

# PROPERTY REPORT

October 2018



## 1628 MAIN STREET

Niagara Falls, New York



Matthew Chavez

Niagara-Orleans Regional Land Improvement Corp. (NORLIC)

716-278-8751 • [Matthew.Chavez@niagaracounty.com](mailto:Matthew.Chavez@niagaracounty.com)

[niagaraorleanslandbank.com](http://niagaraorleanslandbank.com)



Jon Claeys AIA

CJS Architects

716-856-6448 • [JClaeys@cjsarchitects.com](mailto:JClaeys@cjsarchitects.com)

[cjsarchitects.com](http://cjsarchitects.com)



Derek King

Preservation Studios

716-725-6410 • [info@preservationstudios.com](mailto:info@preservationstudios.com)

[preservationstudios.com](http://preservationstudios.com)

*The information provided in this report was compiled by CJS Architects in October 2018. Any developer should contact CJS Architects for any questions or concerns regarding its content.*

November 6<sup>th</sup>, 2018



Mr. Robert Richardson  
Managing Partner  
Niagara Falls Development Fund One  
500 Seneca St  
Buffalo, New York 14204

Re: **Niagara Falls Property/ Building Assessments**

Mr. Richardson,

On October 17<sup>th</sup> & 19<sup>th</sup>, 2018 CJS Architects, along with representatives from Syracuse Engineers PC, M/E Engineering, and Sienna Environmental Technologies set out to field survey 38 various properties/ buildings in Niagara Falls, NY, with the purpose of providing cursory general conditions reports for each property/ building surveyed. A typical survey lasted less than one hour, and the intent of the reports is to share first impressions of overall conditions only. A more detailed survey of each property will be required to evaluate, verify, and expand upon the initial commentary presented herein. The following is a list of the properties that were to be visited:

1628 Main St	830 Lincoln Pl
1632 Main St	813 Cleveland Ave
1636 Main St	819 Cleveland Ave
1708 Main St	2001 Main St
1802 Main St	2011 Main St
1810 Main St	2019 Main St
1812 Main St	2025 Main St
811 Division Ave	2109 Main St
717 Division Ave	2111 Main St
723 Division Ave	2113 Main St
803 Division Ave	2217 Main St
1643 ½ 8 <sup>th</sup> St	2637 Main St
1902 Main St	917 Niagara Ave
1908 Main St	915 Niagara Ave
2002 Main St	1509 Main St
2018 Main St	1105 Cleveland Ave
802 Lincoln Pl	1600 Cleveland Ave
808 Lincoln Pl	1010 South Ave
826 Lincoln Pl	1915 10 <sup>th</sup> St

Attached for your use/ review are individual surveys of each of the properties/ buildings listed above. Please contact our office should you have questions related to any of the information within.

For the purposes of grading various building components/systems, the Structural and Architectural reports utilized the following 1-5 ranking system to evaluate building components/systems:

1. Building component/ system completely failing, recommend complete removal, replacement, and/or demolition.
2. Building component/ system in extreme disrepair, reuse would require extensive cost/labor but could be accomplished.
3. Building component/ system in in a state of general disrepair, reuse feasible depending on costs.
4. Building component/ system in generally good condition, reuse would require little repair.
5. Building component/ system in good condition, requires no repair.

And the MEP and Hazardous Materials reports utilized the following grading system:

Good: Building component/system in good condition and requires little to no work

Fair: Building component/system in working condition but does require maintenance or some upgrade

Poor: Building component/system is in need of replacement.

Respectfully,



Jonathan Claeys, AIA

## **1628 MAIN STREET**



### **Parcel Info**

- One structure
- Lot Size: .31 Acres
- Existing Structure: Retail (Family Dollar)
- Year Built: 1975
- Structure GFA: 9,171 SF
- Structural Height: One Story
- Zoning: C2-A
- Commercial

### **STRUCTURAL**

The existing building at this address is a single-story structure with a basement below the first floor. The roof consists of steel bar joists supporting metal deck. The roof is supported by interior columns and exterior masonry bearing walls.

