Reported
		(2) Gray, Plaster, Homogeneous	**NO ASBESTOS DETECTED**	2% Hair 2% Cellulose Fiber

Report Notes: **(PT) Point Count Results**

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,
PSI, Inc.

George Skarupa

Approved Signatory
George Skarupa

CHAIN OF CUSTODY - ASB/LEAD/IH

2107072 (2)

PSI Information To Build On
Engineering • Consulting • Testing

IH Laboratory
850 Poplar Street
Pittsburgh, PA 15220
412-922-4001 ext. 420/425/286/272

Project Information	
Project Name:	080621
Project No:	
PO Number:	
Sample Date:	7/2/21

Send Results To:	
Company:	CIH Services
Attn:	1065 William Pitt Way
Address:	Pittsburgh PA 15238
Telephone:	412 826 8000
Email:	cihservicesaverizon.net

Send Invoice To:	
Company:	Same
Attn:	
Address:	
Telephone:	
Email:	

Requested Turnaround Time:			
Same Day	1-2 Day	3-5 Day	Requested Date:
☐	☐	☑	

Stop at First Positive	
Y	N
☒	for - 04A/B/C

Laboratory Use Only	Y	N
All Samples in Acceptable Condition:	☐	☐
Comments:		
Shipping Charges Apply:	☐	☐

Parameter

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHERA	TEM 7402	TEM Chatfield	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOF-V	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:
VAC-0702-01A		✓																							Drywall
VAC-0702-02A																									joint
VAC-0702-03A																									wall plaster
VAC-0702-04A																									ceiling plaster
VAC-0702-04B																									"
VAC-0702-04C																									"
VAC-0702-05A																									wall plaster

Relinquished by	Date/Time	Received by	Date/Time
Michael E Stone	1:00pm 7/2/21	Stevens Intl	7/6/2021
			9am

Analyst Name: | Analyst Signature:

Special Instructions / Comments:

CHAIN OF CUSTODY - ASB/LEAD/IH

2107072

PSI Information To Build On
Engineering • Consulting • Testing

IH Laboratory
850 Poplar Street
Pittsburgh, PA 15220
412-922-4001 ext. 420/425/286/272

Project Information	
Project Name:	080621
Project No:	
PO Number:	
Sample Date:	7/2/21

Send Results To:	
Company:	CHServices
Attn:	1065 William Pitt Way
Address:	Pittsburgh PA 15238
Telephone:	412 826 8000
Email:	chservices@verizon.net

Send Invoice To:	
Company:	Same
Attn:	
Address:	
Telephone:	
Email:	

Requested Turnaround Time:			
Same Day	1-2 Day	3-5 Day	Requested Date:
☐	☐	☒	

Stop at First Positive	
Y	N
X - 4 M/Bulk only	☐

Laboratory Use Only	Y	N
All Samples in Acceptable Condition:		
Comments:		
Shipping Charges Apply:		

Parameter

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHERA	TEM 7402	TEM Checklist	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOP-y	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:
VAC-0702 - 06A																									ceiling plaster-3rd
VAC-0702 07A																									wall plaster-3rd
VAC-0702-08A																									ceiling plaster-2nd
VAC-0702 09A																									wall plaster-2nd
VAC-0702-10A		↓																							wall plaster-1st
VAC-0702-11A																									ceiling plaster-1st

Relinquished by	Date/Time	Received by	Date/Time
[signature]	1.04p 7/1/21	SW	7/6/2021
			9a

Analyst Name: Analyst Signature:

Special Instructions / Comments:

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: CIH Services, Inc.
1065 William Pitt Way
Pittsburgh, PA 15238
Attn: Richard Slinkard

Project ID: 08163069
080621
Original WO#2107072

Date Received: 7/13/2021 **Date Completed:** 7/15/2021 **Date Reported:** 7/15/2021

Analyst: Lori Huss **Work Order:** 2107276 **Page:** 1 of 1

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) *Analyst's Comment*	Asbestos Content (Percent and Type)		Non-asbestos Fibers (Percent and Type)
VAC070203A	001A	(1) Gray, Plaster, Homogeneous	< 1%	CHRYSOTILE (PT)	None Reported
VAC070204A	002A	(1) Gray, Plaster, Homogeneous	< 1%	CHRYSOTILE (PT)	None Reported

Report Notes: **(PT) Point Count Results**

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,
PSI, Inc.

George Skarupa

Approved Signatory
George Skarupa

Attachment C
Photographs



Photo #1 – Fiberglass Pipe Insulation in Boiler Room



Photo #2 – Fiberglass Pipe Fitting in Boiler Room



Photo #3 – Ceiling Plaster (typical)



Photo #4 – Wall Plaster (typical)



Photo #5 – Wall Paint in Gym (lead-containing)

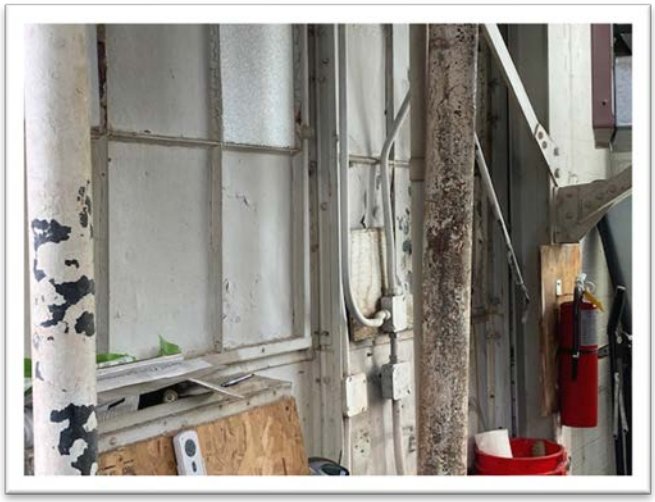


Photo #6 – Paint on Steam Pipes (lead-containing)

CIH COMPREHENSIVE INDUSTRIAL HYGIENE SERVICES, INC.

University of Pittsburgh Applied Research Center • 1065 William Pitt Way • Pittsburgh. Pennsylvania 15238
Phone (412) 826-8000 • Fax (412) 826-8020 • Email cihservices@verizon.net • www.cihservices.net

November 9, 2022

Mr. Devin Wilson
Assistant Vice President of Facilities
Office of College Services
Community College of Allegheny County
800 Allegheny Avenue
Pittsburgh, PA 15233

Subject: Inspection for Asbestos, Lead, and Mold
Visual Arts Center Basement Locker Room

Dear Mr. Wilson

CIH Services conducted an inspection of deteriorated wall plaster in the Basement Locker Room of the Visual Arts Center located ate in Pittsburgh, PA, on the CCAC Allegheny Campus. The survey was conducted on September 30, 2022. Several previous inspections were conducted for asbestos and lead. Bulk samples of paint and plaster were collected again as a final confirmation. In addition, a wipe sample was obtained from the wall to determine the presence of mold as the basement has experienced water intrusion in the past.

The sample of wall plaster was not found to contain greater than 1% asbestos (floor tile). The sample of paint obtained from the plaster wall indicated a lead content that was below the detection limit for the analytical method (<0.0012 %). The viable mold concentration was greater than 1 million colony-forming units per square inch (>1 x 10^6). Although there are no regulatory standards for surface or airborne mold, this represents an elevated mold concentration.

The asbestos inspection was conducted by an Asbestos Building Inspector licensed by the Commonwealth of Pennsylvania (#011122). The asbestos analysis was conducted by the R. J. Lee Group, a participant in the National Voluntary Laboratory Accreditation Program (NVLAP) using EPA Method 600/R-93/116. Lead analysis was also conducted by R. J. Lee Group using EPA Method 3050B/EPA 6010C-Paint. Viable fungi determination was conducted by US Microsolutions. All labs are accredited by the American Industrial Hygiene Association.

In conclusion, no asbestos-containing plaster or lead-containing wall paint were identified during this limited survey. Surface mold concentrations were elevated due to water intrusion. Based on observations made during the survey and the results of laboratory analysis of representative building materials, the following recommendations are offered for your consideration:

1. This limited survey was conducted non-destructively and therefore ACM may exist in normally inaccessible locations such as within walls, ceilings, crawl spaces, pipe chases, shafts, trenches or other locations. Any suspected ACM on piping, structures or surfaces found during the course of maintenance, renovation or demolition that is not specifically addressed in this report should be tested prior to damage, disturbance or removal of such items. Materials which are completely inaccessible under normal circumstances and which are in relatively intact condition are unlikely to pose a significant health hazard to building occupants, and if undisturbed, can remain in place. Any suspected ACM which is encountered during maintenance, renovation or demolition work should be assumed to be asbestos-containing and be treated accordingly. Any work conducted in this facility that could damage or disturb asbestos-containing materials should be conducted in accordance with applicable regulations by trained, qualified and licensed individuals to prevent uncontrolled release of asbestos fibers.

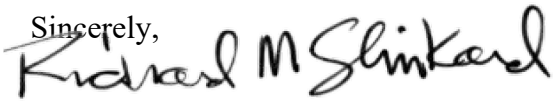
2. Paint containing lead may also exist in normally inaccessible locations such as within walls, ceilings, crawl spaces, pipe chases, shafts, trenches or other locations. Any suspected lead-containing paint on structural steel, piping, or surfaces found during the course of maintenance, renovation or demolition that is not specifically addressed in this report or in previous surveys should be tested prior to damage, disturbance or removal of such items.

3. Due to the previous water intrusion and elevated surface mold concentration, it is recommended that any remediation be conducted by qualified mold remediation contractors using methods that will minimize spore release.

A Summary of Results is included as Attachment A. Laboratory Analysis Reports are included as Attachment B. Photographs are included as Attachment C.

CIH Services, Inc. is certified as a Small Diverse Business by the Commonwealth of PA and maintains professional errors and omissions liability insurance. We look forward to the opportunity to work with CCAC again. Should you have questions or need additional information, please give me a call.

Sincerely,



Richard M. Slinkard, MS, CIH, CSP
Vice-President, CIH Services, Inc.

~\projects\ccac\allegheny\VAC\rmold093022

Attachment A
Summary of Results

Table 1 – Asbestos Bulk Sample Analysis
Table 2 – Paint Sample Analysis
Table 3 – Viable Fungi Determination

Table 1 - Summary of Results

Asbestos Bulk Sample Analysis
Community College of Allegheny County
Visual Arts Center Basement
900 N. Lincoln Avenue
Pittsburgh, PA 15233
September 30, 2022

Sample Number	Location	Material Description	Asbestos Content[1]
CCAC-0930-02	Men's Locker Room	Wall Plaster	No Asbestos Detected

[1]Asbestos-containing materials (>1% asbestos) are indicated in ***bold***.

Table 2 - Summary of Results

Paint Sample Analysis for Lead Content
Community College of Allegheny County
Visual Arts Center Basement
900 N. Lincoln Avenue
Pittsburgh, PA 15212
September 30, 2022

Sample Number	Location	Material Description	Lead Content[1]
CCAC-0930-03	Wall	Gray Paint	<0.0012%

Note: Bulk paint samples with lead concentrations exceeding 0.5% are indicated in ***bold***.

Table 3 - Summary of Results

Wipe Testing for Mold Spores
Community College of Allegheny County
Visual Arts Center Basement
900 N. Lincoln Avenue
Pittsburgh, PA 15212
September 30, 2022

Sample Number/Date	Location	Type	Concentration	Speciation
CCAC-0930-01	Wipe from Plaster Wall/ Men's Locker Room	Wipe	>1 x 10^6 spores/in^2	*Cryptococcus magnus* *Aureobasidium spp* *Cladoisporium spp*

Note: No regulatory standards exist for microbial concentrations in the indoor environment. However, this represents an elevated fungal concentration. Individual raw counts are not available due to overgrowth of fungi.

Attachment B
Laboratory Analysis Reports

U.S. Micro-Solutions, Inc. * 302 Unity Plaza * Latrobe, PA 15650
Phone: (724) 853-4047 Fax: (724) 853-4049 AIHA-LAP, LLC EMLAP # 103009
www.usmslab.com

Customer Name:	**CIH Services**	**Sample Date:**	**September 30, 2022**
Customer Address:	**1065 William Pitt Way**	**Date Received:**	**October 5, 2022**
	Pittsburgh, PA 15238	**Date of Report:**	**October 13, 2022**
Customer Phone:		**Fax:**	
PO Number:		**Attention:**	**Michele Slinkard**
Project Name/Number:	**140922**		

Customer sample numbers below are uniquely identified by prefixing Laboratory # 100461-22

Culturable Swab Sample(s) (Fungi) - Analytical Method MIC 03, MIC 04, MIC 18

Sample Number	Media	Sample Description	Results of Microbial Analysis
CCAC-0930-01	IMA	Wall of Mens Locker Room	Total Fungal Count >1 x 10^6 CFU/in²
			Cryptococcus magnus
			Aureobasidium spp.
Sample received over 48 hours			Cladosporium spp.

Individual raw counts unavailable due to fungal overgrowth

Total Raw Count: >100

Analytical Sensitivity: 10,000 CFU/in²

Samples are in good condition unless otherwise noted. Results relate only to the samples tested as received. Results are reported as calculated. For biological data, the first and/or second digit should be considered significant. Individual counts may not equal total count due to rounding. Organisms are listed in order of predominance.

When providing duplicates of this report, the document should be provided in total and not in section in accordance with AIHA-LAP, LLC. Any unauthorized or improper disclosure, copying, distribution, use, or falsification of these results is prohibited. USMS shall have no liability to the Customer or the Customer's customer for opinions stated, recommendations made, actions taken, or conduct implemented based on the test results reported.

Technical Manager: Deanna L Kiska

Deanna L. Kiska, Ph.D.

Aureobasidium spp. - Aureobasidium species are cosmopolitan yeast-like fungi whose main habitat is the aerial parts of plants. They are frequently isolated indoors in moist areas such as condensate pans, flooded carpet, and other sites where water intrusion has occurred. The spores generally become airborne indoors through mechanical disruption of contaminated materials. Its spore count outdoors increases due to dispersion by rain drops. It is a rare agent of human infection but is a common cause of allergies and hypersensitivity pneumonitis.

Cryptococcus spp. - The genus Cryptococcus includes oval to round yeasts that reproduce by multilateral budding and are anamorphs of the jelly fungi and smuts of the Basidiomycetes. Cryptococcus spp. (not C. neoformans) can be recovered from man, mammals, soil, air, wine, leaves, and water.

Cladosporium spp. - Cladosporium species are ubiquitous with worldwide distribution and are the most common mold on dead organic matter and in the air. The highest concentrations outdoors of Cladosporium species occur in summer and early fall in temperate areas. Cladosporium species are common in indoor environments and often isolated from the surface of fiberglass duct liners around return and supply ducts, shower walls & curtains, and basement walls. They are usually found indoors in numbers less than outdoor numbers.

End of Report

U.S. Micro-Solutions, Inc.

302 Unity Plaza
Latrobe, PA 15650
P: 724-853-4047 F: 724-853-4049
supplies@usmslab.com

ELITE

Accredited Laboratory Lab ID # 103809

NY ELAP #12055 The New York Environmental Laboratory Approval Program

LABORATORY TEST REQUEST – CHAIN OF CUSTODY

Customer Name:	CH Services	Phone #:		FAX #:	
Address:	1065 William PIH Way	City:		State:	Zip:
Attention To:	Michele Slinkard CIHES	E-Mail:			
Sample Obtained By:	Rick Slinkard	Results: ☐ FAX ☐ E-Mail		PO#	Proposal #
Project Name/Number:	140922				

Turn-Around-Time: (Spore Trap & DME Only)* Standard (48-72 hr) ☐ Next Day (24 hr, M-F) ☐ Same Day (6 hr, M-F) ☐ 3-Hour (M-F) ☐ Saturday ☐

Comments:

Sample #	Sample Date / Time	Sample Code	Analysis Code	Sample Location & Description	Sample Volume/Area
CCAC-0930-01	9/30/22 PM	S	Fung	Wall of Mechanical Room	1 in²

Relinquished By (Customer MUST sign) — Date & Time: 10/2/22

Received By – Lab Use Only — Date & Time: 10/05/22 1110 — Lab #: 100461-22

Rev. 11-27-18

Sample Code	
A	Air Plate
B	Bulk
ST	Spore Trap
S	Swab
W	Water
T	Tape
O	Other

2200928 11/30/23

Analysis Code

DME	Direct Microscopic Exam	COL	Colilert – Presence/absence of *E. coli*, coliforms
SPT	Spore Trap ☐ Allergenco-D ☐ AirOCell ☐ M5	HPC	Heterotrophic Plate Count
FUNG	Fungal Culture – Counts w/ Identification	MYC	Mycobacteria Culture
BACT	Bacterial Culture – Counts w/ Identification	STA	*Staphylococcus* / MRSA Culture
BACT24	Bacterial Culture (24 hr) - Counts w/ presence/absence of gram-negatives	DUO	Duodenoscope Culture
SSQT	Sewage Screen (quant) – Counts w/ Identification *E. coli, coliforms, enterococci (fecal streptococci)*	HCU	Heater/Cooler Water Culture *includes mycobacteria, HPC, coliforms, & P. aeruginosa*
SSQL	Sewage Screen (qualitative) – Presence/absence *E. coli, coliforms, enterococci (fecal streptococci)*	PSA	*Pseudomonas aeruginosa* Culture
SS24	Sewage Screen (24 hr) - Presence/absence *E. coli, coliforms, enterococci (fecal streptococci)*	IDS	Species Identification by MALDI-TOF

*All samples received after 1:00 p.m. Monday-Friday will be considered received the NEXT business day.
Same Day and Next Day samples received on Saturday will be reported on Monday and Tuesday, respectively.

RJ Lee Group, Inc.
800 Presque Isle Drive, Pittsburgh, PA 15239-2799
Tel: 724-325-1776 | Fax: 724-733-1799

Laboratory Report

CIH Services Inc
1065 William Pitt Way
Pittsburgh, PA 15238
United States
Attention: Michele Slinkard
Telephone: 412-826-8000

Report Date	10/11/2022
Sample Receipt Date	10/04/2022
RJ Lee Group Job No.	AOP1067737-0
Authorization/P.O. No.	
Client Job No./Name	140922

Analysis: Asbestos in Bulk Samples
Method: EPA/600/R-93/116

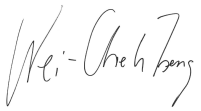
RJLG Sample Number	Client Sample Number	Homogeneous	# of Layers	Asbestos Detected(%)	Non-Asbestos Fibers(%)	Non-Fibrous Materials(%)	Matrix Material	Analyst - Analysis Date
10572242.HPL	CCAC-0930-02	No	3	ND		100	Q, CA, P, OP, M	WT-10/11/2022
Description:	Calculated Composite - Green Paint, White Skim Coat and Beige Base Coat.							
Layer Information:								
	5%-Green Paint	Yes		ND		100	CA, OP, M	
	20%-White Skim Coat	Yes		ND		100	CA, OP, M	
	75%-Beige Base Coat	Yes		ND		100	Q, CA, P, OP, M	

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Laboratory Report (Cont)

Client Job No./Name: 140922 RJ Lee Group Job No: AOP1067737-0

RJLG Sample Number	Client Sample Number	Homogeneous	# of Layers	Asbestos Detected(%)	Non-Asbestos Fibers(%)	Non-Fibrous Materials(%)	Matrix Material	Analyst - Analysis Date

Authorized Signature: 

Wei-Chieh Tseng, Microscopist

ASBESTOS

AM = Amosite
AC = Actinolite
AN = Anthophyllite
CH = Chrysotile
CR = Crocidolite
TR = Tremolite

NON-ASBESTOS

CE = Cellulose
MW = Mineral Wool
FG = Fibrous Glass
SF = Synthetic Fibers
H = Hair
W = Wollastonite
OF = Other Fibers

NON-FIBROUS MATERIALS

AM = Amphibole
B = Binder
CA = Carbonates
CL = Clay
F = Feldspar
G = Gypsum
HY = Hydromagnesite
M = Miscellaneous
MI = Mica
OP = Opaque
OR = Organic
P = Perlite
Q = Quartz
T = Tar
V = Vermiculite

DISCLAIMER NOTES

1. "ND" indicates no asbestos was detected.
2. "Trace" or "<" indicates asbestos was identified in the sample, but the concentration is less than the method quantitation limit. PLM coefficients of variance range from approximately 1.8 at the quantitation limit of 0.25% to 0.32 at high fiber concentrations.
3. Sample(s) for this project were analyzed at our: Pittsburgh, PA (AIHA LAP, LLC. #292885, NY ELAP #10884) facility.
4. This report is not valid unless it bears the name of an NVLAP Lab Code 101208-0 approved signatory.
5. This report may not be used to claim product endorsement by any agency of the U.S. Government, or laboratory accrediting agency.
6. Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar nonfriable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as "non-asbestos-containing.".
7. These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which these results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group, Inc will store the samples for a period of ninety (90) days before discarding them. A shipping and handling fee will be assessed for the return of any sample.

Request for Environmental and IH Laboratory Analytical Services

COPY

Page 1 of 1

Lab Use Only	Purchase Order No.:	Client Job No.: 140922	AOP1067737-0
	Project No.:	Client No:	
	Date Logged In:	Logged In By:	

Report Results To	Name:	Michele Slinkard CIH CSP	
	Company:	CIH Services Inc	
	Address:	1065 William Pitt Way	
	City, State, Zip:	Pittsburgh PA 15238	
	Phone:	412 826 8007	Fax: ( )
	Call with Verbal Results:		
	Email Results To:	CihServices@verizon.net	
	Fax Results To:		
Send Invoice To	Name:		
	Company:		Email:
	Address:		
	City, State, Zip:		
	Phone: ( )		Fax: ( )
Special Instructions			

Turnaround Request: Standard: Yes (circled) No — If 'No,' No. of Business Days:

Drinking Water Sample Only: Sample Purpose: Information ☐ Regulatory ☐ Accreditation (please list below):
System ID #:
DOH Source #:
Multiple Sources #s:
Sample Purpose: A ☐ B ☐ Other ☐

Chemistry Analysis Key

Preservation:		Matrix:		Container:
Unpres	H_2SO_4	WW=Wastewater	SW=Surface Water	P=Plastic
4°C	HCl	GW=Groudwater	DW=Drinking Water	G=Glass
HNO_3	NaOH	S=Soil/Sludge	O=Oil	W=Wipe
Other	Na_2SO_4	E=Extract	X=Other	A=Air (filter or tube)

Client Sample ID	Sample Description	Sample Date	Sample Time Start	Sample Time Stop	Wipe Area / Air Volume	Asbestos (CA)	Lead in Paint	Pres. Upon Receipt (Y/N)	Preservation	Matrix	Container Type	pH	No. Containers
CCAE-0930-02	Wall Plaster	9/30/22				✓							
CCAE-0930-03	Gray Wall Paint	9/30/22					✓						

Chain of Custody	Relinquished By (Signature):	Date: 10/2/22	Time: 422
	Relinquished By (Print Name): Michele Slinkard	Relinquished To:	
	Company Name: CIH Services Inc	Method of Shipment: Hand Copy	
Chain of Custody	Relinquished By (Signature):	Date:	Time:
	Relinquished By (Print Name):	Relinquished To:	
	Company Name:	Method of Shipment:	

Chain of Custody	Received By (Signature) Erica Schimizzi	Date: 10/03/22	Time: 4:24pm
	Received By (Print Name) Erica Schimizzi	Relinquished To:	
	Company Name:	Method of Shipment:	
Chain of Custody	Received By (Signature): Linda Mangum	Date: 10/04/22	Time: 10:51 AM
	Received By (Print Name): Linda Mangum	Relinquished To:	
	Company Name: RJ Lee Group	Method of Shipment:	

Pennsylvania - HQ
350 Hochberg Road
Monroeville, PA 15146

724.325.1776 **Phone**
724.733.1799 **Fax**

Washington
Center for Laboratory Services
2710 North 20th Avenue
Pasco, WA 99301

509.545.4989 **Phone**
509.544.6010 **Fax**

RJ LEE GROUP
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RJ Lee Group, Inc.
350 Hochberg Road, Monroeville, PA 15146
Tel: (724) 325-1776 | Fax: (724) 733-1799

LABORATORY REPORT

CIH Services, Inc.
1065 William Pitt Way
Pittsburgh, PA 15238

Attn: Michele Slinkard
Phone: (412) 826-8000
Fax: (412) 826-8020
Email: michele.slinkard@cihservices.net

RJ Lee Group Job No.: PA041020220003
Samples Received: October 3, 2022
Report Date: October 11, 2022
Client Project: 140922
Purchase Order No.: N/A
Matrix: Solid
Prep/Analysis: EPA 3050B / EPA 6010C-Paint

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
CCAC-0930-03	PA041020220003-001	09/30/2022	Lead	< 0.00120	< 12.0	0.00120	12.0	10/4/2022	A

Comments:

Report Qualifiers (Q):

P *: PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)*
N *: NY ELAP Accredited (NY ELAP Lab Code 10884)*

A *: AIHA LAP, LLC Accredited (Lab ID 100364)*
— *: Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part to any of the above scopes of accredidations*

E = Value above highest calibration standard
J = Value below lowest calibration standard but above MDL (Method Detection Limit)
L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits
H = Holding times for preparation or analysis exceeded

B = Analyte detected in the associated Method Blank
S = Spike Recovery outside accepted limits
R = RPD (relative percent difference) outside accepted limits
D = RL (reporting limit verification) outside accepted limits
NP = Not Provided

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.
This laboratory operates in accord with ISO 17025:2017 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to http://www.rjlg.com/about-us/accreditations/ for more information and current status. Unless it is specifically stated otherwise (under the Q column using the appropriate accrediting agency qualifier(s)) the work contained in this report is performed under RJLG's General Quality System requirements and is not part of any scope of accreditations. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropiate qualifiers under the report qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standard; if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.

