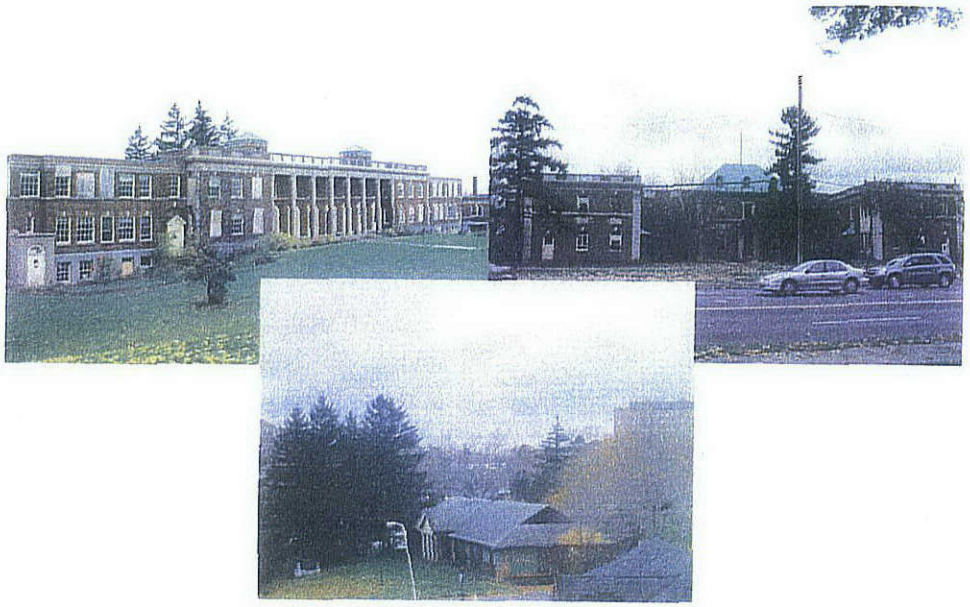
Preliminary Structural Condition Report

For
Iola Campus
Buildings 1, 2, 4, 5, 7, 8, 9 and 10



Prepared for:

Anthony J. Costello and Son, LLC
One Airport Way
Suite 300
Rochester, N.Y. 14624
Date of Inspections: November 20, 2007 & November 27, 2007
Date of Report: December 19, 2007

Prepared by:

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585.385.7630

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December 19, 2007

Anthony J. Costello and Son, LLC
One Airport Way
Suite 300
Rochester, N.Y. 14624

Re: Iola Campus
Buildings 1, 2, 4, 5, 7, 8, 9 and 10

Dear Dominick:

As per your request, we have completed the Preliminary Structural Conditions Report for the above referenced buildings. The areas addressed in the attached report include the following: Structural Conditions (including visible foundations, rafters, beams, columns, walls and other major structural components), Mechanical Systems, Electrical, General Interior Construction are not part of this report.

The purpose of this report was not to provide an exhaustive technical evaluation, but is intended only to inform you of the conditions of the buildings from a larger overview.

The scope of this inspection does not include code compliance items, toxic wastes or hazardous materials in the soil, under or around the building premises. The inspection also does not include investigation for the presence of asbestos, radon gas and lead paint.

We would like to point out that this inspection consisted of a visual examination of readily accessible areas of the structure and was limited to visual observations of apparent conditions existing at the time of inspection only.

The following report summarizes the specific items inspected for each building with a brief description and/or comments. If you have any questions or require any additional information, please call me at 585.385.7630.

Sincerely,

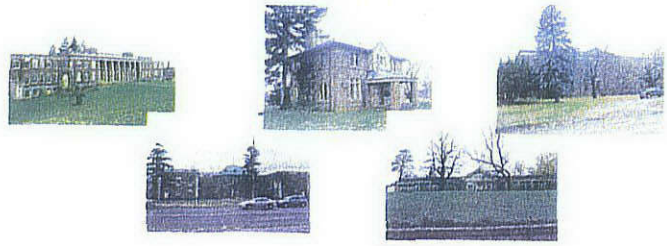
Carmine Torchia, P.E.

CT/jy

INTRODUCTION

This section of the report addresses the structural condition of the following vacant buildings located in the Iola Campus. The campus is located in the corners of East Henrietta and Westfall Roads in Rochester, N.Y. The buildings were constructed between 1911 to 1931.

Building 1 Nurse's Quarters
Building 2, Dormitory
Building 4, Dormitory
Building 5, Children's Building/County Building
Building 7, Staff Home
Building 8, Supervisor's Home
Building 9, Dormitory
Building 10, Service Building



The current Owners have requested that a Preliminary Structural Assessment be conducted for each building in order to determine if any major structural problems or concerns currently exist. This preliminary structural assessment can be used in conjunctions with other reports to determine a course of action for the buildings .

The size and construction for the buildings on the campus vary, outlined below is a description for each building.

Building #	# of Stories (Basement not included)	Construction
1	23,800 ft.² Three Story	Steel frame with concrete floors.
2	4,840 ft.² One Story	Masonry exterior walls, with interior wood/brick columns that support a wood roof structure. (Some block interior walls exist).
4	4,840 ft.² One Story	Masonry exterior walls, with interior wood/brick columns that support a wood roof structure. (Some block interior walls exist).
5	64,430 ft.² Two Story, some portion is Three Story	Exterior masonry walls, concrete floors, steel columns and beams encased in plaster.
7	10,900 ft.² Two Story	Combination of structural clay tile & brick exterior walls, structural steel columns and beams, concrete floor and roof slabs.
8	2,610 ft.² Two Story	Wood frame construction w/ brick veneer (Residential style).
9	5,620 ft.² One Story	Masonry exterior walls, heavy timber construction-wood roof structure, combination slab on grade and wood floor. (Wood floor over basement).
10	12,675 ft.² Three Story	Brick masonry exterior walls, combination of flat solid slabs and 'T' beam concrete floor construction, supported by concrete beams and columns.

