

PROPERTY REPORT

October 2018



2025 MAIN STREET

Niagara Falls, New York



Matthew Chavez

Niagara-Orleans Regional Land Improvement Corp. (NORLIC)

716-278-8751 • Matthew.Chavez@niagaracounty.com

niagaraorleanslandbank.com



Jon Claeys AIA

CJS Architects

716-856-6448 • JClaeys@cjsarchitects.com

cjsarchitects.com



Derek King

Preservation Studios

716-725-6410 • info@preservationstudios.com

preservationstudios.com

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

2025 MAIN STREET



Parcel Info

- One structure
- Lot Size: 4,828 SF
- Existing Structure: Partially Occupied Retail/Residential
- Year Built: 1949
- Structure GFA: 9,842 SF
- Structural Height: Three Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a three-story structure. The first floor is framed with a wood joist system over the basement below. The basement walls are constructed with stone rubble. The upper floors and roof construction were not observed due to interior finishes however they are assumed to be of wood construction.

Portions of the third-floor ceiling on the south side of the building have fallen due to water damage. The wood roof framing above this location is also water damaged and will need to be reinforced.

The first-floor wood framing, stone rubble basement walls and exterior stone masonry all appeared to be in good condition.

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 existing building was originally a three-story stone building that had two-story brick addition added to the east side. The first-floor level of the entire structure has been split into what appears to be (4) retail spaces, with a convenience store anchor at the corner of Main St and Niagara Ave being the only one still open and in use. The upper floors of the building are all abandoned apartments.

The exterior of this structure is in relatively good repair, stone and masonry walls require some repointing. Some water damage was observed on the façade added to the corner convenience store. The storefronts along Niagara St, while dated, appear to be complete and in working order. Upper floor windows appear to have been replaced with vinyl double hung windows at some point. The asphalt shingle roof on the three-story portion of the building is in need of replacement. It also appears that the ridgeline of this roof is deflecting, this should be examined further in any future renovations. The wood eaves of this roof also appear to be deteriorating and had been covered with aluminum break metal which is failing and falling off in some locations. The rolled roof on the two-story portion of the building is in good condition.

Some minimal water infiltration was observed in the basement but stone foundation walls and first floor framing appeared to be in good condition. A portion of the first floor is supported by structural steel with concrete planks, it was unclear what portion of the building this was and should be examined further in any future renovations.

Only one of the first-floor retail spaces was observed, a former nightclub. Finishes and equipment were intact.

The upper floor apartments appear as though demolition had been started in areas and not completed. Carpet is soiled throughout and plaster is peeling/failing.

These buildings could be renovated back to their previous uses as retail and apartments but would likely require complete removal and replacement of all finishes. The structural integrity of the main roof should be closely examined and repairs made as required. Eaves for this roof should be removed and reconstructed. Updating of the storefronts should also be considered. It was unclear how exiting was configured from the upper floors as much of the building was not accessible to the team during the walkthrough, but this should be reviewed for code compliance in any future renovations projects as well.

MEFPF

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 serving this property are currently in need of significant upgrades despite continued usage of this facility.

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
- Plaster
- Texture Coat Plaster
- Ceiling Tile and Mastic
- Wall Panel Mastic
- Linoleum
- Window Glazing
- Light Fixture Backing Paper
- Aircell Pipe Insulation, a known asbestos-containing material, was observed in the basement
- Carpet Mastic
- Stucco
- Window Caulks
- Walk-In Cooler Components

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Within the stairways, bedrooms, bathrooms, and kitchens, the paint was observed to be in poor condition.

Potential Microbial Growth: There is a potential for microbial growth in the stairways, bedrooms, bathrooms, and kitchens.

Other Issues: No other issues observed at the time of inspection.

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 had 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 test results. Minimal remediation of pipe insulation may be necessary in the basement, as approximately 4 linear feet of Aircell pipe insulation was observed.

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: 2025 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 three-story structure. The first floor is framed with a wood joist system over the basement below. The basement walls are constructed with stone rubble. The upper floors and roof construction were not observed due to interior finishes however they are assumed to be of wood construction.

Structural Element Condition Ranking

- Stone Rubble Basement Walls - 4
- Exterior Stone Masonry – 4
- First Floor Wood Joist Systems – 4

Additional Comments & Observations

Portions of the third-floor ceiling on the south side of the building have fallen due to water damage. The wood roof framing above this location is also water damaged and will need to be reinforced.

The first-floor wood framing, stone rubble basement walls and exterior stone masonry all appeared to be in good condition.

