

## **APPENDIX P**

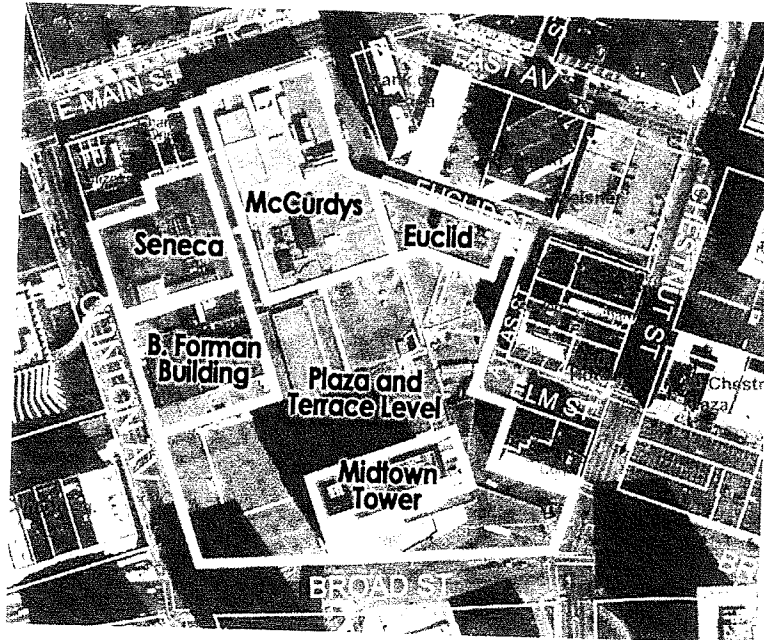
### **Midtown Building Assessment**



# DRAFT

## MIDTOWN

### Building Assessment



*Prepared for:*

The City of Rochester

*Prepared by:*



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*December 8, 2006*

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#### **C. Vertical Transportation**

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### ***Appendix A***

- Interview Notes/Meeting Minutes

### ***Appendix B***

- Cost Analysis

### ***Appendix C***

- Field Collection Report Data

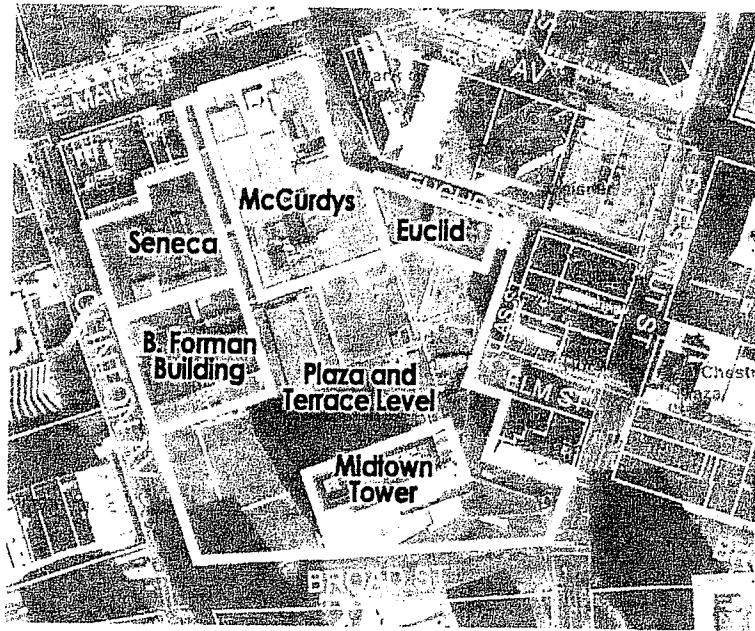
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## I. EXECUTIVE SUMMARY

The Midtown Plaza Complex consists of six buildings that have been constructed from 1901 to early 1970s. The following matrix identifies the six buildings and the square footage of each.

BUILDING	STORIES	GROSS SF	LEASABLE SF
Midtown Tower	17	207,000	183,000
Midtown Mall (Plaza)	2	276,000	203,474
Euclid	4	61,000	50,652
McCurdy	6	480,256	388,620
B. Forman	6	176,000	140,995
Seneca	7	276,800	220,703
Totals		1,477,056	1,187,444



The existing owner, Blackacre Bridge Capital LLC, intends to dispose of this property in the very near future. Given this eventuality, the City is in the process of evaluating how it may best protect the public interest. One of the options being considered by the City is the purchase of the property. In order to fully consider the purchase of the property and the terms thereof the City has recognized that a significant understanding of the existing facility must be developed. Since time is of the essence in moving forward with the decision making process, we developed a process that quickly brought forward and quantified the significant areas of concern for the City's consideration.

Friable asbestos containing fireproofing is present on structural beams and column in over seventy percent of the complex. If the property is to be renovated for future use, this ACM fireproofing should be removed and replaced with non ACM fireproofing material. Ninety five per cent of the approximately \$45,000,000 cost of environmental abatement is attributed to the ACM fireproofing. There has been very little renovation and upgrade to the

property since it was constructed resulting in approximately \$17,000,000 to bring the architectural components of the property up to present day standards. Most of the mechanical and electrical equipment and systems are original and, although well maintained, have reached their useful life. Replacement of this equipment and system will cost approximately \$60,000,000.

The following is a summary of conceptual costs to abate the ACM and upgrade the shell and infrastructure to present day standards:

BUILDING	COST	COST/SF
Midtown Tower	\$37,060,220	\$179
Midtown Mall (Plaza)	\$22,202,557	\$80
Euclid Building	\$7,131,497	\$117
McCurdy Building	\$41,848,693	\$87
B. Forman Building	\$11,603,995	\$66
Seneca Building	\$21,428,310	\$77
Totals	\$141,275,272	\$96

The following is a summary of conceptual demolition costs for the Midtown Complex including asbestos abatement:

BUILDING	COST	COST/SF
Midtown Tower	\$8,727,961	\$42
Midtown Mall (Plaza)	\$11,637,281	\$42
Euclid Building	\$2,572,008	\$42
McCurdy Building	\$15,411,816	\$32
B. Forman Building	\$4,764,375	\$27
Seneca Building	\$11,671,013	\$42
Totals	\$54,784,454	\$37

Utility interdependency should be considered when evaluating what might be done with the individual buildings of the complex.

- The Tower can be retained independent of the other buildings in the complex.
- The Mall is dependent on the Tower for most of its utilities.
- The Euclid building obtains its chilled water and steam from the Tower and if the Tower were razed, chilled water and steam supply would need to be addressed.
- The McCurdy building can be retained independent of the other buildings in the complex.
- The B. Forman building obtains chilled water, and domestic cold and hot water from other buildings in the complex. If Forman is retained other buildings razed, supply of these utilities would have to be addressed.
- The Seneca building can be retained independent of the other buildings in the complex

The following matrix shows how the various utilities are independent or shared with other buildings.

UTILITIES	TOWER	MALL	EUCLID	McCURDY	B. FORMAN	SENECA
Chilled Water	MT	MT	MT	MT/McB	MT/SB	SB
Heating Hot Water / Steam	MT	MT	MT	McB	BFB	SB
Domestic Cold Water	MT	MT	EB	McB	MT	SB
Domestic Hot Water	MT	MM	EB	McB	McB	SB
Natural Gas	MT	MM	EB	McB	BFB	SB
Electric Service	MT	MM/MT	EB	McB/SB	BFB	SB
Emergency Power	MT	MT	EB	NA	NA	NA
Fire Alarm	MT	MM	EB	McB	BFB	SB

**KEY**

Midtown Tower	MT
Midtown Mall	MM
Euclid Building	EB
McCurdy Building	McB
B. Forman Building	BFB
Seneca Building	SB
Not Applicable	NA

We are estimating average costs for renovation of \$96/sf across the entire Midtown Complex. This estimate includes costs for asbestos abatement and associated selective demolition, and replacement of fireproofing of approximately \$30/sf. Therefore, the average renovation cost, exclusive of asbestos abatement, is estimated at \$66/sf. This figure compares favorably to similar local and regional costs of projects of similar scope which range between \$50/sf - \$100/sf and do not include asbestos abatement. The extent of the asbestos abatement is contributing significantly to the overall renovation costs of the complex.

In comparison, local and regional costs for new construction of similar commercial facilities can be expected to range between \$150/sf - \$225/sf. Cost of demolition of the entire complex, including asbestos abatement, is estimated at \$37/sf.

It appears that the estimated average renovation cost of the Midtown Complex, although driven somewhat higher by asbestos abatement, is in line with local and regional historical costs of similar work.

## II. SCOPE OF SERVICES AND BASIS OF REPORT

The City of Rochester retained Bergmann Associates to provide an assessment of the Midtown Plaza Complex. The project focused on the shell and infrastructure of the property and as such includes hazardous materials, roofs, exterior envelope (walls, doors, and windows), lobbies, toilet rooms, vertical transportation, and mechanical and electrical head end systems. Initially we gathered and summarized existing data developed by Bergmann Associates, Midtown staff, and other consultant reports. Interviews were then conducted with Midtown Plaza facilities and maintenance personnel and equipment lists obtained. Next we performed additional field investigation to evaluate and verify the condition/performance of critical equipment and building components in the balance of the facility. Estimated design and construction costs were subsequently assigned to provide the necessary upgrades to the deficiencies identified.

Excluded from our evaluation is the Midtown Parking Garage and the existing underground truck and utility tunnels. We would expect that a considerable investment may be required at the time of restoration or demolition of the Midtown Complex but those costs have not been explored or estimated as part of this study effort.

LeChase Construction Services provided the cost estimation for architectural, mechanical and electrical deficiencies. Otis Elevator Company provided evaluation and costs to upgrade the vertical transportation equipment in the complex. AAC Contracting provided cost estimates for abatement of hazardous materials. All cost estimates have been incorporated into The LeChase Conceptual spreadsheet and are based on the payment of NYS Department of Labor prevailing wage rates for Monroe County.

Due the schedule allowed for this study effort, the time available for field investigation was limited. As a result some quantities and dimensions of components were estimated in lieu of counted or measured. For example building gross and leasable square feet were taken from existing report and not verified by measurement in the field.

The following reports were reviewed and data was gathered and summarized:

- Reviewed the following reports for background information
  - Urban Land Institute – Strategies for Re-Creating the Urban Core – June 10-15, 2005
  - RDDC – Local Strategy Recommendations – March 3, 2006
  - Preliminary Redevelopment Plan Midtown Plaza – 9/26/02
- Reviewed the following building reports and studies
  - LaSalle Partners Technical Services – Utilities Systems Study – 1998
  - Midtown Engineering Draft Report – Erdman Anthony – 4/1/97
  - Condition Analysis Report for the Midtown/Sibley Project Area – FJF Architects – February 2000
  - Merritt and Harris Report – May 3, 2000
  - Lozier Architects/Engineers Environmental Audit – February 1990
  - ENSR – Midtown Tower Asbestos Survey – June 2002
  - ENSR - Midtown Plaza Phase I Environmental Site Assessment – June 2002
  - Bergmann Associates/ Lechase Construction – Midtown Tower Conceptual Estimate – July 11, 2002
  - AAC – Midtown Tower Asbestos Report – July 31, 2002



## ENVIRONMENTAL

Cost estimates for hazardous material abatement include the entire complex. Since there was limited time to conduct a detailed environmental survey of the complex, environmental costs are based on information gathered from various asbestos and environmental surveys, proposals, and reports generated over the past two decades. The information was compiled to formulate as comprehensive a budget as possible, however, there are certain assumptions built in as follows:

- **Asbestos Survey** – Recently revised New York State Department of Labor (NYSDOL) Regulations as well as Federal Regulations (EPA and OSHA) require that a comprehensive survey be performed to identify asbestos containing materials in structures scheduled for renovation or demolition. The NYSDOL regulations have established protocols on how the surveys are to be performed and what building components should be tested. None of the previous surveys or reports complies with current standards and, therefore, the entire facility would need to be re-surveyed before any type of work could be performed. Previous reports only identified friable materials. All building products, friable and non-friable, installed prior to 1974 must be presumed asbestos containing unless testing proves otherwise.
- **Asbestos Abatement** - As previously mentioned, we have made assumptions about materials, although not identified as asbestos containing, may be suspect in facilities of this vintage. It is known that asbestos containing fireproofing is present on structural steel beams and columns in approximately seventy percent (approximately 1,000,000 SF) of the total facility. Our budgets reflect complete interior demolition and disposal in areas where asbestos fireproofing is present. This includes, in general, ceilings, lights, ductwork, electrical/data/security etc. systems, non-bearing walls and floor finishes. Due to the most stringent requirements for abating fireproofing and the inclusion of the previously referenced selective demolition, it is assumed that any other asbestos materials that may be identified in a survey are addressed and incorporated into our budget proposals. In areas that do NOT contain asbestos fireproofing, our budgets still reflect the selective demolition defined above along with other known or presumed asbestos materials (i.e. pipe/duct insulation, floor tile/mastic, drywall compound, etc.). We recognize that not all utilities (electrical and/or mechanical) may need to be demolished; however any savings for leaving these systems in-place would be offset by the requirement to protect and clean them during abatement.
- **Environmental Abatement** – This budget reflects the cost to address any TYPICAL environmental issues encountered during renovation or demolition of a structure of this type and age. This price would NOT include any subsurface or major unknown environmental impacts, which are not expected at this site. Our budget would include, but not necessarily limited to, remediation of the following items:
  - Decommission two 6,000 gallon fuel oil tanks.
  - PCB light ballasts and small transformers.
  - Mercury & Sodium vapor fluorescent light bulbs.
  - Mercury switches & devices.
  - Hydraulic & lubricating oils.
  - Refrigerant (Freon) reclamation.
  - Stored Chemicals (biocides, cleaning, HVAC treatments)

- Lead acid batteries or other lead products
  - Lead based paint ( loose & flaking only)
- **Air / Project Monitoring** – Regulations require a firm, independent of the abatement contractor, to be on-site at all times to perform air sampling and project monitoring throughout all asbestos removal projects. In speaking with two firms that provide this service, typical prices are approximately fifteen percent (15%) of abatement costs. Please note that the cost for this service for our ROOF and MISCELLANEOUS EXTERIOR line items is substantially less because regulations do NOT require air sampling to be performed on exterior, non-friable abatement projects. This is discussed further herein.
  - **Re-Fireproofing** – These prices include re-application of sprayed-on fireproofing to structural steel beams and columns where asbestos containing fireproofing has been removed to bring the structure back to fire code compliance. This cost can obviously be deducted if the structure were to be demolished.
  - **Roofs / Miscellaneous Exterior** – These two line items are complete unknowns. We did not find any record of any exterior sampling for asbestos products. We do NOT anticipate friable asbestos materials to be present on the exterior of the building, however without testing, this is only speculation. Our ROOF budget assumes the entire system to asbestos containing and would need to be abated prior to demolition. The bulk of our MISCELLANEOUS EXTERIOR cost is based on the assumption that testing will show asbestos containing caulks and glazing at window units and storefronts. As previously mentioned, air monitoring services for the abatement of these NON-FRIABLE, EXTERIOR products is not required under current regulations.

#### ARCHITECTURAL

Complete architectural, mechanical and electrical upgrade costs were limited to the shell and common area of the complex. Minimal upgrade costs for leasable space are based on a bare shell with fire protection, heat to prevent freezing and minimal lighting. We assume that the cost of subsequent fit-out of leasable space would be borne by the developer.

The following architectural components were addressed relative to estimated quantity and condition:

- Exterior Walls – Façade
- Windows
- Doors and Frames – Exterior and Core
- General ADA Accessibility
- Elevator Lobbies
- Toilet Rooms – Core
- Roof

#### VERTICAL TRANSPORTATION

The following areas were addressed in the report for each elevator and escalator:

- Current status – Operational or not as well as status of testing and maintenance.
  - Some of the units have been taken out of service because of vacancies and have not been maintained for quite a while. Modernization aside, these units would have some cost associated with just getting them operational.
- Long term reliability and serviceability

- Most units were installed in 1962 or earlier and have had no significant upgrades or modifications. They have been faithfully maintained since installation and most run well, but parts and technical support for them is limited.
- Code Compliance
  - ASME A17.1 elevator code requires that an elevator be kept compliant with the revision of code that was in force at the time it was installed. If modernized, an elevator must be brought into compliance with current code, as if it were a new installation. Most of the Midtown elevators have not had changes made that would require full current code compliance, so they're currently "grand-fathered" on many points.
  - ADA requirements will be addressed and full compliance assumed in any proposed upgrades
- Recommended modernization including scope of work and 2007 budget pricing.
  - The scope will be directed toward meeting current code requirements, implementing new technology where major advancements in safety and ride quality have been made, and increasing long term reliability. We've avoided any options that might be considered "gold plating".

Based on when the cars were installed, all the hall door panels are likely to contain asbestos. All proposed upgrades will include replacement of hall door panels. Disposal of doors (once removed by the elevator contractor) should be part of the building abatement work.

#### MECHANICAL

Mechanical equipment associated with the following systems were addressed relative to estimated quantity and condition. Distribution systems such as ductwork and piping were addressed in a very general manner:

- HVAC
- Plumbing
- Fire Protection

#### ELECTRICAL

Primary electrical equipment associated with the following systems were addressed relative to estimated quantity and condition. Distribution systems such as secondary power and signal systems were addressed in a very general manner:

- Electric Service
- Lighting
- Emergency Power
- Communication System
- Fire Alarm

Bergmann Associates has provided a broad overview of the general condition of the Midtown Plaza Complex, organized by building. We have assigned budget design and construction costs, by building, with the intent of creating a "menu" of estimated improvement costs.

### III. MIDTOWN TOWER

#### A. *Environmental*

##### EN-1 Asbestos Containing Materials

Asbestos Containing Materials (ACM) are present in the Midtown Tower. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

##### EN-2 Petroleum or Chemical Storage Tanks

A 6,000 gallon No. 2 fuel oil aboveground storage tank is in service at the Midtown Tower Building (PBS registration #8-503479). The tank was installed in 1975 and consists of single wall steel construction. The tank is located in a small masonry block building. The block walls and raised door provides for secondary containment and overfill protection. The tank services a dual natural gas-oil boiler located in the third floor of the Midtown Plaza-Tower building complex. Visual observations conducted in November 2006 did not indicate evidence of on-going releases or leaks from the tank, which contained approximately 1,300 gallons of fuel oil. Conveyance piping is single wall steel. The piping may need upgrading for secondary containment/spill containment purposes. Based on site observations, the AST may be adequate for near-term use but require replacement as part of a long-term management program.

No chemical storage tanks or other petroleum storage tanks were identified for the Midtown Tower Building. No historic or removed storage tanks were listed in NYSDEC registries for the Midtown Tower. Past environmental reports did not identify any former or removed storage tanks.

##### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Electric and Gas (RG & E) and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

##### EN-4 Hazardous Materials

Several 55-gallon size drums of antifreeze, corrosive chemical treatment and scale inhibitor treatment were observed in the Midtown Tower 3<sup>rd</sup> floor HVAC room. Chemicals are used in active HVAC systems. Smaller containers of various oil and lubricants were also observed. No evidence of on-going leaks or spillage was observed during November 2006 site observations. Midtown Plaza is listed with the U.S. EPA as a possible past Hazardous Waste

Generator, EPA ID # NYD986948107. This listing may have been for past disposal of asbestos or other materials at the Midtown Complex.

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

No hydraulic elevators are located in the Midtown tower building. No hydraulic systems were evident or reported for the Midtown Tower Building. No hydraulic vehicle lifts or other hydraulic loading dock levelers were observed or reported for the Midtown Tower Building by site personnel or listed in previous environmental reports.

#### EN-6 Lead-Based Paint

Based on the age of the Midtown Tower, lead-based paint may be present in the structure. Bergmann collected six samples of paint from painted surfaced during the November 2006 site observations. The laboratory analysis on the paint samples detected lead greater than 0.05% in one of six samples, indicating the presence of lead-based paint. cursory observations indicated limited occurrence of peeling paint in office spaces on surfaces adjacent to windows. No large scale areas of flaking paint was evident. Redevelopment of Midtown Tower as residential use will need to address lead-based paint.

#### EN-7 Mold Growth

Cursory observations conducted in November 2006 of readily accessible retail spaces did not indicate significant areas of mold growth in the Midtown Tower. The building was last developed as office space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

Midtown Tower is a 17 story, 207,000 square foot office building constructed in 1962 at the same time as Midtown Mall. Floors 1 and 2 are provide access to and are considered part of Midtown Mall. The building has three basic floor plates. Floors 3-13 consist of what was at one time considered Class A office space. The Top of The Plaza Restaurant was located on the fourteenth floor and is no longer in operation. Floors 15-17 were originally developed as a hotel but were subsequently converted to office space. A number of floors have been updated in recent years by previous tenants. Floors 4-17 are no longer occupied.

## A2 Exterior Walls – Façade

### Existing Construction:

The exterior tower walls are constructed of several different materials. Floors 3-13 are brick masonry on masonry back-up. Floors 14-17 are enclosed by a metal and glass curtain wall. The south elevation of the 14<sup>th</sup> floor has an overhang constructed of marble panels supported by the steel structure.

### Present Condition:

The brick walls and are in very poor condition. Water is seeping through the brick at various locations and severe spalling is occurring on each elevation. Several previous repair attempts have failed. Water is seeping through the panels at various locations and several pieces of the existing curtain wall at the "halo" level have fallen in recent years.

### Recommendations:

We recommend the existing exterior brick walls and curtain wall system be completely removed. The marble panels on the 14<sup>th</sup> floor will require removal for any required asbestos abatement but could be reinstalled if desired. The building (floors 3-17 and the "halo" level) should then be enclosed completely by a new metal and glass curtain wall system attached to the existing structural steel.

## A3 Windows

### Existing Construction:

The main tower (floors 3-14) windows are generally aluminum, single glazed punched windows with some storefront. The windows on floors 15-17 are aluminum, single glazed sliders within the curtain wall system.

### Present Condition:

The windows are generally in fair condition however they are inefficient, very dated and have reached the end of their useful life.

### Recommendations:

The complete façade removal will automatically require all windows be removed. New windows with modern energy efficient features will be included as part of the new curtain wall system.

## A4 Doors and Frames – Exterior & Core

### Existing Construction:

The doors considered as part of this section are those related to core spaces such as stair towers, core toilet rooms and elevator lobbies. The doors and frames throughout the tower are mainly constructed of hollow metal. Many elevator lobbies have wood veneers on the lobby side.

**Present Condition:**

The doors are generally in good condition with the exception of some on the top floors. Most door hardware does not meet ADA requirements for various reasons.

**Recommendations:**

A large percentage of the doors in this building can be kept. Those with non-compliant hardware should be upgraded to meet ADA hardware requirements

A5 General ADA Accessibility

**Present Condition:**

The level of compliance with the ADA varies throughout the building. The building itself is on an accessible path from parking and each floor is accessible via elevators. The elevators, controls and lobbies have not been brought into compliance. Door hardware is generally not accessible and some toilet rooms are at various levels of accessibility while others have no accessible provisions whatsoever.

The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

**Recommendations:**

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to understand and evaluate the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

A6 Elevator Lobbies

**Existing Construction:**

The basic construction of these spaces consists of concrete floors with plaster /gypsum board walls and ceilings. Floor finishes vary from carpet to wood and stone tile. Wall finishes are paint, wall covering, stone tile and wood veneer. The ceilings are either painted or lay-in acoustical panels in a suspended grid.

**Present Condition:**

The elevator lobbies were generally updated with tenant fit-outs that occurred in the previous decade. They are generally in good to very good condition requiring little to no finish work with the exception of several of the upper floors. Elevator controls are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals.

**Recommendations:**

Some floor and wall finishes require updating but overall this work is minimal. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos

abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements current standards.

#### A7 Toilet Rooms – Core

##### Existing Construction:

The basic construction of these spaces consists of concrete floors with plaster/gypsum board walls and ceilings. All floors have a tile finish. Wall finishes are paint, wall covering and tile or a combination thereof. The ceilings are painted.

##### Present Condition:

The toilet room conditions vary a great deal. Floors 4-8, 10-11 & 13 appear to have been upgraded to meet some level of ADA requirements and some of those have updated finishes. These upgrades/updates generally occurred during previous tenant renovations within the last ten years. Toilets and lavatory fixtures are generally in good operational condition. Toilet partitions mostly appear to be in fair condition and are serviceable. Several toilet rooms do not meet any ADA provisions and the finishes in those rooms are outdated.

##### Recommendations:

In some cases toilet rooms that are already completely or partially ADA compliant require some wall and floor finish updates. In the case of partially compliant toilet rooms, they need to be brought into total compliance. Toilet, lavatory fixtures and toilet partitions can remain in rooms that presently have an ADA toilet stall unless noted otherwise.

Reconfigure and modernize finishes as noted in toilet rooms that are not presently ADA compliant. Unless noted otherwise, wall tile finishes can remain. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured.

All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

#### A8 Roof

##### Existing Construction:

Midtown Tower consists of five different levels- halo level, roof above the penthouse, penthouse level (17<sup>th</sup> floor), 14<sup>th</sup> floor setback and roof below the cooling tower. The tower roofs are constructed of composite metal pan/concrete decks. All levels, except the cooling tower, are roofed with built-up roofing systems topped with either gravel or LG board/travertine pavers. These roofing systems are original 1962 construction. The cooling tower roof is roofed with ballasted EPDM installed in 1985+/-.

##### Present Condition:

The tower roofs range in condition from fair to poor. In all cases the roofs have had leaks which have been patched as they occurred over the years. The entire surface of the roof above the penthouse is under water due to inadequate number of roof drains and the cooling tower roof insulation is wet due to possible infiltration from the cooling towers themselves.



Recommendations:

Complete roofing system removal and replacement is recommended for each roof level.

**C. Vertical Transportation**

Equipment at a glance:

Qty	Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
3	Gearless Passenger	3000	14	1-14	1962	Otis
2	Gearless Passenger	3000	17	C-14	1962	Otis
1	Gearless Passenger	3000	17	I-17	1962	Otis
1	Geared Passenger	2500	4	14-17	1962	Otis
1	Geared Service	4000	17	1-17	1962	Otis

VT-1 Passenger Elevators

1. Summary:

The tower is served by seven passenger elevators, all locate in the core area. Cars, 1, 2 and 6 travel from the ground level to the 14<sup>th</sup> floor. Cars 3 and 4 serve those floors plus the three garage levels. Car 5 runs from the ground level all the way up to the 17<sup>th</sup> floor. Car 7 is a shuttle car that runs from the 14<sup>th</sup> floor to the 17<sup>th</sup>. Equipment for all seven cars is located in the penthouse machine room. Some attempt was made by Midtown personnel to make the cars ADA compliant by lowering some of the buttons, but they still don't meet ADA requirements. All cars have been well maintained but, except for minor upgrades like door protection, are original equipment. Controllers are relay based and numerous modifications have been made over the years to create special operating modes like "night service". This has evolved the group control into what is essentially a collection of very complicated custom circuitry. Modernization with new microprocessor based controls would improve traffic handling and reliability.

2. Code Compliance:

None of the elevators meet current requirements for fire service operation or ADA. All are grand-fathered for elevator code requirements.

### 3. Upgrade Recommendations:

The 6-car group of gearless passenger cars must be modernized together. Scope should include new DC direct drive, microprocessor control, door operator, hall door panels, car and hall fixtures, car and hall door panels, addition or rope grippers, and car interior aesthetics.

The geared passenger elevator (#7) should also be fully modernized.. Scope should include new AC direct drive, hoist motor, microprocessor control, door operator, car and hall fixtures and addition of rope grippers.

## VT-2 Service/Freight Elevators

### 1. Summary:

The geared service elevator serves all floors. All cars have been well maintained but, except for minor upgrades like door protection, are original equipment. Controllers are relay based and numerous modifications have been made over the years to create special operating modes like "night service". This has evolved the group control into what is essentially a collection of very complicated custom circuitry. Modernization with new microprocessor based controls would improve traffic handling and reliability.

### 2. Code Compliance:

None of the elevators meet current requirements for fire service operation or ADA. All are grand-fathered for elevator code requirements.

### 3. Upgrade Recommendations:

The geared service elevator should be fully modernized. Scope should include new AC direct drive, AC hoist motor, microprocessor control, door operator, car and hall fixtures, and addition of a rope gripper.

## **D. Mechanical Systems**

### M1 HVAC

#### 1. Chilled water

##### a. System Description

A central chilled water plant is located on the 3<sup>rd</sup> floor of the Midtown Tower. It supplies chilled water to the Tower, the Mall, and the Euclid Building. The plant is also capable of supplying chilled water to the McCurdy and B. Forman Buildings.

b. Chillers

Central chilled water chillers are: 427-ton Trane Centravac (1967) R-11; two 240-ton Trane Centravac (1962) R-11, 1 is not in use and abandoned in place; 910-ton Carrier (1967) R-11 machine was retubed in 1988. Total installed chiller capacity, excluding the abandoned chiller is 1577 tons. However, 427-ton and 910-ton chillers can not operate simultaneously due to the electric service limitations, which reduce maximum available cooling capacity to 1150 tons.

18<sup>th</sup> floor mechanical room houses a 100-ton air cooled reciprocating chiller for the 14<sup>th</sup> floor restaurant cooling.

Recommendations: Full cooling load requirements for the Tower, the Mall, and the Euclid Building are approximately 1400 to 1500 tons of refrigeration. All existing chillers have exceeded its useful life and have to be replaced with new and more efficient machines.

Electric service needs to be upgraded.

18<sup>th</sup> floor chiller needs to be removed; replacement can be done at the later date, when restaurant is leased to the tenant.

c. Cooling Towers

Out of four existing cooling towers associated with central chilled water plant, 2 are in bad shape and 2 are abandoned and used for spare parts.

Recommendations: Remove all 4 towers and replace with 2 towers for 1400 to 1500 ton capacity.

d. Pumps

The chilled water and condensing water systems are served by 40+ year old pumps. One condenser water pump (P-5) was replaced in 1995 and is in good operational condition. All other pumps need to be replaced due to its age and condition.

2. Heating

a. Boilers

A 200-hp, dual fuel, Burnham high pressure steam boiler (1985), located at the ground level supplies steam to hot water converters for heating hot water for the Tower, the Mall, and the Euclid Building. Originally steam was also supplied to some Air Handling Units; presently many of steam coils are disconnected and abandoned in place.

A 750 MBH, gas fired, Lochinvar heating hot water boiler (1978) located on the 18th floor, supplies baseboard heating units on floors 14 through 17.

Recommendations: Boilers are in good to fair condition and can remain in service.

b. Pumps

Heating hot water pumps located on 18<sup>th</sup> floor are 40+ years old and should be replaced.

c. Converters

Two steam to hot water converters Located in the 3<sup>rd</sup> floor mechanical room are 40+ years old and should be replaced.

3. Air Handling Units

Air Handling Units located in the 3<sup>rd</sup> floor mechanical room and supplying air to the Tower and the Mall are as follows: AC-1, 80,000 CFM, 100 HP, fan was replaced in 1985; AC-2, 52,000 CFM, 50 HP, supplies Mall; AC-6, 26,000 CFM, 60 HP, VAV System supplies Mall Terrace; PA-1 & 2, 24,000 CFM, 40 HP each. All air handlers are 44 year old, are beyond its useful life, and should be replaced or refurbished.

Air Handling Units located on the 14th floor and supplying air to the Tower are as follows: AC-3, 10,000 CFM, 10 HP; AC-4, 3000 CFM 1.5 HP; AC-5, 6000 CFM, 5 HP. All air handlers are 44 year old, are beyond its useful life, and should be replaced.

Air Handling Units located on the 18th floor and supplying air to the Tower are as follows: S2A, 20,000 CFM, VAV system, was installed in 1976 and is in fairly good operational condition. Air handling units S01, 5000 CFM 1.5 HP; and S02, 5000 CFM, 1.5 HP are 30+ years old and are in bad shape and have to be replaced.

4. Induction Units.

Heating and cooling are provided by 2-pipe induction units along the perimeter, which are fed from the main air handling units. All induction units are original to building and have to be replaced. New units should have DDC controls in lieu of pneumatics.

5. Ductwork.

All ductwork is original to the building. High velocity internally lined ductwork should be replaced. Supply ductwork to the perimeter induction units also should be replaced. Rentable area ductwork should be removed and replaced only to extend of providing temporary heating to the spaces.

## M2 Plumbing

### 1. Water service

Metered 8" domestic water line is fed from Clinton Street into the "A" level of the garage. Water goes through an RPZ back flow preventer and pumped into 6,000 gallon tank on 18<sup>th</sup> floor. Then water is gravity fed to the Midtown Tower and Mall. The water service is adequate.

Piping for domestic water system is a combination of galvanized and copper. Galvanized risers should be replaced due to the age.

### 2. Domestic Hot Water

Domestic hot water for floors 3 thru 13 is produced by gas fired boiler located in the Tower's 3<sup>rd</sup> floor mechanical room. The 1<sup>st</sup> and 2<sup>nd</sup> floors, and 15<sup>th</sup> through 17<sup>th</sup> floors are serviced by local electric water heaters. The 14<sup>th</sup> floor restaurant is serviced by the gas fired water heater located on the 18<sup>th</sup> floor. The domestic hot water system is adequate.

### 3. Pumps

Two 75-HP domestic water house pumps were installed in 1995 and are in good condition. Two original to the building 40-HP pumps are 35+ years old and used as stand by pumps. They are in fair condition and can be retained as stand by pumps.

### 4. Storm and Sanitary Sewers

The building connections to storm and sanitary sewers are adequate.

## M3 Fire Protection

The building is about 85 % unsprinklered. The existing hose stand pipe system is inadequate. The existing fire pump is 46 years old and is inadequate.

Recommendations: install the sprinklers in the balance of the building and replace existing 1 1/2" hose connections with code required 2 1/2" connections.

Replace the existing fire pump with a new code compliant diesel driven fire pump.

## **E. Electrical Systems**

### E1 Electric Service

The Midtown Tower Building is furnished with one 4000 amp, 277/480 volt and one 1200 amp, 277/480 volt service located in the parking garage. The electrical system of the Tower is 40+ years old and well past its intended useful. The electrical distribution consists of a

variety of manufacturers and panel sizes. We noted numerous code violations including more than six main disconnects, improper electrical taps and inadequate clearances, missing covers, open splices, etc. The electrical equipment lacks proper maintenance. The entire electrical system should be replaced back to the primary utility cables. A new electrical distribution system should consist of a 480/277 volt distribution system to power equipment, elevators and lighting system.

#### E2     Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of construction and replacement lamps and ballasts will no longer be manufactured after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

#### E3     Emergency Power

A second 200 amp utility feeder provides limited stand-by power for several critical circuits including one elevator.

Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

#### E4     Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wiring and outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5     Fire Alarm

The existing Simplex fire alarm system is a non-addressable system monitored by ADT. The system lacks properly placed audio visual alarms and smoke and heat detectors. The system does not meet current codes and it is doubtful that it can be upgraded to meet the codes. We recommend a new fully programmable addressable system be installed to meet current codes.

#### IV. MIDTOWN MALL

##### A. *Environmental*

###### EN-1 Asbestos Containing Materials

Asbestos Containing Materials (ACM) are present in the Midtown Mall. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

###### EN-2 Petroleum or Chemical Storage Tanks

The fuel oil storage tank at Midtown Tower is located in the storage building adjacent to Midtown Mall. No other petroleum storage tanks or any chemical storage tanks were observed or identified at the Mall building. No historic or removed storage tanks were listed in NYSDEC registries for the Midtown Plaza. Past environmental reports did not identify any former or removed storage tanks.

###### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Gas and Electric and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid.

###### EN-4 Hazardous Materials

None of the retail activities at the plaza observed in November 2006 appeared to use hazardous materials or generate hazardous wastes at a reportable quantity (i.e. threshold levels for Small Quantity or Large Quantity Generators) other than minor cleaning solvents. As of November 2006 a dry-cleaner business was in operation but dry-cleaning operations were reportedly conducted at an off-site location.

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

No hydraulic elevators are reportedly located in the Midtown Mall building. Two hydraulic truck levelers are located at loading docks at the Mall building. The first is located at the main loading dock, and the second is at the former food market loading dock area. The hydraulic reservoir tanks both systems are reportedly aboveground and accessible. No other hydraulic systems were evident or reported for the Midtown Mall.

#### EN-6 Lead-Based Paint

Based on the age of the Midtown Mall lead-based paint may be present in the structure. cursory observations indicated did not reveal readily evident peeling or flaking paint. Midtown Plaza was not considered for re-use as residential space.

#### EN-7 Mold Growth

Cursory observations conducted in November 2006 of readily accessible retail spaces did not indicate significant areas of mold growth in the Midtown Mall. The building was last developed as retail space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

Midtown Mall is a 276,000 square foot, two floor mall with retail stores and shops constructed in 1962. The mall has first and second floor elevator lobby connections to Midtown Tower, B. Forman offices, the Seneca Building and the Euclid Building (first floor only). The mall is connected directly to the Rochester Skyway system at 2 locations on the terrace level (the Broad St. & Clinton Ave. enclosed pedestrian bridges). The Skyway system links the mall to Chase Tower, Xerox Tower, Bausch & Lomb Tower, the Rochester Riverside Convention Center, the Clarion & Hyatt Regency Hotels and the Washington St. & South Ave. parking garages. The mall is linked to the Sibley building through the McCurdy building by the Main St. enclosed pedestrian bridge. Street level entrances are on Main Street, Clinton Avenue, Broad Street and Euclid Street. Presently, the bus terminal for RCRTA and private coach lines is attached to the south/east corner of the mall. The mall is served by a 2000 car, City of Rochester owned underground parking garage. A recent report titled "MIDTOWN PLAZA PROFILE" indicates that the mall is approx. 38% vacant.

#### A2 Exterior Walls – Façade

##### **Existing Construction:**

The first floor exterior walls are stone panels and the second floor walls are brick veneer panels. Both exterior walls are over concrete block back-up walls. A 2 story curtain wall system was constructed on east end of the south elevation. The north entrance at Main St. is a 2 story curtain wall with metal panels.



**Present Condition:**

Generally the stone and brick veneer panels are in good condition however the joint seals are deteriorating. Some areas of spalling exist and the east walls along Atlas St. are dirty. Some previous repairs have been made to deteriorated brick sections. The south curtain wall is in good condition however the north curtain wall is in poor condition.

**Recommendations:**

Clean the Atlas St. brick walls, seal all brick and stone panel joints. Some brick repair/restoration and repointing may be required.

A3 Windows

**Existing Construction:**

The Mall building has aluminum, single glazed punched and storefront windows, along the south and west elevations on both the first and second floors. Two levels of aluminum, single glazed clearstory windows (with storms) exist on the east side and one level on the west above the center court. The second floor, adjacent to the Euclid Building has a series of aluminum, single glazed punched windows (with storms).

**Present Condition:**

The windows are original and are generally in poor condition, inefficient, dated and have reached the end of their useful life.

**Recommendations:**

Replace all punched, storefront and clearstory windows in this building with windows having modern energy efficient features.

A4 Doors and Frames – Exterior & Core

**Existing Construction:**

The doors considered as part of this section are those related to entrances, stairs and core toilet rooms. The entrance doors are aluminum, single glazed storefront entrance systems. Some have transoms and/or sidelights. The balance of doors ("non-entrance") throughout the mall, are hollow metal & wood with hollow metal frames.

**Present Condition:**

All storefront entrances, except at Euclid St. are in functional but in poor condition and do not meet ADA requirements. They are beyond the end of their useful life. All "non-entrance" doors and frames are generally good condition but the hardware does not meet ADA requirements.

**Recommendations:**

Replace all but the Euclid St. entrance system with aluminum storefront systems having modern energy efficient features and meeting ADA requirements. The majority of the "non-entrance" doors can be kept but those with non-compliant hardware should be upgraded to meet ADA hardware requirements.

## A5 General ADA Accessibility

### Present Condition:

The level of compliance with the ADA varies throughout the building. The mall itself is on an accessible path from parking and all surrounding streets. Both floors are accessible via elevators. The elevators, controls and lobbies have not been brought into compliance. Ninety percent of door hardware and all but 2 single toilet rooms do not meet ADA requirements. The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

### Recommendations:

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to get a handle on the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

## A6 Elevator Lobbies

### Existing Construction:

The basic construction of these spaces consists of concrete floors with plaster /gypsum board walls and ceilings. The finishes vary between lobbies serving the tower and those actually located in the mall proper.

### Present Condition:

The elevator openings, walls and floors in the elevator lobbies serving the tower at floors one and two are in fair and good condition but are dated. The ceilings in those lobbies are poor. The elevator openings within the mall are in good condition and the finishes are part of the surrounding spaces. In all cases the elevator controls are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals.

### Recommendations:

The floor, wall and ceiling finishes in the tower lobbies require complete updating. The finishes of the lobbies within the mall can remain. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements current standards.

## A7 Toilet Rooms – Core

### Existing Construction:

The basic construction of these spaces consists of concrete floors with plaster/gypsum board walls and ceilings. All floors are tile finish. Wall finishes are paint, tile or a combination thereof. The ceilings are painted or lay-in acoustical panels in suspended grids.

### Present Condition:

The toilet room conditions vary. Two single toilet rooms meet most ADA requirements. The rest of the mall toilet rooms do not. The finishes in the partially compliant rooms are generally fair. The toilet rooms not meeting any ADA provisions have poor outdated finishes.

### Recommendations:

The partially ADA compliant rooms require some wall finish updates. These rooms need to be brought into total compliance. Toilet & lavatory fixtures can remain. Reconfigure and modernize finishes in toilet rooms that are not presently ADA compliant. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured.

All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

## A8 Roof

### Existing Construction:

Midtown Mall consists of nine different levels- west, east, oil tank, loading dock, post office, clear story, south, north arcade and bus station. The mall roofs are constructed of composite metal pan/concrete decks. All levels, except the north arcade and bus station were replaced from 1987-1995 with ballasted EPDM roofing systems (oil tank is fully adhered EPDM). The north arcade and bus station have original 1962 built-up roofing systems.

### Present Condition:

The newer roofs are in fair to good condition. The earliest ones are no longer in warranty. Occasional leaks occur, however they are not persistent. The original built-up roofs are in poor condition.

### Recommendations:

Complete roofing system removal and replacement is recommended for the north arcade and bus station. The newer roofs should be effective for the 5-10 year term. Leaks should continue to be repaired as they occur and areas of ponded water should be corrected.

### C. Vertical Transportation

Qty	Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
1	Geared Freight	3000	3	B-2	1962	Otis
1	Geared Freight	3000	2	1-2	1962	Otis
1	Geared Passenger	4000	4	C-Mall	1963	Otis
6	Escalators	NA	NA	C-Mall	1962?	Peelle
2	Escalators	NA	NA	Mall-2	1962	Otis
2	Escalators	NA	NA	Mall-2	1985	Westinghouse

#### VT-1 Passenger Elevators

##### 1. Summary:

The Mall has several units in various spots throughout the facility. The garage is served by a geared unit, close the Euclid building, with front and rear doors and a geared basement machine.

##### 2. Upgrade Recommendations:

The geared passenger elevator (garage car) should be fully modernized. Scope should include new AC direct drive, AC hoist motor, microprocessor control, hall door panels, door operator, car and hall fixtures and addition of a rope gripper.

#### VT-2 Service/Freight Elevators

##### 1. Summary:

The Mall has several units in various spots throughout the facility. There are two small freight cars, one near the loading dock and the other near the Radio Shack store.

##### 2. Upgrade Recommendations:

Both freight elevators should be fully automated and have door equipment upgrades, new controllers, rope grippers governors and car and hall fixtures.

#### VT-3 Escalators

##### 1. Summary:

There are two Otis Model R escalators serving the center of the mall, and two relatively new Westinghouse escalators at the Broad Street end of the facility. The six Peelle escalators are the primary route for garage patrons not headed to the tower. Everything is original equipment, well maintained, but without any upgrades.

The Peelle Company is still the leading domestic manufacturer of freight elevator doors, but they ceased escalator manufacturing and service support at least 30 years ago. As a result, most spare parts for the garage escalators are impossible to find, and if something breaks, replacement parts must be fabricated. We strongly recommend complete removal of these six units and installation of new escalators.

2. Upgrade Recommendations:

The four mall escalators (Otis & Westinghouse) have passed the recently imposed performance index testing, but we recommend installing escalator safety skirt brushes to reduce the chance for passengers to be caught between step and skirt.

The six garage escalators (Peelle) should be torn out and replaced with new escalators. Installing multiple hydraulic elevators may also be an option, but escalators have a much greater traffic handling capacity, so a more extensive traffic analysis should be done before considering this option.

**D. Mechanical Systems**

M1 HVAC

1. Cooling

The central air conditioning system is served by chilled water from the Central Plant in the Midtown Office Tower.

2. Heating

The steam for heating the heating hot water is provided by the 200-hp, dual fuel, Burnham high pressure steam boiler (1985), located at the ground level. It also supplies steam to hot water converters for heating hot water for the Tower, and the Euclid Building.

3. Air Handling Units

AHUs supplied with chilled water and heating hot water from the central plant, supply conditioned air to the common areas. All tenant spaces are supplied by tenant owned fan coil units.

Air Handling Units AC-7 (4,000 CFM), AC-8 (9,300 CFM), and AC-9 (8,000+/- CFM) are 40+ years old and need to be replaced. AC-85-1 is 18 years old and can be retained.

4. Ductwork

All ductwork is original to the building. Ductwork associated with units AC-7, AC-8, and AC-9 should be replaced.

## M2 Plumbing

Plumbing includes copper supply piping and cast-iron drainage piping through out the building. Plumbing systems are adequate.

## M3 Fire Protection

The entire plaza is sprinklered on the mall and terrace level.

# **E. *Electrical Systems***

## E1 Electric Service

In addition to a 400 and 600 amp, 120/208 volt, electrical feeds from the underground parking garage, the Mall receives three 1200 amp and two 600 amp, 120/208 volt utility feeds. The electrical system of the Mall is 40+ years old and is well past its intended useful life. The electrical distribution equipment is mostly 120/208-volts, consisting of a variety of manufacturers and panel sizes. We noted numerous code violations including more than six main disconnects, improper electrical taps and inadequate clearances, missing covers, open splices, etc. The electrical equipment lacks proper maintenance. The entire electrical system should be replaced back to the utility primary cables. A new electrical distribution system should consist of a 480/277 volt distribution system to power equipment, elevators and lighting system.

## E2 Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of manufacturing and replacement lamps and ballasts will no longer be available after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

## E3 Emergency Power

Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

## E4 Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wiring with outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed

throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5 Fire Alarm

The existing fire alarm system is a non-addressable system monitored by ADT. The system lacks properly placed audio visual alarms and smoke and heat detectors. The system does not meet current codes and it is doubtful that it can be upgraded to meet the codes. We recommend a new fully programmable addressable system be installed to meet current codes.

## V. EUCLID BUILDING

### A. *Environmental*

#### EN-1 Asbestos Containing Materials

Asbestos Containing Materials (ACM) are present in the Euclid Building. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

#### EN-2 Petroleum or Chemical Storage Tanks

No petroleum or chemical storage tanks are registered or reported for the Euclid Building. No historic or removed storage tanks were listed in NYSDEC registries for the Building. Past environmental reports did not identify any former or removed tanks.

#### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Gas and Electric and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid.

#### EN-4 Hazardous Materials

The Euclid Building was not identified as registered hazardous waste generator (no identified U.S. EPA RCRA ID Number). Past environmental reports did not indicate appreciable quantities of potential hazardous materials at the building.

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

No systems are known to be present at the Euclid Building. No hydraulic elevators, vehicle lifts or hydraulic loading dock levelers were observed or reported by site personnel or listed in previous environmental reports.



#### EN-6 Lead-Based Paint

Based on the age of the Euclid Building lead-based paint may be present in the structure. The Euclid Building was not considered for re-use as residential space.

#### EN-7 Mold Growth

No observations for possible mold growth were conducted of the Euclid Building. The building was last developed as office space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

The Euclid Building is a 61,000 square foot, four-story office/retail building constructed in 1963. Previous reports make reference to an existing underground vault at the corner of Atlas and Euclid Streets. As well as the Midtown service tunnel entrance. Neither of these were observed as part of this building assessment. The first floor tenant spaces are occupied. The second floor (plus the north east mall) is occupied by Clear Channel and was renovated in 2004. Part of the third floor is occupied by Rochester District Heating/Cooling. A recent report titled "MIDTOWN PLAZA PROFILE" indicates that the Euclid Building is approx. 58% vacant.

#### A2 Exterior Walls – Façade

##### Existing Construction:

The first and partial second floor exterior walls on Atlas St. are brick on block back-up. The upper floors are metal and double glazed curtain wall with exposed aggregate pilasters in between. The first floor, Euclid St. elevation is aluminum storefront systems between pilasters. The overhanging 2<sup>nd</sup> – 4<sup>th</sup> stories of the Euclid St. elevation are supported by stone clad columns.

##### Present Condition:

The brick walls are in generally good condition. There is some spalling and efflorescence occurring on the brick. The curtain wall system is in fair condition however some cladding panels have fallen from the "I-beam" level at the top and some seals are beginning to deteriorate. The stone clad columns are in poor condition.

##### Recommendations:

We recommend repair/restoration & repointing of any spalled brick. Repair/replace any fallen panels and the street level column cladding. Seal all curtain wall joints.

### A3 Windows

#### Existing Construction:

The windows for the retail spaces along Euclid St. are Aluminum, double glazed storefront. With the exception of a band of aluminum, double glazed windows, installed in 1985, on the second floor south elevation, the windows on floors 2-4 are original fixed aluminum, double glazed windows within the curtain wall system.

#### Present Condition:

The windows are generally in good condition.

#### Recommendations:

These windows should be kept and maintained.