The County of Monroe abandoned their building in 1998, some of the other buildings appear to have been vacant for a much longer period.

Two visual inspections were performed by our office on November 20, 2007 and November 27, 2007. Each building during these site visits was inspected once.

Listed below is a general discussion for each building, outlining our findings/observations, building evaluations (each building was rated on a scale of one (1) to five (5) with five (5) being the best) and overall conclusions/recommendations.

GENERAL DISCUSSION

Building - 1

Exterior

The exterior of this building was the best compared to all the other buildings from a structural point of view, (**see photo 1**). The exterior structural components were found in good condition, there did not appear to be any signs of settlement or major cracks, the walls all appeared to be straight and plumb. Some minor repointing will be required in the future.

Interior

The interior structural members, slabs, columns and beams where visible were all found in good condition.

Building Evaluation

Based on our findings and past experience we have determined an overall rating of **4.5** for this building.

Building – 2

EXTERIOR

Years of neglect have affected the exterior structural components of this building. The roof structure (which we inspected from the ground) was found in poor condition. At some areas there are holes through the roof. The roof could potentially collapse at any time, (**see photos 2 & 3**).

INTERIOR

Based on visual evidence the columns were found in fair condition, the wood floor structure (over the partial basement) felt spongee at a couple of locations, the slab on grade has heaved in several locations. As previously stated the roof structure is in poor condition specifically on the East side of the building where it has already failed. Shoring has been installed to temporarily support the roof in this area. It may be that dryrott exists throughout the roof structural members, (**see photos 3 to 5**).

BUILDING EVALUATION

Based on our visual inspection and past experience along with the poor condition of the roof, we have assigned an overall rating of **1.5** for this building.

Building – 4

This building is in similar structural condition as Building 2, (**see photo 6**).

Building – 5

EXTERIOR

The exterior masonry walls with the exception of some of the parapets were found in fair condition. There was no evidence of major cracks or settlement, (**see photos 2 & 8**). Some of the parapets have pushed outwards and will need to be repaired as soon as possible, (**see photo 9**), if left as is they could partially collapse during a heavy wind storm. While walking around the building we noted that the terrace slab has caved in (probably over the tunnel). This is currently dangerous and should be repaired as quickly as possible. The roof structure at a few locations while walking on the roof did not feel stable. This could be due to deterioration of the structural member(s). The roof is in poor condition and allowing water to enter the building and probably causing the deck to rust, (**see photo 11**).

INTERIOR

The floor structural members (columns, beams, connections) were not visible since they were covered with plaster; however, we did not notice any major issues such as excessive deflection, lateral support problems or any other stability concerns, (**see photo 12**).

BUILDING EVALUATION

Based on the one walk through we give this building a **3.0** rating.

Building – 7

EXTERIOR

The exterior of this building was found in good/fair condition. The walls were found straight and plumb, (**see photo 13**). At some locations the decorative stones were removed and as a result we were able to see that the exterior wall construction consists of structural clay tile and brick, (**see photo 14**).

INTERIOR

The building has been neglected for some time as evidenced by the peeling paint and cracked plaster throughout. Where visible the concrete slab, steel columns and beams were found in good/fair condition, (**see photos 15 to 18**); however, we would like to point out that there is a good possibility that some damage could exist since the building has been exposed to weather for some time. Excessive rust damage to the connections (beam to beam, beam to column) is a strong possibility, there also may be major rust damage to the columns and beams.

BUILDING EVALUATION

Because there is a possibility that there may be damage to the main structural members, this building will be assigned a **3** rating.

Building – 8

EXTERIOR

The exterior construction of this building is wood frame with brick veneer, essentially it is typical residential construction. The brick veneer was found in good condition, the walls appeared to be plumb, the roof structure was inspected from the ground and looked to be in fair condition, (**see photo 19**). However, like the other buildings in this campus this building has been neglected for some time, as a result there may be internal damage to the main structural elements, (**see photo 20**) such as wetrott, dryrott or termite damage.

INTERIOR

The interior bearing walls appeared to be in fair condition, the second floor structure felt bouncy at a couple of locations. The stairs from the first to second floor no longer exist.

BUILDING EVALUATION

Since there is a strong possibility that some structural members have internal structural damage (rot or termite damage). We give this building a **2.5** rating at this time.

Building – 9

EXTERIOR

No major issues were found with the exterior walls. The roof structure on the surface visually appeared in fair condition, (**see photo 21**); however, since the roof structural members have been exposed to the weather (due to damaged/deteriorated shingles) there may be damage to the structural members such as dryrot or wetrot, (**see photo 22**).

INTERIOR

The wood columns have vertical cracks, (**see photo 23**). This is typical for heavy timber and usually it is not a concern; however, in this case since the building is exposed to the elements, water that enters the cracks creates constant moisture and could be causing the columns to deteriorate from inside out.

BUILDING EVALUATION

Because of the damage to the roof structure and possible column damage we give this building a **2.5** rating.

Building – 10

EXTERIOR

The brick exterior walls have vertical/diagonal cracks at several locations caused by differential settlement. We believe the building is still moving as evidenced by the fact that the cracks were previously repaired and have opened again, (**see photos 24 & 25**). The parapet walls have tipped inwards, (**see photo 26**) and currently are in danger of partially collapsing during a heavy wind storm.

INTERIOR

The concrete slabs, beams and columns have been exposed to moisture for some time. As a result there may be some internal damage that is not evident at this time, (**see photo 27**). As previously stated the issue with this building is differential settlement, specifically the stair towers, (**see photo 28**). The floor construction consists of solid one way slabs or 'T' beams formed with metal 'T' pans, (**see photo 29**).

BUILDING EVALUATION

Due to the vertical and diagonal cracks caused by the continuing differential settlement, along with the poor condition of the parapets and possible internal damage to the structural members we give this building a **3** rating.