Philip Grindle
Laboratory Supervisor

Request for Environmental and IH Laboratory Analytical Services

PA 04102022 0003

Page 1 of 1

	Purchase Order No.:	Client Job No.: 140922
Lab Use Only	Project No.:	Client No:
	Date Logged In:	Logged In By:
Report Results To	Name: Michele Slinkard CIH CSP	
	Company: CIH Services Inc	
	Address: 1065 William Pitt Way	
	City, State, Zip: Pittsburgh PA 15238	
	Phone: 412 826 8000	Fax: ( )
	Call with Verbal Results:	
	Email Results To: CihServices@verizon.net	
	Fax Results To:	
Send Invoice To	Name:	
	Company:	Email:
	Address:	
	City, State, Zip:	
	Phone: ( )	Fax: ( )
Special Instructions		

Turnaround Request: Standard: (Yes) No — If 'No,' No. of Business Days:

Drinking Water Sample Only: Sample Purpose: Information ☐ Regulatory ☐ Accreditation (please list below):
System ID #:
DOH Source #:
Multiple Sources #s:
Sample Purpose: A ☐ B ☐ Other ☐

Chemistry Analysis Key

Preservation:		Matrix:		Container:
Unpres	H_2SO_4	WW=Wastewater	SW=Surface Water	P=Plastic
4°C	HCl	GW=Groudwater	DW=Drinking Water	G=Glass
HNO_3	NaOH	S=Soil/Sludge	O=Oil	W=Wipe
Other	Na_2SO_4	E=Extract	X=Other	A=Air (filter or tube)

Client Sample ID	Sample Description	Sample Date	Sample Time Start	Sample Time Stop	Wipe Area / Air Volume	Asbestos (PLM)	Lead in Paint	Pres. Upon Receipt (Y/N)	Preservation	Matrix	Container Type	pH	No. Containers
CCAE-0930-02	Wall Plaster	9/30/22				✓							
CCAE-0930-03	Gray Wall Paint	9/30/22					✓						

Chain of Custody	Relinquished By (Signature):	Date: 10/2/22	Time: 12
	Relinquished By (Print Name): Michele Slinkard	Relinquished To:	
	Company Name: CIH Services Inc	Method of Shipment: Hand Carry	
Chain of Custody	Relinquished By (Signature):	Date:	Time:
	Relinquished By (Print Name):	Relinquished To:	
	Company Name:	Method of Shipment:	

Chain of Custody	Received By (Signature) Erica Schimizzi	Date: 10/03/22	Time: 4:24pm
	Received By (Print Name) Erica Schimizzi	Relinquished To:	
	Company Name:	Method of Shipment:	
Chain of Custody	Received By (Signature):	Date:	Time:
	Received By (Print Name):	Relinquished To:	
	Company Name:	Method of Shipment:	

Pennsylvania - HQ
350 Hochberg Road
Monroeville, PA 15146

724.325.1776 **Phone**
724.733.1799 **Fax**

Washington
Center for Laboratory Services
2710 North 20th Avenue
Pasco, WA 99301

509.545.4989 **Phone**
509.544.6010 **Fax**

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Attachment C
Photographs



Photo #1 – Water Damaged Plaster (typical)



Photo #2 – Water Damaged Plaster (typical)

PERFORMANCE
Environmental Services, Inc.

41850 W. Eleven Mile Road, Suite 125 ▪ Novi, Michigan 48375 ▪ Voice: 248.926.3800 ▪ Fax: 248.926.3838
105 Bradford Road, Suite 320 ▪ Wexford, Pennsylvania 15090 ▪ Voice: 412.463.6576

MOLD / MOISTURE REMEDIATION PROJECT CONSULTING REPORT

CCAC – City of Pittsburgh Police Training Academy Building

(Results of Assessments Performed on August 24, 2026)



PERFORMANCE ENVIRONMENTAL SERVICES
Project # 2620421-B

FOR

Community College of Allegheny County
Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA
Attn: Sarmed S. Shareef

AT

City of Pittsburgh Police Training Academy Building
900 N. Lincoln Avenue
Pittsburgh, PA

September 11, 2026

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4.0 RESULTS 4

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APPENDIX A ..... ANALYTICAL RESULTS

APPENDIX B ..... MAPS

APPENDIX C ..... PHOTOGRAPHS

APPENDIX D ..... DATA SHEETS

1.0 SUMMARY OF FINDINGS

In accordance with the request of Mr. Sarmed S. Shareef of Community College of Allegheny County (CCAC), *Performance* Environmental Services, Inc. (*Performance*) conducted a mold and moisture assessment throughout the City of Pittsburgh Police Training Academy Building at 900 N. Lincoln Ave in Pittsburgh, Pennsylvania.

The purpose of this study was to provide a visual assessment, surface moisture testing and sampling to document interior conditions and assess the potential for water intrusion or fungal amplification to be present within the subject areas and to determine if further action is required. In addition, monitoring was conducted for relative humidity levels (RH%) and temperature (°F).

The assessment included staff occupied areas, restrooms, storage rooms and classrooms of the police training academy where suspect mold or moisture impact has been reported. The mold/moisture assessment was conducted on August 24, 2026, to inspect and delineate areas impacted by moisture or potential fungal growth.

As a result of the findings, *Performance* identified several areas with elevated moisture content including plaster walls throughout the basement and connecting stairwells and room 108B, carpet in classrooms 102, 209 and 212. Additionally, areas with water damage such as plaster efflorescence, peeling walls and stained ceiling tiles were identified throughout the building.

Basement areas have significantly damaged plaster around the exterior of the building, likely due to groundwater infiltration. The majority of basement exterior walls have elevated moisture content 0’-2’ up the wall. A musty odor was also noted in the basement at the time of assessment.

Visible mold growth was identified on the A/C units in both the men’s and women’s locker rooms, on PTAC units throughout the building, ceiling diffusers and attached flex duct in Room 003, and in the corner of the wall of room 007C.

A total of six (6) air samples were collected throughout the building, as well as an outdoor control sample for comparative purposes. In general, sample results appear to be indicative of a normal fungal ecology and primarily outdoor air. Limited areas of very low levels of ‘water indicator’ fungi typical of indoor fungal growth existed in several samples. Very low levels of *Penicillium/Aspergillus* group spores and/or *Chaetomium sp.* spores were identified in Office 303, classroom 108, women’s locker room, room 012, and scenario room 003, though the fungal counts were not considered significantly elevated. Individual test results are shown in appendix A.

Two (2) samples were taken of suspected fungal amplification or staining on surfaces. A sample of discoloration on the exterior wall and damage to plaster in the floor 1 stairwell came back non-detect for fungal spores. A second sample, collected from the discoloration on the plaster wall of storage room 007C in the basement did identify very high levels of fungal spores present. Both *Stachybotrys sp*. and *Chaetomium sp.* were identified on the sampling media, which is typical fungal growth related to long-term moisture intrusion.

Results of the indoor air quality 'comfort parameter' testing showed that relative humidity was elevated indoors above 60%. To maintain a normal fungal ecology within a space, relative humidity should generally be kept below approximately 60% and ideally below 50%. At the time of the assessment, relative humidity

in the 52.9%-68.6% range was recorded. Temperatures ranged between 68.5°F to 73.6°F at the time of sampling and were within a generally acceptable range. This elevated humidity is likely the prime contributing factor to the condensation and visible fungal growth that was observed associated with HVAC system components.

Please reference Section 4.0 for a complete summary of findings of the assessment and air testing. Locations of observed water damage and visible mold are noted on the Site Prints in Appendix B.

The building shows significant signs of long-term ongoing moisture infiltration through the exterior façade resulting in damaged and deteriorated plaster. Although not a health risk by itself, the damp materials can contribute to elevated humidity levels within a facility and occasionally result in limited areas of fungal growth on walls due to saturated walls and biofilm accumulation. In addition, the elevated humidity levels have likely resulted in ongoing condensation issues with the HVAC system resulting in the observed fungal amplification on PTAC/unit ventilators, diffusers and flex ductwork.

Based on the findings of this assessment and test results, *Performance* provides the following findings and recommendations:

- Clean or replace the HVAC ceiling diffuser and replace flex ductwork in room 003; All HVAC units and associated diffusers or ductwork should be cleaned or replaced as needed to remove visible microbial amplification and minimize the potential for elevated fungal counts within the building. Flexible ductwork connections to forced-air diffusers showing signs of fungal amplification should be inspected and replaced if visible growth is identified.
- Clean all PTAC/unit ventilator units throughout the building to remove observed fungal amplification and debris accumulation;
- Clean the A/C units in the men's and women's locker rooms in the basement to remove observed fungal amplification and debris accumulation;
- Service the PTAC unit in classroom 102 to prevent additional condensation leaks;
- Remove and replace the fungal-impacted walls in room 007C;
- Remove and replace damaged suspended ceiling tiles (SCT)
- Dry, clean, repair areas of damage to plaster walls
- Correct the building-wide water infiltration through the exterior façade that is causing interior plaster deterioration, to prevent continued water intrusion, damage to finishes, and associated elevated humidity; and
- Address the elevated humidity throughout the building by contracting with a mechanical HVAC contractor.

A summary of the recommendations is included in Section 5.0.

2.0 BACKGROUND

The Community College of Allegheny County (CCAC) contracted Performance Environmental Services, Inc. (*Performance*) to conduct a microbiological and moisture assessment throughout the City of Pittsburgh Police Training Academy Building at 900 N. Lincoln Ave in Pittsburgh, Pennsylvania.

The assessment included client-defined areas throughout the building where suspect mold or moisture impacts had been reported. The mold/moisture assessment was conducted on August 24, 2026, to inspect and delineate the impacted areas.

3.0 ASSESSMENT METHODOLOGY

3.1 Visual Inspection

Performance conducted the assessment and air sampling in the City of Pittsburgh Police Training Academy. *Performance* conducted the inspections of the client-defined subject site areas for visible evidence of water damage, odors, stains and possible microbial impaction in areas accessible for inspection.

The assessment was conducted by Mr. Joseph Wesner. *Performance's* inspector was provided access by and worked in conjunction with Mr. Sarmed S. Shareef of Community College of Allegheny County (CCAC).

Porous and semi-porous building materials, such as ceiling tiles, gypsum wallboards, cardboard, paper and other cellulose surfaces were given careful attention during the visual inspection.

As part of the visual assessment a Protimeter Surveymaster® dual-function surface moisture meter and a FLIR E6 Pro infrared thermal camera were utilized to identify elevated moisture content in the building materials. A DXZtoz industrial endoscope steering camera (borescope) with a 3' flexible extension tube was utilized to inspect 'hidden' areas such as inside the HVAC system ductwork or wall cavities, where accessible.

Destructive investigation inside wall or ceiling cavities was not conducted in the facility. The air-handling unit(s) (AHUs) that serviced the subject area were not accessed or visually inspected, though limited visual access into the ductwork was obtained through the supply diffusers.

3.2 Microbial Air Testing Procedures

The air sampling plan for the air assessments included sample collection using Allergenco-D 'spore trap' direct impactor cassettes, or equivalent, and a calibrated high-volume sampling pump. Samples were collected throughout the building and in an outdoor location (outdoor control sample) as a comparison. Once sample locations were established, the pump was calibrated using a secondary standard. The samples were allowed to collect a total volume of 75 liters of air. The samples were maintained under chain-of-custody records and submitted and analyzed by an independent laboratory accredited by the American Industrial Hygiene Association (AIHA), Laboratory Accreditation Program (LAP). The samples were analyzed via direct microscopic examination to identify the type and relative quantity of fungal spores at the genus level. Refer to Appendix A for the certificates of laboratory analysis, analytical results, and chain-of-custody records.

3.3 Surface Microbial Testing Procedures

Representative samples were collected from surfaces with visible stains or suspect visible growth using laboratory supplied tape media. The tape samples were collected, sealed in plastic bags, and delivered to an independent laboratory accredited by the AIHA Industrial Hygiene Program and NVLAP, which performed direct microscopic analysis to identify the type and relative quantity of fungal spores at the genus level. Refer to Appendix C for the certificate of laboratory analysis and chain-of-custody record.

3.4 IAQ Temperature & Relative Humidity Monitoring Procedures

Short-term spot check monitoring using a direct-reading instrument was conducted at various locations throughout the facility. Monitoring was conducted for the standard indoor air quality (IAQ) "comfort parameters" of temperature (°F) and relative humidity (RH%). Average concentration readings were measured at six (6) interior test locations, plus one (1) exterior comparison area, using a calibrated battery-powered electronic Extech 445580 direct-reading humidity/temperature meter.

4.0 RESULTS

4.1 Visual Inspection

The visual inspection took place on August 24, 2026 to determine areas of elevated moisture content and water damage.

As a result, the following findings were observed:

- Visible mold on A/C units in men's and women's locker room areas.
- The plaster wall in the NW corner of room 108B is saturated floor to ceiling, with significant water damage to the walls between the windows.
- Room 209 has a wet carpet square in the center of room; mop bucket was being used as a catch basin at time of inspection.
- Mechanical room attached to women's locker rooms is saturated on exterior plaster walls with significant water damage.
- Men's locker room has wet exterior plaster walls throughout and shows significant wall damage. The inspector was unable to check behind the lockers.
- Basement storage room 003A has significantly deteriorated plaster walls.
- All PTAC units in the facility show signs of mold growth and significant dust accumulation.
- Room 003 ceiling diffuser and flex duct are impacted with growth.
- Visible mold on plaster wall where tape lift was gathered from basement in the corner of storage room 007C.
- Elevated moisture content in the majority of basement walls 0'- 2', walls are significantly damaged throughout basement with heavy signs of water damage.
- Wet carpet square in SW corner of room 212, stained ceiling above the area could not be reached at time of inspection.
- Wet carpet in SW corner of classroom 102 near PTAC unit, PTAC appears to be source of moisture.
- Water damaged floors, walls, ceilings throughout facility with peeling paint, plaster efflorescence and stained ceiling tiles.

Please reference the attached site maps and data sheet in Appendix B for the locations of the areas where elevated moisture or water damage were observed.

4.2 Microbial Air Testing Analysis

Seven (7) airborne fungal spore samples were collected throughout the course of the assessments. This included six samples collected throughout the City of Pittsburgh Police Training Facility and one outdoor control sample.

The following table identifies the sample locations, dates, types and concentrations of fungal spores identified in each sampled area including any significant, target or indicator molds found.

AIR SAMPLE RESULTS

CCAC – City of Pittsburgh Police Training Academy Building

Sample #	Location	Sample Identification (Fungi Type)	Results (Raw Count)	Results (Spores/m^3)	TOTAL SPORES (Spores/m^3)
8*24-03	Scenario Room 003	Basidiospores Ascospores Pen/Asp group *Cladosporium sp.* *Other* Hyphal Fragment	41 15 4 3 1	2,190 800 213 160 53	3,360 53
8*24-04	Women's Locker Room 012	Basidiospores Pen/Asp group *Cladosporium sp.* Ascospores Ganoderma	27 8 7 6 1	1,440 427 373 320 53	2,610
8*24-05	Classroom 108	Basidiospores Ascospores *Cladosporium sp.* Pen/Asp group Mitospores Smuts/Periconia/Myxomycetes *Other* Hyphal Fragment	15 3 2 2 1 1 1	800 160 107 107 53 53 53	1,280 53
8*24-06	Control Tactics 209	Basidiospores Ascospores *Scopulariopsis sp.* *Other* Hyphal Fragment	6 1 1 1	320 53 53 53	426 53
8*24-07	Break Room 202	Basidiospores Ascospores	3 1	160 53	213
8*24-08	Office 303	Basidiospores Ascospores *Cladosporium sp.* *Chaetomium sp.* Pen/Asp group *Other* Hyphal Fragment	19 4 3 2 2 2	1,010 213 160 107 107 107	1,600 107
8*24-09	Courtyard Near Stairwell – Outdoor Control	Basidiospores Ascospores *Cladosporium sp.* Cercospora group *Ganoderma sp.* *Alternaria sp.* Mitospores *Tetraploa sp.*	48 36 11 2 2 1 1 1	29,000 1,920 587 107 107 53 53 53	32,700

The airborne fungal counts in the subject areas at the time of the assessment were generally representative of a 'normal' fungal ecology for similar indoor environments.

The air samples are significantly lower than outdoor control samples and appeared to be similar to outdoor fungal counts, just at a reduced concentration. The indoor total counts ranged from 107 to 3,360 spores/m3 which is significantly lower than the outdoor total count of 32,700 spores/m3.

No significant elevation of indoor water indicator growth fungi was noted. Pen/Asp spores between 107-427 spores/m^3 versus an outdoor control of 0 spores/m^3. Very low levels of *Penicillium/Aspergillus* group spores and/or *Chaetomium sp.* spores were identified in Office 303, classroom 108, women's locker room, room 012, scenario room 003, though the fungal counts were not considered significantly elevated.

With respect to evaluating air sample results for mold, numerical guidelines and recommendations have been published; however, the criterion varies over orders of magnitude. In addition, current state and federal regulatory provisions do not address the presence or quantity of microbials allowed in residential, commercial or healthcare settings. Susceptibility to mold varies with genetic predisposition, age, state of health, and concurrent exposures. For these reasons, and because measurements of exposure are not standardized, it is not possible to determine "safe" or "unsafe" levels of exposure for people in general.

4.3 Microbial Surface Testing Analysis

In addition, two (2) surface tape or bulk samples were collected from areas of suspect visible mold to document the presence and types of mold at the facility and confirm the findings of the visual observations.

BULK SAMPLE RESULTS

CCAC – City of Pittsburgh Police Training Academy Building

Sample #	Location	Sample Identification (Fungi Type)	Prevalence
8*24-01	Room 007C Storage Area – basement plaster wall in corner of room near doorway	*Stachybotrys sp.* *Chaetomium sp.*	Present on 76 – 100% of sample area. Present on less than 5% of sample area.
8*24-02	North Stairwell – Floor 1 (177) plaster wall	No Fungal Spores Observed	No Fungal Spores Observed

One sample showed fungal growth; the sample was taken in the basement in the corner of storage room 007C. The area was found to be dry at the time of inspection. The results confirm visual observations.

4.4 Temperature & Relative Humidity Monitoring Results

Using the Extech Humidity/Temperature direct reading instrument described in detail in section 3 of this report, measurements were taken in various locations throughout the subject space. The average measurement for each analyte in each area was recorded. The results were as follows:

Test	Location	Date	Avg. T (°F)	Avg. RH (%)
0016	Scenario room 003	08/24/26	70.6	**68.6**
0017	Women's locker room 012	08/24/26	71.3	**61.9**
0018	Classroom 108	08/24/26	68.5	**60.8**
0019	Control tactics 209	08/24/26	68.6	**62.8**
0020	Break room 202	08/24/26	72.8	56.7
0021	Office 303	08/24/26	73.6	52.9
0022	Courtyard near stairwell exit	08/24/26	73.7	48.0

RH%: Relative Humidity T: Temperature (°F)

BOLD: Above/Outside recommended limit

Temperature and Relative Humidity

The indoor temperatures ranged from approximately 68.5°F to 73.6°F within the conditioned occupied portions of the building. The indoor temperature readings were found to be within or minimally outside the ASHRAE generally recommended comfort zone at the associated relative humidity, typically between approximately 67°F and 82°F (19°C to 28°C), dependent on seasonal adaptation in the occupied portions of the facility.

The relative humidity inside the building was elevated above 60% in four of the six locations tested and ranged between approximately 52.9%-68.6% at the time of this assessment. The recommended comfort zone is between approximately 30% and 60% for maximum comfort. This elevated humidity is likely the prime contributing factor to the visible fungal growth that was observed.

A relative humidity under approximately 60% is recommended in order to maintain a normal fungal ecology within a given space. Continuously elevated relative humidity levels may be conducive to mold growth within a building. Elevated humidity levels can lead to condensation on or around forced air ductwork components when the cooling system is utilized. Condensation can also occur on cooler metal surfaces such as structural members, behind vinyl wallpaper which acts as a vapor barrier and on floors, carpets and furnishings. The condensation can result in fungal amplification on adjacent building materials surfaces, such as drywall, carpeting, furnishings or within the debris accumulated within the HVAC system. The assessment identified areas of elevated moisture and damage throughout the facility.

5.0 CONCLUSION

Airborne spore concentrations were reflective of a 'normal' fungal ecology at the time of the testing. The results were considered acceptable; however, further action should be taken to prevent additional moisture damage and fungal amplification.

Performance recommends the following actions be taken to address the identified sources of moisture and water damage:

- Clean or replace the HVAC ceiling diffuser and replace flex ductwork in room 003; All HVAC units and associated diffusers or ductwork should be cleaned or replaced as needed to remove visible microbial amplification and minimize the potential for elevated fungal counts within the building. Flexible ductwork connections to forced-air diffusers showing signs of fungal amplification should be inspected and replaced if visible growth is identified.
- Clean all PTAC/unit ventilator units throughout the building to remove observed fungal amplification and debris accumulation;
- Clean the A/C units in the men's and women's locker rooms in the basement to remove observed fungal amplification and debris accumulation;
- Service the PTAC unit in classroom 102 to prevent additional condensation leaks;
- Remove and replace the fungal-impacted walls in 007C;
- Remove and replace damaged suspended ceiling tiles (SCT)
- Dry, clean, repair areas of damage to plaster walls
- Correct the building-wide water infiltration through the exterior façade that is causing interior plaster deterioration, to prevent continued water intrusion, damage to finishes, and associated elevated humidity; and
- Address the elevated humidity throughout the building by contracting with a mechanical HVAC contractor.

All mold work should be completed within a negative pressure enclosure, following appropriate IICRC S520 standards. Post Remediation Verification sampling should be completed following remediation to ensure remediation activities have resolved the identified fungal amplification issues within the building.

All existing conditions that have contributed to the establishment of fungal reservoirs within the building must be remedied either before, or concurrent with, remediation efforts. The repair of conditions that allow water intrusion and/or high humidity levels is mandatory for successful remediation. Failure to correct circumstances that promote biological growth will lead to a failed remediation program.

6.0 LIMITATIONS

With respect to evaluating air sample results for mold, numerical guidelines and recommendations have been published; however, the criterion varies over orders of magnitude. In addition, current state and federal regulatory provisions do not address the presence or quantity of microbials allowed in residential or commercial settings. Susceptibility to mold varies with genetic predisposition, age, state of health, and concurrent exposures. For these reasons, and because measurements of exposure are not standardized, it is not possible to determine “safe” or “unsafe” levels of exposure for people in general.

