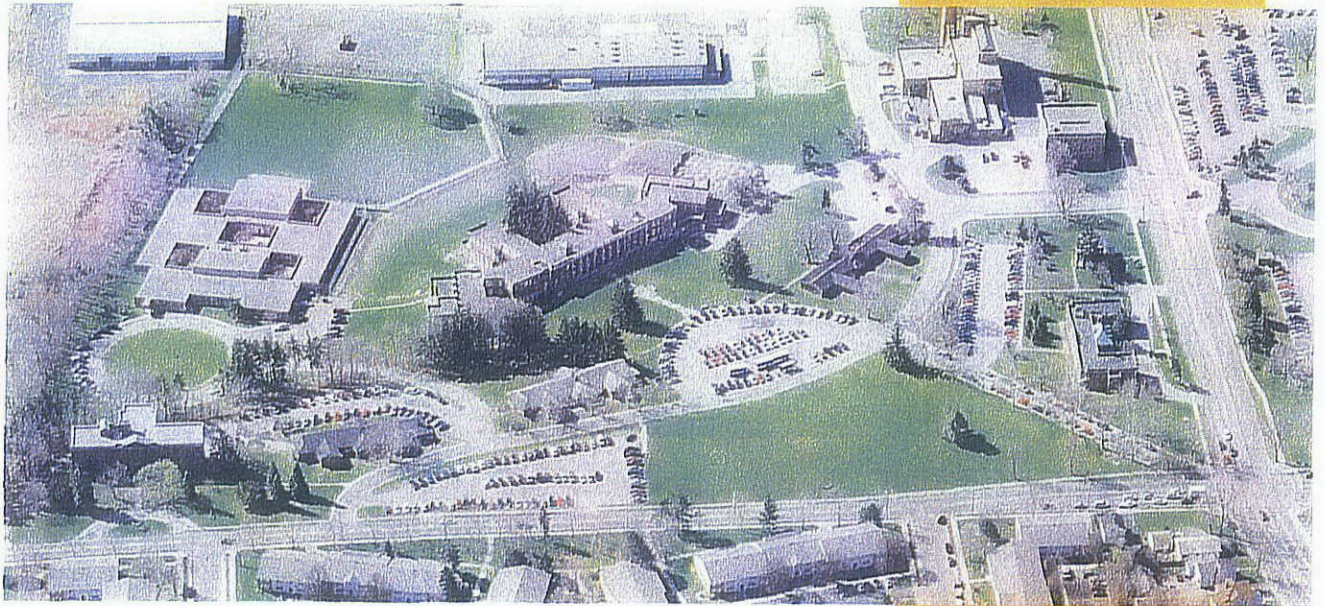




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COSTELLO & SON
DEVELOPMENT



Razak

Architecture
Interiors
Planning
Landscape

Iola Campus Architectural Assessment

Condition Report
12/12/2007

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Executive Summary

Razak Associates conducted an architectural assessment of the remaining buildings at the Iola Campus at the corner of Westfall and East Henrietta Roads, in the city of Rochester, New York. This assessment was requested by the Owner, AJ Costello and Son, to determine the present condition of architectural components of the buildings, and to cite code compliance concerns. This report is a summary of the observations.

With the exception of Building #1, all of the remaining buildings at the Iola Campus are in an advance state of disrepair and do not meet code requirements for occupancy. Substantial repairs, replacement and alterations would be required to rehabilitate these structures. This is true of architectural components on both the interior and exterior.

Some buildings have already experienced limited failure of system components. Further deterioration of the buildings over time will lead to the eventual failure of joints and fastenings of architectural components, resulting in their detaching from the structure. In some instances the time frame for this is possibly near term, dependent upon stresses imposed on the building by weather exposure and continued vandalism.

Introduction

Razak Associates conducted an architectural assessment of the remaining buildings at the Iola Campus at the corner of Westfall and East Henrietta Roads, in the city of Rochester, New York. This assessment was requested by the Owner, AJ Costello and Son, to determine the present condition of architectural components of the buildings, and to cite code compliance concerns. This report is a summary of the observations.