CONCLUSION/RECOMMENDATIONS

These buildings would be in much better structural condition if they were not neglected for these many years. They will continue to get worse if they remain in its current state. The wood buildings are a greater concern because of the potential of possible partial collapse where the structure has been compromised by moisture/rott.

We would like to point out that if these buildings are altered it may be necessary to comply with the seismic requirements outlined in the latest NYS Code. The code states that if alterations increase the seismic force by 5% or more or if during the alterations the design strength of any structural element is decreased by 5%, then a building must be retrofitted to comply with seismic requirements. It may be difficult to retrofit some of these buildings; therefore, we recommend that extensive alterations be avoided.

We recommend the following repairs/investigations be conducted as soon as possible.

1. Building 2 – Repair roof.
2. Building 4 – Repair roof.
3. Building 5 – Repair parapets, repair terrace slabs, investigate steel structural elements.
4. Building 7 – Further investigate steel structural elements.
5. Building 8 – Further investigate if any dryrot/wetrot or termite damage exists.
6. Building 9 – Further investigate if any dryrot/wetrot or termite damage exists.
7. Building 10 – Repair parapets, repair stair towers.

If the buildings are to remain vacant and at its current state (exposed to the elements) they will get worse in time and could cause a building or buildings to partially collapse, especially the wood structures.

It should be noted that a reasonable effort was made to determine the condition of the structures, but since exploratory measures were not taken, problems may exist which were not apparent during the inspection for each building. This type of in-depth inspection was beyond the scope of this report.

Photos

Photo 1
Looking at Building – 1.

Photo 2
Looking at Building –2.

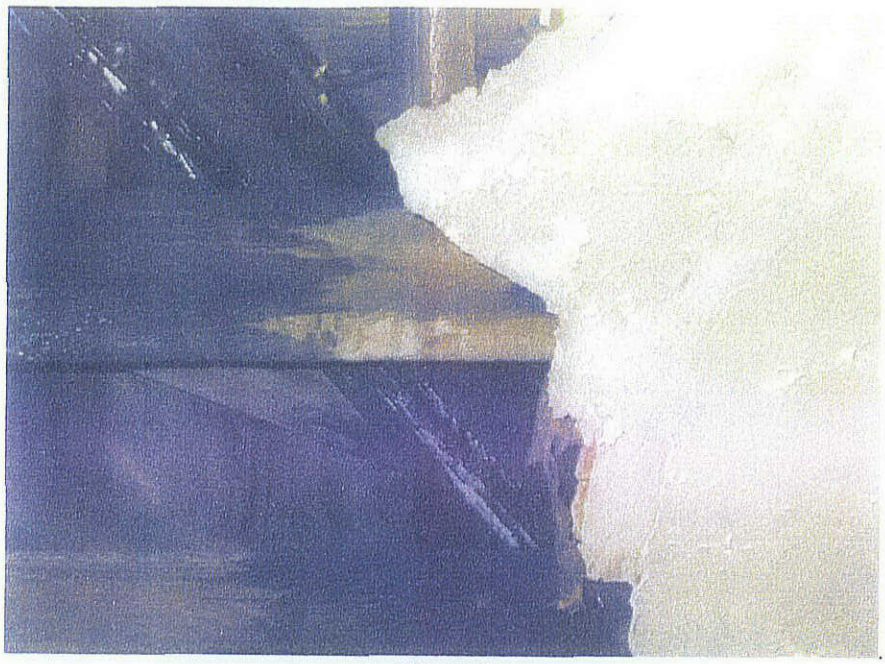
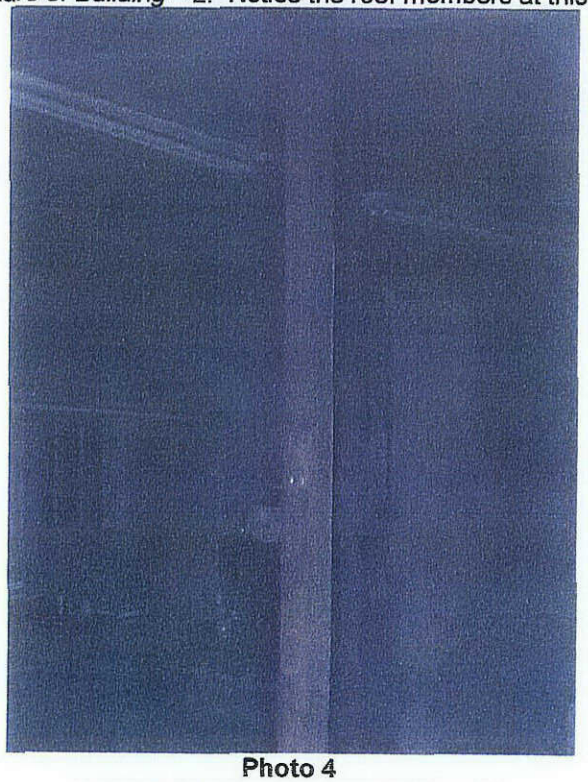


Photo 3
Looking at the roof structure of Building – 2. Notice the roof members at this area are full of moisture.



Wood columns

Photo 4
Looking at the interior of Building – 2.