This report was focused on occupied areas of the facility, areas above ceiling were not inspected unless water damage was observed and prompted further investigation.

The results of our tests represent conditions only at the time testing or sampling occurred; therefore, this report should not be relied on to represent conditions at other locations, times, or dates. Our opinions are based upon findings and our professional expertise with no warranty or guarantee implied herein.

This report is intended for the sole use of CCAC and its assigned agents. *Performance* accepts no responsibility for interpretation of this report by others. Its content shall not be used or relied on by other parties without prior written authorization of *Performance*.

Respectfully,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

Curtis V. Wagner, CIEC
Senior Project Manager

Joseph L. Kuchnicki, CIE, CHMM
Senior Project Manager

CVW/JLK:jw

Attachments
Laboratory Results / Chain of Custody Records
Site Remediation Plan / Maps
Photographs
Data Sheets

APPENDIX A

ANALYTICAL RESULTS

CONTENTS

- **Certificates of Laboratory Analysis**
- **Chain of Custody Records**

IMS Laboratory

3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Laboratory Report

Prepared Exclusively For:

Performance Environmental Services
Joe Wesner
105 Bradford Road, Suite 320
Wexford, PA 15090
412.463.6576
labdata@perform-env.com

MICROBIOLOGY LABS · ISO/IEC 17025:2017 · Accredited Laboratory · AIHA LAP, LLC · AIHAACCREDITEDLABS.ORG · Lab ID # 172958

Project: Pittsburgh Police Training Academy Building **Project # 2620421** **Lab # E244615**

Report Date: 08/26/2026 **Sampled: 08/24/2026** **Received: 08/25/2026** **Analyzed: 08/26/2026**

1 - Laboratory Results

Location: 007C Storage Area

Sample # E244615 - 1

Medium Type: Tape Lift
Serial # 8*24-01

Sample Identification	Prevalence
- Fungi -	
Stachybotrys	Present on 76 - 100% of sample area.
Chaetomium	Present on less than 5% of sample area.

Background Item	Level
Dust / Debris	Low
Hyphal Fragments	High
Opaque Particles	Low

Location: North Stairwell Floor 1

Sample # E244615 - 2

Medium Type: Bulk - Direct Exam
Serial # 8*24-02

NOTE: Background material interfered with analysis. Spore levels and types may be underestimates.

Sample Identification	Prevalence
- Fungi -	
No Fungal Spores Observed	

Background Item	Level
Dust / Debris	High
Opaque Particles	Medium

Location: Scenario Room 003

Sample # E244615 - 3

Medium Type: AllergencoD
Serial # 8*24-03
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	41	2,190	65.12%
Ascospores	15	800	23.79%
Pen/Asp group	4	213	6.33%
Cladosporium	3	160	4.76%
Total Fungi	63	3,360	100.00%
- Other -			
Hyphal Fragment	1	53	100.00%

Background Item	Level
Dust / Debris	Medium
Hyphal Fragments	Very Low
Opaque Particles	Low

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Location: Womens Locker Room 012

Sample # E244615 - 4

Medium Type: AllergencoD
Serial # 8*24-04
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	27	1,440	55.11%
Pen/Asp group	8	427	16.34%
Cladosporium	7	373	14.27%
Ascospores	6	320	12.25%
Ganoderma	1	53	2.03%
Total Fungi	49	2,610	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low

Location: Classroom 108

Sample # E244615 - 5

Medium Type: AllergencoD
Serial # 8*24-05
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	15	800	62.50%
Ascospores	3	160	12.50%
Cladosporium	2	107	8.36%
Pen/Asp group	2	107	8.36%
Mitospores	1	53	4.14%
Smuts/Periconia/Myxomycetes	1	53	4.14%
Total Fungi	24	1,280	100.00%
- Other -			
Hyphal Fragment	1	53	100.00%

Background Item	Level
Dust / Debris	Low
Hyphal Fragments	Very Low
Opaque Particles	Low

Location: Control Tactics 209

Sample # E244615 - 6

Medium Type: AllergencoD
Serial # 8*24-06
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	6	320	75.12%
Ascospores	1	53	12.44%
Scopulariopsis	1	53	12.44%
Total Fungi	8	426	100.00%
- Other -			
Hyphal Fragment	1	53	100.00%

- Sample data continued on next page -

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Background Item	Level
Dust / Debris	Low
Hyphal Fragments	Very Low
Opaque Particles	Very Low

Location: Break Room 202

Sample # E244615 - 7

Medium Type: AllergencoD
Serial # 8*24-07
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	3	160	75.12%
Ascospores	1	53	24.88%
Total Fungi	4	213	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Very Low

Location: Office 303

Sample # E244615 - 8

Medium Type: AllergencoD
Serial # 8*24-08
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	19	1,010	63.24%
Ascospores	4	213	13.34%
Cladosporium	3	160	10.02%
Chaetomium	2	107	6.70%
Pen/Asp group	2	107	6.70%
Total Fungi	30	1,600	100.00%
- Other -			
Hyphal Fragment	2	107	100.00%

Background Item	Level
Dust / Debris	Low
Hyphal Fragments	Very Low
Opaque Particles	Low

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Location: Courtyard Near Stairwell (Outdoor Ctrl)

Sample # E244615 - 9

Medium Type: AllergencoD
Serial # 8*24-09
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores **	48	29,800	91.19%
Ascospores	36	1,920	5.88%
Cladosporium	11	587	1.80%
Cercospora group	2	107	0.33%
Ganoderma	2	107	0.33%
Alternaria	1	53	0.16%
Mitospores	1	53	0.16%
Tetraploa	1	53	0.16%
Total Fungi	102	32,700	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Very Low

Analytic Methods and Formulas:

Calculated results may include one more significant figure than is mathematically justified in order to accommodate the client's needs.

IMS Analytical Method: 2.6.1 (method for analyzing abundant organisms tape lift).

IMS Laboratory Analytical Method: 2.2 (method for analyzing spore trap). Counting and identification performed at 600X magnification.

Reporting Limits for Identifications with a '*' or '**' can be found by dividing the Spores/cu. m, or Spores/sq. cm, by the Raw Counts.

Spores/cu. m is determined by: Raw Count x 4000 / (sampling rate x sampling time).

Spores/cu. m on ** Identifications is determined by: Raw Count x 186 / 4 x 1000 / (sampling rate x sampling time).

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material. For Background Items, the Levels are defined thus: "Very Low" is present on less than 5% of sample area; "Low" is present on 6%-25% of sample area; "Medium" is present on 26%-50% of sample area; "High" is present on 51%-75% of sample area; "Very High" is present on 76%-100% of sample area.

IMS Laboratory, LLC is accredited through the AIHA LAP and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA LAP policy modules and ISO/IEC 17025:2017 guidelines.

Kathryn C. Langley 08/26/2026

Kathryn C. Langley, Laboratory Manager

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2 - Spore Trap Comparison Chart

SAMPLING LOCATIONS

1: Scenario Room 003
2: Womens Locker Room 012
3: Classroom 108
4: Control Tactics 209
5: Break Room 202
6: Office 303

Spores per Cubic Meter

Mold Name \ Location #	1	2	3	4	5	6
Alternaria						
Arthrinium						
Ascospores	800	320	160	53	53	213
Basidiospores	2,190	1,440	800	320	160	1,010
Bipolaris / Drechslera group						
Cercospora group						
Chaetomium						107
Cladosporium	160	373	107			160
Curvularia						
Erysiphe/Oidium						
Fusarium						
Ganoderma		53				
Mitospores			53			
Pen/Asp group	213	427	107			107
Pithomyces						
Polythrincium						
Rust						
Scopulariopsis				53		
Smuts/Periconia/Myxomycetes			53			
Stachybotrys						
Stemphylium						
Tetraploa						
Torula						
Unknown Fungi						
FUNGAL TOTAL	**3,360**	**2,610**	**1,280**	**426**	**213**	**1,600**
Hyphal Fragment	53		53	53		107
Pollen						

Please refer to the Laboratory Results section for additional details.

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SAMPLING LOCATIONS

7: Courtyard Near Stairwell (Outdoor Ctrl)

Spores per Cubic Meter

Mold Name \ Location #	7
Alternaria	53
Arthrinium	
Ascospores	1,920
Basidiospores	29,800
Bipolaris / Drechslera group	
Cercospora group	107
Chaetomium	
Cladosporium	587
Curvularia	
Erysiphe/Oidium	
Fusarium	
Ganoderma	107
Mitospores	53
Pen/Asp group	
Pithomyces	
Polythrincium	
Rust	
Scopulariopsis	
Smuts/Periconia/Myxomycetes	
Stachybotrys	
Stemphylium	
Tetraploa	53
Torula	
Unknown Fungi	
FUNGAL TOTAL	**32,700**
Hyphal Fragment	
Pollen	

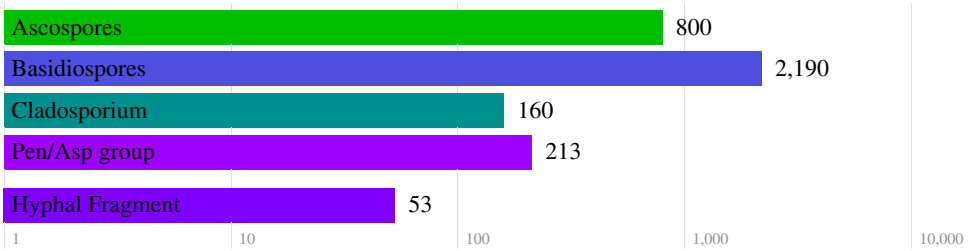
Please refer to the Laboratory Results section for additional details.

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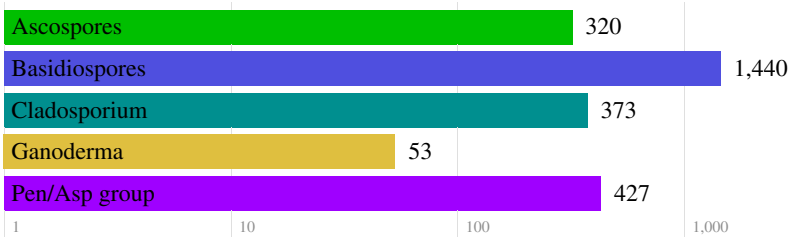
3 - Sample Comparison Graph

Spore Trap Samples - Spores per Cubic Meter

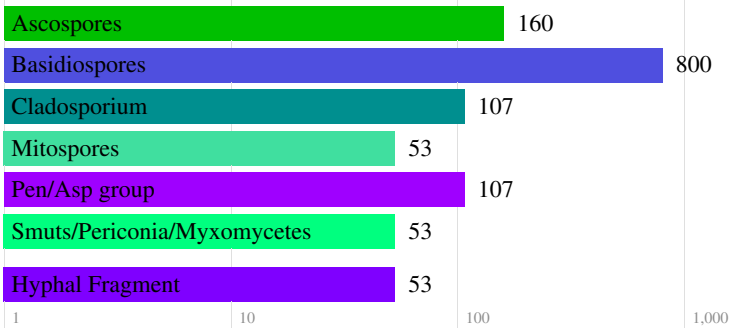
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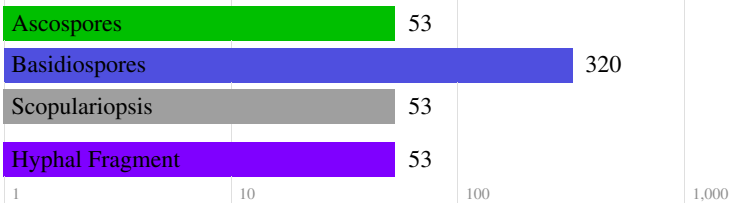
Womens Locker Room 012



Classroom 108



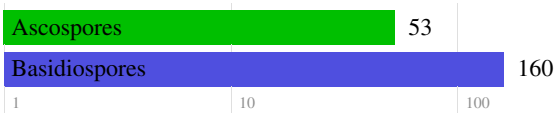
Control Tactics 209



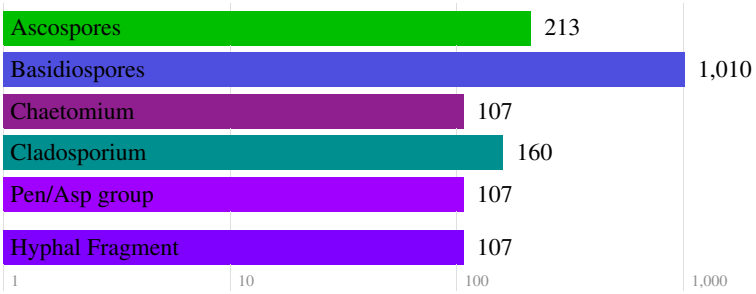
This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of Performance Environmental Services. Read the important terms, conditions, and limitations that apply to this report carefully.

Spore Trap Samples - Spores per Cubic Meter

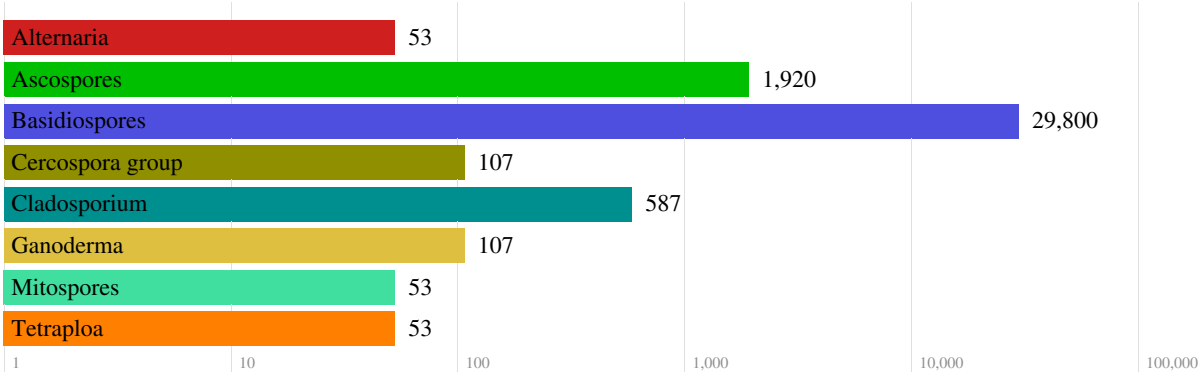
Break Room 202



Office 303



Courtyard Near Stairwell (Outdoor Ctrl)



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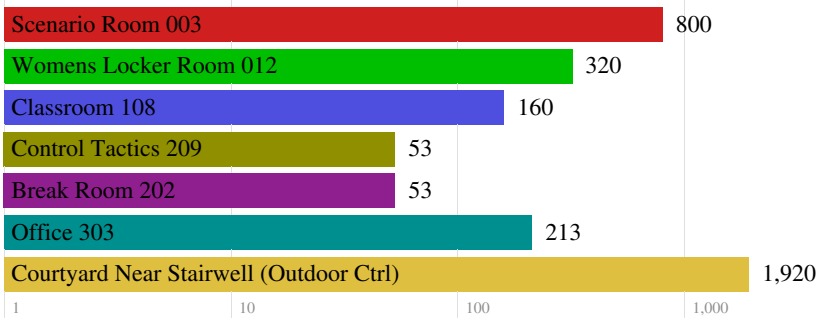
4 - Background Comparison Graph

Spore Trap Samples - Spores per Cubic Meter

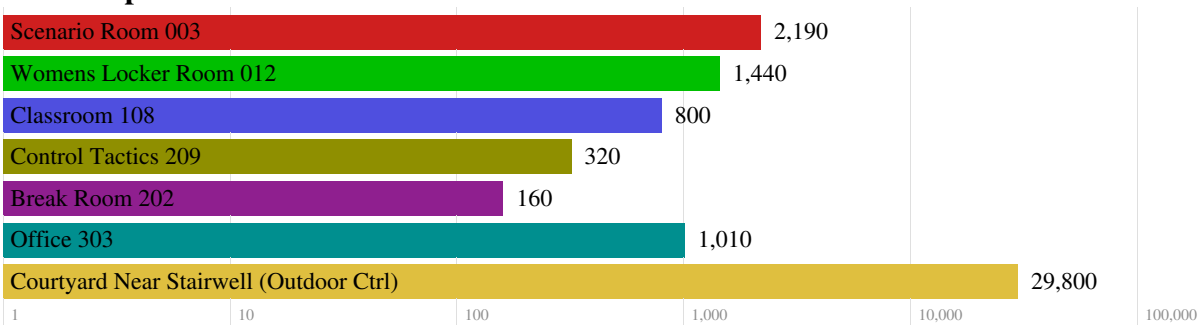
Alternaria



Ascospores



Basidiospores



Cercospora group



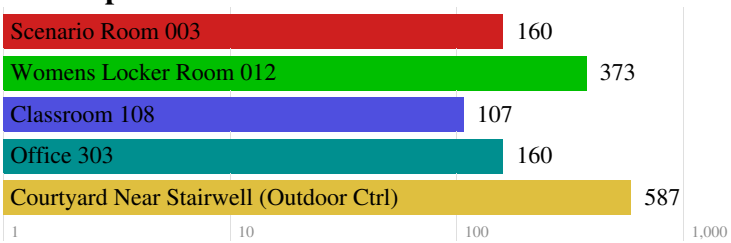
Chaetomium



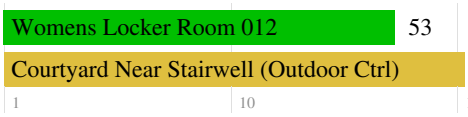
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Spore Trap Samples - Spores per Cubic Meter

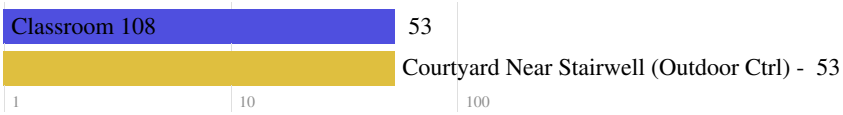
Cladosporium



Ganoderma



Mitospores



Pen/Asp group



Scopulariopsis



Smuts/Periconia/Myxomycetes



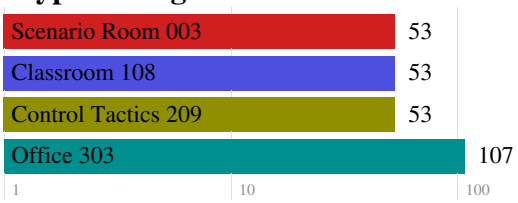
Tetraploa



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Spore Trap Samples - Spores per Cubic Meter

Hyphal Fragment



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5 - Warranties, Legal Disclaimers, and Limitations

IMS's scope of accreditation through the AIHA LAP is for the following FoT(s) / Method(s): Fungal Air - Culturable (SOP 2.4 Cultured Air Sample Reporting); Fungal Bulk - Culturable (SOP 2.5); Fungal Surface - Culturable (SOP 2.5); Fungal Air - Direct Examination (SOP 2.2 and 2.3); Fungal Bulk - Direct Examination (SOP 2.6); and Fungal Surface - Direct Examination (SOP 2.1).

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested as received by IMS. Unless otherwise noted in the body of this report the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the

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inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number E244615 -

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PERFORMANCE
Environmental Services, Inc.

41850 West Eleven Mile Road, Suite 125, Novi, Michigan 48375
(248) 926.3800; Fax (248) 926.3838

105 Bradford Road, Suite 320, Wexford, Pennsylvania 15090
(412) 463.6576

E244615

CHAIN OF CUSTODY – MOLD

PROJECT:	City of Pittsburgh Police training academy Building	PROJECT #:	2620421
CLIENT:	CCAC	DATE COLLECTED:	8/24/26
LOCATION:	CCAC	FIELD PERSONNEL:	JW

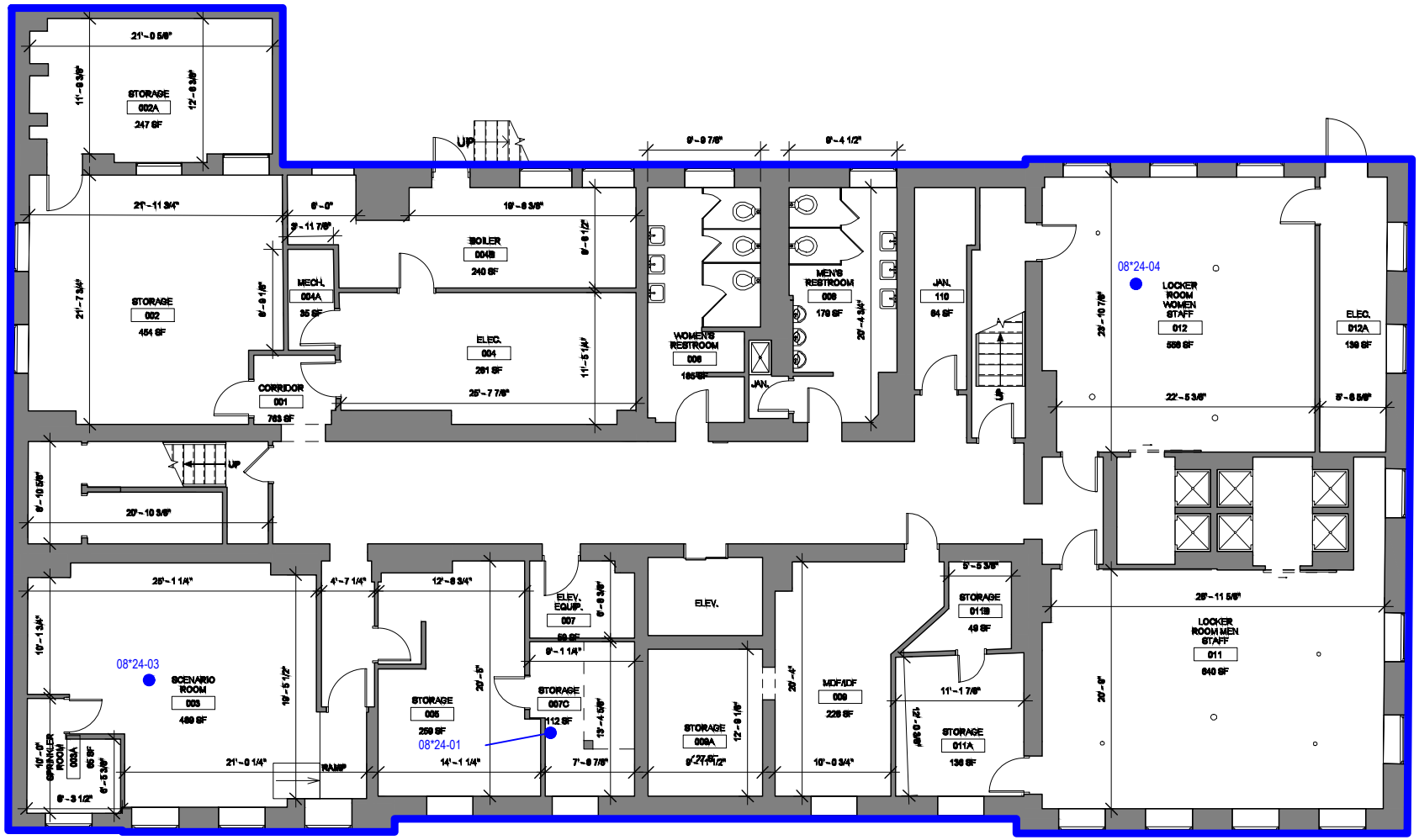
SAMPLE TYPE	SAMPLE NUMBER	SAMPLE MEDIA	SAMPLE DESCRIPTION AND LOCATION	FUNGAL/MOLD SPORES	ENVIRONMENTAL BACTERIA	OTHER/VOLUME
~~Bulk~~ Bulk	8*24-01	TAPE	007C Storage area	X		—
Bulk	8*24-02	Bulk	North stairwell floor 1	X		—
Air	8*24-03	Allergenco-D	Scenario room 003			75L
↓	8*24-04	↓	Womens locker room 012	↓	↓	↓
↓	8*24-05	↓	classroom 108	↓	↓	↓
↓	8*24-06	↓	Control tactics 209	↓	↓	↓
↓	8*24-07	↓	Break room 202	↓	↓	↓
↓	8*24-08	↓	office 303	↓	↓	↓
↓	8*24-09	↓	Courtyard ~~at~~ near stairwell exit (outdoor control)	↓	↓	↓

