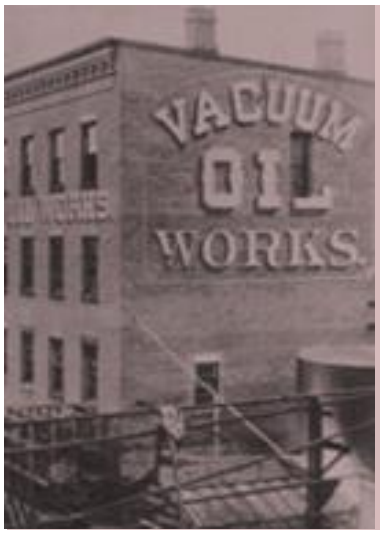
Draft

City of Rochester
Vacuum Oil - Brownfield Opportunity Area

Building Assessment Report
5 Flint Street
Rochester, NY

December 2014



City of Rochester
30 Church Street
Rochester, NY 14614

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City of Rochester
Building Assessment
5 Flint Street
Rochester, NY

Prepared in association with:

Vacuum Oil Brownfield Opportunity Area (BOA)

***Submitted to*:**

City of Rochester
Mark Gregor, Manager of DEQ and Port Redevelopment
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by:

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December 2014

I. EXECUTIVE SUMMARY

The intent of this project is to evaluate the current building condition of 5 Flint Street in Rochester, New York and to make recommendations regarding its suitability for reuse. The structure at 5 Flint Street was identified for adaptive reuse during the Vacuum Oil Brownfield Opportunity Area planning process and was shown as a mixed use structure on the 2035 Master Plan for redevelopment.

On September 26, 2014 a licensed Architect and Engineer from Bergmann Associates performed a general walk-through of the building and recorded their observations. The existing structure contains a number of conditions that require special attention above and beyond what would customarily be expected for a property of this age and type. The remedial work required will add significantly to the cost to renovate the building for a new productive use.

The building dates to 1930 and is a poured-in-place reinforced concrete structure that has suffered deteriorated conditions in a number of locations, affecting its structural integrity. Notable observations related to the buildings current condition include:

- The building's roofing system, including membrane and insulation, has blown off the building with some remnant pieces remaining. Rusted metal fasteners from the insulation protrude from the roof deck and are a safety concern when walking on the roof.
- Much of the spawled concrete observed throughout the building is a result of the lack of a roofing membrane.
- The building has an accumulation of debris and construction materials throughout the first and second levels.
- Water infiltration has caused mold and moss growth throughout the structure.
- Suspect asbestos containing materials are present on site. If and when the property is renovated for future use, these materials need to be tested and disposed of properly. In addition, suspect hazardous materials were discovered within the building which would require proper removal.

Bergmann Associates recommends that a forensic engineering firm that specializes in façade restoration projects be engaged to provide the appropriate level of design expertise for necessary repairs. Visually, the structure appears to be sound. However, it is our recommendation that further specialized structural investigation be performed to ensure there is no hidden deterioration within the columns and walls that cannot be immediately observed.

The existing structure should be stabilized to prevent further deterioration. We recommend that a temporary roof be installed until further design work can be developed. Roof drains are damaged and also need to be repaired. In addition, temporary enclosure at window and door openings should be installed to slow further deterioration.

Project Team Members

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II. SCOPE OF SERVICES AND BASIS OF REPORT

Bergmann Associates visually reviewed the condition of the current structure and outlined key findings pertinent to our assessment and the future repurposing of the building. No drawing documents were provided of the existing structure.

This report includes an architectural analysis that considers the integrity, structural stability, safety and adaptive reuse potential of the structure. A conceptual estimate of probable cost to repair the current building and a cost for adaptive reuse based on gross square footage is included.

Key components of this analysis include:

A. Architectural Assessment

- Visual assessment to review elements or suspected structural deficiencies on facade.
- Visual assessment to identify window elements and suspected failure.
- Elevator review and recommendations.
- Code review and ADA compliance consisting of a review of accessible routes for handicapped accessibility and ADA compliance, including bathroom facilities.

B. Structural Systems Observation

- Description of Structural Conditions

C. Mechanical Systems Observation

- Mechanical systems & Fire protection visual observations

D. Electrical Systems Observation

E. Environmental-Hazardous Materials Observations

III. BUILDING ASSESSMENT

A. GENERAL DESCRIPTION AND BACKGROUND

Located along the Genesee River Downtown Rochester, New York, 5 Flint Street was constructed between 1929 and 1930. The three-story, poured-in-place reinforced concrete industrial building was used primarily for oil drum storage. The building has an interior stairwell at the north and south ends of the building. The north stairwell extends to the roof with an adjacent small elevator penthouse. The building has accumulated debris from unauthorized occupancy and use on the first and second floors. Mold and moss growth throughout the wet areas are of concern as deterioration continues because the building is not weather tight.

Please refer to Appendix A for site map and photos of existing building conditions.

B. ARCHITECTURAL

The building architectural components were visually assessed, with recommendations identified for each. A basic code review was performed as context for the building's future redevelopment.

1. Code Review

Any significant upgrade to the systems addressed in NYSBC 2010 would require non-compliant items to be brought into compliance with the current code at that time. The following cursory code summary assumes future occupancies that are consistent with future uses identified in the Vacuum Oil BOA Master Plan, specifically restaurant and multi-family residential.

- CHAPTER 3: Use and Occupancy Classification:
  - A-2 Restaurants

- R-2 Apartment Houses

- CHAPTER 5: General Building Heights and Areas:
  - Table 503 Type IIB Construction
    - Sprinklers are required.
  - Table 503.3.3 Required Separation of Occupancies.
    - Between A and R occupancy classifications, a one hour separation is required in a sprinklered building.
- CHAPTER 10: Means of Egress
  - Two fire rated enclosed stairways are required, one at each end of the building, accessible route complying with Section 1104.
- CHAPTER 11: Accessibility
  - Comply with Section 1104, Accessible routes.
  - Stairways to comply with section 1007.3 exit stairways and section 1020 vertical exit enclosures.
  - Elevators to comply with section 1007.4 elevators.
  - Horizontal exits to comply with section 1022 Horizontal exits.
  - Area of refuge to comply with section 1007.8.
  - Doors to comply with section 1008 Doors, Gates and turnstiles
  - Stairwells to comply with Section 1009 Stairways.

2. <u>Façade</u>

Portions of the reinforced poured concrete façade exhibit significant deterioration, with almost a total loss at the parapet wall. The concrete has spalled in many locations exposing the steel reinforcing. The exposed rebar continues to rust causing further spawling of the concrete façade. The window openings also have significant deterioration at the steel lintels over the windows.

Recommendation: Concrete and rebar repairs are required to prevent further deterioration of the structure. Further specialized engineering is required to confirm a recommended repair method. For the purposes of this report and cost estimating, a method utilizing a product similar or equal to a Meadow–Crete FNP structural repair mortar has been assumed.

3. <u>Windows</u>

All the windows require replacement due to lintel failure and vandalism. Lintels will need to be replaced where failure occurred.

Recommendation: Temporarily secure all broken windows with plywood to prevent further water infiltration. Provide new windows of type and profile consistent with historical character of building and new uses.

4. **Parking and Ramps**

Currently there is no identified parking area or ramps for ADA access. Presently there are no designated handicapped parking spaces.

Recommendation: Parking and ramps must be designed in accordance to the designed tenancy and in compliance with City Code requirements.

5. **General ADA Accessibility- Accessible Routes from Grade Level**

Presently, the building does not have a proper ADA compliant accessible route.

Recommendation: An ADA compliant accessible route must be designed in accordance to the tenancy.

6. **Vertical Transportation/Circulation**

The Freight Elevator: The building had been served by one freight elevator located in the northwest quadrant of the building adjacent to the stairwell. The elevator had three stops from the loading dock platform level and the first floor. The elevator is not operable and is not in compliance with ADA accessibility requirements per ICC / ANSI A117.1 – 2003: The elevator system exhibits significant damage from water infiltration in the shaft.

Recommendation: Full replacement of the elevator system for the intended design/use.

Dumbwaiters: It appears two shaft enclosures for dumbwaiters reside at the south end of the building in the southeast corner and almost in the center of the south wall. The dumbwaiters were inaccessible, restricting views of the interior to identify whether any components remain in place. It appears the dumbwaiters were a means of moving product into the adjacent connected building that is no longer standing. The openings to the adjacent building were blocked with brick, as seen in images of the south elevation.

7. **Toilet Rooms**

No toilet rooms were found on any floor. Debris of sinks, toilet and tub were found but were disbursed though the building and not connected to services. Significant debris on the lower floors may have covered where services once existed.