### A4 Doors and Frames – Exterior & Core

#### Existing Construction:

The doors considered as part of this section are those related to core spaces such as stair towers, core toilet rooms and elevator lobbies. The doors throughout the Euclid Building are mainly constructed of wood and hollow metal. The frames are hollow metal.

#### Present Condition:

The doors are generally in good condition. Most door hardware does not meet ADA requirements.

#### Recommendations:

The doors in this building can be kept with some minor repairs. Those with non-compliant hardware should be upgraded to meet ADA hardware requirements

### A5 General ADA Accessibility

#### Present Condition:

The level of compliance with the ADA varies throughout the building. The building itself is on an accessible path from parking and each floor is accessible via elevators. The elevators, controls and lobbies have not been brought into compliance. Door hardware is generally not accessible and some toilet rooms are at various levels of accessibility while others have no accessible provisions whatsoever.

The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

#### Recommendations:

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to get a handle on the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

#### A6 Elevator Lobbies

##### Existing Construction:

The basic construction of these spaces consists of concrete floors with plaster /gypsum board walls and ceilings. Floor finishes vary from carpet to stone tile. Wall finishes are paint, wall covering and stone tile. The ceilings are either painted or lay-in acoustical panels in a suspended grid or a combination thereof.

##### Present Condition:

The elevator lobbies were usually updated with tenant fit-outs that occurred in the previous decade. They are generally in good condition requiring little to no finish work. Elevator controls are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals.

##### Recommendations:

Some floor and wall finishes require updating but overall this work is minimal. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements current standards.

#### A7 Toilet Rooms – Core

##### Existing Construction:

The basic construction of these spaces consists of concrete floors with plaster/gypsum board walls and ceilings. All floors have a tile finish. Wall finishes are paint, wall covering and tile or a combination thereof. The ceilings are painted.

##### Present Condition:

The toilet room conditions vary. The second floor toilet rooms have been upgraded to meet ADA requirements and have updated finishes. Several toilet rooms do not meet any ADA provisions and most of the finishes in those rooms are outdated. Toilets and lavatory fixtures are generally in good operational condition. Toilet partitions mostly appear to be in fair condition and are serviceable. Toilet rooms on the 4<sup>th</sup> floor have accessible toilet stalls but no other compliant features and the finishes need to be updated.

##### Recommendations:

The second floor toilet rooms require no work. In the case of partially compliant toilet rooms, they need to be brought into total compliance and have finishes updated. Toilet, lavatory fixtures and toilet partitions can remain in rooms that presently have an ADA toilet stall unless noted otherwise.

Reconfigure and modernize finishes in toilet rooms that are not presently ADA compliant. Unless noted otherwise, wall tile finishes can remain. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured.

All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

#### A8 Roof

##### Existing Construction:

The Euclid Building consists of one main roof level, a stair tower roof and an elevator penthouse roof. This building was roofed with a ballasted EPDM installed roof system in 1991.

##### Present Condition:

The roofs are in generally good condition. There is no ponding water. Various minor leaks have been reported and repaired as they occurred.

##### Recommendations:

The roofs should be effective for the 5-10 year term. Leaks should continue to be repaired as they occur.

### **C. Vertical Transportation**

#### Equipment at a glance:

Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
Geared Passenger	3000	4	1 – 4	1962	Otis
Geared Passenger	3000	5	B – 4	1962	Otis

#### VT-1 Passenger Elevators

##### 1. Summary:

Euclid Building has two geared passenger cars. The machines are a design that was installed in great numbers in the U.S. so long term support for replacement parts is strong. The drive consists of DC motors and AC/DC motor generators (MG sets). These are inherently less reliable than newer direct drive and more costly to maintain. The system also lacks velocity feedback, which limits ride quality and leveling accuracy. Existing control is relay logic, which is less robust than current microprocessor control and lacks diagnostics and remote monitoring capability. Cars are currently in service, maintained by Otis and certified by the City.

2. Code Compliance:

While grand-fathered for most code items, there are some significant newer code requirements not satisfied by these units. They lack fire service operation, do not have ascending car over-speed protection. The cars have had piece metal changes made toward ADA compliance, but are not fully compliant.

3. Upgrade Recommendations:

The cars are a duplex and must be modernized together. Scope should include new AC direct drive, AC hoist motor, microprocessor control, door operator, hall door panels, car and hall fixtures and addition of rope grippers.

**D. Mechanical Systems**

M1 HVAC

1. Chilled water

The central air conditioning system is served by chilled water from the Central Plant in the Midtown Office Tower.

2. Heating

The steam for heating the heating hot water is provided by the 200-hp, dual fuel, Burnham high pressure steam boiler (1985), located at the ground level of Midtown Mall. It also supplies steam to hot water converters for heating hot water for the Tower, and Mall.

3. Pumps

Chilled water/hot water pumps are ranging from 5 HP through 30 HP. All pumps are 44 years old; some of them are out of service. All pumps have to be replaced.

4. Air Handling Units

Heating and cooling are provided by 2-pipe induction units along the perimeter, which are fed from the main air handling unit ASC-1 (6,800 CFM, 25 HP). Lobby is supplied by ASC-3 (13,500 CFM, 10 HP). All interior/tenant spaces are supplied by variable volume ASC-2 (42,000 CFM, 60 HP) with pneumatically controlled VAV boxes.

All induction units are original to the building and have to be replaced, as well as Air Handling Units. New systems should have DDC controls in lieu of pneumatics.

Replace 25% of ductwork in the building.

## M2 Plumbing

### 1. Water service

Building is supplied with a metered 4" domestic water service line with a backflow preventer.

### 2. Domestic Hot Water

Domestic hot water is supplied by two electric water heaters that are 40 gallon and 52 gallon capacity.

## M3 Fire Protection

A standpipe system services the entire building and sprinklers are installed only on the first and second floors, which makes the building is about 50 % unsprinklered.

Recommendations: install the sprinklers in the balance of the building and replace existing 1-1/2" hose connections with code required 2-1/2" connections.

## **E. Electrical Systems**

### E1 Electrical System

The Euclid Building receives electrical power consisting of one 2000 amp, one 800 amp, 120/208 volt and one 800 amp, 480/277 volt from the utility. The electrical system of the Euclid Building is old and well past its intended useful life. The electrical distribution equipment is mostly 120/208-volts, consisting of a variety of manufacturers and panel sizes. We noted numerous code violations including more than six main disconnects, improper electrical taps and inadequate clearances, missing covers, open splices, etc. The electrical equipment lacks proper maintenance. The entire electrical system should be replaced back to the utility primary cables.

### E2 Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of construction and replacement lamps and ballasts will no longer be manufactured after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

### E3 Emergency Power

A portable generator located at the loading dock provides back up power to critical Clear Channel equipment. This generator is owned by Clear Channel. Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

#### E4      Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wires and outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5      Fire Alarm

The existing fire alarm system is an addressable system monitored by ADT. The system lacks properly placed audio/visual alarms and smoke and heat detectors. The system does not meet current codes and it is doubtful that it can be upgraded to meet the code. We recommend a new fully programmable and could be expanded to accommodate a renovation project.

## **VI. MCCURDY BUILDING**

### **A. *Environmental***

#### EN-1 Asbestos Containing Materials

Asbestos Containing Materials (ACM) are present in the McCurdy's Building. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

#### EN-2 Petroleum or Chemical Storage Tanks

A 6,000 gallon No. 2 fuel oil aboveground storage tank is in service at the McCurdy's basement (PBS #8-600085). The tank supplies two dual natural gas-fuel oil boilers located in the McCurdy's Building power plant. The tank was installed in 1975 and consists of single wall steel construction. The tank is surrounded with a masonry block enclosure. The enclosure provides for secondary containment and overfill protection. Visual observations conducted in November 2006 did not indicate evidence of on-going releases or leaks from the tank, which contained approximately 3,000 gallons of fuel oil. Conveyance piping is single wall steel. Conveyance piping is single wall steel. The piping may need upgrading for secondary containment/spill containment purposes. Based on site observations, the AST may be adequate for near-term use but require replacement as part of a long-term management program.

No other petroleum storage tanks or any chemical storage tanks were observed or identified at the McCurdy's Building. No historic or removed storage tanks were listed in NYSDEC registries for the Midtown Plaza. Past environmental reports did not identify any former or removed storage tanks.

#### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Gas and Electric and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid.

#### EN-4 Hazardous Materials

Three 55-gallon size drums were observed adjacent to the fuel oil storage tank in the basement. The containers consisted of two drums of a commercial cleaner and one drum of petroleum distillate. The drums appeared intact with no evidence of leakage. Several



containers of chemical treatment for the boiler system were observed in the McCurdy boiler. The McCurdy's Building was not identified as registered hazardous waste generator (no identified U.S. EPA RCRA ID Number).

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

No hydraulic elevators, truck levelers, vehicle lifts or other suspect hydraulic systems were evident or reported for the McCurdy's Building. No hydraulic systems were reported by site personnel as located in the McCurdy's Building or listed in previous environmental reports.

Lead-Based Paint

Based on the age of the McCurdy's Building lead-based paint may be present in the structure. cursory observations indicated did not reveal readily evident peeling or flaking paint. The McCurdy's Building was not considered for re-use as residential space.

#### EN-6 Mold Growth

Cursory observations conducted in November 2006 of readily accessible former retail spaces did not indicate significant areas of mold growth in the McCurdy's Building. The building was last developed as office space with limited retail space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

The McCurdy building is a 480,256 square foot, six story former department store, the top 3 stories of which have been converted to office space. The building was constructed as six individual building units between 1901 and 1970. These buildings were constructed and combined together to form one interdependent building. This set up resulted in some floor elevations not aligning. The variation in floor elevations was addressed with sloping transitions. The Condition Analysis Report for the Midtown/Sibley Project Area by FJF Architects, LLP from February 2000 notes that the buildings were designed with the structural capacity for adding and additional four floors. Presently, several retail tenants occupy portions of the first floor, the second and third floors are unoccupied and Chase Bank occupies portions of the 4<sup>th</sup> – 6<sup>th</sup> floors. The McCurdy building is linked to the Sibley building on the second floor by the Main St. enclosed pedestrian bridge. It is also linked to the Seneca Building at the 4<sup>th</sup> floor. Street level entrances are located on Main Street and Euclid Street. The McCurdy building also opens to the mall on both the first and second floors A recent report titled "MIDTOWN PLAZA PROFILE" indicates that the McCurdy Building is approx. 65% vacant.

## A2 Exterior Walls – Façade

The street level façade consists of stone panels with perimeter storefront. The upper floors are constructed of glazed brick on masonry back-up. The east and north elevations each have two 5 story sections of metal panel/double glazed windows curtain wall constructed in 1970.

### Present Condition:

The street level stone panels are in good condition. The glazed brick is in generally fair condition and some areas of spalling in various locations. The curtain wall sections are in poor condition, are allowing moisture to enter the building and have exceeded their useful life.

### Recommendations:

We recommend the stone panels remain. Repair/restore & repoint any spalled brick. Remove the curtain wall sections and install new metal and glass curtain wall sections attached to the existing structure.

## A3 Windows

### Existing Construction:

The street level consists of aluminum, single glazed storefront windows which date back to the 1970 construction. The punched windows on the 4<sup>th</sup> – 6<sup>th</sup> floors are aluminum, double glazed that were installed during the conversion to offices in 1985. Each of the curtain wall sections has four, double glazed windows per floor (floors 2-6).

### Present Condition:

The aluminum storefront windows are in fair condition however they are inefficient and have reached the end of their useful life. The punched aluminum windows are in good condition. The curtain wall windows are poor condition, inefficient, dated and have reached the end of their useful life.

### Recommendations:

Replace all storefront windows in this building with windows having modern energy efficient features. The curtain wall section removals will automatically require the integral windows be removed. New windows with modern energy efficient features will be included as part of the new curtain wall sections. Retain the newer punched windows.

## A4 Doors and Frames – Exterior & Core

### Existing Construction:

The doors considered as part of this section are those related to entrances, stairs and core toilet rooms. The entrance doors are aluminum, single glazed storefront entrance systems. Some have transoms and/or sidelights. The balance of doors ("non-entrance") throughout the building, are hollow metal & wood with hollow metal frames.

Present Condition:

All storefront entrances are in functional but poor condition except at the Sibley link and do not meet ADA requirements. They are beyond the end of their useful life. Most "non-entrance" doors and frames are generally poor condition and the hardware does not meet ADA requirements. Some of these doors are in fair condition and have ADA compliant hardware.

Recommendations:

Replace all but the Sibley link entrance systems with aluminum storefront systems having modern energy efficient features and meeting ADA requirements. The majority of the "non-entrance" doors require completed replacement. Several doors with ADA compliant hardware can be retained but may require some refinishing. Some doors in good condition may require ADA hardware upgrades.

A5 General ADA Accessibility

Present Condition:

The level of compliance with the ADA varies throughout the building. The building itself is on an accessible path from parking, the mall and all surrounding streets. All floors are accessible via elevators. The elevators, controls and lobbies have not been brought into compliance. The majority of door hardware and most toilet rooms do not meet ADA requirements. The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

Recommendations:

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to get a handle on the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

A6 Elevator Lobbies

Existing Construction:

The basic construction of these spaces consists of concrete floors and some wood sub-floors with plaster /gypsum board walls and ceilings. Floor finishes vary from carpet to composite tile, quarry tile and stone tile. Wall finishes are paint, wall covering and stone. The ceilings are either painted, lay-in acoustical panels in a suspended grid or 1'x1' tiles on a spline.

**Present Condition:**

Some of the elevator lobbies throughout the building were updated with previous tenant fit-outs since 1985. Conditions of these lobbies vary. Elevator controls are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals.

**Recommendations:**

The extent of required finish updates varies. Complete elevator lobbies should be added to B-3<sup>rd</sup> floors. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements current standards.

A7 Toilet Rooms – Core

**Existing Construction:**

The basic construction of these spaces consists of concrete floors and some wood sub-floors with plaster/gypsum board & glazed block walls and ceilings. 95% of the floors have a tile finish. Wall finishes are paint, wall covering, exposed glazed block and tile or a combination thereof. The ceilings are painted or lay-in acoustical panels in suspended grids. Several toilet rooms in this building have older marble toilet partitions.

**Present Condition:**

The toilet room conditions vary. Some toilet rooms on the 4<sup>th</sup> and 5<sup>th</sup> floors have been upgraded to meet ADA requirements but require. Most toilet rooms do not meet any ADA provisions and most of the finishes in those rooms are outdated. Toilets and lavatory fixtures are generally in good operational condition. Toilet partitions mostly appear to be in fair condition and are serviceable. The exposed glazed block and marble toilet partitions are in good condition.

**Recommendations:**

The majority of toilet rooms in this building require some level of finish update if not complete. Reconfigure and modernize finishes in toilet rooms that are not presently ADA compliant. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured. However a possible consideration would be to re-use the marble toilet partitions in reconfigured rooms. Toilet, lavatory fixtures and toilet partitions can remain in the few toilet rooms that presently have an ADA toilet stall unless noted otherwise. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

A8 Roof

**Existing Construction:**

The McCurdy Building consists of one main roof level, a penthouse roof and a canopy on Main St.. The majority (75%) of the main roof and the penthouse were re-roofed with a ballasted EPDM installed roof system in 2 phases between 1995 and 1996. The south west corner of the main roof and the Main St. canopy were re-roofed in 1990+/- . The corner of

the main roof is ballasted EPDM like the rest, however the canopy roof is fully adhered EPDM

**Present Condition:**

The newer section of the main roof and the penthouse are in good condition and are still within the 15 year manufacturer's warranty. There have been some minor leaks that have been repaired as they occur. The south west corner of the main roof is in poor condition- flashings are "bridging" (pulling away at angle changes) and there are currently a number of active leaks. The drains are plugged on the Main St. canopy but it is not leaking.

**Recommendations:**

The newer section of the main roof and penthouse should be effective for the 5-10 year term. Leaks should continue to be repaired as they occur. Replace the south west corner of the main roof and clear the roof drains on the canopy.

**C. Vertical Transportation**

Equipment at a glance:

Qty	Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
4	Geared Passenger	3500	7	B-6	1961	Otis
2	Geared Passenger	6000	8	SB-6	1949	Otis
1	Geared Freight (small)	6000	8	SB-6	1949	Otis
1	Geared Freight	3500	5	B-3	1949	Otis
1	Geared Freight (large)	8000	8	SB-6	1949	Otis
10	Escalator	NA	NA	B-5	1946	Otis
2	Cart Lifts	No info in system – OOS > 20 years				Westinghouse

VT-1 Passenger Elevators

1. Summary:

Two of the four passenger cars have been out of service since 2004. The other two are currently maintained. All four are consistent with the other geared cars in the complex. The machines are very common and should be retained. This group of cars, along with the escalators, carried all the store customer traffic. They are the newest equipment in this building, installed in 1961.

2. Code Compliance:

None of the elevators meet current requirements for fire service operation or ADA. All are grand-fathered for elevator code requirements.

### 3. Upgrade Recommendations:

The four-car group of geared passenger cars must be modernized together. Scope should include new AC direct drive, AC hoist motors, microprocessor control, door operators, hall door panels, car and hall fixtures, car and hall door panels, addition of rope gripped and car interior aesthetics.

The two gearless passenger elevators also should be modernized. Scope should include new DC direct drive, microprocessor control, door operator, car and hall fixtures and addition of rope grippers.

## VT-2 Service/Freight Elevators

### 1. Summary:

The two gearless elevators were originally store service elevators and were partially modernized in 1986, to serve office space on the upper floors. The smaller of the two freight elevators in the middle of the store was partially modernized at the same time. That car along with the larger freight car serve all floors and both are currently operable, but we recommend modernization. There is a small for stop freight car adjacent to the loading dock that used to serve the restaurant. It hasn't run or been tested in several years and its status is unknown.

There were two automated cart lifts located behind the passenger cars in the elevator core. They were powered by Westinghouse geared elevator machines but maintained by store personnel and we believe they were dismantled 15-20 years ago. We have not data on file for those units.

### 2. Code Compliance:

None of the elevators meet current requirements for fire service operation or ADA. All are grand-fathered for elevator code requirements.

### 3. Upgrade Recommendations:

All three freight elevators should be fully automated and have door equipment upgrades, new controllers, rope grippers, governors and car and hall fixtures.

## VT-3 Escalators

### 1. Summary:

There are two Otis Model O escalators located roughly in the center of the store area. Some of these have been out of service since 1994, others since 1985.

2. Code Compliance:

They've never been tested to the current performance index required by code, but we feel they can be made compliant without extensive modification. The escalators, as mentioned, will need work to meet the 2000 code requirement for step to skirt clearance.

3. Upgrade Recommendations:

The escalators have never undergone the recently imposed performance index testing and have not been operated in more than a decade or so, we assume some parts replacement and adjustments will be required. We recommend installing escalator safety skirt brushes to reduce the chance for passengers to be caught between step and skirt.

**D. Mechanical Systems**

M1 HVAC

1. Chilled water

a. System Description

Chilled water is provided to McCurdy Building from the Seneca Building and/or from the Midtown Plaza Central Plant in the capacity much lower than required for the full building load. The originally installed McCurdy chilled water plant is presently out of service.

b. Chillers

One 600-ton York (R-114) chiller is approximately 40 years old and was taken out of service in 1985; two 375-ton York (R-11) chillers are over 50 years old and were taken out of service in 1991 and 1992.

Recommendations: Full cooling load requirements for the McCurdy building is approximately 1200 ton of refrigeration. Replace existing chillers with new chillers of the same capacity.

c. Cooling Towers

Originally 750-ton and 600-ton cooling towers were installed. One cooling tower is presently removed and one is abandoned in place. Replace these cooling towers with new towers of the same capacity.

d. Pumps

Three 1300 GPM, 50 HP chilled water pumps, only one is operational. Three 3500 GPM, 60 HP cooling tower pumps, none are operational, have to be replaced with same size pumps.

2. Heating

a. System Description

Heating for the McCurdy Building is partially supplied by Steam Boilers located in the basement of the building, with emergency back up steam provided by the Rochester District Heating. The McCurdy Boilers provide partial back up to both the Midtown and Euclid Buildings.

Perimeter of the building has electric baseboard units.

b. Boilers

Two 50 HP, high pressure steam boilers are approximately 20 years old and are in good operational condition.

c. Pumps

Steam Condensate duplex pump  $\frac{3}{4}$  HP needs to be replaced.

3. Air Handling Units

Air Handling Units and distribution ductwork servicing 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors (approximately 140,000 sq. ft.) can be retained.

All other floors are former retail areas; the AHU's are sized for retail use and lack outside air. All air handling units have to be removed and replaced; ductwork to be removed entirely and replaced only in common areas, and in rentable spaces only to extend of providing temporary heating to these spaces.

M2 Plumbing

1. Water service

Building is supplied with a metered domestic water service line.

2. Domestic Hot Water

Domestic hot water is supplied by a steam to hot water converter fed by steam boiler.



### 3. Sewer

A sump pump and duplex ejectors are installed in the basement.

#### M3 Fire Protection

The building is sprinklered throughout and has an extensive standpipe system.

## **E. *Electrical Systems***

#### E1 Electric Service

The building is serviced by two 3000 amp and one 4000 amp, 120/208 volt utility furnished services and one 2000 amp, 120/208 volt service from the Seneca Building. The electrical system at the McCurdy Building is 40-70 years old and well past its intended useful life. The electrical distribution equipment is mostly 120/208-volts, consisting of a variety of manufacturers and panel sizes. We noted numerous code violations including more than six main disconnects, improper electrical taps and inadequate clearances, missing covers, open splices, etc. The electrical equipment lacks proper maintenance. The entire electrical system should be replaced back to the utility primary cables. A new electrical distribution system should consist of a 480/277 volt distribution system to power equipment, elevators and lighting system.

#### E2 Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of manufacturing and replacement lamps and ballasts will no longer be available after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

#### E3 Emergency Power

Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

#### E4 Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wiring with outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5      Fire Alarm

The existing fire alarm system is a non-addressable system monitored by ADT. The system lacks properly placed audio visual alarms and smoke and heat detectors. The system does not meet current codes and it is doubtful that it can be upgraded to meet the codes. We recommend a new fully programmable addressable system be installed to meet current codes.

## **VII. B. FORMAN BUILDING**

### **A. *Environmental***

#### EN-1 Asbestos Containing Materials

ACM is present in the B. Foreman Building. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

#### EN-2 Petroleum or Chemical Storage Tanks

No petroleum or chemical storage tanks are registered or reported for the B. Foreman Building. No historic or removed storage tanks were listed in NYSDEC registries for the Building. Past environmental reports did not identify any former or removed tanks.

#### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Gas and Electric and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid.

#### EN-4 Hazardous Materials

The B. Foreman Building was not identified as registered hazardous waste generator (no identified U.S. EPA RCRA ID Number). Past environmental reports did not indicate appreciable quantities of potential hazardous materials at the building.

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

A single hydraulic elevator with an accessible hydraulic tank is present in the B. Foreman building, located at the former Rochester Community Savings Bank portion of the building. The hydraulic oil tank is located in the basement and is accessible. The hydraulic elevator is evaluated as part of the Otis Elevator evaluation for the complex. No hydraulic truck elevators, hydraulic vehicle lifts or other hydraulic systems were evident for the B. Foreman

Building. No other hydraulic systems were observed or reported by site personnel or listed in previous environmental reports.

#### EN-6 Lead-Based Paint

Based on the age of the B. Foreman Building lead-based paint may be present in the structure. The B. Foreman Building was not considered for re-use as residential space. cursory observations conducted in November 2006 of readily accessible retail spaces did not indicate significant areas of peeling or flaking paint.

#### EN-7 Mold Growth

Cursory observations conducted in November 2006 of readily accessible retail spaces did not indicate significant areas of mold growth in the B. Foreman Building. The building was last developed as retail space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

The B. Forman Building is a 176,000 square foot, six-story former department store, the top three stories of which have been converted to office space. The building was originally constructed in 1920 and the present configuration is the result of several expansions. The first two and part of the third floors are still configured as a retail store. The balance of floor three, plus floors four through six were re-developed into office space in the mid 1980's. This building is linked to the Seneca Building at the 4<sup>th</sup> floor. A street level entrance is located on Clinton Ave. The B. Forman building also opens to the mall on both the first and second floors. The opening at the second floor is closed off. The elevator lobby for the six story office portion also has access to Mall levels one and two. A recent report titled "MIDTOWN PLAZA PROFILE" indicates that the B. Forman building is 45% vacant however my observations note that the only tenant is Peebles Department Store which occupies the first floor and uses the basement for stock.

#### A2 Exterior Walls – Façade

The Clinton Ave. façade is constructed of limestone panels on masonry back-up. The street level has perimeter storefront openings and the upper floors have punched openings. The upper floors are constructed of various materials such as brick, stucco and masonry block.

#### **Present Condition:**

The Clinton Ave. limestone panels are in good condition however the joint seals are deteriorating. The other exterior walls are in very poor condition. They are deteriorated to various degrees.

Recommendations:

We recommend the limestone panels remain. Reseal the panel joints and re-point the stone coping joints. Extensive masonry restoration/repair and re-pointing is required on this building.

A3 Windows

Existing Construction:

The street level consists of aluminum, single glazed storefront windows likely dating back to 1962. The punched windows on the second and third floors are also aluminum, single glazed of the same vintage. The punched windows on the 4<sup>th</sup> – 6<sup>th</sup> floors are aluminum, double glazed that were installed during the conversion to offices.

Present Condition:

The aluminum storefront windows are in poor, inefficient and have reached the end of their useful life. The punched aluminum windows on floors two and three are in fair condition but are inefficient. The windows on floors four through six are in good condition.

Recommendations:

Replace all storefront windows and the punched windows on floors two and three with windows having modern energy efficient features. Retain the newer punched windows on the upper floors.

A4 Doors and Frames – Exterior & Core

Existing Construction:

The doors considered as part of this section are those related to entrances, stairs and core toilet rooms. The entrance doors are aluminum, single glazed storefront entrance systems the Mall and Clinton Ave. entrances. Some have transoms and/or sidelights. The balance of doors (“non-entrance”) throughout the building, are hollow metal & wood with hollow metal frames.

Present Condition:

The storefront entrances are in good condition and meet ADA requirements. They were installed when Peebles moved into the building. While I was not able to access several floors, the “non-entrance” doors and frames I was able to observe were in generally good condition however the hardware does not meet ADA requirements.

Recommendations:

At this time we recommend retaining all entrance and “non-entrance” doors and frames. Add power assist operators to the entrance doors and upgrade hardware on other all non-compliant doors.

## A5 General ADA Accessibility

### Present Condition:

The level of compliance with the ADA varies throughout the building. The building itself is on an accessible path from parking, the mall and all surrounding streets. All floors are accessible via elevators. The store elevators, controls and lobbies have not been brought into compliance however the office elevator has been modernized and upgraded. It is partially, if not completely compliant with accessibility standards. Except for the entrance doors, the door hardware and toilet rooms observed do not meet ADA requirements.

The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

### Recommendations:

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to get a handle on the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

## A6 Elevator Lobbies

### Existing Construction:

The basic construction of these spaces consists of concrete floors and wood sub-floors with plaster /gypsum board walls and ceilings. Floor finishes vary from carpet to composite tile, quarry tile and stone tile. Wall finishes are basically paint and/or wall covering. The ceilings are either painted, lay-in acoustical panels in a suspended grid.

### Present Condition:

The store elevator lobbies and finishes are dated but are in generally good condition. Some of the office elevator lobbies were updated with pervious tenant fit-outs. . Conditions of these lobbies vary, the floor finishes are generally good but the wall and ceiling finishes are fair at best. Elevator controls on the store are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals. The office elevator lobby is partially, if not completely compliant with accessibility standards.

### Recommendations:

The extent of required finish updates varies. The majority of lobby floor finishes can be retained however all wall and ceiling finishes should be updated. Complete elevator lobbies should be added to the first 3 store levels. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements and current standards in the former store.

#### A7 Toilet Rooms – Core

##### Existing Construction:

The toilet rooms in this building are not stacked and are being considered part of leased tenant spaces. Observations were made of a unisex toilet room on the 4<sup>th</sup> floor at the office elevator and a larger pair multiple user toilet rooms also on the 4<sup>th</sup> floor. The basic construction of these spaces consists of concrete floors and wood sub-floors with plaster/gypsum board walls and ceilings. The floors have a tile finish. Wall finishes are paint, tile or a combination thereof. The ceilings are painted.

##### Present Condition:

All of the toilet rooms observed do not meet any ADA provisions. All finishes in the unisex toilet room are poor and dated while the other toilet rooms have wall and floor tile that is dirty but in good condition.

##### Recommendations:

The unisex toilet room requires a complete finish update while the other toilet rooms just require cleaning and paint. Reconfigure all toilet rooms to be ADA compliant. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

#### A8 Roof

##### Existing Construction:

The B. Forman Building consists of 3 different levels- above the 3<sup>rd</sup>, 4<sup>th</sup> and 6<sup>th</sup> floors. The tower roofs are constructed of tongue & groove deck supported by timber trusses and composite metal pan/concrete decks supported by metal trusses. All levels are roofed with built-up roofing systems topped with gravel. These roofing systems likely date back to original construction.

##### Present Condition:

The roofs on all levels of this building are in very poor condition with blisters, exposed/damaged felts, alligatoring and vegetation growth.

##### Recommendations:

Complete roofing system removal and replacement is recommended for each roof level.

### C. *Vertical Transportation*

#### Equipment at a glance:

Qty	Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
2	Geared Passenger	2500	7	B-6	1961	Otis
1	Geared Passenger	3500	7	B-6	1984	Otis
1	Geared Service	5000	5	B-4	1955	Otis
1	Dumbwaiter	2000	3	B-3	1952	Otis
4	Escalators	NA	NA	1-3	1952	Otis
1	Hydraulic Passenger	2500	3	1-3	1979	Otis

#### VT-1 Passenger Elevators

##### 1. Summary:

The Forman Building equipment has installation dates ranging from 1952 to 1984. The 3500 lb. elevator closest to the mall served the WBBF offices and was installed in 1984. Recommended upgrades for that car are relatively minor. The passenger cars allocated toward the center of the store need full modernization.

##### 2. Code Compliance:

The BBF car is very close to meeting the current code, but most recent code requirements are not satisfied by the remaining units. They lack service operation and do not have ascending car over-speed protection. The cars are not ADA compliant.

##### 3. Upgrade Recommendations:

The store passenger cars are a duplex and must be modernized together. Scope should include new DC direct drive, microprocessor control, door operator, hall door panels, car and hall fixtures, car and hall door panels, addition of rope grippers, and car interior aesthetics.

##### 4. Hydraulic Elevator:

The hydraulic elevator in the former branch was tested last in 2004. It can be run with minimal start up cost, but does not meet current fire service or ADA standards and has a less than robust relay based controller. We recommend full modernization with new power unit, door operator, hall and car fixtures, and microprocessor controller.



5. "BBF" Geared Elevator:

The "BBF" geared elevator is relatively new and very close to fully compliant. It has fire service operation and ADA compliant fixtures. The door operator should be replaced and car interior refurbished.

VT-2 Service/Freight Elevators

1. Summary:

The hydraulic elevator is the glass car located in the former Community Savings branch adjacent to the Forman Building. The service car located toward the center of the store need full modernization.

2. Upgrade Recommendations:

The service elevator modernization scope should include new AC direct drive, AC hoist motor, microprocessor control, door operator, hall door panels, car and hall fixtures, and addition of a rope gripper.

VT-3 Escalators

1. Summary:

The Forman Building equipment has installation dates ranging from 1952 to 1984. The store area has 4 Otis Model R escalators that service floors 1-3. They've been out of service for a little more than 15 years and will need some minor upgrades to return them to service.

2. Upgrade Recommendations:

The escalators have never undergone the recently imposed performance index testing, so we assume some adjustments will be required and we recommend installing escalator safety skirt brushes to reduce the change for passengers to be caught between step and skirt.

**D. Mechanical Systems**

M1 HVAC

1. Chilled water

The central air conditioning system is served by chilled water from the Central Plant in the Midtown Office Tower and/or the Seneca Building.

## 2. Heating

In a past the building had heating steam supplied by the Rochester District Heating. Presently building is heated by gas fired furnaces and mixed local boilers.

Two Rheem gas fired furnaces, approximately 5 years old are servicing West perimeter of the store and the main entrance. The 3<sup>rd</sup> floor is heated by two 150 MBH hot water boilers installed in late 1980<sup>th</sup>. The rest of the building is heated by the 326 MBH low pressure steam boiler, installed in 2001.

## 3. Air Handling Units

Store floors (Basement through 3<sup>rd</sup> floor) are supplied by total 14 air handling units. The 4<sup>th</sup> floor is serviced by two rooftop units; and the 5<sup>th</sup> and 6<sup>th</sup> floors are serviced by split system air conditioning units. The AHU's are old (40+ years old) and sized for retail loads with little or no outside air. New air handling units, ductwork, outside air and controls are required.

### M2 Plumbing

#### 1. Water service

A metered 4" domestic water service line from the 6,000 gallon water tank located on the 18<sup>th</sup> floor of the Midtown Tower Building, supplies the building.

#### 2. Domestic Hot Water

Domestic hot water is supplied from the McCurdy Building

### M3 Fire Protection

The building is sprinklered throughout and has an extensive standpipe system.

## **E. Electrical Systems**

### E1 Electric Service

The B. Forman Building is supplied by one 200 amp, two 200 amp and one 100 amp, 120/208 volt utility supplied services. The electrical system of the B. Forman Building is 40+ years old and well past its intended useful life. The electrical distribution equipment is mostly 120/208-volts, consisting of a variety of manufacturers and panel sizes. We noted numerous code violations including more than six main disconnects, improper electrical taps and inadequate clearances, missing covers, open splices, etc. The electrical equipment lacks proper maintenance. The entire electrical system should be replaced back to the utility

primary cables. A new electrical distribution system should consist of a 480/277 volt distribution system to power equipment, elevators and lighting system.

#### E2     Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of manufacturing and replacement lamps and ballasts will no longer be available after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

#### E3     Emergency Power

Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

#### E4     Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wiring with outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5     Fire Alarm

The existing fire alarm system is a non-addressable system monitored by ADT. The system lacks properly placed audio visual alarms and smoke and heat detectors. The system does not meet current codes and it is doubtful that it can be upgraded to meet the codes. We recommend a new fully programmable addressable system be installed to meet current codes.

## VIII. SENECA BUILDING

### A. *Environmental*

#### EN-1 Asbestos Containing Materials

Asbestos Containing Materials (ACM) are present in the Seneca Building. Friable spray-on ACM fire proofing is the most common material and other ACM materials may be present. AAC Contracting (AAC) prepared a scoping document and cost estimate for confirmation of and abatement of ACM (suspect and known). These documents are provided in Appendix B of this report.

#### EN-2 Petroleum or Chemical Storage Tanks

No petroleum or chemical storage tanks are registered or reported for the Seneca Building. No historic or removed storage tanks were listed in NYSDEC registries for the Building. Past environmental reports did not identify any former or removed tanks.

#### EN-3 PCBs

Overhead fluorescent light fixtures throughout the building may consist of PCB-containing ballasts. AAC estimated costs to remove anticipated PCB light ballasts. This is provided in Appendix B.

No PCB-containing transformers were identified at the Midtown Plaza complex. Larger transformers in the Midtown Complex are operated by Rochester Gas and Electric and are reportedly free of PCBs. Smaller units in the complex are dry-type units without di-electric fluid.

#### EN-4 Hazardous Materials

The Seneca Building was not identified as registered hazardous waste generator (no identified U.S. EPA RCRA ID Number). Past environmental reports did not indicate appreciable quantities of potential hazardous materials at the building.

Based on the age of the building, fluorescent light bulbs may contain Mercury. AAC provided a cost estimate for disposal of hazardous materials such as Mercury containing light bulbs/switches, stored chemicals, and other miscellaneous materials. This is provided in Appendix B.

#### EN-5 Hydraulic Systems

No systems are known to be present at the Seneca Building. No hydraulic elevators, vehicle lifts or hydraulic loading dock levelers were observed or reported by site personnel or listed in previous environmental reports.

#### EN-6 Lead-Based Paint

Based on the age of the Seneca Building lead-based paint may be present in the structure. The Seneca Building was not considered for re-use as residential space.

#### EN-7 Mold Growth

No observations for possible mold growth were conducted of the Seneca Building. The building was last developed as office space with no reported significant water damage or loss of building integrity that could promote mold growth.

### **B. Architectural**

#### A1 Buildings – General Overview

The Seneca Building is a 276,800 square foot, seven-story office/retail building constructed in 1972. The basement, first and second floor are retail and office space. The third through seventh floors are office space. The main office tenant has been Chase Bank. A recent report titled "MIDTOWN PLAZA PROFILE" indicates that the Seneca Building is approx. 11% vacant however as of April 2007 Chase will have completely vacated their space, leaving the building, for all intents and purposes, vacant.

#### A2 Exterior Walls – Façade

##### Existing Construction:

The entire north, south, east and second floor west elevation are constructed of glazed brick on block back-up. The west elevation, street level is a combination of storefront openings within stone panels. Metal and glass curtain wall construction encloses the west elevation from floors 3-7.

##### Present Condition:

The brick walls are generally in fair condition with areas of spalling brick throughout. The brick at the parapet level of the north, south and east elevations, has been damaged by water leaking through the flashings. The flashings have been repaired but the brick has not. The street level stone panels are in fair condition but the sealant joints are deteriorating. The curtain wall system is in fair condition however it is single glazed and therefore inefficient.

##### Recommendations:

We recommend the stone panels remain. Repair/restore & repoint any spalled and damaged brick. Remove the curtain wall and install new metal and glass curtain wall attached to the existing structure.

### A3 Windows

#### Existing Construction:

The street level consists of 2 sets of aluminum, storefront windows. One of which is single glazed and dates back to the 1962 construction the other is double glazed and was likely replaced in the 1980's. The punched windows on the second floor west and 3rd – 7<sup>th</sup> floors of the north, south and east elevations are aluminum, single glazed. The curtain wall on the west elevation has single glazed windows

#### Present Condition:

Both aluminum storefront window frames are in fair condition but the glass in both has been damaged continuously by vandalism. The older section is inefficient and has reached the end of its useful life. The punched aluminum windows and those within the curtain wall system are in fair condition however they are also inefficient.

#### Recommendations:

Replace the older storefront window with windows having modern energy efficient and vandal resistant features. Replace the glazing if the newer storefront window with new vandal resistant glass. The curtain wall removal will automatically require the integral windows be removed. New windows with modern energy efficient features will be included as part of the new curtain wall. Replace all punched windows in this building with windows having modern energy efficient features.

### A4 Doors and Frames – Exterior & Core

#### Existing Construction:

The doors considered as part of this section are those related to core spaces such as stair towers, core toilet rooms and elevator lobbies. The doors and frames throughout the Seneca Building are typically constructed of hollow metal. The frames are hollow metal.

#### Present Condition:

The doors are generally in good condition. Most door hardware does not meet ADA requirements.

#### Recommendations:

The doors in this building can be kept. Upgrade those with non-compliant hardware to meet ADA hardware requirements.

### A5 General ADA Accessibility

#### Present Condition:

The level of compliance with the ADA varies throughout the building. The building itself is on an accessible path from parking and each floor is accessible via elevators. The elevators, controls and lobbies have not been brought into compliance. Door hardware is generally not accessible and toilet rooms have almost no accessible provisions with the exception of an accessible stall in one and accessories in another.

The plaza complex management office has received some verbal complaints from disabled individuals. They are unaware of any formal complaints having been filed.

**Recommendations:**

A comprehensive ADA assessment and action plan is necessary for the entire complex. This will assist the complex owners to get a handle on the overall scope and schedule required to accomplish total compliance.

Non-compliant conditions identified in this report need to be brought into compliance with accessibility requirements as soon as possible. Some upgrades can be done independently of full scale renovations (ie. Elevators and door hardware) while non-compliant toilet rooms will likely be upgraded as part of complete renovations.

A6 Elevator Lobbies

**Existing Construction:**

The basic construction of these spaces consists of concrete floors with plaster /gypsum board walls and ceilings. Floor finishes consist of carpet, tile and quarry tile. Wall finishes are generally paint, high end wall covering, metal finishes and stone tile. The ceilings are either painted or lay-in acoustical panels in a suspended grid. The elevator lobbies in floors one and two open directly to the mall.

**Present Condition:**

The elevator lobbies were updated by Chase during the previous decade. They are generally in good condition requiring no finish work with the exception of the fifth floor which are in good condition but dated. Elevator controls are within accessible reach requirements however have not been updated to modern standards for vision and hearing impaired individuals.

**Recommendations:**

Update all finishes on the fifth floor only. No finish work is required in any of any of the other lobbies. All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them. Upgrade all elevator lobby controls and signals to meet ADA requirements and current standards.

A7 Toilet Rooms – Core

**Existing Construction:**

The basic construction of these spaces consists of concrete floors with plaster/gypsum board walls and ceilings. All floors and walls have a tile finish. The ceilings are painted, 1'x1' tiles or lay-in acoustical panels in suspended grids.

**Present Condition:**

The toilet room conditions vary. All but one toilet room do not meet any ADA provisions and most of the finishes are in fair condition but dated. Toilets and lavatory fixtures are generally in good operational condition. Toilet partitions mostly appear to be in good condition and are serviceable.

Recommendations:

The majority of toilet rooms in this building require some level of finish update if not complete. Reconfigure all toilet rooms that are not presently ADA compliant. Install new toilet, lavatory fixtures and toilet partitions in toilet rooms to be reconfigured. Toilet, lavatory fixtures, toilet partitions and finishes can remain in the one toilet room that presently has an ADA toilet stall. The rest of the room must be brought into compliance.

All ceilings require removal and replacement, regardless of condition, due to full scale asbestos abatement required above them.

A8 Roof

Existing Construction:

The Seneca Building consists of a main roof and elevator penthouse roof. The roofs are constructed of composite metal pan/concrete decks. The penthouse roof was replaced in 1990 with a ballasted EPDM roofing system. The main roof has the original 1962 built-up roofing system. Flashings in the northeast and northwest corners have been re-flashed with EPDM to prevent further leaks and parapet brick damage.

Present Condition:

The penthouse roof is in good condition. The original built-up roof is in poor condition and various leaks persist especially over the 7<sup>th</sup> floor computer room.

Recommendations:

Complete roofing system removal and replacement is recommended for the main roof. The newer penthouse roof should be effective for the 5-10 year term while repairing any leaks as they occur.

**C. Vertical Transportation**

Equipment at a glance:

Qty	Type	Capacity Lbs	Stops	Floors Served	Date Installed	Manufacturer
3	Geared Passenger	3500	7	1 - 7	1972	Otis
1	Geared Service	5000	8	B - 7	1972	Otis
2	Escalator	NA	NA	Mall - 2	1972	Otis
1	Dumbwaiter	500	5	B, 4-7	1972	Otis

VT-1 Passenger Elevators

1. Summary:

Seneca Building has three geared passenger cars (one group), that access the mall and a dumbwaiter currently used by the mail room. The machines were all installed in great numbers in the U.S. so long term support for replacement parts is strong. The elevator drive consists of DC motors and AC/DC motor generators (MG sets). These are inherently



less reliable than newer direct drive and more costly to maintain. The elevator controls also lack velocity feedback, which limits ride quality and leveling accuracy. Existing control is relay logic, which is less robust than current microprocessor control and lacks diagnostics and remote monitoring capability. All units are currently in service, maintained by Otis and certified by the City.

2. Code Compliance:

The elevators have fire service operation, but not the current version. They do not have ascending car over-speed protection. None of the elevators meet ADA requirements.

3. Upgrade Recommendations:

The passenger cars must be modernized as a group. Scope should include new DC direct drive, microprocessor control, door operator, hall door panels, car and hall fixtures, car and hall door panels, addition of rope grippers and car interior aesthetics.

VT-2 Service/Freight Elevators

1. Summary:

Seneca Building has one large geared service car, that access the mall and a dumbwaiter currently used by the mail room.

2. Code Compliance:

The elevators have fire service operation, but not the current version. They do not have ascending car over-speed protection. None of the elevators meet ADA requirements. The dumbwaiter should be fine as-is.

3. Upgrade Recommendations:

The service elevator modernization scope should include new AC direct drive, AC hoist motor, microprocessor control, door operator, hall door panels, car and hall fixtures, and addition of a rope gripper.

VT-3 Escalators

1. Summary:

Seneca Building two escalators that access the mall and a dumbwaiter currently used by the mail room.

2. Code Compliance:

The escalators have passed current testing standards, but installation of safety brushed would be advisable.

### 3. Upgrade Recommendations:

The escalators have passed the recently imposed performance index testing, but we recommend installing escalator safety skirt brushes to reduce the chance for passengers to be caught between step and skirt.

## **D. Mechanical Systems**

### M1 HVAC

#### 1. Chilled water

##### a. System description

The Seneca Building Chilled Water Plant supplies chilled water to the Seneca Building and a portion of B. Forman Building. A crossover piping also allows supplying or receiving chilled water to/from main chilled water loop.

##### b. Chillers

Three 490-ton Trane chillers originally installed in 1972; two machines were refurbished in 1997 to run on R-123. In order to continue a reliable service, the remaining chiller has to be replaced with new and more efficient machine.

##### c. Cooling Towers.

12 cells cooling tower was rehabilitated on late 80<sup>th</sup>. It is in fair operational condition and can be retained for the next 5 years, after which it should be refurbished or replaced.

##### d. Pumps

Three 980 GPM, 50 HP chilled water pumps, originally installed 34 years ago, one pump was replaced approximately 10 years ago. Two older pumps should be replaced with 1225 GPM pumps.

Three 1080 GPM, 50 HP cooling tower pumps are 34 years old and should be replaced with 1500 GPM pumps. Larger pumps will help to optimize the chiller plant operation.

#### 2. Heating

Steam for heating is provided by the Rochester District Heating. Steam is converted into hot water in 5 steam/hot water converters that are 34 years old. Converters and associated pumps are at or beyond its useful life and should be replaced.

Heating for floors 1 thru 3 is provided by perimeter baseboard units.

### 3. Air Handling Units

The Air Handling Units are as follows: The 80,000 CFM Air Enterprise (1972) air handling unit (AHU-1) is equipped with VFD drive (1986) and service variable volume system on 1<sup>st</sup> thru 3<sup>rd</sup> floors. Two constant volume air handling units, 10,000 CFM each are located on the 1<sup>st</sup> floor.

Recommendations: AHU-1 needs to be refurbished and AHU's 2 & 3 needs to be replaced.

There are also four dual duct tenant air handling units servicing space occupied by Chase.

## M2 Plumbing

### 1. Water service

A metered 2" domestic water service line with a backflow preventer supplies the building.

### 2. Domestic Hot Water

Domestic hot water is supplied by steam / water converters.

### 3. Pumps

Two 10-HP domestic water pumps have exceeded its useful life and should be replaced.

### 4. Storm and Sanitary Sewers

Duplex sewer ejectors are installed in the basement have exceeded its useful life and should be replaced.

## M3 Fire Protection

Building is not sprinklered. A standpipe system services the entire building. Recommendations: install the sprinklers throughout the building and replace existing 1-1/2" hose connections with code required 2-1/2" connections.

## **E. Electrical Systems**

### E1 Electric Service

The Seneca Building is served by two (2) 400 amp, 480/277 volt utility supplied electrical services. The electrical equipment was installed in 1972 making the equipment 34 years old. However, the electrical equipment appears to be lightly used and in generally good

condition. Most of the main distribution equipment could be re-used when the building is renovated.

#### E2     Lighting

Existing light consists of a combination of fluorescent T-12 and incandescent fixtures. T-12 fixtures are being phased out of manufacturing and replacement lamps and ballasts will no longer be available after 2010. Any planned renovation of the building must include complete lighting replacement using at the very least compact fluorescent, T-8 or T-5 type fixtures.

#### E3     Emergency Power

Emergency egress lighting is provided by battery back up emergency fixtures located throughout the building. These units are old and should be replaced at such time as the building is renovated.

#### E4     Communication System

The existing telephone system is old and outdated. Wiring consists of mostly Cat. 3 voice wiring with outdated Ethernet data cabling. We did find a minimal amount of fiber optic cable improperly routed within some of the building. Given the poor quality of the copper wire and the minimal amount of fiber optic wiring, we recommend the existing communication wiring be removed and a new modern voice and data network be installed throughout the building. Depending on the use of the building, consideration shall be given to the installation of an yfi or wireless internet access system.

#### E5     Fire Alarm

The existing fire alarm system is an addressable system monitored by ADT. The system is fully programmable and could be expanded to accommodate a renovation project.

## MIDTOWN PLAZA COMPLEX INTERVIEW

**TOPIC:** General

**DATE:** 10/25/06

**ATTENDEES:** Albert Cupo – Midtown Rochester Properties LLC  
David Manioci – Midtown Rochester Properties LLC  
Joe Istvan - Bergmann Associates  
Kurt Finkbeiner - Bergmann Associates

**INTERVIEW CONTENT:** This was the initial meeting with Midtown Plaza personnel. We discuss in general the condition of the property and received ACM Management Plans (O&M) for the facility. The following are highlights of the interview:

- Asbestos exists in all buildings
- Seneca and Euclid have ACM fireproofing and pipe insulation
- Forman has ACM on pipe insulation and ACM mastic on AHU insulation
- Forman and Seneca need new roofs
- McCurdy has under gone 6 renovations and consist of many older buildings. It has a lot of ACM in NW and SE portions of the building including ACM fireproofing. Also behind drywall enclosed columns
- Peter Arnold hired M&H in 1998 to do a condition assessment
- Midtown Tower has a reduced foot print on top three floors. Water penetration is a problem at this reduced area.
- Dave will provide equipment list via fax
- Euclid is supplied chilled water and hot water from Midtown Tower.
- Clear Channel, who occupies Euclid has antenna on the tower.
- Forman consists of many old buildings
- Seneca is supplied steam from RDH
- McCurdy boilers and chillers are not presently in service. CW and HW comes from tower
- Asbestos is the biggest problem
- Future interview and site inspection are to arranged through Al or Dave



## **Telephone Conversation**

**Date:** Friday 11/10/06  
**Project:** Midtown Plaza Environmental Review, Rochester, NY  
**Recorded by:** Edward Jones

**Contact:** Albert Cupo, Property Manager  
(585) 530-2550

**Distribution:** Project File

**Purpose of Phone Call:**

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### **Items Discussed:**

Mr. Cupo is the Property Manager for Midtown Plaza and was returning my telephone call from earlier today. Mr. Cupo confirmed information provided earlier by David Manioci, Chief Engineer.