SAMPLES RELINQUISHED BY:	DATE	TIME	SAMPLES ACCEPTED BY:	DATE	TIME
Joe Weiss	8/24/26			RECEIVED AUG 25 2026	

NOTIFY WITH RESULTS VIA:	Email: labdata@perform-env.com	TURNAROUND TIME:	24 hr

APPENDIX B

SITE PLANS & MAPS



KEY PLAN

[redacted]

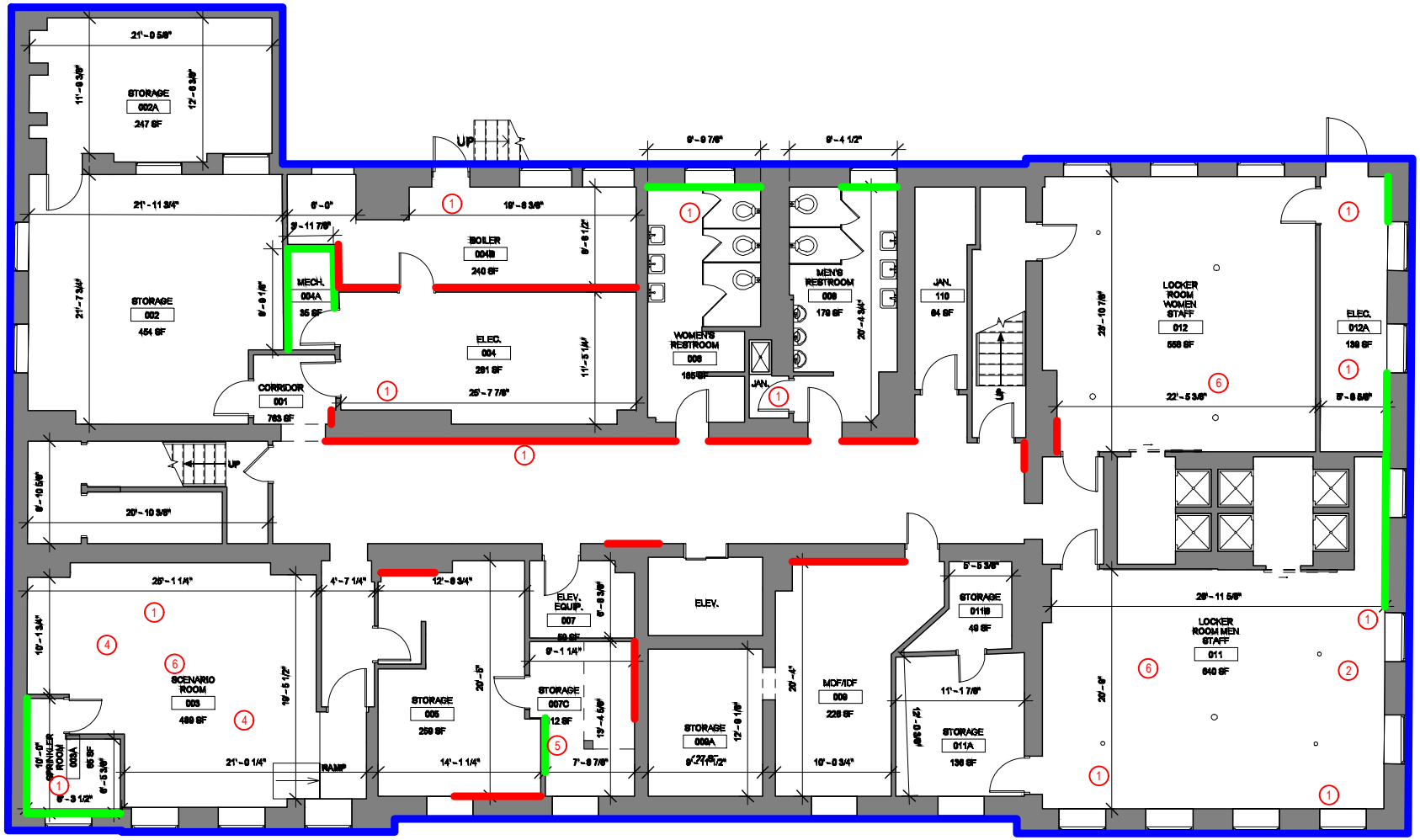
LEGEND

● | Microbial or IAQ Sample Location and Sample #

N

Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	MICROBIAL SAMPLING **SAMPLE LOCATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building Ground Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	1 of 8	None



KEY PLAN



NOTES

1. Damaged plaster
2. Stained suspended ceiling tile
3. PTAC needs cleaned
4. Inspected above the ceiling
5. Visible Mold On Wall
6. Impacted Supply Air Diffuser / HVAC grates

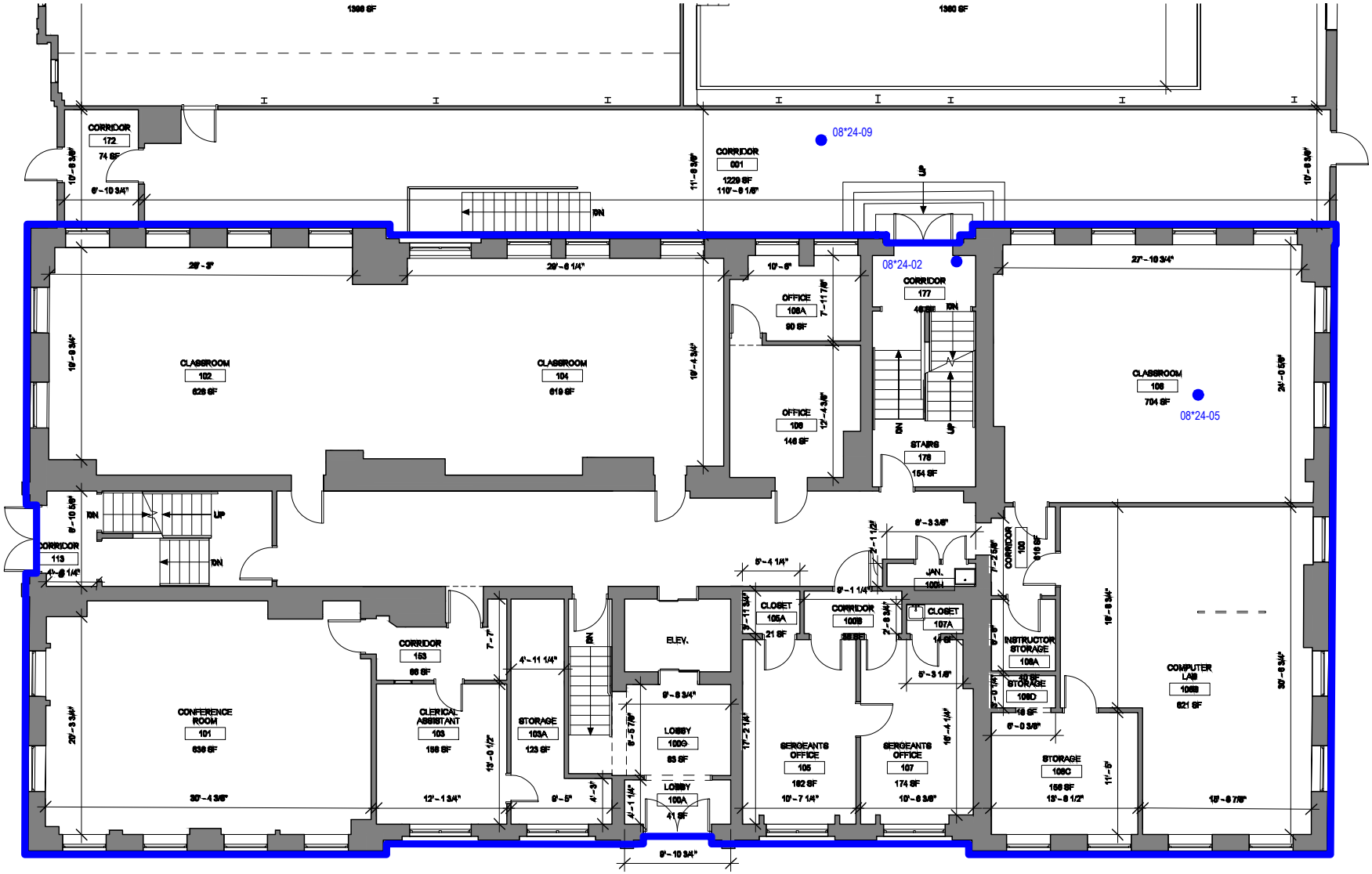
LEGEND

- (3) Mold/Moisture Note Callout
- 0-2' moisture on walls
- 0-6' moisture on walls

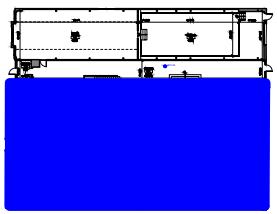
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Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	MICROBIAL ASSESSMENT **REMEDIATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building Ground Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	2 of 8	None



KEY PLAN



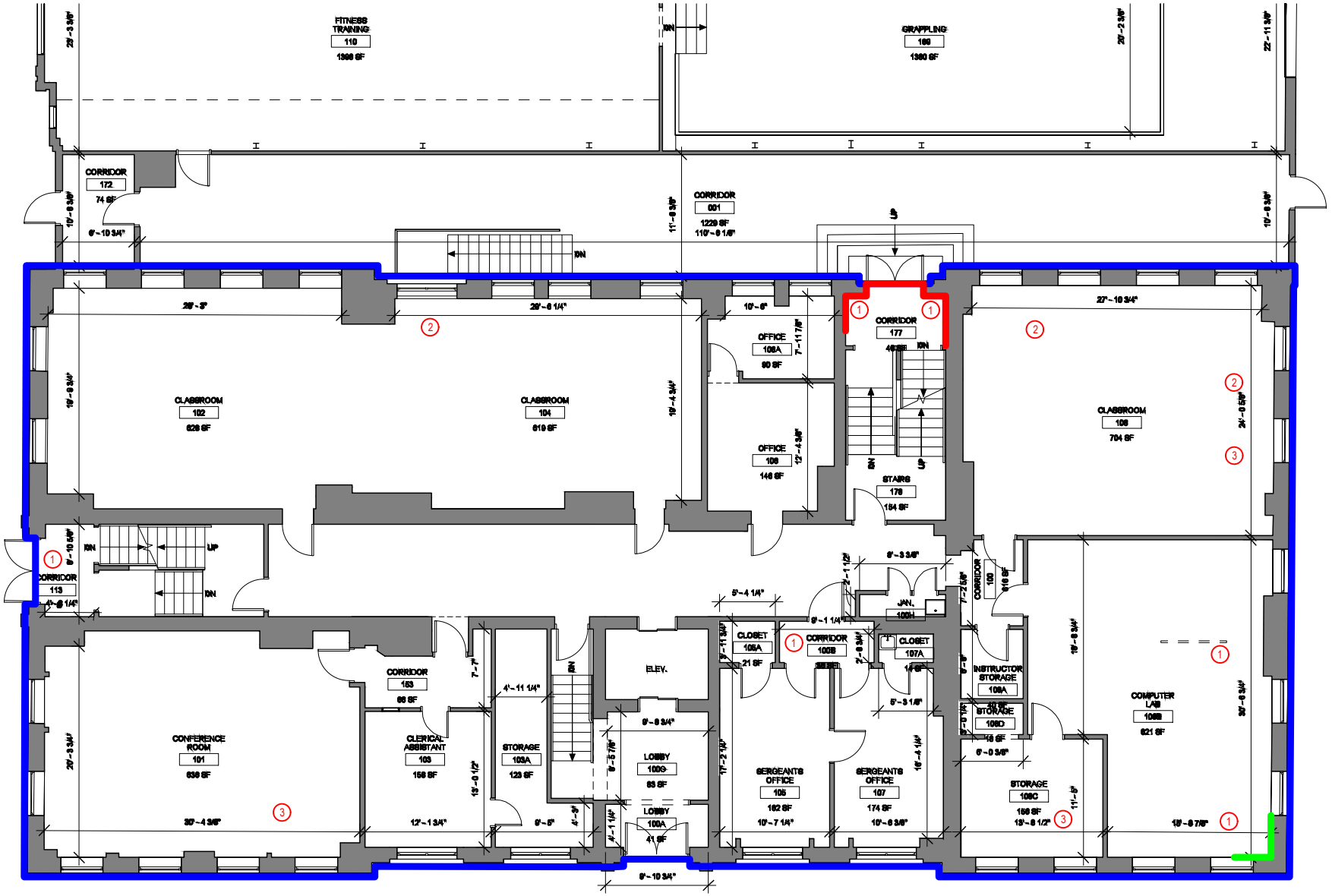
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● Microbial or IAQ Sample Location and Sample #

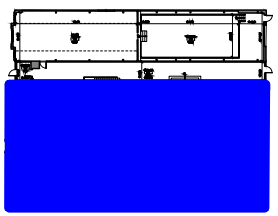
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Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	MICROBIAL SAMPLING **SAMPLE LOCATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building 1st Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	3 of 8	None



KEY PLAN



NOTES

1. Damaged plaster
2. Stained suspended ceiling tile
3. PTAC needs cleaned
4. Inspected above the ceiling
5. Visible Mold On Wall
6. Impacted Supply Air Diffuser / HVAC GRATES

LEGEND

- ③ Mold/Moisture Note Callout
- 0-2' moisture on walls
- 0-6' moisture on walls

N

Prepared For:
Community College of Allegheny County
Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA 1523

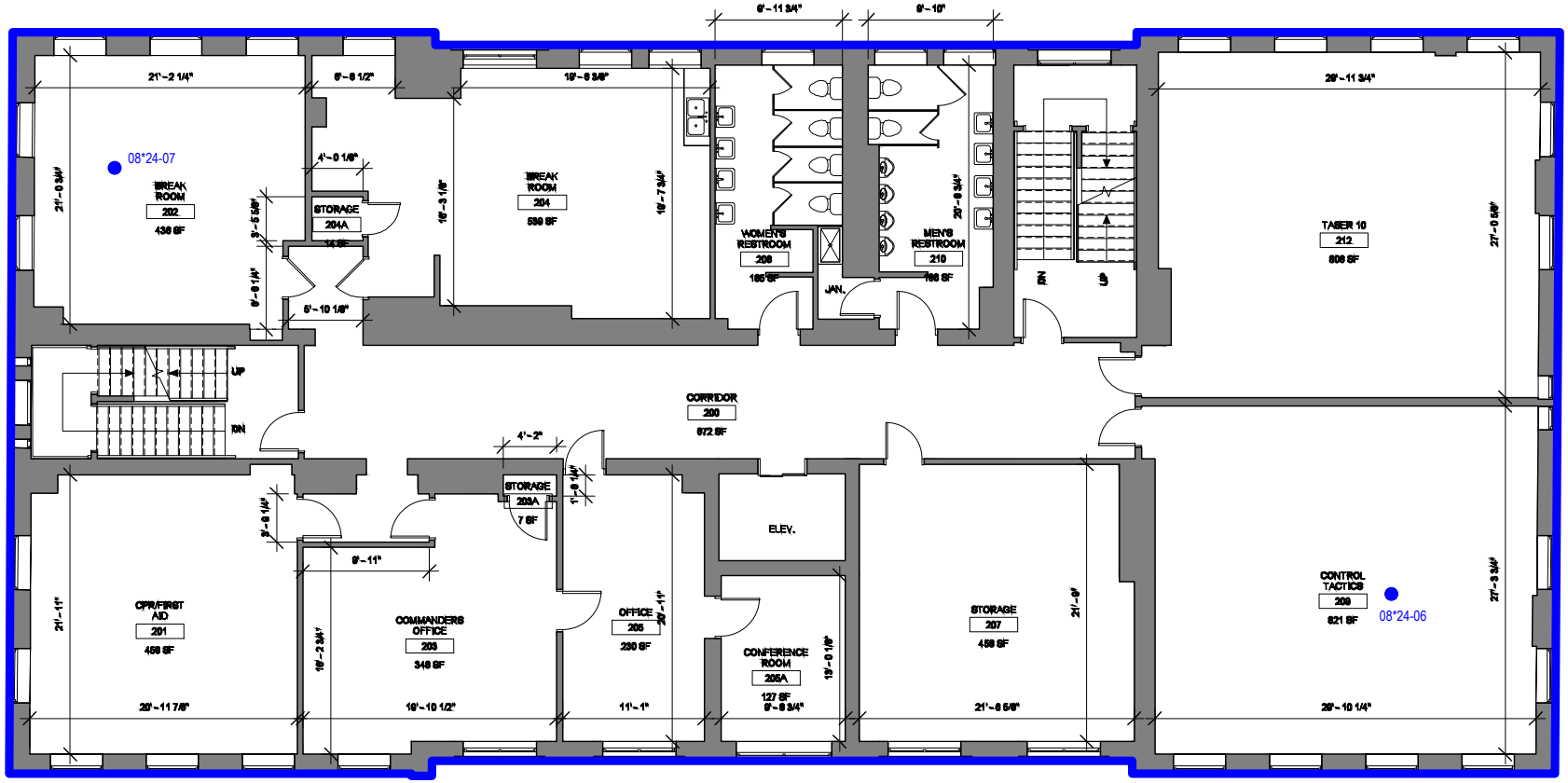
Prepared By:
Performance Environmental Services, Inc.
105 Bradford Road
Suite 320
Wexford, PA 15090

MICROBIAL ASSESSMENT

REMEDIATION PRINT

Community College of Allegheny County
City of Pittsburgh Police
Training Academy Building
1st Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	4 of 8	None



KEY PLAN



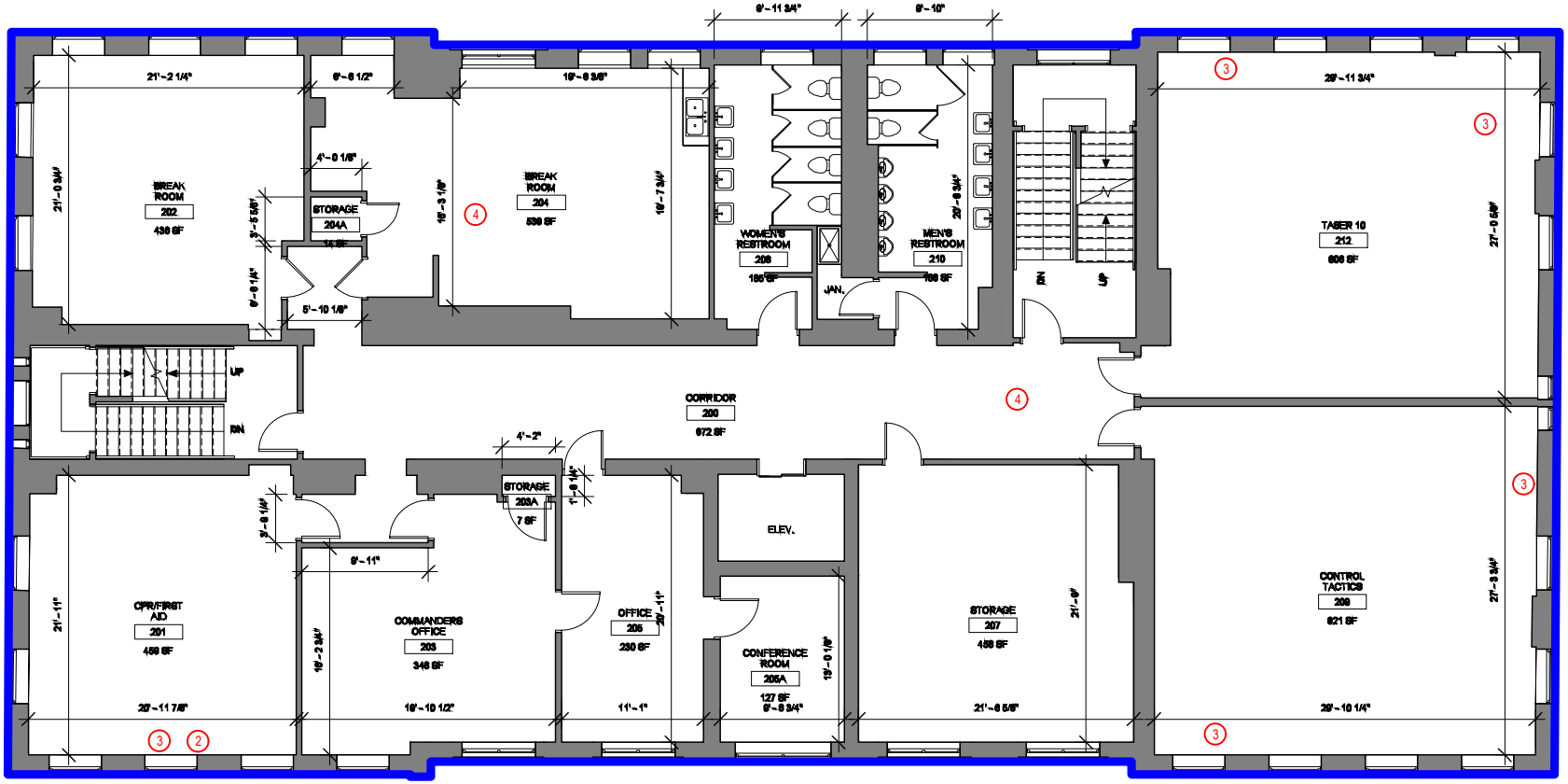
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● Microbial or IAQ Sample Location and Sample #

N

Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	MICROBIAL SAMPLING **SAMPLE LOCATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building 2nd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	5 of 8	None



KEY PLAN



NOTES

1. Damaged plaster
2. Stained suspended ceiling tile
3. PTAC needs cleaned
4. Inspected above the ceiling
5. Visible Mold On Wall
6. Impacted Supply Air Diffuser / HVAC GRATES

LEGEND

- (3) Mold/Moisture Note Callout
- 0-2' moisture on walls
- 0-6' moisture on walls

N

Prepared For:
Community College of Allegheny County
Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA 1523

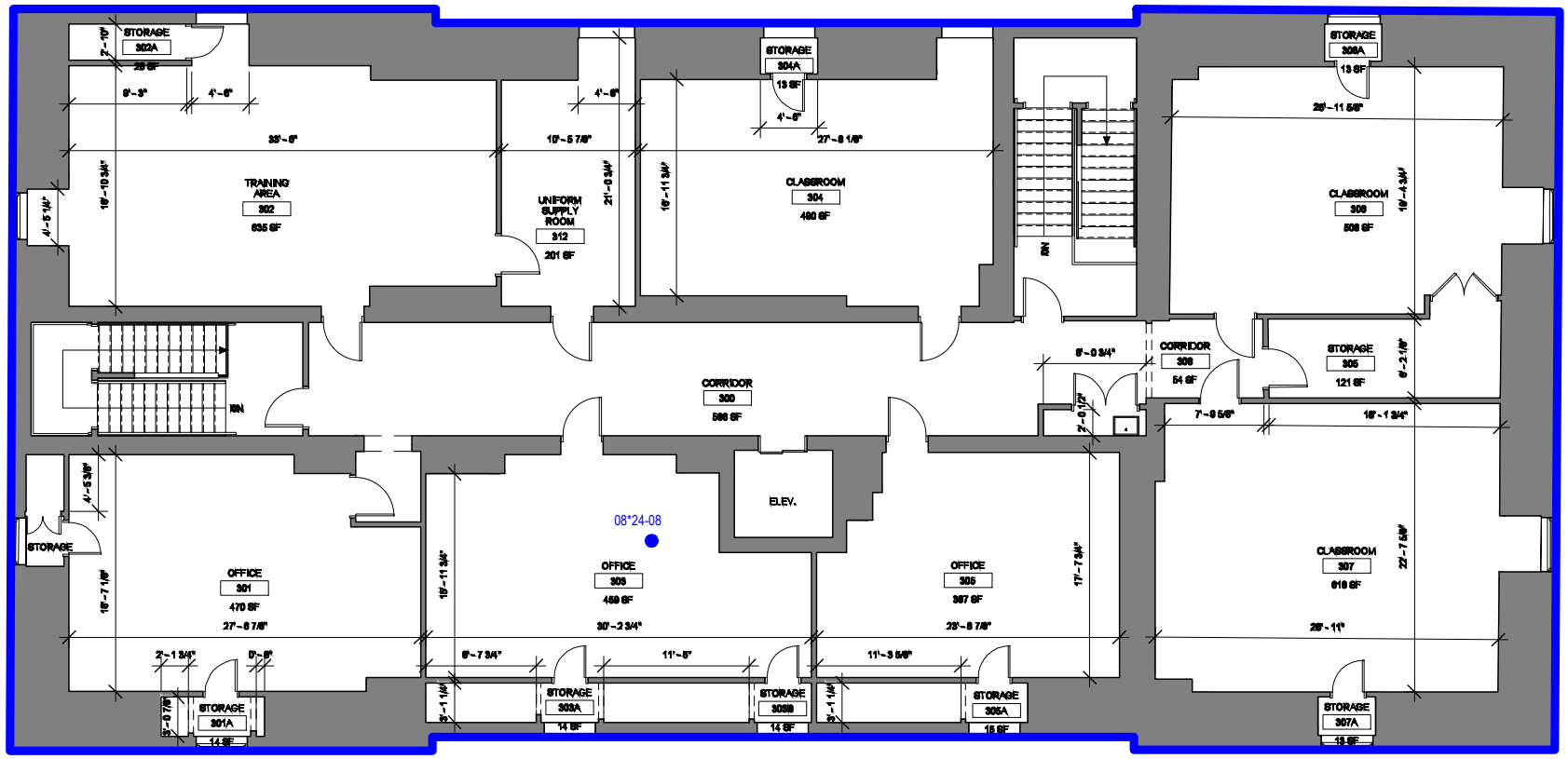
Prepared By:
Performance Environmental Services, Inc.
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Suite 320
Wexford, PA 15090

