

PROPERTY REPORT

October 2018



1902 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

1902 MAIN STREET



Parcel Info

- One structure
- Lot Size: 7,606 SF
- Existing Structure: Partially Occupied Retail/Residential
- Year Built: 1960
- Structure GFA: 15,552 SF
- Structural Height: Three Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a 3-story structure with a basement below the first floor. The basement walls are constructed with stone rubble which switch to multi-wythe brick bearing walls above grade. The first floor is wood joist framing spanning from the exterior basement walls to a center bearing wall running the length of the building. The second and third floors are also wood joist framing supported by the exterior brick bearing walls and an interior line of timber girders and columns that align with the center bearing wall in the basement. The roof is constructed with wood rafters supported by timber trusses that clear span the space below.

The exterior masonry on the west side of the building has some mortar joint and brick deterioration. This side of the building will require minor brick repairs and repointing of deteriorated joints.

Some deflection of the second floor was observed over the center line of bearing indicating a possible structural issue. This will require additional investigation and probable remediation.

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 very good repair, some deterioration of mortar joints was observed on the west façade and the wood storefront and trim along Main St needs repainting. We were told that the building has a torch applied roof membrane that was installed in 2003 and is assumedly in good condition. The fire escape along the west façade appears to be in proper working condition.

The basement of the building does exhibit signs of water, the extend or source of infiltration is unknown. The basement is fully sprinklered and new plumbing was observed. First floor framing appears to be in condition.

The first floor of the building appears to have been abandoned in the middle of a renovation. Exposed plywood floor sheathing was observed throughout with some VCT & partial height partitions in place along with some built in millwork. Tin ceilings painted black and areas of ACT were also observed.

The second floor of the building has been almost entirely gutted, very few finishes or walls remain. Along the Main st façade, it appears that original floor to ceiling bay windows had been removed and infilled with CMU & wood stud construction with insulation and smaller double hung window units. Original windows along the south façade have been replaced by glass block. The original wood subfloor appears to be in condition and will require little, if any, repair.

The third floor has been converted into loft style apartments. Apartments are currently occupied and appear to be in very good condition.

This building has great potential for future uses, the one stairway at the back of the building could limit future occupancies, but the existence of a fire protection system could be helpful in this regard. The open floor plates on the first and second floor could lend themselves nicely to a number of business uses, it is

unlikely though that any of the work already performed on the first floor could be re-used in a future layout. While the original bay window infills on the second floor were done in a relatively professional manner, reopening and replicating the original windows would be very dramatic on the building interior. The third-floor apartments while in good condition could use some updating of finishes and colors.

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. MEP systems for 3rd floor apartments are generally in good condition. Significant replacements and re-work of MEP systems for 2nd and 1st floors would be required to make the spaces useful for any purpose other than storage.

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:

- Parging
- Fiberglass Wrap Mastic
- Whip Wire
- Plaster
- Duct Sealant
- Cove Mastic
- Gypsum Board
- Joint Compound
- Ceiling Tile
- Floor Tile and Mastic
- Carpet Mastic
- Wire Insulation
- Glass Block Window System – Caulks
- Fire Door Insulation
- Linoleum
- Light Fixture Heat Shield
- Window Caulk
- Roof Tar
- Ceramic Floor Tile System- Grout and Mastic

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint on the first floor was in poor condition.

Potential Microbial Growth: Water damage was observed on the third floor, suspected to originate from the attic.

Other Issues: Only one (1) apartment was observed. All apartments are assumed to be similar.

Potential Hazardous Material Remediation: Known asbestos-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 in good condition with no significant damage to floors, walls, or ceilings. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed and testing results.

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: 1902 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 3-story structure with a basement below the first floor. The basement walls are constructed with stone rubble which switch to multi-wythe brick bearing walls above grade. The first floor is wood joist framing spanning from the exterior basement walls to a center bearing wall running the length of the building. The second and third floors are also wood joist framing supported by the exterior brick bearing walls and an interior line of timber girders and columns that align with the center bearing wall in the basement. The roof is constructed with wood rafters supported by timber trusses that clear span the space below.