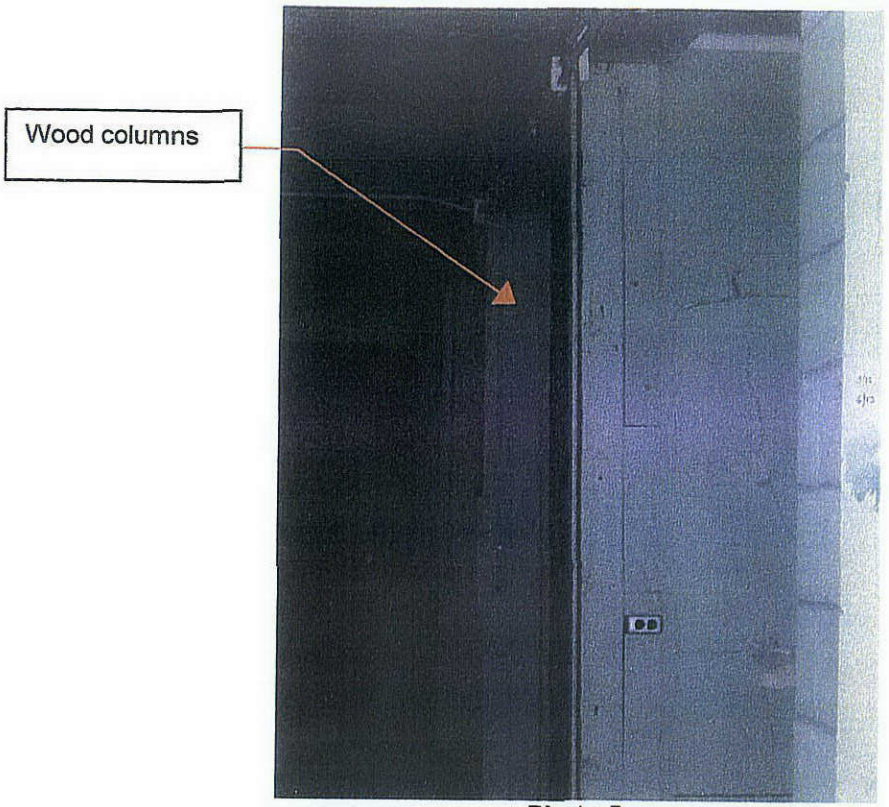


Photo 5
Looking at another interior photo of Building – 2.

Photo 6
Looking at Building – 4.

Photo 7
Looking at the West elevation of Building – 5.

Photo 8
Looking at the south-west corner of Building – 5.

Photo 9
Looking at a section of the parapet of Building – 5 that is in poor condition.

Photo 10
Looking at the Building – 5 Terrace slab that has caved in.

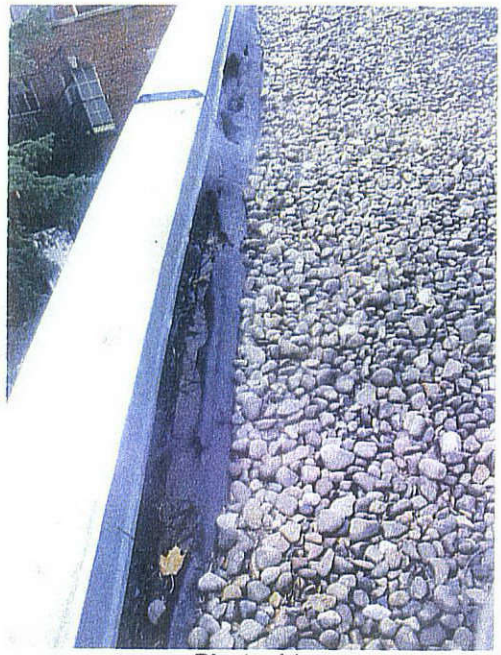


Photo 11
Looking at the ballasted membrane roof of Building – 5.

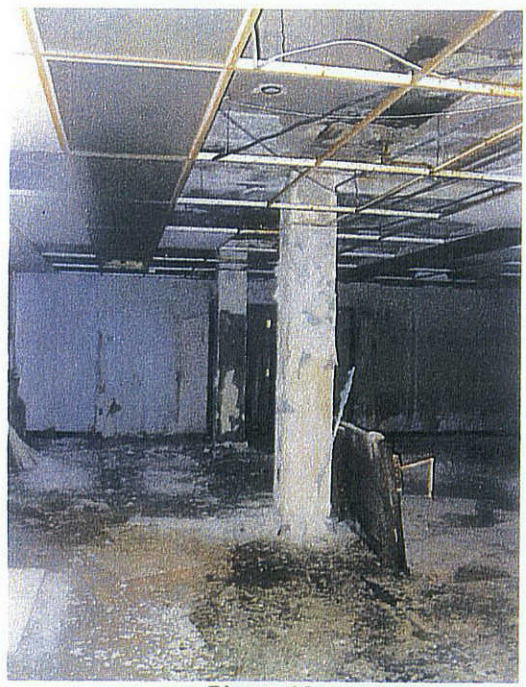


Photo 12
Looking at an interior photo of Building – 5. Notice that water is entering the building and could be causing excessive rust damage.

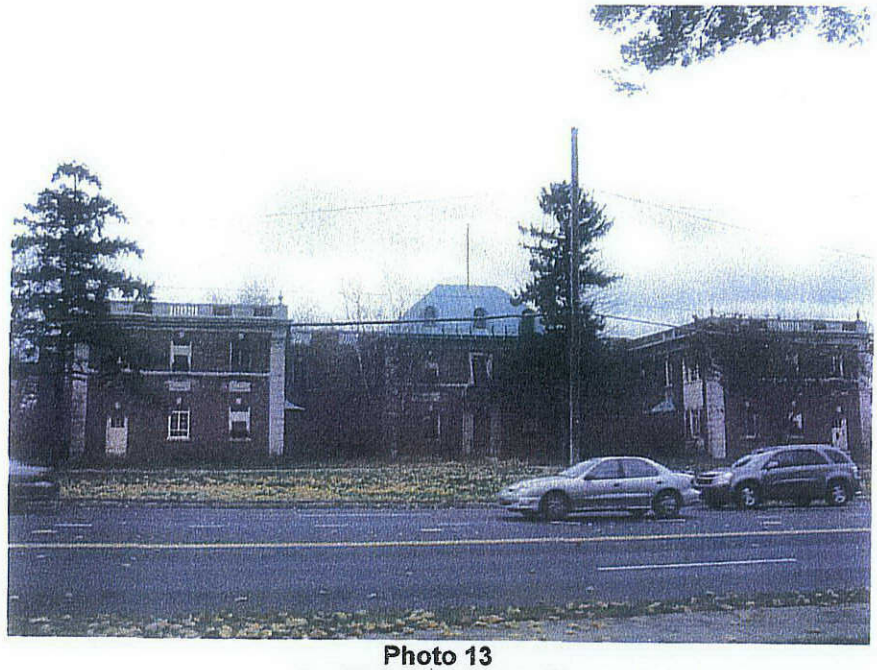


Photo 13
Looking at Building – 7.