Recommendation: Provide restroom facilities appropriate to the selected use(s).

8. **Roofs**

It is not known how long the roofing system has been in a state of failure. Present condition statements are based on visual observations. There currently is no roof insulation or membrane integral to the building covering the concrete roof deck. This also includes the roof on top of the storage building and on the roof and the stairwell and elevator enclosure. The tapered insulation fasteners remain protruding from the concrete roof deck. This is a safety concern. Most of the parapet is severely deteriorated and

requires re-construction prior to the permanent installation of a new roofing system. It is likely that roof debris has clogged the roof leaders causing their failure.

Recommendation: Provide a temporary roof membrane until a permanent system can be constructed. The cost estimate provided in Appendix C includes a temporary Carlisle CCW Vapor Barrier. After façade repairs are made a new roofing system and parapet coping should be provided.

C. STRUCTURAL

Key findings associated with visual observation of the building structure are summarized below. In the absence of further forensic information, costs related to concrete and masonry repairs are speculative.

1. General Description

The first floor is approximately 3'-0" above the surrounding grade. The building does not have a basement. Foundation type is unknown. There is no known documentation of the structural elements of the building. The building is a poured concrete structure with rebar for the walls, floor, columns and roof levels. The rebar is exposed in many locations causing further deterioration of the masonry. Extremely poor conditions of the exterior columns, spandrel beams, and parapets, and the extensive amounts of interior framed slabs with rusted reinforcing steel are in need of significant repair.

Structural elements of the building are as follows, based on field measurements:

1. 24 exterior columns, 18" x 30" plan dimension
2. 19 interior columns, 22" x 22" plan dimension
3. 1'-0" thick x 2'-0" deep perimeter spandrel beams between columns, at all levels
4. 9" to 10" thick floor and roof slabs

For the majority of the building, the columns are spaced at approximately 19'-5" in the east-west direction, and 19'-10" in the north-south direction. East-west spacing varies along the west side of the building due to a skewed floor plan. Floor-to-floor heights are approximately 17'-0". There is a small elevator penthouse.

2. Exterior Columns

The exterior columns of the building are in very poor condition. All columns have areas of missing concrete on their exterior faces, with exposed rusted reinforcing steel. In some cases several inches of concrete have spalled off, leaving rusted reinforcing steel completely exposed all around.

3. Spandrel Beams

The exterior exposed end of the spandrel beams at all levels are in poor condition. Almost all of these members have areas of missing concrete on their exterior faces, with exposed rusted reinforcing steel, including vertical stirrups. In many cases the concrete

is missing from the bottoms of the beams, with exposed bottom rusted or missing reinforcing steel.

4. **First Floor Slab**

   Because it is covered with various amounts of debris, the condition of this slab-on-grade could not be accurately determined, although it appeared to be level.

5. **Second Floor Slab**

   This slab could be structurally compromised, with many bays where concrete has spalled from the bottom of the slab, exposing rusting reinforcing steel. There are also many areas with calcium leaching from the slab underside. The top surface of the slab is mostly covered with trash, and spalled concrete from the deteriorating 3rd floor slab above, and could not be observed directly. In several bays near the south end, there are several large cracks in the floor. It is not known if they go through the full thickness of the slab, but judging from their width, this is likely.

6. **Third Floor Slab**

   The top surface of this floor was not directly observable as it is covered with trash, debris, and spalled concrete from the underside of the deteriorating roof slab above. The underside has many bays where concrete has spalled from the bottom of the slab, exposing rusting reinforcing steel.

7. **Roof Slab**

   This slab surface is in very poor condition. The top surface is almost completely exposed due to the absence of roofing materials, with spalled concrete. The underside of the slab has spalled and the bottom reinforcing steel is rusted and exposed.

8. **Roof Parapets**

   The roof parapets are generally in poor condition, many with much concrete missing.

9. **Conclusions and Recommendations**

   With the deterioration of this façade, and lack of any existing structural documentation, Bergmann Associates recommends that a forensic engineering firm that specializes in façade restoration projects be engaged to provide the appropriate level of design expertise for the repairs. Visually, the structure appears to be sound, however, it is our recommendation that further investigation to the structure be tested to ensure there is no significant hidden deterioration within the columns and walls that cannot be seen visually. Without further specialty structural investigation, Bergmann cannot determine whether the building is structurally sound. Some of the issues that a forensic engineering firm would likely address may include:

   - Evaluation of the building as a whole for structural behavior under wind and seismic loading. Based on current observations, it appears that the existing structural beams and columns do have inconsistent reinforcement.

- Special detailing for repairs or replacement of deteriorated structural members would need to be developed specifically at the parapet and lintels.
- Development of probable costs for structural rehabilitation if hidden deterioration is found.

D. MECHANICAL

The following section summarizes the results and findings associated with the on-site visual assessment of mechanical systems. Costs associated with recommended improvements are incorporated in the Conceptual Estimate (see Appendix C).

1. Cooling

None.

2. Heating

Some abandoned gas fired heaters were distributed throughout the building with exhausts exiting the building through windows into duct/stack that extend up through the roof. None are operational and very few remain. Most duct insulation and enclosure on the duct has deteriorated and fallen to the ground.

3. Plumbing

Unclear based on observations where domestic cold water enters the building. No domestic hot water systems exist. No sanitary waste or plumbing fixtures could be located. Excessive debris may have covered where they were once located.

4. Fire Protection

The building fire protection system is fed from a main located at the Northwest corner of the building, which is fed from the City's Main. Distribution lines are throughout the building and some would need to be replaced due to exposure.

5. Conclusions and Recommendations

New mechanical systems and services should be provided appropriate to the end uses determined for this structure.

E. ELECTRICAL

The following section summarizes the results and findings associated with an on-site visual assessment of electrical services at 5 Flint Street. Recommended replacement costs are included in the Conceptual Estimate provided in Appendix C.

1. Power Distribution

Replacement required. Power panels not accessible.

2. Fire Alarm

Replacement required.

F. ENVIRONMENTAL-HAZARDOUS MATERIALS/CONTAMINATED WASTE

The following section summarizes the results and findings associated with the visual assessment of on-site environmental-hazardous materials and contaminated waste. The costs associated with clean-up and mitigation of these materials prior to re-use of the building have not been included in the Conceptual Cost Estimate (Appendix C). Hazardous materials sampling or testing were not performed as part of this assessment.

1. Suspect Asbestos Containing Materials Inventory

The following materials were identified as suspect Asbestos Containing Materials (ACM):

- Exterior Vent Pipes (Transite)
- Vent Pipe Insulation
- Carpet Mastic
- Floor Tile and Mastic
- Window Glaze
- Window Caulk
- Wall Plaster
- Skim Coat Plaster
- Drywall
- Joint Tape
- Joint Compound
- Fire Doors
- Pipe Insulation
- Building Roofing Systems
- White Fibrous Roof Board
- Loading Dock Roofing
- Residual Roofing Material South Exterior Wall
- Residual Materials on Ground Around Building
- Elevator Controls and Brakes

2. Lead

The following materials were identified as suspect Lead Containing Materials (LCM):

- Painted Surfaces
- Lead Solder
- Lead Copper Flashing
- Lead Flashing/Roof Drains
- Lead Copper Flashing
- Lead Flashing/Roof Drains

3. PCBs

Lighting and electrical components may contain PCBs within electrical equipment, ballasts and capacitors. Transformers were not observed within the building. Pole mounted transformers were observed on Flint Street and are most likely utility owned. PCB's may also be present in caulking sealants.

4. Mold

Mold was observed on various surfaces throughout the building. The mold varied between black and green colors and was observed on drywall and concrete surfaces.

5. Additional Observations

Staining on floor surfaces was evident in areas of the 1st floor, particularly in areas where buckets or containers littered the floor.

Bird debris was observed within the structure.

The envelope of the building is open to the elements.

6. Hazardous Materials Inventory

The following potentially hazardous materials were discovered within the building in addition to the materials detailed above:

First Floor:

- One (1) 55-gallon steel drum labeled Pennzoil on the top. The drum appeared to be full. Due to the staining on the top of the drum, suspect waste motor oil.
- Fluorescent light bulbs within lighting fixtures, on floor and within boxes.
- Five-gallon buckets labeled joint compound, driveway seal, stain and paint. The buckets are a mix of empty and partially full containers. Some buckets appeared to contain water with residual material in the bottom. Additional buckets were labeled generically with a home improvement store name. The contents of these buckets is unknown.
- An empty automotive fuel tank.
- Miscellaneous containers in quart, gallon and two-gallon sizes labeled to contain: Gear oil, kerosene, antifreeze, motor oil, and windshield washer fluids.
- Empty and partially empty spray paint cans.
- Miscellaneous empty plastic containers.