Structural Element Condition Ranking

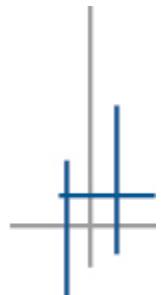
- Stone rubble basement walls – 4
- Exterior brick and masonry bearing walls – 4
- First, Second and Third floor construction – 4
- Roof construction – 4

Additional Comments & Observations

The exterior masonry on the west side of the building has some mortar joint and brick deterioration. This side of the building will require minor brick repairs and repointing of deteriorated joints.

Some deflection of the second floor was observed over the center line of bearing indicating a possible structural issue. This will require additional investigation and probable remediation.

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: 1902 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 & vehivular access		Vehicular access via vacant lots to the west
Parking	Street parking		
Walks	On (2) sides of building (South & East)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	Stone	4	
Frame	Mix of wood & steel framing w/ masonry ext. bearing walls	4	
Roof	Not viewed, was informed it is a torch applied membrane	4?	Was installed in 2003
Exterior Walls	Brick	4	Cracking joints observed
Windows & Doors	Original storefront 1st-floor, replacement windows and glas blockthroughout	3	
Interiors			
Walls	Drywall/bare	2	
Ceilings	Exposed structure/tin	2	Tin painted black on 1st floor, exposed structure on 2nd & 3rd
Floors	Wood	3	Exposed sheathing 1st & 2nd-floor, finished wood on 3rd.
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	Yes - from Main St.		

See attached photos

BUILDING SURVEY PHOTOS



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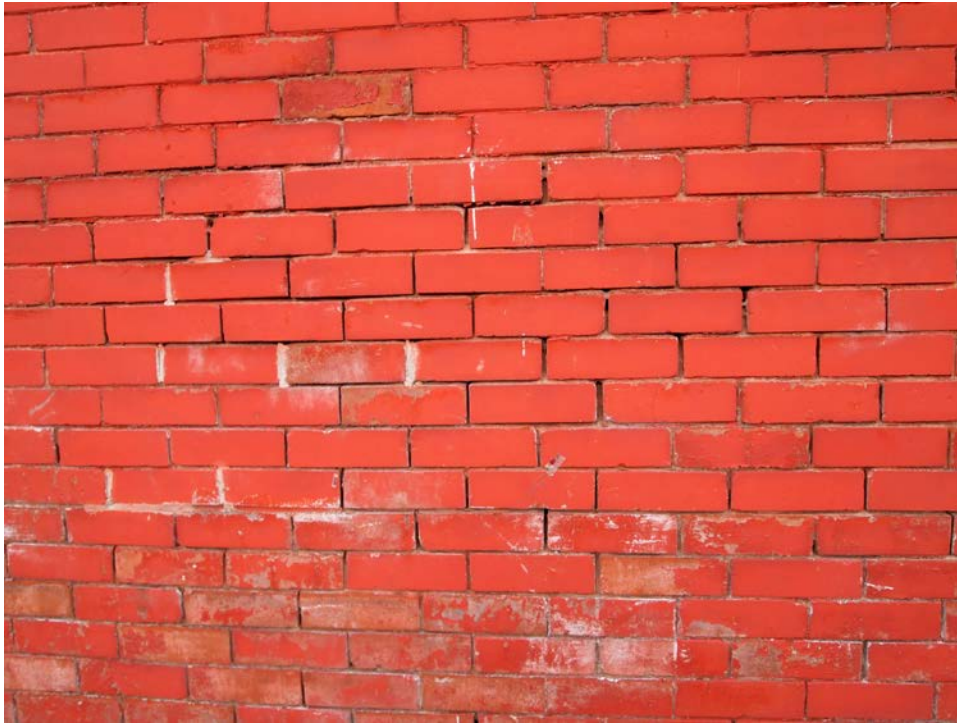