Due to existing ceilings within the building the majority of the structure was not visible however based on the observed water stains on the ceilings it is assumed that portions of the roof framing would require minor repairs due to rusting & deterioration.

The brick façade along Main street appears to be in good condition however at the northeast corner of the structure it can be seen pulling away from the cmu back-up wall. This would indicate that it may not be anchored properly and will need to be addressed.

Repair of the two exterior cmu bearing walls is required. A majority if not all of the masonry joints are of poor construction. The joints will need to be raked out and repointed.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

### **ARCHITECTURAL**

The building is currently being utilized as a Family Dollar retail store. The building exterior is in relatively good repair, exterior masonry joints appear to be intact with some failure, particularly at the top of the brick veneer along the east façade. The entire exterior should be closely reviewed and repointed as necessary. The brick veneer along the east façade appears to have been installed without an airspace, which could cause long term water infiltration issues depending how/if flashings were properly installed. This should be monitored regularly and addressed should further deterioration of the masonry joints occur. The existing aluminum storefront on the east façade appears to be in good condition.

The interior of the building is clear open floor space with bar joists spanning from exterior bearing walls to interior columns & girder beams. VCT flooring throughout the open area exhibits cracking throughout and should be replaced. ACT ceilings appear in good condition with some water staining, possibly from roof leaks. Exterior walls and interior columns are finished with gypsum wall board and are generally in good repair. Back of house storage areas showed some damage to finishes. The basement was not accessible during our visit.

If the building is to be repurposed for other uses, consideration may need to be given to adding additional exits depending on the desired occupancy. Additionally, depending on future uses public restroom facilities would likely need to be added as none currently exist.

### **MEPPF**

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes. Property is actively in use as a commercial facility and appears to be adequately maintained. MEP systems can remain in use, provided the open floor plan arrangement is not significantly changed.

## **HAZARDOUS MATERIALS**

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Ceiling Tile
- Floor Tile and Mastic (multiple types)
- Gypsum Board
- Joint Compound
- Cove Mastic
- Quarry Tile
- Window Caulk
- Roofing

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. The paint throughout the building was intact.

Potential Microbial Growth: There is water damage on about 2 square feet of the ceiling in the main store space, most likely from a roof leak. Potential microbial growth could be found in ceiling space.

Other Issues: None observed at the time of the site visit.

Potential Hazardous Material Remediation: No known asbestos-containing or lead based paint containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. The building is generally in good condition, with no visible significant damage to floors, walls, ceiling, or roofing. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed.

**SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE**



Catherine M. Styn, PE | Dale T. Cich, PE | Darren K. Geibel, PE | Principals  
Julie A. Marwin, PE | Associate

**Property Address:** 1628 Main Street  
Niagara Falls, New York

**Assessment Date:** October 17, 2018

**Assessment Type:** Visual observations only

### **General Building Construction**

The existing building at this address is a single-story structure with a basement below the first floor. The roof consists of steel bar joists supporting metal deck. The roof is supported by interior columns and exterior masonry bearing walls.

### **Structural Element Condition Ranking**

- Exterior brick facade along Main street – 3
- CMU bearing walls on the North and West elevations - 3
- Visible roof construction – 4

### **Additional Comments & Observations**

Due to existing ceilings within the building the majority of the structure was not visible however based on the observed water stains on the ceilings it is assumed that portions of the roof framing would require minor repairs due to rusting & deterioration.

The brick façade along Main street appears to be in good condition however at the northeast corner of the structure it can be seen pulling away from the cmu back-up wall. This would indicate that it may not be anchored properly and will need to be addressed.

Repair of the two exterior cmu bearing walls is required. A majority if not all of the masonry joints are of poor construction. The joints will need to be raked out and repointed.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.