The complex is mostly empty.

The complex does have 2 separate basement fuel oil storage tanks.

Asbestos is present throughout the complex, and the complex does have an Asbestos Containing Materials program.

Mr. Cupo indicated that we was not aware of any current hazardous waste generator, and indicated he was not aware of any environmental problems in the complex.

For solid waste-trash disposal, the complex rents a compactor from the City of Rochester. The city empties the compactor once a week.

The City of Rochester collects recycled cardboard.  
Office paper is picked up free of charge by a recycling company.



## Telephone Conversation

**Date:** Friday 11/10/06  
**Project:** Midtown Plaza Environmental Review, Rochester, NY  
**Recorded by:** Edward Jones

**Contact:** David Manioci, Chief Engineer  
(585) 738-0358 (cell)

**Distribution:** Project File

**Purpose of Phone Call:**

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### Items Discussed:

Mr. Manioci is the chief building engineer for the Midtown Plaza complex of buildings. We discussed the fuel oil storage tanks and heat sources at the complex, Asbestos and environmental concerns.

Two separate fuel oil storage tanks are located in basements at the complex: a 6,000 gallon AST is located in a basement of the McCurdy building (285 East Main Street) and the second tank is located in the basement of Midtown Plaza. The ASTs both reportedly have spill containment, and were reportedly installed in 1985 (comment: NYSDEC registry indicates both installed in 1975). No underground storage tanks reported.

Two boilers, 40 horsepower each are located in the McCurdy sub-basement. Both are dual fuel supply, either fuel oil or natural gas. A single 200 horsepower boiler is located in the Midtown plaza, also a dual natural gas/fuel oil boiler.

Lots of supplemental natural gas heaters are located at entrances to buildings.

One hydraulic elevator is located in the complex, in the old Rochester Community Savings Bank area of the B. Foreman Building. The oil reservoir is located in the basement of the B. Foreman building and is accessible. Two hydraulic truck levelers are present in the Midtown Plaza retail, 1 at the loading dock to the mall, and the second at the former food market loading dock (no longer used) the hydraulic tanks are accessible. None of the remaining loading locks reportedly have hydraulic truck levelers.

### Transformers and PCBs:

On-site major transformers are owned by RG & E and are reportedly free of PCBs. Smaller transformers in the complex are dry-type and are free of any potential PCB di-electric fluid.

There may be low-level PCBs in the overhead light ballasts in the McCurdy building and the B. Foreman building. The complex does not have a program for removal or testing of light ballasts for PCBs.

**Asbestos Containing Materials:** Asbestos is known to be in the complex.

The complex used to have an ACM Management Plan. However, since the complex is mostly empty, nothing gets disturbed and the existing Asbestos Containing Materials are reportedly left alone.

**Hazardous Wastes and Hazardous Materials:**

Some residual Asbestos Containing Materials remains on-site, from past ACM Management and ACM remediation, when the complex was part of Midtown Holdings. The ACM waste remains on-site.

No known hazardous materials or other hazardous wastes (other than ACM) reported at the complex.

Typical office-type waste is the only waste generated at present. The complex rents a trash dumpster from the City of Rochester, which picks up waste.

Cardboard and waste paper are picked up for free by another waste vendor for recycling.

The complex is so empty that they don't even generally that many spent/broken bulbs anymore (including fluorescent light bulbs).



## **MIDTOWN PLAZA COMPLEX INTERVIEW**

**TOPIC:** HVAC, Plumbing and Fire Protection systems.

**DATE:** 11/13/06

**ATTENDEES:** David Manioci – Midtown Rochester Properties, LLC  
Alex Michnevich – Bergmann Associates

**INTERVIEW CONTENT:** This was interview and site walkthrough, which continued for more than four hours. We discussed the condition of the mechanical, plumbing and fire protection systems, and reviewed the equipment list supplied to us by Dave. The following are the highlights of the interview and the walkthrough:

- Chilled water to the entire Midtown Plaza is supplied by Midtown Tower main chiller plant and Seneca Chilled water plant. McCurdy's chilled water plant is presently not in service.
- Heating is supplied by Midtown Tower high pressure boiler, supplying Tower, Mall and Euclid Buildings. McCurdy and B. Forman buildings have its own boilers. Heating for the Seneca Building provided by Rochester District Heating.
- Rochester District Heating steam is also piped into the McCurdy Building and can be piped from there all around Midtown Plaza. However, presently this steam connection is not used.
- Air handling equipment is mainly antiquated. Some AHU's, however, were refurbished and converted to VAV duty, such as Mall terrace level AHU system was converted to VAV in the 90<sup>th</sup>. Some other units were converted around 80<sup>th</sup> and 90<sup>th</sup>.
- Plumbing systems are mostly adequate. Some aged pumps need to be replaced.
- Some buildings are sprinklered, such as Mall, McCurdy Building, B. Forman Building. Midtown Tower is 85% unsprinklered and Euclid Building is approximately 50% sprinklered. Seneca Building is not sprinklered.

## **MIDTOWN PLAZA COMPLEX INTERVIEW**

**TOPIC:** Electrical Inspection

**DATE:** 11/13/06

**ATTENDEES:** David Manioci – Midtown Rochester Properties LLC  
Case Smeenck - Bergmann Associates

**INTERVIEW CONTENT:** We toured each building within the Midtown Complex. Our primary purpose was to investigate the electrical power service to each building. Further we performed a cursory inspection of the below listed items. The following are highlights of the interview:

- Electrical service
- Electrical distribution
- Lighting systems/fixtures
- Fire alarm systems
- Emergency power systems
- Communication systems

## MIDTOWN PLAZA COMPLEX INTERVIEW

**TOPIC:** Architectural

**DATE:** 11/14/06

**ATTENDEES:** Albert Cupo – Midtown Rochester Properties LLC  
David Manioci – Midtown Rochester Properties LLC  
AJ Bellavia - Bergmann Associates

### INTERVIEW CONTENT:

This meeting with Midtown Plaza personnel was to discuss the general condition of the plaza complex architectural components. This forum gave us the opportunity to get their opinion of the plaza as well as ascertain what, if any, of the recommendations from previous have been implemented. The following are highlights of the interview:

- Recommendations for ADA upgrades from the May 2000 Merritt and Harris Report have not been implemented. An ADA plan for the complex has not been completed.
- Recommendations for façade work from the May 2000 Merritt and Harris Report have not been implemented. Any repair work has consisted mainly of correcting structural and/or life safety issues as they have come up.
- Recommendations for roof work from the May 2000 Merritt and Harris Report have not been implemented. Any repair work has consisted mainly of correcting leaks as they have come up.
- Storefront entrances are well beyond the end of their useful life with the exception of a few locations. The maintenance staff continues to repair them as necessary.
- Recommendations for window work from the May 2000 Merritt and Harris Report have not been implemented. The maintenance staff continues to repair damaged windows as necessary.
- Noted that the most recent upgrade was Euclid Building & the north east corner of the Mall-2<sup>nd</sup> floor for Clear Channel. This renovation was done in 2004.
- Noted ceiling damage at former Wegmans loading dock. While under cover, the structure is exposed from below.
- Noted several areas on the upper Tower floors where water is seeping through brick and the curtain wall panels.
- Noted that the Tower has a number of "nice" rentable spaces that were updated by tenants in the 80's and 90's.
- Noted that the Tower brick has been failing since the early 1980's and that the west elevation was repaired/restored in 1985 but it did not hold up. The Tower brick is well beyond its useful life.
- Stated the opinion that the B. Forman building is "shot" and beyond it's useful life. Too much work is required to bring it back to usable condition.
- Stated the opinion that the McCurdy building could be renovated to usable space. The roof and façade are not bad.
- Noted that Arnold and Blackacre Capitol have not really put any money into updating the complex other then necessary maintenance and repairs.

**Finkbeiner, Kurt**

**From:** Finkbeiner, Kurt  
**Sent:** Friday, November 17, 2006 5:06 PM  
**To:** 'Boyd Bellenger'; 'dan.hourihan@aac-contracting.com'; 'brian.hoose@otis.com'; Bellavia, A.J; Jones, Edward; Michnevich, Alex; Smeenk, Case  
**Cc:** Istvan, Joseph  
**Subject:** Midtown Plaza Due Diligence  
**Attachments:** Midtown Schedule Revised.PDF

All,

This is a summary of a clarification meeting we had with Tom Richards, Mark Gregor, and Steve Golding of the City of Rochester:

1. Delivery of report is now scheduled for 12/8/06 vs..11/30/06 as shown on existing schedule. (See attached PDF)
2. Cost Estimates will be done using prevailing wage rates since this will reflect worst case.
3. Some floor plans have been obtained from the City. They are being reproduced and will be available early next week.
4. The entire complex will be abated of ACM spray on fireproofing. Ceiling, light fixtures ductwork, diffusers will be removed as part of abatement and that cost reflected in the abatement cost.
5. Tenant spaces including retail spaces will not receive new ceiling etc. Only night lighting and heat to keep area from freezing
6. We discussed the fact that each building does not have its own heating and cooling plant as well as electrical system. It was decided that if equipment and systems need replacement, they would one for one. The write-up will need to clearly show how the building services interconnected.
7. We then discussed a preliminary environmental report. We will evaluate what is required relative to lead paint if upper floors of the tower are used for residential. Some paint samples will be taken and analyzed for lead.
8. We were also asked to provide a cost for total demolition of the entire complex (six buildings).
9. An interim review meeting will be schedule with the City prior to 12/8/06.

Boyd - Please forward to Scott and Wayne

Thanks  
 Kurt

Kurt Finkbeiner, P.E., PMP  
 Sr. Project Manager  
 Bergmann Associates  
 200 First Federal Plaza  
 28 East Main Street  
 Rochester, New York 14614

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 585-325-8303  
 kfinkbeiner@bergmannpc.com



# **MIDTOWN PLAZA COMPLEX - CONCEPTUAL ESTIMATE FOR UPGRADES**

December 6, 2006

DIV	DESCRIPTION	Midtown Tower	Midtown Plaza	Euclid Bldg.	McCurdy Bldg.	B. Forman Bldg	Seneca Bldg.	TOTAL
1	GENERAL CONDITIONS	\$1,486,671	\$768,920	\$246,978	\$1,449,305	\$267,241	\$742,106	\$4,961,221
2	ASBESTOS ABATEMENT/DEMOLIT'N	\$6,950,827	\$7,582,788	\$1,645,270	\$8,470,667	\$2,827,215	\$7,914,412	\$35,391,179
3	CONCRETE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	MASONRY	\$50,000	\$61,997	\$497,192	\$67,500	\$221,604	\$154,573	\$1,052,865
5	METALS	\$122,740	\$0	\$0	\$0	\$0	\$0	\$122,740
6	WOOD & PLASTICS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	THERMAL & MOISTURE PROT'N	\$348,340	\$250,060	\$0	\$52,500	\$384,930	\$367,976	\$1,403,806
8	DOORS & WINDOWS	\$7,207,830	\$426,424	\$39,200	\$479,302	\$153,960	\$730,384	\$9,037,100
9	FINISHES	\$342,215	\$462,411	\$65,075	\$229,096	\$99,748	\$110,449	\$1,308,993
10	SPECIALTIES	\$36,400	\$15,300	\$19,200	\$57,600	\$16,000	\$41,600	\$186,100
11	EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	FURNISHINGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	SPECIAL CONSTRUCTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	CONVEYING SYSTEMS	\$1,360,010	\$1,320,000	\$250,000	\$1,635,000	\$595,000	\$660,010	\$5,820,020
15	MECHANICAL	\$6,082,936	\$1,310,034	\$1,476,137	\$11,240,354	\$1,456,540	\$3,039,955	\$24,605,955
16	ELECTRICAL	\$2,964,918	\$3,949,382	\$947,491	\$6,754,089	\$2,417,032	\$1,822,761	\$18,855,673
<b>Subtotal</b>		\$26,952,887	\$16,147,314	\$5,186,544	\$30,435,413	\$8,439,269	\$15,584,226	\$102,745,652
<b>Contingency 25 %</b>		\$6,738,222	\$4,036,828	\$1,296,636	\$7,608,853	\$2,109,817	\$3,896,056	\$25,686,413
<b>Design 10 %</b>		\$3,369,111	\$2,018,414	\$648,318	\$3,804,427	\$1,054,909	\$1,948,028	\$12,843,207
<b>TOTAL COST</b>		<b>\$37,060,220</b>	<b>\$22,202,557</b>	<b>\$7,131,497</b>	<b>\$41,848,693</b>	<b>\$11,603,995</b>	<b>\$21,428,310</b>	<b>\$141,275,272</b>

**LeCHASE CONSTRUCTION SERVICES**  
**300 TROLLEY BOULEVARD**  
**ROCHESTER, NY 14606**

**Midtown Plaza Complex**  
**Midtown Tower**

**December 6, 2006**

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>					
	General Requirements				\$1,273,311	
	Crane & Operator	6	Mo	\$35,560	\$213,360	
						<b>\$1,486,671</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>					
	Asbestos Survey	1	Ls		\$51,750	
	Asbestos Abatement at interior	1	Ls		\$4,140,000	
	Asbestos Abatement at roof and exterior	1	Ls		\$274,000	
	Environmental Abatement	1	Ls		\$207,000	
	Air/Project Monitoring	1	Ls		\$621,000	
	Re-Fireproofing	1	Ls		\$465,750	
	<i>Demolition</i>					
	Remove existing façade	104552	Sf	\$8.50	\$888,692	
	Remove interior wall finishes for new curtainwall	8800	Sf	\$4.50	\$39,600	
	Remove existing toilet room wall finishes	16500	Sf	\$2.50	\$41,250	
	Remove existing elevator lobby wall finishes	13800	Sf	\$2.50	\$34,500	
	Remove existing windows	29880	Sf	\$2.75	\$82,170	
	Remove existing doors	19	Ea	\$25.00	\$475	
	Remove roof	27400	Sf	\$3.50	\$95,900	
	Remove metal coping	760	Lf	\$11.50	\$8,740	
						<b>\$6,950,827</b>
<b>3</b>	<b>CONCRETE</b>					
						<b>\$0</b>
<b>4</b>	<b>MASONRY</b>					
	Allowance for masonry work at façade	1	Ls		\$50,000	
						<b>\$50,000</b>
<b>5</b>	<b>METALS</b>					
	Lt. gage metal framing at canted areas on facade	12920	Sf	\$9.50	\$122,740	
						<b>\$122,740</b>

	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
6	<b>WOOD &amp; PLASTICS</b>					
						\$0
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	Replace roof	27400	Sf	\$10.50	\$287,700	
	Replace metal coping at parapets	760	Lf	\$14.00	\$10,640	
	Allowance for work to parapets, etc.	1	Ls		\$50,000	
						\$348,340
8	<b>DOORS &amp; WINDOWS</b>					
	Replace Doors/Frames/Hardware - Interior Single	19	Ea	\$1,250.00	\$23,750	
	Remove and replace hardware	49	Ea	\$800.00	\$39,200	
	<i>Prep Work For New Curtainwall</i>					
	Cut Existing Angle	4760	Lf	7.50	\$35,700	
	Remove Rust from Remaining Leg	5840	Lf	6.50	\$37,960	
	Rem. Caulk Betwn CMU B-U and Slab	5840	Lf	5.50	\$32,120	
	New 3/8 x 31/2 Plate Weld to Angle	4760	Lf	29.00	\$138,040	
	New Flashing	11680	Sf	7.25	\$84,680	
	Drill Back-Up for J-Bolts	2050	Ea	10.00	\$20,500	
	New curtainwall system	104552	Sf	\$65.00	\$6,795,880	
						\$7,207,830
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	16500	Sf	\$5.50	\$90,750	
	Replace ceilings at toilet rooms	5150	Sf	\$8.50	\$43,775	
	Upgrade floor finishes at toilet rooms	2640	Sf	\$9.75	\$25,740	
	Upgrade wall finishes at elevator lobbies	13800	Sf	\$4.50	\$62,100	
	Replace ceilings at elevator lobbies	5300	Sf	\$8.50	\$45,050	
	Patch walls from façade prep work	8800	Sf	\$8.50	\$74,800	
						\$342,215
10	<b>SPECIALTIES</b>					
	Add grab bars at toilet rooms	4	Ea	\$350.00	\$1,400	
	Reconfigure Toilet partitions to ADA compliant	1	Ls		\$35,000	
						\$36,400

ITEM DESCRIPTION		QUANTITY UNITS		UNIT PRICE	SUB TOTAL	TOTAL
11	<b>EQUIPMENT</b>					
						\$0
12	<b>FURNISHINGS</b>					
						\$0
13	<b>SPECIAL CONSTRUCTION</b>					
					\$0	
						\$0
14	<b>CONVEYING SYSTEM</b>					
	3000 lb gearless passenger elevators	6	Ea	\$183,335.00	\$1,100,010	
	2500 lb geared passenger elevator	1	Ea	\$110,000.00	\$110,000	
	4000 lb geared service elevator	1	Ea	\$150,000.00	\$150,000	
						\$1,360,010
15	<b>HVAC</b>					
	Air Handling Units =>CFM's	4	EA	\$101,200.00	\$404,800	
	Air Handling Units	5	EA	\$50,600.00	\$253,000	
	Retube Boilers	1	EA	\$22,990.00	\$22,990	
	Chillers	3	EA	\$328,625.00	\$985,875	
	Cooling Towers	2	EA	\$138,040.00	\$276,080	
	Fans	13	EA	\$43,862.00	\$570,206	
	HVAC Pumps	17	EA	\$33,825.00	\$575,025	
	Induction Units / VAV 's	200	EA	\$4,455.00	\$891,000	
	DDC Controls	183000	SF	\$2.25	\$411,750	
	Ductwork Replacement	83135	SF	\$4.03	\$335,034	
						\$4,725,760
	<b>FIRE PROTECTION</b>					
15	Fire Protection Replacement	207000	SF	\$3.75	\$776,250	
	Demo Fire Pump Area, Build New, Piping, Etc.	1	Lot	\$110,100.00	\$110,100	
	Replace Fire Pump	1	EA	\$188,100.00	\$188,100	
						\$1,074,450
	<b>PLUMBING</b>					
15						
	Pumps	3	EA	\$11,825.00	\$35,475	
	6" Domestic Water Service Riser Demo	345	FT	\$25.13	\$8,670	
	6" Domestic Water Service Riser to 18th Fl	345	FT	\$116.63	\$40,237	
	Roof Drains & Drainage Piping	27400	SF	\$1.15	\$31,510	
	Plumbing, Toilet Room Fixtures	1	Lot	\$166,834.00	\$166,834	
						\$282,726



ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
16	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	207,000	Sf	\$ 1.08	\$ 223,560	
	New Electrical Distribution	207,000	Sf	\$ 3.25	\$ 672,750	
	Demo Existing Fire Alarm System	0	Sf	By AAC	\$ -	
	New Fire Alarm System	207,000	Sf	\$ 3.12	\$ 645,840	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	183,000	Sf	\$ 3.90	\$ 713,700	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	24,000	Sf	\$ 6.50	\$ 156,000	
	Demo Existing Security System	207,000	Sf	\$ 0.16	\$ 33,120	
	New Security System Core and Shell	24,000	Sf	\$ 0.46	\$ 11,040	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	24,000	Sf	\$ 2.60	\$ 62,400	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 80,427	\$ 80,427	
	New Electric to Mech Equipment	1	Ls	\$ 241,281	\$ 241,281	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	24,000	Sf	\$ 5.20	\$ 124,800	
						<b>\$2,964,918</b>
	<b>PROJECT TOTAL</b>					<b>\$26,952,887</b>

**LeCHASE CONSTRUCTION SERVICES**  
**300 TROLLEY BOULEVARD**  
**ROCHESTER, NY 14606**

Midtown Plaza Complex  
Midtown Mall

December 6, 2006

ITEM DESCRIPTION		QUANTITY UNITS		UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>					
	General Requirements				\$768,920	
						<b>\$768,920</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>					
	Asbestos Survey	1	Ls		\$69,000	
	Asbestos Abatement at interior	1	Ls		\$5,520,000	
	Asbestos Abatement at roof and exterior	1	Ls		\$150,000	
	Environmental Abatement	1	Ls		\$276,000	
	Air/Project Monitoring	1	Ls		\$828,000	
	Re-Fireproofing	1	Ls		\$621,000	
	<i>Demolition</i>					
	Remove existing façade	600	Sf	\$6.50	\$3,900	
	Remove existing toilet room wall finishes	3800	Sf	\$2.50	\$9,500	
	Remove existing elevator lobby wall finishes	1800	Sf	\$2.50	\$4,500	
	Remove existing windows	6912	Sf	\$2.75	\$19,008	
	Remove roof	20000	Sf	\$3.50	\$70,000	
	Remove metal coping	540	Lf	\$11.50	\$6,210	
	Remove 2-story curtainwall	1260	Sf	\$4.50	\$5,670	
						<b>\$7,582,788</b>
<b>3</b>	<b>CONCRETE</b>					
						<b>\$0</b>
<b>4</b>	<b>MASONRY</b>					
	Replace brick & CMU back-up	600	Sf	\$40.00	\$24,000	
	Seal joints at brick and stone	17801	Sf	\$1.65	\$29,372	
	Clean and repoint brick	1500	Sf	\$5.75	\$8,625	
						<b>\$61,997</b>
<b>5</b>	<b>METALS</b>					
						<b>\$0</b>

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
6	<b>WOOD &amp; PLASTICS</b>					
						\$0
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	Replace roof at North Façade	7000	Sf	\$10.50	\$73,500	
	Replace roof at Bus Station	8000	Sf	\$10.50	\$84,000	
	Repair roof leaks at various locations	1	Ls		\$50,000	
	Replace metal coping at parapets	540	Lf	\$14.00	\$7,560	
	Allowance for work to parapets, etc.	1	Ls		\$35,000	
						\$250,060
8	<b>DOORS &amp; WINDOWS</b>					
	New aluminum storefront	448	Sf	\$42.00	\$18,816	
	New aluminum entrances	6	Pair	\$6,000.00	\$36,000	
	New aluminum windows	1764	Sf	\$47.00	\$82,908	
	New aluminum ribbon window system	4700	Sf	\$44.00	\$206,800	
	New curtainwall system	1260	Sf	\$65.00	\$81,900	
						\$426,424
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	3800	Sf	\$5.50	\$20,900	
	Replace ceilings at toilet rooms	960	Sf	\$3.75	\$3,600	
	Upgrade floor finishes at toilet rooms	730	Sf	\$9.75	\$7,118	
	Upgrade wall finishes at elevator lobbies	1800	Sf	\$4.50	\$8,100	
	Replace eggcrate ceilings or upgrade w/ other	680	Sf	\$35.00	\$23,800	
	Replace Mall ceiling	72526	Sf	\$5.50	\$398,893	
						\$462,411
10	<b>SPECIALTIES</b>					
	Reconfigure Toilet partitions to ADA compliant	1	Ls		\$15,300	
						\$15,300
11	<b>EQUIPMENT</b>					
						\$0
12	<b>FURNISHINGS</b>					
						\$0
13	<b>SPECIAL CONSTRUCTION</b>					
						\$0

ITEM DESCRIPTION		QUANTITY UNITS		UNIT PRICE	SUB TOTAL	TOTAL
14	<b>CONVEYING SYSTEM</b>					
	4000 lb geared passenger elevator	1	Ea	\$130,000.00	\$130,000	
	3000 lb geared freight elevator	1	Ea	\$110,000.00	\$110,000	
	3000 lb geared freight elevator	1	Ea	\$100,000.00	\$100,000	
	Escalator	6	Ea	\$160,000.00	\$960,000	
	Escalator	4	Ea	\$5,000.00	\$20,000	
						<b>\$1,320,000</b>
15	<b>HVAC</b>					
	Air Handling Units	3	EA	\$50,600.00	\$151,800	
	Boilers	0	EA	\$30,690.00	\$0	
	Chillers	0	EA	\$328,625.00	\$0	
	Cooling Towers	0	EA	\$138,040.00	\$0	
	Fans	8	EA	\$43,862.00	\$350,896	
	HVAC Pumps	0	EA	\$33,825.00	\$0	
	VAV 's	0	EA	\$4,455.00	\$0	
	DDC Controls	203474	SF	\$2.25	\$457,817	
	Ductwork Replacement	30400	SF	\$4.03	\$122,512	
						<b>\$1,083,025</b>
	<b>FIRE PROTECTION</b>					
15	Fire Protection Replacement	0	SF	\$3.75	\$0	
						<b>\$0</b>
	<b>PLUMBING</b>					
15						
	Plumbing, Toilet Room Fixtures	1	Lot	\$72,449	\$72,449	
	Roof Drains & Drainage Piping	134400	SF	\$1.15	\$154,560	
						<b>\$227,009</b>
16	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	276,000	Sf	\$ 1.08	\$ 298,080	
	New Electrical Distribution	276,000	Sf	\$ 3.25	\$ 897,000	
	Demo Existing Fire Alarm System	0	Sf	By AAC	\$ -	
	New Fire Alarm System	276,000	Sf	\$ 3.12	\$ 861,120	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	203,474	Sf	\$ 3.90	\$ 793,549	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	72,526	Sf	\$ 6.50	\$ 471,419	
	Demo Existing Security System	72,526	Sf	\$ 0.16	\$ 11,604	
	New Security System Core and Shell	72,526	Sf	\$ 0.46	\$ 33,362	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	72,526	Sf	\$ 2.60	\$ 188,568	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 4,386	\$ 4,386	
	New Electric to Mech Equipment	1	Ls	\$ 13,159	\$ 13,159	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	72,526	Sf	\$ 5.20	\$ 377,135	
						<b>\$3,949,382</b>
	<b>PROJECT TOTAL</b>					<b>\$16,147,314</b>

**LeCHASE CONSTRUCTION SERVICES**  
**300 TROLLEY BOULEVARD**  
**ROCHESTER, NY 14606**

**Midtown Plaza Complex**  
**Euclid Building**

December 6, 2006

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>					
	General Requirements				\$246,978	
						<b>\$246,978</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>					
	Asbestos Survey	1	Ls		\$15,520	
	Asbestos Abatement	1	Ls		\$1,220,000	
	Environmental Abatement	1	Ls		\$61,000	
	Air/Project Monitoring	1	Ls		\$183,000	
	Re-Fireproofing	1	Ls		\$137,250	
	<i>Demolition</i>					
	Remove existing façade (allowance)	1	Ls		\$10,000	
	Remove existing toilet room wall finishes	4300	Sf	\$2.50	\$10,750	
	Remove existing elevator lobby wall finishes	3100	Sf	\$2.50	\$7,750	
						<b>\$1,645,270</b>
<b>3</b>	<b>CONCRETE</b>					
						<b>\$0</b>
<b>4</b>	<b>MASONRY</b>					
	Allowance for masonry work at façade	200	Sf	\$25.00	\$5,000	
	Repair/replace fallen panels	13240	Sf	\$36.00	\$476,640	
	Repair column cladding	648	Sf	\$24.00	\$15,552	
						<b>\$497,192</b>
<b>5</b>	<b>METALS</b>					
						<b>\$0</b>
<b>6</b>	<b>WOOD &amp; PLASTICS</b>					
						<b>\$0</b>

ITEM DESCRIPTION		QUANTITY UNITS		UNIT PRICE	SUB TOTAL	TOTAL
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	No roof work					
						\$0
8	<b>DOORS &amp; WINDOWS</b>					
	Remove and replace hardware	49	Ea	\$800.00	\$39,200	
	No window work required					
						\$39,200
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	4300	Sf	\$5.50	\$23,650	
	Replace ceilings at toilet rooms	1300	Sf	\$8.50	\$11,050	
	Upgrade floor finishes at toilet rooms	900	Sf	\$9.75	\$8,775	
	Upgrade wall finishes at elevator lobbies	3100	Sf	\$4.50	\$13,950	
	Replace ceilings at elevator lobbies	900	Sf	\$8.50	\$7,650	
						\$65,075
10	<b>SPECIALTIES</b>					
	Reconfigure Toilet rooms to ADA compliant	1	Ls		\$19,200	
						\$19,200
11	<b>EQUIPMENT</b>					
						\$0
12	<b>FURNISHINGS</b>					
						\$0
13	<b>SPECIAL CONSTRUCTION</b>					
					\$0	
						\$0
14	<b>CONVEYING SYSTEM</b>					
	3000 lb geared passenger elevator	2	Ea	\$125,000.00	\$250,000	
						\$250,000

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
15	<b>HVAC</b>					
	Air Handling Units	3	EA	\$50,600.00	\$151,800	
	Boilers	0	EA	\$0.00	\$0	
	Chillers	0	EA	\$0.00	\$0	
	Fans	0	EA	\$0.00	\$0	
	Pumps	7	EA	\$11,825.00	\$82,775	
	Induction Units / VAV 's	200	EA	\$4,455.00	\$891,000	
	DDC Controls	50652	SF	\$2.25	\$113,967	
	Ductwork Replacement	15500	SF	\$4.03	\$62,465	
					\$0	
						<b>\$1,302,007</b>
	<b>FIRE PROTECTION</b>					
15	Fire Protection Replacement	35000	SF	\$3.75	\$131,250	
						<b>\$131,250</b>
	<b>PLUMBING</b>					
15	Plumbing, Toilet Room Fixtures	1	Lot	\$42,880.00	\$42,880	
					\$0	
					\$0	
						<b>\$42,880</b>
16	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	61,000	Sf	\$ 1.08	\$ 65,880	
	New Electrical Distribution	61,000	Sf	\$ 3.25	\$ 198,250	
	Demo Existing Fire Alarm System	0	Sf	By AAC	\$ -	
	New Fire Alarm System	61,000	Sf	\$ 3.12	\$ 190,320	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	50,652	Sf	\$ 3.90	\$ 197,543	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	10,348	Sf	\$ 6.50	\$ 67,262	
	Demo Existing Security System	61,000	Sf	\$ 0.16	\$ 9,760	
	New Security System Core and Shell	10,348	Sf	\$ 0.46	\$ 4,760	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	10,348	Sf	\$ 2.60	\$ 26,905	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 33,250	\$ 33,250	
	New Electric to Mech Equipment	1	Ls	\$ 99,752	\$ 99,752	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	10,348	Sf	\$ 5.20	\$ 53,810	
						<b>\$947,491</b>
	<b>PROJECT TOTAL</b>					<b>\$5,186,544</b>

**LeCHASE CONSTRUCTION SERVICES  
300 TROLLEY BOULEVARD  
ROCHESTER, NY 14606**

**Midtown Plaza Complex  
McCurdy Building**

December 6, 2006

ITEM DESCRIPTION		QUANTITY UNITS		UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>					
	General Requirements				\$1,449,305	
						<b>\$1,449,305</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>					
	Asbestos Survey	1	Ls		\$120,064	
	Asbestos Abatement at interior	1	Ls		\$6,400,000	
	Asbestos Abatement at roof and exterior	1	Ls		\$50,000	
	Environmental Abatement	1	Ls		\$480,256	
	Air/Project Monitoring	1	Ls		\$960,000	
	Re-Fireproofing	1	Ls		\$360,000	
	<i>Demolition</i>					
	Remove existing toilet room wall finishes	11972	Sf	\$2.50	\$29,930	
	Remove existing elevator lobby wall finishes	10752	Sf	\$2.50	\$26,880	
	Remove existing windows	2448	Sf	\$2.75	\$6,732	
	Remove existing doors	81	Ea	\$25.00	\$2,025	
	Remove roof	5000	Sf	\$3.50	\$17,500	
	Remove existing curtainwall	3840	Sf	\$4.50	\$17,280	
						<b>\$8,470,667</b>
<b>3</b>	<b>CONCRETE</b>					
						<b>\$0</b>
<b>4</b>	<b>MASONRY</b>					
	Repair spalled areas of masonry façade	4500	Sf	\$15.00	\$67,500	
						<b>\$67,500</b>
<b>5</b>	<b>METALS</b>					
						<b>\$0</b>
<b>6</b>	<b>WOOD &amp; PLASTICS</b>					
						<b>\$0</b>



	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	Main roof - No work required					
	Southwest quadrant - Replace roof	5000	Sf	\$10.50	\$52,500	
						<b>\$52,500</b>
8	<b>DOORS &amp; WINDOWS</b>					
	Replace Doors/Frames/Hardware - Interior Single	55	Ea	\$1,250.00	\$68,750	
	Refurbish doors, update hardware	13	Ea	\$800.00	\$10,400	
	New curtainwall system	3840	Sf	\$65.00	\$249,600	
	New aluminum storefront	1020	Sf	\$42.00	\$42,840	
	New aluminum entrances	7	Pair	\$6,000.00	\$42,000	
	New aluminum windows	960	Sf	\$47.00	\$45,120	
	New aluminum ribbon window system	468	Sf	\$44.00	\$20,592	
						<b>\$479,302</b>
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	11972	Sf	\$5.50	\$65,846	
	Replace ceilings at toilet rooms	5570	Sf	\$8.50	\$47,345	
	Upgrade floor finishes at toilet rooms	3595	Sf	\$9.75	\$35,051	
	Upgrade wall finishes at elevator lobbies	10752	Sf	\$4.50	\$48,384	
	Replace ceilings at elevator lobbies	3820	Sf	\$8.50	\$32,470	
						<b>\$229,096</b>
10	<b>SPECIALTIES</b>					
	Reconfigure Toilet rooms to ADA compliant	1	Ls		\$57,600	
						<b>\$57,600</b>
11	<b>EQUIPMENT</b>					
						<b>\$0</b>
12	<b>FURNISHINGS</b>					
						<b>\$0</b>
13	<b>SPECIAL CONSTRUCTION</b>					
					\$0	
						<b>\$0</b>

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
14	<b>CONVEYING SYSTEM</b>					
	3500 lb geared passenger elevator	4	Ea	\$125,000.00	\$500,000	
	6000 lb geared passenger elevator	2	Ea	\$150,000.00	\$300,000	
	6000 lb geared freight elevator	1	Ea	\$175,000.00	\$175,000	
	3500 lb geared freight elevator	1	Ea	\$140,000.00	\$140,000	
	8000 lb geared freight elevator	1	Ea	\$220,000.00	\$220,000	
	Escalator	10	Ea	\$30,000.00	\$300,000	
	Car Lifts	N.A.				
						<b>\$1,635,000</b>
15	<b>HVAC</b>					
	Tenant/Rental Space 140,000SF	0	SF	\$0.00	\$0	
	Chillers	3	EA	\$328,625.00	\$985,875	
	Cooling Towers	1	EA	\$138,040.00	\$138,040	
	HVAC Pumps	5	EA	\$33,825.00	\$169,125	
	240,000SF Replace 20% Ductwork	48000	SF	\$4.03	\$193,440	
	Common Area Ductwork	100000	SF	\$4.03	\$403,000	
	HVAC Equipment Removal & Replacement	340000	SF	\$26.71	\$9,081,400	
					\$0	
					\$0	
						<b>\$10,970,880</b>
	<b>FIRE PROTECTION</b>					
15	Fire Protection Replacement	0	SF	\$3.75	\$0	
						<b>\$0</b>
	<b>PLUMBING</b>					
15						
	Plumbing, Toilet Room Fixtures	1	Lot	\$263,724.00	\$263,724	
	Roof Drains & Drainage Piping	5000	SF	\$1.15	\$5,750	
					\$0	
						<b>\$269,474</b>
16	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	480,256	Sf	\$ 1.08	\$ 518,676	
	New Electrical Distribution	480,256	Sf	\$ 3.25	\$ 1,560,832	
	Demo Existing Fire Alarm System	0	Sf	By AAC	\$ -	
	New Fire Alarm System	480,256	Sf	\$ 3.12	\$ 1,498,399	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	388,620	Sf	\$ 3.90	\$ 1,515,618	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	91,636	Sf	\$ 6.50	\$ 595,634	
	Demo Existing Security System	480,256	Sf	\$ 0.16	\$ 76,841	
	New Security System Core and Shell	91,636	Sf	\$ 0.46	\$ 42,153	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	91,636	Sf	\$ 2.60	\$ 238,254	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 57,794	\$ 57,794	
	New Electric to Mech Equipment	1	Ls	\$ 173,381	\$ 173,381	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	91,636	Sf	\$ 5.20	\$ 476,507	
						<b>\$6,754,089</b>
	<b>PROJECT TOTAL</b>					<b>\$30,435,413</b>

**LeCHASE CONSTRUCTION SERVICES**  
**300 TROLLEY BOULEVARD**  
**ROCHESTER, NY 14606**

Midtown Plaza Complex  
B. Forman Building

December 6, 2006

ITEM DESCRIPTION			QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>						
	General Requirements					\$267,241	
							<b>\$267,241</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>						
	Asbestos Survey		1	Ls		\$44,000	
	Asbestos Abatement at interior		1	Ls		\$1,760,000	
	Asbestos Abatement at roof and exterior		1	Ls		\$366,600	
	Environmental Abatement		1	Ls		\$176,000	
	Air/Project Monitoring		1	Ls		\$264,000	
	Re-Fireproofing		1	Ls		N.A.	
	<i>Demolition</i>						
	Remove portion of brick façade		6000	Sf	8.50	\$51,000	
	Remove existing toilet room wall finishes		6360	Sf	\$2.50	\$15,900	
	Remove existing elevator lobby wall finishes		6450	Sf	\$2.50	\$16,125	
	Remove existing windows		1920	Sf	\$2.75	\$5,280	
	Remove roof		36660	Sf	\$3.50	\$128,310	
							<b>\$2,827,215</b>
<b>3</b>	<b>CONCRETE</b>						
							<b>\$0</b>
<b>4</b>	<b>MASONRY</b>						
	Seal and repoint limestone		6192	Sf	\$5.75	\$35,604	
	Repair, replace terra-cotta coping		600	Lf	\$30.00	\$18,000	
	Replace damaged sections of masonry		6000	Sf	\$28.00	\$168,000	
							<b>\$221,604</b>
<b>5</b>	<b>METALS</b>						
							<b>\$0</b>
<b>6</b>	<b>WOOD &amp; PLASTICS</b>						
							<b>\$0</b>

	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	Replace roof	36660	Sf	\$10.50	\$384,930	
						<b>\$384,930</b>
8	<b>DOORS &amp; WINDOWS</b>					
	Refurbish doors, update hardware	12	Ea	\$800.00	\$9,600	
	Add ADA power operators	12	Pair	\$4,750.00	\$57,000	
	Upgrade weatherstripping	8	Pair	\$300.00	\$2,400	
	New aluminum storefront	1056	Sf	\$42.00	\$44,352	
	New aluminum windows	864	Sf	\$47.00	\$40,608	
						<b>\$153,960</b>
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	6360	Sf	\$5.50	\$34,980	
	Replace ceilings at toilet rooms	1485	Sf	\$8.50	\$12,623	
	Upgrade floor finishes at toilet rooms	1360	Sf	\$9.75	\$13,260	
	Upgrade wall finishes at elevator lobbies	6450	Sf	\$4.50	\$29,025	
	Replace ceilings at elevator lobbies	1160	Sf	\$8.50	\$9,860	
						<b>\$99,748</b>
10	<b>SPECIALTIES</b>					
	Reconfigure Toilet rooms to ADA compliant	1	Ls		\$16,000	
						<b>\$16,000</b>
11	<b>EQUIPMENT</b>					
						<b>\$0</b>
12	<b>FURNISHINGS</b>					
						<b>\$0</b>
13	<b>SPECIAL CONSTRUCTION</b>					
					\$0	
						<b>\$0</b>

	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
14	<b>CONVEYING SYSTEM</b>					
	2500 lb geared passenger elevator	2	Ea	\$130,000.00	\$260,000	
	3500 lb geared passenger elevator	1	Ea	\$30,000.00	\$30,000	
	5000 lb geared service	1	Ea	\$150,000.00	\$150,000	
	Hydraulic passenger elevator	1	Ea	\$75,000.00	\$75,000	
	Escalator	4	Ea	\$20,000.00	\$80,000	
	Drum service	N.A.				
						<b>\$595,000</b>
15	<b>HVAC</b>					
	Air Handling Units	14	EA	\$50,600.00	\$708,400	
	Roof Top Units	2	EA	\$101,200.00	\$202,400	
	Boilers	0	EA	\$0.00	\$0	
	Chillers	0	EA	\$0.00	\$0	
	Fans	0	EA	\$0.00	\$0	
	Pumps	0	EA	\$0.00	\$0	
	DDC Controls	140995	SF	\$2.25	\$317,239	
	Ductwork Replacement	42299	SF	\$4.03	\$170,465	
						<b>\$1,398,504</b>
	<b>FIRE PROTECTION</b>					
15	Fire Protection Replacement	0	SF	\$3.75	\$0	
						<b>\$0</b>
	<b>PLUMBING</b>					
15						
	Plumbing, Toilet Room Fixtures	1	Lot	\$15,877.00	\$15,877	
	Roof Drains & Drainage Piping	36660	SF	\$1.15	\$42,159	
					\$0	
						<b>\$58,036</b>
16	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	176,000	Sf	\$ 1.08	\$ 190,080	
	New Electrical Distribution	176,000	Sf	\$ 3.25	\$ 572,000	
	Demo Existing Fire Alarm System	0	Sf	By AAC	\$ -	
	New Fire Alarm System	176,000	Sf	\$ 3.12	\$ 549,120	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	140,995	Sf	\$ 3.90	\$ 549,881	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	35,005	Sf	\$ 6.50	\$ 227,533	
	Demo Existing Security System	35,005	Sf	\$ 0.16	\$ 5,601	
	New Security System Core and Shell	35,005	Sf	\$ 0.46	\$ 16,102	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	35,005	Sf	\$ 2.60	\$ 91,013	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 8,419	\$ 8,419	
	New Electric to Mech Equipment	1	Ls	\$ 25,258	\$ 25,258	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	35,005	Sf	\$ 5.20	\$ 182,026	
						<b>\$2,417,032</b>
	<b>PROJECT TOTAL</b>					<b>\$8,439,269</b>

**LeCHASE CONSTRUCTION SERVICES**  
**300 TROLLEY BOULEVARD**  
**ROCHESTER, NY 14606**

**Midtown Plaza Complex**  
**Seneca Building**

December 6, 2006

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
<b>1</b>	<b>GENERAL CONDITIONS</b>					
	General Requirements				\$742,106	
						<b>\$742,106</b>
<b>2</b>	<b>DEMOLITION &amp; ASBESTOS ABATEMENT</b>					
	Asbestos Survey	1	Ls		\$69,200	
	Asbestos Abatement at interior	1	Ls		\$5,536,000	
	Asbestos Abatement at roof and exterior	1	Ls		\$340,000	
	Environmental Abatement	1	Ls		\$276,800	
	Air/Project Monitoring	1	Ls		\$830,400	
	Re-Fireproofing	1	Ls		\$622,800	
	<i>Demolition</i>					
	Remove existing parapet	2252	Sf	\$8.50	\$19,142	
	Remove existing curtainwall	7824	Sf	\$8.50	\$66,504	
	Remove existing toilet room wall finishes	9160	Sf	\$2.50	\$22,900	
	Remove existing elevator lobby wall finishes	1060	Sf	\$2.50	\$2,650	
	Remove roof	34000	Sf	\$3.50	\$119,000	
	Remove metal coping	784	Lf	\$11.50	\$9,016	
						<b>\$7,914,412</b>
<b>3</b>	<b>CONCRETE</b>					
						<b>\$0</b>
<b>4</b>	<b>MASONRY</b>					
	Repair spalled areas and repoint façade	3200	Sf	\$15.00	\$48,000	
	Seal joints in stone panels	910	Sf	\$5.75	\$5,233	
	Rebuild parapet	2252	Sf	\$45.00	\$101,340	
						<b>\$154,573</b>
<b>5</b>	<b>METALS</b>					
						<b>\$0</b>

	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
6	<b>WOOD &amp; PLASTICS</b>					
						\$0
7	<b>THERMAL &amp; MOISTURE PROTECTION</b>					
	Replace roof	34000	Sf	\$10.50	\$357,000	
	Replace metal coping at parapets	784	Lf	\$14.00	\$10,976	
						\$367,976
8	<b>DOORS &amp; WINDOWS</b>					
	Refurbish doors, update hardware	14	Ea	\$800.00	\$11,200	
	New curtainwall system	7824	Sf	\$65.00	\$508,560	
	New aluminum storefront	432	Sf	\$42.00	\$18,144	
	Replace glass in existing storefront system	288	Sf	\$26.00	\$7,488	
	New aluminum windows	3936	Sf	\$47.00	\$184,992	
						\$730,384
9	<b>FINISHES</b>					
	Upgrade wall finishes at toilet rooms	9160	Sf	\$5.50	\$50,380	
	Replace ceilings at toilet rooms	4080	Sf	\$3.75	\$15,300	
	Upgrade floor finishes at toilet rooms	2864	Sf	\$9.75	\$27,924	
	Upgrade wall finishes at elevator lobbies	1060	Sf	\$4.50	\$4,770	
	Replace ceilings at elevator lobbies	3220	Sf	\$3.75	\$12,075	
						\$110,449
10	<b>SPECIALTIES</b>					
	Reconfigure Toilet rooms to ADA compliant	1	Ls		\$41,600	
						\$41,600
11	<b>EQUIPMENT</b>					
						\$0
12	<b>FURNISHINGS</b>					
						\$0
13	<b>SPECIAL CONSTRUCTION</b>					
						\$0

ITEM DESCRIPTION		QUANTITY	UNITS	UNIT PRICE	SUB TOTAL	TOTAL
<b>14</b>	<b>CONVEYING SYSTEM</b>					
	3500 lb geared passenger elevator	3	Ea	\$166,670.00	\$500,010	
	5000 lb geared service	1	Ea	\$150,000.00	\$150,000	
	Escalator	2	Ea	\$5,000.00	\$10,000	
	Dumbwaiter	N.A.				
						<b>\$660,010</b>
<b>15</b>	<b>HVAC</b>					
	Air Handling Units	3	EA	\$50,600.00	\$151,800	
	Boilers	5	EA	\$30,690.00	\$153,450	
	Chillers	1	EA	\$328,625.00	\$328,625	
	Cooling Towers	0	EA	\$138,040.00	\$0	
	Fans	0	EA	\$43,862.00	\$0	
	HVAC Pumps	7	EA	\$33,825.00	\$236,775	
	VAV 's	0	EA	\$4,455.00	\$0	
	DDC Controls	220703	SF	\$2.25	\$496,582	
	Ductwork Replacement	110800	SF	\$4.03	\$446,524	
						<b>\$1,813,756</b>
	<b>FIRE PROTECTION</b>					
<b>15</b>	Fire Protection Replacement	276800	SF	\$3.75	\$1,038,000	
						<b>\$1,038,000</b>
	<b>PLUMBING</b>					
<b>15</b>						
	Plumbing, Toilet Room Fixtures	1	Lot	\$188,199.00	\$188,199	
					\$0	
					\$0	
						<b>\$188,199</b>
<b>16</b>	<b>ELECTRICAL</b>					
	Demo Existing Electrical Distribution	0	Sf	ETR	System in Good Condition.	
	New Electrical Distribution	0	Sf	ETR	System in Good Condition.	
	Demo Existing Fire Alarm System	0	Sf	ETR	System in Good Condition.	
	New Fire Alarm System	0	Sf	ETR	System in Good Condition.	
	Demo Existing Lighting System Leasable Space	0	Sf	By AAC	\$ -	
	New Lighting System Leasable Space Minimum	220,703	Sf	\$ 3.90	\$ 860,742	
	Demo Lighting System Core and Shell	0	Sf	By AAC	\$ -	
	New Lighting System Core and Shell	56,097	Sf	\$ 6.50	\$ 364,631	
	Demo Existing Security System	276,800	Sf	\$ 0.16	\$ 44,288	
	New Security System Core and Shell	56,097	Sf	\$ 0.46	\$ 25,805	
	Demo Existing Branch Receptacles	0	Sf	By AAC	\$ -	
	New Branch Receptacles Core and Shell	56,097	Sf	\$ 2.60	\$ 145,852	
	Demo Existing Electric to Mech Equipment	1	Ls	\$ 22,435	\$ 22,435	
	New Electric to Mech Equipment	1	Ls	\$ 67,305	\$ 67,305	
	Demo Tele/Data System	0	Sf	By AAC	\$ -	
	New Tele/Data System Core and Shell	56,097	Sf	\$ 5.20	\$ 291,704	
						<b>\$1,822,761</b>
	<b>PROJECT TOTAL</b>					<b>\$15,584,226</b>



Corporate Office  
Suite 200  
175 Humboldt Street  
Rochester, NY 14610-1039  
Tel: (585) 527-8000 (800) 458-8745  
Fax: (585) 783-1464 e-mail: aac@aac-contracting.com  
www.aac-contracting.com



## A.A.C. Contracting, Inc.

*A Full Service Environmental Remediation Company*

December 1, 2006

Mr. Kurt Finkbeiner  
Bergmann Associates  
28 East Main Street  
Rochester, NY 14614

Re: **MIDTOWN PLAZA - ENVIRONMENTAL REVIEW**

Dear Mr. Finkbeiner:

Attached, please find breakdown and confirmation of our budget figures for the Environmental Remediation issues defined at the aforementioned facility. These prices are based on information gathered from various asbestos and environmental surveys, proposals, and reports generated over the past two decades. The information was compiled to formulate as comprehensive a budget as possible; however, there are certain assumptions and speculations built into this proposal. These items are discussed in detail further herein. Based on these assumptions and the general compilation of this report, the pricing presented should only be construed as budgetary and is subject to fluctuation dependent upon a variety of factors. Our budget does NOT include any work in the Parking Garage or Subbasement levels.