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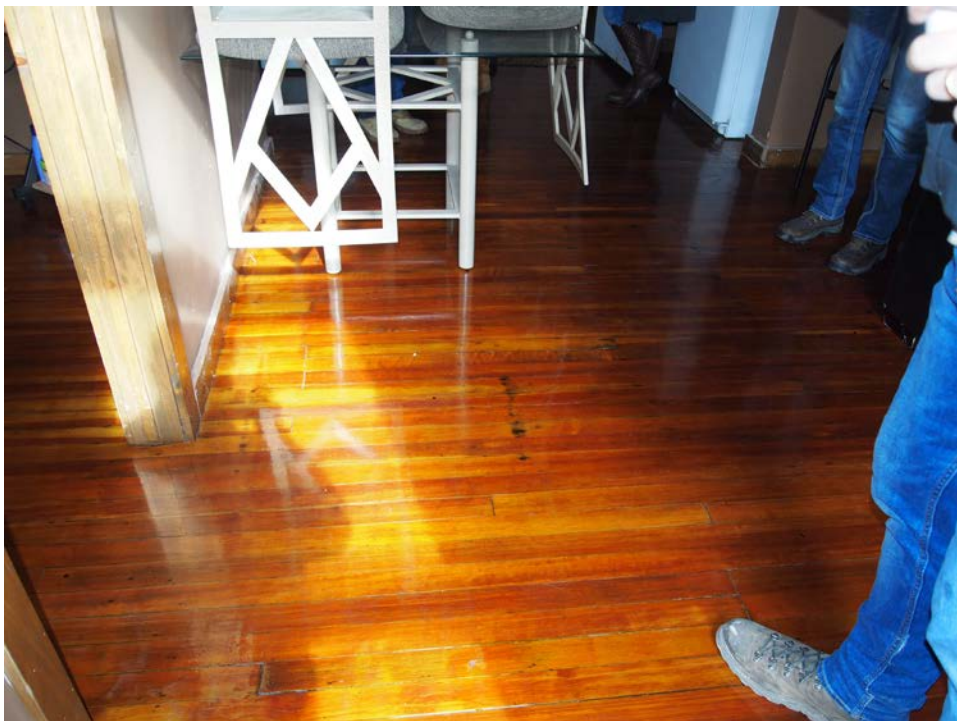


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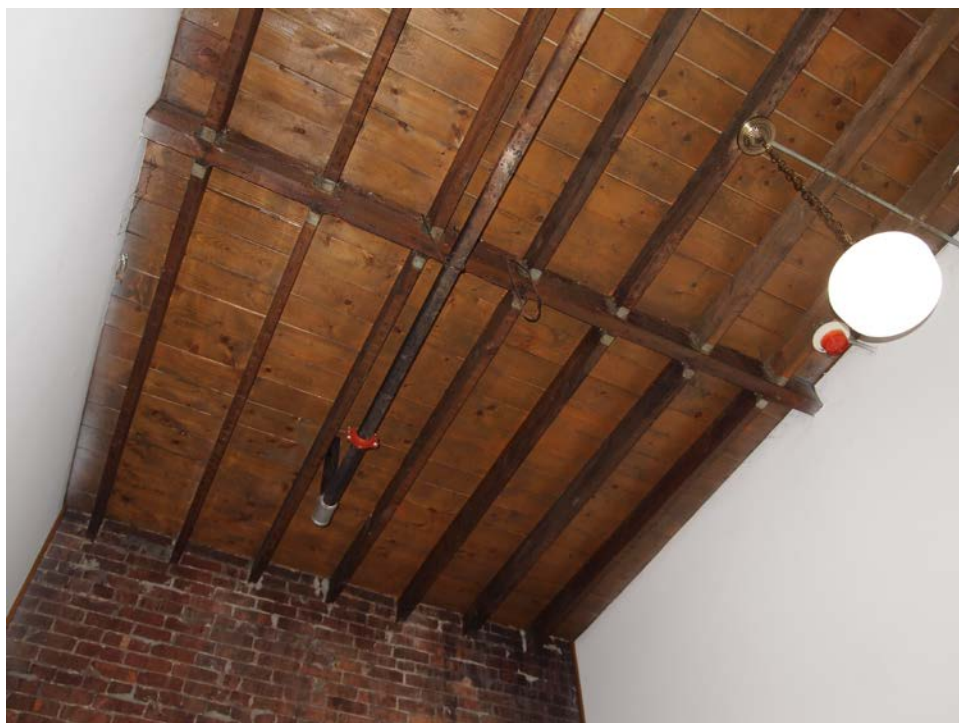