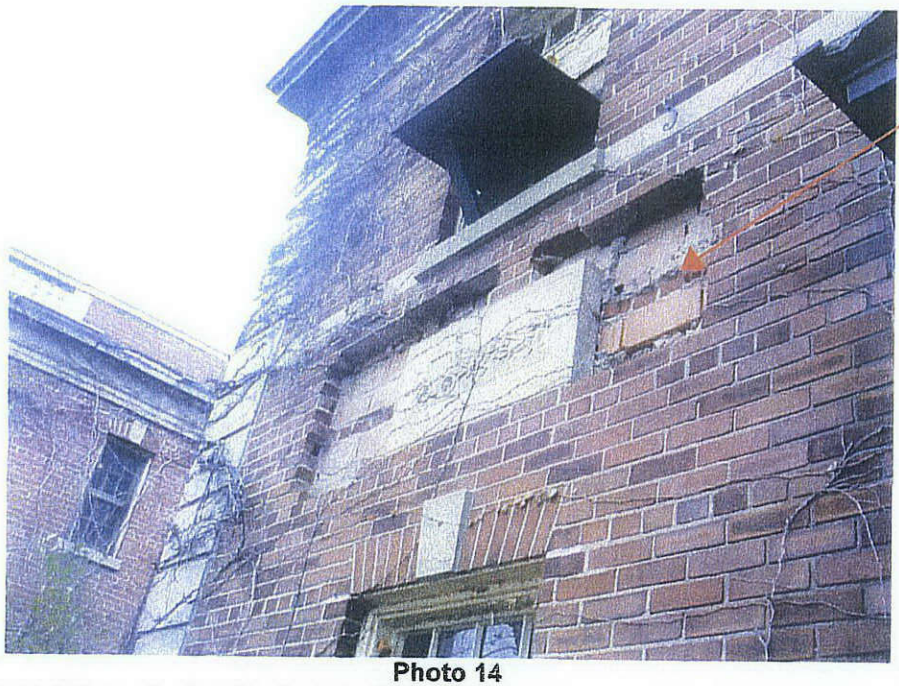


Photo 14
Looking at Building – 7. Just North of the front entrance. This is where the decorative stone was removed.

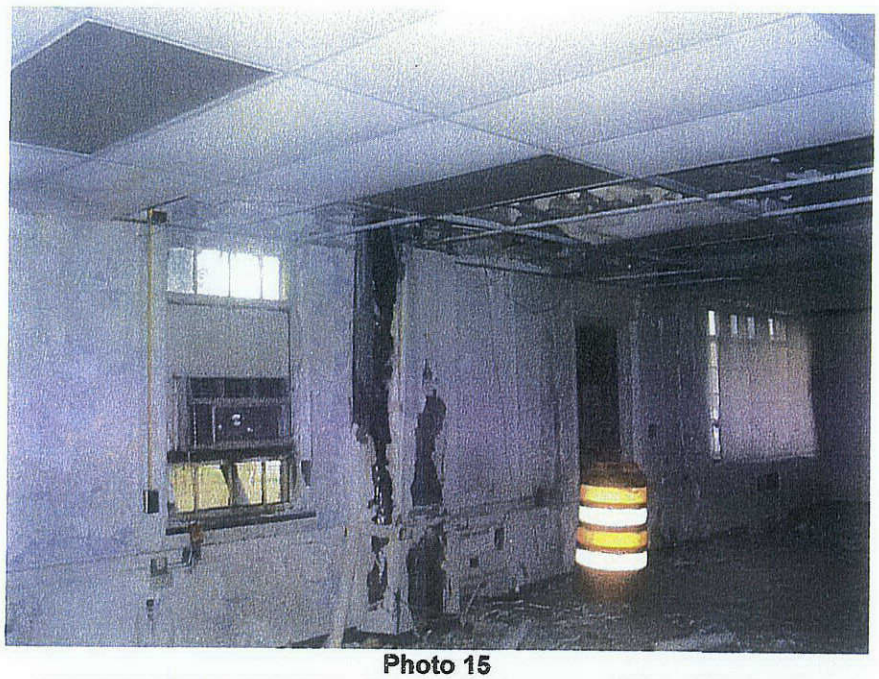


Photo 15
An interior shot of Building – 7, notice the poor condition of the interior.