The assessment was limited to architectural components that were readily observable. Structural, mechanical, electrical, civil and hazardous materials assessment was not included. Some conditions were obscured by snow cover on the day of the site visit, particularly the condition of roofs.

At the time of the survey all of the buildings were vacant, and have been vacant for an extended period of time. Many have been the target of vandalism. Buildings #5 and #7 were apparently used as training sites for SWAT team exercises, and suffered interior and exterior damage as a result. Additionally the exterior envelope has been compromised in all buildings except Building #1. Water penetration into the building has damaged interior construction and resulted in the growth of mold in all of the structures.

Vacant structures are subject to Sections F311.1 through F311.4 of the *Fire Code of New York State*, which includes requirements for securing and safeguarding the premises. Despite the Owner's on-going efforts, including installing plywood sheathing over ground level openings and padlocking doors, it is evident that people continue to trespass and force entry into the buildings. It may prove impossible to keep someone who is determined to gain access from being able to enter these buildings.

If the buildings were to be reoccupied, they would be subject to all provisions of the *Property Maintenance Code of New York State*. With the exception of Building #1, all of the buildings could be considered a "Structure unfit for human occupancy" according to provisions of Paragraph 107.1.3, due to lack of maintenance and mold contamination. This report addresses the condition of each building's architectural components, and identifies those that would require alteration in order to occupy the premises again.

Building #1 (Former County Parks Office Building)

In general the condition of the building could be classified as good. Despite years of vacancy it remains mostly weather tight. Interior finishes are in good to fair condition. Some plaster ceilings have detached from the structure, but can be repaired. There are a few limited areas of mold on the basement/ground floor level which could easily be remediated. The same is true with peeling paint, which can be presumed to contain lead. The building could be reoccupied with minimal repairs and replacements.

The building retains probably 90% of its original interior layout. One problem in this is that all corridor doorways provide less than 32" of clearance, as is now required for accessibility. Enlarging doorways will require removal or extensive modification of the existing wood trim surrounding each opening. Since the original natural finish wood trim is the highlight of the building's interior it will substantially diminish the character of the interior to remove it, or add substantially to the cost of alterations to modify the trim.

Another impediment to making this an accessible building is the configuration of entries and exits. The only accessible route into the building and to the upper levels is through the auditorium exit door on the rear of the building. This requires the use of the platform lift to reach the ground floor level and then the elevator to reach the upper levels. Due to the internal configuration of the building and its relationship to grade around the building, major alterations would be required to achieve an accessible entry connecting to an accessible route through the building.

It is also possible that replacement of the elevator with a larger cab to meet accessibility requirements *may* be necessary. If so, reconstruction of the shaft on the interior of the building will present another challenge and substantial cost.

General Comments

The building has three stories and a walk-out ground floor/basement, plus an auditorium on a level approximately four feet below the ground floor. It retains much of its original layout as a dormitory for nurses, including some original toilet and bath rooms. The interior configuration consists of a double loaded corridor.

There is no sprinkler system serving the building. It does have a fire alarm system.

Exterior Envelope

Walls: Brick veneer over presumed masonry back up; plaster finish on interior. Generally exterior walls are in good condition. The north façade is heavily covered with ivy; which may have caused substantial damage to brick over the long-term, but this cannot be determined unless the vines are removed.

Parapets: Fair condition overall. Deterioration at stone coping was noted in a few locations.

Trim: Limestone trim is in generally good condition with a few areas of missing mortar joints. The stone is heavily soiled on the underside of the eave, but this is a cosmetic concern only.

Windows: Wood double hung windows were replaced in late 1980s with heavy commercial operable aluminum units with insulated glazing, insect screens and panning. All windows are still in good condition.

Doors: Aluminum entry at main entrance; hollow metal doors at building exits. All exterior doors are in good condition.

Porches, stoops, exterior steps: Stoops and exterior steps were obscured by snow cover, and could not be assessed. Original porches on south side of building have been converted to interior use.

Interior Condition

Interior Partitions: Presumed to be plaster and lathe over wood or metal stud framing for original walls. There have been a few alterations made with metal stud and gypsum wallboard partitions. Overall the partitions are in good condition, except for areas of peeling paint. The original ceramic tile still remains in toilet and bathrooms.

