

PROPERTY REPORT

October 2018



2019 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

2019 MAIN STREET



Parcel Info

- One structure
- Lot Size: 7,961 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1925
- Structure GFA: 14,663 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a two-story structure with a basement below the first floor. The basement walls are constructed with stone rubble which switch to clay tile bearing walls above grade. The first and second floors are wood joist framing supported by steel girders spanning from the exterior bearing walls to a center bearing wall running the length of the building. The roof construction was not observed due to the condition of the second-floor framing.

Entering the building, it was noticed that areas of the first floor have collapsed into the basement below. These areas along with a majority of the first floor will need to be removed and replaced.

The second-floor wood joist system was observed to be only slightly better than the first-floor joists. There are areas where the floor will need to be removed and replaced and other areas reinforced at a minimum. The steel beams that support the wood joists however appear to be in good condition and would only require minor scraping and cleaning.

The exterior masonry on the south elevation is in poor condition where the original interior clay tile has been exposed to weather due to the adjacent building being demolished. Masonry removal and repairs will be required on this elevation. The exterior masonry appears to be in good condition on the remaining sides.

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 condition varies by façade. The south façade that had been previously constructed against another building is now exposed to the elements. Masonry joints on this façade are failing and the speed tile that had originally been intended to be buried within a wall is now performing as an exterior finish which it is not suitable for the way it was constructed. The masonry on the upper floor levels of the west façade is in good condition but the stone and storefront at the first-floor is not. The storefront glazing is broken in many areas and the framing has been removed. The stone façade is stained and exhibits some cracking and numerous holes that require filling. The masonry observed on the north façade exhibited failing mortar joints, a full examination is required with joints being repointed as necessary.

The building interior is in extreme disrepair, the first floor is falling into the basement in numerous locations and the second floor was not accessible. Finishes are failing or have been stripped away throughout the building.

This building could be restored but will require extensive structural repair, possibly complete replacement of all wood floor/roof framing. The south façade will require a new waterproof finish be applied over the existing exposed speed tile with joints being repaired prior to application of the new finish. In the condition it is in, the storefront is likely not repairable and will also require complete replacement.

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 extreme disrepair. Re-use of MEP systems is not feasible. Access to building is unsafe.

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:

- Floor Tiles and Mastic (including 9" x 9" Floor Tile, commonly found to be asbestos-containing)
- Gypsum Board
- Plaster
- Cloth Wiring
- Ceramic Wall Tile Grout/Mastic
- Stucco
- Ceramic Tile Floor Grout/Mortar
- Window Caulk
- Window Glazing
- Wood Floor Vapor Barrier

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.

Potential Microbial Growth: There is a potential for microbial growth in the Show Room and Store Room of the building.

Other Issues: There is fire damage in the Show Room, and in the Store Room, the floor has fallen out.

Potential Hazardous Material Remediation: Several materials that are commonly 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 significantly damaged with a large section of the floor being burned collapsed. Based on the general condition of the building most components likely would need remediation/renovations, depending on the scope of work proposed and testing results. 9" x 9" floor tile would likely need remediation from the "Show Room", and be classified as a large, non-friable, abatement project.

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: 2019 Main Street
Niagara Falls, New York

Assessment Date: October 19, 2018

Assessment Type: Visual observations only

General Building Construction

The existing building at this address is a two-story structure with a basement below the first floor. The basement walls are constructed with stone rubble which switch to clay tile bearing walls above grade. The first and second floors are wood joist framing supported by steel girders spanning from the exterior bearing walls to a center bearing wall running the length of the building. The roof construction was not observed due to the condition of the second-floor framing.

Structural Element Condition Ranking

- Stone Rubble Basement Walls - 4
- Exterior Masonry South Elevation – 3
- Exterior Masonry Remaining Elevations - 4
- First Floor Wood Joist Systems – 1
- Second Floor Wood Joist System – 2
- Second Floor Steel Beams - 3

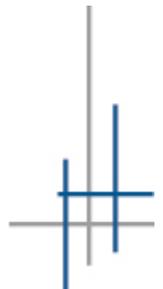
Additional Comments & Observations

Entering the building, it was noticed that areas of the first floor have collapsed into the basement below. These areas along with a majority of the first floor will need to be removed and replaced.

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The exterior masonry on the south elevation is in poor condition where the original interior clay tile has been exposed to weather due to the adjacent building being demolished. Masonry removal and repairs will be required on this elevation. The exterior masonry appears to be in good condition on the remaining sides.

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: 2019 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018