Our prices are based on the following statements, conditions and qualifications.

- **ASBESTOS SURVEY** - Recently revised New York State Department of Labor (NYSDOL) Regulations as well as Federal Regulations (EPA and OSHA) require that a comprehensive survey be performed to identify asbestos containing materials in structures scheduled for renovation or demolition. The NYSDOL regulations have established protocols on how the surveys are to be performed and what building components should be tested. None of the previous surveys or reports complies with current standards and, therefore, the entire facility would need to be re-surveyed before any type of work could be performed. Previous reports only identified friable materials. All building products, friable and non-friable, installed prior to 1974 must be presumed asbestos containing unless testing proves otherwise.

December 1, 2006

## MIDTOWN PLAZA - ENVIRONMENTAL REVIEW

Page 2

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- **ENVIRONMENTAL ABATEMENT** - This budget reflects the cost to address any TYPICAL environmental issues encountered during renovation or demolition of a structure of this type and age. This price would **NOT** include any subsurface or major unknown environmental impacts, which are not expected at this site. Our budget would include, but not necessarily limited to, remediation of the following items:
  - Decommission two 6,000 gallon fuel oil tanks.
  - PCB light ballasts and small transformers.
  - Mercury & Sodium vapor fluorescent light bulbs.
  - Mercury switches & devices.
  - Hydraulic & lubricating oils.
  - Refrigerant (Freon) reclamation.
  - Stored Chemicals (biocides, cleaning, HVAC treatments)
  - Lead acid batteries or other lead products
  - Lead based paint ( loose & flaking only)

December 1, 2006

## MIDTOWN PLAZA - ENVIRONMENTAL REVIEW

Page 3

- **AIR / PROJECT MONITORING** - Regulations require a firm, independent of the abatement contractor, to be on-site at all times to perform air sampling and project monitoring throughout all asbestos removal projects. In speaking with two firms that provide this service, typical prices are approximately fifteen percent (15%) of abatement costs. Please note that the cost for this service for our ROOF and MISCELLANEOUS EXTERIOR line items is substantially less because regulations do NOT require air sampling to be performed on exterior, non-friable abatement projects. This is discussed further herein.
- **RE-FIREPROOFING** - These prices include re-application of sprayed-on fireproofing to structural steel beams and columns where asbestos containing fireproofing has been removed to bring the structure back to fire code compliance. This cost can obviously be deducted if the structure were to be demolished.
- **ROOFS / MISCELLANEOUS EXTERIOR** - These two line items are complete unknowns. We did not find any record of any exterior sampling for asbestos products. We do NOT anticipate friable asbestos materials to be present on the exterior of the building, however without testing, this is only speculation. Our ROOF budget assumes the entire system to be asbestos containing and would need to be abated prior to demolition. The bulk of our MISCELLANEOUS EXTERIOR cost is based on the assumption that testing will show asbestos containing caulks and glazing at window units and storefronts. As previously mentioned, air monitoring services for the abatement of these NON-FRIABLE, EXTERIOR products is not required under current regulations.
- **SCHEDULE** - If the decision is made to demolish the structure and all asbestos and environmental remediation described herein were to be performed, we feel the process could take up to **TWO YEARS** to complete, dependent upon the number of contracts awarded. Our budget prices do NOT reflect an overly aggressive schedule, where substantial overtime may be required.

December 1, 2006

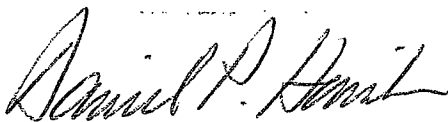
**MIDTOWN PLAZA - ENVIRONMENTAL REVIEW**

Page 4

- **PREVAILING WAGE RATES** - Our prices are based on the payment of NYS Department of Labor prevailing wage rates (Laborer - Asbestos) for Monroe County assuming public money would be involved in this project. If the property or portions thereof were sold and abatement was performed under contract with a private entity, prevailing wage rates would **NOT** be required and costs could be reduced by as much as **TWENTY PERCENT (20%)**
- **INFLATION** - It should be assumed that over time, typical cost increases of approximately two to three percent (2-3%) should be expected.
- **TAXES** - Our price does **NOT** include NYS sales and use tax. If public money is involved, the project would be tax exempt. If the project is performed under contract with private entities as described above, the total price may be subject to sales tax.
- **PERFORMANCE / PAYMENT BOND** - Our prices include the cost of providing a Performance/Payment Bond. It is assumed and advised that a project of this size and nature would require such bonds.

If you have any questions or require further information, do not hesitate to call.

Sincerely



Daniel P. Hourihan  
General Manager



A.A.C. Contracting, Inc.

# MIDTOWN PLAZA - ENVIRONMENTAL BUDGET

(DECEMBER 2006)

BUILDING	SQUARE FOOTAGE	ASBESTOS SURVEY	ASBESTOS ABATEMENT	ENVIRONMENTAL ABATEMENT	AIR / PROJECT MONITORING	RE-FIREPROOF	TOTAL PRICE
McCURDY	480,256	\$120,064	\$6,400,000	\$480,256	\$960,000	\$360,000	\$8,320,320
SENECA	276,800	\$69,200	\$5,536,000	\$276,800	\$830,400	\$622,800	\$7,335,200
TOWER	207,000	\$51,750	\$4,140,000	\$207,000	\$621,000	\$465,750	\$5,485,500
PLAZA	276,000	\$69,000	\$5,520,000	\$276,000	\$828,000	\$621,000	\$7,314,000
B. FORMAN	176,000	\$44,000	\$1,760,000	\$176,000	\$264,000	N/A	\$2,244,000
EUCLID	61,000	\$15,250	\$1,220,000	\$61,000	\$183,000	\$137,250	\$1,616,500
ROOFS	N/A	\$10,000	\$500,000	N/A	\$10,000	N/A	\$520,000
MISC. EXTERIOR	N/A	\$10,000	\$500,000	N/A	\$10,000	N/A	\$520,000

TOTAL	1,477,056	\$389,264	\$25,576,000	\$1,477,056	\$3,706,400	\$2,206,800	\$33,355,520
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# MIDTOWN PLAZA COMPLEX - BUILDING DEMOLITION ESTIMATE

December 6, 2006

DIV	DESCRIPTION	Midtown Tower	Midtown Mall	Euclid Bldg.	McCurdy Bldg.	B. Forman Bldg	Seneca Bldg.	TOTAL
1	GENERAL CONDITIONS	\$77,625	\$103,500	\$22,875	\$180,096	\$66,000	\$103,800	\$553,896
2	ASBESTOS ABATEMENT	\$5,019,750	\$6,693,000	\$1,479,250	\$7,960,320	\$2,244,000	\$6,712,400	\$30,108,720
2	DEMOLITION	\$1,552,500	\$2,070,000	\$457,500	\$3,601,920	\$1,320,000	\$2,076,000	\$11,077,920
<hr/>								
	Subtotal	\$6,649,875	\$8,866,500	\$1,959,625	\$11,742,336	\$3,630,000	\$8,892,200	\$41,740,536
	Contingency 25 %	\$1,662,469	\$2,216,625	\$489,906	\$2,935,584	\$907,500	\$2,223,050	\$10,435,134
	Design 5 %	\$415,617	\$554,156	\$122,477	\$733,896	\$226,875	\$555,763	\$2,608,784
<hr/>								
	TOTAL COST	\$8,727,961	\$11,637,281	\$2,572,008	\$15,411,816	\$4,764,375	\$11,671,013	\$54,784,454

Corporate Office  
Suite 200  
175 Humboldt Street  
Rochester, NY 14610-1039  
Tel: (585) 527-8000 (800) 458-8745  
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December 1, 2006

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**MIDTOWN PLAZA - ENVIRONMENTAL REVIEW**

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**MIDTOWN PLAZA - ENVIRONMENTAL REVIEW**

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Sincerely



Daniel P. Hourihan  
General Manager



A.A.C. Contracting, Inc.

## MIDTOWN PLAZA - ENVIRONMENTAL BUDGET

(DECEMBER 2006)

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PBS # :  
8-503479

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
Petroleum Bulk Storage Program  
Facility Information Report

Page 1 of 1 Phase 1 rpt\_1011  
Printed : 12/4/2006

Site: MIDTOWN ROCHESTER PROPERTIES LLC  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Owner: MIDTOWN ROCHESTER PROPERTIES LLC  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Mail: MIDTOWN ROCHESTER PROPERTIES  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Town: Rochester (c) County: Monroe  
Operator: MIDTOWN ROCHESTER  
Emergency : ALBERT CUPO  
(585) 530-2500

Owner Type : Corporate or Commercial

ATTN: ALBERT CUPO  
(585) 530-2000

Auth Rep: ALBERT B CUPO

Reg Expires : 7/27/10

Last Inspected:

Cert Printed: 5/6/05

Inspected By:

(585) 530-2000

Site Status : Active

Site Type: Other Wholesale/Retail Sales

Total Active Tanks : 1

Active Capacity : 6,000

(2) Tank No	(3) Tank Log	(4) Status	(5) Date Installed	(6) Date Closed	(7) Capacity (gals)	(8) Tank Type	(9) Tank ID	(10) Tank EF	(11) Tank SC	(12) Tank LD	(13) Tank OP	(14) Tank SP	(15) Tank Dis	(16) Tank Pipe	(17) Tank Pipe Type	(18) Tank Pipe EP	(19) Tank Pipe SC	(20) Tank Pipe LD	(21) Tank Date Test	(22) Tank Test
001	3	In Service	11/1/75		6,000	01	00	01	10	99	00	05	01	02	01	01	00			

SPDES #

CBS #:

Action (1)	Status (4)	Tank Type (8)	External Protection (10/18)	Piping Type (17)	Secondary Containment (11/19)	Piping Location (16)
1. Initial Listing	1. In-service	01. Steel/Carbon Steel/iron	00. None	00. None	00. None	00. No Piping
2. Add Tank	2. Temporarily out-of-service	02. Galvanized Steel Alloy	01. Painted/Asphalt Coating	01. Steel/Carbon Steel/iron	01. Diking (A/G)	01. Aboveground
3. Close/Remove Tank	3. Closed-Removed	03. Stainless Steel Alloy	02. Original Sacrificial Anode	02. Galvanized Steel	02. Vault (w/access)	02. Underground/On-ground
4. Information	4. Closed-In Place	04. Fiberglass Coated Steel	03. Original Impressed Current	03. Stainless Steel Alloy	03. Vault (w/o access)	03. Aboveground/Undergr
5. Tank converted to	5. Tank converted to	05. Steel Tank in Concrete	04. Fiberglass	04. Fiberglass Coated Steel	04. Double-Walled (U/G)	Combination
6. Recondition/Repair/	6. Non-Regulated use	06. Fiberglass Reinforced	05. Jacketed	05. Steel Encased in Concrete	05. Synthetic Liner	
7. Tank		07. Plastic	06. Wrapped (Piping)	06. Fiberglass Reinforced	06. Remote Impounding Area	Pipe Leak Detection (20)
8. Tank Location (3)		08. Equivalent Technology	07. Retrofitted Sacrificial Anode	07. Plastic	07. Excavation/Trench Liner	00. None
9. Aboveground-contact		09. Concrete	08. Retrofitted Impressed Current	08. Equivalent Technology	08. Flexible Internal Liner	01. Interstitial Electronic
10. Aboveground-contact w/		10. Urethane	09. Other-please list: *	09. Concrete	09. Bladder	Monitoring
11. Aboveground-contact w/		99. Other-please list: *	Tank Leak Detection (12)	10. Copper	10. Modified Double-Walled	02. Interstitial Manual Monito
12. Aboveground on saddles,			00. None	11. Flexible Piping	(A/G)	03. Vapor Well
13. stills, rack, or cradle			01. Interstitial Electronic Monitoring	99. Other-please list: *	11. Double Bottom (A/G)	04. Groundwater Well
14. Aboveground with 10%			02. Interstitial Manual Monitoring	00. None	99. Other-please list: *	07. Pressurized Piping Leak
15. more below ground			03. Vapor Well	01. Float Vent Valve	01. Catch Basin	Detector
16. Underground			04. Groundwater Well	02. High Level Alarm	02. Transfer Station Containment	08. Tank Top Sump (Piping)
17. Underground, vaulted,			05. In-Tank System (ATG)	03. Product Level Gauge (A/G)	99. Other - Please list: *	09. Exempt Section Piping
18. with access			06. Impervious Barrier/Concrete Pad (A/G)	04. Vent Whistle	99. Other - Please list: *	99. Other-please list: *
			99. Other-please list: *	05. Vent Whistle	99. Other - Please list: *	Blowdown (15)
				99. Other-please list: *	99. Other - Please list: *	00. None
						01. Submersible
						02. Section
						03. Gravity

\* If other, please list on a separate sheet including Tank Number



PBS # :  
8-600085

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Petroleum Bulk Storage Program  
Facility Information Report

Page 1 of 1 pl  
Printed : 12/4/2006

Site: MIDTOWN ROCHESTER PROPERTIES LLC  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Owner:  
MIDTOWN ROCHESTER PROPERTIES LLC  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Mail: MIDTOWN ROCHESTER PROPERTIES  
211 MIDTOWN PLAZA  
ROCHESTER, NY 14604

Town: Rochester (c)  
Operator: ALBERT CUPO  
Emergency : ALBERT CUPO

County: Monroe

ATTN: ALBERT CUPO

(585) 530-2550

Reg Expires : 4/24/07

Cert Printed: 5/6/02

Last Inspected:

Inspected By:

Site Status : Active  
Site Type: Other  
Total Active Tanks : 1  
Active Capacity : 6,000

Owner Type: Corporate or Commercial

SPDES #

CBS #:

(2) Tank No	(3) Tank Loc	(4) Status	(5) Date Install	(6) Capacity (gals)	(7) Product	(8) Tank Type	(9) Tank ID	(10) Tank EP	(11) Tank SC	(12) Tank LP	(13) Tank OP	(14) Tank SP	(15) Tank Plan	(16) Tank Pipe	(17) Tank Type	(18) Tank EP	(19) Tank SC	(20) Tank LD	(21) Tank Date	(22) Tank Test
001	3	In Service	12/17/75	6,000	0001	01	00	01	10	99	05	01	02	01	01	00	00	09		

Action (1)	Status (4)	Tank Type (3)	External Protection (10/18)	Piping Type (17)	Secondary Containment (11/19)	Piping Location (16)
1. Initial Listing	1. In-service	01. Steel/Carbon Steel/Iron	00. None	00. None	00. None	00. No Piping
2. Add Tank	2. Temporarily out-of-service	02. Galvanized Steel Alloy	01. Painted/Asphalt Coating	01. Steel/Carbon Steel/Iron	01. Diking (A/G)	01. Aboveground
3. Close/Remove Tank	3. Closed-Removed	03. Stainless Steel Alloy	02. Original Sacrificial Anode	02. Galvanized Steel	02. Vault (w/access)	02. Underground/On-ground
4. Information Correction	4. Closed- In Place	04. Fiberglass Coated Steel	03. Original Impressed Current	03. Stainless Steel Alloy	03. Vault (w/o access)	03. Aboveground/Underground Combination
5. Recondition/Repair/Reline Tank	5. Tank converted to Non-regulated use	05. Steel Tank in Concrete	04. Fiberglass	04. Fiberglass Coated Steel	04. Double-Walled (U/G)	
		06. Fiberglass Reinforced Plastic (FRP)	05. Jacketed	05. Steel Encased in Concrete	05. Synthetic Liner	
		07. Plastic	06. Wrapped (Piping)	06. Fiberglass Reinforced Plastic (FRP)	06. Remote Impounding Area	Pipe Leak Detection (20)
		08. Equivalent Technology	07. Refurbished Sacrificial Anode	07. Plastic	07. Excavation/Trench Liner System	00. None
		09. Concrete	08. Retrofitted Impressed Current	08. Equivalent Technology	08. Flexible Internal Liner (Bladder)	01. Interstitial Electronic Monitoring
		10. Urethane Clad Steel	09. Urethane	09. Concrete	09. Modified Double-Walled (A/G)	02. Interstitial Manual Monitor
		99. Other-please list:*	99. Other-please list:*	10. Copper	10. Impervious Underlayment	03. Vapor Well
				11. Flexible Piping	11. Double Bottom (A/G)	04. Groundwater Well
				99. Other-please list:*	99. Other-please list:*	07. Pressurized Piping Leak Detector
						08. Tank Top Sump (Piping)
						09. Exempt Section Piping
						99. Other-please list:*
						00. None
						01. Submersible
						02. Suction
						03. Gravity

\* If other, please list on a separate sheet including Tank Number

# PA ADIGM ENVIRONMENTAL SERVICES, INC.

178 Lake Avenue  
Rochester, NY 14608  
(585) 647-2530 • (800) 724-1997  
FAX: (585) 647-3811

## CHAIN OF CUSTODY

COMPANY: <b>Beymann Associates</b>		LAB PROJECT #:	CLIENT PROJECT #:
ADDRESS: <b>208 First Federal Plaza</b>		TURNAROUND TIME (WORKING DAYS): <b>06-3574</b>	
CITY: <b>Rochester NY</b>	STATE: <b>14620</b>	ZIP: <b>14620</b>	
PHONE: <b>232-5735</b>	FAX: <b>232-4652</b>	TURNAROUND TIME (WORKING DAYS): <b>06-3574</b>	
ATTN: <b>Ed Jones</b>	OTHER: <b>1 2 3 4 5</b>		
COMMENTS: <b>FAX Results - Sample may re-submit TELP</b>			

DATE	TIME	COMPOSITE	SAMPLE LOCATION/FIELD ID	MATRIX	CONTAINER	REMARKS	PARADIGM LAB SAMPLE NUMBER
11/20/06	11:00 AM	X	P-1: 17th Floor Midtown	Drink	1		12070
11/20/06	11:05 AM	X	P-2: 17th Floor Midtown	Drink	1		12071
11/20/06	11:10 AM	X	P-3: 17th Floor Midtown	Drink	1		12072
11/20/06	11:15 AM	X	P-4: 17th Floor Midtown	Drink	1		12073
11/20/06	11:20 AM	X	P-5: 17th Floor Midtown	Drink	1		12074
11/20/06	11:25 AM	X	P-6: 17th Floor Midtown	Drink	1		12075
7							
8							
9							
10							

**LAB USE ONLY BELOW THIS LINE**

Sample Condition: Per NELAP/ELAP 210/241/242/243/244

Receipt Parameter		NELAP Compliance	
Comments:	Container Type:	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Comments:	Preservation:	Y <input type="checkbox"/>	N <input type="checkbox"/>
Comments:	Holding Time:	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Comments:	Temperature:	Y <input type="checkbox"/>	N <input type="checkbox"/>

Signed By: **Edward Jones** Date/Time: **11/20/06 1:44 PM**

Relinquished By: **Edward Jones** Date/Time: **11/22/06 1:44 PM**

Received By: **Elizabeth A. Honan** Date/Time: **11/22/06 16:15**

Received @ Lab By: **Elizabeth A. Honan** Date/Time: **11/22/06 16:15**

Total Cost: **144 PM**

P.I.F. **144 PM**

**PARADIGM**

ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue, Rochester, NY 14608 (585) 647-2530 FAX (585) 647-3311

Client: Bergmann Associates

Lab Project No.: 06-3574

Client Job Site: Midtown Tower

Sample Type: Paint  
Method: SW846 3050, 6010

Client Job No.: 7199.00

Date(s) Sampled: 11/20/2006  
Date Received: 11/22/2006  
Date Analyzed: 11/29/2006

## Laboratory Report for Paint Analysis

Lab Sample No.	Field ID No.	Field Location	Lead (mg/kg)	Lead (% by wt)
12070	P-1	17th floor midtown freight elevator lobby	66.5	0.007
12071	P-2	17th floor midtown windowsill south facing	10800	1.08
12072	P-3	7th floor midtown freight elevator lobby	579	0.058
12073	P-4	7th floor midtown northwest corner office wall	1270	0.127
12074	P-5	4th floor midtown southwest corner office wall	936	0.094
12075	P-6	4th floor midtown north center office heater	<21.1	<0.002

ELAP ID No.: 10956

Comments: Paint is considered lead based if the concentration of lead is equal or greater than 0.5% by weight.

Approved By: \_\_\_\_\_

Bruce Hoogesteger, Technical Director

This report is part of a multipage document and should only be evaluated in its entirety. Chain of Custody provides additional sample information, including compliance with sample condition requirements upon receipt.

File ID:063574.XLS

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**Spill Record****Administrative Information****DEC Region:** 8**Spill Number:** 8803964**Spill Date/Time****Spill Date:** 08/06/1988 **Spill Time:** 03:43 PM**Call Received Date:** 08/06/1988 **Call Received Time:** 03:48 PM**Location****Spill Name:** RECORD THEATRE**Address:** MIDTOWN PLAZA**City:** ROCHESTER **County:** Monroe**Spill Description****Material Spilled:**

UNKNOWN PETROLEUM

ASBESTOS

**Amount Spilled:**

0.0000 lbs.

0.0000 lbs.

**Cause:** Deliberate**Source:** Commercial/Industrial**Resource Affected:** Soil**Waterbody:****Record Close****Date Spill Closed:** 08/06/1988

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.



If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

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**Other Links of Interest**

[Information about the Spill Response and Remediation Program](#)  
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# U.S. Environmental Protection Agency Facility Registry System (FRS)

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FRS

## Facility Detail Report

 Report  
an  
Error

Facility Name:	MIDTOWN HOLDINGS CORP
Location Address:	300 MIDTOWN TWR
Supplemental Address:	
City Name:	ROCHESTER
State:	NY
County Name:	MONROE
ZIP/Postal Code:	146042001
EPA Region:	02
Congressional District Number:	28
Legislative District Number:	NY
HUC Code:	04130003
Federal Facility:	NO
Tribal Land:	NO
Latitude:	43.15732
Longitude:	-77.6062
Method:	ADDRESS MATCHING-HOUSE NUMBER
Reference Point Description:	PLANT ENTRANCE (GENERAL)
Duns Number:	940017734
Registry ID:	110004464561

[Map this facility](#)

## Environmental Interests

Information System	Information System ID	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
NEI	NEINY061X0NP	CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY	NEI		
RCRAINFO	NYD986948107	NOT IN A UNIVERSE	IMPLEMENTER	07/08/1999	

## Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
CONTACT/GENERAL	300 MIDTOWN TWR	ROCHESTER	NY	14604	RCRAINFO
CONTACT/OPERATOR	300 MIDTOWN TWR	ROCHESTER	NY	14604	RCRAINFO

## NAICS Codes

No NAICS Codes returned.

## SIC Codes

No SIC Codes returned.

## Contacts

No Contacts returned.

## Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
CONTACT/OPERATOR	MIDTOWN HOLDINGS CORP		RCRAINFO	<a href="#">View</a>

## Alternative Names

Alternative Name	Source of Data
MIDTOWN HOLDING CO NEW YORK	AIR VOLUNTARY SUBMISSION

Query executed on: NOV-10-2006

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Last updated on Friday, November 10th, 2006

EXTERIOR WALLS - FAÇADE

Location	Material (CMU, Brick, EIFS, Curtain Wall, etc)	Condition	Recommendations/Disposition	Notes	Quantity	Unit	Age
MIDTOWN TOWER							
3rd - 13th Floors	Brick on masonry back up.	VERY POOR Large areas of spalling - unsuccessfully addressed with surface sealer, unattractive, brick faces continue to fall off, dated & faded.	Remove existing brick façade. Replace with new metal and glass curtain wall.	12th floor, south west side: exterior brick - water seeping thru brick: some other locations minor - spalling. West elevation resealed mid 80's - didn't hold up.	72,800	sf	44
14th - 17th Floors	Metal and glass curtain wall.		Remove existing curtain wall. Replace with new metal and glass curtain wall.	15th - 17th floor - exterior panel, water seeping thru exterior panels & several 18th floor halo panels have come down..	31,752	sf	44
MIDTOWN MALL							
West Elevation (Clinton Ave)							
1st floor	stone panel on cmu back-up	stone panels (panel size: 5'x3' +/- )- good. Joint seals deteriorating	seal joints	13'-6" high	3038	sf	44
2nd floor	brick panels on cmu back-up	brick- good	seal joints	20'-8" high	4650	sf	44
South Elevation (Broad St)							44
1st floor	stone panel on cmu back-up	stone panels (panel size: 5'x3' +/- )- good. Joint seals deteriorating	seal joints	13'-6" high	3996	sf	44
2nd floor	brick panels on cmu back-up	brick- good	seal joints	20'-8" high	6117	sf	44
south east corner	2 story curtain wall- double glazed	good	maintain	35' +/- high	3780	sf	21
East Elevation (Atlas St)	2 story brick (3 stories @ chiller)	fair condition, dirty	clean and repoint as required- provide allowance for 1500sf		14650	sf	44
North Elevation (Main St)	2 story curtain wall w/metal, panel	poor	replace with double glazed curtain wall		1260	sf	44

EXTERIOR WALLS - FAÇADE

Location	Material (CMU, Brick, EIFS, Curtain Wall, etc)	Condition	Recommendations/Disposition	Notes	Quantity	Unit	Age
West Elevation (Clinton Ave)							
street level	stone panel (panel size: 4'x3' +/-)	panels in fair condition. Joints deteriorating	seal joints		910	sf	34
2nd floor up	Glazed on brick on block back	fair- some spalling	repair spalled areas and repoint- provide allowance for 250sf		2446	sf	34
3rd - 7th floors	Metal & glass curtain wall	fair	Remove existing curtain wall. Replace with new metal and glass curtain wall.	Single glazing - not energy efficient	7824	sf	34
East Elevation							
3rd - 7th floors	Glazed on brick on block back up	fair- some spalling	repair spalled areas and repoint- provide allowance for 750sf		6680	sf	34
parapet up	Glazed on brick on block back up	water damage	rebuild parapet	coordinate with roof replacement	652	sf	34
North Elevation							
3rd - 7th floors	Glazed on brick on block back up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1100sf		10010	sf	34
parapet up	Glazed on brick on block back up	very poor- water damage	rebuild parapet	coordinate with roof replacement	800	sf	34
South Elevation							
3rd - 7th floors	Glazed on brick on block back up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1100sf		10180	sf	34
parapet up	Glazed on brick on block back up	water damage	rebuild parapet	coordinate with roof replacement	800	sf	34

EXTERIOR WALLS - FAÇADE

Location	Material (CMU, Brick, EIFS, Curtain Wall, etc)	Condition	Recommendations/Disposition	Notes	Quantity	Unit	Age
North Elevation (Main St)							
Street Level	Sone Panel	good	no work at this time		1380	sf	36
2nd - 6 th floors	glazed brick on masonry back-up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1000sf		9112	sf	36
2nd - 6 th floors	metal panel & glass curtain wall	poor- moisture entering building thru condensation on frames	Remove existing curtain wall. Replace with new metal and glass curtain wall.	(2) 16' wide sections	1920	sf	36
West Elevation	brick on masonry back-up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1000sf		10000	sf	varies 36+
South Elevation	brick on masonry back-up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1000sf		8400	sf	varies 36+
B. FORMAN							
West Elevation (Clinton Ave)							
1st-3rd floors	Limestone on masonry	limestone- good. Joint seals deteriorating	seal joints and repoint coping	3 stories, 192'+/- long (assime 12' per story)	6,192	sf	44
North, South, East Elevations							
4th-6th floors	varies- brick, cmu, stucco, etc	very poor- walls deteriorating to various degrees. Damaged stucco has been replaced with vinyl siding on 4th floor north elevation	repoint deteriorating brick joints. Replace damaged sections of material- provide allowance for 6000sf	comprised of several buildings dating back to turn of previous century.	27,000	sf	varies
SENECA							
					6,600	LF	
North, east, south	Glazed on brick on block back up	Spalling along parapet line.	Metal parapet band to conceal and protect from further deterioration. Repair.		784	LF	
		Balance - some spalling.	Repair				
					Unit price	SF	

DOORS AND FRAMES - EXTERIOR & CORE

Floor	Room/Area	Door Type (Material)	Door Condition	Frame Type (Material)	Frame Condition	Hardware Condition	Disposition	Notes	Quantity	Unit	ADA Compliant	Storefront Entrances			
												No. of Doors	Opening size	Transom Y/N	Side Lights Y/N
2nd Level	Mall @ Bus S/E	AL/GL, storefront	Poor	Alum	Poor	Poor	Replace with new aluminum storefront entrance system	5 sets double doors with transoms. Doors functional	5	sets	N	2 per set	6'-6"Wx12'-2"W	Y	N
	2nd Fir South/West	H. Metal	Good	H. Metal	Good	Good	keep	Exit only	1	ea	Y				
	West Core toilets	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	N				
	West core stair	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	Exit only	1	ea	N				
	East core stair	H. Metal	Good	H. Metal	Good	Good	keep	Exit only	1	ea	Y				
	Seneca/Mall toilets	H. Metal	fair	H. Metal	fair	Fair	Keep, Upgrade hardware to meet ADA	Coin operated locks	2	ea	N				
	Seneca/Mall 1 & 2 stair	H. Metal	Fair	H. Metal	Fair	Fair	Keep	Exit only	2	ea	Y				
	East Corridor toilets	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	N				
	doors to Chase Link	AL/GL, storefront	Good	alum	Good	Good	Keep		1	set	Y	3		N	Y
EUCLID															
1st flr	Stair A	HM w/metal finish	Good	SS	Good	fair-Dated	Keep, Upgrade hardware to meet ADA		2		N				
	Stair B	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	Double doors to Euclid St.	2		N				
2nd flr	Stair A	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Stair B	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Toilets	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA. Repair mens door to close properly.	Mens room door stick opens. Approach is not ADA- both doors	2		Y (except approach)				
3rd flr	Stair A	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Stair B	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Toilets	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2		N				
4th flr	Stair A	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Stair B	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1		N				
	Toilets	Wood	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2		N				
5th flr	Stair A	HM, WD	Good	H. Metal	Good	Good	Keep	Mech space & roof	2		N				
	Stair B	H. Metal	Good	H. Metal	Good	Good	Keep	Roof	1		N				
6th flr	Stair A	Wood	Good	H. Metal	Good	Good	Keep	elevator machine room	1		N				
MCCURDY															
Basement	toilets east	Wood	Poor				Replace door, frame and hardware		1		N				
	toilets west	Wood	Poor				Replace door, frame and hardware		3		N				
1st flr	Euclid St entrance	AL/GL, storefront	very poor	alum	very poor	Poor	Replace with new aluminum storefront entrance system	vestibule. beyond useful life	2	sets	N	4 per set	14'-2"Wx8'-7"H	Y	N
	main st	AL/GL, storefront	very poor	alum	very poor	Poor	Replace with new aluminum storefront entrance system	vestibule. beyond useful life	2	sets	N	4 per set	19'Wx8'-1"H	Y	Y
	main st	AL/GL, storefront	very poor	alum	very poor	Poor	Replace with new aluminum storefront entrance system	vestibule. beyond useful life	2	sets	N	7 per set	21'Wx8'-10"H	Y	N

EXTERIOR WALLS - FAÇADE

Location	Material (CMU, Brick, EIFS, Curtain Wall, etc)	Condition	Recommendations/Disposition	Notes	Quantity	Unit	Age
EUCLID							
South Elevation							
3rd - 4th floors	Metal and double glazed glass curtainwall with exposed aggregate plasters.	generally fair. Some panels have fallen from parapet (I-beam level). Seals are beginning to deteriorate	repair/replace fallen panels. Seal curtain wall joints		1896	sf	44
East Elevation (Atlas St)							
1st - 2nd floors	brick on block back-up	generally good. Some staining and effloresence	clean and repoint as required- provide allowance for 200sf		1436	sf	44
2nd - 4th floors	Metal and double glazed glass curtainwall with exposed aggregate plasters.	generally fair. Some panels have fallen from parapet (I-beam level). Seals are beginning to deteriorate	repair/replace fallen panels. Seal curtain wall joints		2884	sf	44
East Elevation (Euclid St)							
street level	stone clad coulumns	poor	repair column cladding	9 columns at arcade level	2'x2'-8"x11'h	ea	44
2nd - 4th floors	Metal and double glazed glass curtainwall with exposed aggregate plasters.	generally fair. Some panels have fallen from parapet (I-beam level). Seals are beginning to deteriorate	repair/replace fallen panels. Seal curtain wall joints		8460	sf	44
MCCURDY							
South/East Elevation (Euclid St)							
Street Level	Sone Panel	good	no work at this time		2612	sf	36
2nd - 6 th floors	glazed brick on masonry back-up	fair- some spalling	repair spalled areas and repoint- provide allowance for 1500sf		12160	sf	36
2nd - 6 th floors	metal panel & glass curtain wall	poor- moisture entering building thru condensation on frames	Remove existing curtain wall. Replace with new metal and glass curtain wall.	(2) 16' wide sections	1920	sf	36



WINDOWS

Location	Window Type	Frame Type	Frame Condition	Glazing Type	Glazing Condition	Age	# of Openings	size	Unit	Disposition/Recommendations	Notes
MIDTOWN TOWER											
3rd floor west elevation	storefront opening	alum	fair	single	fair	44	1	128	sf ea	Remove existing windows with entire exterior brick wall removal. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	opens to roof
	fixed punched	alum	fair	single	fair	44	1	91	sf ea	Remove existing windows with entire exterior brick wall removal. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
	fixed punched	alum	fair	single	fair	44	1	70	sf ea	Remove existing windows with entire exterior brick wall removal. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
3rd floor south elevation	fixed continuous band	alum	fair	single	fair	44	1	23'4wx8'-0"h	ea	Remove existing windows with entire exterior brick wall removal. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
4th - 13th floors All Elevations	fixed punched	alum	fair	single	fair	44	1,120	18	sf ea	Remove existing windows with entire exterior brick wall removal. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
14th floor											
west elevation	fixed punched	alum	fair	single	fair	44	2	48	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
	fixed punched	alum	fair	single	fair	44	1	88	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	
south elevation	storefront	alum	fair	single	fair	44	10	87	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	doors at each end lead to roof top patio
north elevation	continuous storefront	alum	fair	double bronze tinted	fair	44	1	68'-0"wx10'-0"h	ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	door on west side leads to roof top patio

WINDOWS

Location	Window Type	Frame Type	Frame Condition	Glazing Type	Glazing Condition	Age	# of Openings	Size	Unit	Disposition/Recommendations	Notes
15th - 17th floors all elevations	silding windows in cirtain wall	alum	fair	double	fair	44	288	30	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	windows are part of existing curtain wall system
<b>MIDTOWN MALL</b>											
West Elevation (Clinton Ave)											
Street Level	storefront	alum	fair	tinted single	fair	44	7	64	sf ea	replace with alum. storefront and tinted 1" insulating glass	storefront entrance doors included as part of DOORS section
2nd floor	fixed punched	alum	poor	reflective single w/storms	fair	44	6	147	sf ea	replace with alum. windows and tinted/reflective 1" insulating glass	
South Elevation (Broad St)											
Street Level							0				storefront entrance doors included as part of DOORS section and storefront/curtain wall at bus terminal included as part of EXTERIOR WALLS- FACADE.
2nd floor	fixed punched	alum	poor	reflective single w/storms	fair	44	6	147	sf ea	replace with alum. windows and tinted/reflective 1" insulating glass	
Clearstory											
lower- east	fixed continuous band	alum	poor	tinted single w/storms	fair	44	1	254'-0"wx6'-2"h	ea	replace with alum. ribbon window system and tinted 1" insulating glass	
upper- east	fixed continuous band	alum	poor	tinted single w/storms	fair	44	1	254'-0"wx6'-2"h	ea	replace with alum. ribbon window system and tinted 1" insulating glass	
upper- west	fixed continuous band	alum	poor	tinted single w/storms	fair	44	1	254'-0"wx6'-2"h	ea	replace with alum. ribbon window system and tinted 1" insulating glass	
North Eas t Mall											
2nd floor	fixed punched	alum	fair	single w/storms	fair	44	4	64	sf ea	replace with alum. windows and tinted 1" insulating glass	
<b>EUCLID BUILDING</b>											
South Elevation											
2nd floor	fixed continuous band	alum	good	double	good	21	3	24'-10"x6'-0"	ea	keep and maintain	Installed as part of 1985 renovation
3rd - 4th floors	fixed windows in cirtain wall	alum	good	double	good	44	70	24	sf ea	keep and maintain	Windows are components of existing curtain wall sysetem. See EXTERIOR WALLS- FACADE section for any work to be performed on these windows
East Elevation (Atlas St)											
2nd - 4th floors	fixed windows in cirtain wall	alum	good	double	good	44	48	24	sf ea	keep and maintain	Windows are components of existing curtain wall sysetem. See EXTERIOR WALLS- FACADE section for any work to be performed on these windows
East Elevation (Euclid St)											
street level	continuous storefront	alum	good	douoble	good	44	1	120'-0"w x 11'-0"h	ea	keep and maintain	
2nd - 4th floors	fixed windows in cirtain wall	alum	good	double	good	44	144	24	sf ea	keep and maintain	Windows are components of existing curtain wall sysetem. See EXTERIOR WALLS- FACADE section for any work to be performed on these windows

WINDOWS

Location	Window Type	Frame Type	Frame Condition	Glazing Type	Glazing Condition	Age	# of Openings	Size	Unit	Disposition/Recommendations	Notes
<b>MCCURDY BUILDING</b>											
East Elevation (Euclid St)											
street level	fixed punched storefront windows	alum	fair	single	fair	36	1	12	sf ea	replace with alum. windows and tinted 1" insulating glass	
		alum	fair	single	fair	36	6	61	sf ea	replace with alum. storefront and tinted 1" insulating glass	
2nd floor	fixed punched	alum	good	double	good	21	7	8	sf ea	keep and maintain	storefront entrance doors included as part of DOORS section generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
4th - 6th floors	fixed punched	alum	good	double	good	21	6	48	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
	fixed punched	alum	good	double	good	21	6	96	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
2nd - 6th floors	fixed windows in curtain wall	alum	poor	double	fair	36	20	24	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	condensation on frames
North Elevation (Main St)											
street level	storefront windows	alum	fair	single	fair	36	12	85	sf ea	replace with alum. storefront and tinted 1" insulating glass	
4th - 5th floors	fixed punched	alum	good	double	good	21	8	96	sf ea	keep and maintain	storefront entrance doors included as part of DOORS section generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
2nd - 6th floors	fixed windows in curtain wall	alum	poor	double	fair	36	20	24	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	condensation on frames
West Elevation											
3rd - 6th floors	glass block	-	-	glass block	fair	36	4	11	sf ea	keep and maintain	stair tower windows
5th floor	fixed punched	alum	good	double	good	21	2	96	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
4th - 6th floors	fixed punched	alum	good	double	good	21	31	40	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
	fixed punched	alum	good	double	good	21	10	31	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
	fixed-punched	alum	good	double	good	21	5	44	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
South Elevation											
4th floor	operable continuous band	alum	fair	double	poor	36	1	78'w x 5'h	ea	replace with alum. ribbon window system and tinted 1" insulating glass	vintage 1/2" insulating glass. glazing seals deteriorating
5th - 6th flors	fixed punched	alum	good	double	good	21	30	27	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
<b>B. FORMAN</b>											
West Elevation (Clinton Ave)											
Street Level	storefront	alum.	poor	tinted single reflective	poor	44	11	96	sf ea	replace with alum. storefront and tinted 1" insulating glass	storefront entrance doors included as part of DOORS section
2nd - 3rd	fixed punched	alum.	fair	single	good	44	16	48	sf ea	replace with alum. windows and tinted/reflective 1" insulating glass	
							1	96	sf ea	replace with alum. windows and tinted/reflective 1" insulating glass	

WINDOWS

Location	Window Type	Frame Type	Frame Condition	Glazing Type	Glazing Condition	Age	# of Openings	size	Unit	Disposition/Recommendations	Notes
4th floor	fixed punched	alum	good	double	good	21	15	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
5th floor	fixed punched	alum	good	double	good	21	7	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
6th floor	fixed punched	alum	good	double	good	21	6	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
South Elevation											
4th floor	fixed punched	alum	good	double	good	21	12	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
5th floor							0			keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
6th floor	fixed punched	alum	good	double	good	21	2	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
East Elevation											
4th floor	fixed punched	alum	good	double	good	21	2	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
5th floor	fixed punched	alum	good	double	good	21	6	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
6th floor	fixed punched	alum	good	double	good	21	5	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
North Elevation											
4th floor	fixed punched	alum	good	double	good	21	3	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
5th floor	fixed punched	alum	good	double	good	21	2	22	sf ea	keep and maintain	generally in good condition. Seals appar to be intact. Should remain servicable 5- 10 year term
6th floor	fixed punched						0			keep and maintain	
SENECA BUILDING											
West Elevation (Clinton Ave)											
Street Level	storefront	alum	fair	single	poor	34	1	432	sf ea	replace with alum. storefront and tinted 1" insulating glass	damaged by vandalism
	storefront	alum	fair	double	poor	20+/-	1	288	sf ea	maintain frame, replace damaged glazing sections only	glass damaged by vandalism
2nd floor	fixed punched	alum	fair	single	fair	34	5	48	sf ea	replace with alum. windows and tinted/reflective 1" insulating glass. Replace louver	6'h louver below window included in height
3rd - 7th floors	fixed windows in curtain wall	alum	fair	single	fair	34	165	24	sf ea	Remove existing windows with entire curtain wall section. New windows to be included with curtain wall to be installed as part of EXTERIOR WALLS- FACADE section	windows are part of existing curtain wall system
South Elevation											
4th floor							0				
5th floor	fixed punched	alum	fair	single	fair	34	10	34	sf ea	replace with alum. windows and tinted 1" insulating glass	
6th floor	fixed punched	alum	fair	single	fair	34	10	34	sf ea	replace with alum. windows and tinted 1" insulating glass	
7th floor	fixed punched	alum	fair	single	fair	34	10	34	sf ea	replace with alum. windows and tinted 1" insulating glass	

## WINDOWS

[illegible]



DOORS AND FRAMES - EXTERIOR & CORE

Floor	Room/Area	Door Type (Material)	Door Condition	Frame Type (Material)	Frame Condition	Hardware Condition	Disposition	Notes	Quantity	Unit	ADA Compliant	Storefront Entrances			
												No. of Doors	Opening size	Transom Y/N	Side Lights Y/N
MIDTOWN TOWER															
3rd flr	Corridor	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		7	ea	No				
4th flr	Corridor	Wood	Good	H. Metal	Good	Good	Keep, upgrade non- compliant door hardware to meet ADA		4	ea	Yes, all but one in lobby				
5th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	Tenant door hardware meets ADA	4	ea	No				
5th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
6th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
7th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
8th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep		1	ea	Yes				
9th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
9th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	cypher locks on toilet rooms	4	ea	No				
8th toilets	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		2	ea	Yes				
8th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
7th flr	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		2	ea	Yes				
7th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
6th flr	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
6th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
10th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
10th flr	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
10th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
10th flr	Corridor	Wood	Good	Wood	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
11th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	Toilet rooms: cypher lock w/lever	4	ea	Yes, No				
11th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
12th flr	Lobby	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
12th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2	ea	No				
12th flr	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep	cypher locks w/lever	2	ea	Yes				
13th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	cypher locks w/lever on toilet rooms	4	ea	Yes, No				
13th flr	Lobby	HM & WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		1	ea	No				
14th flr	Corridor	HM, WD	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		6	ea	No				
15th flr	Corridor	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA	cypher locks on toilet rooms, no other hardware	5	ea	No				
16th flr	Corridor	HM, WD	Poor	H. Metal	Good	Good	Replace door, frame and hardware	cypher locks on toilet rooms, no other hardware	5	ea	No				
17th flr	Corridor	Wood	Poor	H. Metal	Good	Unusable	Replace door, frame and hardware	combo locks on toilet rooms, no other hardware	5	ea	No				
MIDTOWN MALL															
1st flr	Seneca & Clinton	AL/GL, storefront	Poor	Alum	Poor	Fair	Replace with new aluminum storefront entrance system	Vestibule. Doors functional	2	sets	N	4 per set	14'-2Wx9'-9"H	Y (outer only)	N
	Mall @ Main	AL/GL, storefront	Poor	Alum	Poor	Fair	Replace with new aluminum storefront entrance system	Vestibule. Doors functional	2	sets	N	9 per set	32'-10"Wx9'-9"H	Y	N
	Mall @ Euclid	AL/GL, storefront	good	Alum	good	good	Keep, Upgrade hardware to meet ADA	vestibule	2	sets	N	7 per set	22'-2"Wx11'-5"H	Y	N
	Mall @ Broad	AL/GL, storefront	Poor	Alum	Poor	Poor	Replace with new aluminum storefront entrance system	Vestibule. Doors functional	2	sets	N	5 per set	23'-4"Wx11'-7"H	Y	Y
	Mall @ Broad	AL/GL, storefront	Poor	Alum	Poor	Poor	Replace with new aluminum storefront entrance system	Vestibule. Doors functional	2	sets	N	2 per set	9'-1/12"Wx11'-10"H	Y	Y

## DOORS AND FRAMES - EXTERIOR & CORE

												Storefront Entrances				
Floor	Room/Area	Door Type (Material)	Door Condition	Frame Type (Material)	Frame Condition	Hardware Condition	Disposition	Notes	Quantity	Unit	ADA Compliant	No. of Doors	Opening size	Transom Y/N	Side Lights Y/N	
	mall	AL/GL, storefront	very poor	alum	very poor	Poor	Replace with new aluminum storefront entrance system	vestibule. beyond useful life	1	set	N	4 per set	12'-8"Wx9'-7"H	Y	N	
2nd flr	toilets west	Wood	poor	H. Metal			Replace door, frame and hardware		1		N					
	toilets east	Wood	poor	H. Metal			Replace door, frame and hardware		2		N					
	public toilets	Wood	Poor	H. Metal	fair	Poor	Replace door, frame and hardware		3		N					
	doors to Sibley Link	AL/GL, storefront	Good	alum	Good	Good	Keep		1 set		Y	3 per set		N	N	
3rd flr	toilets west	Wood	Poor	H. Metal	Poor	Poor	Replace door, frame and hardware		2		N					
	toilets east	Wood	Poor	H. Metal	Poor	Poor	Replace door, frame and hardware		1		N					
4th flr	toilets east	Wood	Fair	H. Metal	Good	fair, dated	Keep, refinish doors, update hardware		2		Y					
	toilets west	Wood	Poor	H. Metal	good	Poor	Replace door, frame and hardware		2		N					
5th flr	toilets west	Wood	Fair	H. Metal	Good	Poor	Keep, refinish doors, update hardware		2		Y					
	toilets east	Wood	Fair	H. Metal	Good	fair, dated	Keep, refinish doors, update hardware		2		Y					
6th flr	toilets east	Wood	Fair	H. Metal	Good	Good	Keep, refinish doors		4		Y					
	toilets west	Wood	Fair	Wood	Good	Good	Keep, refinsih doors, ugrade hardware to meet ADA on non-compliant doors		3		Men - Y Women - N					
1st -6th flrs	Stairs	HM, WD	varies	H. Metal	varies	varies	Replace door, frame and hardware	these doors are old with older hardware	40		N					
B.FORMAN																
1st flr	mall Peebles	AL/GL, storefront	Good	alum	Good	Good	Keep, add ADA power operator		1	set	Y	4 per set	16'Wx9'-8"H	Y	Y	
	Peebles @ Clinton	AL/GL, storefront	Good	alum	Good	Good	Keep, add ADA power operator and upgrade weather stripping		2	sets	Y	4 per set	12'-8"W x10'-3"H	Y (outer only)	N	
1st - 6th flrs	East Stair	H. Metal	Good	H. Metal	Good	fair	Keep, Upgrade hardware to meet ADA		6	ea	N					
	West Stair	H. Metal	Good	H. Metal	Good	fair	Keep, Upgrade hardware to meet ADA		6	ea	N					
SENECA																
3rd flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		2		N					
	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		3		Y					
4th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		3		N					
	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		4		Y					
5th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		3		N					
	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		4		Y					
6th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		3		N					
	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep	Unisex "accessible" toilet room door is not ADA compliant	5		Y(Unisex N)					
7th flr	Stairs	H. Metal	Good	H. Metal	Good	Good	Keep, Upgrade hardware to meet ADA		3		N					
	Toilets	H. Metal	Good	H. Metal	Good	Good	Keep		3		Y					
GENERAL DOOR NOTES																
1. PROVIDE ALTERNATE PRICES FOR																

1. PROVIDE ALTERNATE PRICE TO REMOVE AND REPLACE ALL DOORS, FRAMES AND HARDWARE IN EACH BUILDING EXCEPT THE TOWER.
2. PROVIDE ALTERNATE PRICE TO REMOVE AND REPLACE HARDWARE IN MIDTOWN TOWER WITH ADA COMPLIANT HARDWARE.