Doors: Almost entirely original wood doors. Those along main corridors have their original natural finish, including transoms and trim. Clear opening of doors to offices/former dorm rooms is 31 inches. Alteration to achieve code-required minimum 32" clear opening would involve removing doors and stops as a minimum, or enlarging openings with removal or modification of trim for wider door leaf.

Ceilings: Almost entirely original plaster on structure above. A few areas of suspended acoustic panel ceilings exist. Plaster has detached from structure in some areas, apparently as a result of high moisture levels in the building during its vacancy.

Floors: Carpet in fair to good condition on first, second and third floors of building. Exposed concrete, vinyl tile and carpet on floors in basement and auditorium in fair to poor condition. Toilet and bathrooms from original use have ceramic tile in fair condition.

Special finishes: Marble partitions in original toilet and bath rooms. Marble wainscot in main entry vestibule

Stairs: Good condition.

Roof

Visual inspection obscured by snow cover.

Roof Material: Based upon exposed flashings at abutting walls, the roof appears to be a built-up roof with granulated top sheet. General condition could not be determined due to snow cover.

Drainage: Roof drains noted. No visible water penetration on interior ceiling of third floor. Ponding/icing on roof indicates areas where drainage is not adequate.

Venting: Gravity fan on roof.

Elevators

Passenger Elevator: Could not be accessed.

Platform Lift: from Auditorium level to ground floor/basement level.

Code Compliance

Construction Classification: Type 2 Non-Combustible

Means of Egress: Two stair wells with direct exits to exterior. Dead end corridor in excess of code in center wing, could be configured as a suite with one exit to meet code. No significant alterations required to meet current egress requirements in current codes.

Laundry Chute: Still remains from building's original use as a dormitory. It opens directly onto the main corridor of floors one through three. If this has not already been sealed off internally, it should be sealed to protect the means of egress and eliminate a potential path of fire and smoke travel through the floors of the building.

Energy Conservation: Assuming construction is typical for its era, exterior walls and roof probably have no insulation. There is no readily achievable way to add insulation in exterior walls; adding insulation on interior would require furring out walls including moving fac coil units away from walls and boxing out around the window openings. It is possible insulation at the roof exits under the roofing membrane, but amount, if any, and its condition is not known.

Accessibility

Site Restrictions: The main parking lot is across the internal drive with significant slopes to reach this building's main entry. There is a level parking area on south side (rear) of building.

Accessible Entrances: Exterior steps at main entry, and additional steps in vestibule on interior to reach first floor level. There is access into stair wells on south side at grade. The only accessible means into the building is into the auditorium.

Accessible Exits: The only accessible means to exit the building is through the auditorium, but it requires the use of the platform lift to reach this level.

Access to all Levels: To all four floors with passenger elevator. To auditorium level with platform lift. For person using a wheelchair they must enter the building via the exit from the auditorium, cross the auditorium to use the platform lift to the ground floor level where they can access the passenger elevator to get to upper levels of the building.

Toilet Rooms: One toilet room with features for accessibility exists on the first floor. Other toilet rooms are not accessible, but could be made accessible.

Significant Factors for Reuse

- Corridor walls may be load bearing, and if so interior changes from double loaded corridor arrangement would not be practical.
- Original interior doors do not provide required minimum clear opening width for accessibility.
- Possible office use, but the depth of spaces on either side of corridor not well suited for today's typical office configurations.
- Not well suited for retail use due to configuration of building (overall depth, depth to length ratio, multiple levels, relationship to parking areas, etc.)
- Possible residential use configured with 3 units per floor, but double loaded corridor configuration not well suited for residential functions and maintaining access to stairs would be difficult.

Building #2

The architectural components of this building are in an advanced state of disrepair. The exterior of the structure is salvageable, but is in need of extensive renovation.

The interior components are not salvageable. Water penetration has damaged the plaster ceiling and walls. The floor is uneven and creates a hazard for walking. The floors need to be removed and replaced. The building has probably been altered several times and was once used for salt storage. Because of the salt storage, the flooring and walls have suffered damaged.

