

PROPERTY REPORT

October 2018



2018 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 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



2018 MAIN STREET

Parcel Info

- One structure
- Lot Size: 12,500 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1928
- Structure GFA: 33,699 SF
- Structural Height: Three Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

No access due to fire damage.

ARCHITECTURAL

No access due to fire damage, building is a 3-story brick structure. Google Earth imagery shows extensive fire damage to the third floor and roof on the west end of the structure. It is assumed that fire and water damage have compromised the structural integrity of the building and that a complete demolition is necessary.

MEPFP

No access due to fire damage.

HAZARDOUS MATERIALS

No access due to fire damage

SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE

BUILDING SURVEY



PROPERTY EVALUATED: 2018 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	Unknown	?	
Foundations	Unknown	?	
Frame	Unknown	?	
Roof	Unknown	?	
Exterior Walls	Brick	?	
Windows & Doors	Original wood	?	
Interiors			
Walls	Unknown	?	
Ceilings	Unknown	?	
Floors	Unknown	?	
ACCESSIBILITY			
Elevator(s)	Unknown		
Plumbing	Unknown		
Building Access	Yes - from Main St.		

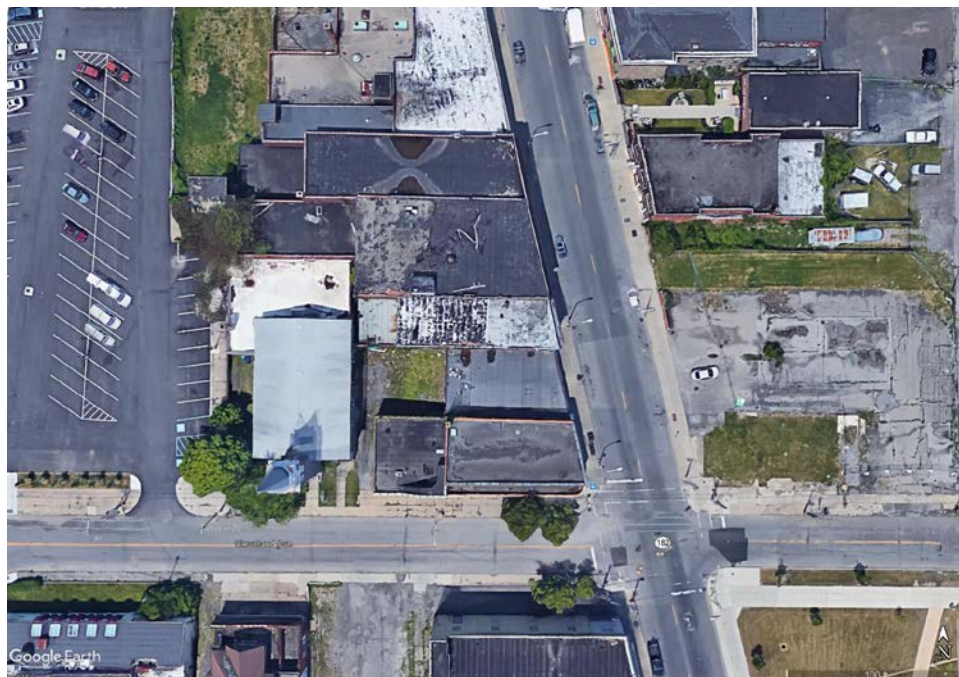
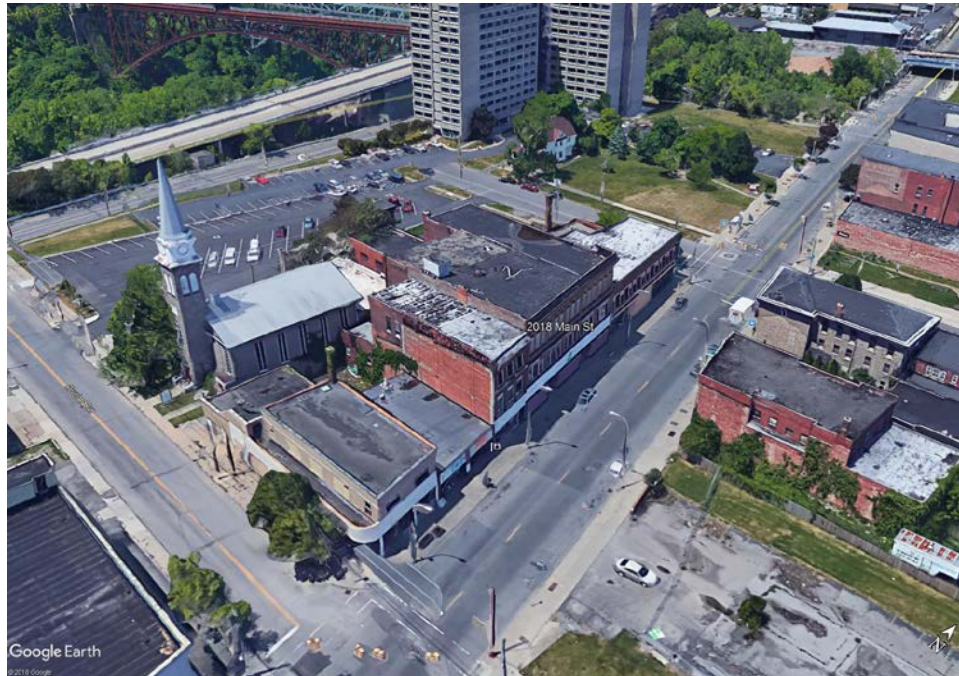
See attached photos