MICROBIAL ASSESSMENT

REMEDIATION PRINT

Community College of Allegheny County
City of Pittsburgh Police
Training Academy Building
2nd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	6 of 8	None



② Third Floor
1/8" = 1'-0"

KEY PLAN



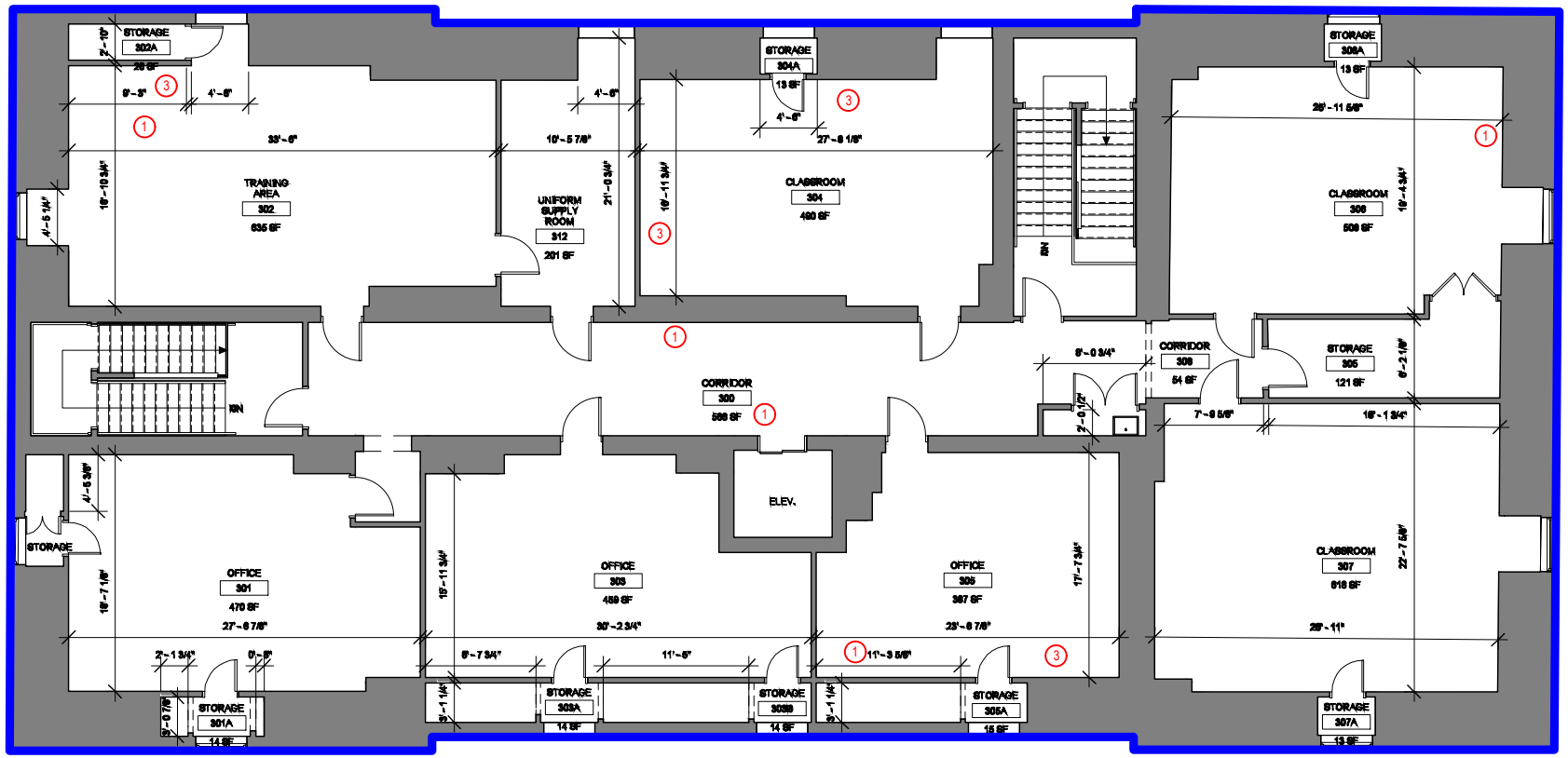
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● Microbial or IAQ Sample Location and Sample #

N

Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	MICROBIAL SAMPLING **SAMPLE LOCATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building 3rd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	7 of 8	None



KEY PLAN



NOTES

1. DAMAGED PLASTER
2. STAINED SUSPENDED CEILING TILE
3. PTAC NEEDS CLEANED
4. INSPECTED ABOVE THE CEILING
5. VISIBLE MOLD ON WALL
6. IMPACTED SUPPLY AIR DIFFUSER / HVAC GRATES

LEGEND

③ Mold/Moisture Note Callout

0-2' moisture on walls

0-6' moisture on walls

N

Prepared For: **Community College of Allegheny County** **Office of College Services - 420 800 Allegheny Ave Pittsburgh, PA 1523**	MICROBIAL ASSESSMENT **REMEDIATION PRINT**
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road Suite 320 Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building 2nd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	8 of 8	None

APPENDIX C

PHOTOGRAPHS



Photo 1: Ground Floor – Room 012A – Damp Plaster Walls



Photo 2: Ground Floor – Room 003 – Visible Mold on Ceiling Diffuser

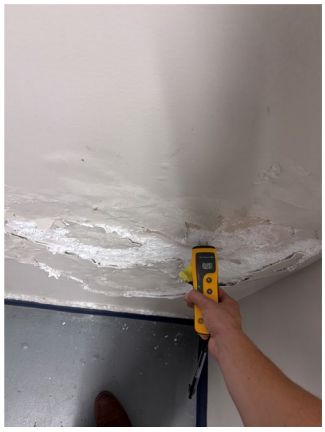


Photo 3: Ground Floor – Room 011 – Water Damaged Plaster Wall



Photo 4: Ground Floor – Room 012 – Visible Fungal Amplification on HVAC Grills

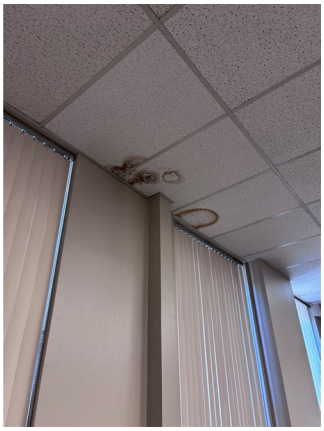


Photo 5: Ground Floor – Room 012 – Water Damaged Ceiling Tiles



Photo 6: Ground Floor – Room 012A – Moisture Deteriorated Plaster

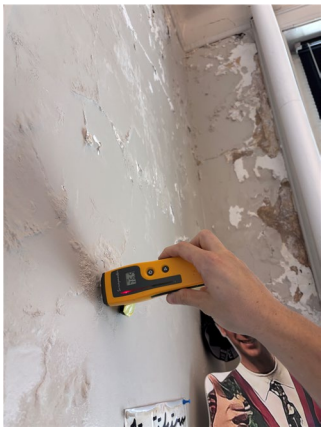


Photo 7: 1st Floor – Room 108B – Wet and Water Damaged Plaster Walls

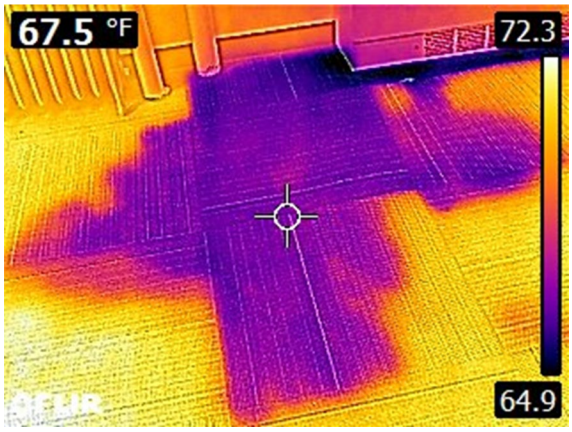


Photo 8: 1st Floor – Room 102 – Elevated Moisture on Carpeting Likely Due to Condensate

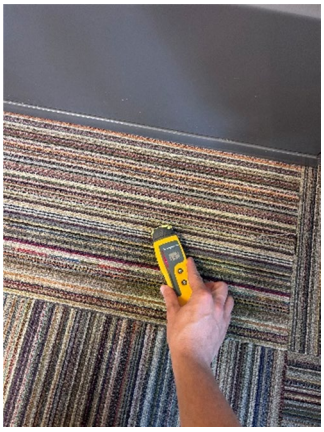


Photo 9: 2nd Floor – Room 212 – Wet Carpeting and Wood Flooring

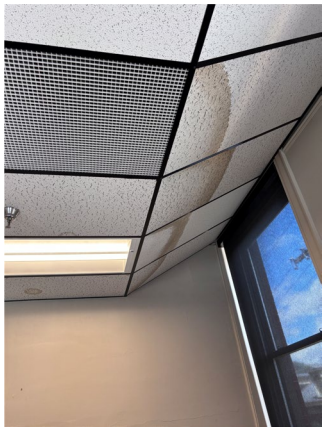


Photo 10: 2nd Floor – Room 201 – Water-Stained Ceiling Tiles

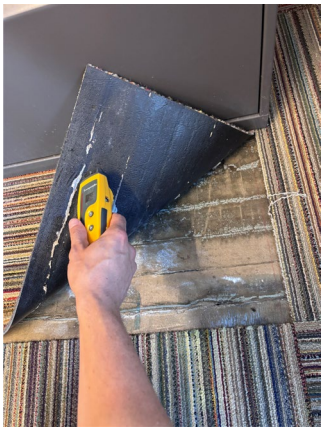


Photo 11: 2nd Floor – Room 212 – Wet adhesive and wood flooring beneath carpeting

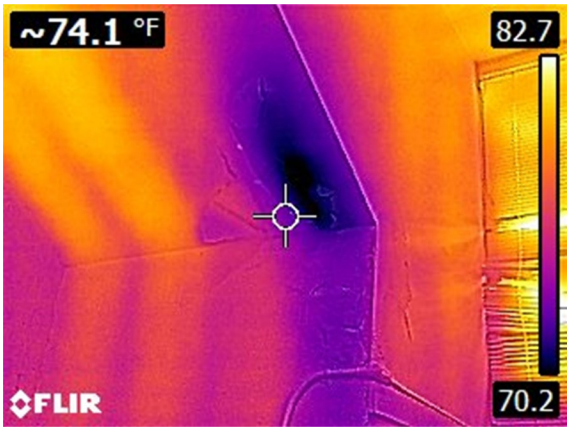


Photo 12: 3rd Floor – Room 302 – Water Intrusion into Plaster Bulkheads



Photo 13: 3rd Floor – Room 305 – Active Moisture Intrusion in Plaster Ceiling and Walls



Photo 14: Dirty Condensate Pans with Visible Fungal Amplification

APPENDIX D

DATA SHEETS

LogDat2 Data File
Performance Project #2620421

Model Num	7545
Serial Num	T75451915013
Test ID:	16
Test Abbrev	Test 016
Start Date:	8/24/2026
Start Time:	11:06:16
Duration (d	0:00:11:00
Log Interval	0:30
Number of	22
Notes:	Test 016

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	348	70.6	68.6	59.7	63.5	0
	Minimum:	330	70	67.5	59.6	63.3	0
	Time of Min	11:12:16	11:06:46	11:17:16	11:09:16	11:08:46	11:07:46
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	398	71	70.9	60.1	63.6	0
	Time of Ma	11:07:16	11:17:16	11:06:46	11:06:46	11:14:46	11:07:16
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration	Meter:	9/30/2024
Calibration	Sensor:	
	Cal. Date	

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:06:46	373	70	70.9	60.1	63.5	Invalid
8/24/2026	11:07:16	398	70.1	70.4	60	63.5	0
8/24/2026	11:07:46	362	70.1	69.8	59.8	63.4	0
8/24/2026	11:08:16	349	70.2	69.2	59.7	63.3	0
8/24/2026	11:08:46	341	70.3	69	59.6	63.3	0
8/24/2026	11:09:16	340	70.3	68.8	59.6	63.3	0
8/24/2026	11:09:46	335	70.4	68.7	59.6	63.3	0
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8/24/2026	11:10:46	332	70.5	68.6	59.6	63.4	0
8/24/2026	11:11:16	332	70.5	68.5	59.7	63.4	0
8/24/2026	11:11:46	332	70.5	68.4	59.7	63.4	0
8/24/2026	11:12:16	330	70.6	68.5	59.7	63.5	0
8/24/2026	11:12:46	330	70.6	68.2	59.7	63.4	0
8/24/2026	11:13:16	331	70.7	68.3	59.7	63.5	0

8/24/2026	11:13:46	346	70.7	68.4	59.8	63.6	0
8/24/2026	11:14:16	362	70.8	68.3	59.8	63.6	0
8/24/2026	11:14:46	385	70.8	68.3	59.9	63.6	0
8/24/2026	11:15:16	358	70.9	68	59.8	63.6	0
8/24/2026	11:15:46	346	70.9	67.8	59.7	63.6	0
8/24/2026	11:16:16	344	70.9	67.8	59.8	63.6	0
8/24/2026	11:16:46	345	71	67.7	59.8	63.6	0
8/24/2026	11:17:16	341	71	67.5	59.7	63.6	0

Model Num	7545
Serial Num	T75451915013
Test ID:	17
Test Abbrev	Test 017
Start Date:	8/24/2026
Start Time:	11:19:00
Duration (d	0:00:05:30
Log Interval	0:30
Number of	11
Notes:	Test 017

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	251	71.3	61.9	57.6	62.5	0
	Minimum:	242	71.3	61.6	57.5	62.4	0
	Time of Min	11:23:00	11:19:30	11:24:00	11:23:00	11:23:00	11:19:30
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	277	71.4	62.5	57.8	62.6	0
	Time of Ma	11:19:30	11:24:30	11:19:30	11:19:30	11:19:30	11:19:30
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration	Meter:	9/30/2024
Calibration	Sensor:	
	Cal. Date	

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:19:30	277	71.3	62.5	57.8	62.6	0
8/24/2026	11:20:00	258	71.3	62.3	57.8	62.6	0
8/24/2026	11:20:30	253	71.3	62.1	57.7	62.5	0
8/24/2026	11:21:00	250	71.3	62	57.6	62.5	0
8/24/2026	11:21:30	250	71.4	61.9	57.6	62.5	0
8/24/2026	11:22:00	248	71.4	61.8	57.6	62.5	0
8/24/2026	11:22:30	245	71.3	61.7	57.5	62.4	0
8/24/2026	11:23:00	242	71.3	61.6	57.5	62.4	0

8/24/2026	11:23:30	245	71.4	61.7	57.6	62.5	0
8/24/2026	11:24:00	247	71.4	61.6	57.5	62.5	0
8/24/2026	11:24:30	245	71.4	61.6	57.6	62.5	0

Model Num	7545
Serial Num	T75451915013
Test ID:	18
Test Abbrev	Test 018
Start Date:	8/24/2026
Start Time:	11:26:00
Duration (d	0:00:05:30
Log Interval	0:30
Number of	11
Notes:	Test 018

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	187	68.5	60.6	54.3	59.7	0
	Minimum:	180	67.6	58.7	54	59.3	0
	Time of Min	11:29:30	11:31:30	11:26:30	11:29:00	11:31:30	11:26:30
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	221	69.9	62.3	54.8	60.4	0
	Time of Ma	11:26:30	11:26:30	11:31:30	11:26:30	11:26:30	11:26:30
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration	Meter:	9/30/2024
Calibration	Sensor:	
	Cal. Date	

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:26:30	221	69.9	58.7	54.8	60.4	0
8/24/2026	11:27:00	199	69.3	58.8	54.3	60	0
8/24/2026	11:27:30	186	69.1	59.2	54.3	59.8	0
8/24/2026	11:28:00	181	68.8	59.8	54.3	59.8	0
8/24/2026	11:28:30	180	68.5	60.2	54.2	59.6	0
8/24/2026	11:29:00	180	68.1	60.6	54	59.4	0
8/24/2026	11:29:30	180	68.1	61.2	54.3	59.5	0
8/24/2026	11:30:00	182	68.1	61.6	54.4	59.6	0
8/24/2026	11:30:30	183	68	61.9	54.4	59.6	0
8/24/2026	11:31:00	181	67.7	62	54.3	59.4	0
8/24/2026	11:31:30	180	67.6	62.3	54.3	59.3	0

Model Num	7545

Serial Num	T75451915013
Test ID:	19
Test Abbrev	Test 019
Start Date:	8/24/2026
Start Time:	11:33:54
Duration (d	0:00:06:30
Log Interval	0:30
Number of	13
Notes:	Test 019

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	229	68.6	62.8	55.4	60.3	0
	Minimum:	226	68.2	62.5	55.3	60.1	0
	Time of Min	11:40:24	11:34:24	11:40:24	11:34:54	11:34:24	11:34:24
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	231	68.9	63.5	55.5	60.5	0
	Time of Ma	11:36:54	11:40:24	11:34:24	11:40:24	11:40:24	11:34:24
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration	Meter: 9/30/2024
Calibration	Sensor:
	Cal. Date

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:34:24	229	68.2	63.5	55.3	60.1	0
8/24/2026	11:34:54	231	68.3	63.3	55.3	60.1	0
8/24/2026	11:35:24	231	68.4	63.1	55.3	60.2	0
8/24/2026	11:35:54	229	68.4	63	55.4	60.2	0
8/24/2026	11:36:24	230	68.5	62.9	55.4	60.3	0
8/24/2026	11:36:54	231	68.6	62.8	55.4	60.3	0
8/24/2026	11:37:24	229	68.6	62.7	55.4	60.3	0
8/24/2026	11:37:54	230	68.7	62.7	55.4	60.4	0
8/24/2026	11:38:24	229	68.7	62.6	55.5	60.4	0
8/24/2026	11:38:54	227	68.8	62.6	55.5	60.4	0
8/24/2026	11:39:24	228	68.8	62.5	55.5	60.5	0
8/24/2026	11:39:54	227	68.8	62.5	55.5	60.5	0
8/24/2026	11:40:24	226	68.9	62.5	55.5	60.5	0

Model Num	7545
Serial Num	T75451915013
Test ID:	20
Test Abbrev	Test 020

Start Date:	8/24/2026
Start Time:	11:42:19
Duration (d	0:00:05:30
Log Interval	0:30
Number of	11
Notes:	Test 020

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	294	72.8	56.7	56.5	62.4	0
	Minimum:	278	70.5	52.9	56.4	61.6	0
	Time of Min	11:45:49	11:42:49	11:47:49	11:43:19	11:42:49	11:42:49
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	311	74.9	61.2	56.9	63.2	0
	Time of Ma	11:47:19	11:47:49	11:42:49	11:47:19	11:47:19	11:42:49
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration	Meter:	9/30/2024
Calibration	Sensor:	
	Cal. Date	

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:42:49	303	70.5	61.2	56.5	61.6	0
8/24/2026	11:43:19	303	70.8	60.4	56.4	61.6	0
8/24/2026	11:43:49	299	71.3	59.4	56.4	61.8	0
8/24/2026	11:44:19	293	71.9	58.2	56.4	62	0
8/24/2026	11:44:49	285	72.5	57.2	56.5	62.2	0
8/24/2026	11:45:19	283	72.9	56.2	56.4	62.4	0
8/24/2026	11:45:49	278	73.4	55.6	56.5	62.6	0
8/24/2026	11:46:19	303	73.8	54.9	56.6	62.8	0
8/24/2026	11:46:49	291	74.3	53.9	56.5	62.9	0
8/24/2026	11:47:19	311	74.6	53.9	56.9	63.2	0
8/24/2026	11:47:49	289	74.9	52.9	56.5	63.1	0

Model Num	7545
Serial Num	T75451915013
Test ID:	21
Test Abbrev	Test 021
Start Date:	8/24/2026
Start Time:	11:49:50
Duration (d	0:00:04:30
Log Interval	0:30
Number of	9

Notes:	Test 021						
Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	205	73.6	52.9	55.4	62	0
	Minimum:	202	73.3	52.5	55.3	61.9	0
	Time of Min	11:53:20	11:54:20	11:50:50	11:54:20	11:54:20	11:50:20
	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	220	73.9	53.3	55.5	62.2	0
	Time of Max	11:50:20	11:50:50	11:54:20	11:50:20	11:50:20	11:50:20
	Date of Max	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
Calibration	Meter:	9/30/2024					
Calibration	Sensor:						
	Cal. Date						

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	11:50:20	220	73.9	52.7	55.5	62.2	0
8/24/2026	11:50:50	208	73.9	52.5	55.5	62.2	0
8/24/2026	11:51:20	205	73.8	52.6	55.4	62.1	0
8/24/2026	11:51:50	202	73.7	52.8	55.4	62.1	0
8/24/2026	11:52:20	204	73.6	52.9	55.4	62	0
8/24/2026	11:52:50	204	73.5	53	55.4	62	0
8/24/2026	11:53:20	202	73.4	53.1	55.3	61.9	0
8/24/2026	11:53:50	202	73.3	53.2	55.3	61.9	0
8/24/2026	11:54:20	202	73.3	53.3	55.3	61.9	0

Model Num	7545
Serial Num	T75451915013
Test ID:	22
Test Abbrev	Test 022
Start Date:	8/24/2026
Start Time:	15:16:49
Duration (d	0:00:05:00
Log Interval	0:30
Number of	10
Notes:	Test 022

Statistics	Channel:	CO2	T	H	Dewpoint	Wetbulb	CO
	Units:	ppm	deg F	%rh	deg F	deg F	ppm
	Average:	105	73.7	48	52.8	60.7	0
	Minimum:	85	73	47	52.1	60.1	0
	Time of Min	15:18:49	15:21:49	15:20:49	15:21:49	15:21:49	15:17:19

	Date of Min	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026
	Maximum:	155	74	50	54	61.4	0
	Time of Ma	15:17:19	15:19:19	15:17:19	15:17:19	15:17:19	15:17:19
	Date of Ma	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026	8/24/2026

Calibration Meter: 9/30/2024
Calibration Sensor:
Cal. Date

Date	Time	CO2	T	H	Dewpoint	Wetbulb	CO
MM/dd/yyy	hh:mm:ss	ppm	deg F	%rh	deg F	deg F	ppm
8/24/2026	15:17:19	155	73.8	50	54	61.4	0
8/24/2026	15:17:49	100	73.7	48	52.8	60.7	0
8/24/2026	15:18:19	104	73.6	48.5	53	60.7	0
8/24/2026	15:18:49	85	73.7	48	52.8	60.7	0
8/24/2026	15:19:19	109	74	48	53.1	61	0
8/24/2026	15:19:49	99	74	47.6	52.9	60.9	0
8/24/2026	15:20:19	94	73.9	47.3	52.6	60.7	0
8/24/2026	15:20:49	103	74	47	52.5	60.7	0
8/24/2026	15:21:19	102	73.5	47.3	52.2	60.4	0
8/24/2026	15:21:49	101	73	47.9	52.1	60.1	0

PERFORMANCE
Environmental Services, Inc.
41850 West Eleven Mile Road, Suite 125 ▪ Novi, Michigan 48375 ▪ Voice: 248.926.3800 ▪ Fax: 248.926.3838
105 Bradford Road, Suite 320 ▪ Wexford, Pennsylvania 15090 ▪ Voice: 412.463.6576

September 4, 2026

Mr. Sarmed S. Shareef, CIH, CSP
Director of Environmental Health and Safety
Community College of Allegheny County
Office of College Services – 420
800 Allegheny Ave
Pittsburgh, PA 15233

RE: ASBESTOS PLM TESTING REPORT
CITY OF PITTSBURGH POLICE TRAINING ACADEMY BUILDING
900 N. LINCOLN AVENUE
PITTSBURGH, PENNSYLVANIA
PERFORMANCE PROJECT #2620421-A

Dear Mr. Shareef:

In accordance with your request, Performance Environmental Services, Inc. (*Performance*) conducted asbestos PLM testing at the above referenced location. The project included an on-site investigation and collection of samples suspected of containing asbestos in accessible areas of the work area. The purpose of this project was to collect samples of suspected asbestos-containing plaster throughout the building.