On the exterior, the porch and enclosed basement stair are badly deteriorated, and need to be removed. Brick and masonry needs to be repointed. Complete exterior window and door replacement is needed. The roof is need of replacement.

General Comments

The site is heavily overgrown with saplings and vines that are covering the structure. The grade around the building could not be inspected, because it is obscured by snow cover.

The building is wood construction and brick/masonry exterior. It has one floor with a semi-open plan with several smaller rooms. The building has been altered from its original configuration of interior spaces to accommodate the county's functions.

No sprinklers or fire alarm system is installed.

Exterior Envelope

Walls: Brick veneer over masonry back-up. Plaster interior finish remains in half of the building. The brick veneer is in fair to bad condition. There is evidence of extensive water penetration, such as cracking and open mortar joints on outside of building. On the south side there are several openings in the exterior wall to allow for the draining of the floor.

Roof: The asphalt shingles are in poor condition. Water penetration is occurring throughout the building structure. The wood soffit is in acceptable condition. The roof at the basement stair enclosure is leaking, allowing water in to the basement.

Trim: Condition of stone sills for the windows varies. Most are in good condition, but some have cracks running top to bottom.

Windows: 80% of the original windows are covered up with plywood or some type of sheathing. Some of sheathing has failed and allows weather, vermin or vagrants to enter the building. The original wood single pane swinging/ fixed windows apparently have never been replaced. All of the windows are beyond repair and would need replacement.

Doors: There are a variety of doors around the building: aluminum garage door, wood doors and a folding door. An aluminum garage door is located on the east entrance. The main entrance has a covered portico and a wood door. The doors on the west side are wood. On the south side there is a folding wood door.

Porches, stoops, exterior steps: Condition of stoops and exterior stairs was obscured by snowfall, but what could be observed is that the foundation for the front porch is crumbling under the support for the columns. There is evidence of long-term water penetration of all accessory exterior construction. The canopy over the west entrance is in bad condition. A heavy snowfall could cause it to collapse, or it will collapse under its own weight with additional deterioration over time.

Interior Conditions

Interior partitions: The interior partitions are wood stud with plaster veneer. A bearing wall is located running down one third of the space. Several areas of the building have been altered to open up the space. Support columns and wood beams have been added to support the roof structure.

Doors: Only 20% of rooms had doors, and only original woods remain. Original openings have wood trim. All existing doors are damaged and would need replacement.

Ceilings: The ceilings are constructed of metal lath/plaster veneer over the wood trusses. There are many locations where water has penetrated, and dampness has caused the plaster to detach from the wall and ceiling.

Floors: Variety of materials including ceramic tile, wood, exposed concrete, and sheet product. All finishes have been extensively damaged by exposure to weather. The wood sub floor has buckled in several spots. The exposed concrete is composed of 4 ft. by 4 ft. concrete panels that are located on the southeast and southwest side of the building. The panels are moving and settling. The edges are exposed and are uneven relative to each other. In some areas the difference between adjacent concrete slabs is 2 inches. The floor is uneven and creates a hazard for walking

Special Finishes: A brick fireplace is located in the main room. The wood mantel has been removed.

Stairs: The stair to the basement is in poor condition. Handrails are provided, however, their configuration does not meet current codes.

Roof

Visual inspection of roofs was obscured by snow cover.

Roof Material: Asphalt shingles over wood shingles over trusses. The asphalt shingles are cracking, broken and have exceeded their useable life expectancy.

Drainage: The building has no gutters.

Accessibility

Approach to Building: Significant grade difference between public parking area and main entry. There are steps at the entry portico. It would require extensive ramping to make transition from grade to the main entrance. The side entrance doors are less than 32 inches clear.

Access to Areas within the Building: Accessibility through the building is not possible due to door widths less than 32 inches clear.

Doors and Openings: Typically provided less than 32 inches clear.

Toilet Rooms: Does not comply with accessibility codes.

Code Compliance

Construction Classification: Type V-B Combustible

Means of Egress: The building has an adequate number and arrangement of exit doors.