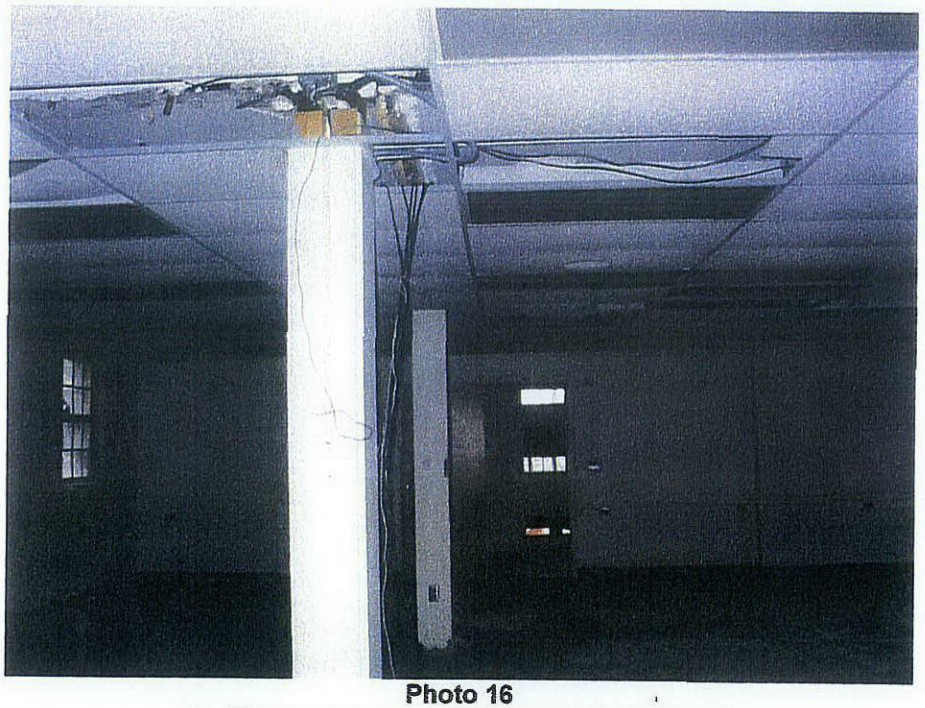


Photo 16
Looking at some of the columns of Building – 7.

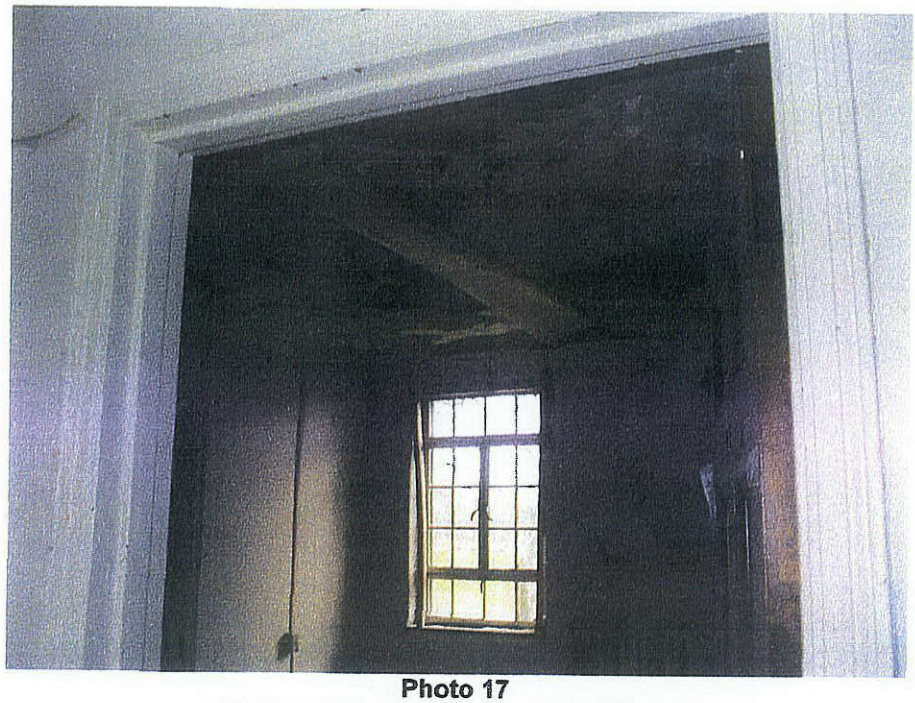


Photo 17
Another photo of the interior of Building – 7.

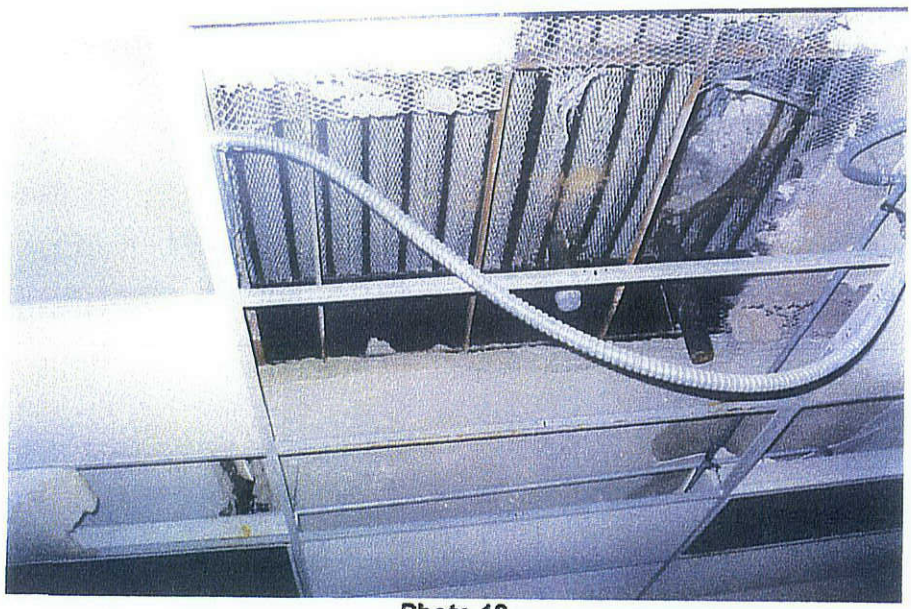


Photo 18
Looking at a section of the floor of Building – 7. The concrete slabs were supported on metal lath.

Photo 19
Looking at Building – 8.

Photo 20
Looking at one of the areas (east stair wall of Building – 8) where dryrott/wetrott issues could exist.