As a result of our investigation and laboratory analysis, ***no asbestos was detected*** in any of the samples submitted.

Attached, please find the PLM Testing Report, which includes the complete laboratory data, the chain of custody record and Bulk Sample Location Maps. If there are any questions or comments concerning this report or our recommendations, please do not hesitate to contact us.

Respectfully,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

Curtis V. Wagner, CIEC
Senior Project Manager

Joseph L. Kuchnicki, CIE, CHMM
Senior Project Manager

CVW/JLK:ph

Attachments

TABLE OF CONTENTS

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4.0 SUMMARY AND RECOMMENDATIONS 2

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APPENDIX 2 ..... BULK SAMPLE LOCATION MAPS

1.0 INTRODUCTION

The Community College of Allegheny County (CCAC) contracted Performance Environmental Services, Inc. (*Performance*) to conduct PLM testing of the suspect plaster materials at the City of Pittsburgh Police Training Academy Building located at 900 North Lincoln Avenue in Pittsburgh, Pennsylvania. The purpose of the project was to identify and test plaster materials suspected of containing asbestos. *Performance* representative Mr. Joseph Wesner (Accreditation #068589) conducted the on-site investigation and sample collection activities on August 24, 2026.

2.0 SCOPE OF WORK

CCAC provided locations for the scope of work and the subsequent sampling area. An EPA certified and Pennsylvania accredited Asbestos Building Inspector performed the work to locate and sample plaster materials suspected of containing asbestos. *Performance* also provided project review, report preparation and consultation services during the course of this project.

As part of this study, *Performance* completed the following:

1) Conducted sampling of specific accessible areas to locate plaster materials suspected of containing asbestos;
2) Collected bulk material samples for subsequent analysis by Polarized Light Microscopy (PLM); and,
3) Submitted bulk samples collected during this project to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory for PLM analysis.

Performance assembled the information collected during the study in this report, which details the laboratory results and locations of sampled materials.

3.0 PLM TESTING OVERVIEW AND FINDINGS

3.1 SUSPECTED ASBESTOS-CONTAINING MATERIALS

As a result of our visual inspection of the area, *Performance* observed one (1) type of material suspected of containing asbestos. The suspect material was classified into homogeneous areas. A homogeneous area (HA) is a building material that appears similar in terms of color, texture and apparent date of application. The material was assigned HA number 1 and was compiled as follows:

HA #	Material Description	Friable (F) or Nonfriable (Cat I/II NF*)
1	Plaster	Cat II NF (F - areas of damaged plaster)

*Cat I NF = Category I NF = Asbestos-containing packings, gaskets, resilient floor covering and asphalt roofing products, Cat II NF = All other nonfriable materials excluding Cat I NF.

3.2 IDENTIFIED ASBESTOS-CONTAINING MATERIALS

Performance collected seven (7) bulk material samples of the identified homogeneous area and submitted them to an NVLAP-accredited laboratory for PLM analysis. As the laboratory results indicate, ***no asbestos was detected in the material sampled.***

Refer to the attached Appendix for the complete laboratory data, the Chain of Custody record and the Bulk Sample Location Maps.

3.3 INVESTIGATION LIMITATIONS AND MISCELLANEOUS FIELD NOTES:

The scope of work for this project only included plaster materials; all other materials (suspect or not suspect) were not listed, sampled or quantified.

Performance has prepared this report for the express use of its clients and their approved agents. Although some of the information included in this report or in portions of this report may be required to be included in notifications to various parties, this report is not intended to be used as an asbestos specification or work plan.

4.0 SUMMARY AND RECOMMENDATIONS

Friable Materials:

Performance did not locate any friable asbestos-containing materials during the investigation.

Category I Nonfriable Materials:

Performance did not locate any Category I nonfriable asbestos-containing materials during the investigation.

Category II Nonfriable Materials:

Performance did not locate any Category II nonfriable asbestos-containing materials during the investigation.

Assumed Materials:

Performance did not locate any assumed asbestos-containing materials during the investigation.

APPENDIX 1

PLM TESTING DOCUMENTATION

CONTENTS

- **CERTIFICATES OF LABORATORY ANALYSIS**
- **CHAIN OF CUSTODY RECORD**

IMS Laboratory

3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Asbestos Laboratory Report

Prepared Exclusively For:

Performance Environmental Services
Joe Wesner
105 Bradford Road, Suite 320
Wexford, PA 15090
412.463.6576
labdata@perform-env.com

NVLAP® TESTING
NVLAP LAB CODE: 201036-0

MICROBIOLOGY LABS · ISO/IEC 17025:2017 · Accredited Laboratory · AIHA LAP, LLC · AIHAACCREDITEDLABS.ORG · Lab ID # 172958

Project: City of Pittsburgh Police Training Academy **Project # 2620421** **Lab # A42720**

Report Date: 08/26/26 **Collected: 08/24/26** **Received: 08/25/26**

Report Prepared For:	Performance Environmental Services
Project Name:	City of Pittsburgh Police Training Academy
Project Number:	2620421
Report Date:	08/26/26
Lab Number:	A42720

Asbestos Report Summary

Test Method: Polarized Light Microscopy (PLM)

7 Samples Analyzed
0 Samples Containing >1% Asbestos

This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of Performance Environmental Services. Read the important terms, conditions, and limitations that apply to this report carefully.

Report Prepared For: Performance Environmental Services
Project Name: City of Pittsburgh Police Training Academy
Project Number: 2620421
Report Date: 08/26/26
Lab Number: A42720

Certificate of Laboratory Analysis

Test Method: Polarized Light Microscopy (PLM)

EPA 600/R-93/116 and/or EPA - Appendix E to Subpart E of 40 CFR Part 763;
Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Project: City of Pittsburgh Police Training Academy
Project Number: 2620421

Prepared For
Performance Environmental Services
Joe Wesner
105 Bradford Road, Suite 320
Wexford, PA 15090
412.463.6576
labdata@perform-env.com

IMS Lab No. A42720
Date Collected: 08/24/26
Date Received: 08/25/26
Date Reported: 08/26/26

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
1-01 A42720 - 1	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1-02 A42720 - 2	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1-03 A42720 - 3	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1-04 A42720 - 4	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1-05 A42720 - 5	Plaster / See Map	White Gray	Heterogeneous Non-Friable Non-Fibrous		5% Quartz 95% Matrix	No Asbestos Detected
1-06 A42720 - 6	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1-07 A42720 - 7	Plaster / See Map	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected

This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of Performance Environmental Services. Read the important terms, conditions, and limitations that apply to this report carefully.

Report Prepared For:	Performance Environmental Services
Project Name:	City of Pittsburgh Police Training Academy
Project Number:	2620421
Report Date:	08/26/26
Lab Number:	A42720

IMS Laboratory, LLC is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP). Data is provided in compliance with NVLAP policy modules and ISO 17025:2017 guidelines.

NVLAP TESTING
NVLAP LAB CODE: 201036-0

08/26/26

Brandy Schultz, Asbestos Laboratory Manager

This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of Performance Environmental Services. Read the important terms, conditions, and limitations that apply to this report carefully.

Warranties, Legal Disclaimers, and Limitations

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. The detection limit for this method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. IMS Laboratory, LLC ("IMS") will discard all samples after 7 days.

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- End of Lab Report Number A42720 -

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Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

A42720

PROJECT #: 2620421 CLIENT: CCAC DATE COLLECTED: 8/24/26

PROJECT: City of Pittsburgh police training academy

TECHNICIAN 1: JW TECHNICIAN 2: LOCATION: CCAC

SAMPLES RELINQUISHED BY:	DATE:	SAMPLES ACCEPTED BY:	DATE:
Joe Weiss	8/24/26		

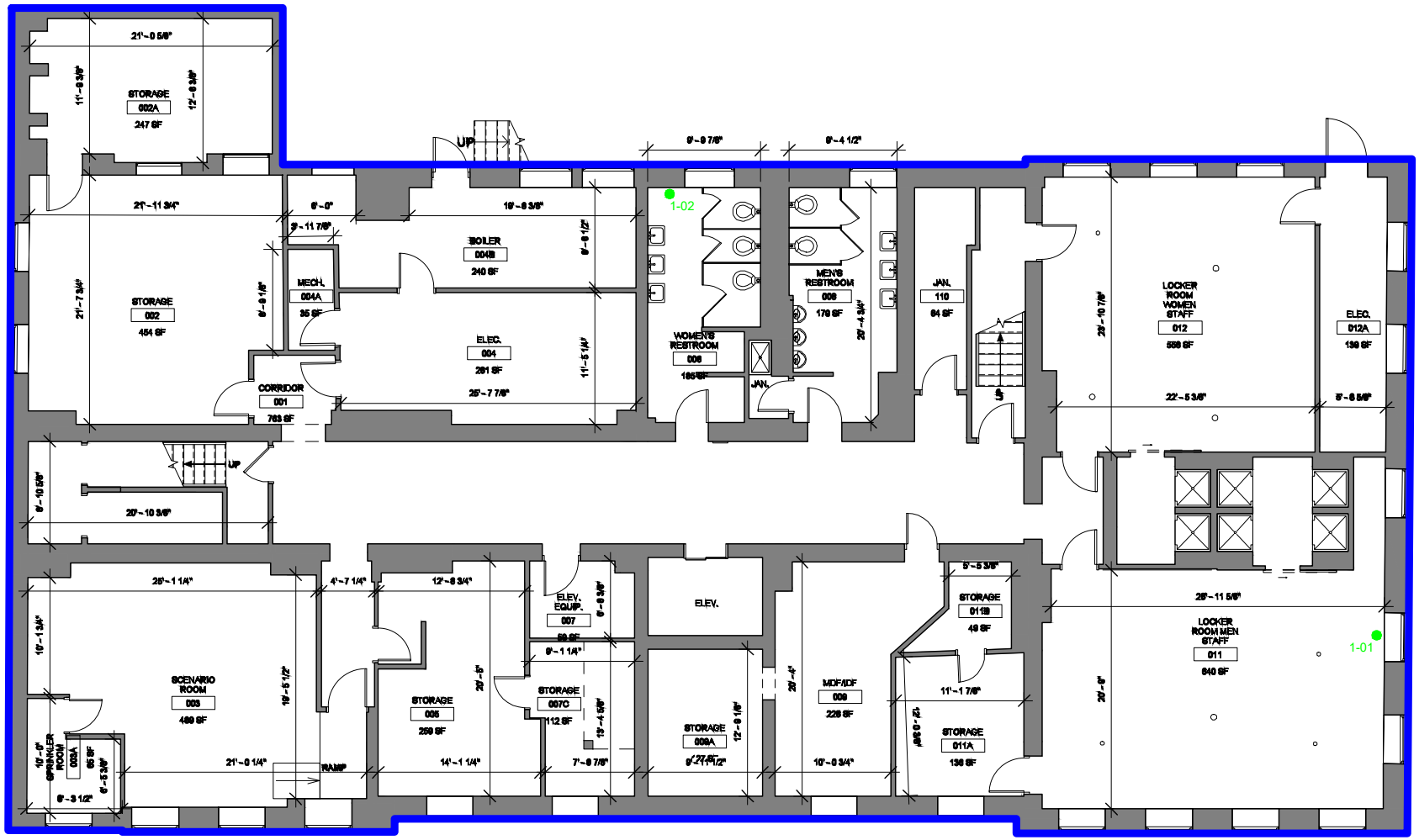
NOTIFY RESULTS VIA:	labdata@perform-env.com	TURNAROUND TIME:	24hr	TEST HA LAYERS UNTIL POSITIVE:	Yes
				POINT COUNT FOR 1% OR LESS:	Yes

HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
1	01	Plaster	~~Mens~~ See map		
1	02	↓	↓		
1	03				
1	04				
1	05				
1	06				
1	07				

RECEIVED
AUG 25 2026

APPENDIX 2

BULK SAMPLE LOCATION MAPS



KEY PLAN



Locations of ACMs:

Generalized material type

142105 — Project #
F — Material
330 — HA number
T — Material quantity
3
420

Generalized Material Letter Key:

T = Thermal system insulation
F = Flooring material
S = Surfacing material
M = Miscellaneous material

Notes:

Note: Areas with concealed structural steel columns and beams may contain asbestos due to incomplete past abatement activities. *Performance* recommends that all fireproofing in the facility be verified as negative for asbestos prior to any disturbance.
Note: Callout tags showing the location of asbestos-containing materials may only be used to locate which room or corridor contains the material. The tags do not indicate the location of the material within the room or corridor.
Note: All doors, door frames, firehatches and firehoses may contain asbestos materials that should not be disturbed. *Performance* recommends testing any doors, door frames, firehatches or firehoses for the presence of asbestos prior to any activities that may disturb them.
Note: *Performance* assumes concealed flooring materials beneath finish floor surfaces contain asbestos unless sampled. If demolition or renovation work uncovers previously inaccessible flooring materials, please review the associated survey report to ensure all layers of flooring have been sampled before disturbance.

LEGEND

Area inaccessible
Inaccessible above ceiling
Partially inaccessible above ceiling
Boundary of survey

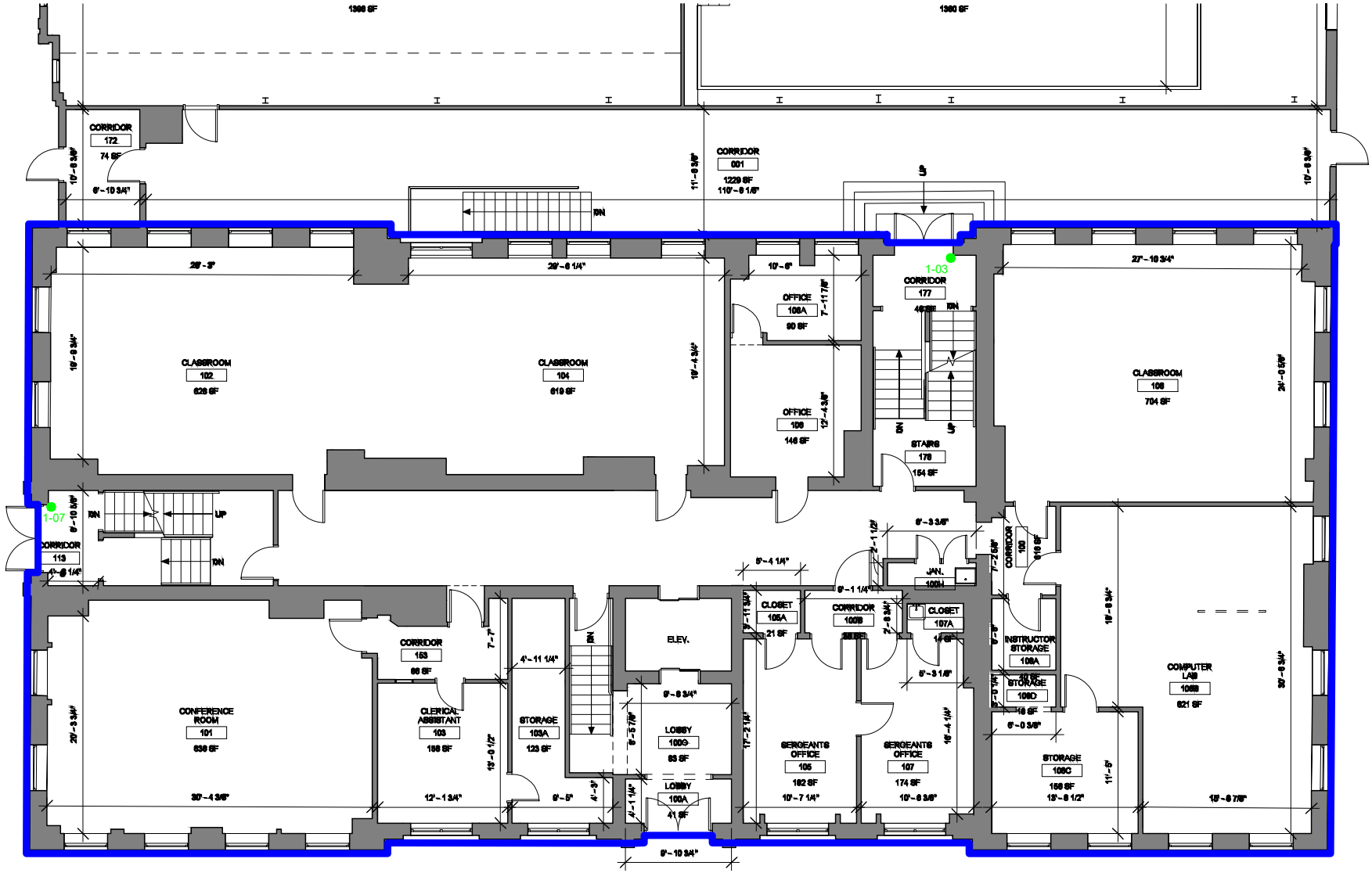
Bulk Sample Locations:

1 Negative for asbestos
1 Positive for asbestos
1 Sample not analyzed

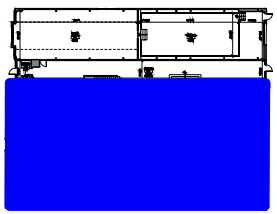
N

Prepared For: **Community College of Allegheny County** **Office of College Services - 420** **800 Allegheny Ave** **Pittsburgh, PA 1523**	Bulk Sample Location Map (Asbestos)
Prepared By: **Performance Environmental Services, Inc.** **105 Bradford Road** **Suite 320** **Wexford, PA 15090**	Community College of Allegheny County City of Pittsburgh Police Training Academy Building Ground Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	1 of 4	None



KEY PLAN



Locations of ACMs:

Generalized material type

142105 — Project #
F 330 — Material HA number
T 3 — Material quantity
420

Generalized Material Letter Key:

T = Thermal system insulation
F = Flooring material
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LEGEND

- Area inaccessible
- Inaccessible above ceiling
- Partially inaccessible above ceiling
- Boundary of survey

Bulk Sample Locations:

- 1 Negative for asbestos
- 1 Positive for asbestos
- 1 Sample not analyzed

N

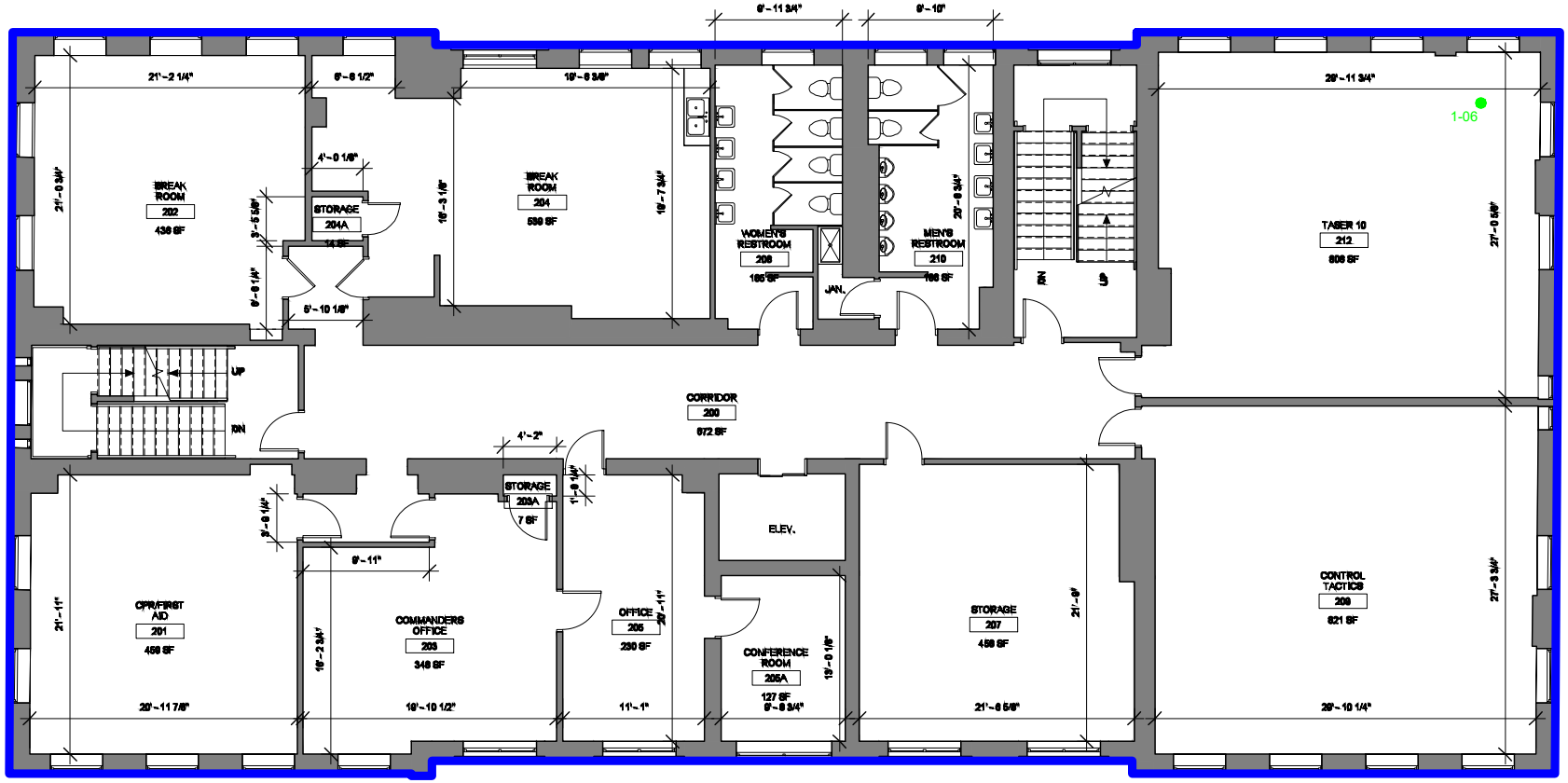
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Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA 1523

Prepared By:
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Suite 320
Wexford, PA 15090

Bulk Sample Location Map (Asbestos)

Community College of Allegheny County
City of Pittsburgh Police
Training Academy Building
1st Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	2 of 4	None



1 **Second Floor**
1/8" = 1'-0"

KEY PLAN

Locations of ACMs:

Generalized material type

142105 — Project #
F 330 — Material HA number
T 3
420 — Material quantity

Generalized Material Letter Key:

T = Thermal system insulation
F = Flooring material
S = Surfacing material
M = Miscellaneous material

Notes:

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Note: *Performance* assumes concealed flooring materials beneath finish floor surfaces contain asbestos unless sampled. If demolition or renovation work uncovers previously inaccessible flooring materials, please review the associated survey report to ensure all layers of flooring have been sampled before disturbance.