Energy Conservation: Assuming construction is typical for its era; exterior walls and roof probably have no insulation. There is no practical means to install insulation in the exterior walls. Removal of the plaster ceiling to install insulation at the bottom of the roof trusses would be possible. Complete replacement of exterior windows and doors would also be needed for energy conservation.

Significant Issues for Reuse

- Size of building may make it unsuitable for some uses, such as residential.
- Difficulties of concealing mechanical and electrical systems.

Building #4

The architectural components of this building are in an advanced state of disrepair. The exterior of the structure is salvageable, but is in need of extensive renovation.

The interior components are not salvageable. Water penetration has damaged the plaster ceiling and walls. The floor is uneven and creates a hazard for walking. The floors need to be removed and replaced. The original interior configuration remains the same.

On the exterior enclosed basement stair is badly deteriorated, and needs to be removed. Brick and masonry has buckled outward. Complete exterior window and door replacement is needed. The soffit on the south side adjacent to the entrance has been destroyed. The roof is need of replacement.

General Comments

The site is heavily overgrown with saplings and vines that are covering the structure. The grade around the building could not be inspected, because it is obscured by snow cover.

The building is wood construction and brick/masonry exterior. It has one floor with a semi-open plan with several smaller rooms. The original interior configuration remains the same.

No sprinklers or fire alarm system is installed.

Exterior Envelope

Walls: Brick veneer over masonry back-up. Plaster interior finish remains in half of the building. The brick veneer is in fair to bad condition. There is evidence of extensive water penetration, such as cracking and open mortar joints on outside of building. On the south side there are several openings in the exterior wall to allow for the draining of the floor. The brick in some areas have been removed and is a hazard to the existing brick.

Roof: The asphalt shingles are in poor condition. Water penetration is occurring throughout the building structure. The wood soffit has failed in several locations.

Trim: Condition of stone sills for the windows varies. Most are in good condition, but some have cracks running top to bottom.

Windows: 90% of the original windows are covered up with plywood or some type of sheathing. Some of sheathing has failed and allows weather, vermin or vagrants to enter the building. The original wood single pane swinging/ fixed windows apparently have never been replaced. All of the windows are beyond repair and would need replacement.

Doors: There are two doors around the building: a wood door and a folding wood door. The main entrance has a covered portico and a wood door. On the west side there is a folding wood door.

Porches, stoops, exterior steps: Condition of stoops and exterior stairs was obscured by snowfall, but what could be observed is that the foundation for the front porch is crumbling under the support for the columns. There is evidence of long-term water penetration of all accessory exterior construction. The canopy over the west entrance is in bad condition. A heavy snowfall could cause it to collapse, or it will collapse under its own weight with additional deterioration over time.

Interior Conditions

Interior partitions: The interior partitions are wood stud with plaster veneer. A bearing wall is located running down one third of the space. There are some small areas where the building has been altered to open up the space. Support columns and wood beams have added to support the roof structure.

Doors: Only 50% of rooms had doors, and only original woods remain. Original openings have wood trim. All existing doors are damaged and would need replacement.

Ceilings: The ceiling is constructed of metal lath/plaster veneer over the wood trusses. There are many locations where water has penetrated, and dampness has caused the plaster to detach from the wall and ceiling.

Floors: Variety of materials including tile, ceramic tile, wood, and exposed concrete. All finishes have been extensively damaged by exposure to weather. The wood sub floor has buckled at the front entry. The exposed concrete is composed of 4 ft. by 4 ft. concrete panels that are located on the southeast and southwest side of the building. The panels are moving and settling. The edges are exposed and are uneven relative to each other. In some areas the difference between adjacent concrete slabs is 4 inches. The floor is uneven and creates a hazard for walking.

Special Finishes: A brick fireplace is located in the main room.

Stairs: It was not possible to access stair to the basement; however, from the exterior it is apparent that the roof is leaking.

Roof

Visual inspection of roofs was obscured by snow cover.

Roof Material: Asphalt shingles over wood shingles over trusses. The asphalt shingles are cracking, broken, and have exceeded their useable life expectancy.

Drainage: The building has gutters, but the down spouts have been removed or destroyed.