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 building (N-E)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	Stone	4	
Frame	Masonry bearing walls w/ wood framing between steel beams	2	
Roof	Not observed	2?	
Exterior Walls	Masonry (brick and speed tile)	3	Repointing required throughout
Windows & Doors	Existing original storefront and wood windows	2	
Interiors			
Walls	Plaster	1	
Ceilings	None	1	
Floors	None	1	
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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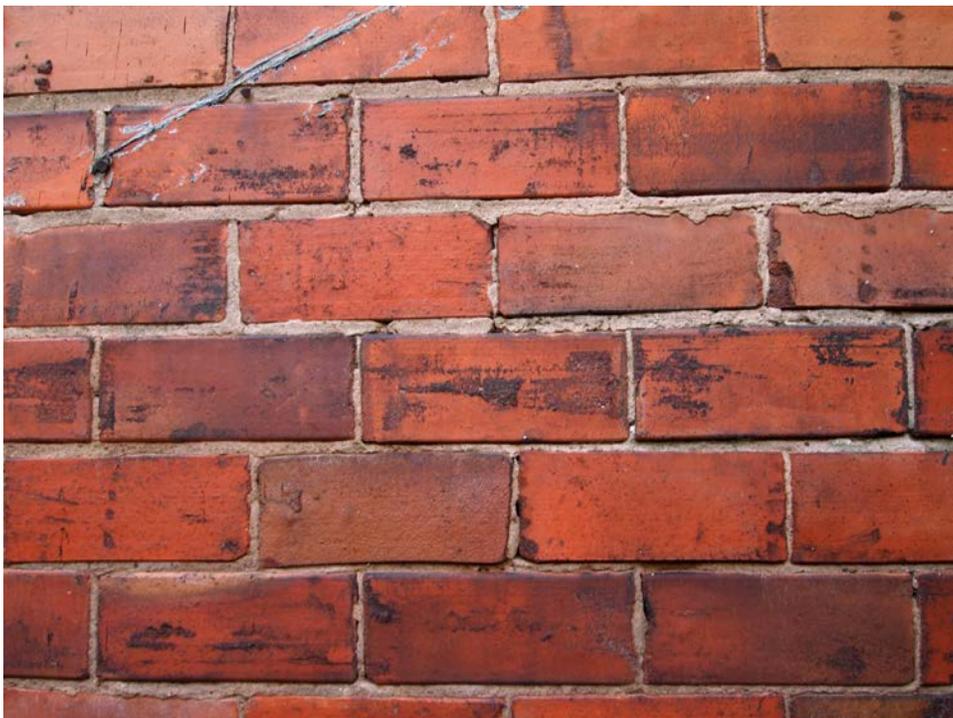
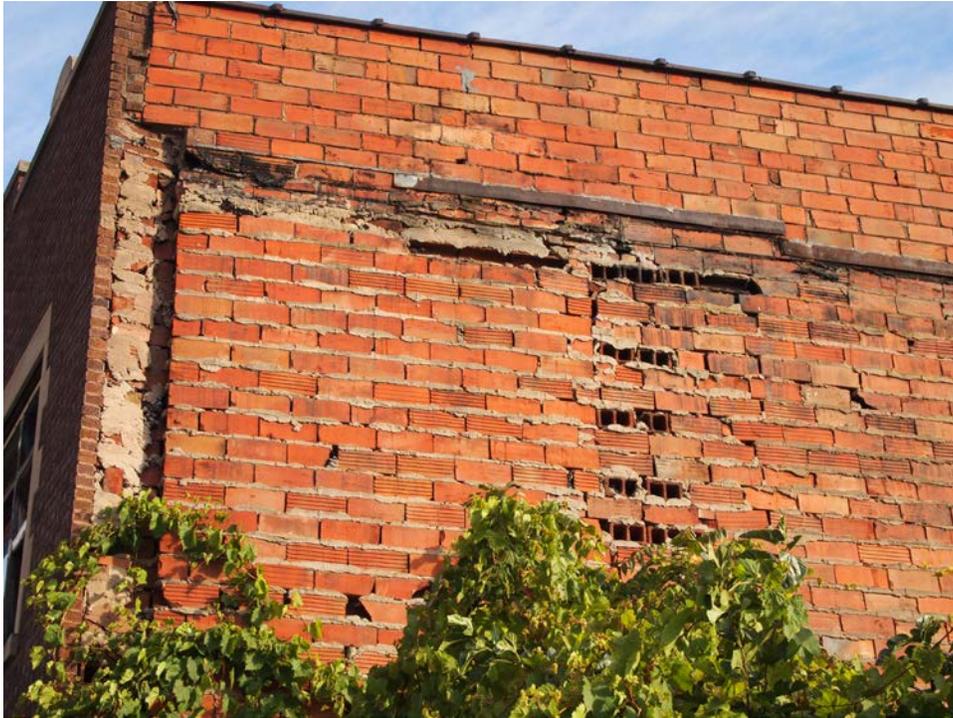


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BUILDING SURVEY PHOTOS



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SURVEY DATE: 10.19.2018



MEP Building Survey

Building Name: 2019 Main St. Date: 10/19/18

Occupancy Type: Commercial

Square Feet: 14,663 Stories Tall: 2 Year Built: 1925

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 and ductwork up from Basement. Unsafe access to Basement
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: Not observed 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 at grade, meter has been removed, 1 in. distribution piping
Condition: Poor Fair Good
8. Domestic Hot Water System: None
Condition: Poor Fair Good
9. Sanitary Sewer System: None observed
Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: None observed, significant water damage to building
Condition: Poor Fair Good
11. Plumbing Fixtures: None observed
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
Infrastructure removed. _____ Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers Distribution equipment abandoned _____
_____ Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None _____
_____ Condition: Poor Fair Good
16. Lighting: T12 fluorescent strip luminaires _____
_____ Condition: Poor Fair Good
17. Emergency Lighting: None _____
_____ Condition: Poor Fair Good
18. Tel/Data: No visible telephone _____
_____ Condition: Poor Fair Good
19. Fire Alarm System: No visible fire alarm _____
_____ 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 extreme disrepair. Re-use of MEP systems is not feasible.
Access to building is unsafe.

2019 Main Street – Assessment
Date of Site Visit: October 19, 2018

Brief Description of Property: A 2 story, abandoned shoe store with a flat roof system built in 2019.

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

- Floor Tiles and Mastic (including 9" x 9" Floor Tile, commonly found to be asbestos-containing)
- Gypsum Board
- Plaster
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