BUILDING SURVEY PHOTOS



PROPERTY EVALUATED: 2018 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018



MEP Building Survey

Building Name: 2018 Main St. Date: 10/17/18

Occupancy Type: _____

Square Feet: 33,699 Stories Tall: 3 Year Built: 1928

General Overall Condition:

No access due to fire damage.

HVAC Observations

1. Heating System: _____
Condition: Poor ____ Fair ____ Good ____
2. A/C System: _____
Condition: Poor ____ Fair ____ Good ____
3. Ventilation System: _____
Condition: Poor ____ Fair ____ Good ____
4. Temperature Controls: _____
Condition: Poor ____ Fair ____ Good ____

Plumbing/Fire Protection Observations

5. Domestic Water Service: _____ Booster Pump: Y ____ N ____
BFP: Y ____ N ____ Condition: Poor ____ Fair ____ Good ____
6. Fire Water Service: _____ Fire Pump: Y ____ N ____
BFP: Y ____ N ____ Condition: Poor ____ Fair ____ Good ____
7. Natural Gas Service: _____
Condition: Poor ____ Fair ____ Good ____
8. Domestic Hot Water System: _____
Condition: Poor ____ Fair ____ Good ____
9. Sanitary Sewer System: _____
Condition: Poor ____ Fair ____ Good ____
10. Storm Water Sewer/Roof Drainage System: _____
Condition: Poor ____ Fair ____ Good ____
11. Plumbing Fixtures: _____
Condition: Poor ____ Fair ____ Good ____
12. Sprinkler/Standpipe 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 ____
____ Condition: Poor ____ Fair ____ Good ____
15. Backup Power: Gas ____ Diesel ____ Battery ____
____ Condition: Poor ____ Fair ____ Good ____
16. Lighting: ____
____ Condition: Poor ____ Fair ____ Good ____
17. Emergency Lighting: ____
____ Condition: Poor ____ Fair ____ Good ____
18. Tel/Data: ____
____ Condition: Poor ____ Fair ____ Good ____
19. Fire Alarm System: ____
____ Condition: Poor ____ Fair ____ Good ____
20. CO Detection: ____
____ Condition: Poor ____ Fair ____ Good ____
21. Other Systems: ____
____ Condition: Poor ____ Fair ____ Good ____

Additional Comments/ Code Issues