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Niagara Falls, NY 14305

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MEP Building Survey

Building Name: 1902 Main St. Date: 10/17/18

Occupancy Type: Mixed

Square Feet: 15,552 Stories Tall: 3 Year Built: 1860

General Overall Condition:

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

HVAC Observations

1. Heating System: Furnace in Basement not connected to anything. Two (2) furnaces ducted together to serve 1st Floor. Furnace on 2nd Floor no ductwork. HW fin on 3rd Floor apartments with eight (8) boilers in Attic seven (7) serve 3rd Floor apartment and one (1) for hallway and Attic space. Trinity Direct vent boiler (2003) T150s. Condition: Poor Fair Good
2. A/C System: Two (2) ACCU's @ grade w/R22 and vegetation growing on them serve 1st Floor furnaces Condition: Poor Fair Good
3. Ventilation System: None on 1st Floor, some operable windows on 2nd Floor, operable windows on 3rd Floor Condition: Poor Fair Good
4. Temperature Controls: Thermostats Condition: Poor Fair Good

Plumbing/Fire Protection Observations

5. Domestic Water Service: 1-1/2 in. service in Basement with meter and Zurn 975 XL RPZ backflow preventer Booster Pump: Y N BFP: Y N Condition: Poor Fair Good
6. Fire Water Service: 6in service in Basement with AMES 300SS DCDA backflow preventer (good condition), piping in fair condition Fire Pump: Y N BFP: Y N Condition: Poor Fair Good
7. Natural Gas Service: 2 in. service outside with nine (9) meters at grade, 1-1/2 in. header upstream of meters, 1 in. distribution from each meter Condition: Poor Fair Good
8. Domestic Hot Water System: 1st Floor electric tank type, 20 gallon capacity; Attic seven (7) gas-fired combination heating/domestic water boilers with mixing valves and recirculation Condition: Poor Fair Good
9. Sanitary Sewer System: Basement mostly PVC, some cast iron; 2nd Floor PVC, cast iron appears to be in poor condition Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: Roof drains not observed, gutters and downspouts, sump pump in Basement Condition: Poor Fair Good
11. Plumbing Fixtures: Appear operational Condition: Poor Fair Good

MEP Building Survey

12. Sprinkler/Standpipe System: 5 in. riser, no hose valves, most sprinklers appear to have been replaced and fair to good condition, building mostly sprinklered with minor deficiencies Condition: Poor Fair Good

Electrical Observations

13. Electrical Service Overhead Underground Meter Location Inside Outside
Voltage: 208 240 480 Other Ampacity: 100 225 400 Other
Seven (7) disconnect switches Condition: Poor Fair Good

14. Electrical Distribution: Fuses Breakers Seven (7) tenant meters and one (1) house meter Condition: Poor Fair Good

15. Backup Power: Gas Diesel Battery None Condition: Poor Fair Good

16. Lighting: Incandescent in residential areas. Fluorescent in common, commercial areas Condition: Poor Fair Good

17. Emergency Lighting: Battery packs. Poor condition on 3rd Floor, fair otherwise. Exit luminaires. Condition: Poor Fair Good

18. Tel/Data: Telephone punch down blocks in Basement Condition: Poor Fair Good

19. Fire Alarm System: Simplex Grinnell 4007. Recently replaced Condition: Poor Fair Good

20. CO Detection: Located in 3rd Floor tenant spaces Condition: Poor Fair Good

21. Other Systems: _____ Condition: Poor Fair Good

Additional Comments/ Code Issues

MEP systems for 3rd Floor apartments are generally in good condition. Significant replacements and re-work of MEP systems for 2nd and 1st Floors would be required to make the spaces useful for any purpose other than storage.

1902 Main Street – Assessment

Date of Site Visit: October 17, 2018

Brief Description of Property: A 4 story building used as field offices on the ground floor, storage on the second floor, and apartments on the 3rd floor. A new roof was installed within the last 10 years.

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

- Parging
- Fiberglass Wrap Mastic
- Whip Wire
- Plaster
- Duct Sealant
- Cove Mastic
- Gypsum Board
- Joint Compound
- Ceiling Tile
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