Second Floor:

1. One (1) 55-gallon plastic drum unlabeled. The drum appeared to be empty.
2. Miscellaneous paint and empty metal and plastic containers.
3. Empty and partially empty spray paint cans.
4. Five-gallon buckets that appear to contain water.

Third Floor:

1. Miscellaneous 5-gallon buckets with what appears to be water.
2. Empty and partially empty spray paint cans.
3. Five-gallon rusty steel tar bucket. Tar leaked onto the floor surface.
4. Kiddie pools and plastic filled with what appears to be water.

7. Limitations

This evaluation was intended to include the building and its contents only. No evaluation of the grounds or the property in its entirety has been conducted.

Floor surfaces within the structure were entirely covered in a majority of areas with litter and debris. No visual observation of floor drains, pits, vaults or additional staining would be likely until cleanup of the debris present on floor surfaces is complete.

Newer constructed walls blocked areas of the building including former elevator/dumb waiter type openings located in the corners of the south wall.

8. Conclusions and Recommendations

Hazardous materials and containers should be properly removed and disposed according to federal, state, and local regulations prior to building demolition.

Based upon the known and unknown chemicals (labeled and unlabeled containers, pails, bottles, etc), including biological hazards (animal debris and mold) contained within the building, entry into the building would require a hazardous assessment and proper health and safety planning by each contracting entity.

It is Bergmann's recommendation that any and all personnel entering this structure wear appropriate Personal Protective Equipment (PPE) that addresses the physical, chemical and biological related hazards. Until these hazards are mitigated, PPE including but not limited to respirators, gloves, and safety glasses should be worn at all times during building assessment and demolition activities.

Architectural Plans and Photos

City of Rochester – Step 3 BOA

5 Flint Street

December 2014

Note: The PDF version is an interactive PDF. The arrows take you to the photo image, the home symbol takes you back to the plan view.

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City of Rochester – Step 3 BOA
5 Flint Street
December 2014

SITE PLAN

Note: **The PDF version is an interactive PDF. The arrows take you to the photo image, the home symbol takes you back to the plan view.**

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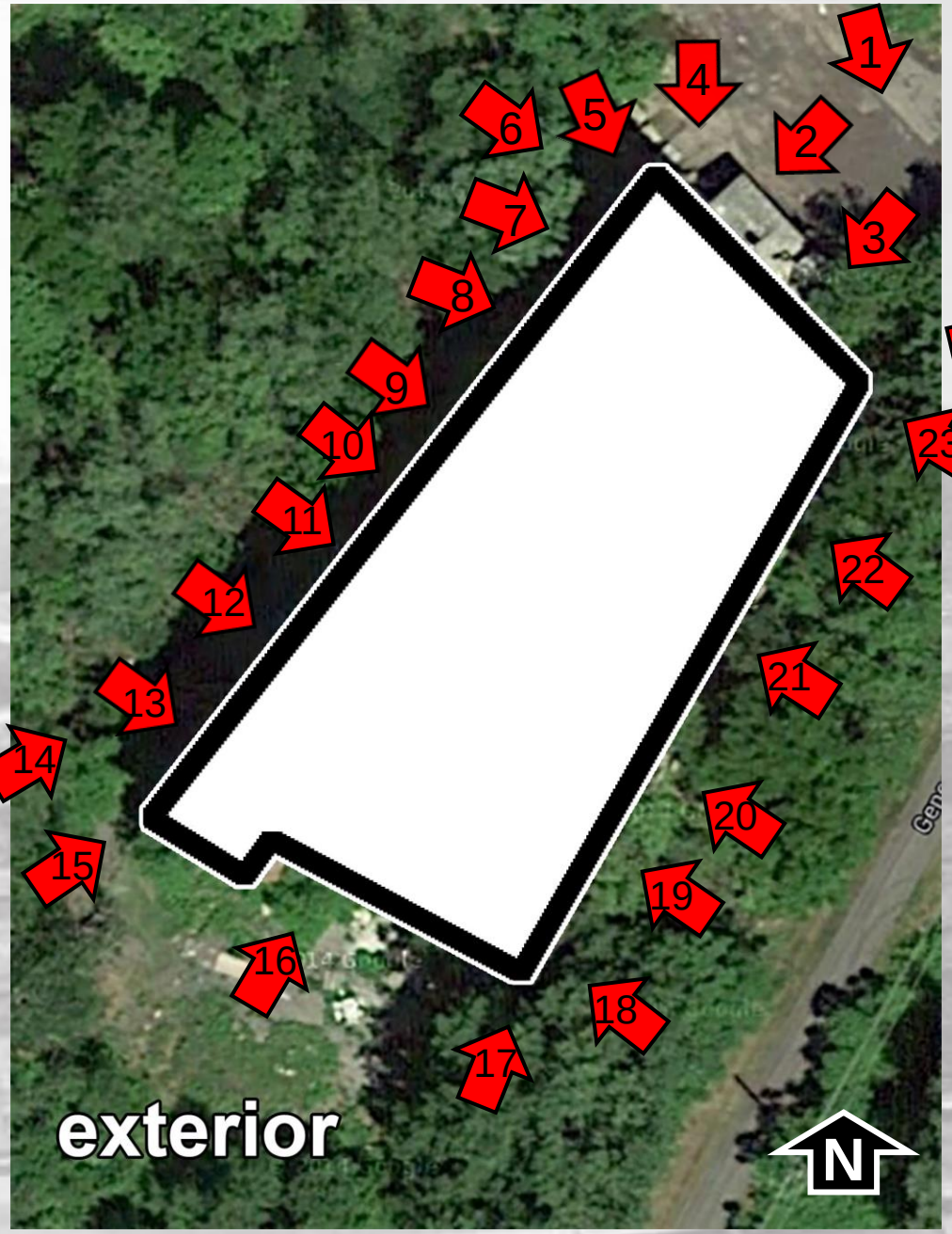
City of Rochester – Step 3 BOA
5 Flint Street
10/15/2014