ELEVATOR LOBBIES

Location	Elevator Opening Condition	Floor Material	Floor Condition	Wall Material	Wall Condition	Ceiling Material	Ceiling Condition	ADA Compliant?	Quantity	Unit	Disposition/Recommendations	Notes
MIDTOWN TOWER												
3rd Floor Lobby	Good	carpet/ tile	good	mosaic tile	good	painted plaster/ gyp. Bd.	good	N	328	sf	update wall finish and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	finishes dated appearance
4th Flr. Lobby	Very Good	stone tile	very good	wall cov. over plaster/ gyp. Bd.	Very Good	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
5th Flr. Lobby	Very Good	carpet	good	wall cov. over plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
6th Flr. Lobby	Very Good	carpet	very good	wall cov. over plaster/ gyp. Bd.	fair	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes, repair/replace damaged wall covering and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	some damage to wall covering
7th Flr. Lobby	Very Good	wood	good	wd. veneer over plaster/ gyp. bd.	good	lay-in	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
8th Flr. Lobby	Very Good	carpet	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
9th Flr. Lobby	Good	carpet & quarry tile	good	wall cov. over plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
10th Flr. Lobby	Good	marble tile	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
11th Flr. Lobby	Good	tile	very good	wall cov. over plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
12th Flr. Lobby	Good	carpet	good	marble tile	good	painted plaster/ gyp. Bd.	good	N	304	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
13th Flr. Lobby	Good	marble tile	good	wd. Veneer & wall cov. over plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd.	good	N	304	sf	update wall covering, maintain rest of finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	wall covering dated
14th Flr. Lobby	Good	marble tile	good	painted plaster/ gyp. Bd.	good	painted plaster/ gyp. bd.- barrel vaulted	good	N	326	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	former restaurant level
15th Flr. Lobby	Good	carpet	fair	glass & wall cov. over plaster/ gyp. Bd.	fair	lay-in	fair	N	351	sf	update all finishes and upgrade lobby to meet ADA.	finishes dated
16th Flr. Lobby	Good	carpet	good	wd. Veneer & wall cov. over plaster/ gyp. Bd.	wd- poor wd-good	painted plaster/ gyp. Bd.	good	N	321	sf	replace wall covering, maintain rest of finishes. upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
17th Flr. Lobby	Poor	stone tile	good	wd. Veneer & wall cov. over plaster/ gyp. Bd.	fair	painted plaster/ gyp. Bd.	good	N	400	sf	update all finishes and upgrade lobby to meet ADA.	finishes dated



ELEVATOR LOBBIES

Location	Elevator Opening Condition	Floor Material	Floor Condition	Wall Material	Wall Condition	Ceiling Material	Ceiling Condition	ADA Compliant ?	Quantity	Unit	Disposition/Recommendations	Notes
MIDTOWN MALL												
1st Flr. Lobby	fair	marble tile	good	mosaic tile	fair	egg crate, wood	poor	N	340	sf	update all finishes except floor and upgrade lobby to meet ADA.	finishes dated
2nd Flr. Lobby	fair	marble tile	good	mosaic tile	fair	egg crate, wood	poor	N	340	sf	update all finishes except floor and upgrade lobby to meet ADA.	finishes dated
1st & 2nd Flrs. Mall	-	quarry tile	good	various	-	various	good	-	72,526	sf	maintain finishes and upgrade to meet ADA. Replace ceiling system due to asbestos abatement	non leased circulation space
1st Flr, East Mall	good	quarry tile (mall)	good	limestone	good	same as mall	good	N	-		maintain finishes and upgrade to meet ADA.	single opening in mall to parking garage
EUCLID BUILDING												
1st Flr. Lobby	Good	terrazzo tile	good	marble panels	good	painted plaster/ gyp. Bd.	good	N	170	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	oepons to mall
2nd Flr. Lobby	Good	granite tile	good	fabricwall cov. over plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd.	good	N	232	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	occupied by Clear Channel Radio Stations
3rd Flr. Lobby	good	carpet	poor	painted plaster/ gyp. Bd.	good	painted plaster/ gyp. Bd. & lay-in	good	N	198	sf	replace carpet, maintain rest of finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
4th Flr. Lobby	good	stone tile & carpet	good	wall cov. over plaster/ gyp. Bd.	fair	painted plaster/ gyp. Bd.	good	N	216	sf	refinish walls, maintain rest of finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
5th Flr. Lobby	fair							N		sf	maintain as-is	unfinished mechanical service level
6th Flr. Lobby	fair							N		sf	maintain as-is	unfinished mechanical service level
McCURDY BUILDING												
1st Flr. - store	good	composite tile	poor	marble	good	1'x1' on spline	poor	N	440	sf	upgrade lobby to meet ADA. Maaintain wall finish. Add lobby, upgrade floor and ceilings.	presently part of previous store space
1st Flr. - south	good	stone tile	good	stone tile	good	painted plaster/ gyp. Bd.	good	N	197	sf	Maintain finishes. upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement.	
2nd Flr. - store	fair	composite tile	poor	painted plaster/ gyp. Bd.	fair	1'x1' on spline	poor	N	440	sf	upgrade lobby to meet ADA. Update wall finish. Add lobby, upgrade floor and ceilings	presently part of previous store space
2nd Flr. - south	fair	carpet	fair	painted plaster/ gyp. Bd.	good	lay-in	poor	N	224	sf	update all finishes and upgrade lobby to meet ADA.	former restaurant
3rd Flr. - store	fair	quarry tile	fair	painted plaster/ gyp. Bd.	fair	1'x1' on spline	poor	N	440	sf	upgrade lobby to meet ADA. Update wall finish. Add lobby, upgrade floor and ceilings	presently part of previous store space
3rd Flr. - south	fair							N		sf	maintain as-is	stock room space unfinished
4th Flr. - store	good	carpet	good	wall cov. over plaster/ gyp. Bd.	poor	lay-in	good	N	347	sf	upgrade lobby to meet ADA. Maintain floor finish, update wall finish. Replace ceiling system due to asbestos abatement	wall caovering damaged

ELEVATOR LOBBIES

Location	Elevator Opening Condition	Floor Material	Floor Condition	Wall Material	Wall Condition	Ceiling Material	Ceiling Condition	ADA Compliant ?	Quantity	Unit	Disposition/Recommendations	Notes
4th Flr. - south	good	carpet/ tile	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	214	sf	Maintain finishes. upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement.	
5th Flr. - store	good	carpet	fair	painted plaster/ gyp. Bd.	poor	lay-in	good	N	347	sf	update floor and wall finishes. upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
5th Flr. - south	good	carpet/ tile	good	painted plaster/ gyp. Bd.	fair	lay-in	good	N	214	sf	upgrade lobby to meet ADA. Maintain floor finish, update wall finish. Replace ceiling system due to asbestos abatement	
6th Flr. - store	fair	carpet	poor	painted plaster/ gyp. Bd.	fair	lay-in	fair	N	319	sf	update all finishes and upgrade lobby to meet ADA.	wall finish dated
6th Flr. - south	good	carpet/ tile	fair	painted plaster/ gyp. Bd.	fair	lay-in	good	N	198	sf	upgrade lobby to meet ADA. Maintain floor finish, update wall finish. Replace ceiling system due to asbestos abatement	wall finish dated
basement - store	fair	composite tile	poor	painted plaster/ gyp. Bd.	fair	lay-in	fair	N	440	sf	upgrade lobby to meet ADA. Update wall finish. Add lobby, upgrade floor and ceilings	presently part of previous store space
B. FORMAN												
1st - 2nd Flrs. - store	dated but oerational	stone tile	good	painted plaster/ gyp. Bd.	fair	painted plaster/ gyp. Bd.	fair	N	110 ea	sf	upgrade lobby to meet ADA. Update wall finish. Add lobby, upgrade floor and ceilings	2 floors similar presently part of previous store space
3rd - 4th Flrs. - store	dated but oerational	carpet	poor	painted plaster/ gyp. Bd.	fair	lay-in	fair	N	110 ea	sf	update all finishes and upgrade lobby to meet ADA.	2 floors similar converted to office space
1st Flr. Office Lobby	good	quarry tile	good	wall cov. over plaster/ gyp. Bd.	poor	lay-in	fair	Y	40	sf	update all finishes.	finishes dated
2nd Flr. Office Lobby	assume good	none		none		none		assume Y	assume 75	sf	new finishes	elevator opening blocked off, lobby not defined
3rd Flr. Office Lobby	good	quarry tile	good	wall cov. over plaster/ gyp. Bd.	poor	lay-in	fair	Y	73	sf	update all finishes	finishes dated
4th Flr. Office Lobby	good	quarry tile	good	wall cov. over plaster/ gyp. Bd.	fair	lay-in	fair	Y	148	sf	update all finishes	finishes dated
5th Flr. Office Lobby	good	marble tile	good	wall cov. over plaster/ gyp. Bd.	fair	lay-in	fair	Y	112	sf	update all finishes	finishes dated
6th Flr. Office Lobby	good	quarry tile	good	wall cov. over plaster/ gyp. Bd.	fair	lay-in	poor, water damage	Y	77	sf	update all finishes	finishes dated
SENECA BUILDING												
1st Flr. Lobby	Good	quarry tile	good	limestone	good	painted plaster/ gyp. Bd.	good	N	180	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	opens to mall
2nd Flr. Lobby	Good	tile	good	brushed metal over plaster/ gyp. Bd.	very good	painted plaster/ gyp. Bd.	good	N	748	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	opens to mall
3rd Flr. Lobby	Good	carpet	good	brushed metal & wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	259	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	

ELEVATOR LOBBIES

Location	Elevator Opening Condition	Floor Material	Floor Condition	Wall Material	Wall Condition	Ceiling Material	Ceiling Condition	ADA Compliant ?	Quantity	Unit	Disposition/Recommendations	Notes
4th Flr. Lobby	Good	carpet	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	374	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
5th Flr. Lobby	Good	carpet	good	painted plaster/ gyp. Bd.	good	lay-in	good	N	374	sf	update all finishes and upgrade lobby to meet ADA.	finishes dated
6th Flr. Lobby	Good	tile	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	374	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	
7th Flr. Lobby	Good	carpet	good	wall cov. over plaster/ gyp. Bd.	good	lay-in	good	N	374	sf	maintain finishes and upgrade lobby to meet ADA. Replace ceiling system due to asbestos abatement	

GENERAL ELEVATOR LOBBY NOTES

1. TOWER ELEVATOR LOBBIES ON FLOORS 4-13 HAVE BEEN UPGRADED BY PREVIOUS TENANTS. THEY ARE IN GENERALLY GOOD CONDITION AND DO NOT REQUIRE WORK UNLESS NOTED OTHERWISE.
2. TOWER ELEVATOR LOBBIES ON FLOORS 1-2 ARE CONSIDERED PART OF MIDTOWN PLAZA.
3. THE DISPOSITION/RECOMMENDATION TO UPDATE ALL FINISHES RELATES TO FLOORS, WALLS AND CEILINGS REQUIRING UPDATING DUE TO CONDITION. ALLCEILINGS NOT REQUIRING REPLACEMNET DUE TO CONDITION WILL REQUIRE REPLACEMENT DUE TO ASBESTOS ABATEMENT ABOVE.
4. FLOOR FINISHES NOTED TO BE UPDATED SHALL BE REMOVED AND REPLACED WITH HEAVY DUTY COMMERCIAL GRADE CARPET.
5. WALLS NOTED TO BE UPDATED SHALL BE PAINTED WITH HIGH QUALITY COMMERCIAL GRADE PAINT. WALL COVERINGS SHALL BE REMOVED PRIOR TO PAINTING.
6. CEILINGS NOTED TO BE UPDATED OR REPLACED DUE TO ASBESTOS ABATEMENT SHALL BE REMOVED AND REPLACED WITH 2' x 2' ACOUSTICAL LAY-IN CEILING PANELS IN A HEAVY DUTY SUSPENDED GRID.

GENERAL ADA ACCESSIBILITY - ALL BUILDINGS

Building History	Yes	No	N/A	Comments	Recommendations
Has the project previously completed an ADA review?		X			DEVELOP ADA PLAN FOR THE ENTIRE COMPLEX
Does an ADA compliance plan exist for this property?		X			
Has the plan been reviewed/approved by outside agencies ?			X		
Have any ADA related complaints been received in the past?				Nothing formal but verbal complaints have been made by disabled individuals	Nothing formal but verbal complaints have been made by disabled individuals
Building Access					
Is there an accessible path from parking to an accessible building entry (1:12 slope or less)?	X				
If the main entry is inaccessible, are there alternate accessible entries?	X			Generally accessible per M&H May 2000	
Is the accessible entry doorway at least 32" wide, 36" door required?	X				
Is the entry door hardware easy to open (lever/push type with no twisting required, not higher than 48" above floor?		X			
Are entry doors other than revolving doors available?	X				
Building Interior (Common Areas)					
Is the path of travel of obstruction and wide enough for a wheelchair (at least 60" wide)?	X				
Are floor surfaaces firm, stable and slip resistant (carpets "wheelchair friendly)?	X				
Does strobe lighting exist in the corridors and restrooms?	X	X		some in some tower restrooms	
Eelevators & Lobies (General)					
General- Elevatotors Compliant?		X		B. Forman office elevator is compliant	Modernization requires ADA upgrades
-Are elevator controls low enough to be reached from a wheelchair (48" front approach/54" side approach)?	X			Generally not compliane per M&H 5/2000	
-Are there raised elevator markings in Braille and Standard Alphabet for the blind?		X		Generally not compliane per M&H 5/2000	
-Are there audible/visual signals iside cars and at elevator landings identifying floor change?		X		Generally not compliane per M&H 5/2000	
Toilet Rooms (General)					
Toilet Rooms Compliant?	x	x		see toilet room section	

TOILET ROOMS - CORE

Room/Area/Location	Type - Men/ Women/ unisex	# Toilets	# Urinals	# Lavs	Fixture Condition	Toilet Partitions	Toilet Partitions Condition	ADA Toilet stall	ADA Lav	ADA Urinal	Accessories at ADA Heights	Wall Material	Floor Material	Ceiling Material	Wall Condition	Floor Condition	Ceiling Condition	Quantity	Unit	Finishes Condition	Disposition/Recommendations	Notes
MIDTOWN TOWER																						
3rd floor	Men	1	1	2	fair- Serviceable	Y	fair	N	N	N	N	painted plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	fair, dated	good	69	sf		update wall & floor finishes, replace fixtures, convert to single ADA compliant toilet room. Replace ceiling system due to asbestos abatement.	
	Women	2	-	2	fair- Serviceable	Y	fair	N	N	-	N	painted plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	fair, dated	good	81	sf		update wall & floor finishes, replace fixtures, convert to single ADA compliant toilet room. Replace ceiling system due to asbestos abatement. Replace ceiling system due to asbestos abatement.	
4th floor	Men	3	3	3	good	Y	fair	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, wc dated	good	good	202	sf		maintain floor and tile wall finishes. Remove wall covering and update. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, wc dated	good	good	225	sf		maintain floor and tile wall finishes. Remove wall covering and update. Replace ceiling system due to asbestos abatement.	
5th floor	Men	3	3	3	good	Y	fair	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	202	sf		maintain finishes, add grab bars. Replace ceiling system due to asbestos abatement.	No grab bars
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	225	sf		maintain finishes, add grab bars. Replace ceiling system due to asbestos abatement.	No grab bars
6th floor	Men	3	3	3	good	Y	fair	Y	Y	N	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated	dated	good	202	sf		update wall and floor finishes, adjust urinal to ADA height. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated	dated	good	225	sf		update wall and floor finishes. Replace ceiling system due to asbestos abatement.	
7th floor	Men	3	3	3	good	Y	fair	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good, minor damage	fair	good	202	sf		maintain finishes, repair wall finish damage. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	good	good	225	sf		maintain floor finish. Update wall finishes. Replace ceiling system due to asbestos abatement.	
8th floor	Men	3	3	3	good	Y	fair	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	202	sf		maintain as-is. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	225	sf		maintain as-is. Replace ceiling system due to asbestos abatement.	
9th floor	Men																	202	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	Cypher locks, no access - assume complete upgrade
	Women																	225	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	Cypher locks, no access - assume complete upgrade
10th floor	Men	3	3	3	good	Y	fair	Y	Y	N	Some	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	202	sf		maintain finishes as-is. adjust urinal & accessories to ADA height. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	-	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	225	sf		maintain as-is. Replace ceiling system due to asbestos abatement.	
11th floor	Men	3	3	3	good	Y	fair	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	good	good	202	sf		maintain floor finish. Update wall finishes. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	good	good	225	sf		maintain floor finish. Update wall finishes. Replace ceiling system due to asbestos abatement.	
12th floor	Men	4	3	4	fair, dated.	Y	fair - dated	N	N	N	N	tile & paint over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair	good	good	202	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Women	5	--	4	fair, dated.	Y	fair - dated	N	N	--	N	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	good	good	225	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
13th floor	Men	3	3	3	good	Y	poor, missing hardware	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, wc dated	good	good	202	sf		maintain floor and tile wall finishes. Remove wall covering and update. Replace missing partition hardware. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, wc dated	good	good	225	sf		maintain floor and tile wall finishes. Remove wall covering and update. Replace ceiling system due to asbestos abatement.	



TOILET ROOMS - CORE

Room/ Area/ Location	Type - Men/ Women/ Unisex	# Toilets	# Urinals	# Lavs	Fixture Condition	Toilet Partitions	Toilet Partitions Condition	ADA Toilet Stall	ADA Lav	ADA Urinal	Accessories at ADA Heights	Wall Material	Floor Material	Ceiling Material	Wall Condition	Floor Condition	Ceiling Condition	Quantity	Unit	Finishes Condition	Disposition/Recommendations	Notes
14th floor	Women	3	--	3	fair, dated.	Y	fair	N	N	--	N	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	fair, dated	good	193	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Men	2	2	2	fair, dated.	Y	fair	N	N	Y	N	tile & paint over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	fair, dated	fair, dated	good	144	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
15th floor	Men																	121	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Women		--							--								158	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	No access - assume total complete upgrade
16th floor	Men	2	1	2														132	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	No access - assume total complete upgrade
	Women	2	--	2						--								143	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	No access - assume total complete upgrade
17th floor	Men	2	1	2														132	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	No access - assume total complete upgrade
	Women	2	--	2						--								143	sf		update wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	No access - assume total complete upgrade
MIDTOWN MALL																						
2nd West	Women	6	--	5	Dated, good	Y	Poor	N	N	--	N	paint over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated, poor	dated, poor	fair	233	sf		update all finishes, reconfigure to meet ADA.	
	Men	3	6	6	Dated, good	Y	Poor	N	N	N	N	paint over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated, poor	dated, poor	fair	100	sf		update all finishes, reconfigure to meet ADA.	
2nd at Seneca	Men	2	2	3	Dated, poor	Y	Poor	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated, poor	dated, poor	fair	142	sf		update all finishes, reconfigure to meet ADA.	
	Women	5	--	4	Dated, poor	Y	Poor	N	N	--	N	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	dated, poor	dated, poor	fair	185	sf		update all finishes, reconfigure to meet ADA.	
2nd East corridor	Men	1	--	1	Good	N	--	Y	Y	--	Some	paint over plaster/ gyp. Bd.	Mosaic Tile	lay-in	fair	fair	fair	42	sf		maintain floor finish. Paint walls. Add rest of ADA height accessories. Replace ceiling system due to asbestos abatement.	
	Women	1	--	1	Good	N	--	Y	Y	--	Some	paint over plaster/ gyp. Bd.	Mosaic Tile	lay-in	fair	fair	fair	42	sf		maintain floor finish. Paint walls. Add rest of ADA height accessories. Replace ceiling system due to asbestos abatement.	
EUCLID																						
1st floor	No core toilets- part of tenant space																					
2nd Floor	Men	3	2	3	Good	Y	Good	Y	Y	Y	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	fair	good	245	sf		maintain as-is. Replace ceiling system due to asbestos abatement. Reconfigure approach to room	showers off of toilet room- specific to this floor, not included. Approach to room is not ADA compliant
	Women	4	--	3	Good	Y	Good	Y	Y	--	Y	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	fair	good	159	sf		maintain as-is. Replace ceiling system due to asbestos abatement. Reconfigure approach to room	showers off of toilet room- specific to this floor, not included. Approach to room is not ADA compliant
3rd floor	Men	2	1	2	good	Y	fair	N	N	N	N	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	poor	good	137	sf		maintain tile wall finish. Update floor finish and remove wall covering and update. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Women	4	--	3	good	Y	fair	N	N	--	N	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, w/ dated	poor	good	188	sf		maintain tile wall finish. Update floor finish and remove wall covering and update. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
4th floor	Men	2	2	4	fair, dated.	Y	fair	Y	N	N	N	tile & wall cov. Over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, w/ dated	poor	good	236	sf		maintain tile wall finish. Update floor finish and remove wall covering and update. Make non-compliant accessories and fixtures ADA compliant. Replace ceiling system due to asbestos abatement.	
	Women	3	--	4	fair, dated.	Y	fair	Y	N	-	N	tile & paint over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	tile- good, paint-dated	poor	good	250	sf		maintain tile wall finish. Update floor finish and paint walls. Make non-compliant accessories and fixtures ADA compliant. Replace ceiling system due to asbestos abatement.	

TOILET ROOMS - CORE

Room/Area/Location	Type - Men/ Women/ Unisex	# Toilets	# Urinals	# Lavs	Fixture Condition	Toilet Partitions	Toilet Partitions Condition	ADA Toilet stall	ADA Lav	ADA Urinal	Accessories at ADA Heights	Wall Material	Floor Material	Ceiling Material	Wall Condition	Floor Condition	Ceiling Condition	Quantity	Unit	Finishes Condition	Disposition/Recommendations	Notes
MCCURDY																						
1st Floor	No core toilets																					
6th Floor East	Men	3	2	4	fair- Dated, functional	Y	good	N	N	N	N	tile over plaster, glazed block	various tiles	Lay-in	good	poor	good	234	sf		update floor finish, maintain wall finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Women	5	--	5	fair- Dated, functional	Y	Fair	N	N	--	N	tile over plaster, glazed block	tile	Lay-in	good	poor	good	198	sf		update floor finish, maintain wall finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
6th Floor West	Men	3	3	4	fair- Dated, functional	Y	good	N	N	Y	N	tile over plaster, glazed block	tile	Lay-in	good	good	good	240	sf		maintain finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
	Women	8	--	6	fair- Dated, functional	Y	good	N	Y	--	Y	Painted black	vinyl sheet	Lay-in	dated	dated	good	385	sf		update floor & wall finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
5th Floor West	Women	6	--	6	fair- Dated, functional	Y	Old Marble - good	N	N	--	N	paint over plaster, glazed block	tile	Lay-in	poor- dated. Glz. Blk.- good	poor, dated	poor, dated	286	sf		update all finishes. Maintain glazed block. reconfigure to meet ADA.	
	Men	4	2	4	fair- Dated, functional	Y	Fair	N	N	N	N	tile over plaster	tile	Lay-in	poor, dated	poor, dated	poor, dated	197	sf		update all finishes, reconfigure to meet ADA.	
5th Floor East	Men	3	2	4	fair- Dated, functional	Y	good	N	N	N	N	tile over plaster, glazed block	tile	Lay-in	poor, dated. Glz. Blk.- good	poor, dated	poor, dated	234	sf		update all finishes. Maintain glazed block reconfigure to meet ADA.	
	Women	5	--	4	fair- Dated, functional	Y	Fair	Y	Y	--	Y	tile over plaster, glazed block	tile	Lay-in	fair, dated. Glz. Blk.- good	fair	fair	198	sf		update floor & wall finishes. Replace ceiling system due to asbestos abatement.	
4th floor East	Men	3	2	4	good	Y	good	Y	Y	Y	Y	tile over plaster, glazed block	Tile	Lay in	good.	good	good	234	sf		maintain as-is. Replace ceiling system due to asbestos abatement.	
	Women	5	-	4	good	Y	good	Y	Y	-	Y	tile over plaster, glazed block	Tile	Lay in	good	good	good	198	sf		maintain as-is. Replace ceiling system due to asbestos abatement.	
4th Floor West	Men	4	2	4	fair- Dated, functional	Y						tile over plaster	tile	Lay-in				197	sf		update all finishes, reconfigure to meet ADA.	No access- Assume same size and configuration as floors above - requiring total upgrade
	women	6	--	6	fair- Dated, functional	Y						paint over plaster, glazed block	tile	Lay-in				286	sf		update all finishes. Maintain glazed block. reconfigure to meet ADA.	No access- Assume same size and configuration as floors above - requiring total upgrade
3rd Floor West	Women	6	7	--	fair- very old	Y	fair- dated, functional	N	N	--	N	Glazed black	Mosaic Tile	lay-in & painted palster	good	good	good	382	sf		maintain finishes. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement	
3rd Floor East	Men	2	2	4	poor- very old	Y	Poor	N	N	N	N	paint over plaster, glazed block	tile	painted plaster/ gyp. Bd.	fair, dated. Glz. Blk.- good	poor	poor	234	sf		update all finishes. Maintain glazed block. reconfigure to meet ADA.	
2nd Floor West	Women	3	--	2	poor- very old	Y	Poor	N	N	--	N	paint over plaster, glazed block, cmu	Tile	painted plaster/ gyp. Bd.	good, dated. Glz. Blk.- good	good	good	140	sf		maintain glazed blk wall and floor finish. Paint plaster walls. Reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
2nd Floor East	Men	1	1	2	fair- very old	Y	fair, dated	N	N	N	N	paint over plaster, glazed block	Tile	painted plaster/ gyp. Bd.	good, dated. Glz. Blk.- good	poor	poor	118	sf		update all finishes. Maintain glazed block. Paint plaster walls.	
Basement East	Unisex	1	1	1	very poor	Y	very poor	N	N	N	N	Glazed black	Tile	painted plaster/ gyp. Bd.	good, dirty	good, dirty	good, dirty	48	sf		maintain finishes. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement	
Basement West	Men	3	3	5	fair- Dated	Y	Good - marble dated	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	perforated metal tiles	fair- dated	fair- dated	fair- dated	110	sf		update all finishes, reconfigure to meet ADA.	
	Women	4	--	4	fair- Dated	Y	Good - marble dated	N	N	-	N	Glazed black	Tile	lay-in	good	fair- dated	poor	164	sf		update all finishes. Maintain glazed block. reconfigure to meet ADA.	
	Women	3	--	4	fair- Dated	Y	Good - marble dated	N	N	-	N	Glazed black	Tile	lay-in	good	fair- dated	poor	155	sf		update all finishes. Maintain glazed block. reconfigure to meet ADA.	

TOILET ROOMS - CORE

Room/Area/Location	Type Men/Women/unisex	# Toilets	# Urinals	# Lavs	Fixture Condition	Toilet Partitions	Toilet Partitions Condition	ADA Toilet stall	ADA Lav	ADA Urinal	Accessories at ADA Heights	Wall Material	Floor Material	Ceiling Material	Wall Condition	Floor Condition	Ceiling Condition	Quantity	Unit	Finishes Condition	Disposition/Recommendations	Notes
2nd floor- Public restaurant	Men	3	3	4	fair- Dated	Y	Fair	N	Y	N	N	Glazed black	Tile	painted plaster/ gyp. Bd.	good	good	good	187	sf	Good	maintain finishes. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement	
	Women	5	-	5	fair- Dated	Y	Fair	N	Y	-	N	Glazed black	Tile	painted plaster/ gyp. Bd.	good	good	good	240	sf	Good	maintain finishes. reconfigure to meet ADA. Replace ceiling system due to asbestos abatement	
B. FORMAN																						
4th at Office Elevator	UNISEX	1	-	1	Poor, dated	N	-	N	N	N	N	paint over plaster/ gyp. Bd.	tile	painted plaster/ gyp. Bd.	poor, dated	poor	poor	37	sf		update all finishes, reconfigure to single unisex ADA compliant toilet room.	toilet rooms not stacked and shall be considered part of tenant spaces
Core 4th	Men	2	1	1	poor very dirty	Y	fair	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	poor	(2) @ 150+/-	sf		maintain wall and floor finish, replace ceiling. Reconfigure to meet ADA	only viewed 4th floor. Assume stacked toilet room below on 3rd floor requiring all finishes to be updated and reconfiguration to meet ADA
	Women	3	-	2	poor very dirty	Y	fair	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	tile over plaster/ gyp. Bd.	(2) @ 150+/-	sf		maintain wall and floor finish, replace ceiling. Reconfigure to meet ADA	poor
SENECA																						
3rd floor	Men	5	3	7	Good	Y	Good	Y	N	N	N, Some	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	311	sf		maintain finishes as-is. adjust lav, urinal & accessories to ADA height. Replace ceiling system due to asbestos abatement.	
	Women	5	-	3	Good	Y	Good	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	painted plaster/ gyp. Bd.	good	good	good	169	sf		maintain wall and floor finishes, reconfigure to meet ADA. Replace ceiling system due to asbestos abatement.	
4th floor	Women	8	-	6	Good	Y	Good	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	487	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
	Men	3	2	4	Good	Y	Good	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	222	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
5th floor	Women	8	-	6	Good	Y	Good	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	487	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
	Men	3	2	4	Good	Y	Good	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	222	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
6th floor	Women	8	-	6	Good	Y	Good	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	487	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
	Men	3	2	4	Good	Y	Good	N	N	N	N	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	fair, dated	fair	fair, dated	222	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
2nd floor	Men	3	1	3	Fair	Y	Fair	N	Y	N	N	tile over plaster/ gyp. Bd.	Mosaic tile	painted plaster/ gyp. Bd.	fair, dated	fair	fair, dated	111	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
	Women	3	-	2	Fair	Y	Dated, functional	N	N	-	N	tile over plaster/ gyp. Bd.	Mosaic tile	painted plaster/ gyp. Bd.	fair, dated	fair	fair, dated	104	sf		update wall & ceiling finishes, reconfigure to meet ADA.	
6th floor	Unisex	1	-	1	Fair	N	-	N	Y	-	Y	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	poor, dated	poor, dated	poor, dated	40	sf		update all finishes, reconfigure to single unisex ADA compliant toilet room.	
7th floor	Men	5	3	5	good	Y	good	N	N	N	Some	tile over plaster/ gyp. Bd.	Tile	1'x1'- ?spline or adhered?	good	good	poor	324	sf		maintain wall and floor finish, replace ceiling. Reconfigure to meet ADA	
	Women	4	-	3	Fair	Y	good	N	N	-	N	tile over plaster/ gyp. Bd.	Tile	Lay-in	poor, dated	poor, dated	poor, dated	222	sf		update all finishes, reconfigure to single unisex ADA compliant toilet room.	



TOILET ROOMS - CORE

Room/Area/Location	Type - Men/ Women/ unisex	# Toilets	# Urinals	# Lavs	Fixture Condition	Toilet Partitions	Toilet Partitions Condition	ADA Toilet stall	ADA Lav	ADA Urinal	Accessories at ADA Heights	Wall Material	Floor Material	Ceiling Material	Wall Condition	Floor Condition	Ceiling Condition	Quantity	Unit	Finisher Condition	Disposition/Recommendations	Notes
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GENERAL TOILET ROOM NOTES

1. THE DISPOSITION/RECOMMENDATION TO UPDATE ALL FINISHES RELATES TO FLOORS, WALLS AND CEILINGS REQUIRING UPDATING DUE TO CONDITION. ALLCEILINGS NOT REQUIRING REPLACEMNET DUE TO CONDITION WILL REQUIRE REPLACEMENT DUE TO ASBESTOS ABATEMENT ABOVE.
2. FLOOR FINISHES NOTED TO BE UPDATED SHALL BE REMOVED AND REPLACED WITH HEAVY DUTY PORCELAIN FLOOR TILE.
3. WALLS NOTED TO BE UPDATED SHALL BE PAINTED WITH HIGH QUALITY COMMERCIAL GRADE PAINT. WALL COVERINGS SHALL BE REMOVED PRIOR TO PAINTING. EXISTING WALL TILE SHALL REMAIN UNLESS NOTED OTHERWISE.
4. CEILINGS NOTED TO BE UPDATED OR REPLACED DUE TO ASBESTOS ABATEMENT SHALL BE REMOVED AND REPLACED WITH 2' x 2' ACOUSTICAL LAY-IN CEILING PANELS IN A HEAVY DUTY SUSPENDED GRID.
5. TOILET ROOMS DESIGNATED TO BE RECONFIGURED SHALL RECEIVE NEW HEAVY DUTY FLOOR MOUNTED TOILET PARTITIONS AND TOILET ROOM PLUMBING FIXTURES.
6. ALL EXISTING TOILET, LAV, URINAL FIXTURES ARE DIRTY AND WATER STAINED HOWEVER ALL ARE ASSUMED TO BE IN WORKING ORDER . THEY SHALL BE CLEANED/SANITIZED THOROUGHLY AND SHALL REMAIN UNLESS NOTED OTHERWISE. REPLACE ALL TOILET SEATS.
7. TOILET PARTITIONS NOTED AS "FAIR" ARE OPERABLE AND IN SATISFACTORY CONDITION NOT REQUIRING IMMEDIATE REPLACEMENT
8. PROVIDE ALTERNATE PRICE FOR REPLACEMENT OF ALL TOILET ROOM FIXTURES, TOILET PARTITIONS AND ACCESSORIES.

ROOF

Location	Material	Age	Condition	Ponding (Y/N)	Ponding Location	Leaks (Y/N)	Leak Location	Check If Inadequate Drains	Disposition/Recommendations	Notes	Qty	Unit
MIDTOWN TOWER												
Halo	Built-up with bituminous flood coat	Assumed original 1962	Very poor	N		Y	Various		replace		5,500	SF
Roof above penthouse	Built-up with gravel topping	Assumed original 1962	Fair	Y	Entire surface	N		X Poor drainage	replace		1,800	SF
Penthouse level 17th floor	Built-up membrane with insulated concrete. Walk-on pavers - "LG Board"	Assumed original 1962	Fair	N		Y	Various		replace		9,200	SF
14th Floor setback	Built-up membrane with travertine walk-on panels	Assumed original 1962	Fair	N		Y	Various		replace		5,900	SF
Roof below cooling tower (above Burger King)	Ballasted EPDM	1985+/-	Poor- Roof may not be leaking but insulation is wet and deteriorated - many gaps - no pads @ circulation	N		Y	Various		replace with polyiso. Insul., dens deck & .075" w/puncture resistant EPDM or modified bitumen product		5,000	SF
MIDTOWN MALL												
Mall West	Single-ply ballasted EPDM	1987	fair. Exceeded warranty 2002-2004.	N		N			Keep. Repair leaks as they occur	should be effective for 5 years min	64,400	SF
Oil Tank	Fully adhered EPDM	1987		Y	Entire roof. Drains plugged?	N			Keep. Repair leaks as they occur. Clear drains	should be effective for 5 years min		
East	Single-ply ballasted EPDM	1988/89		Y	at divider	Y	King below cooling tower- could be cooling tower itself (See Midtown Tower section), Record Theater, at fans		Keep. Repair leaks as they occur	should be effective for 5 years min		
Loading Dock	Single-ply ballasted EPDM	1990	fair	N		N			Keep. Repair leaks as they occur	should be effective for 5 years min	55,000	SF
Post Office	Single-ply ballasted EPDM	1990	fair	N		Y			Keep. Repair leaks as they occur	should be effective for 5 years min		
Clearstory	Single-ply ballasted EPDM	1993	Good	N		N			Keep. Repair leaks as they occur	should be effective for 5-10 years min		
South	Single-ply ballasted EPDM	1995	Good	N		N			Keep. Repair leaks as they occur	should be effective for 5-10 years min		
North Arcade	Built-up with gravel	Original 1962	Poor- Exposed felts, blistering, alligatoring	N		N		X	replace, add roof drains		7,000	SF
Bus Station	Built-up with gravel	Original 1962	Poor- Growth	Y	Various	N			replace		8,000	SF
EUCLID												
Main Roof	Single-ply ballasted EPDM	1991	Good	N		Y	Minor- various		Keep. Investigate recertification. Repair leaks as they occur	15 yr warranty expires 2006. Minor leaks have been repaired as they occur. should be effective for 5-10 years min.	15,423	SF

ROOF

1. ROOFS RECOMMENDED FOR REPLACEMENT: ALL EXISTING ROOF MATERIALS SHALL BE REMOVED TO DECK
2. ROOFS RECOMMENDED FOR REPLACEMENT: NEW ROOF SYSTEM SHALL CONSIST OF TAPERED POLYISOCYANURATE (AVERAGE R-24; 1 1/2" - 5"+/- THICK), ADHERE TO DECK WITH LOW RISE ADHESIVE FOAM; FULLY ADHERED, REINFORCED, .060 TPO (GREY) OR .060 EPDM (WHITE) MEMBRANE
3. ROOFS RECOMMENDED FOR REPLACEMENT: REPLACE ALL METAL COPINGS, METAL EDGES, COUNTER FLASHINGS, ROOF DRAINS WITH RETROFIT DRAINS, ETC. .
4. ALL EXISTING ROOF DECKS ARE ASSUMED TO BE METAL PAN WITH CONCRETE AND ARE TO REMAIN UNLESS NOTED OTHERWISE
5. LOW FLASHING HEIGHTS WILL CAUSE DIFFICULTIES WITH MINIMUM VERTICAL FLASHING REQUIREMENTS AT MANY LOCATIONS THROUGHOUT THE COMPLEX. THIS WILL BE MAGNIFIED WITH USE OF TAPERED INSULATION.

Exhaust Fans

Bldg	Room	ID	Manufacturer	Model	Serial Number	Age	Capacity (cfm)	Cond	Disposition	Notes
Tower		E-12	Trane	30P-BI	238879	30+			Replace	Motor 2 hp
		E-13	Trane	15K-BI	238880	30+			Replace	Moto 0.5 HP
		TF-1	Trane	21	2144878	30+			Replace	Motor 60 hp
		TF-3	Carrier	27CA-7	7313432	30+			Replace	Motor 5 hp
	18th flr	E-05	Dayton	Utility blower					Replace	5 hp
	14th flr	E-07	Train	9GFC4804					Replace	0.25 hp
	14th flr	RA-14	Clarige	LS					Replace	0.33 hp
	14th flr	SM-14	Clarige	LS					Replace	0.33 hp
	14th flr	TF-2	Carrier	27AC8-109					Replace	3 hp
Midtown 18th floor plant		E-03	Trane	Utility fan					Replace	0.5 hp
Midtown 18th floor plant		E-1900	Dayton	spray booth					Replace	1/3 hp
Midtown 18th floor plant		E-1901	Dayton	propeller					Replace	1/4 hp
Midtown 18th floor plant		R-2A								
Midtown Mall Common Area										
Midtown Mall Common Area	Mall clere	E-14	Trane	CRB-15					Removed	1/6 hp
Midtown Mall Common Area	Mall clere	E-14A	Trane	CRB-15					Removed	1/6 hp

Exhaust Fans

Bldg	Room	ID	Manufacturer	Model	Serial Number	Age	Capacity (cfm)	Cond	Disposition	Notes
Midtown Mall Common Area	Mall clere	E-15	Trane	CRB-15					Removed	1/6 hp
Midtown Mall Common Area	Mall clere	E-15A	Trane	CRB-15					Removed	1/6 hp
Midtown Mall Common Area	3rd flr	E-16	Trane	CRD-9					Replace	1/12 hp has not run for 20 yrs
Midtown Mall Common Area	3rd flr	E-17	Trane	CRD-10					Replace	1/20 hp has not run for 20 yrs
Midtown Mall Common Area	3rd flr	E-18	Dayton	2C913					Replace	1/8 hp has not run for 20 yrs
Midtown Mall Common Area	3rd flr	E-19	Trane	CRD-16					Replace	1/4hp has not run for 20 yrs
Midtown Mall Common Area	Atrium Exh	E-85-1							Remain	
Midtown Mall Common Area	Atrium Smo	SM-85-1							Remain	

Air Handling Units

Bldg.	Room	ID	Manu.	Model	Serial Number	Age	Capacity (cfm)	Cond	Disposition	Notes
Tower	3rd flr	AC-1	Flakt	FVAC-4-3-125		44	80,000	Fair	Remain	Fan replaced in 1985
Tower	3rd flr	AC-6	Carrier	39W13		44	26,000	Bad	Replace	60 hp, VAV
Tower	3rd flr	PA-1	Carrier	43J11-294		44	24,000	Bad	Replace	40 hp
Tower	3rd flr	PA-2	Carrier	42J11-294		44	24,000	Bad	Replace	40 hp
Tower	3rd flr	AC-2	Trane	BI-DWD1-S		44	52,000	Bad	Replace	50 hp
Tower	14th flr	AC-3	Carrier	39AC-10-C97		44	10,000	Bad	Replace	10 hp
Tower	14th flr	AC-4	Trane	LG		44	3,000	Bad	Replace	1.5h p
Tower	14th flr	AC-5	Carrier	39AC-8		44	6,000	Bad	Replace	5 hp
Tower	18th flr	S2A	Trane	SIZE 33		30	20,000	Good	Remain	VAV
Tower	18th flr	S01	Trane	4403		30+	5,000+/-	Bad	Replace	
Tower	18th flr	S02	Trane	256		30+	5,000+/-	Bad	Replace	1.5 hp
Midtown	AC-7	Carrier	40RS014-5			40+/-	4000	Fair	Remain	Fan was changed 20- yrs.
Mall	AC-8	Trane	M-21			40+/-	9300	Bad	Replace	10 hp
Mall	AC-85-1	Carrier	39ED23			18	2000	Fair	Remain	VFD, DDC controls
Mall	AC-9	Carrier				40+/-	8000+/-	Bad	Replace	make up unit 7.5 hp
Euclid	perimeter	ACS-1				44	6,800	Bad	replace	25 hp for induction units
Euclid	interior	ACS-2				44	42,000	Bad	replace	60 hp VFD
Euclid	lobby	ACS-3				44	13,500	Bad	replace	10 hp
Forman	1st Flr	AH-1A				40+	10,000+/-	Bad	replace	
Forman	1st Flr	AH-1B				40+	10,000+/-	Bad	replace	
Forman	2nd flr	AH-2A				40+	10,000+/-	Bad	replace	













HVAC Pumps

Bldg	System	Capacity	ID	Manufacturer	Model	Age	Condition	Type	Disposition	Notes
Tower 18th Flr	CW	172				43	fair		replace	5 hp
Tower 18th Flr	Hot water	100				43	fair		replace	3 hp
Tower 18th Flr	Hot water	140				43	fair		replace	2 hp
Seneca	chilled water	980				34	bad		replace	50 hp
Seneca	chilled water	980				34	bad		replace	50 hp
Seneca	chilled water	980				<10	good		remian	50 hp
Seneca	cond water	1080				34	bad		replace	50 hp
Seneca	cond water	1080				34	bad		replace	50 hp
Seneca	cond water	1080				34	bad		replace	50 hp
Seneca	steam cond					34	fair		replace	duplex
Main Plant	Prim. CW	2700				43	fair		replace	40 hp
Main Plant	Prim. CW	2700				43	fair		replace	40 hp
Main Plant	Prim. CW	960				43	fair		replace	15 hp
Main Plant	Prim. CW	480				43	fair		replace	7.5 hp
Main Plant	Prim. CW	480				43	fair		replace	7.5 hp
Main Plant	Second CW	1717				43	fair		replace	50 hp
Main Plant	Second CW	1717				43	fair		replace	50 hp
Main Plant	Second CW	1330				43	fair		replace	25 hp
Main Plant	Second CW	428				43	fair		replace	10 hp
Main Plant	cond water	2760	P-4			43	fair		replace	75 hp

HVAC Pumps

Bldg	System	Capacity	ID	Manufacturer	Model	Age	Condition	Type	Disposition	Notes
Main Plant	cond water	2760	P-5			11	good		remain	75 hp
Main Plant	cond water	555				43	fair		replace	20 hp
Main Plant	cond water	555				43	fair		replace	20 hp
Main Plant	cond water	1330				43	fair		replace	25 hp











## ELECTRICAL

BUILDING	SQ. FT.	Floors	Built	ELECTRIC SERVICE	W/sf	LIGHTING	EMERGENCY POWER	TELEPHONE	FIRE ALARM	COMMENTS
Tower	207,839	17	1962	(1) 4000A, 277/480V (1) 1200A, 277/480V*	20.7	T-12 incandescent	Battery and dual feed	RTC CAT 3 or older	Simplex Non- addressible	* Chiller feed only. All services in poor condition past usefull life 40 or more years old
Mall	276,000	2	1962	(3) 1200A, 120/208V (3) 600A, 120/208V (1) 400A, 120/208V	7.5	T-12 incandescent	Battery	RTC CAT 3 or older	Simplex Non- addressible	All services in poor condition past usefull life 40 or more years old
Euclid	61,000	4	1962	(1) 800A, 480/277V (1) 2000A, 120/208V (1) 800A, 120/208V	27	T-12 incandescent	Battery Generator for Clear Channel	RTC CAT 3 or older	ADT Non- addressible	All services in poor condition past usefull life 40 or more years old
McCurdy	480,256	6	1901	(1) 2000A, 120/208V * (2) 3000A, 120/208V (1) 4000A, 120/208V	9	T-12 incandescent	Battery	RTC CAT 3 or older	ADT Non- addressible Reports to ADT	* Fed from Seneca. All services in poor condition past usefull life 40 or more years old
B. Forman	176,000	6	1920	(1) 2000A, 120/208V (2) 200A, 120/208V (1) 100A, 120/208V	5.1	T-12 incandescent	Battery	RTC CAT 3 or older	ADT Non- addressible Reports to ADT	All services in poor condition past usefull life 40 or more years old
Seneca	276,800	7	1972	(2) 4000A, 277/480V	24	T-12 incandescent	Battery	RTC CAT 3 or older	Addressible Reports to ADT	Electric and F/A in good condition
Totals	656,256				13.4					

ELECTRICAL

Electrical Recommendations

With the exception of the Seneca building replace all electrical systems. The remaining systems are well over 40 years old and past their usefull antapipated life.

If ownership of all the buildings remain under single ownership, a single new electrical distribution system can be installed to service the complex. This system should consist of a 3 phase 480 vliot distribution and 120/208 volt electrical panels at point of use through out the complex. We estimate a double ended substation with a 10,000 KVA transformer at each end would be required to provide the 480 volt distribution. Sub metering caould be installed at Sub Panels and MCCs.

A central fully addressible code compliant fire alarm system should be installed to monitor and alert tenants.

The existing communication system is past its usefull life and a modern system should be install

Lighting is old inefficent and out dated as the buildings are renovated all new energy saving lighting should be installed.

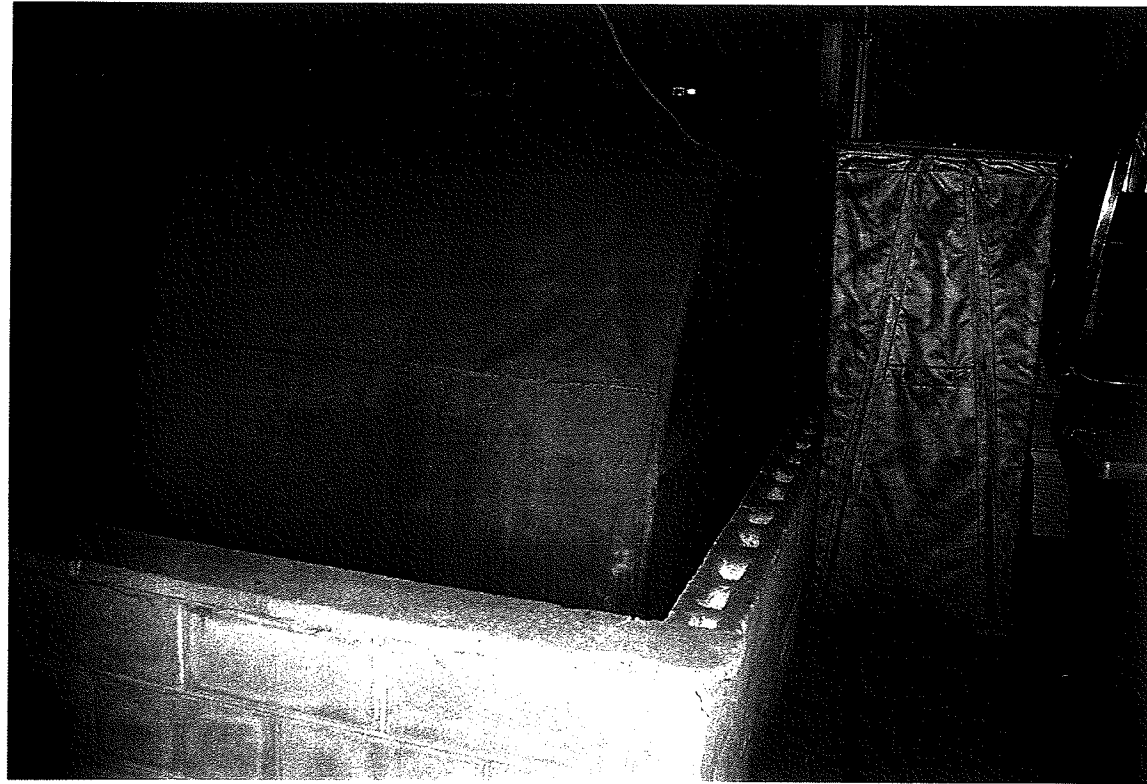


Photo 1  
Photo Date  
11/21/06

View of the 6,000 gallon fuel oil storage tank located in the McCurdy's Building basement. The tank was reportedly installed in 1975 and consists of single wall steel construction. The tank was surrounded by a masonry block retaining wall for spill containment.