Accessibility

Approach to building: There is significant grade difference between public parking area and main entry. There are steps at the entry portico. It would require extensive ramping to make transition from grade to the main entrance. The main entrance is on the opposite side of the parking lot.

Access to Areas within the Building: Accessibility through the building is not possible due to door widths less than 32 inches clear.

Doors and Openings: Typically provided less than 32 inches clear.

Toilet Rooms: Does not comply with accessibility codes.

Code Compliance

Construction Classification: Type V-B Combustible

Means of Egress: The building does not have adequate number and arrangement of exit doors.

Energy Conservation: Assuming construction is typical for its era; exterior walls and roof probably have no insulation. There is no practical means to install insulation in the exterior walls. Removal of the plaster ceiling to install insulation at the bottom of the roof trusses would be possible. Complete replacement of exterior windows and doors would also be needed for energy conservation.

Significant Issues for Reuse

- Size of building may make it unsuitable for some uses, such as residential.
- Difficulties of concealing mechanical and electrical systems.

Building #5 (Former County Administration Building)

The architectural components of this building are in an advanced state of disrepair. This is true of both interior and exterior components. Due to extensive interior alterations over the course of its history, almost nothing remains of the building's original interior configuration or character. Vandalism and exposure to the elements has destroyed most interior finishes. Water penetration has also contributed to the growth of mold throughout many areas of the interior; and presents a health hazard to persons who enter the building. Remediation of mold would require removal and replacement of interior construction.

On the exterior, the brick veneer and stone masonry require substantial rebuilding and replacement. Parapets are in a particularly poor condition and may be unstable. Complete window and exterior door replacement is needed. From what could be discerned of the roof condition, complete replacement of roofing membranes will probably be necessary. In total there is very little to salvage of architectural components on the interior; and extensive reconstruction work would be required to salvage exterior architectural components.

In its current condition this building does not meet code requirements for occupancy. Continued vacancy of the building will result in additional deterioration of the architectural components, and possibly to failure of their attachment to the structure, potentially creating a hazard to persons around the building.

General Comments

The building consists of three floors with a double loaded corridor layout in the main portion of the building. The building is heavily altered from the original configuration of interior spaces off of this main corridor. There are two wings to the rear (south side) of the building, and an auditorium wing on the east.

The building has a concrete roof, and floor systems of concrete or concrete-encased steel beams supported by concrete or concrete-encased steel columns.

No sprinklers were noted. The building has a fire alarm system.

Exterior Envelope

Walls: Brick veneer over masonry back-up with a plaster interior finish. The brick veneer is in fair to poor condition; brick veneer on both south wings and auditorium wing of the building is in particularly poor condition. There is evidence of extensive water penetration such as cracking, spalling, and open mortar joints on the outside of the building. Wherever metal is embedded in brick or stone, as in posts for parapet railings and window lintels, the metal has corroded, expanded and caused damage to the masonry. This has allowed water penetration and thus more damage to the masonry. Brick appears to be fairly soft, and it is now pitted and in poor condition. Holes of approximately 6 s.f. exist in at least three locations in the south façade of building for undetermined reasons, and penetrate through to the interior. Areas on the first floor along the north side, especially adjacent and under the portico, have evidence

of water penetration through the below grade walls. This is probably due to water accumulation in areaways immediately outside.

Parapets: In poor condition with damage due to water penetration on front and back (roof) sides where visible. There is visible damage to stone copings consisting of spalling and probable loss of mortar bond from corrosion of embedded metal and failed joints.

Trim: Condition of limestone varies. The County conducted a masonry repair project to the structure in the 1990's on the portico. This area is in good to fair condition. Trim on the south wings and parapets in fair to poor condition. It appears that top of wall flashings, if ever installed, have failed throughout the structure.

Windows: Original double hung wood windows were apparently never replaced. Approximately 70% of window openings have no sash or have sashes beyond repair. Many openings have been covered with plywood or sheeting material, much which has failed and no longer keeps weather, vermin or vagrants out of the building. The numerous window openings as part of the building's original design present a challenge to secure the building from weather exposure, vandals, and vagrants.