LEGEND

Area inaccessible
Inaccessible above ceiling
Partially inaccessible above ceiling
Boundary of survey

Bulk Sample Locations:

1 Negative for asbestos
1 Positive for asbestos
1 Sample not analyzed

N

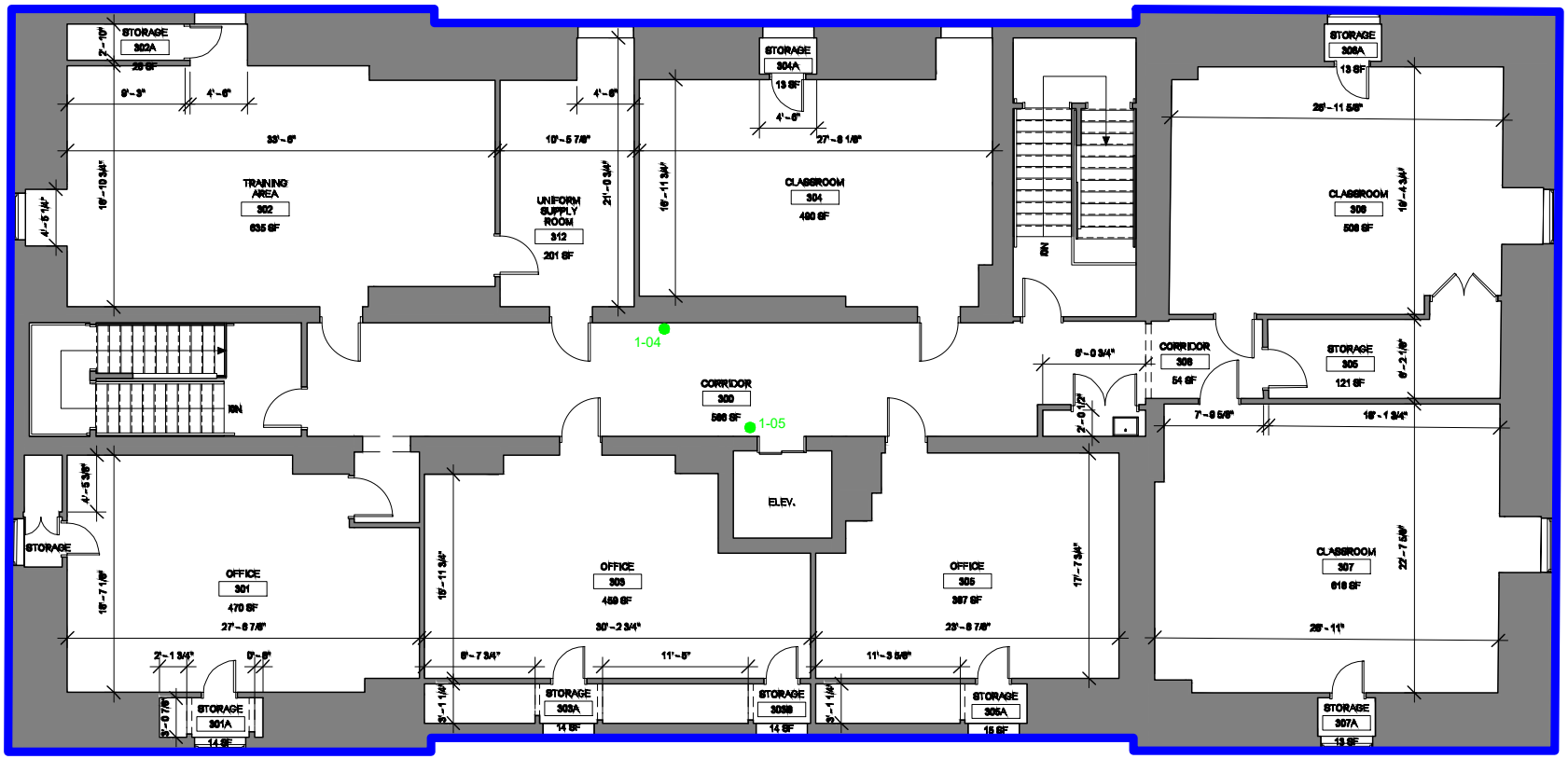
Prepared For:
Community College of Allegheny County
Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA 1523

Prepared By:
Performance Environmental Services, Inc.
105 Bradford Road
Suite 320
Wexford, PA 15090

Bulk Sample Location Map (Asbestos)

Community College of Allegheny County
City of Pittsburgh Police
Training Academy Building
2nd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	3 of 4	None



② **Third Floor**
1/8" = 1'-0"

KEY PLAN



Locations of ACMs:

Generalized material type

142105 — Project #
F 330 — Material HA number
T 420 — Material quantity

Generalized Material Letter Key:

T = Thermal system insulation
F = Flooring material
S = Surfacing material
M = Miscellaneous material

Notes:

Note: Areas with concealed structural steel columns and beams may contain asbestos due to incomplete past abatement activities. *Performance* recommends that all fireproofing in the facility be verified as negative for asbestos prior to any disturbance.
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Note: *Performance* assumes concealed flooring materials beneath finish floor surfaces contain asbestos unless sampled. If demolition or renovation work uncovers previously inaccessible flooring materials, please review the associated survey report to ensure all layers of flooring have been sampled before disturbance.

LEGEND

- Area inaccessible
- Inaccessible above ceiling
- Partially inaccessible above ceiling
- **Boundary of survey**

Bulk Sample Locations:

- 1 Negative for asbestos
- 1 Positive for asbestos
- 1 Sample not analyzed

N

Prepared For:
Community College of Allegheny County
Office of College Services - 420
800 Allegheny Ave
Pittsburgh, PA 1523

Prepared By:
Performance Environmental Services, Inc.
105 Bradford Road
Suite 320
Wexford, PA 15090

Bulk Sample Location Map (Asbestos)

Community College of Allegheny County
City of Pittsburgh Police
Training Academy Building
3rd Floor

Project Number:	Date:	Page:	Scale:
2620421	08/24/26	4 of 4	None

Community College of Allegheny County
VAC Building Damage Assessment from Site Visit

June 17, 2026

AI Project No.:	***26-911***
Site Visit Date:	***June 3, 2026***
Attendance	
Owner:	***Community College of Allegheny County (CCAC)*** *Noel Knille* *Regis Fate*
Tenant:	***Pittsburgh Bureau of Police*** *Commander William Fleske*
Professionals:	***Architectural Innovations, LLC (AI)*** *James Johnston* ***H.F. Lenz (HFL)*** *Charles Tooch* *David Bacci* *Shannon Strotman*

I Purpose

A. The purpose of this document is to provide an assessment of deficiencies at the VAC building that were presented to Architectural Innovations and H.F. Lenz during a walkthrough with Commander William Fleske on June 3, 2026.

II Exterior Observations

1. *The gutter in the east corner of the south elevation (elevation that faces North Lincoln Avenue) has fallen off the building. It is our recommendation to have that downspout repaired or replaced.*
2. *In discussions with Mr. Fate, the roof, gutters, soffit and fascia need repaired. Architectural Innovations did not look at these items in person nor did H. F. Lenz, however, water leakage into the building from rain or snow can degrade the integrity of the building and this should be further investigated and repairs made as needed.*
3. *On the west wall of the building towards the southern corner there are a couple of areas where there were bricks and mortar missing. It is our recommendation that these areas be repaired as these openings can allow moisture or unwanted pests to enter the building*
4. *On the west wall of the building towards the center, the existing break metal coping and fascia has fallen off the building. It is our recommendation that this soffit and fascia be replaced.*

III Adjacent building that houses exercise equipment

1. *Paint is coming off the roof trusses. It is our recommendation that the loose paint be removed and the roof structure be repainted. The issues with the paint do not appear to be causing any degradation of the roof structure.*

IV Main Building

1. *On the Ground Level, water is getting into the building at the Scenario (Training) room no. 003 and adjacent room with sprinkler piping main. This room is located at the same corner of the building where the downspout is missing. Our recommendation is to have the downspout repaired/replaced and then see if this resolves the problem. If it does, the mortar in the foundation wall in the sprinkler room should be repaired. If taking care of the downspout does not resolve the issue, further investigation may be required.*

2. *On the first floor Office area 111, damage to the wall finishes, northeast corner were noted. This is an exterior wall that did not have any pipes located near the affected area. Based on this, the exterior of this wall should be investigated to determine if there are any locations where water could infiltrate the wall. This could be at windows above, missing or damaged mortar at masonry, etc.*
3. *At the landing, with the doors to the outside, in Stair S02, there was damage to the wall finishes on the right side of door. This is an exterior wall that did not have any pipes located near the affected area. Based on this, the exterior of this wall should be investigated to determine if there are any locations where water could infiltrate the wall. This could be at windows above, missing or damaged mortar at masonry, etc.*
4. *On the Third Floor in Training 307, the hardwood floor has some movement. It is our opinion that the hardwood floor has separated from the flooring substrate that is under the hardwood. This movement could be from water damage from sweating pipes as defined in the assessment report from H F Lenz or possibly where fasteners have degraded from old age. Following the report from Lenz, investigating the pipes would be the first approach and then if that does not provide insight into what is happening, removal of a portion of the hardwood floor should be considered.*
5. *See attached report from H F Lenz for additional areas of deficiencies and proposed actions.*

V Conclusion

1. *The following prioritizes how repair and additional investigations should be considered.*
   a. *Correcting the electrical items in Office 111 should be the first priority. This item is potentially the easiest to correct and could prevent a greater issue such as a fire from an overloaded circuit or extension cord.*
   b. *Items that are exterior and are causing or have the potential to cause rainwater to enter the building should be the second priority.*
   c. *Anywhere moisture from leaking or sweating pipes has been defined, investigation work should be the third priority.*
   d. *Depending on the findings from priority 'C' above, if leaking or sweating pipes appear to be the cause of the damaged walls and ceilings, corrective work should be the fourth priority.*
   e. *If water does not appear to be the cause of the bouncy floor in Room 307, removing portions of the hardwood floor should be the fifth priority.*
   f. *Repairing the peeling paint on the roof structure in the exercise area should be the last priority as this issue appears to be more cosmetic and nuisance item.*

Architectural Innovations, LLC
James F Johnston
Senior Project Manager

Moisture-Related Ceiling Damage and Electrical Conditions Report

Purpose

The purpose of this report is to document observed building conditions and provide preliminary opinions regarding moisture-related ceiling damage reported by the Police Academy. The report also identifies an electrical condition observed during the review that should be addressed separately by a licensed electrician.

General Observations

In general, the observed ceiling damage appears to occur at locations where chilled water piping and condensate drain piping penetrate the ceiling to serve fan coil units located above. The chilled water piping is insulated; however, the condensate drain piping appears to be uninsulated.

Exterior air appears to enter the joist cavities through building envelope leakage. During the cooling season, this air is likely to contain elevated humidity. If the temperature of the uninsulated condensate drain piping within the floor and ceiling cavity reaches the dew point, condensation, commonly referred to as sweating, may form on the exterior of the pipe.

The amount of condensation may be limited and may not result in active dripping from the ceiling; however, repeated or prolonged condensation could contribute to localized staining, peeling paint, and ceiling deterioration. Exposed piping located within conditioned room spaces would not typically be expected to form condensation under normal conditions.

Another potential source of moisture, though considered less likely based on observations, is leakage from the steam system. Due to the age of the steam piping, deterioration may be present and could contribute to isolated leaks.

Findings and Room-Specific Observations

1. **Room 111:** Multiple electrical receptacles were reported to be non-functional. Wiring was observed lying on the floor from an operating receptacle to power a refrigerator. This condition should be reviewed and corrected by a licensed electrician. Potential causes include damaged receptacles, damaged circuit conductors between the panelboard and receptacles, or a defective circuit breaker.

1. **Room 003**: The fire protection service room has water damage on exterior walls. This does not appear to be related to MEP issues but rather water infiltrating in from outside.
2. **Room 011:** The Men's locker room has an acoustic tile with severe water damage. Piping is directly above the damage ceiling tile. The condensate drain line above is not insulated and it is suspected that condensate will form on the pipe and drip on the tile. The insulation on the steam pipes shows signs of water damage on the edge, not the bottom. Therefore, we do not suspect the leak to be associated with the steam piping.
.
3. **Room 112:** The plaster ceiling has water damage at the pipe penetration. The condensate line is not insulated which is a contributing factor when penetrating the ceiling. The chilled water pipe insulation appears to terminate prior to the lath boards. This can also contribute to the water damage.
4. **Room 209:** The floor was reported to feel "bouncy," which may indicate deterioration or damage below the floor assembly. This condition could be related to leaking HVAC piping below the floor. Removal of the ceiling below the affected floor area may be required to confirm whether a leak exists.
    a. Piping penetrations at the ceiling show evidence of water damage and peeling paint. Targeted ceiling removal may be required to confirm the source of moisture.
5. **Room 212:** Piping penetrations at the ceiling show evidence of water damage and peeling paint. Targeted ceiling removal may be required to confirm the source of moisture.
6. **Room 203:** Piping penetrations at the ceiling show evidence of water damage and peeling paint. Targeted ceiling removal may be required to confirm the source of moisture.
7. **Corridor Outside Room 209:** Water damage was observed at the ceiling. Hydronic piping penetrates the area near one of the observed leaks, and water staining was observed on the pipe insulation. The source may be a piping leak or condensation. Destructive investigation may be necessary to determine the source of moisture.
8. **Room 307:** The floor was reported to feel "bouncy," which may indicate deterioration or damage below the floor assembly. This condition could be related to leaking HVAC piping below the floor. Removal of the ceiling below the affected floor area may be required to confirm whether a leak exists.

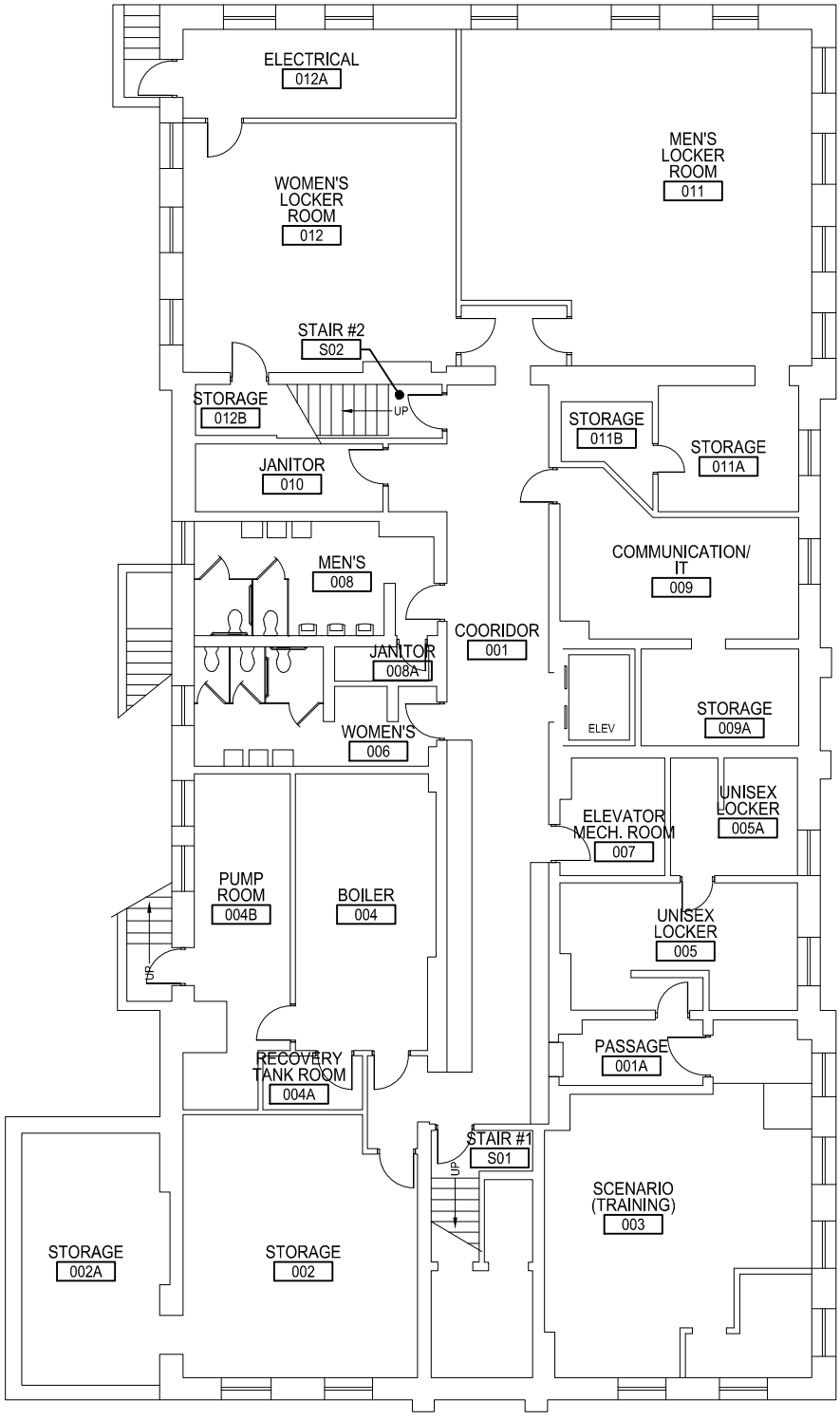
Recommendations

1. **Have a licensed electrician review and correct the electrical receptacle and temporary wiring condition in Room 111.**
2. **Perform targeted destructive investigation at ceiling areas below affected floors and piping penetrations to confirm the source of moisture.**

3. **Inspect fan coil unit condensate drain and chilled water piping located within joist cavities and evaluate whether insulation should be added to reduce condensation potential.**
4. **Evaluate building envelope air leakage pathways that may allow humid exterior air to enter joist cavities during the cooling season.**
5. **Inspect aged steam piping in affected areas to determine whether deterioration or leakage is contributing to observed moisture conditions.**

Conclusion

Based on the observed conditions, uninsulated condensate drain piping within joist cavities appears to be the likely source of moisture-related ceiling damage, aside from potential building envelope contributions. A secondary issue may be caused if the chilled water insulation in the cavity was omitted. Further investigation, including targeted ceiling removal, may be required to confirm the source and extent of damage before corrective work is performed.



GROUND FLOOR PLAN
NOT TO SCALE

N

Architectural Innovations, LLC
1003 McKnight Park Drive, Pittsburgh, PA 15237

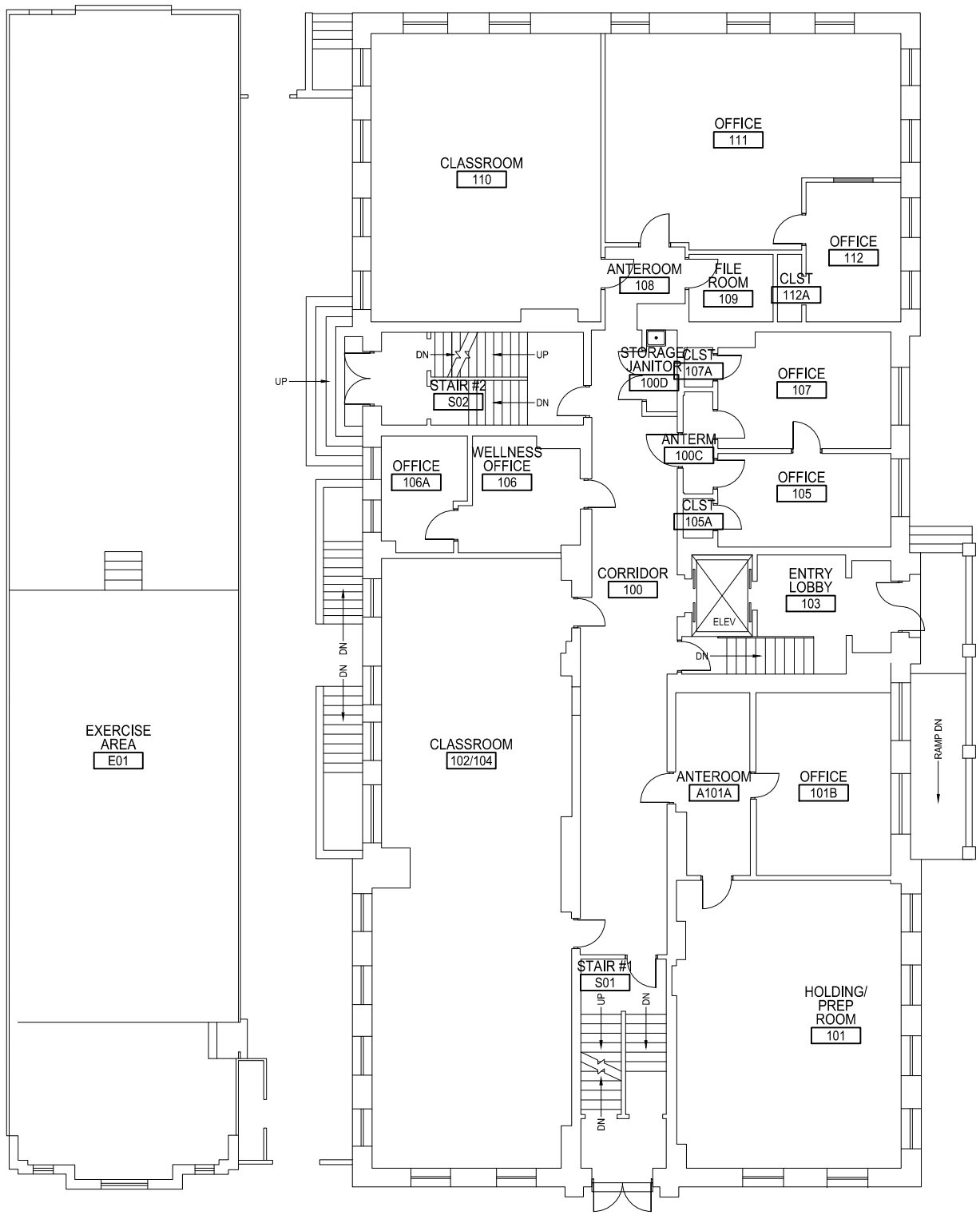
CCAC VAC BUILDING
900 NORTH LINCOLN AVENUE
PITTSBURGH, PA, 15233

GROUND FLOOR PLAN

AI #: 26-911

Date: 06-17-2026

G



FIRST FLOOR PLAN

NOT TO SCALE

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1003 McKnight Park Drive, Pittsburgh, PA 15237

