

PROPERTY REPORT

October 2018



1708 MAIN STREET

Niagara Falls, New York



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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 6th, 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 17th & 19th, 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 th 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 th 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



1708 MAIN STREET

Parcel Info

- One structure
- Lot Size: 16996 SF
- Existing Structure: Vacant Retail (Jenss)
- Year Built: 1919
- Structure GFA: 39,884 SF
- Structural Height: Four Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a 4-story structure with a basement below the first floor. The floors and roof consist of concrete slabs spanning between concrete encased steel beams. The floors and roof are supported by interior columns and exterior masonry bearing walls. From the exterior the basement walls appear to be cast in place concrete.

Due to existing finishes within the building the majority of the structure was not visible however some rusting and deterioration of the first-floor beams was observed from the basement. At a minimum, repair of minor deteriorated structural members and exterior masonry is required on the building.

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 exterior is in relatively good repair, exterior masonry joints appear to be intact with little to no failure. There is what appears to a glazed terra cotta cornice at the 1st/2nd floor and roof levels, along with terra cotta base details at the masonry piers. The cornice at the 1st/2nd floor level shows signs of cracking and potential hazard for pedestrians on the sidewalk. From grade the terra cotta cornice at the roof level appears to be in good repair with no signs of cracking. The pier base details show various signs/levels of deterioration. The original first floor storefronts appear to have been removed and replaced with smaller storefront glazing and exterior insulated finish system (EIFS) infills above. The original storefront entrance and signage remains in the middle of the Main street facade. Some of the first-floor storefront has been covered with plywood. The existing wood windows on the upper floors remain intact with some damage to glazing, the glazing that remains intact has however been painted over. The building adjoins to a 1-story building with masonry bearing walls and wood framing.

The building interior is in a state of severe disrepair. While the structural system appears to be intact and in good condition many, if not all, of the interior partitions and finishes have been severely compromised or are beyond repair. The building has two elevators that we understand to be functioning, and only one egress stair in the middle rear of the building that does not exit to the exterior. The single egress stair will limit future uses of the building, it is likely that a second stair discharging to the exterior and located towards the front of the building would need to be added in any future re-use of the building. All observed plumbing facilities were not ADA accessible.

MEPFP

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 vacant (with the exception of some storage on the 1st level) and has been left in disrepair. Re-use of the MEP systems is not feasible.

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:

- Pipe Insulation - Aircell pipe insulation, a known asbestos-containing material, was observed in the basement

- Floor Tiles and Mastics
- Plaster
- Wire Insulation
- Wall/Panel Mastics
- Window Caulks/Glazings
- Elevator Components
- Roofing Materials

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Most areas have paints in poor condition with debris that has cracked/peeled onto the floor.

Potential Microbial Growth: Visual mold was observed in the basement of the building. Open/broken windows have let in moisture and can facilitate microbial growth within the structure. That compounded with lack of air circulation has caused microbial growth.

Other Issues: Birds have had access to the building through broken/open windows on the main staircase. There is a large amount of bird droppings and bird carcasses located on the upper floors. Bird droppings can cause Histoplasmosis and other illnesses.

Potential Hazardous Material Remediation: Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. There are isolated areas where ceilings and walls have eroded and are significantly damaged. Based on the general condition of the building most components will likely need remediation, depending on the scope of work proposed and testing results. Asbestos pipe insulation should be assumed to exist throughout the building and abatement would be necessary if plumbing and/or mechanical upgrades are to be installed. This would include extensive demolition of walls to access pipe chases. All interior remediation would likely take place in negative pressure enclosures and require air sampling and project monitoring services as well.

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: 1708 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 4-story structure with a basement below the first floor. The floors and roof consist of concrete slabs spanning between concrete encased steel beams. The floors and roof are supported by interior columns and exterior masonry bearing walls. From the exterior the basement walls appear to be cast in place concrete.

Structural Element Condition Ranking

- Exterior brick and masonry bearing walls – 4
- Visible upper floors and roof construction – 4
- Visible first floor construction – 3
- Cast in place concrete foundation walls - 4

Additional Comments & Observations

Due to existing finishes within the building the majority of the structure was not visible however some rusting and deterioration of the first-floor beams was observed from the basement.