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: 2025 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 lot (North & West)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	Stone	4	
Frame	Masonry bearing walls w/ wood framing	4	
Roof	Asphalt shingle/Rolled asphalt	2/4	
Exterior Walls	Stone/Brick	4	
Windows & Doors	Replacement vinyl windows & new/original storefront	4	
Interiors			
Walls	Plaster	2	
Ceilings	ACT/Plaster	2	
Floors	carpet, VCT	2	
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No		Each storefront has a step to enter

See attached photos

BUILDING SURVEY PHOTOS



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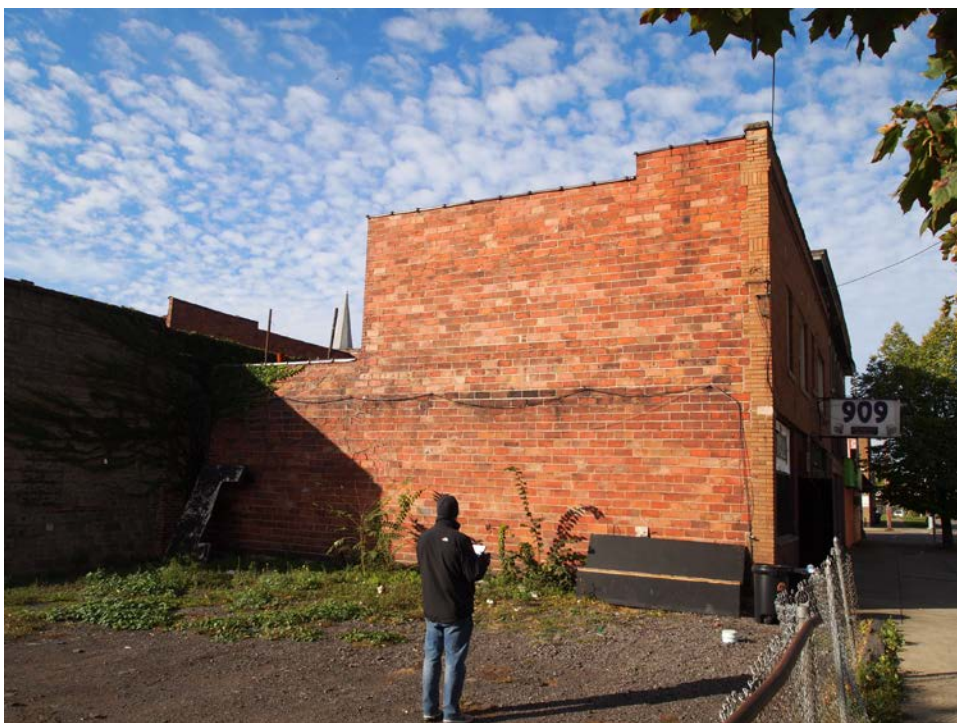


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MEP Building Survey

Building Name: 2025 Main St. Date: 10/19/18

Occupancy Type: Residential on 2nd Floor

Square Feet: 9,842 Stories Tall: 3 Year Built: 1949

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 on 2nd Floor, CI Radiators on 2nd and 3rd Floors, Boilers in Basement
Condition: Poor Fair Good
2. A/C System: None
Condition: Poor Fair Good
3. Ventilation System: Operable windows
Condition: Poor Fair Good
4. Temperature Controls: Taco Zone Pumping System
Condition: Poor Fair Good

Plumbing/Fire Protection Observations

5. Domestic Water Service: Not observed, limited visible copper piping in Basement 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: 2 in. service in Basement with meter, 2 in. distribution piping
Condition: Poor Fair Good
8. Domestic Hot Water System: Two (2) gas-fired tank-type, 40 gallon capacity each
Condition: Poor Fair Good
9. Sanitary Sewer System: Limited visible PVC and rotted cast iron piping
Condition: Poor Fair Good
10. Storm Water Sewer/Roof Drainage System: Sump basin without pump, roof drains and piping not observed
Condition: Poor Fair Good
11. Plumbing Fixtures: Appear operational
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
Seven (7) tenant meters Condition: Poor Fair Good
14. Electrical Distribution: Fuses Breakers Various manufacturers
Condition: Poor Fair Good
15. Backup Power: Gas Diesel Battery None
Condition: Poor Fair Good
16. Lighting: Incandescent and fluorescent
Condition: Poor Fair Good
17. Emergency Lighting: Emergency battery pack and exit at Front Entrance
Condition: Poor Fair Good
18. Tel/Data: Telephone punch down blocks
Condition: Poor Fair Good
19. Fire Alarm System: Headend system not determined. Various smoke detectors inoperable
Condition: Poor Fair Good
20. CO Detection: None
Condition: Poor Fair Good
21. Other Systems: _____
Condition: Poor Fair Good

Additional Comments/ Code Issues

MEP systems serving this property are currently in need of significant upgrades despite continued usage of this facility.

2025 Main Street – Assessment

Date of Site Visit: October 19, 2018

Brief Description of Property: A 2 story, abandoned apartment building built in 1949 with a flat roof system. There are 3 units, with 7 spaces each within the building.

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
- Plaster
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- Ceiling Tile and Mastic
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