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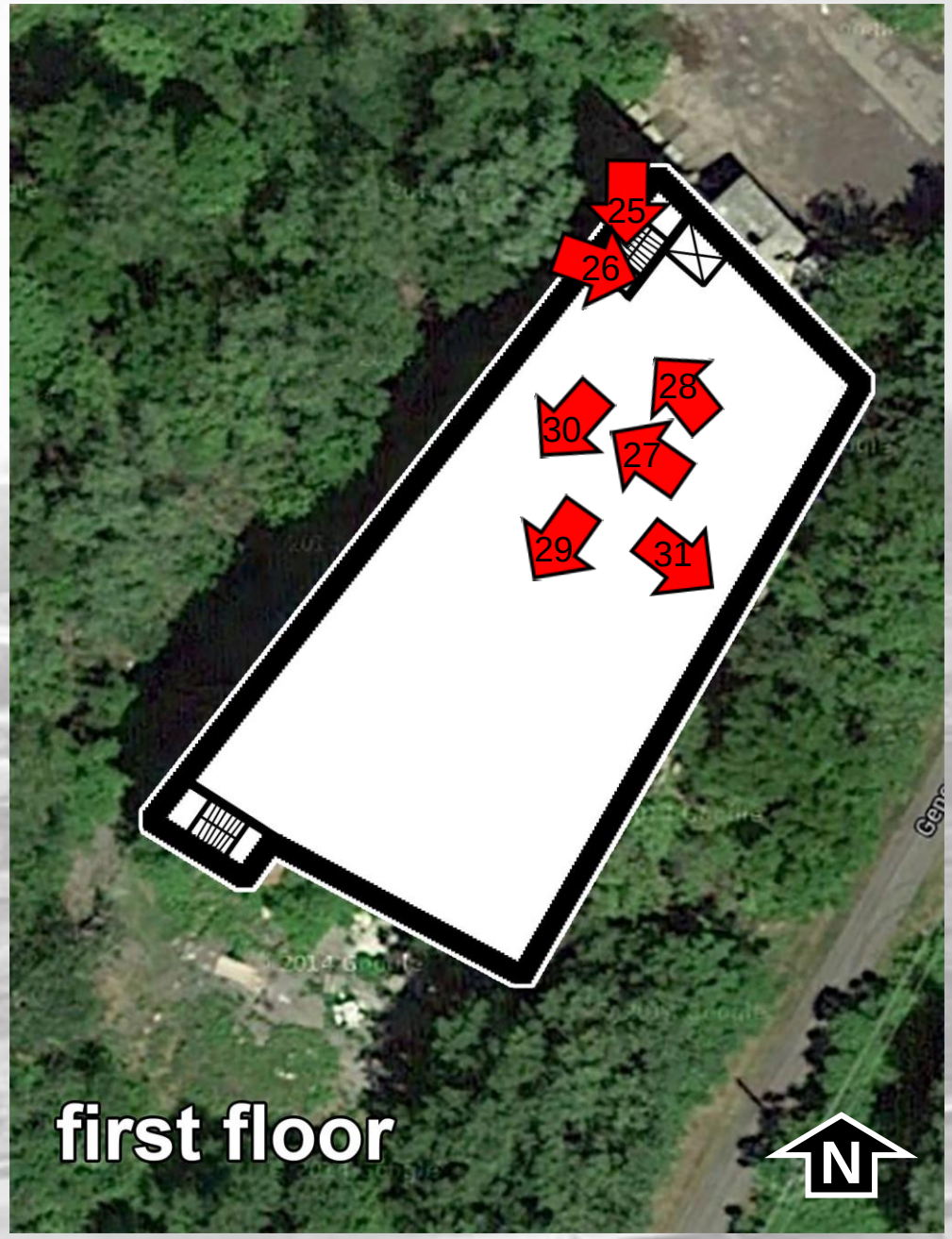
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first floor
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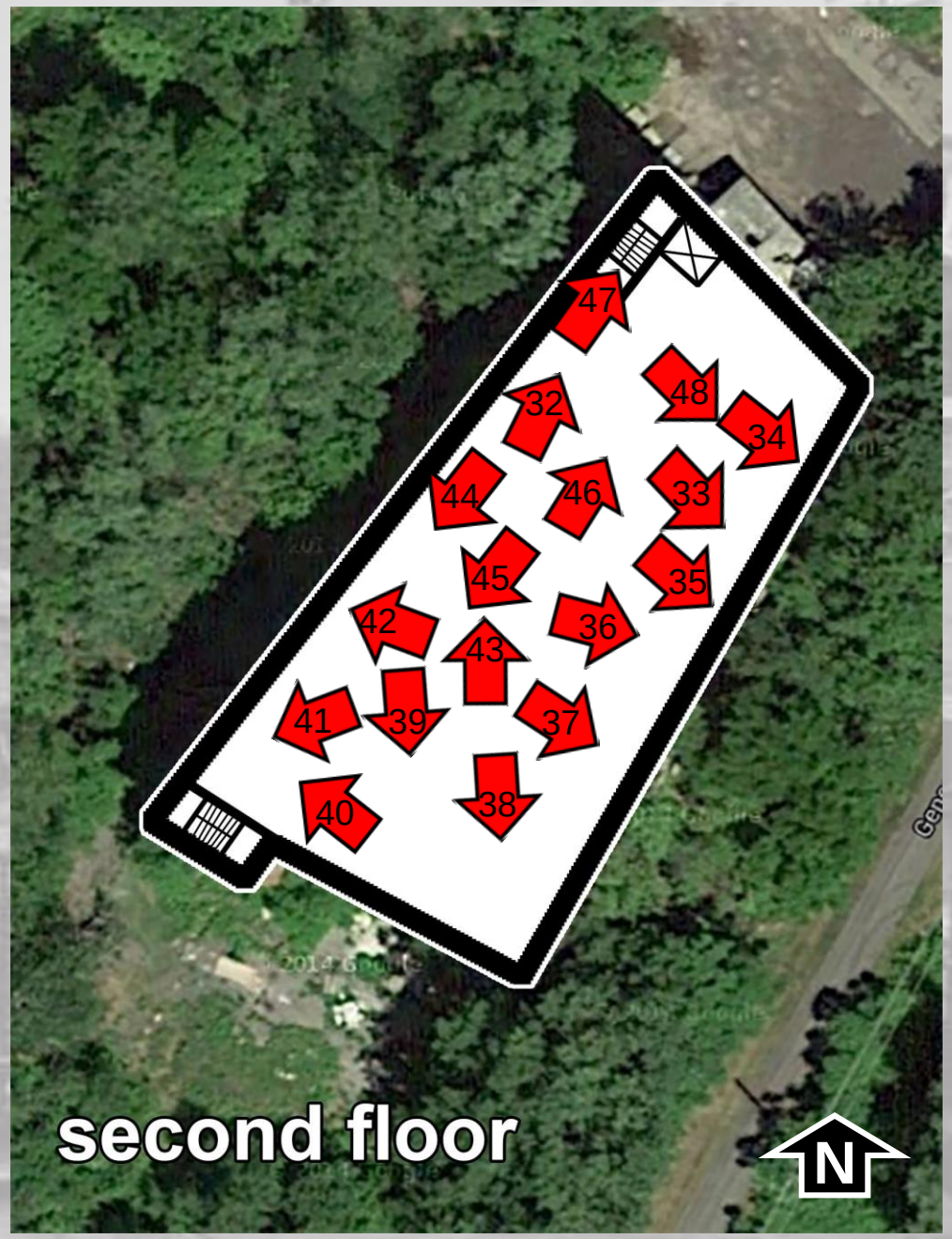