At a minimum, repair of minor deteriorated structural members and exterior masonry is required on the building.

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: 1708 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
SITE ANALYSIS			
Neighborhood Type	Commercial		
Access From Street	Pedestrian access		
Parking	Street parking		
Walks	On (2) sides of lot (North & East)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	II - Main building, Type III - 1 story building along side		
Foundations	Concrete	4	
Frame	Steel encased in concrete	4	
Roof	Not observed, was informed it is a tar roof	3?	Flashings leaking
Exterior Walls	Masonry & terra cotta	4	Cornice @ 2nd floor cracking
Windows & Doors	New/exist storefront @ base, exist. Wood upper floors	3	Glazing painted on upper floors
Interiors			
Walls	Plaster	2	Paint/plaster failing throughout
Ceilings	ACT/Plaster	2	Paint/plaster failing throughout
Floors	carpet, VCT	2	
ACCESSIBILITY			
Elevator(s)	Yes-2		
Plumbing	No accessible plumbing facilities were observed		
Building Access	Yes - from Main St.		

See attached photos

BUILDING SURVEY PHOTOS



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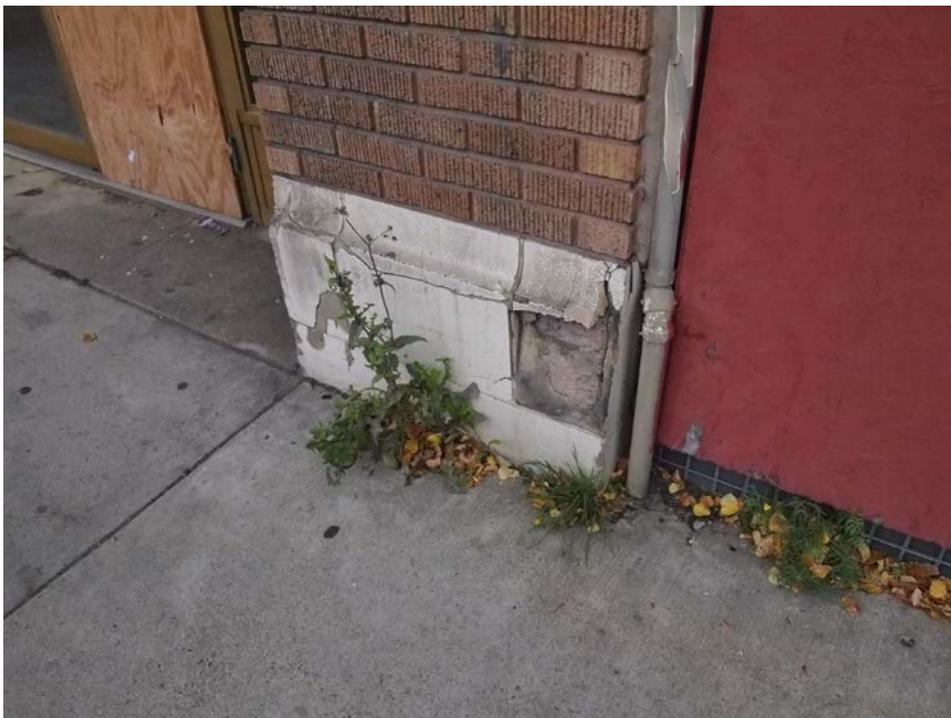