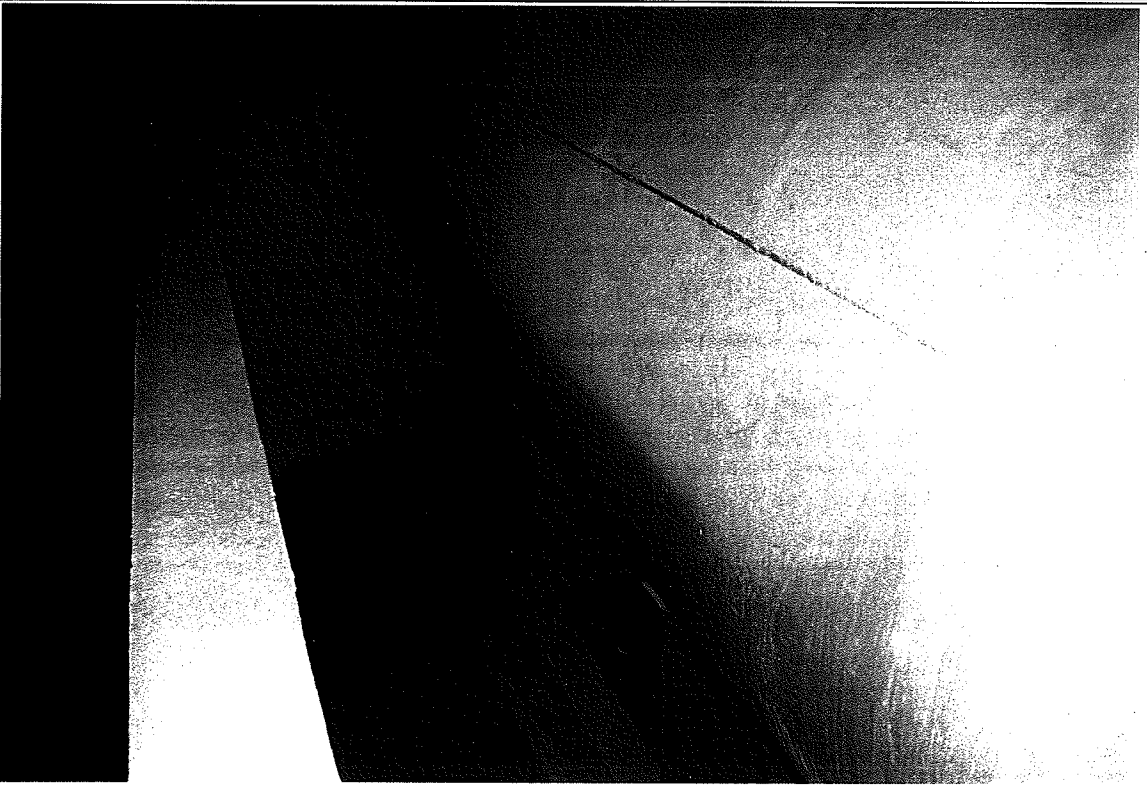


Photo 2  
Photo Date  
11/21/06

View of the steel 6,000 gallon fuel oil tank and supports in the McCurdy's Building basement. The product gauge indicated that the tank contained 3,000 gallons of fuel oil. 3 drums are evident to the left of the tank, adjacent to the masonry block spill containment wall.



Photo 3 View of three drums observed in the McCurdy's Building basement by the oil tank.  
 Photo Date 11/21/06 2 drums were labeled as containing a cleaning fluid  
 1 drum was labeled as containing petroleum distillate.



Photo 4 View of the boiler room in the McCurdy's Building.  
 Photo Date 11/21/06 Containers of chemical treatment for the boiler system.



Photo 5  
Photo Date  
11/21/06

View of the 6,000 gallon fuel oil storage tank located at the Midtown Tower building.  
The tank was reportedly installed in 1975 and consists of single wall steel construction.  
The tank was located in a separate masonry block building with a raised door for spill containment.

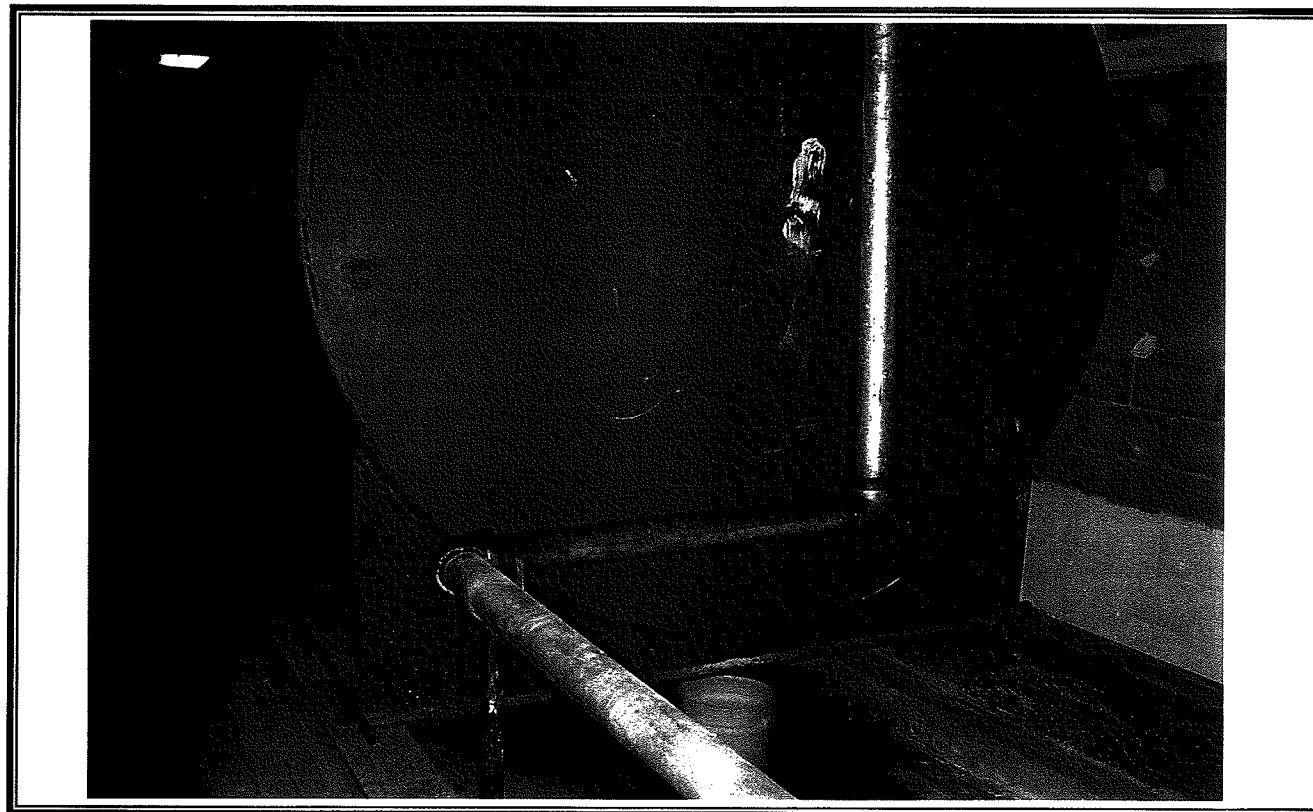


Photo 6  
Photo Date  
11/21/06

View of the steel 6,000 gallon fuel oil tank and supports at Midtown Tower Building.  
The product gauge indicated that the tank contained 1,300 gallons of fuel oil.  
The steel supports to the tank and the steel product lines from the tank are evident.

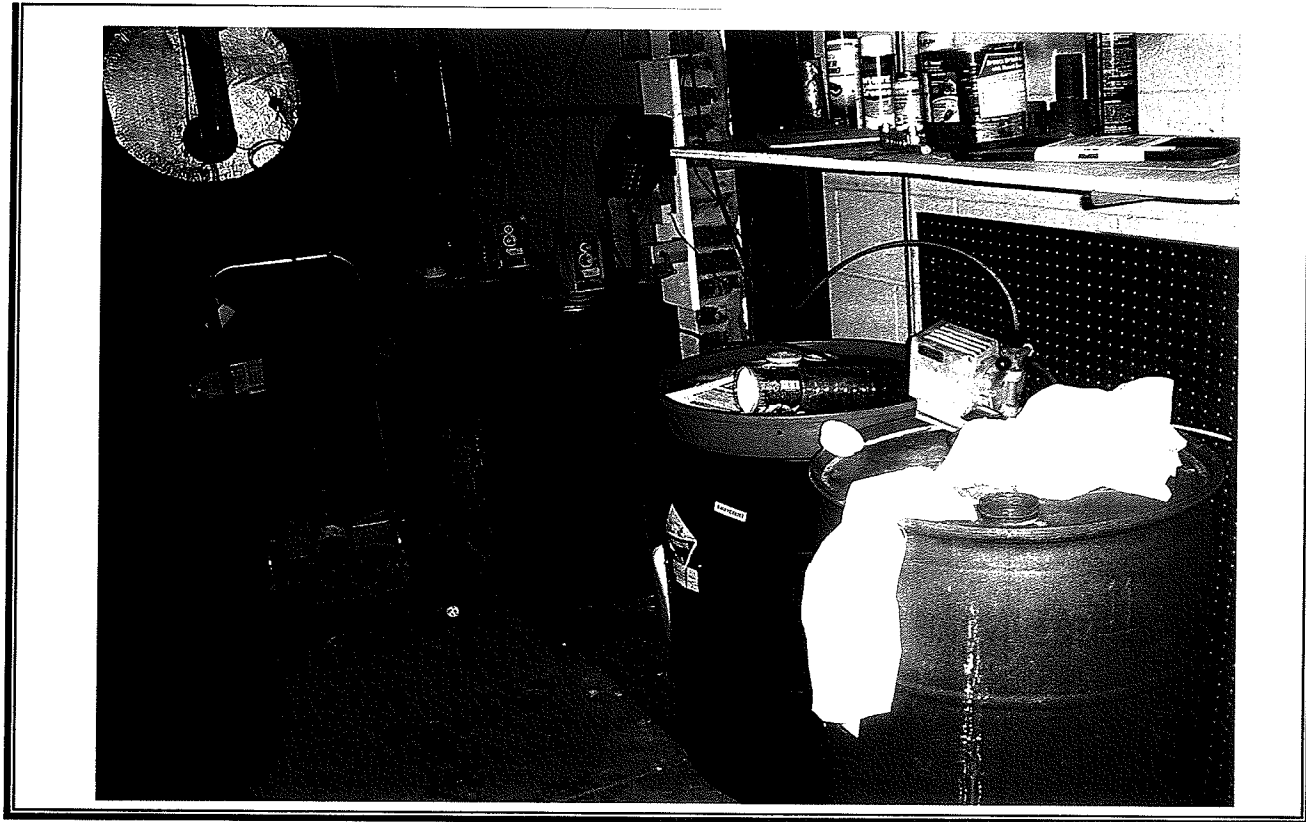


Photo 7  
Photo Date  
11/21/06

View of drums of various chemical treatments for the Midtown Tower Central HVAC Plant. Drums contained corrosive chemical treatment, scale inhibitor and treatments. Several drums were labeled Corrosive.



Photo 8  
Photo Date  
11/21/06

View of various containers of refrigerant oil, pump oil and other lubricants. Containers were observed in the Midtown Tower HVAC Central Plant.

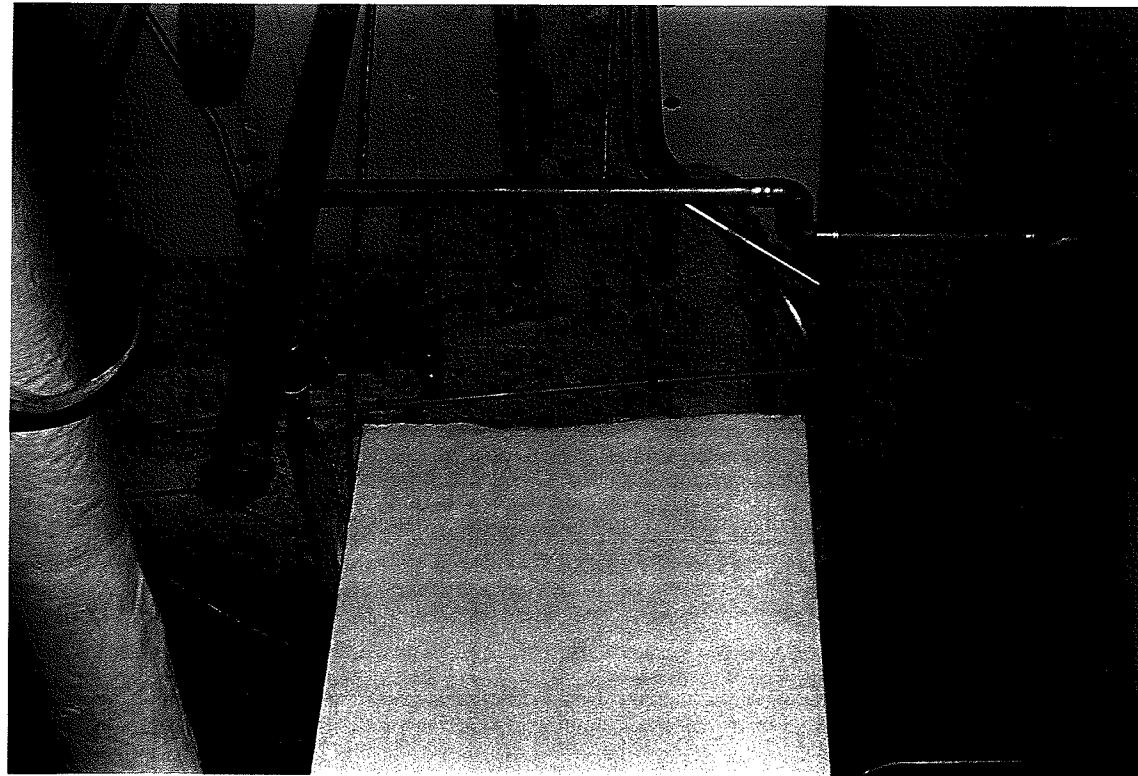


Photo 9  
Photo Date 11/21/06  
View of spray-on fireproofing on ceiling beams exposed at the Midtown Tower Central HVAC Plant.  
The fire proofing contains friable asbestos containing materials.

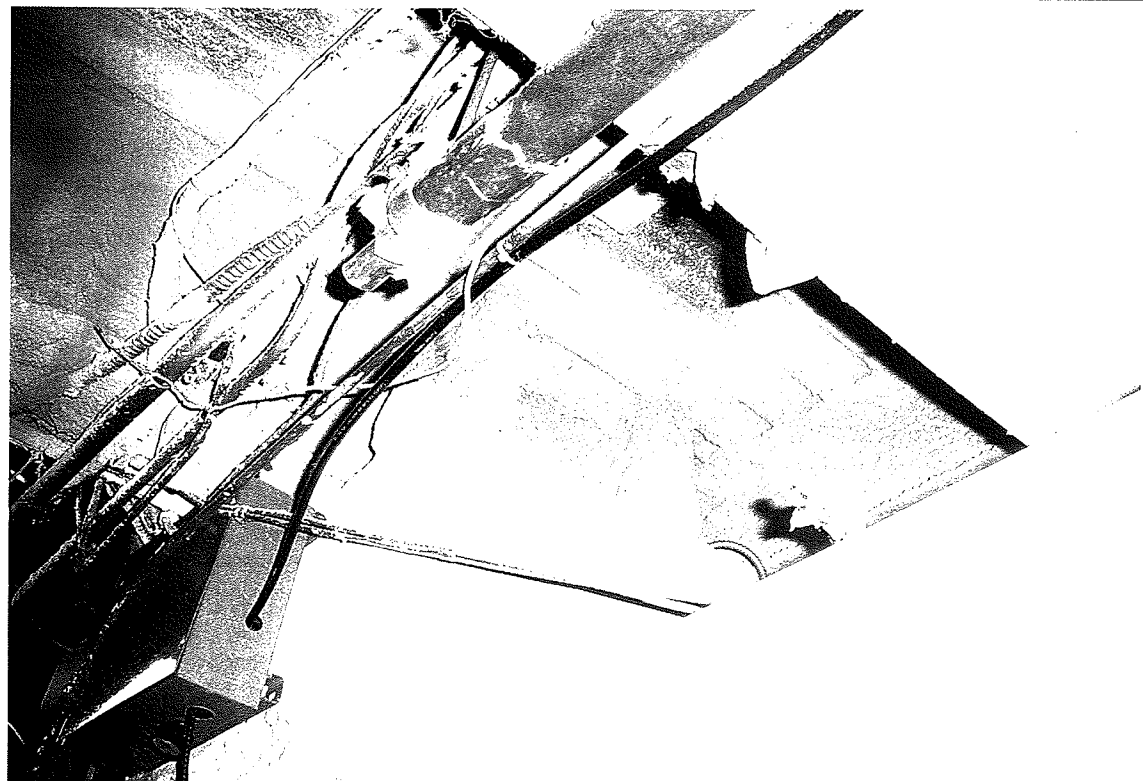


Photo 10  
Photo Date 11/21/06  
View of spray-on fireproofing on the ceiling deck surface and ceiling beams.  
View is of an exposed ceiling deck and beams in the Midtown Tower Central HVAC Plant.





Photo 11  
Photo Date  
11/21/06

View of a typical office in the Midtown Tower Building.  
View is of a vacant office on the 17th floor.

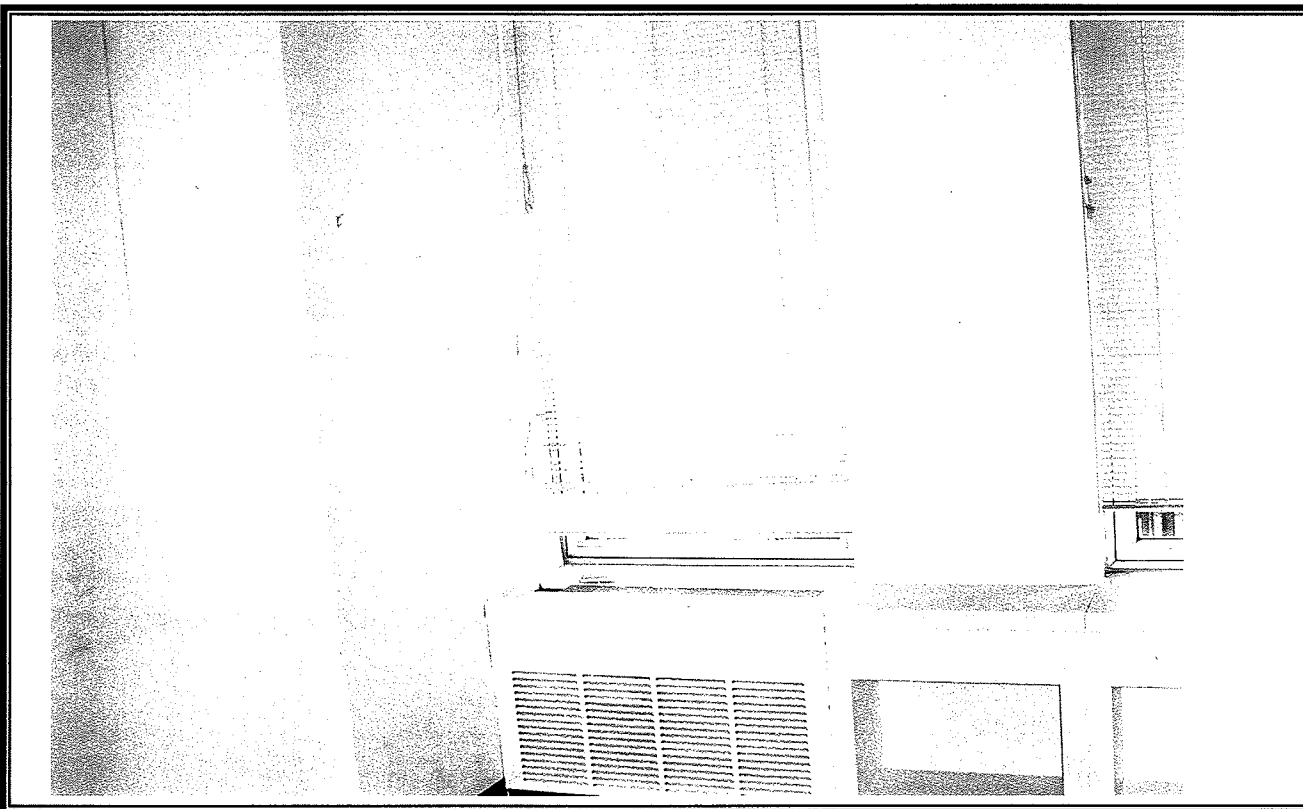


Photo 12  
Photo Date  
11/21/06

View of painted walls and window sills in a vacant office in the Midtown Tower Building.  
Limited peeling paint was observed by windows and on painted surfaces of heat radiators.

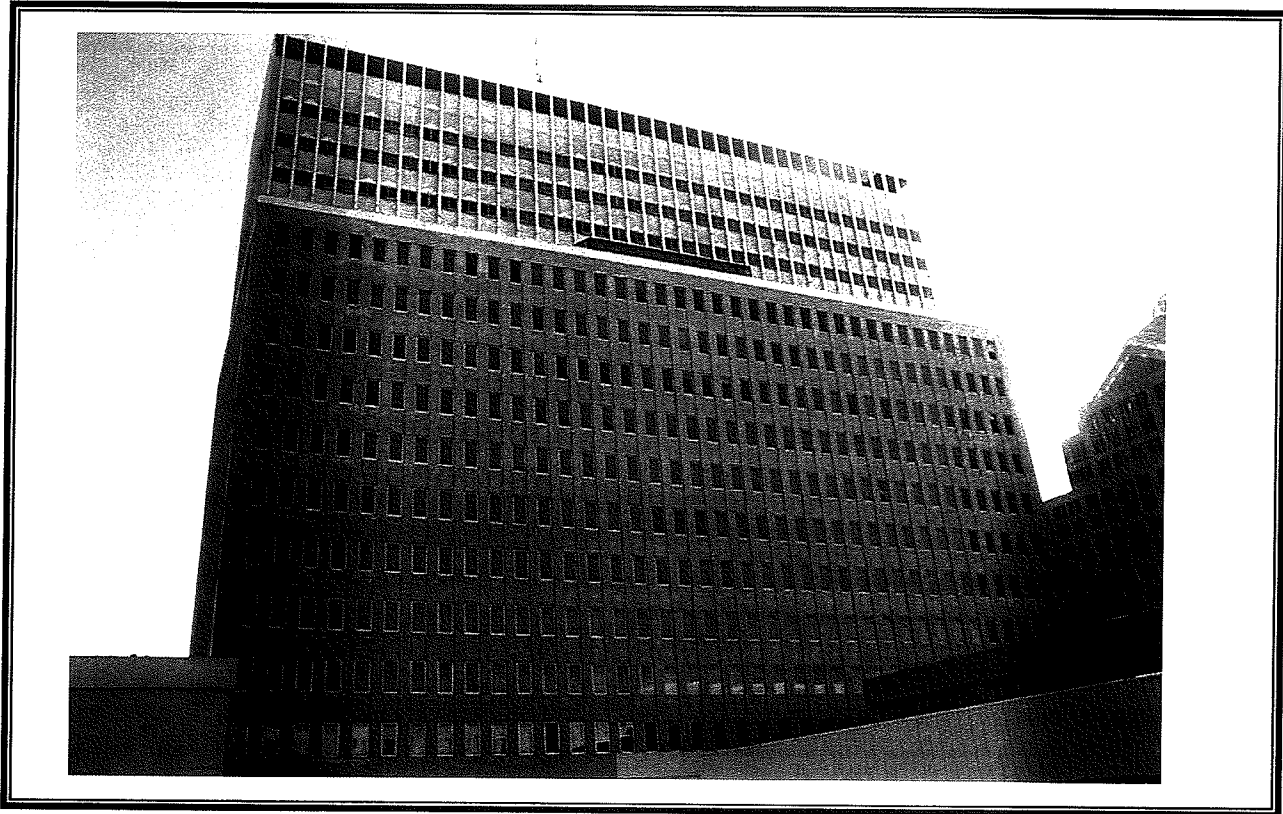


Photo 1  
Photo Date  
11/21/06

Midtown Tower North Side

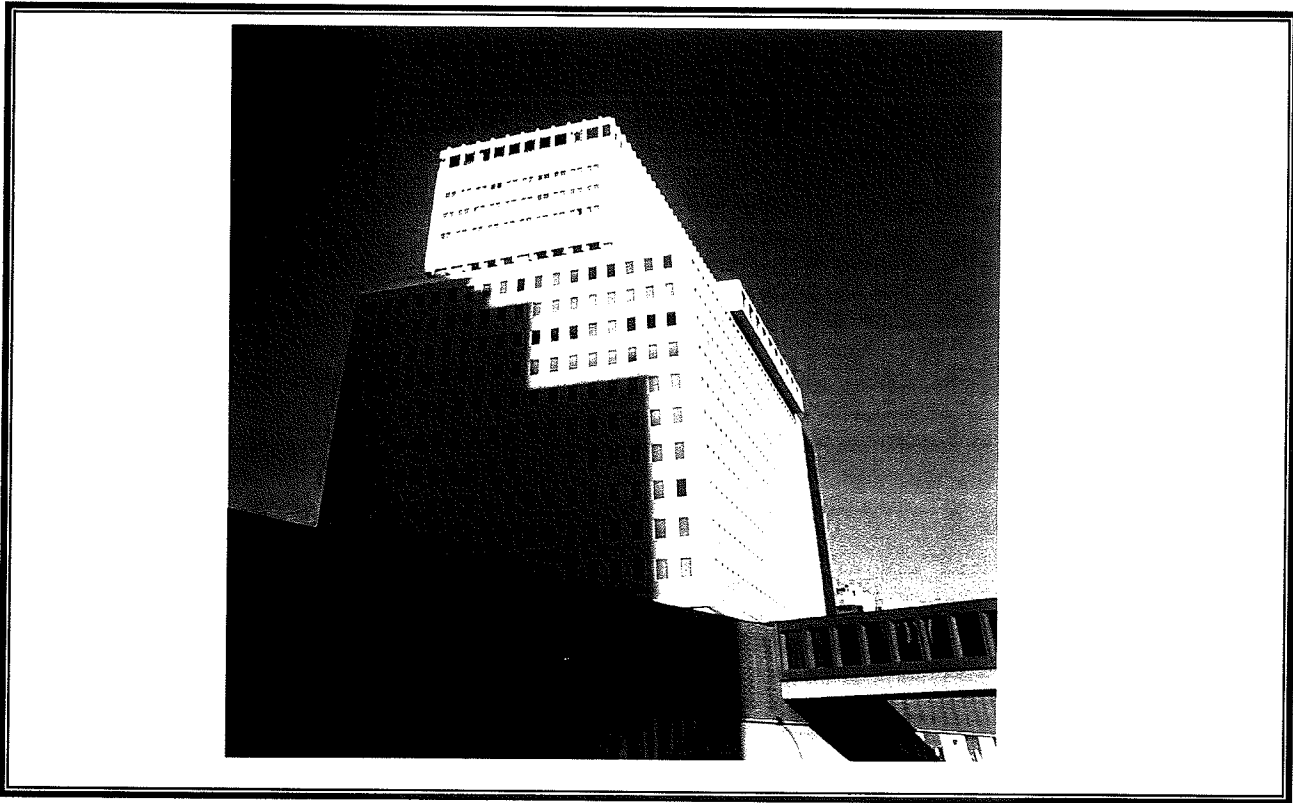


Photo 2  
Photo Date  
11/21/06

Midtown Tower West and South Sides



Photo 3  
Photo Date  
11/21/06

Midtown Mall and Tower looking southwest down Atlas St.



Photo 4  
Photo Date  
11/21/06

Midtown Mall West Side



Photo 5  
Photo Date  
11/21/06  
Midtown Mall east side

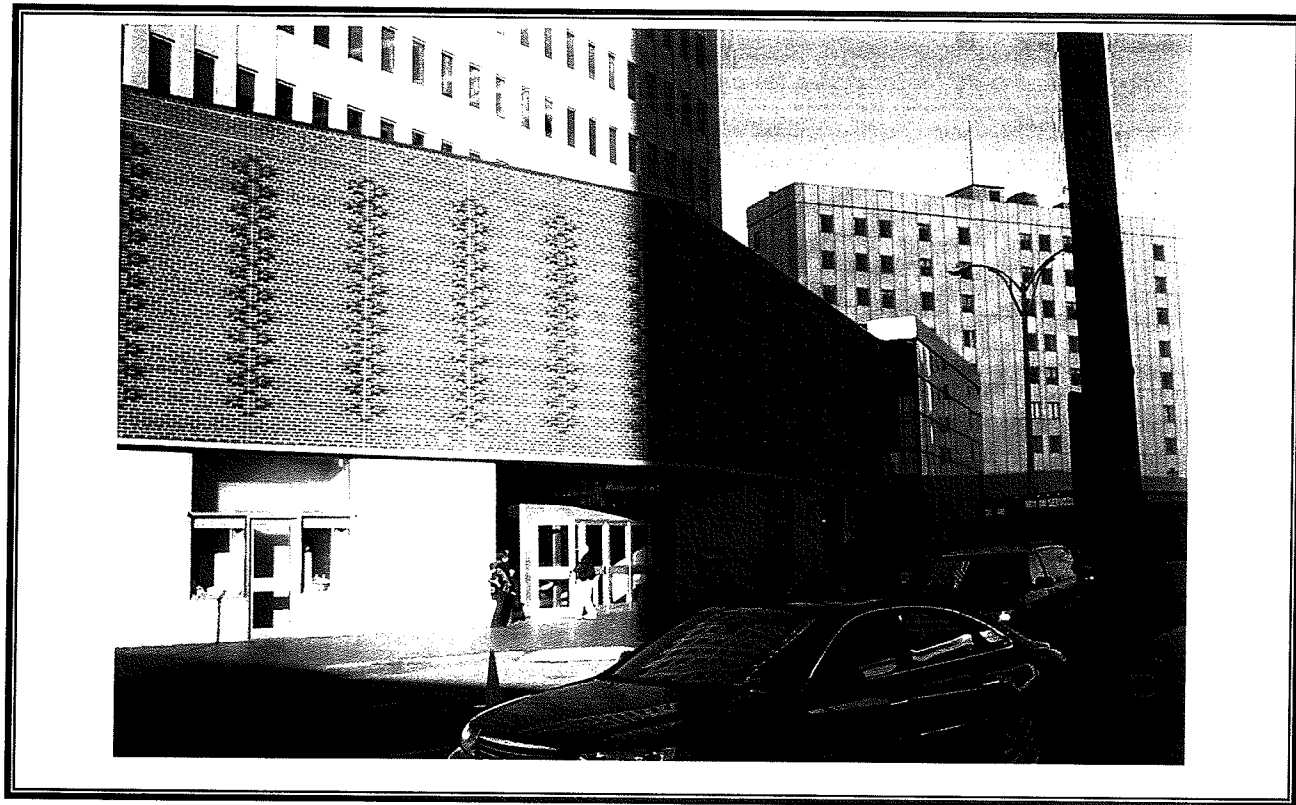


Photo 6  
Photo Date  
11/21/06  
Midtown Mall south entrance



Photo 7  
Photo Date  
11/21/06

Midtown Mall north entrance

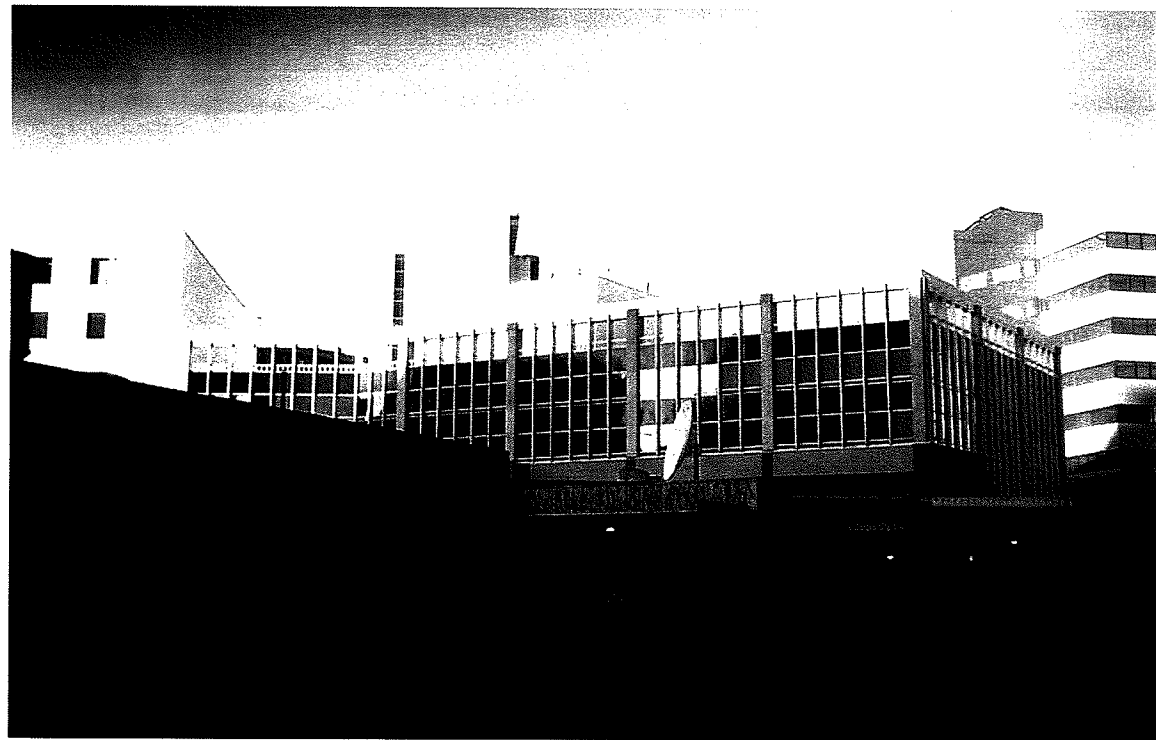


Photo 8  
Photo Date  
11/21/06

Euclid Building looking north



Photo 9  
Photo Date  
11/21/06

Euclid Buidling looking northwest down Euclid Street



Photo 10  
Photo Date  
11/21/06

McCurdy Buidling south side



Photo 11  
Photo Date  
11/21/06  
McCurdy Building north and east side



Photo 12  
Photo Date  
11/21/06  
b. forman building west side





Photo 13  
Photo Date  
11/21/06

Seneca Building west side



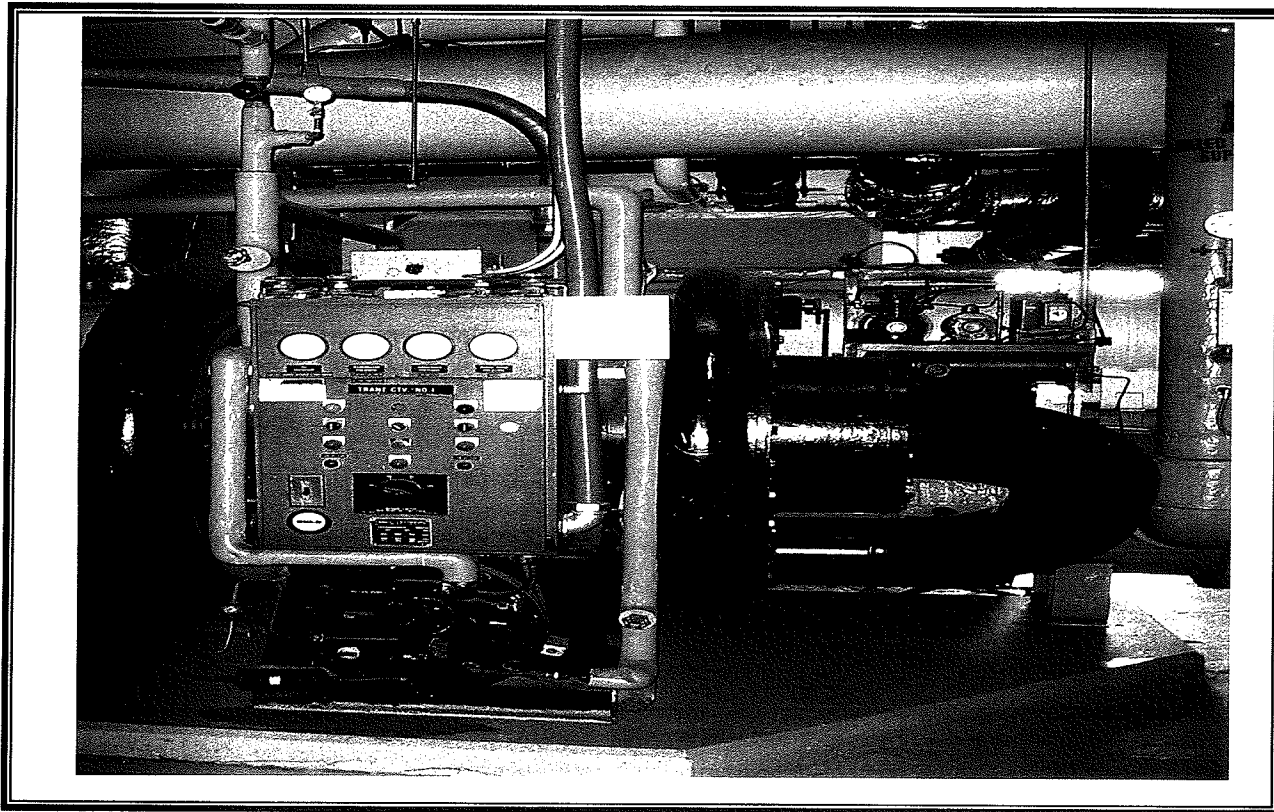


Photo 1  
Photo Date 12/05/06  
Midtown Tower - Main Chiller Plant  
Front view of 910 ton chiller installed in 1967. R-11 machine was re-tubed in 1988

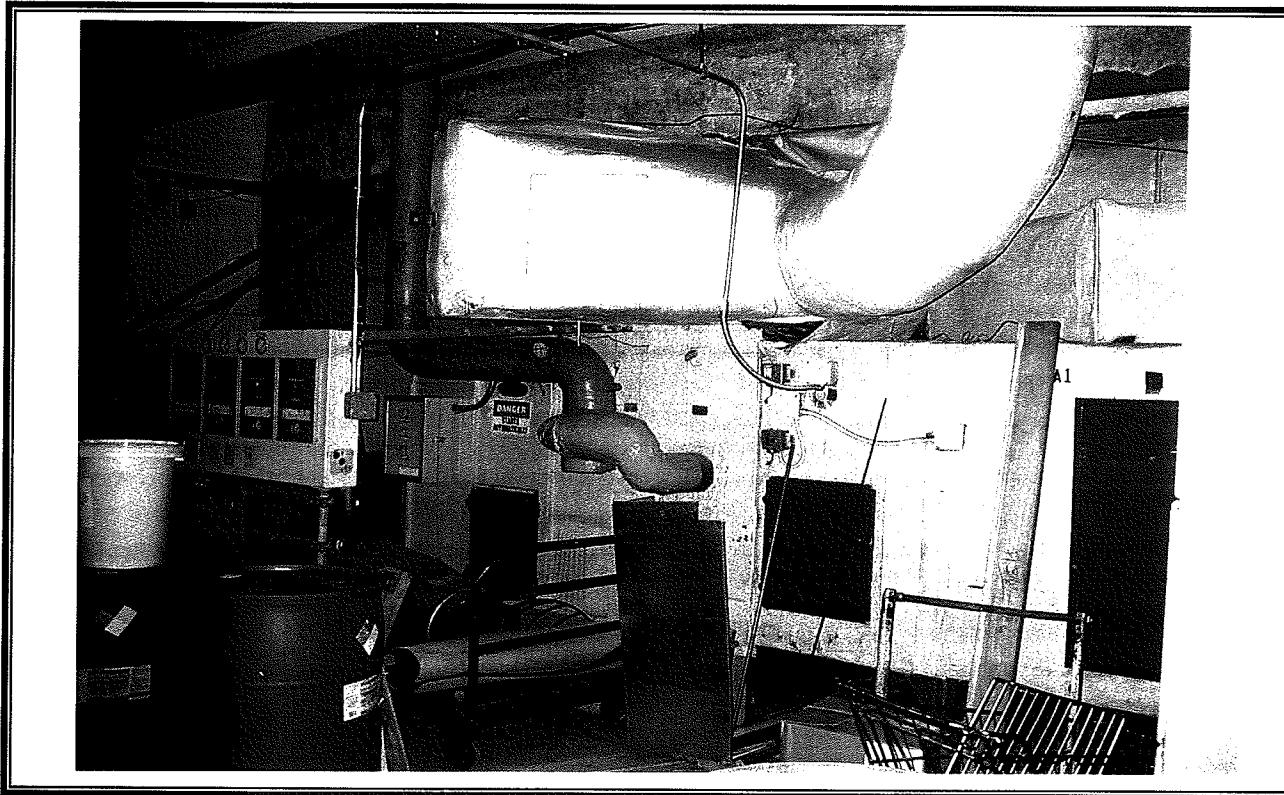


Photo 3  
Photo Date 12/05/06  
Midtown Tower - 3-rd Floor Mechanical Room  
PA-1 Air Handling Unit, 44 years old.  
Steam heating coil is disconnected and abandoned in place.

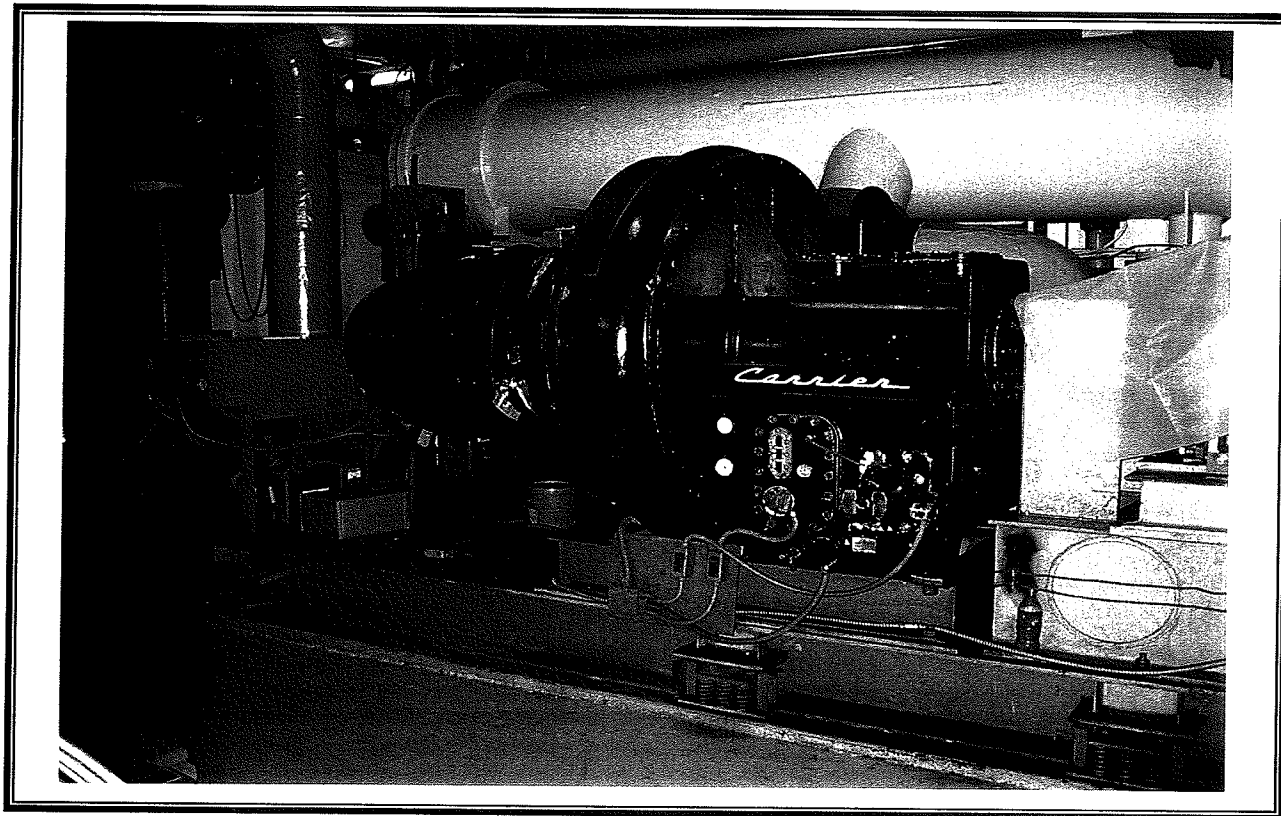


Photo 2  
Photo Date  
12/05/06

Midtown Tower - Main Chiller Plant  
Back view of 910 ton chiller installed in 1967. R-11 machine was re-tubed in 1988

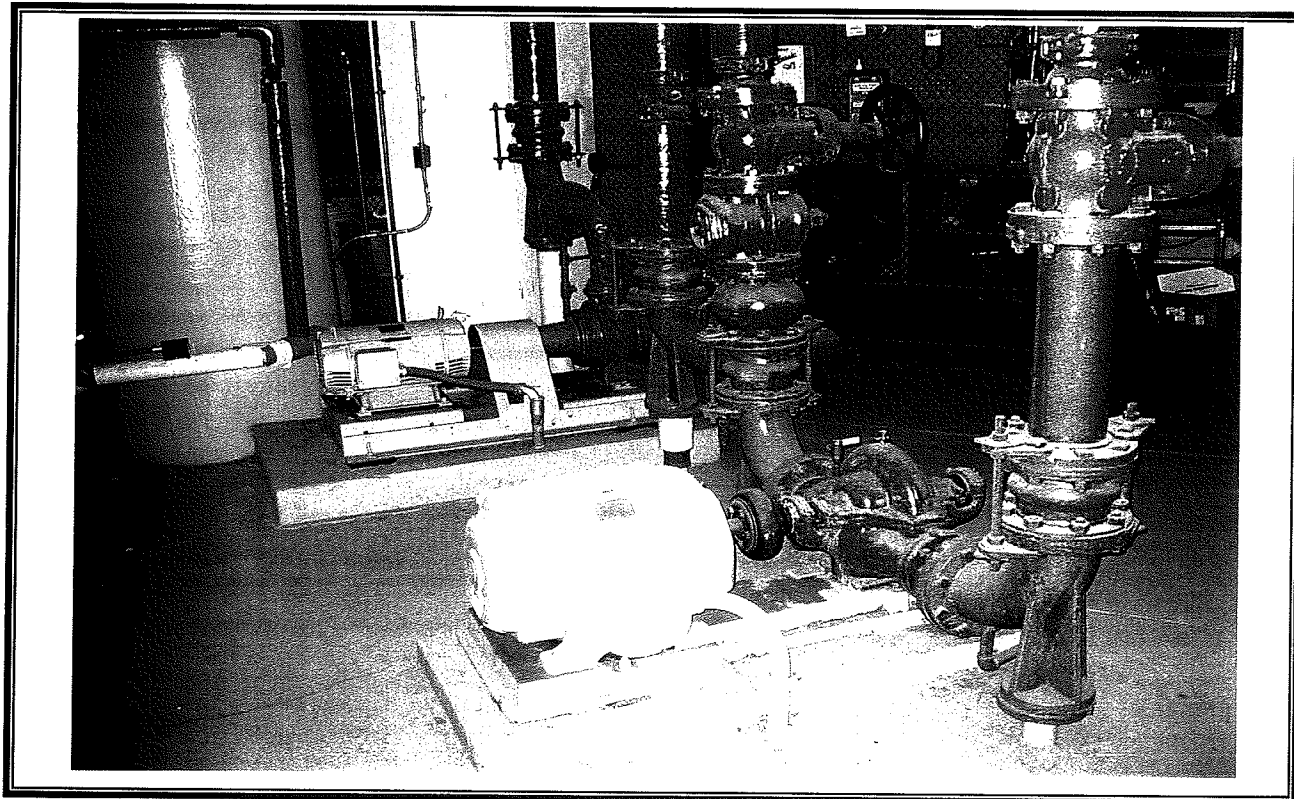


Photo 4  
Photo Date  
12/05/06

Midtown Tower - 3-rd Floor Mechanical Room  
Original 40 HP Domestic water pumps, Used as back up.