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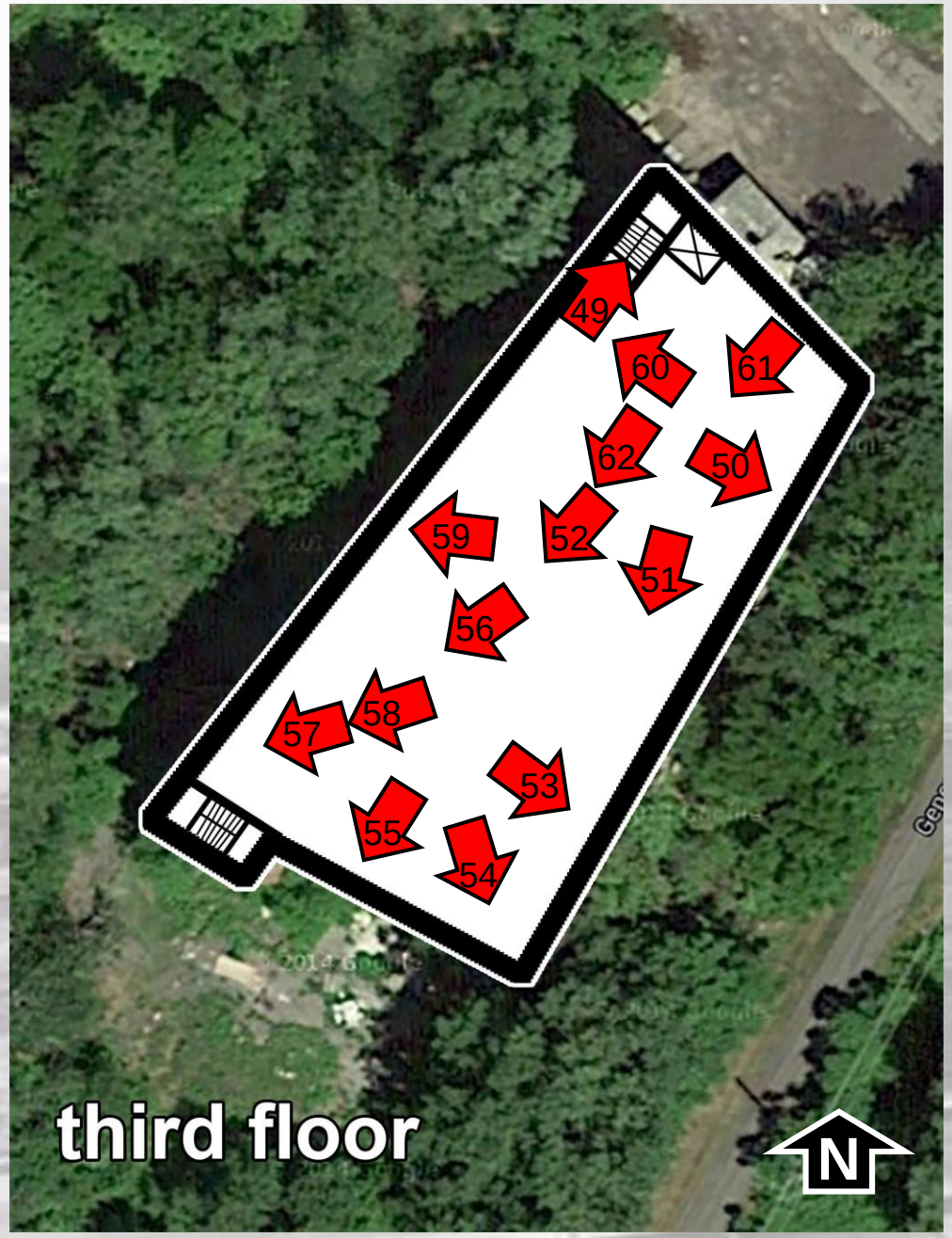
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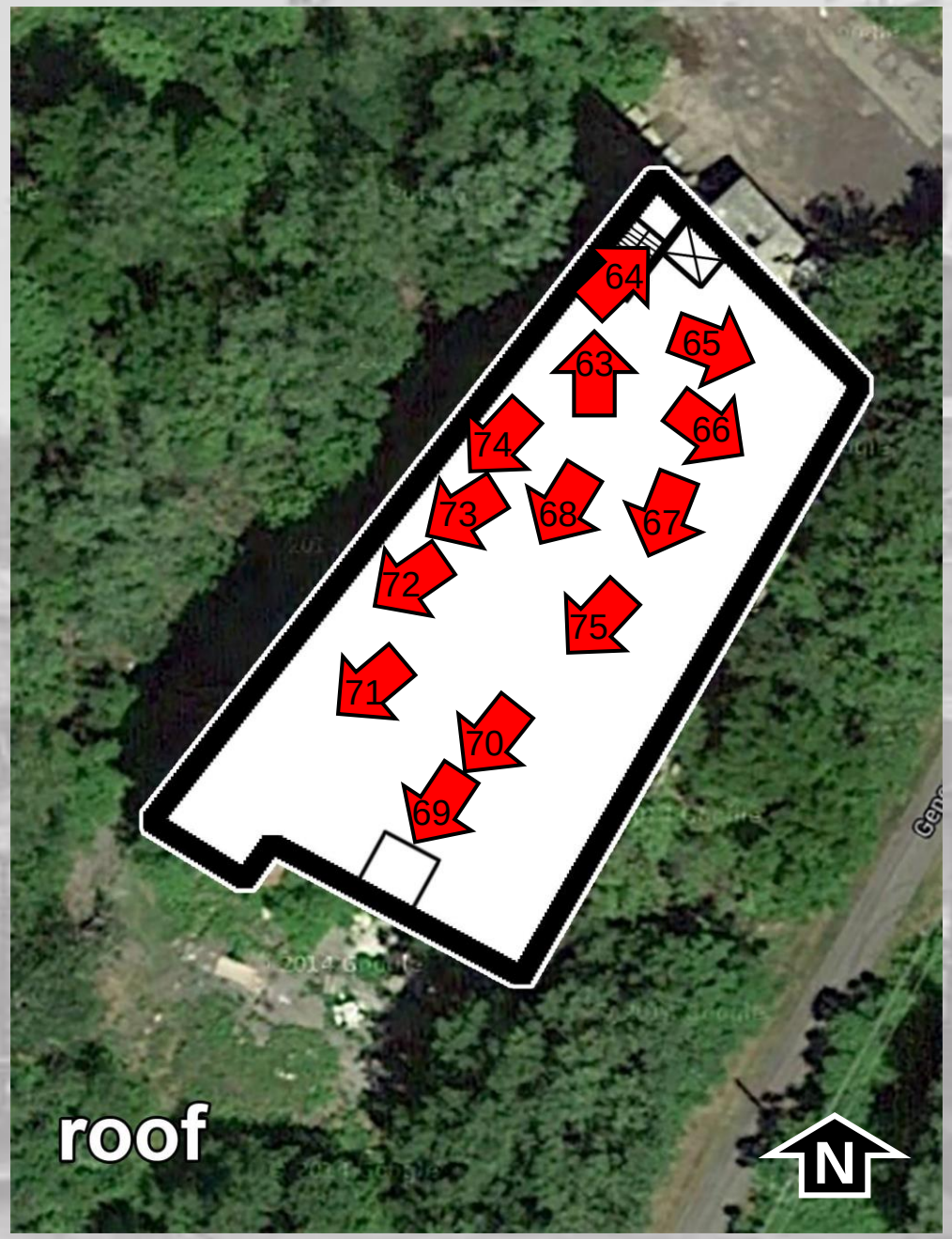
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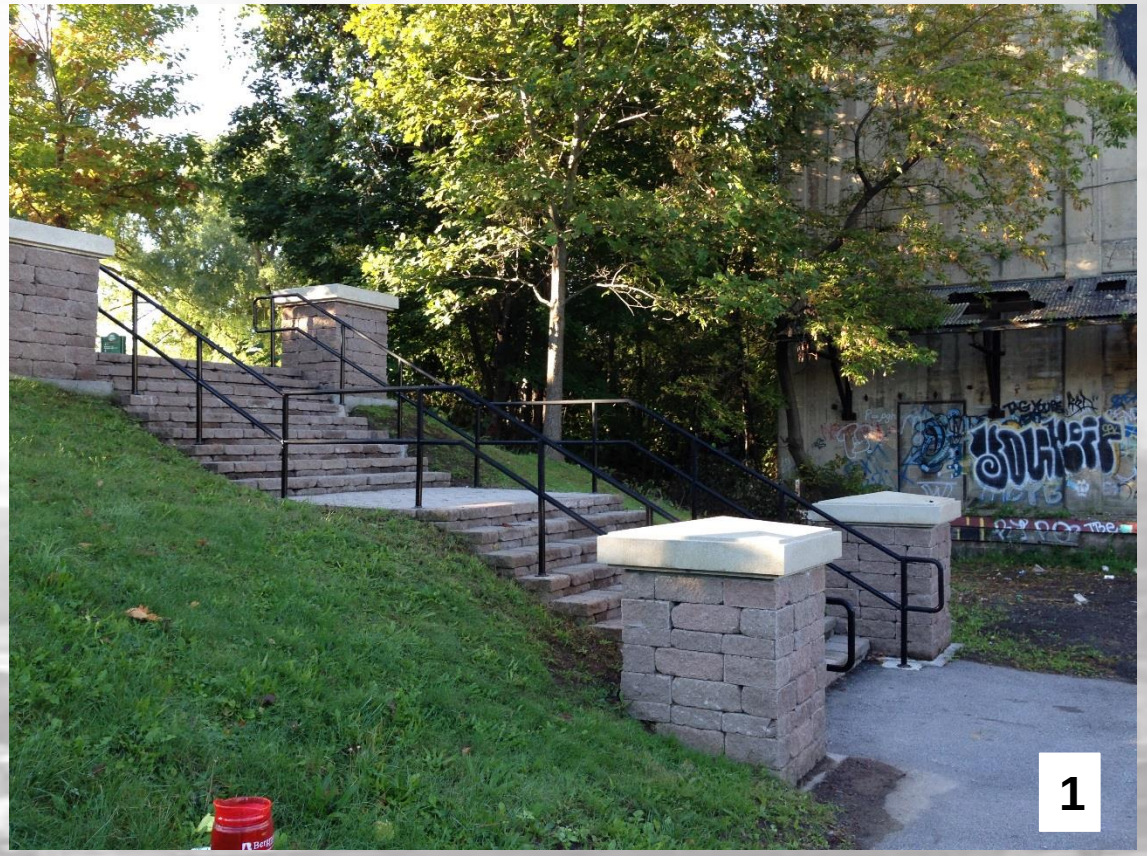