# BUILDING SURVEY



PROPERTY EVALUATED: 1628 Main St  
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
<b>SITE ANALYSIS</b>			
Neighborhood Type	Commercial		
Access From Street	Pedestrian access		
Parking	Street & Parking lot on adjacent properties		
Walks	On (1) sides of lot (East)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	II - Non-combustible		
Foundations	Concrete	4	
Frame	Steel framing w/ masonry bearing walls and int. steel columns.	4	
Roof	Not observed, was informed it is a rubber membrane w/ 4" of rigid insulation, +/- 15 years old.	4	
Exterior Walls	Masonry brick (east façade) and CMU (other three building faces). Brick on east façade is installed with no air space	4	Brick pulling away from cmu at top of wall
Windows & Doors	Storefront on east façade only	4	
<b>Interiors</b>			
Walls	GWB	4	
Ceilings	ACT	4	Some water damaged tiles
Floors	12x12 VCT	1	Tiles are cracked throughout
<b>ACCESSIBILITY</b>			
Elevator(s)	No		
Plumbing	No plumbing facilities for general public		
Building Access	No, front entrance appears to have a sloping walk that exceeds 1:12 accessible slope		

See attached photos

**BUILDING SURVEY PHOTOS**



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**BUILDING SURVEY PHOTOS**



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SURVEY DATE: 10.17.2018



# MEP Building Survey

Building Name: 1628 Main St. Date: 10/17/18

Occupancy Type: Commercial

Square Feet: 9,171 Stories Tall: 1 Year Built: 1975

## **General Overall Condition:**

Observations of the building's MEP systems overall appear to be in generally fair condition. Potential renovations would require some known upgrades in order to meet current codes.

## **HVAC Observations**

1. Heating System: Two (2) Packaged RTU's - Gas Fired and DX (2004)  
Elec UH in Back Room and Gas UH Condition: Poor  Fair  Good
2. A/C System: Two (2) RTU's  
Condition: Poor  Fair  Good
3. Ventilation System: Two (2) RTU's  
Condition: Poor  Fair  Good
4. Temperature Controls: Thermostats  
Condition: Poor  Fair  Good

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: Not observed, no access to Basement Booster Pump: Y  N   
BFP: Y  N  Condition: Poor  Fair  Good
6. Fire Water Service: None Fire Pump: Y  N   
BFP: Y  N  Condition: Poor  Fair  Good
7. Natural Gas Service: Not observed, no access to Basement  
Condition: Poor  Fair  Good
8. Domestic Hot Water System: Electric Tank Type, 20 gallon capacity, no recirculation system  
Condition: Poor  Fair  Good
9. Sanitary Sewer System: Not observed, no access to Basement  
Condition: Poor  Fair  Good
10. Storm Water Sewer/Roof Drainage System: Not observed, no access to roof or Basement  
Condition: Poor  Fair  Good
11. Plumbing Fixtures: Appear operational  
Condition: Poor  Fair  Good
12. Sprinkler/Standpipe System: None  
Condition: Poor  Fair  Good

# MEP Building Survey

## Electrical Observations

13. Electrical Service Overhead  Underground  Meter Location Inside  Outside   
Voltage: 208  240  480  Other  Ampacity: 100  225  400  Other   
National Grid Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  400A service disconnect switch w/branch  
circuit panels Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery   
None Condition: Poor  Fair  Good
16. Lighting: T8 fluorescent strips  
Condition: Poor  Fair  Good
17. Emergency Lighting: Emergency battery packs and remote heads. Exit luminaires  
Condition: Poor  Fair  Good
18. Tel/Data: Verizon service with telephone punch down blocks  
Condition: Poor  Fair  Good
19. Fire Alarm System: Fire-Lite  
Condition: Poor  Fair  Good
20. CO Detection: None  
Condition: Poor  Fair  Good
21. Other Systems: Sonitory CCT and Access Control  
Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

Property is actively in use as a commercial facility and appears to be adequately maintained. MEP systems can remain in use, provided the open floor plan arrangement is not significantly changed.

**1628 Main Street – Assessment**  
**Date of Site Visit: October 17, 2018**

Brief Description of Property: A single story building built in 1975 with 4-5 spaces within. The space is currently being utilized as a Family Dollar store and has a flat rolled roof system. The building is generally in good condition.

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Ceiling Tile
- Floor Tile and Mastic (multiple types)
- Gypsum Board
- Joint Compound
- Cove Mastic
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Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. The paint throughout the building was intact.

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