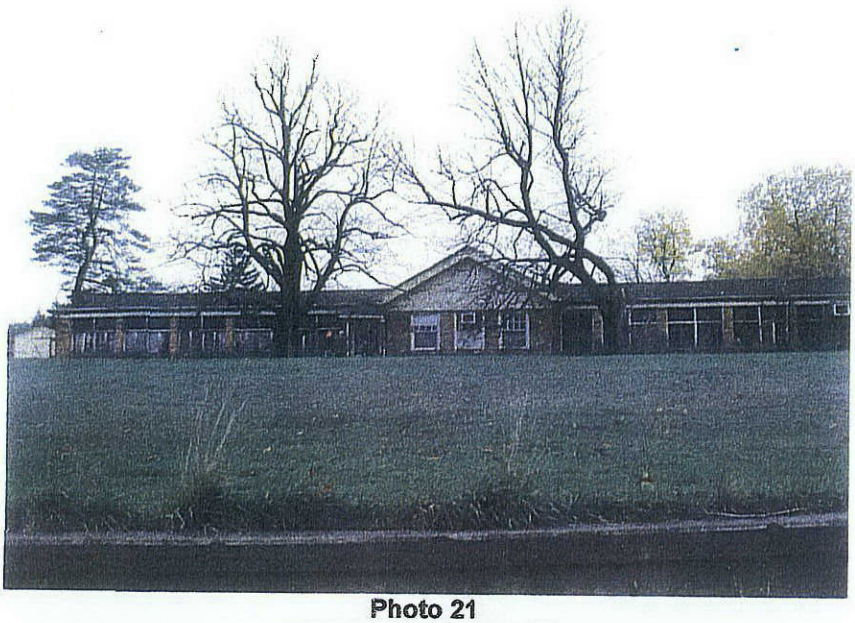


Photo 21
Looking at Building – 9.

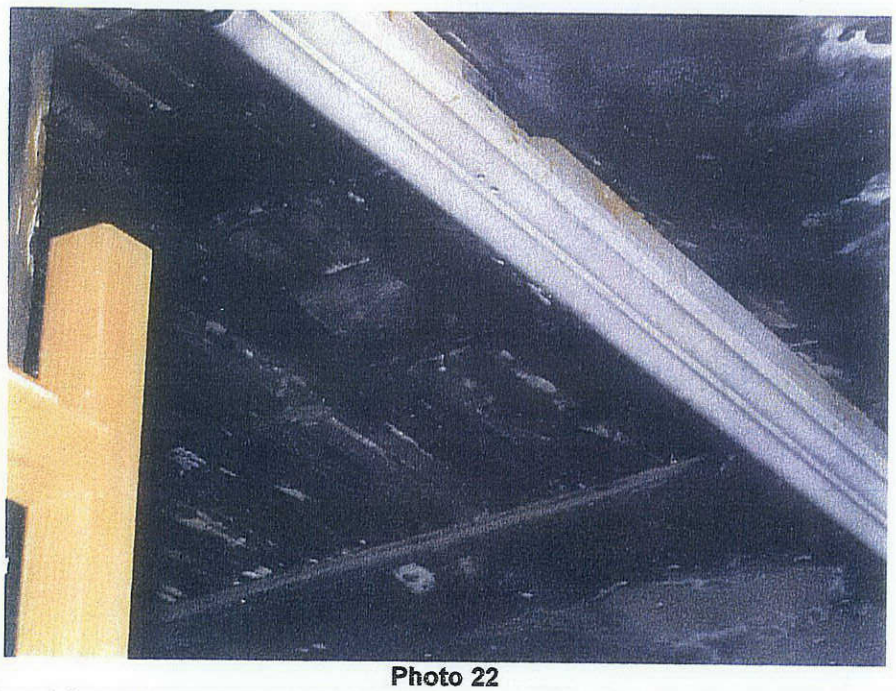


Photo 22
Looking at the ceiling/roof structure of Building – 9. Notice the structure is full of moisture.

Photo 23
Looking at the interior of Building – 9. The vertical cracks in the columns can be seen in the photo.

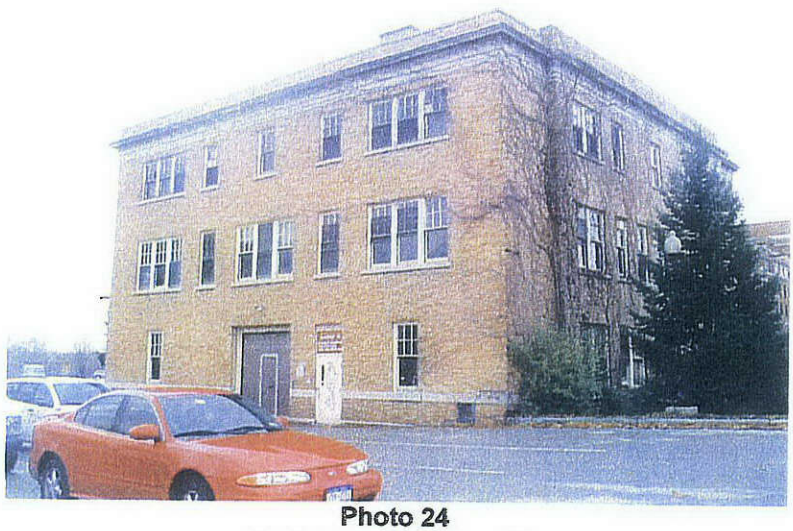


Photo 24
Looking at Building – 10.