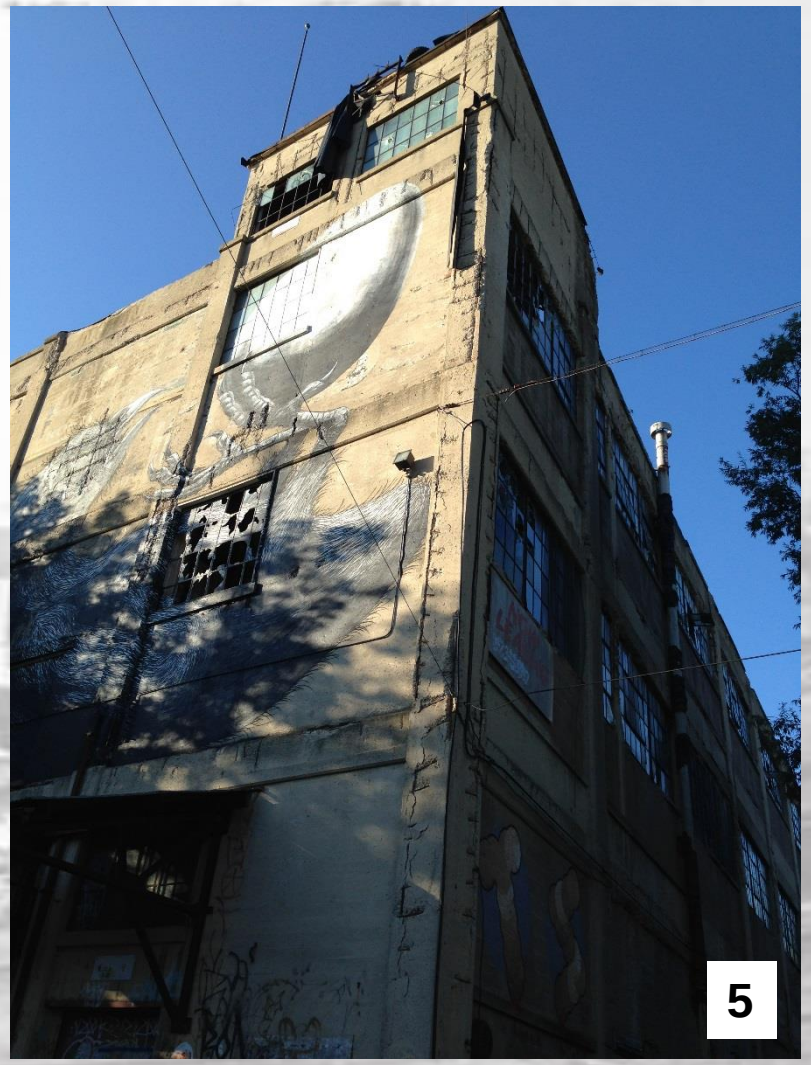
North Façade

- Stairs to hiking trail

North Façade

North Façade

- Loading Dock



North West Corner

North West Corner

West Façade Column at Door

West Façade

West Façade

West Façade

Southwest corner of Façade

South Façade

East Façade

East Façade

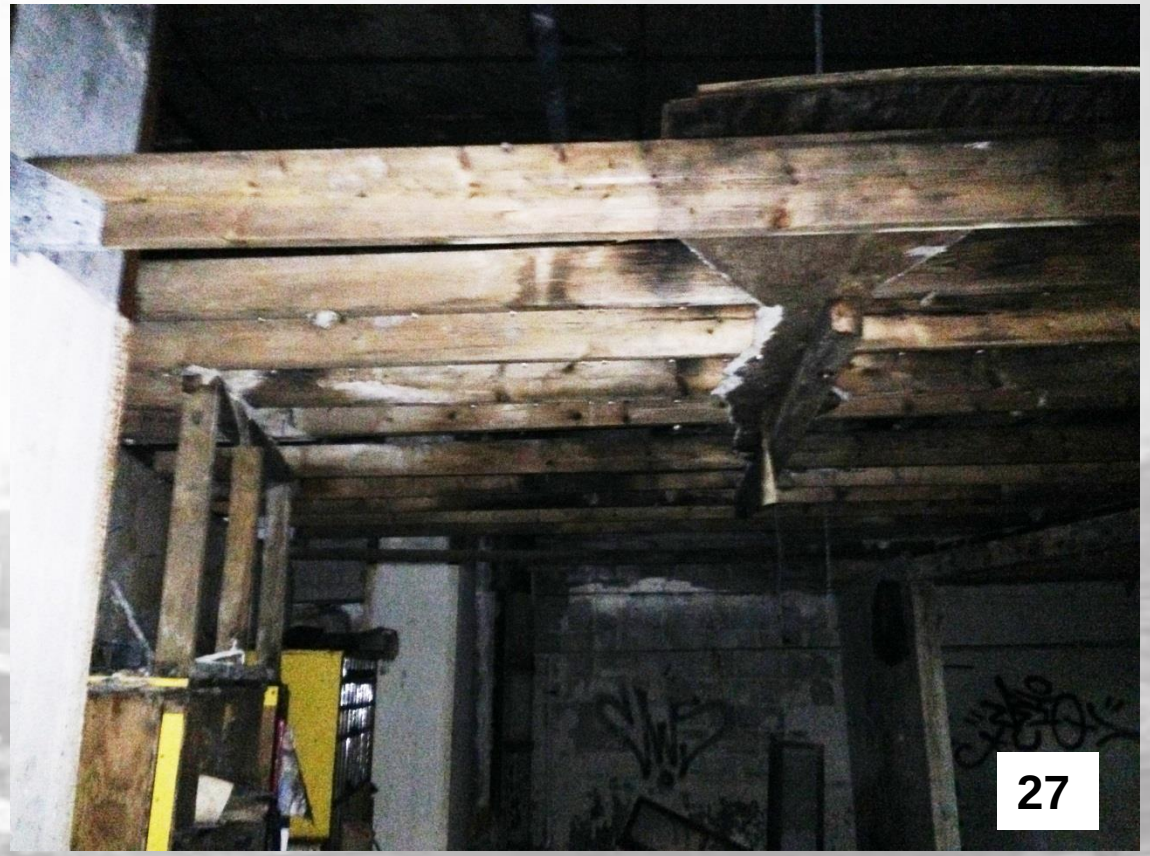
East Façade

East Façade

North East Corner

First Floor North Stairwell

First Floor North Stairwell

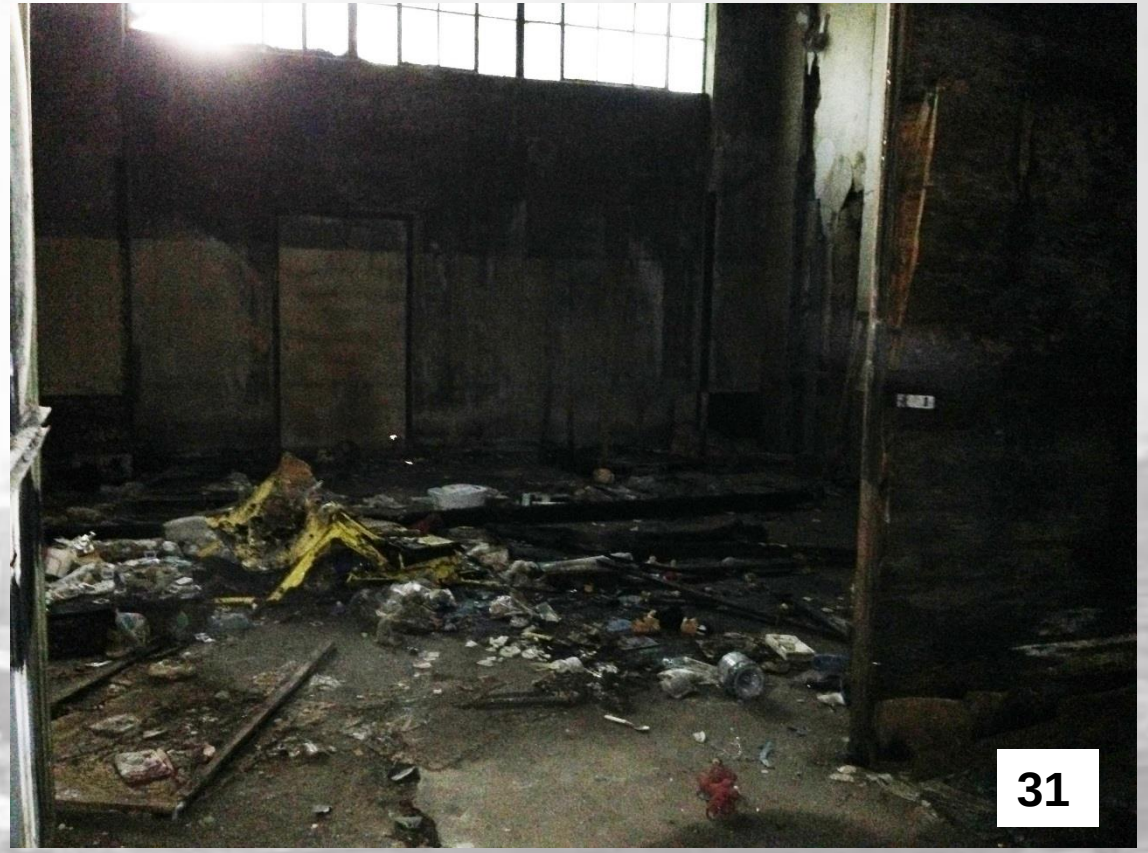


First Floor

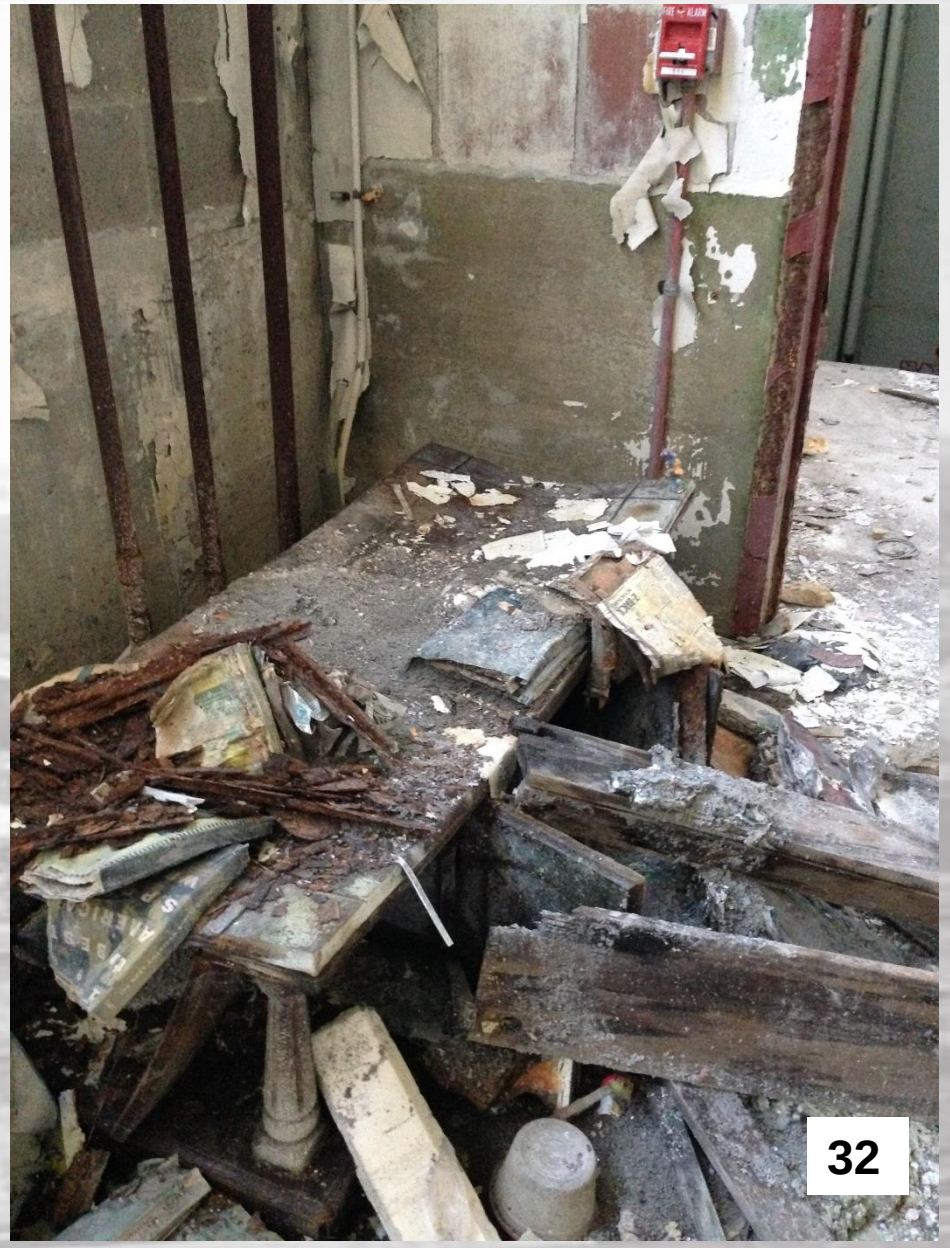
First Floor

First Floor

First Floor looking South



First Floor



Second Floor at Stair Entry

Second Floor Kitchen loft

Second Floor at Kitchen area

Second Floor Kitchen area

Second Floor looking North East

Second Floor looking East

Second Floor looking South

Second Floor looking South

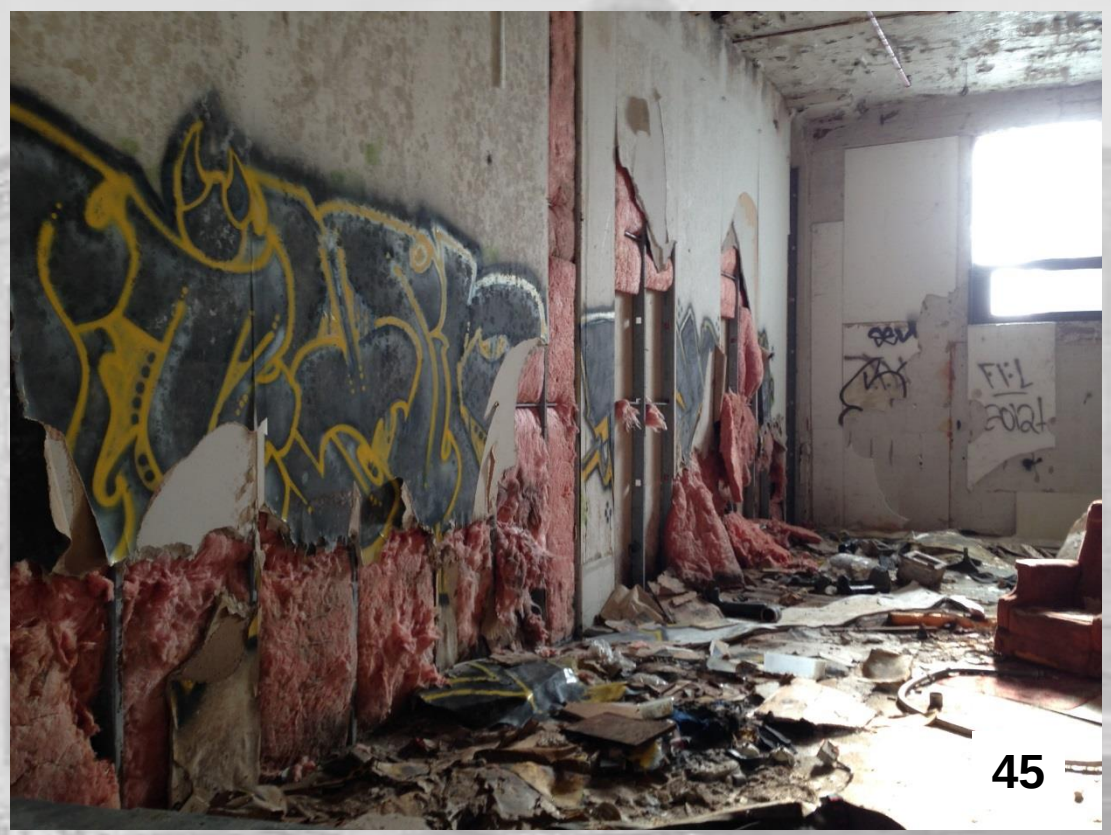
Second Floor looking South West

Second Floor looking South West

Second Floor

Second Floor looking West

Second Floor looking South West



Second Floor looking East

Second Floor looking North

Second Floor North Stair

Second Floor North room

Third Floor South Stair

Third Floor looking East

Third Floor looking South East

Third Floor looking South

Third Floor looking East

Third Floor dumbwaiter

Third Floor dumbwaiter

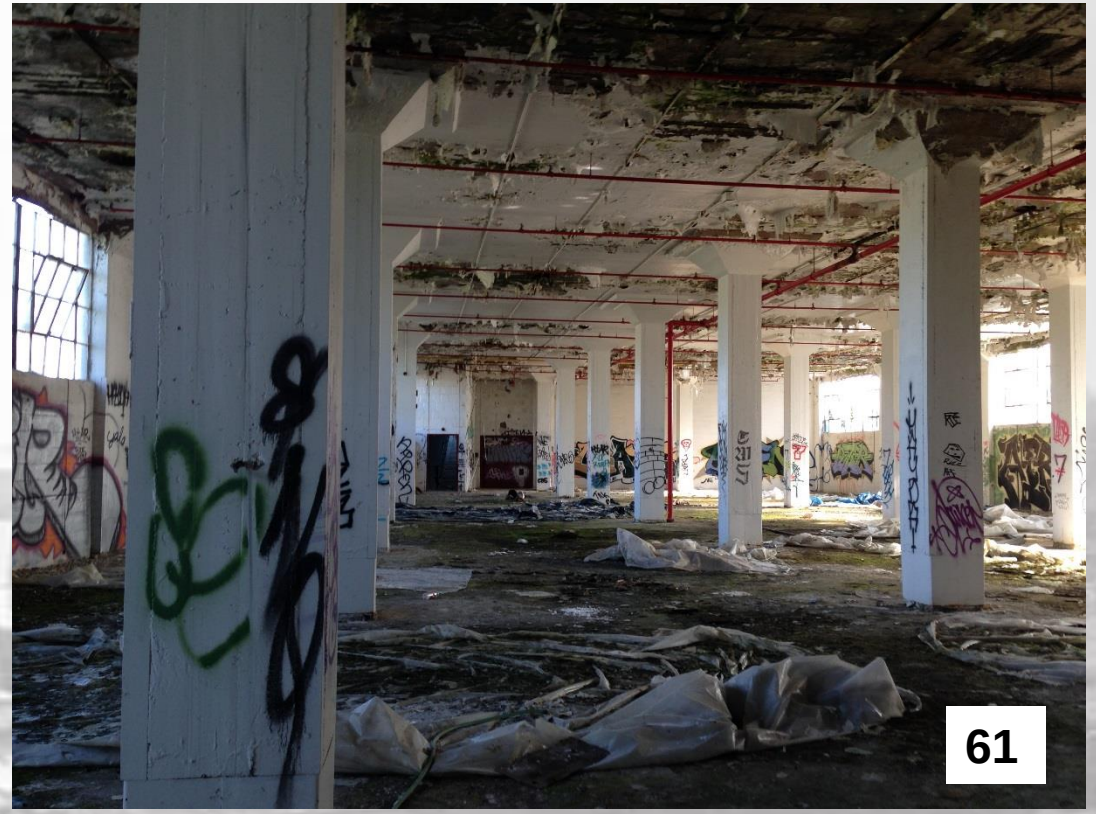
Third Floor looking South West

Third Floor last window bay on
South West wall

Third Floor last window bay on
South West wall

Third Floor typical heating unit

Third Floor looking West



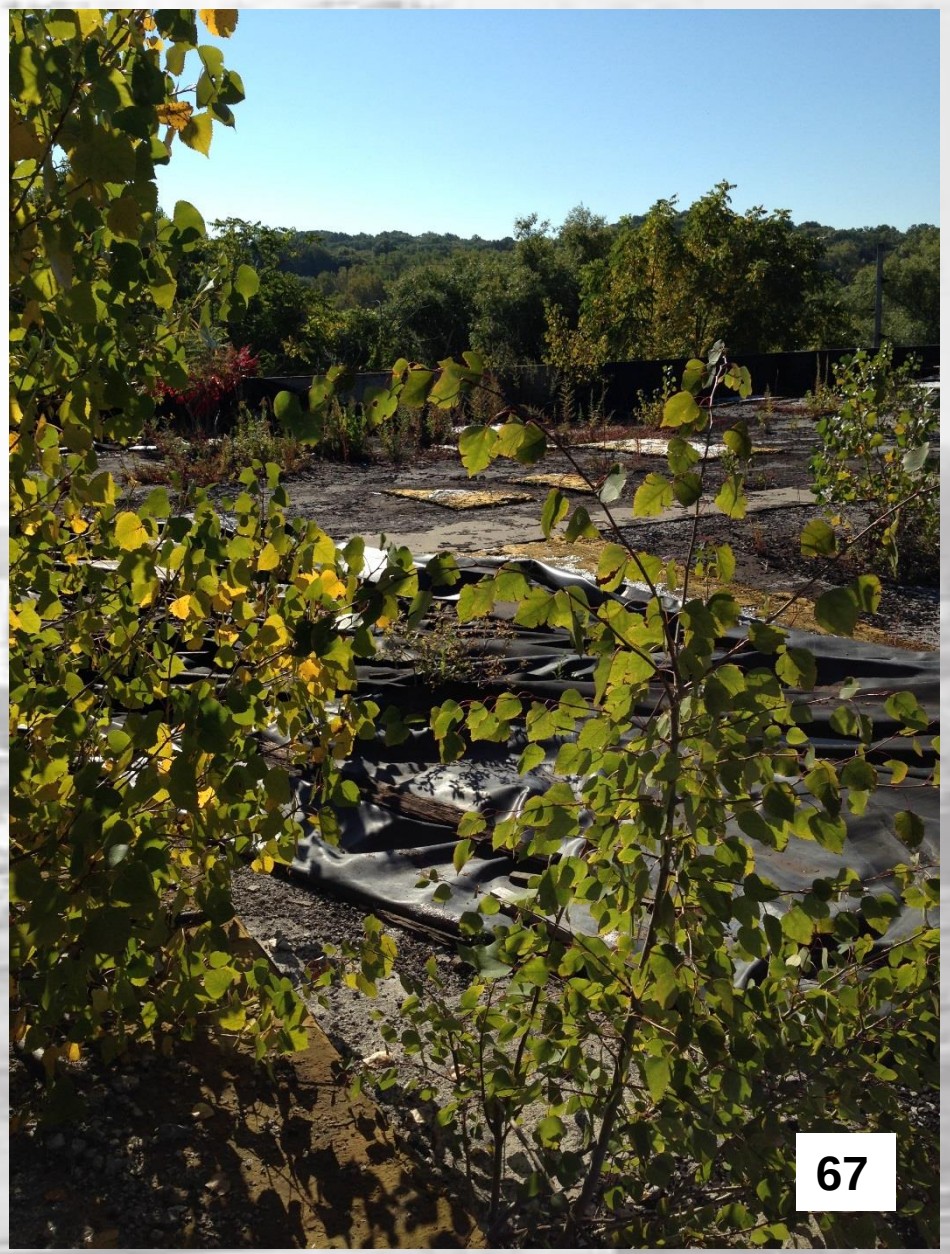
Third Floor looking North

Third Floor ceiling

Third Floor looking North

Stairwell at roof level

Roof looking North East



Roof looking South

Roof looking South

Roof Shed