Doors: No original exterior doors noted. A variety of doors around the building: aluminum entrance at the portico, flush metal doors at most other openings. Some openings originally featured sidelights and transom windows; however, they have been extensively damaged- beyond repair- due to vandalism or SWAT team exercises.

Porches, Stoops, Exterior Steps: Condition of stoops and exterior stairs was obscured by snow cover. The canopy over the loading dock is in poor condition; heavy snow cover could cause collapse. Brick veneer above the canopy area is in poor condition with evidence of long-term water penetration. The retaining wall at the exterior stair adjacent to the loading dock has significant cracks and the railing missing along one side; however the railing has been reconfigured to prevent access to this stair.

Interior Conditions

Interior partitions: Originally speed tile with plaster veneer. Numerous alterations have been made with both masonry (CMU) and metal stud with gypsum wallboard partitions. Peeling paint is extensive throughout. Many locations where water penetration and dampness has caused plaster to detach from wall. Damage has occurred due to use as a training site for SWAT team and from vandalism to remove piping and other materials. Some rooms have wood veneer plywood paneling as later alterations.

Doors: Variety of materials including a few original wood panel doors, flush wood doors and flush metal doors. Most openings have hollow metal frames with flush doors. Original openings have wood trim. Multiple doors have damage due to use as a training site for SWAT team.

Ceilings: Originally plaster on structure above; many suspended acoustic panel ceilings as part of later alterations. Original ceilings of exposed beams with trim still remain in the lobby and the auditorium.

Floors: Variety of materials including carpet, vinyl tile, terrazzo, exposed concrete, ceramic tile, and suspected vinyl asbestos tile. All finishes have been extensively damaged by exposure to weather.

Special finishes: Marble wainscot at original vestibules. Ceramic tile at toilet rooms.

Stairs: Good condition. Handrails as required, however, configuration does not meet current accessibility codes.

Roof

Visual inspection of roofs was obscured by snow cover.

Roof Material: Flashings at abutting walls were visible and appear to be a membrane roof. Judging by the condition of visible flashings, the roof membrane is brittle and has probably failed in many areas.

Drainage: Via roof drains. From the interior it appeared that probably every roof drain has corroded and failed, and there has been long-term water penetration into the building. This has caused extensive damage to the concrete roof structure around each drain, and in the south wings to the steel roof beams adjacent to roof drains. Also in the south wings, water penetration and subsequent freeze/thaw cycles has caused the concrete to break away around several drains, leaving the steel reinforcement exposed and rusting, and the building open to the weather. Depending upon the daily temperature, there is ponding water or ice inside these areas.

Elevators

Freight elevator: No longer functional (cables broken); cab intact, hoist way entrances are heavily damaged due to vandalism.

Passenger elevator: Could not access due to lack of power in building; elevator access to all three floors in the main portion of the building.

Accessibility

Approach to Building: Significant grade difference between the public parking area and the main entry; this transition is presently made by steps. Extensive ramping would be required to make the transition accessible. Grade level entrances and exits are possible at the rear (south side) of building, but most of these are not adjacent to parking. A grade transition of several feet from parking at the southwest side of the building to the level of rear exits also will require ramping for access.

Access to Areas within Building: Access is provided to main levels of building via the passenger elevator. There are areas on the first and second floors that are at different floor elevations than the main portion of the building, and not served by the passenger elevator. There is no access to the auditorium wing of building due to floor level differences.

Doors and Openings: Typically provided 32" minimum clear opening or better.

Toilet Rooms: Have some features of accessibility (power door operators, grab bars), but do not fully comply with current accessibility codes.

Code Compliance

The present condition of the building would not meet code requirements for occupancy. Extensive repairs, replacements and alterations would be required to bring it up to code requirements for nearly all architectural components.

Construction Classification: Type 2 (possibly Type 1) Non-Combustible

Means of Egress: Four stairs (one to roof); interior configuration has dead ends in excess of current code.

Energy Conservation: Assuming construction is typical for its era; exterior walls and roof probably have no insulation. There is no readily achievable way to add insulation in exterior walls; adding insulation on interior would require furring out walls including moving radiators away from walls and boxing out around the many window openings. Possible insulation at roof under roofing membrane, but amount, if any, not known and probably heavily water damaged.