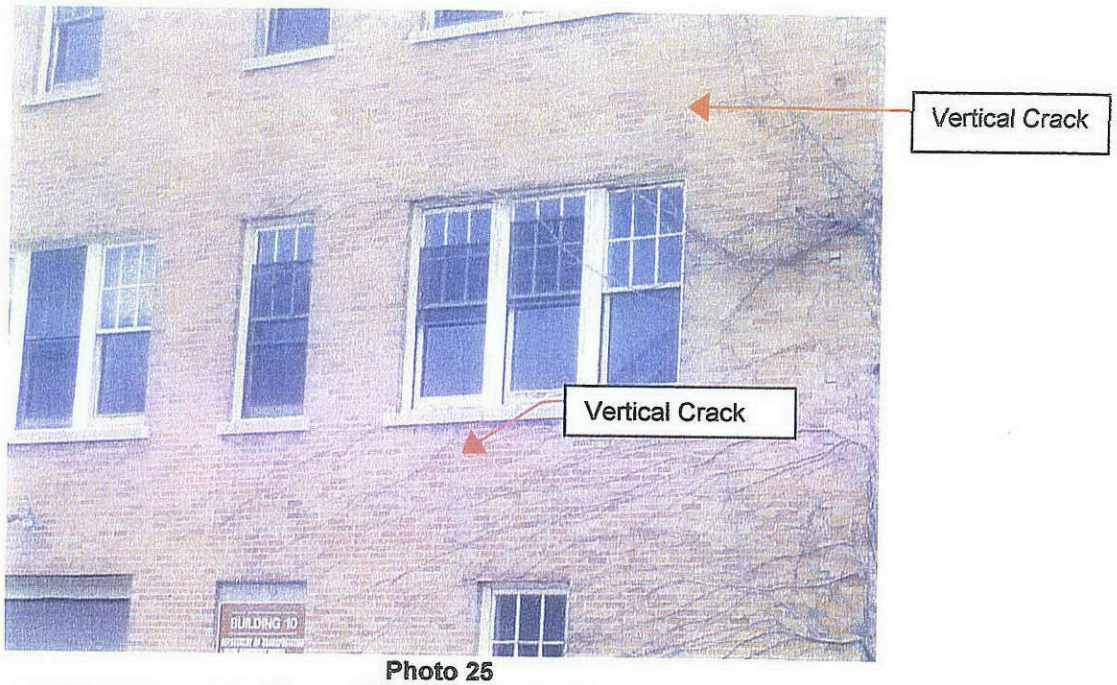


Photo 25
Looking at a couple of the vertical cracks in the East wall of Building – 10.

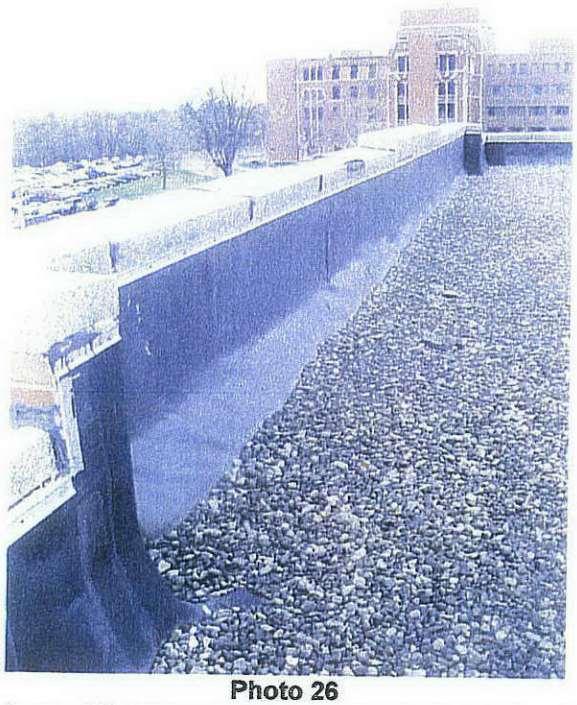


Photo 26
Looking at one of the parapets of Building – 10 this is tipped inwards.

Photo 27
Looking at the concrete columns and beams, the floor at this area is a one way solid slab.

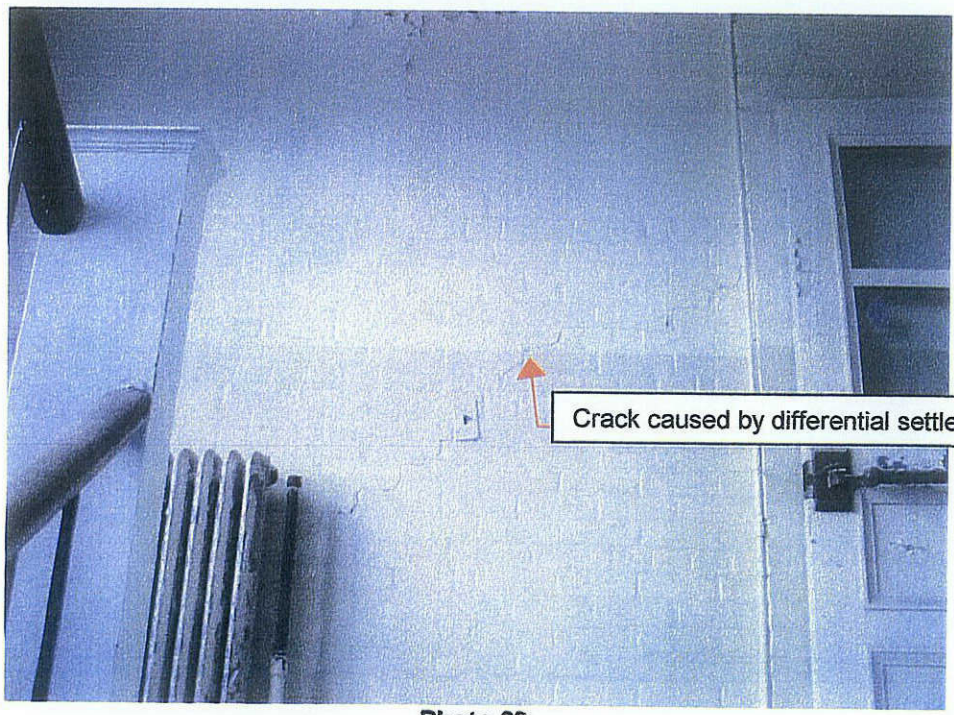


Photo 28
Looking at one of the settlement cracks in the South wall of the East stair tower. The West tower has similar cracks that were previously repaired and have opened again.

Photo 29
Looking at a typical metal 'T' beam form pan.