Roof Shed interior

Roof looking South West

Roof South West

Heat Exhaust Stack

Roof membrane not secured

Roof Deterioration

Environmental -
Hazardous Materials/Contaminated Waste Memorandum
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5 Flint Street
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Loading Dock and damaged roof

Loading Dock roof is suspect ACM

Roof condition – vents and materials

Suspect asbestos containing roofing board

Vent Cap for Exterior Wall Vent

Broken Vent Cap suspect ACM

5-gallon containers

Empty containers in piles within the building

Miscellaneous containers and staining

Miscellaneous containers and staining

Drum located on 1st Floor

1st Floor Drum, may contain waste oil

Typical debris covered floor

Kiddie pool and plastic

Conceptual Estimate of cost

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5 Flint Street

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Vacuum Oil BOA Step 3
Conceptual Projected Costs for 5 Flint Street Adapative Reuse
December 2014

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Site Preparation and Utilities	Unit	Quantity	Unit Cost	Total Cost
		Site Preparation and Utilities Subtotal		**$1,200,000**

Building Construction	Unit	Quantity	Unit Cost	Total Cost
Core and Shell	SF	33,000	$120.00	$3,960,000
Interior Tenant Build-Out (Average)	SF	33,000	$55.00	$1,815,000
		Building Construction Subtotal		**$5,775,000**

Landscape and Parking	Unit	Quantity	Unit Cost	Total Cost
Landscape and Parking (5% Bldg Cost)	LS	1	$288,750	$288,750
		Landscape and Parking Subtotal		**$288,750**
		Total Site and Building Development		**$7,263,750**

Design, Engineering, Administration	% Total	Quantity	Unit Cost	Total Cost
Design, Engineering and Soft Costs	*8%*	1	$581,100	$581,100