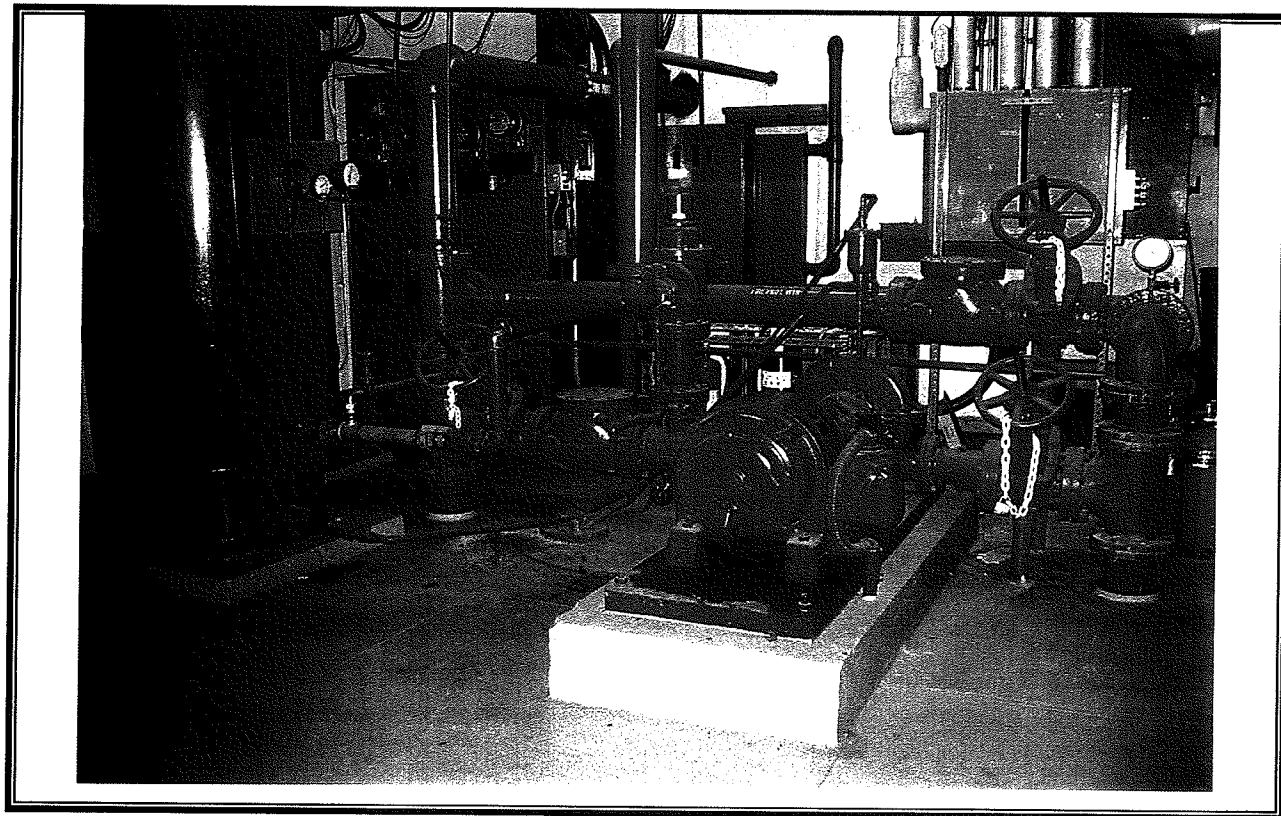


Photo 5  
Photo Date  
12/05/06

Midtown Tower - 3 rd Floor Mechanical Room  
Fire pump is 46 years old and inadequate

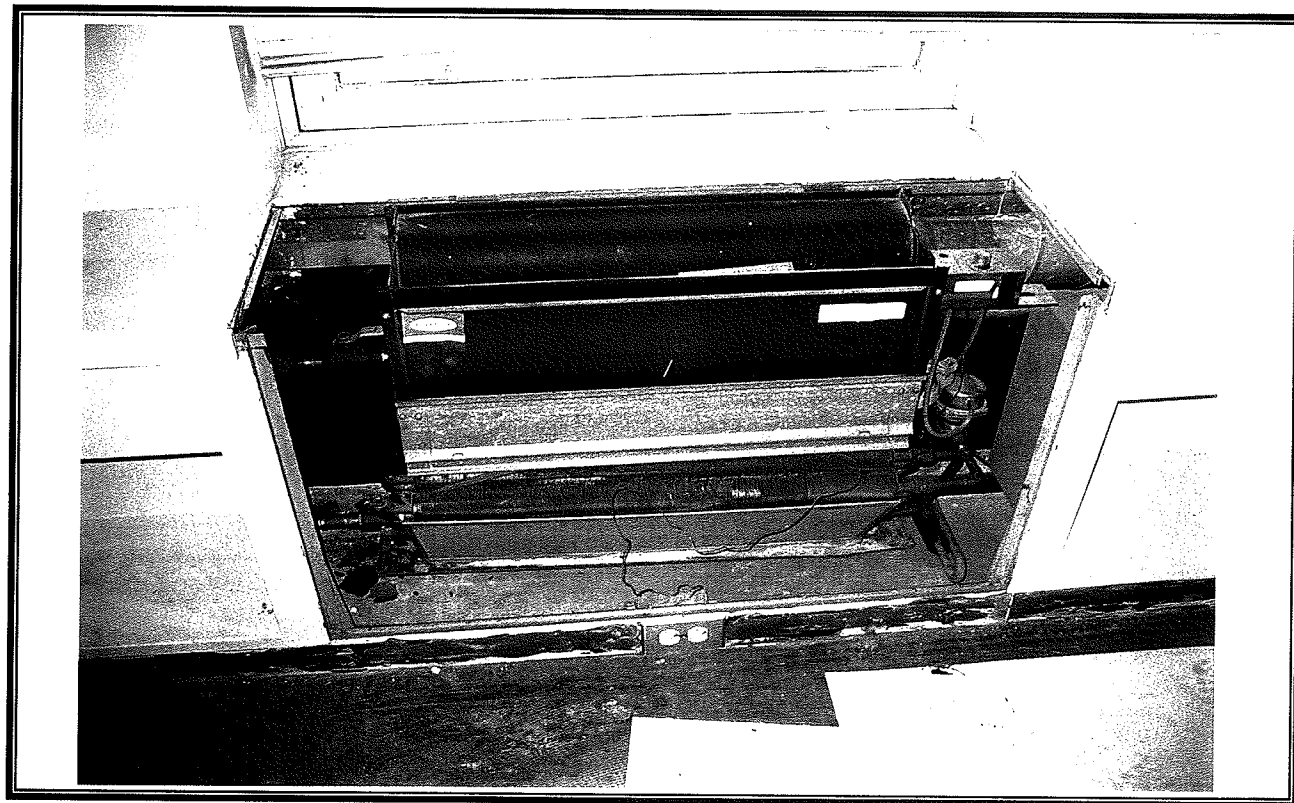


Photo 7  
Photo Date  
12/05/06

Midtown Tower - 6 th Floor.  
Typical perimeter induction unit

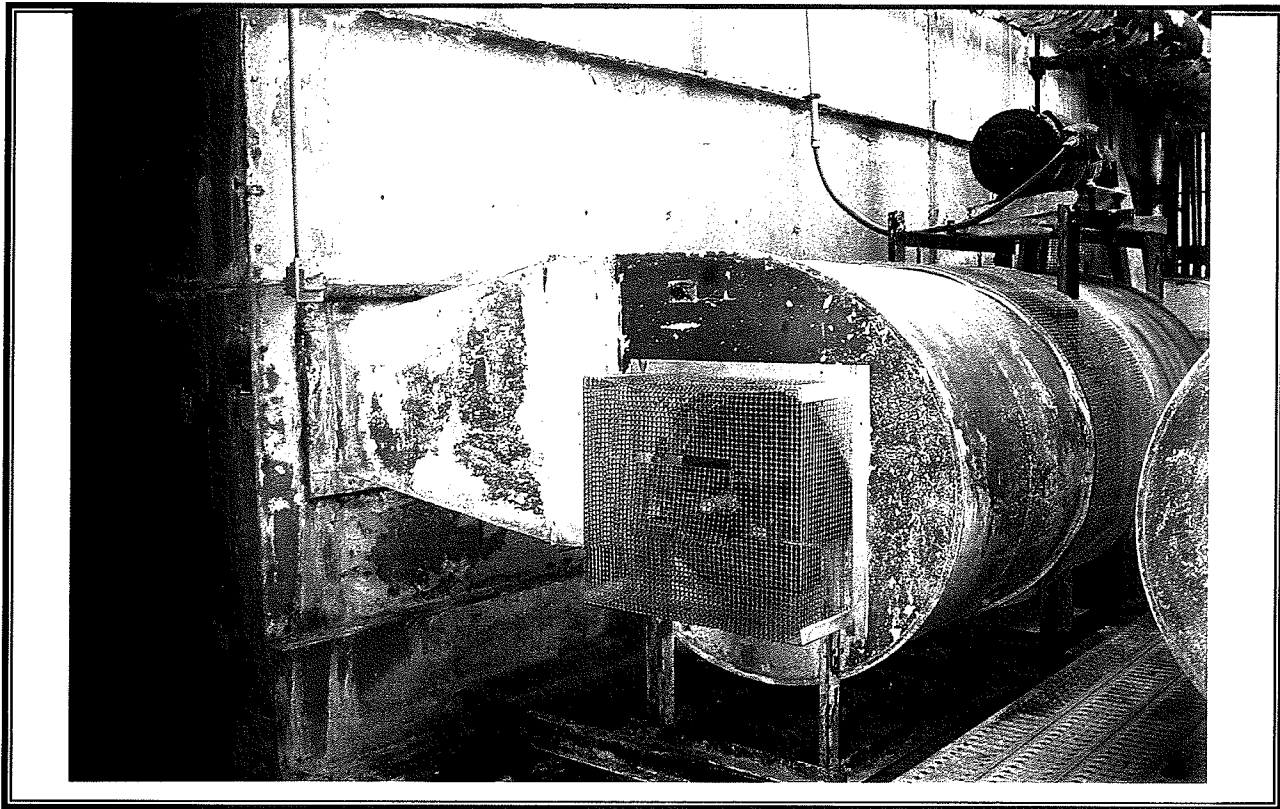


Photo 6  
Photo Date  
12/05/06

Midtown Tower - Main Chiller Plant  
One of 4 cooling Towers

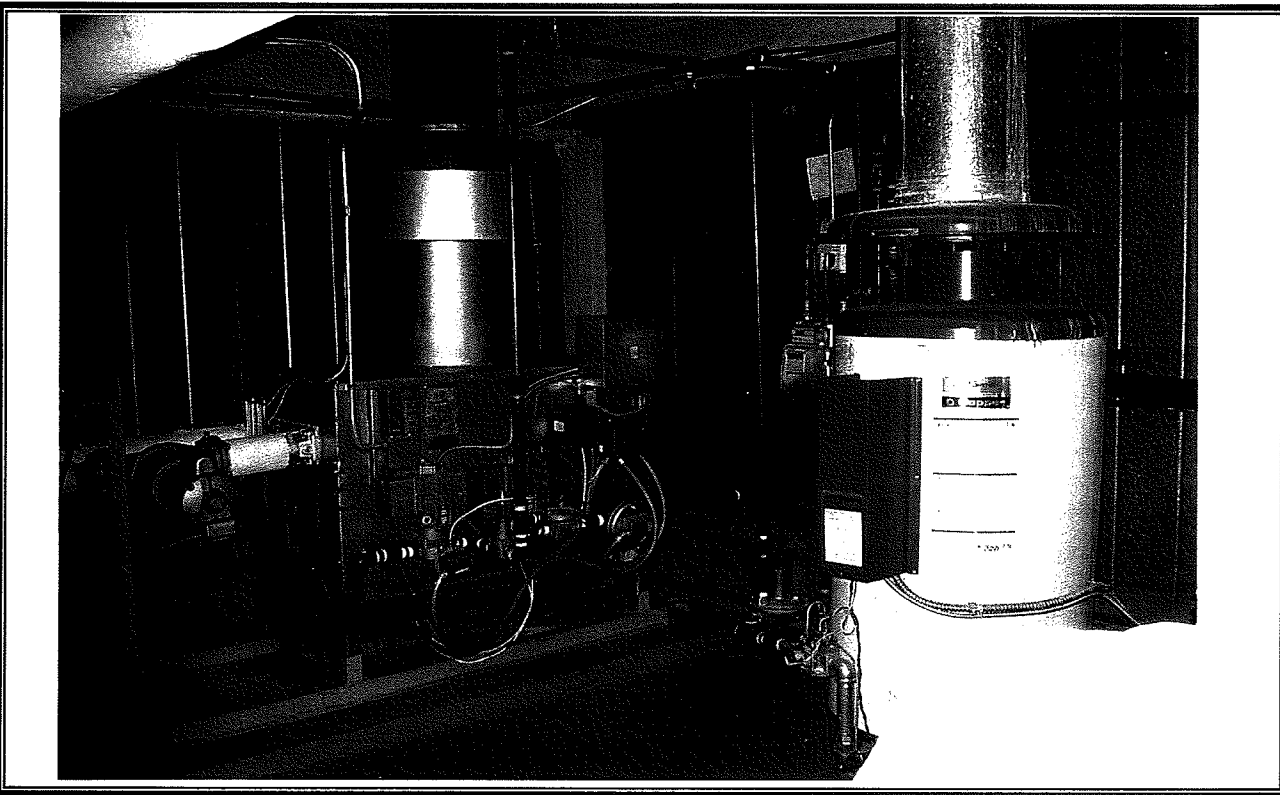


Photo 8  
Photo Date  
12/05/06

Midtown Tower - 18 th Floor Mechanical Room  
Lochinvar heating hot water boiler installed in 1978 and domestic hot water heater.



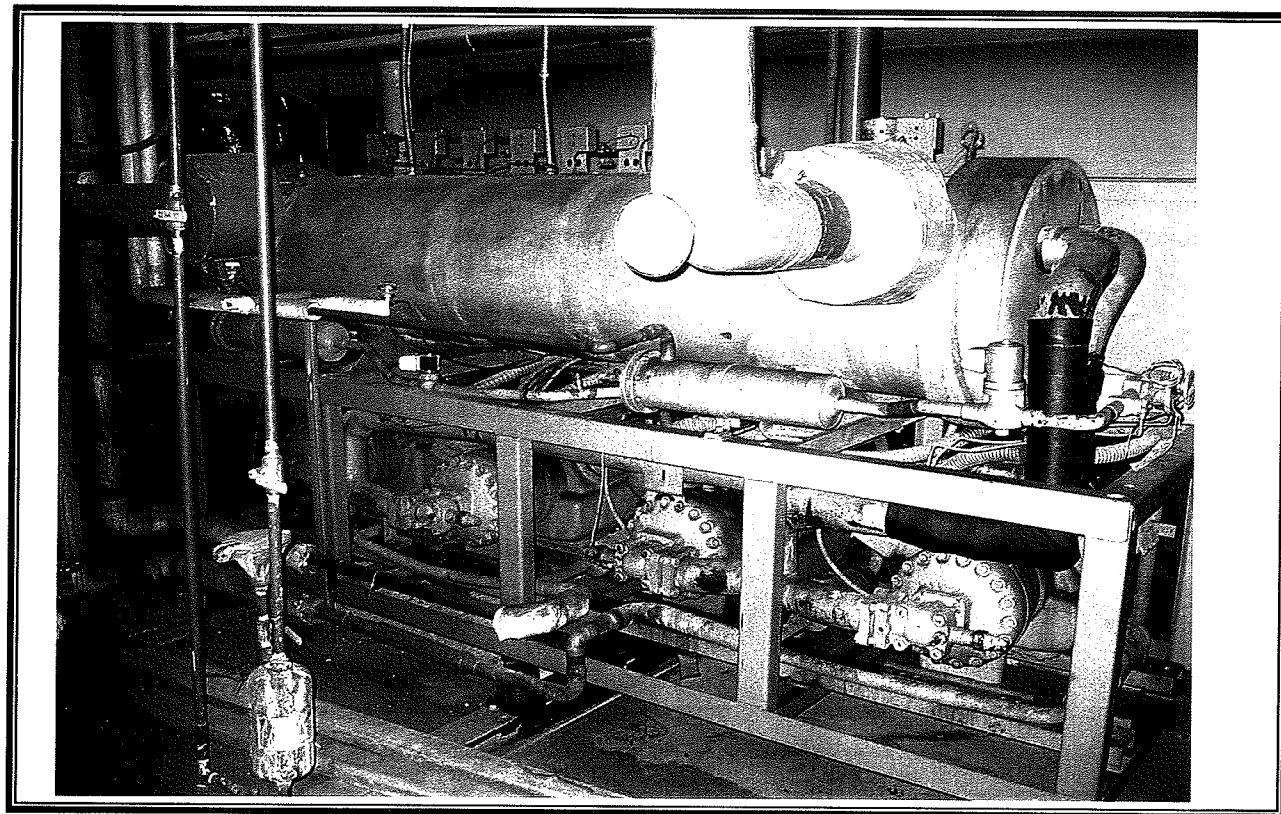


Photo 9  
Photo Date  
12/05/06

Midtown Tower - 18th Floor Mechanical Room  
100 ton air cooled reciprocating chiller.

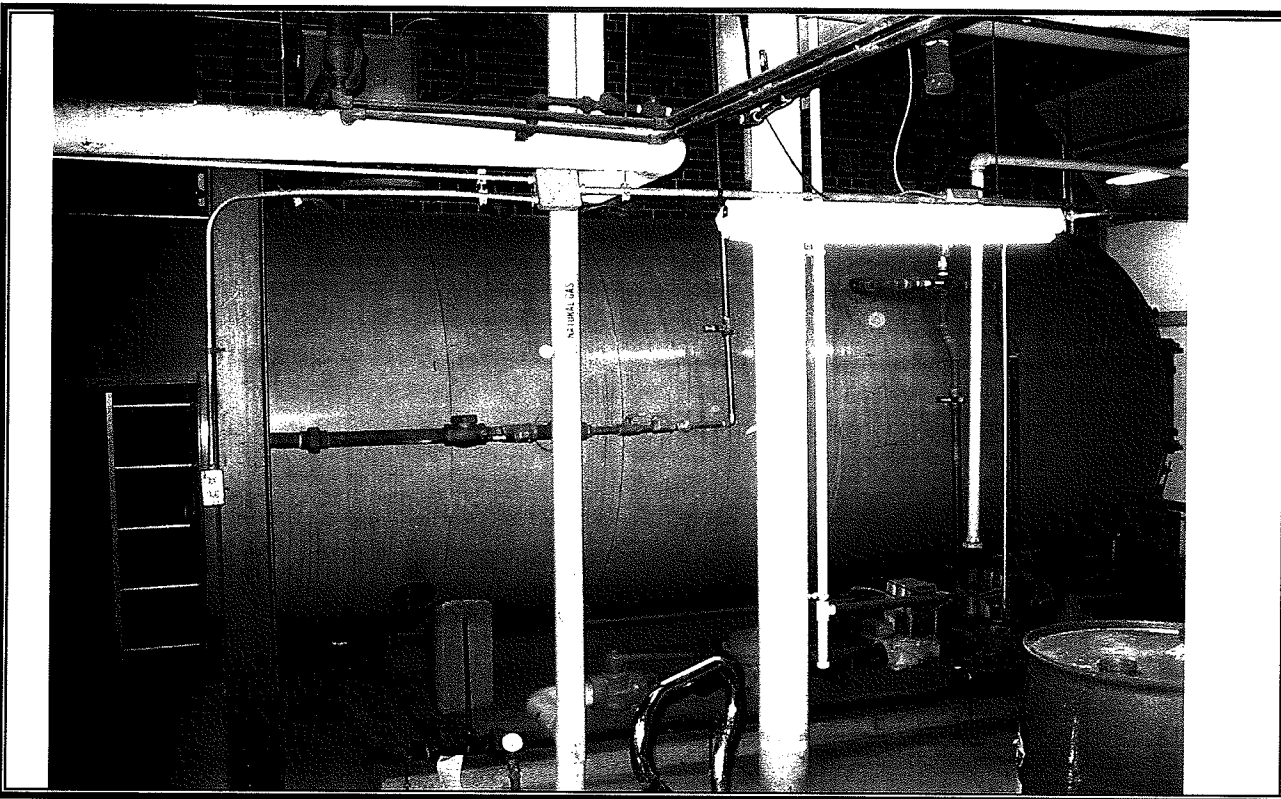


Photo 10  
Photo Date  
12/05/06

Midtown Tower  
Main Boiler - 200 HP. High pressure steam

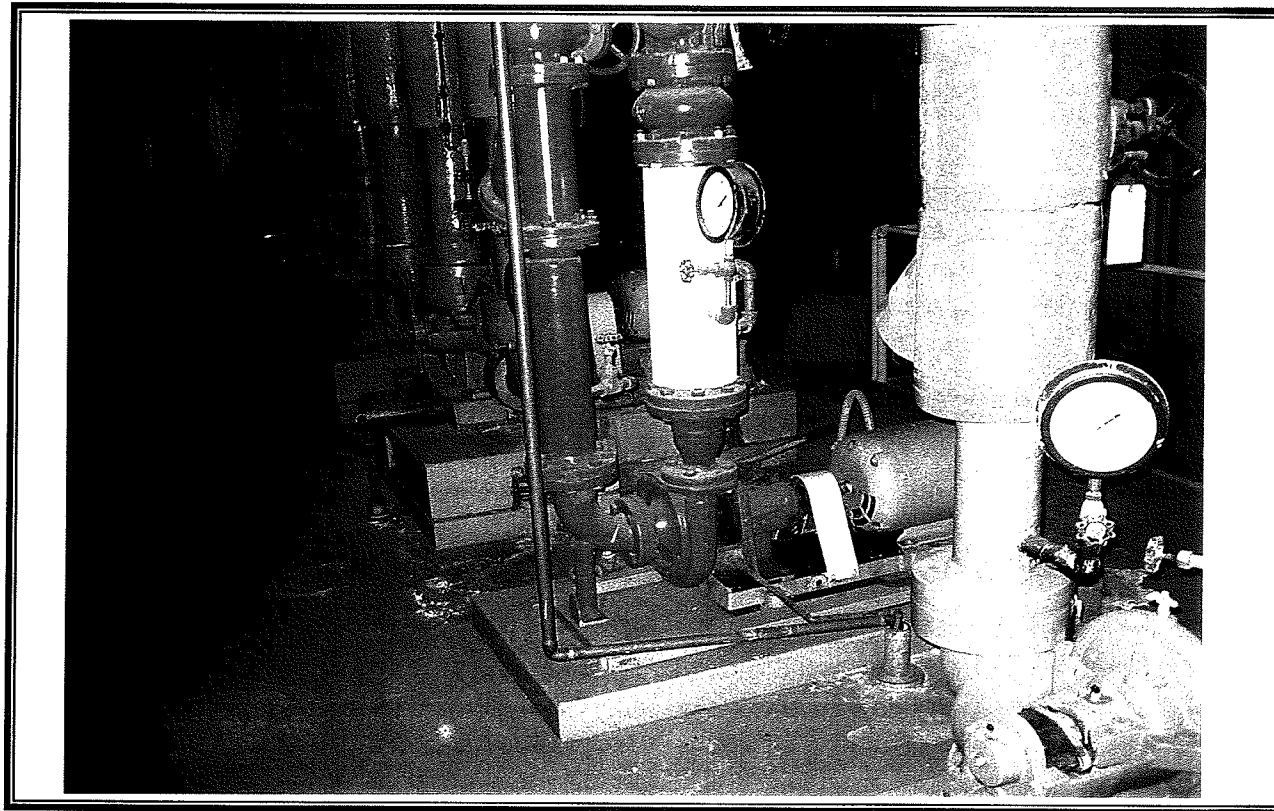


Photo 11  
Photo Date  
12/05/06

Euclid Building.  
Chilled water/hot water pumps. 44 years old; some of them are out of service.

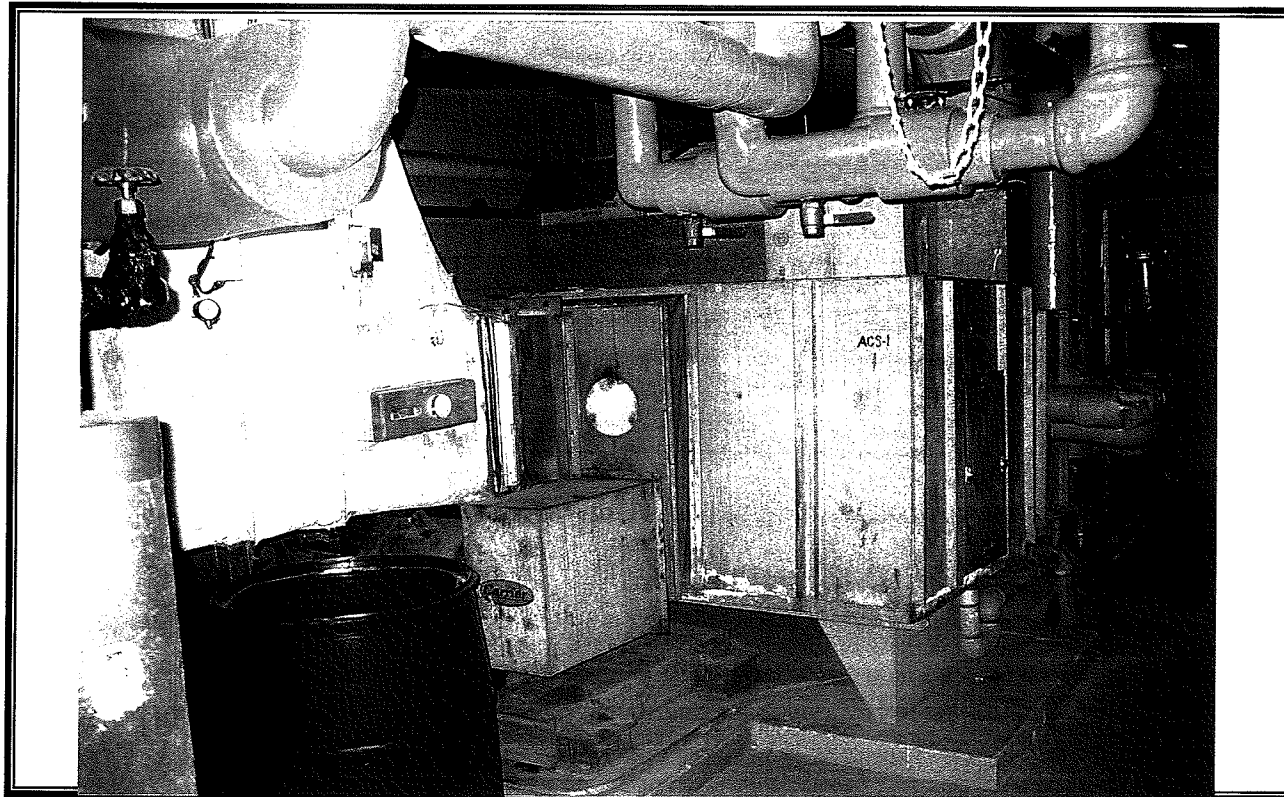


Photo 12  
Photo Date  
12/05/06

Euclid Building  
ASC-1 Air Handling Unit feeding the induction units. AHU is approximately 44 years old.

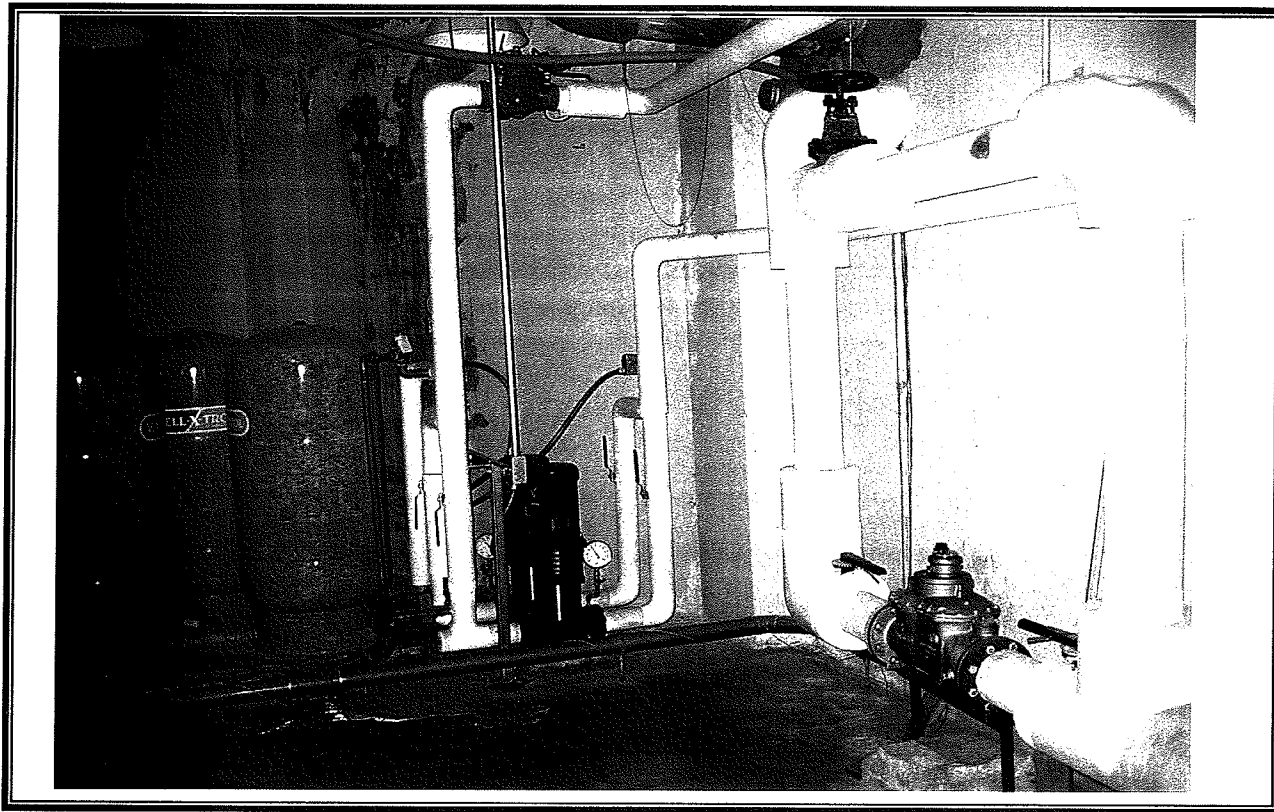


Photo 13  
Photo Date 12/05/06  
Euclid Building  
Domestic cold water service with water meter, backflow preventer, booster pumps, and pressure tanks.

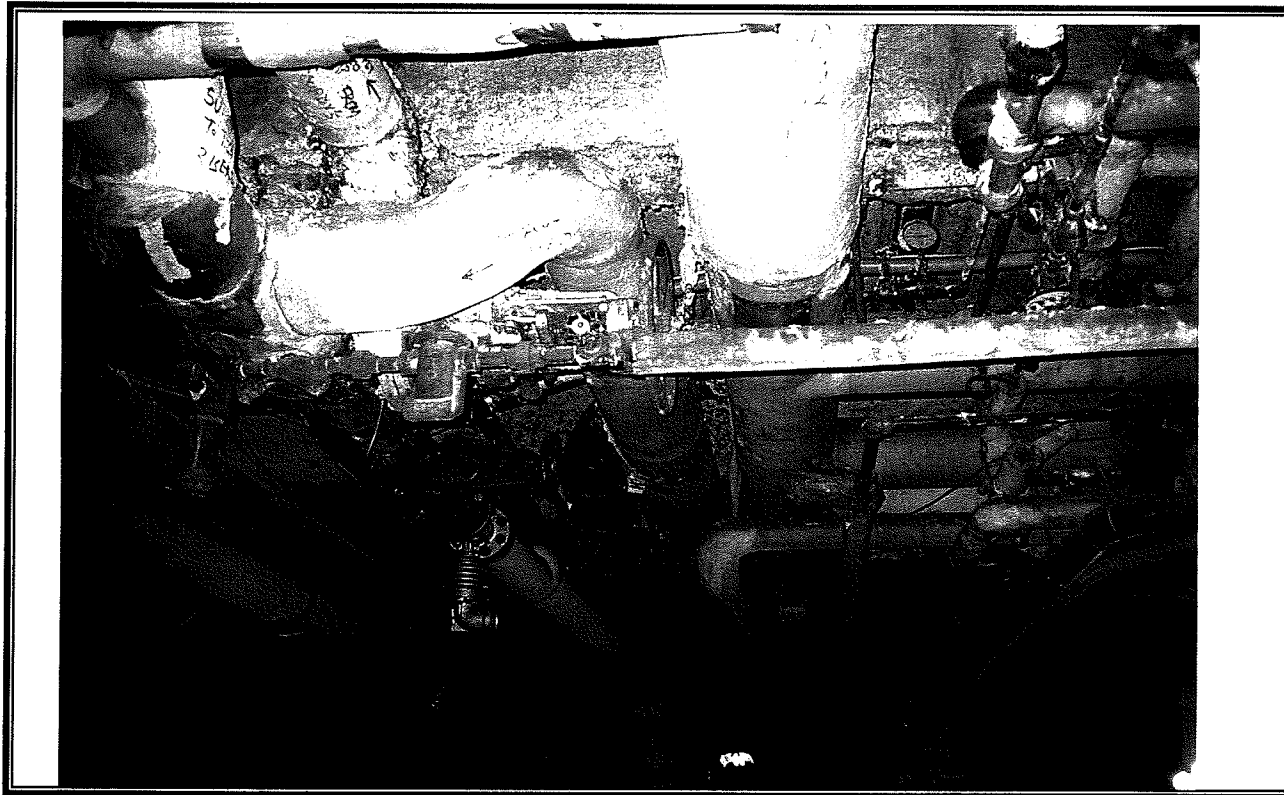


Photo 14  
Photo Date 12/05/06  
McCurdy Building  
High pressure steam piping

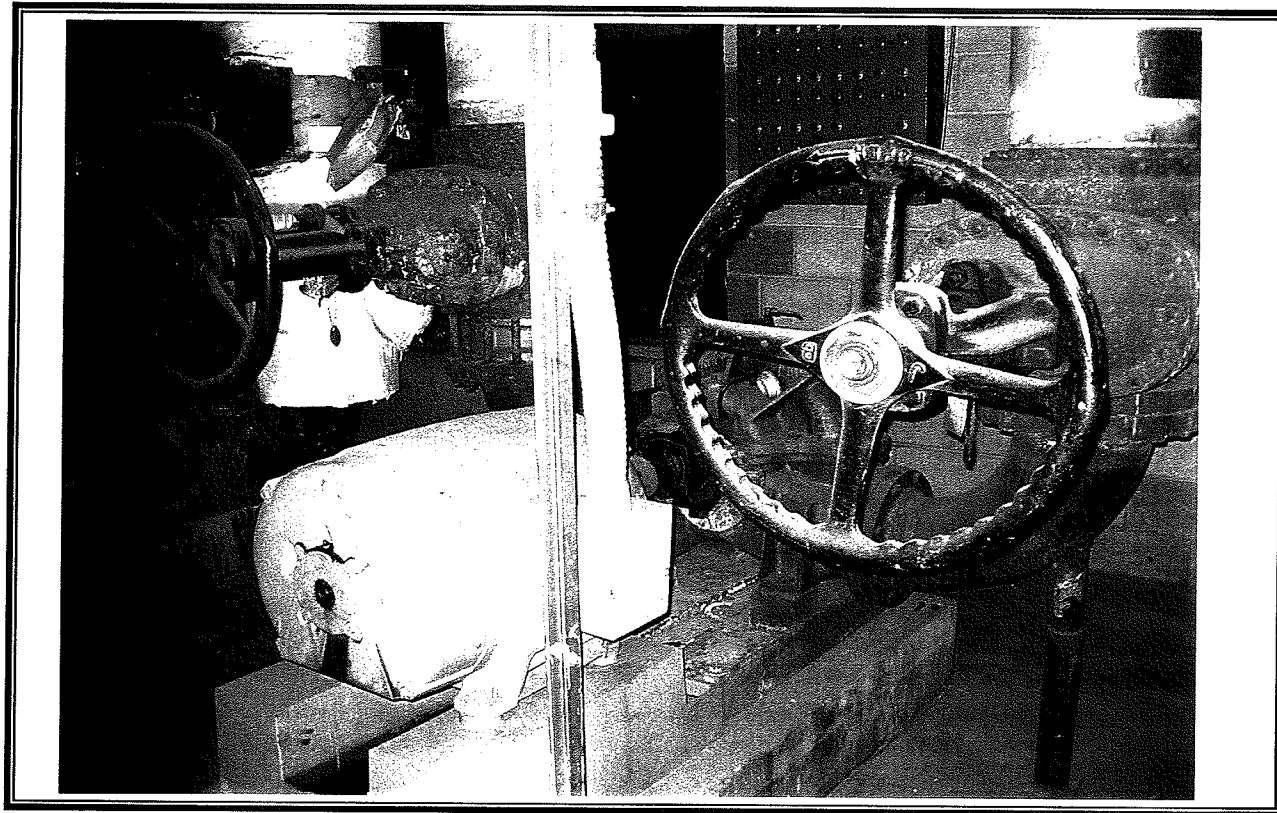


Photo 15  
Photo Date 12/05/06  
McCurdy Building  
Chilled water and condenser water pumps  
Out of 6 pumps, only one is operational

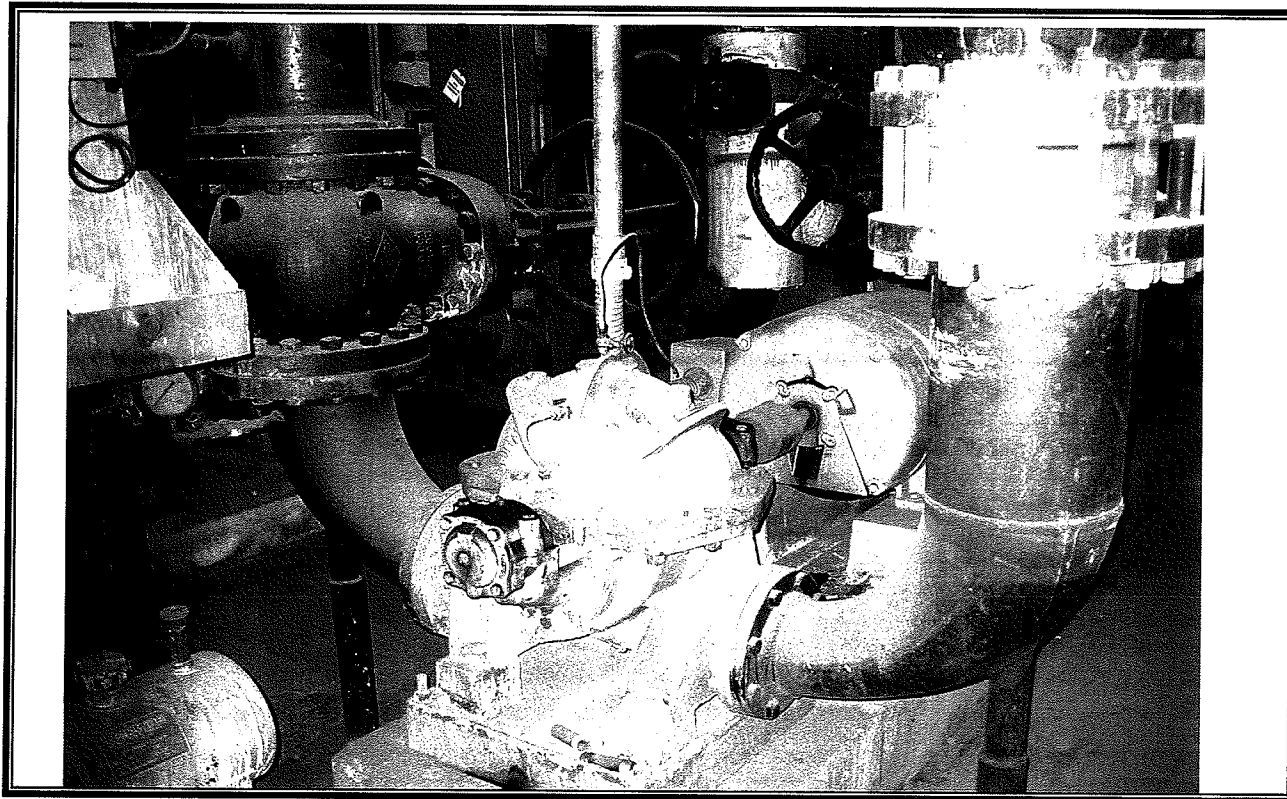


Photo 16  
Photo Date 12/05/06  
McCurdy Building  
Front view of chilled water and condenser water pumps



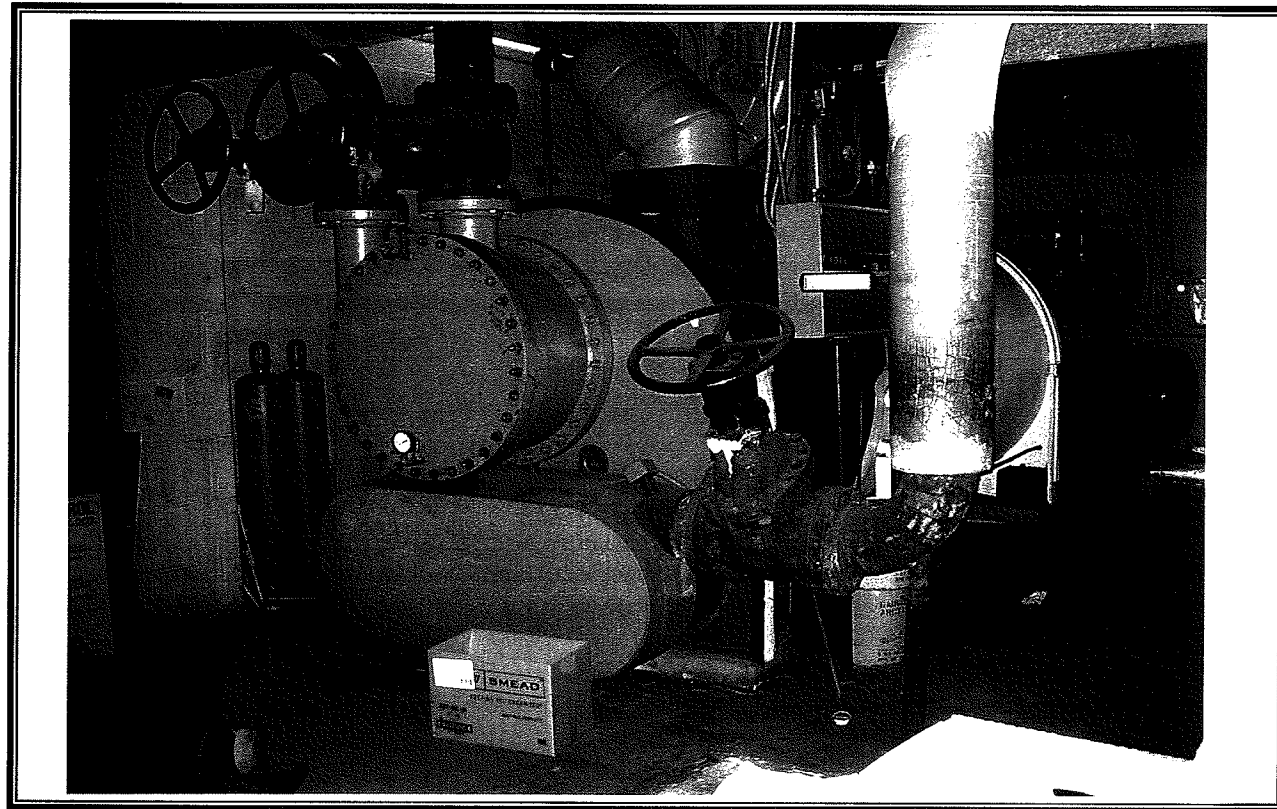


Photo 17  
Photo Date 12/05/06  
McCurdy Building  
600 ton York chiller is approximately 40 years old.  
It was taken out of service in 1985

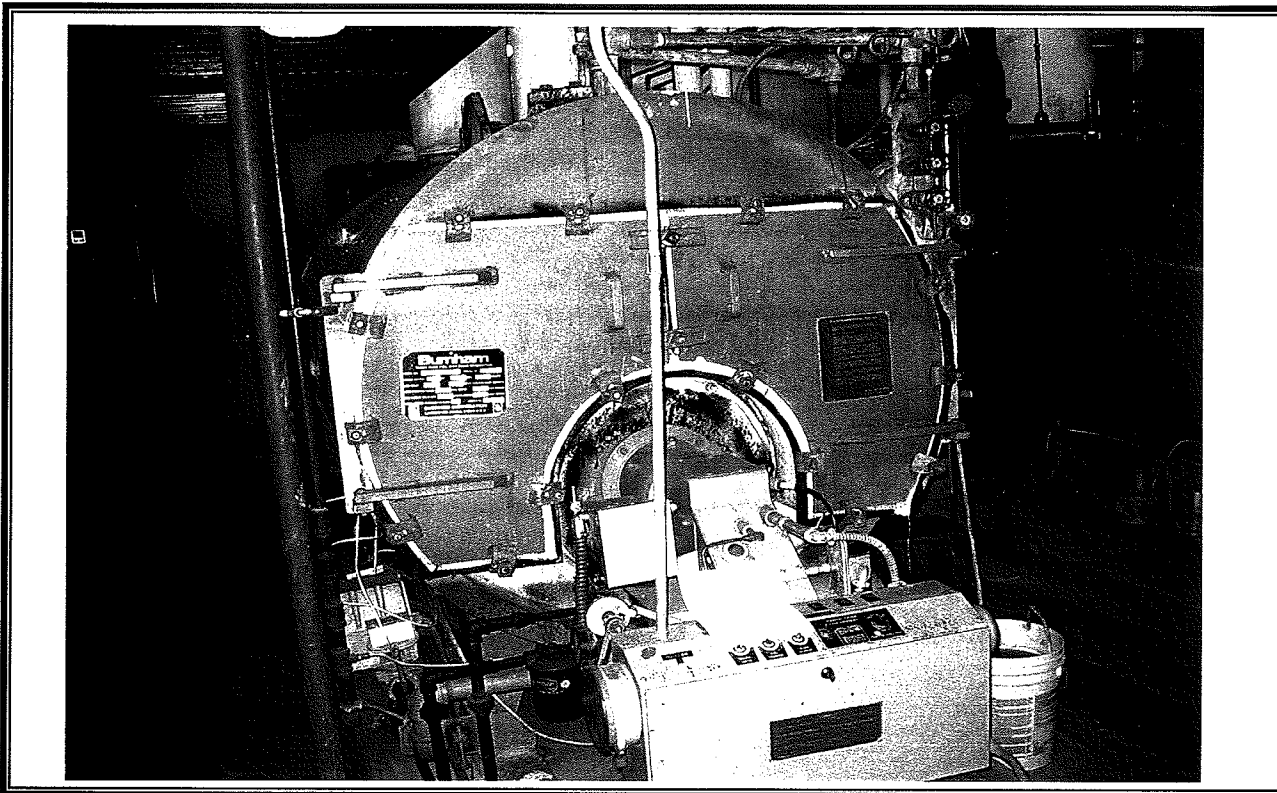


Photo 18  
Photo Date 12/05/06  
McCurdy Building  
50 HP high pressurw steam boiler

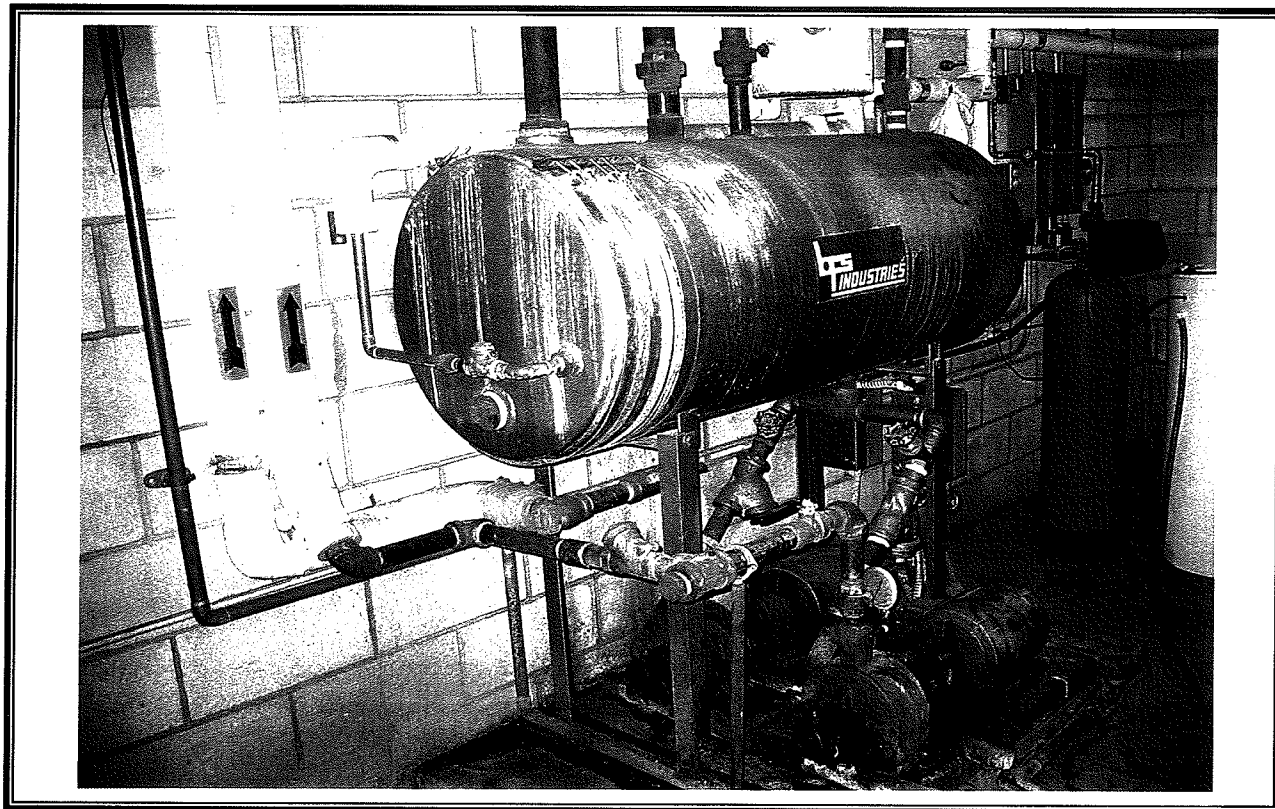


Photo 19  
Photo Date  
12/05/06

McCurdy Building  
Boiler feedwater tank was leaking and has patches on it.