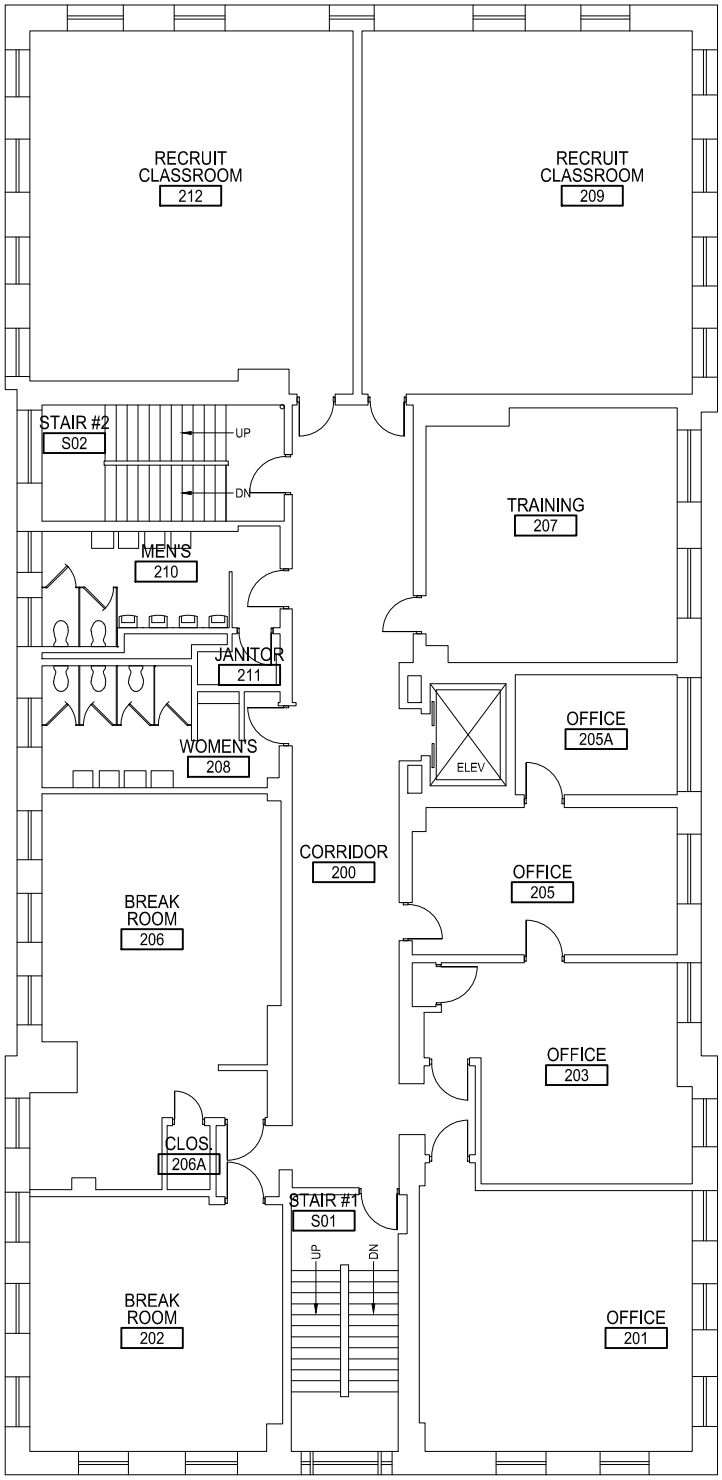
CCAC VAC BUILDING
900 NORTH LINCOLN AVENUE
PITTSBURGH, PA, 15233

FIRST FLOOR PLAN

AI #: 26-911

Date: 06-17-2026

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SECOND FLOOR PLAN
NOT TO SCALE

Architectural Innovations, LLC
1003 McKnight Park Drive, Pittsburgh, PA 15237

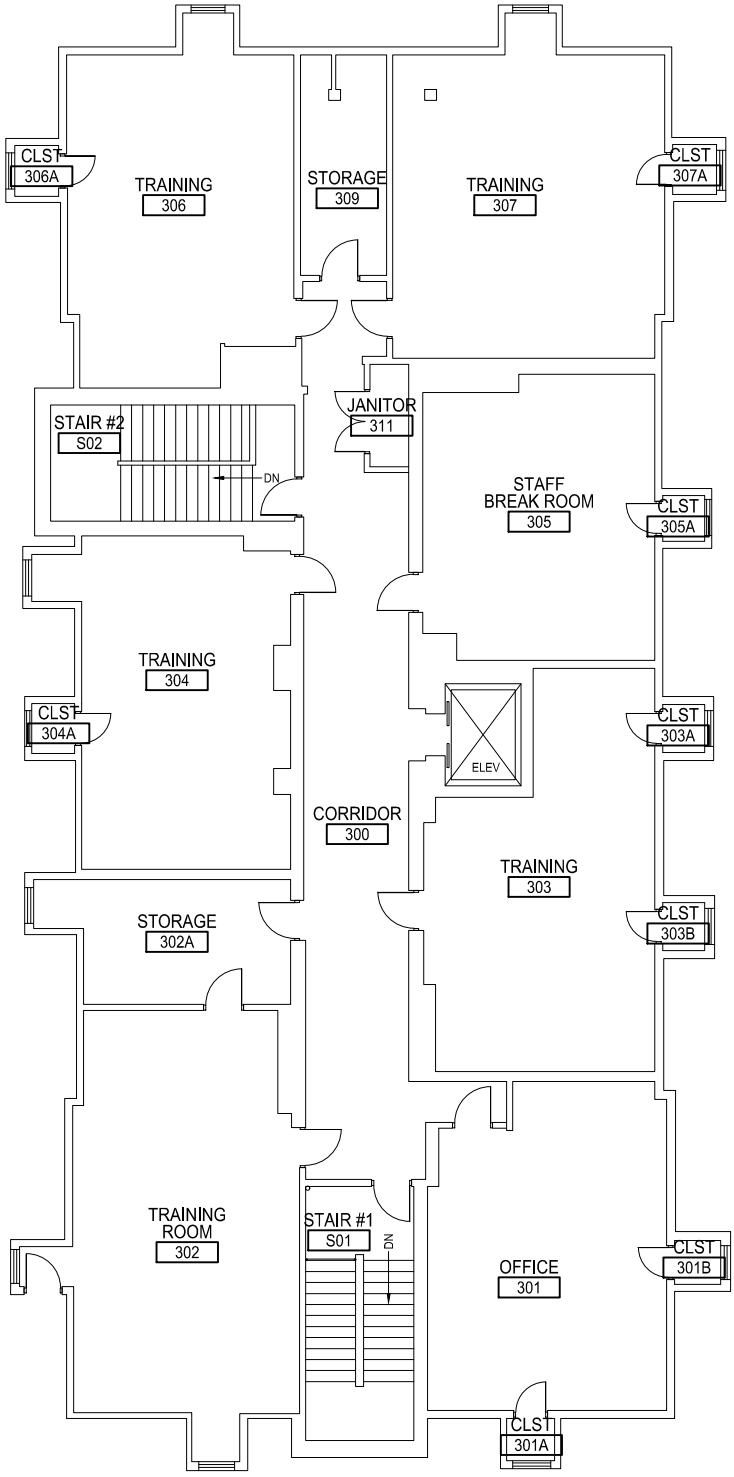
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SECOND FLOOR PLAN

AI #: 26-911

Date: 06-17-2026

2



THIRD FLOOR PLAN

NOT TO SCALE

N

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900 NORTH LINCOLN AVENUE
PITTSBURGH, PA, 15233

THIRD FLOOR PLAN

AI #: 26-911

Date: 06-17-2026

3

CADNETICS
Drawn By: Author
Checked By: Checker
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3/31/2026 12:05:10 PM



Department Legend

- Classroom
- Corridor
- Restroom
- Circulation
- Data
- Maintenance
- Mechanical

1 Basement Color
1/8" = 1'-0"

CADNETICS
Architects/Engineers/Consultants
Building 9
750 Holiday Dr Suite 210,
Pittsburgh, PA 15220
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Project Status

Revisions

Project Information

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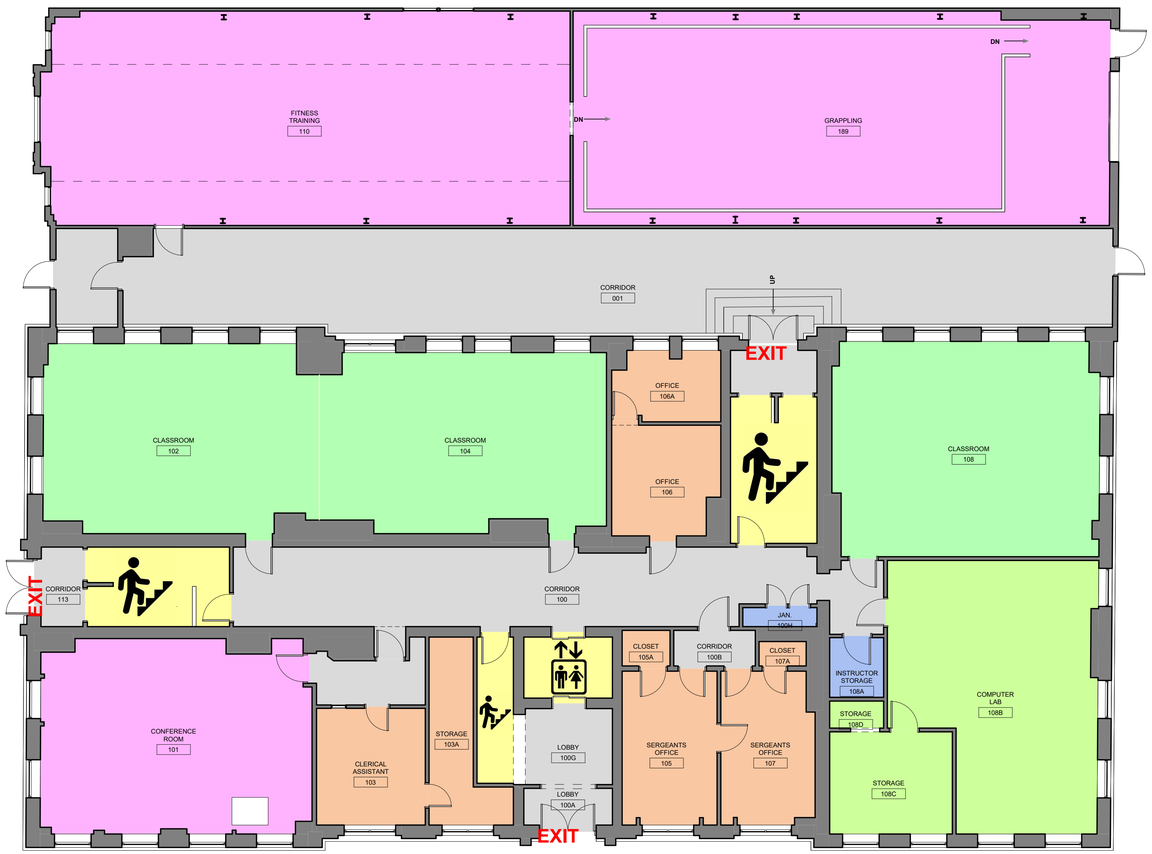
Current Revision Date:

Project Number: 25-0418

Sheet Information

Floor Plans

A100



1 First Floor Color
1/8" = 1'-0"

Department Legend

- Classroom
- Corridor
- Office
- Circulation
- Communal
- Lab
- Maintenance

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750 Holiday Dr Suite 210,
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Architects/Engineers/Consultants

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Project Status

Revisions

Project Information

Sheet Issue Date: 2026-03-30

Current Revision Date:

Project Number: 25-0418

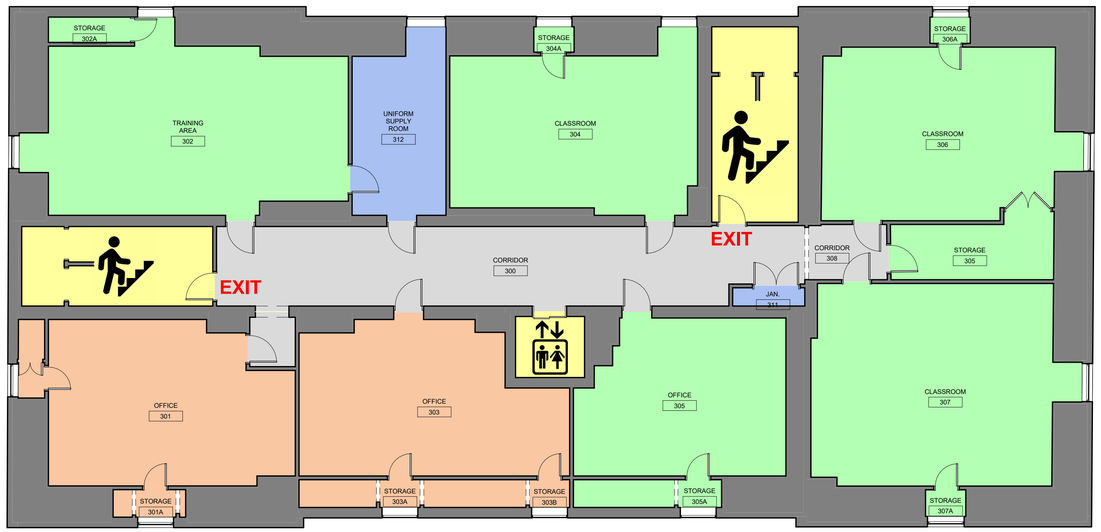
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Floor Plans

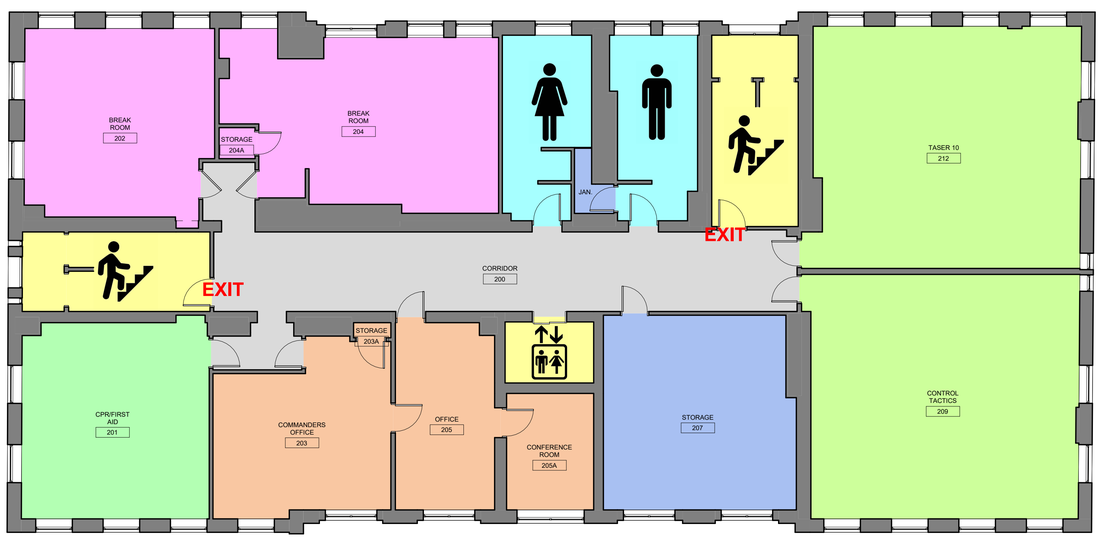
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2 Third Floor Color
1/8" = 1'-0"



1 Second Floor
1/8" = 1'-0"

Department Legend

- Classroom
- Corridor
- Office
- Circulation
- Maintenance

Department Legend

- Classroom
- Corridor
- Office
- Restroom
- Circulation
- Communal
- Lab
- Maintenance

CADNETICS
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Revisions

Project Information

Sheet Issue Date:
2026-03-30

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Project Number:
25-0418

Sheet Information

Floor Plans

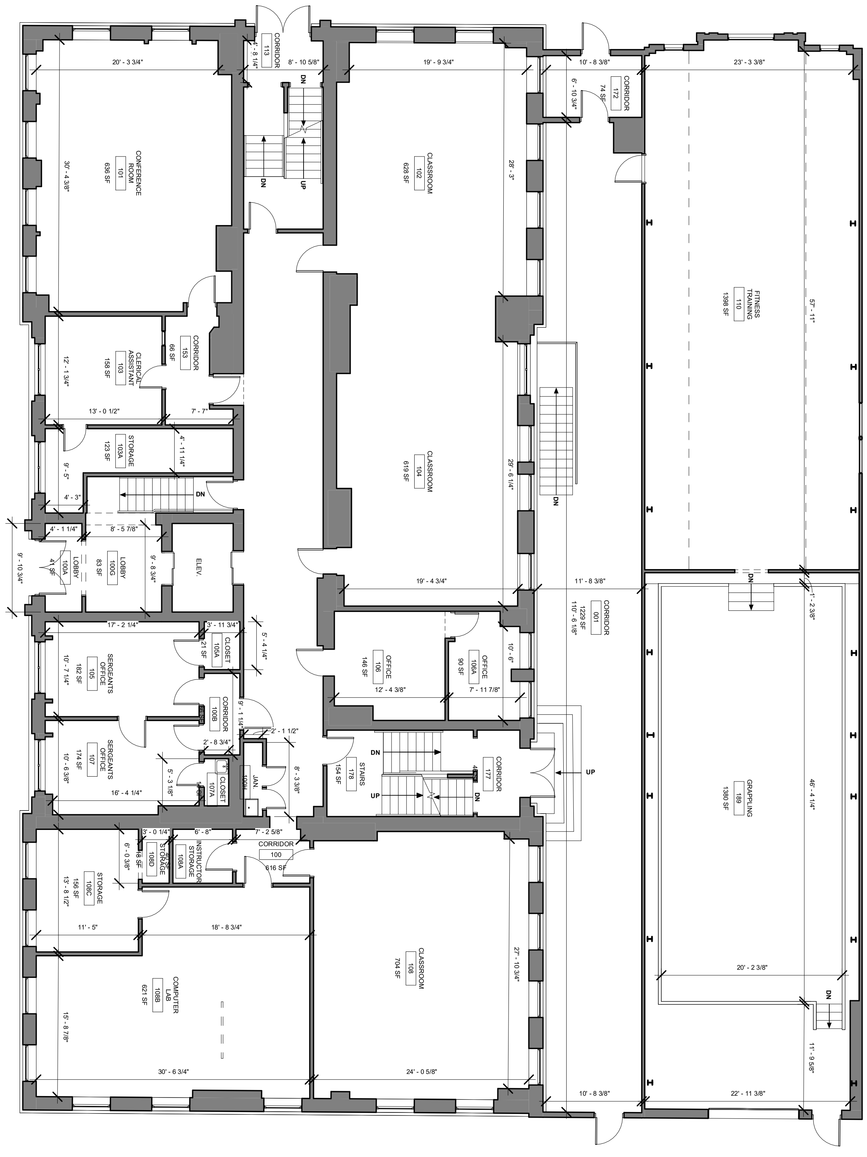
A102

1 Basement
1/8" = 1'-0"



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1 First Floor
1/8" = 1'-0"



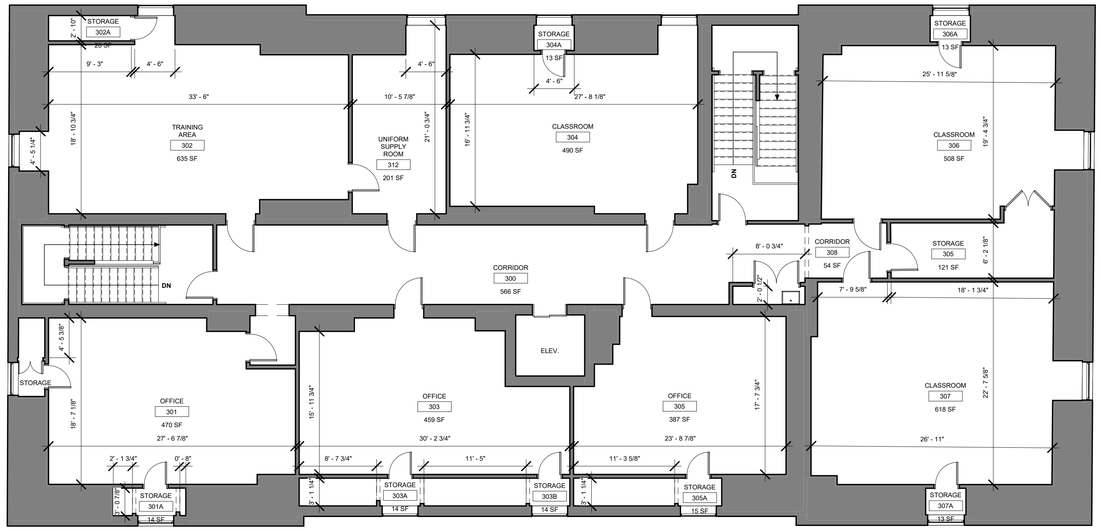
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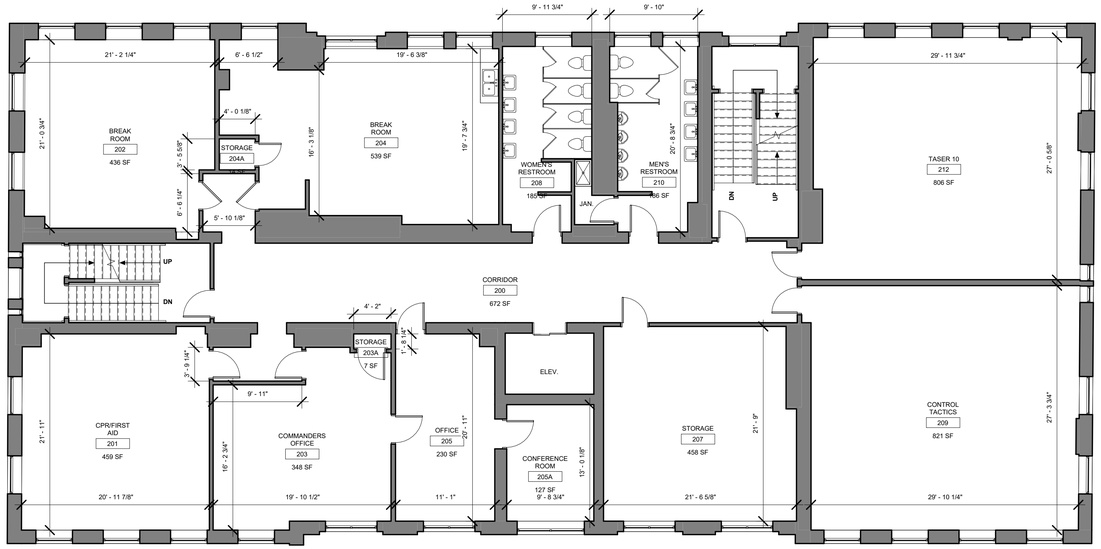
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2 Third Floor
1/8" = 1'-0"



1 Second Floor
1/8" = 1'-0"

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25-0418

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Floor Plans

A105

1 Basement No DIMS
1/8" = 1'-0"



Sheet Information
A106
Floor Plans

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1 First Floor
1/8" = 1'-0"

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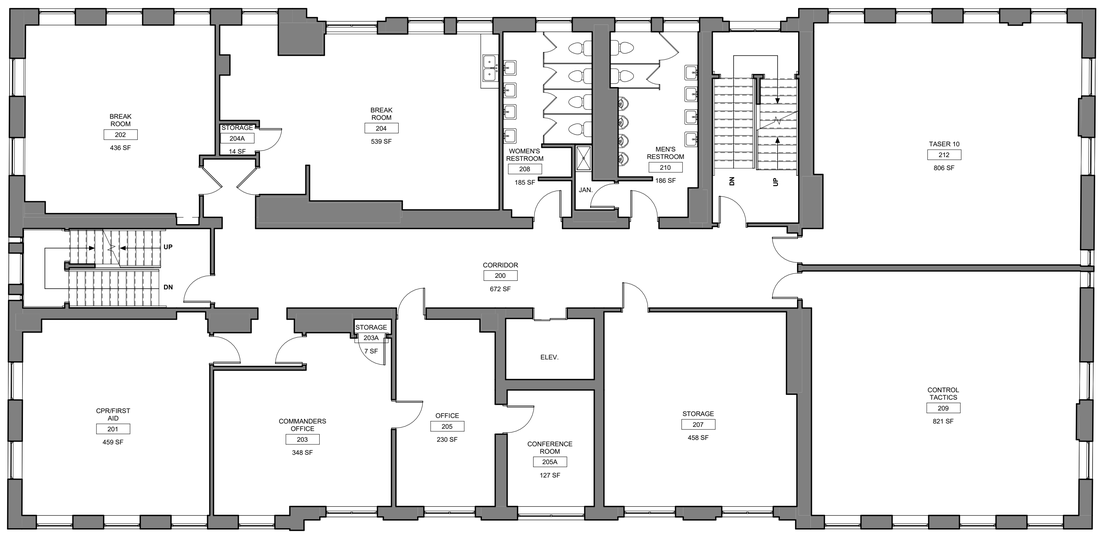
Floor Plans

A107

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2 Third Floor No DIMS
1/8" = 1'-0"



1 Second Floor No DIMS
1/8" = 1'-0"

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Sheet Information

Floor Plans

A108