

PROPERTY REPORT

October 2018



1908 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

1908 MAIN STREET



Parcel Info

- One structure
- Lot Size: 4,514 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1962/1968
- Structure GFA: 7,802 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a single-story structure. The roof is constructed with wood rafters spanning between a grid work of steel beams. The beams are supported by clay tile bearing walls on the north and south sides and steel columns at the interior and along the Main Street storefront.

The steel beam over the Main Street storefront was observed to have several holes burned thru its web. The holes will need to be reinforced with steel plates.

The remainder of the roof framing appeared to be in good condition with minimal repairs required.

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, the exterior insulated finish system (EIFS) above the Main St storefront shows no signs of water damage. The aluminum storefront along Main St. appears to be in good condition.

The interior of the north exterior wall shows signs of fire damage and water infiltration. Steel roof framing (beams and girders) supporting wood infills seem to be oversized. Portions of the roof wood infills are without insulation, it is unknown whether or not the roof is also insulated above the deck. Existing interior partitions and finishes are minimal and have been mostly removed.

This one-story structure could have many future retail or business uses. Any such use would likely include completely gutting all interior partitions and finishes and installing new to suit the occupant. Roofing insulation should be fully evaluated and additional insulation added as needed. The capacity of the steel roof framing could be evaluated to determine if adding a second floor to the building would be feasible or practical. The fire damage observed would seem to indicate that the building did have a second floor at one point in time.

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 and has been left in disrepair. Re-use of 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:

- Gypsum Board
- Joint Compound
- Textured Plaster
- Wall Panel Mastic
- Parging
- Fire Door Insulation

- Aircell Pipe Insulation, a known asbestos-containing material
- Floor Mastic
- Gypsum Fire Brick
- Exterior Insulation Finishing System (EFIS)

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

Potential Microbial Growth: The floor located at the first floor near the basement stairway has been subject to various environmental conditions causing it to deteriorate and rot.

Other Issues: None.

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 majority of the building did not have visible significant damage to the floors, walls, or ceilings (with exception to the isolated area by the stairway). 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. Any plumbing and/or mechanical renovation work within the basement areas would likely need remediation of pipe insulation.

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: 1908 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. The roof is constructed with wood rafters spanning between a grid work of steel beams. The beams are supported by clay tile bearing walls on the north and south sides and steel columns at the interior and along the Main Street storefront.

Structural Element Condition Ranking

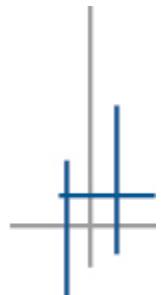
- Clay tile bearing walls– 4
- Wood roof rafters – 4
- Steel beams and columns - 4

Additional Comments & Observations

The steel beam over the Main Street storefront was observed to have several holes burned thru its web. The holes will need to be reinforced with steel plates.

The remainder of the roof framing appeared to be in good condition with minimal repairs required.

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: 1908 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 (1) sides of building (East)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	Stone	5	
Frame	Steel Framed w/wood infills & masonry ext. bearing walls	5	
Roof	Not observed	?	
Exterior Walls	Masonry	3	
Windows & Doors	New alum. Storefrotn along Main St	4	
Interiors			
Walls	Drywall	2	Water/fire damage
Ceilings	None	N/A	
Floors	None	N/A	
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	Yes - from Main St.		

See attached photos

BUILDING SURVEY PHOTOS



PROPERTY EVALUATED: 1908 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018



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MEP Building Survey

Building Name: 1908 Main St. Date: 10/17/18

Occupancy Type: Commercial

Square Feet: 7,802 Stories Tall: 2 Year Built: 1962/1986

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: Furnace in Basement ducted, supply no RA duct; ductwork at 1st Floor ceiling w/o furnace/RTU Condition: Poor Fair Good
2. A/C System: None Condition: Poor Fair Good
3. Ventilation System: None Condition: Poor Fair Good
4. Temperature Controls: None Condition: Poor Fair Good

Plumbing/Fire Protection Observations

5. Domestic Water Service: 3/4 in. service in Basement thru slab with meter and Watts 009M3QT RPZ backflow preventer 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: 1-1/2 in. service in Basement, setup for two (2) meters, only one (1) meter present, 1 in. distribution piping from each Condition: Poor Fair Good
8. Domestic Hot Water System: None Condition: Poor Fair Good
9. Sanitary Sewer System: Mostly PVC above Basement slab; good condition, cast iron appears to be in poor condition Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: Not observed Condition: Poor Fair Good
11. Plumbing Fixtures: Appear non-operational, many have been removed 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
Two (2) meters Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers Cutler Hammer
Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None
Condition: Poor Fair Good
16. Lighting: Incandescent in Basement. Abandoned in 1st Floor
Condition: Poor Fair Good
17. Emergency Lighting: Emergency battery pack and exits
Condition: Poor Fair Good
18. Tel/Data: Telephone punch down block in Basement
Condition: Poor Fair Good
19. Fire Alarm System: ESL Series 1500
Condition: Poor Fair Good
20. CO Detection: None
Condition: Poor Fair Good
21. Other Systems: _____
Condition: Poor Fair Good

Additional Comments/ Code Issues

Property is vacant and has been left in disrepair. Re-use of MEP systems is not feasible.

1908 Main Street – Assessment
Date of Site Visit: October 17, 2018

Brief Description of Property: A single story commercial building built in 1929, with 4 spaces throughout.

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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- Joint Compound
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