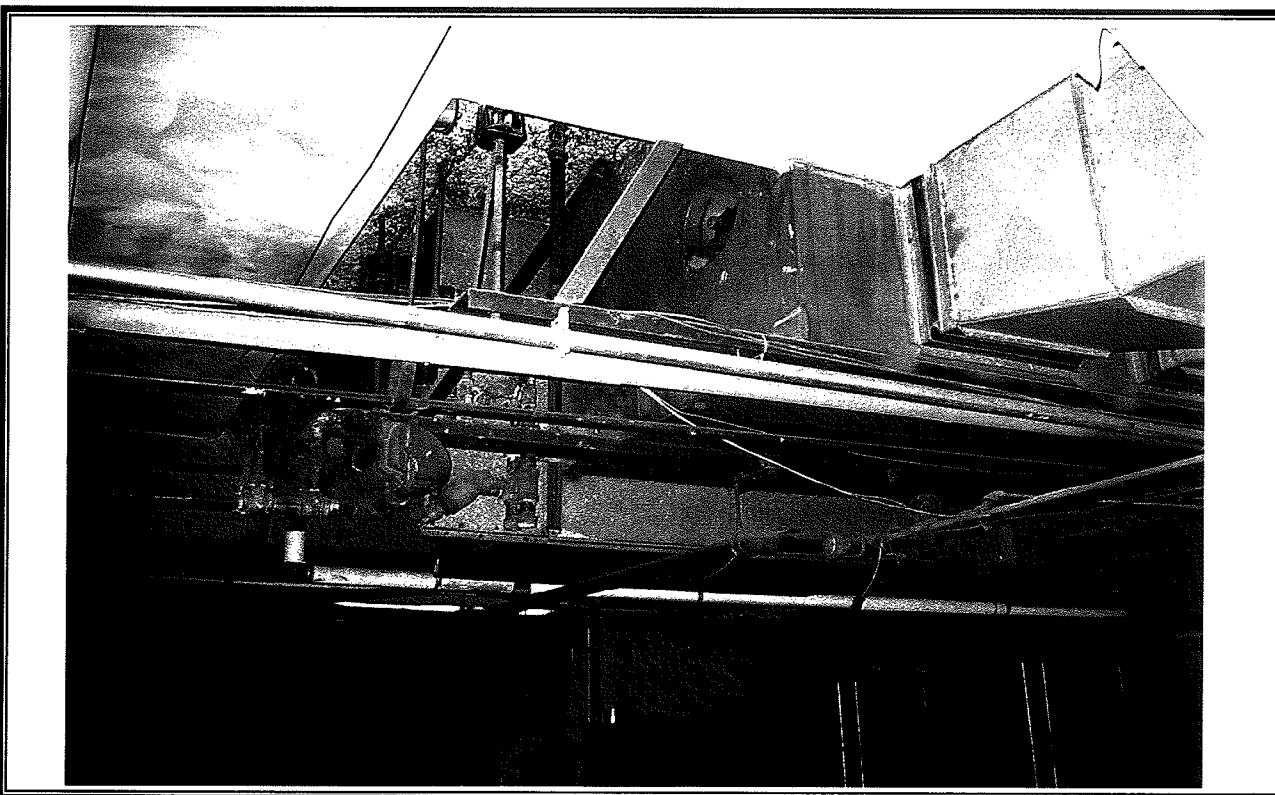


Photo 20  
Photo Date  
12/05/06

McCurdy Building  
Typical suspended air handling unit

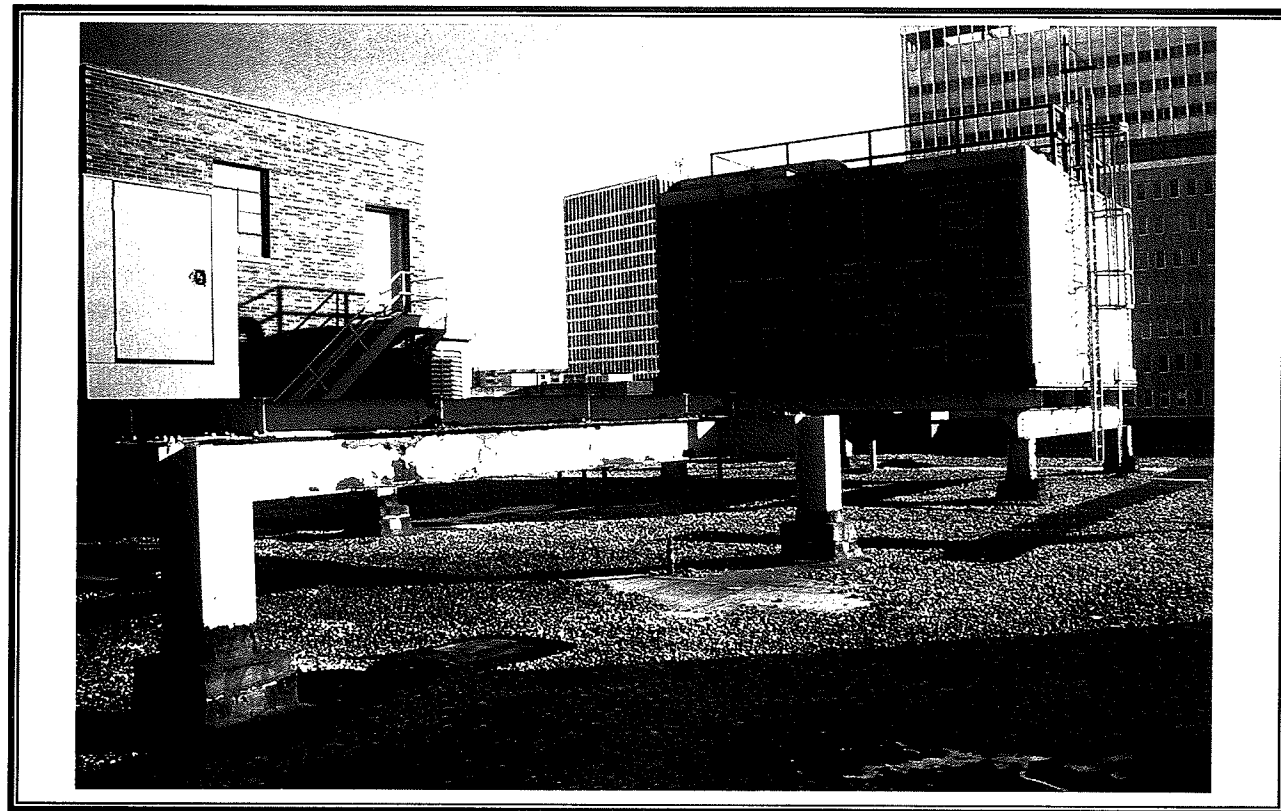


Photo 21  
Photo Date  
12/05/06

McCurdy Building  
One cooling tower has been removed and one abandoned in place.



Photo 22  
Photo Date  
12/05/06

Seneca Building  
12 cells Binks cooling tower was rehabilitated in in late 80th.

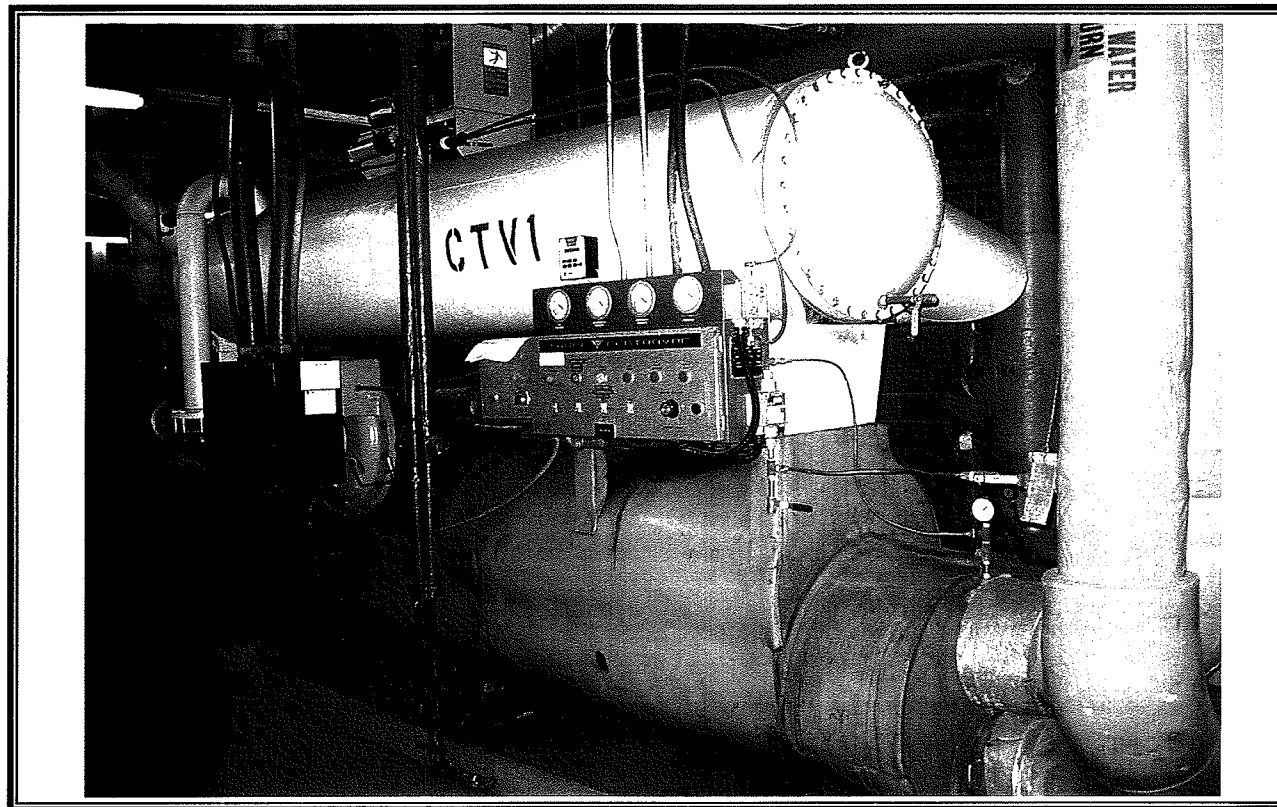


Photo 23  
Photo Date  
12/05/06

Seneca Building  
One of three 490 t Trane chillers. Two machines were refurbished in 1997 to run on R-123.  
Third machine should be refurbished or replaced

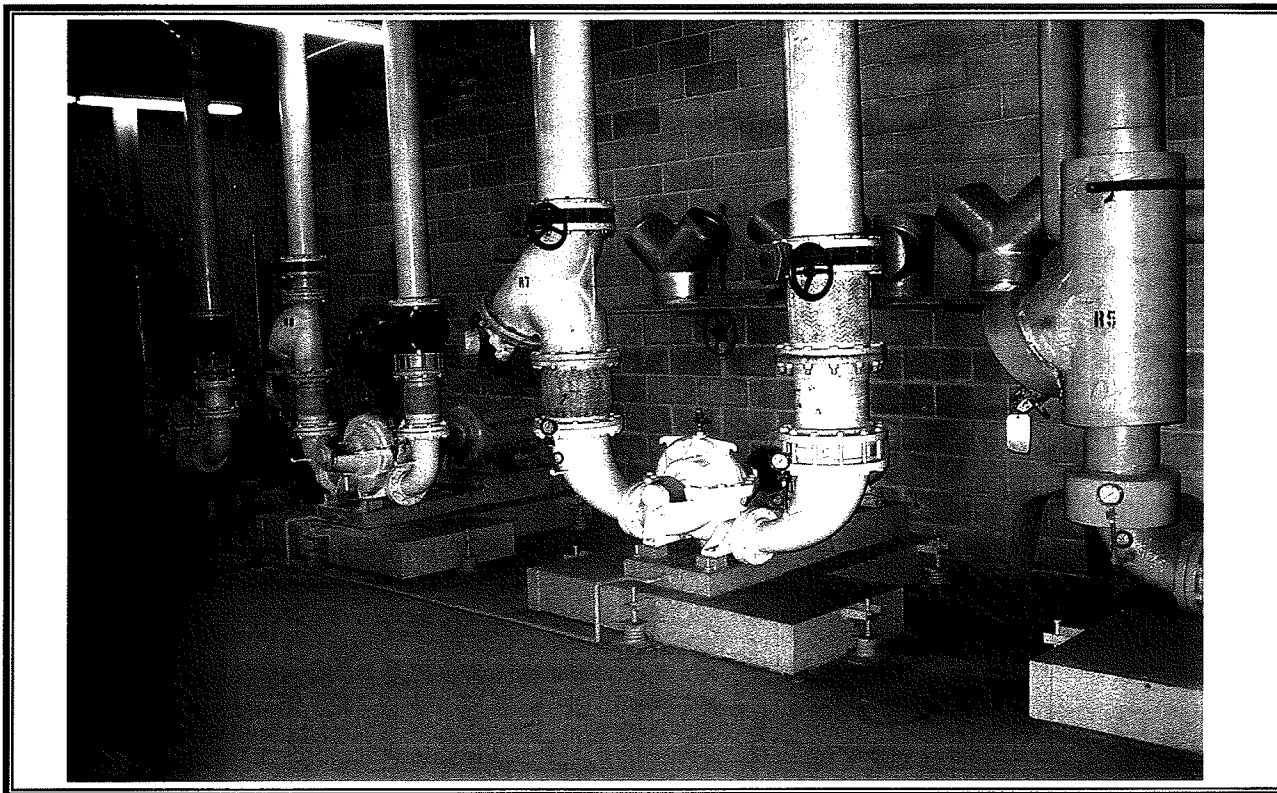


Photo 24  
Photo Date  
12/05/06

Seneca Building  
34 years old chilled water and condenser pumps. One pump out of 6 was replaced approximately 10  
years ago. Five other pumps need to be replaced.



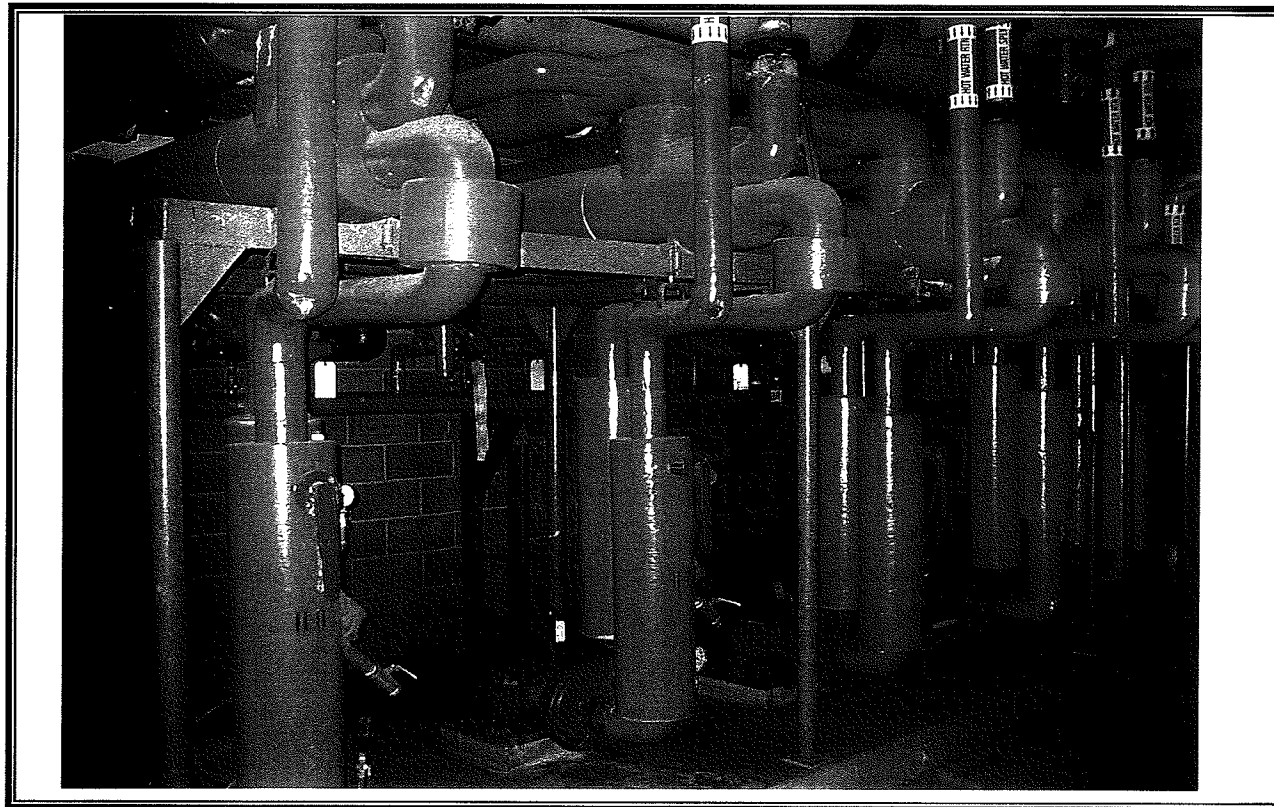


Photo 25  
Photo Date  
12/05/06

McCurdy Building  
Heating hot water pumps and steam to hot water converters

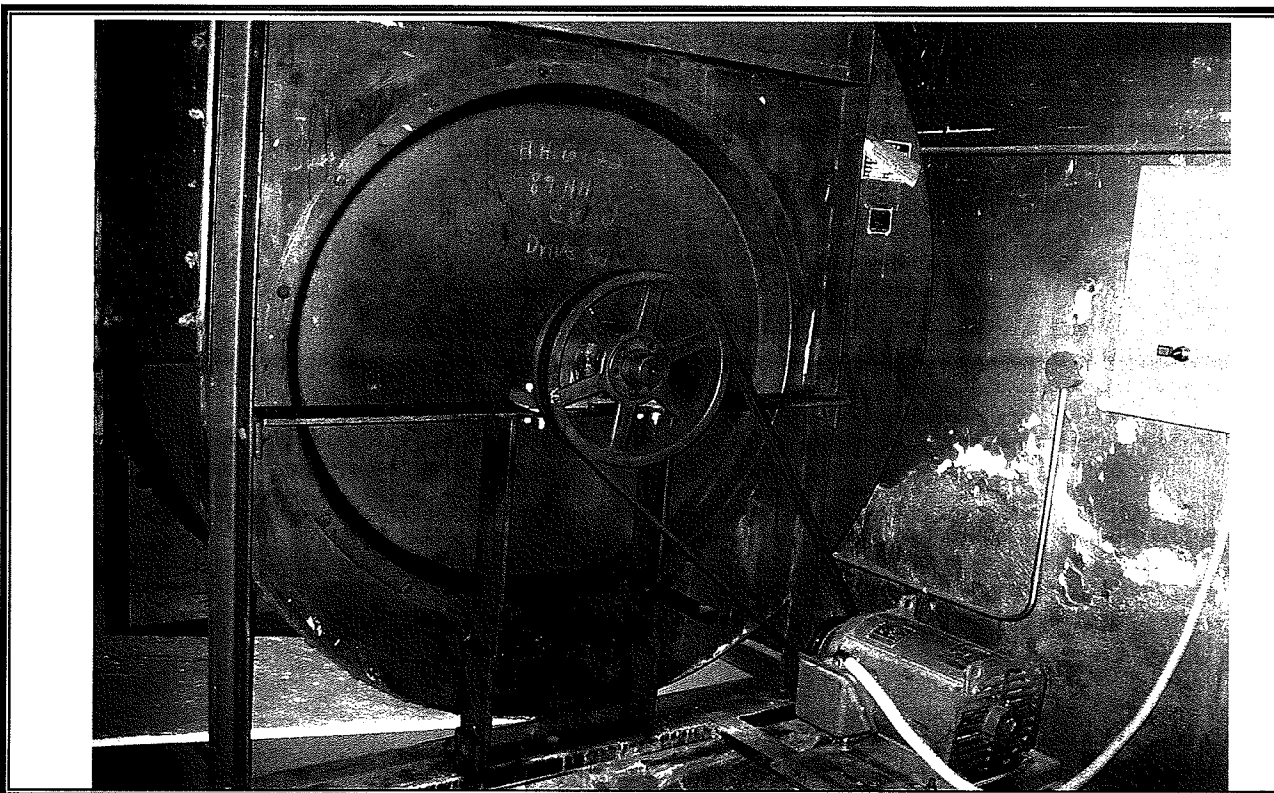


Photo 26  
Photo Date  
12/05/06

B. Forman Building  
40 + years old air handling unit AH1A located in the basement

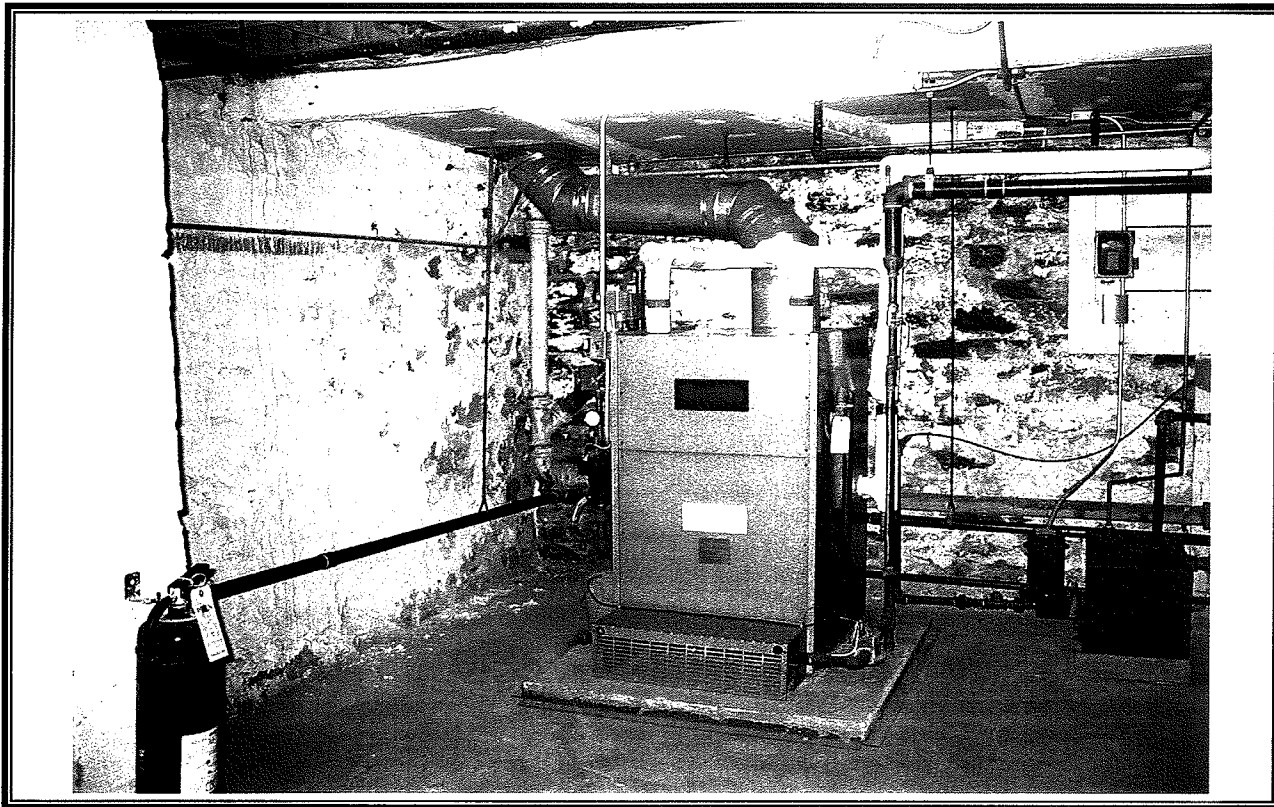


Photo 27  
Photo Date 12/05/06  
B. Forman Building  
5 years old low pressure steam boiler

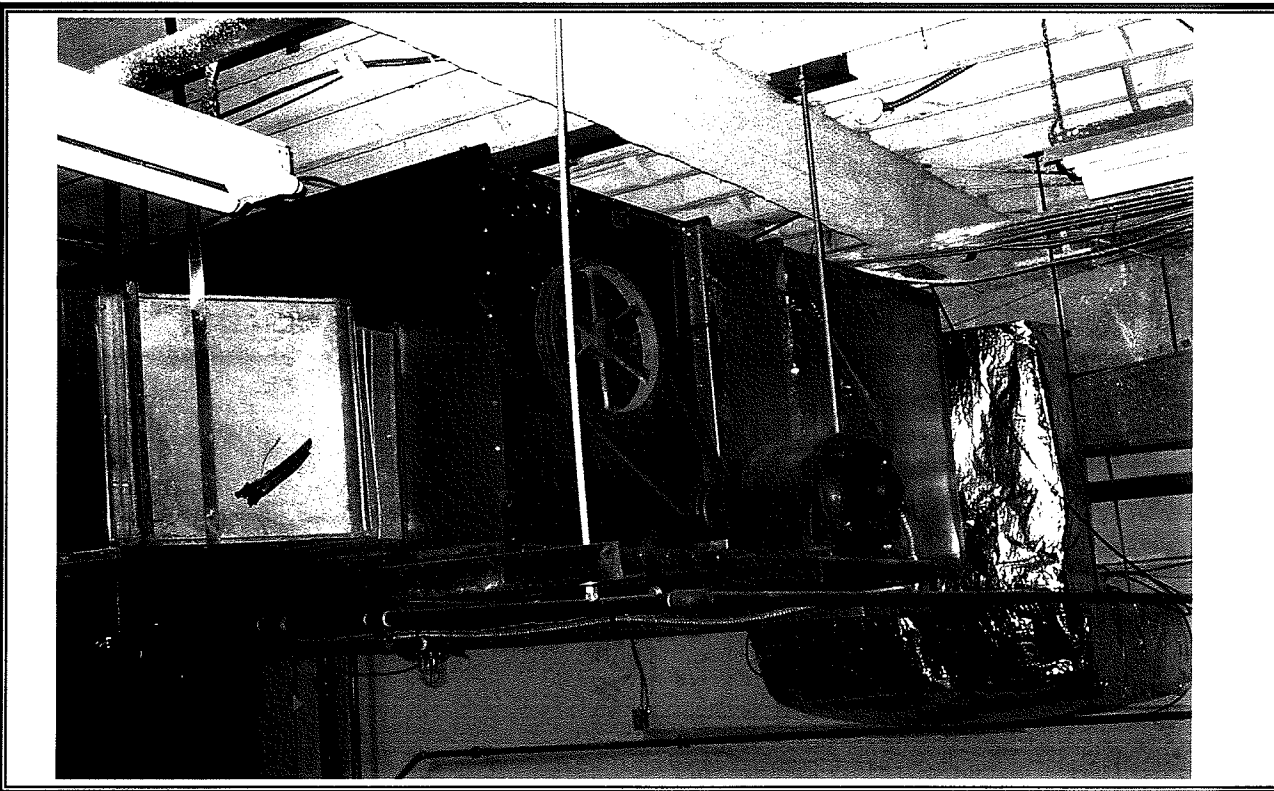


Photo 28  
Photo Date 12/05/06  
B. Forman Building  
40+ years old air handling unit suspended from the ceiling

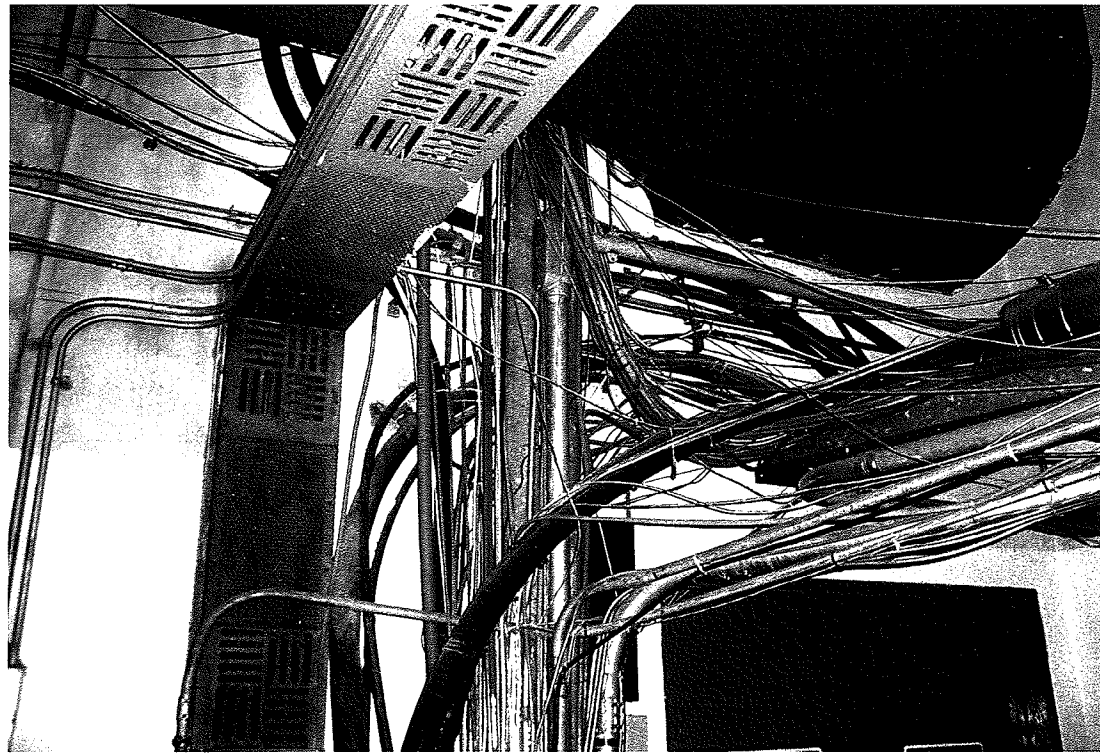


Photo 1  
Photo Date  
12/05/06

Bus duct used as conduit support Midtown Tower

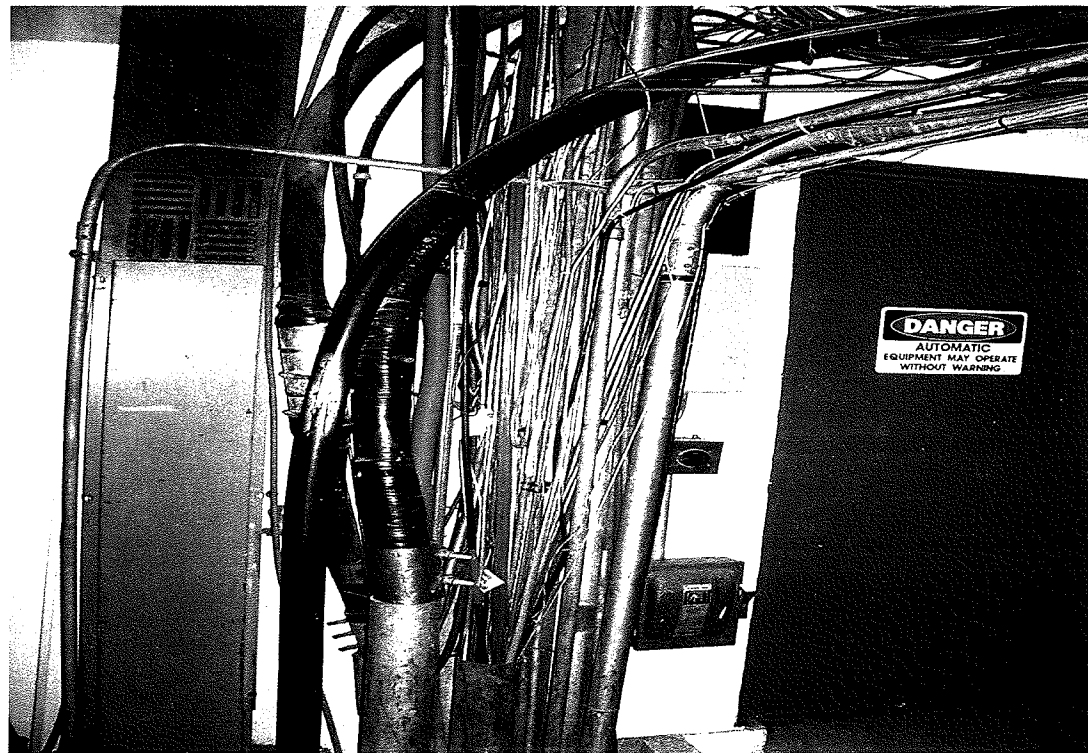


Photo 2  
Photo Date  
12/05/06

Typical communication within Midtown Tower



Photo 3  
Photo Date  
12/05/06  
Non-addressibel fire alarm system Midtown Tower

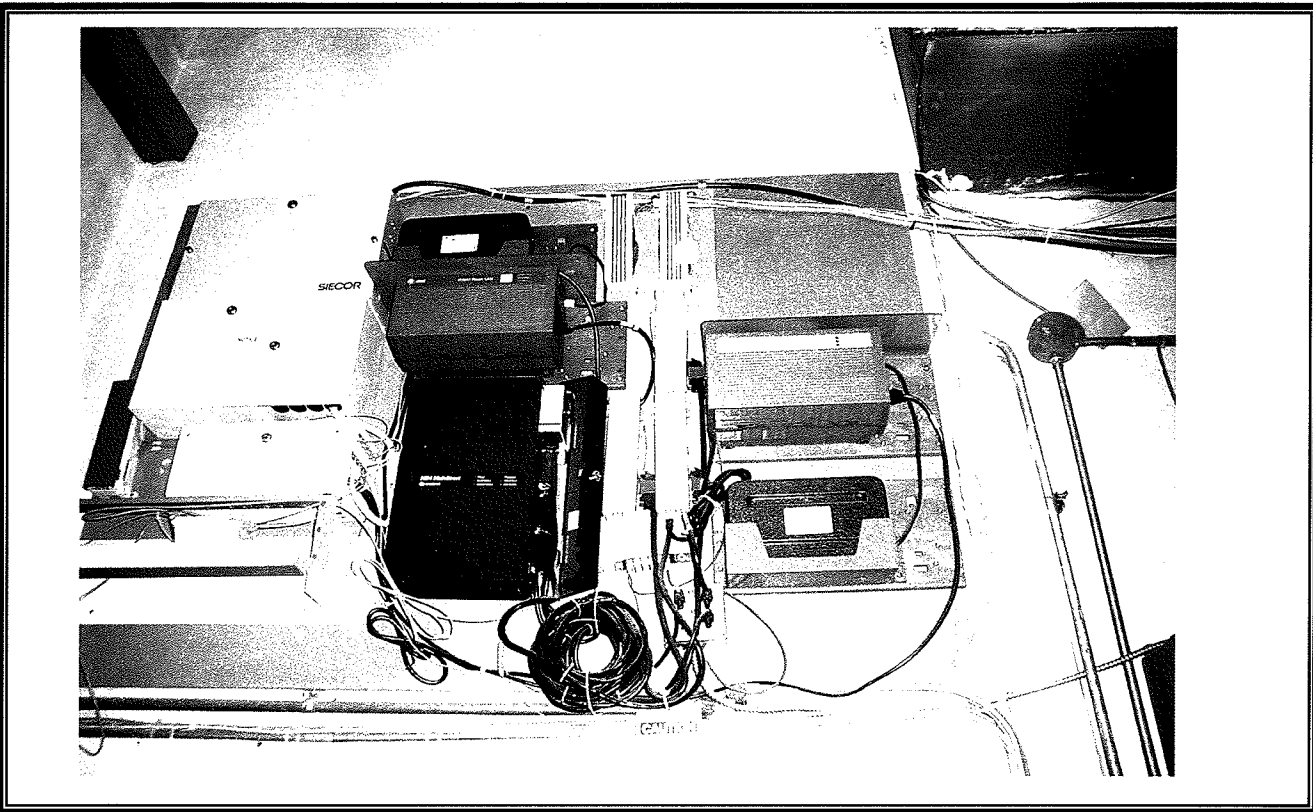


Photo 4  
Photo Date  
Photo Date  
Fiber optic wiring Midtown Tower





Photo 5  
Photo Date  
12/05/06  
Electric Panels Euclid Building



Photo 6  
Photo Date  
12/05/06  
Electric Panels Euclid Building



Photo 7      Electric Distribution    McCurdy Building  
Photo Date

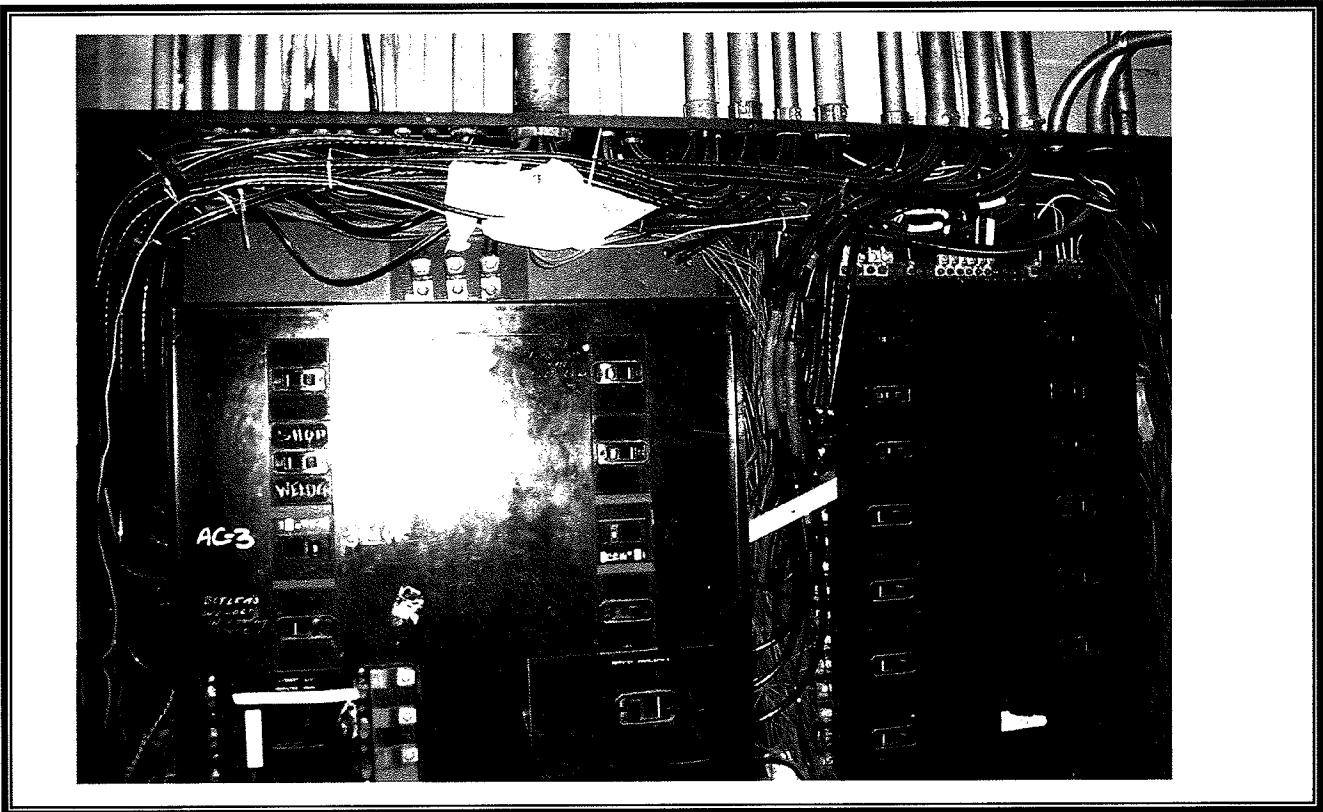


Photo 8      Panels    McCurdy Building  
Photo Date

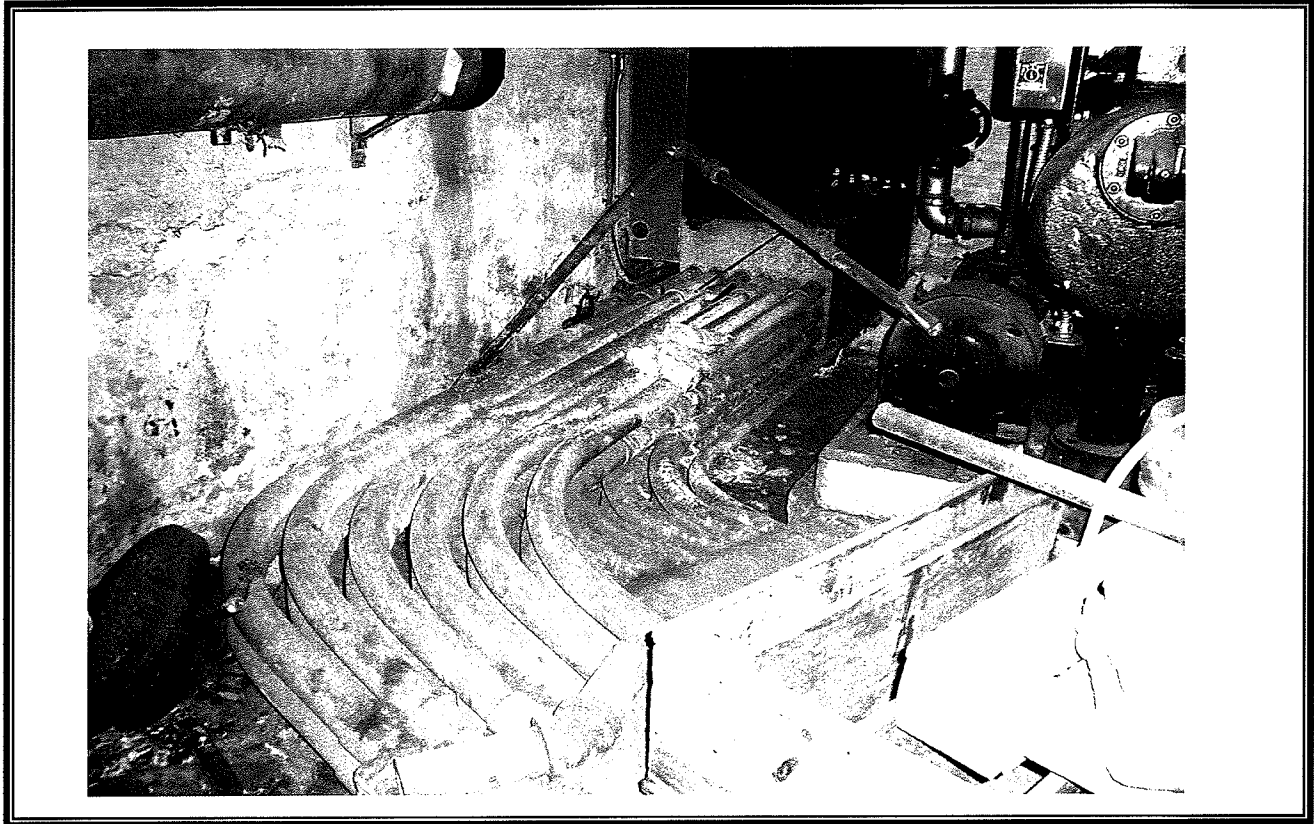


Photo 9      Conduit ductbank B. Forman Building  
Photo Date  
12/05/06

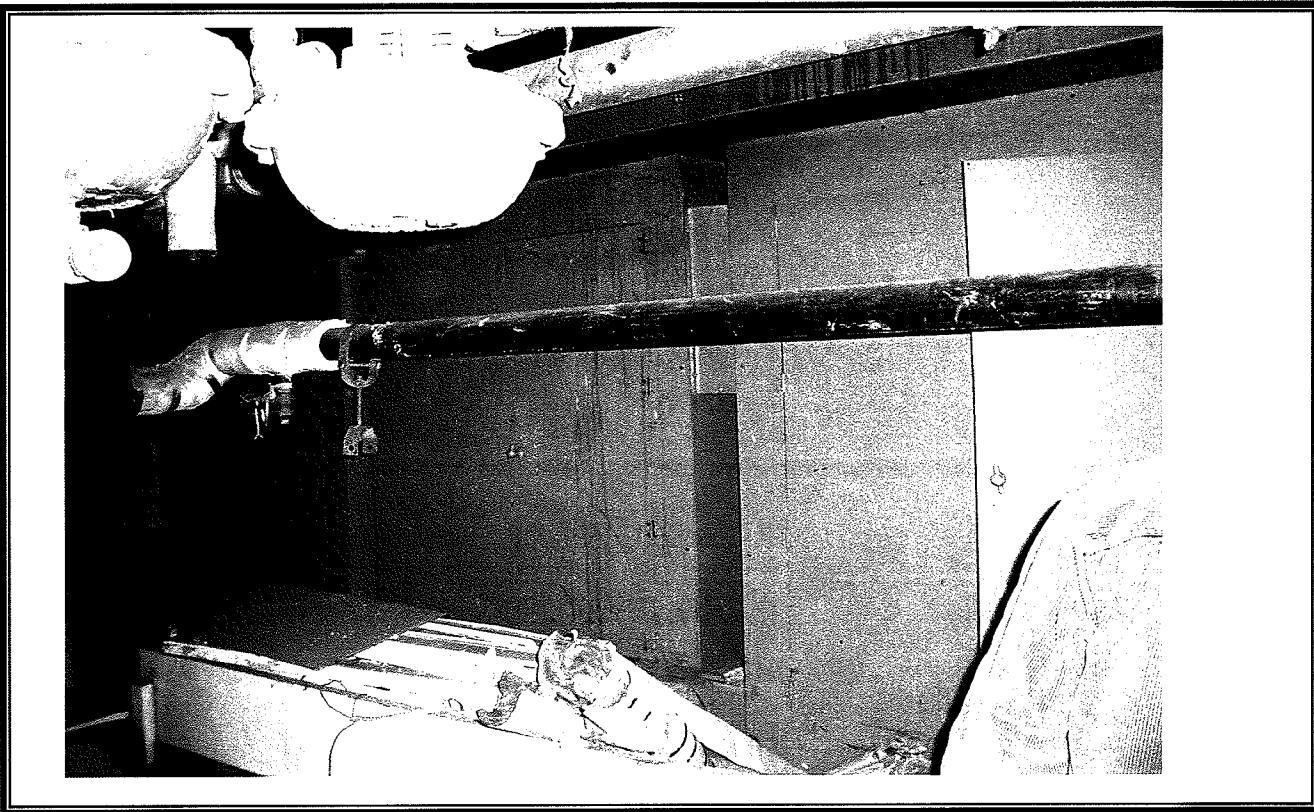


Photo 10      Panel B. Forman Building  
Photo Date  
12/05/06

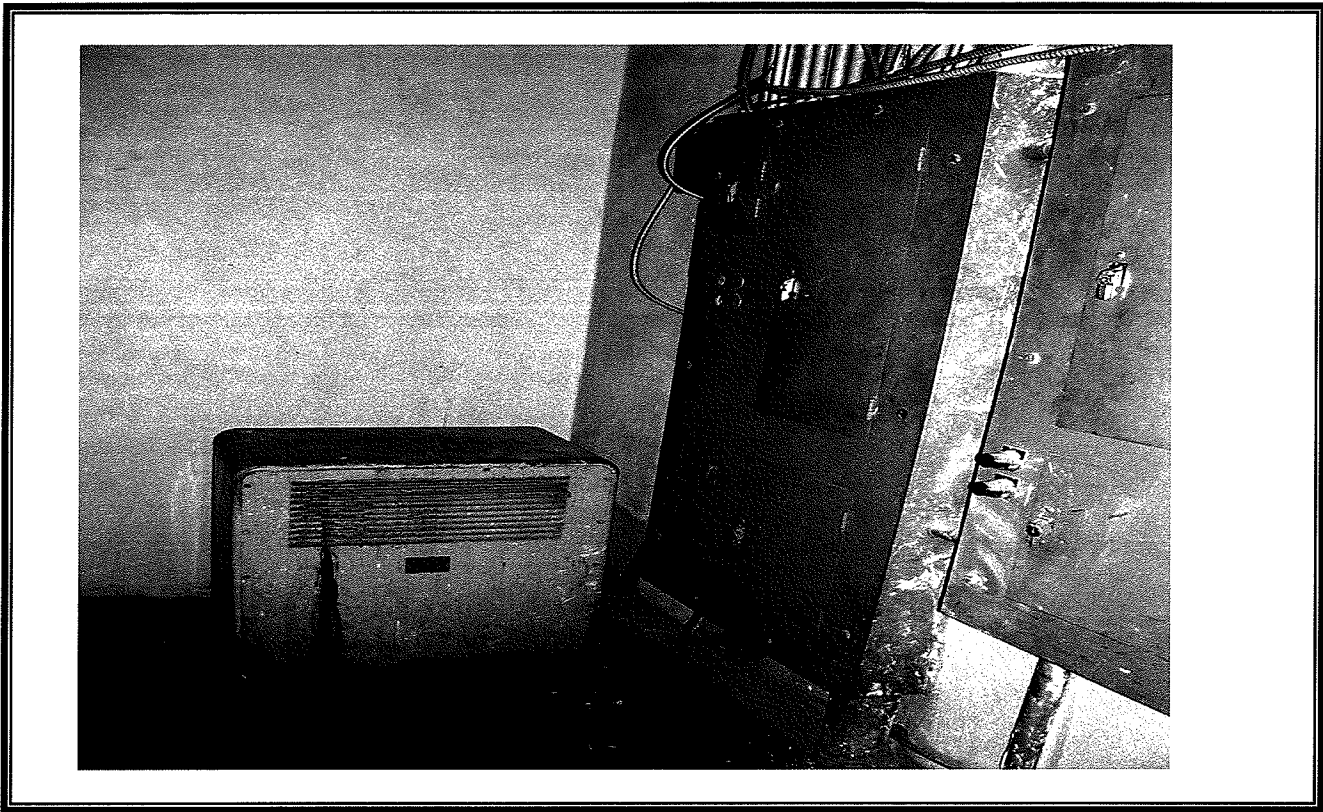


Photo 11  
Photo Date

Electric Transformer and panel B. Forman Building



Photo 11  
Photo Date  
11/21/06

McCurdy Building north and east side



Photo 12  
Photo Date  
11/21/06

B. Forman Building west side