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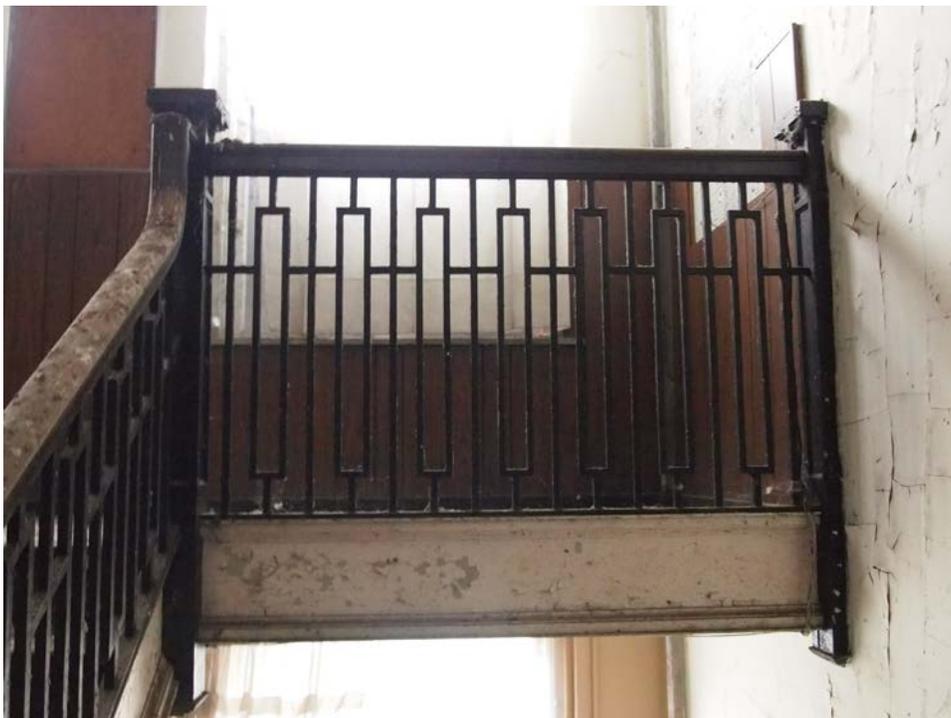


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MEP Building Survey

Building Name: 1708 Main St. Date: 10/17/18

Occupancy Type: Commercial

Square Feet: 39,844 Stories Tall: 4 Year Built: 1919

General Overall Condition:

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.

HVAC Observations

1. Heating System: CI radiators on upper floors. Boilers have been removed. Gas UH's and furnace serving 1st Floor Condition: Poor Fair Good
2. A/C System: NA Condition: Poor Fair Good
3. Ventilation System: NA Condition: Poor Fair Good
4. Temperature Controls: NA Condition: Poor Fair Good

Plumbing/Fire Protection Observations

5. Domestic Water Service: 4 in. service in Basement with meter and RPZ backflow preventer, piping leaking Booster Pump: Y N BFP: Y N Condition: Poor Fair Good
6. Fire Water Service: Not observed, may be extended from domestic water service Fire Pump: Y N BFP: Y N Condition: Poor Fair Good
7. Natural Gas Service: 4 in. service with meter in Basement, distribution piping highly corroded Condition: Poor Fair Good
8. Domestic Hot Water System: Not observed, presence of source equipment unknown Condition: Poor Fair Good
9. Sanitary Sewer System: Piping in Basement highly corroded Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: Piping in Basement highly corroded Condition: Poor Fair Good
11. Plumbing Fixtures: Appear non-operational Condition: Poor Fair Good
12. Sprinkler/Standpipe System: Partial spinkler system 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
Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers Inactive
Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None
Condition: Poor Fair Good
16. Lighting: T12 flouorescent troffers
Condition: Poor Fair Good
17. Emergency Lighting: Emergency battery packs and remote heads. Exit luminaires
Condition: Poor Fair Good
18. Tel/Data: Telephone punch down blocks. Inactive
Condition: Poor Fair Good
19. Fire Alarm System: No visible system
Condition: Poor Fair Good
20. CO Detection: None
Condition: Poor Fair Good
21. Other Systems: ADT signage, no visible system
Condition: Poor Fair Good

Additional Comments/ Code Issues

Property is vacant (with the exceptoin of some storage on the 1st level) and has been left in disrepair. Re-use of the MEP systems is not feasible.

1708 Main Street – Assessment

Date of Site Visit: October 17, 2018

Brief Description of Property: A 4-story brick structure built in 1919. 1708 Main Street was originally a “Jenss” department store, with approximately 36 spaces throughout the 4 floors, and a Flat roof system. The building envelope has maintained integrity and is weather tight (excluding open/broken windows on main staircase), and most areas are generally dry and in fair condition. There are isolated areas where ceilings and walls have eroded and are significantly damaged.

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

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