			PAGE 1 Subtotal	**$7,844,850**

Note: The projected costs do no tinclude interior fit out for restaurant space which are assumed to be borne by the tenant to meet their specific needs.

**This estimate is conceptual in nature and is intended for use only as a planning and feasiblilty tool for use for the potential redevelopment of 33,000 square feet of mixed use structure in Rochester, NY. This document should not be utilized as the basis for any application for public or private financing, and only provides an order of magnitude project cost for potential development of the former Vacuum Oil Building on Flint Street in Rochester, NY.*

City of Rochester
Vacuum Oil BOA Step 3
Conceptual Projected Costs for 5 Flint Street Adapative Reuse
December 2014

Bergmann associates
architects // engineers // planners

ADDITIONAL COSTS FOR STABILIZATION & ENCLOSURE

Building	Stabilization and Enclosure	Unit	Quantity	Unit Cost	Total Cost
	Removal of existing/Temporary Roof & Coping	sf	11,800	$ 5.00	$ 59,000
	Replace/Secure Windows and Doors	ea	20	$ 2,166	$ 43,320
	Repair Roof Drains/underground connections	lf	80	$ 43.56	$ 3,485
	Concrete façade/roof/floor repair	cuft	2,396	$ 153.54	$ 367,882
				Stabilize Subtotal	**$473,687**
	Design, Engineering and Soft Costs	*12%*	1	$56,842	$56,842
				Page 2 Subtotal	**$530,529**

Page 1 Subtotal	**$**	**7,844,850**
Page 2 Subtotal	**$**	**530,529**
SUBTOTAL	**$**	**8,375,379**

10% Contingency	**10%**	$	8,375,379	$837,538

TOTAL CONCEPTUAL PROJECT BUDGET $9,212,917

Note: The estimated costs listed here are to stabilize the current builing due to the extent of the further detioration of the building and were not a part of the original estimate.

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