Significant Issues for Reuse

- Difficulties of concealing mechanical and electrical systems.
- Difficulties of subdividing for individual tenant spaces while maintaining access to exits.
- A limitation of depth of spaces on either side of corridor reduces functionality for any proposed use.
- Difficulties of providing access to all levels of building (will require long runs of interior ramps)
- Energy efficiency: no readily achievable means to incorporate insulation in exterior walls
- High cost of repairs to the exterior envelope (roof, window and door replacement, and rebuilding of exterior masonry)

Building #7

The architectural components of this building are in various states of disrepair. The exterior components are in fair to poor condition, while the interior components are in a severe state of disrepair. It appears that most of the building is of the original configuration with minor alterations made over the course of its history. Vandalism, exposure to the elements, and lack of interior climate control have all contributed to the destruction of nearly all interior finishes. Water penetration has also contributed to the growth of mold in areas of the interior. On the interior, there is very little to salvage of architectural components.

On the exterior, several areas of the brick veneer need replacement or restoration. Some exterior components appear to be rapidly deteriorating and partially detached from the structure. These should be considered a safety hazard. Complete window and exterior door replacement is needed. From what could be discerned of the roof condition, complete replacement of roofing membrane and metal decking will probably be necessary.

In its current condition, this building does not meet code requirements for occupancy. Continued vacancy of the building will result in additional deterioration of the architectural components, and possibly failure of their attachment to the structure, potentially creating a hazard to persons around the building.

General Comments

Constructed in 1931, this building has three stories, consisting of a basement, first and second floors. It retains much of its original layout as a dormitory for nurses, including some original toilet and bath rooms. The interior configuration consists of a double loaded corridor with wings on the north and south sides of the building. The building structure consists of metal deck and concrete floor system supported by steel beams and load bearing exterior and corridor walls.

There is no sprinkler system serving the building. It does have a fire alarm system.

Exterior Envelope

Walls: Brick veneer with clay masonry tile back-up. Plaster interior finish. Brick veneer is generally in good condition, with a few exceptions. Brick veneer is missing in several locations where pre-cast or stone ornaments exist or once existed. This is evidence of theft or intended removal of these ornaments for other uses. Mortar joints are generally in good condition. There are a few locations where repair is needed. Exterior walls are overgrown with vines in several locations. Basement walls are cast-in-place concrete and are in good condition. No visible evidence of water intrusion through the foundation walls.

Parapets: Damage to pre-cast or stone copings, cornices and ornaments consisting of spalling and probable loss of mortar bond creates a potential safety hazard. Entire sections of parapet cornices are missing, with probable water intrusion through the top

of the parapet. Interior faces of the parapet walls were not inspected due to limited accessibility.

Trim: Wood ceilings and trim under porches are in poor condition. The paint on the trim is missing or peeling, exposing the wood to the elements. Some trim is missing.

Windows: Windows are constructed of steel and single pane glass, and are assumed to be original. The steel frames and sashes are severely corroded, rendering the windows inoperable. Several windows are missing panes of glass, while others are boarded with plywood. Failure of these windows no longer keeps weather, vermin or vagrants out of the building. Steel lintels above the windows are in fair condition. Paint is peeling off, exposing the steel to the elements.

Doors: All exterior doors are of wood construction, except for the main entrance on the west side of the building. This door is a hollow metal door and frame. Exterior wood doors are assumed to be original, and are in poor condition. The hollow metal door and frame are in fair condition. The collection of water, snow and ice in front of the door and frame has caused the metal to deteriorate.

Porches, stoops, exterior steps: The condition of stoops and exterior steps was obscured by snow cover. The southwest step from the stairwell exit door is missing a concrete tread section. The riser of the exterior steps from the north/south stairwells is higher than what the code permits. Porch slabs under canopies appear to be in good condition.

Interior Condition

Interior Partitions: Originally speed tile with plaster veneer. Limited alterations made with masonry (CMU) and metal stud with gypsum wallboard partitions. Peeling paint is extensive throughout. Many locations where water penetration and dampness have caused the plaster to detach from wall are evident. There is evidence of damage due to the use as a training site for SWAT team and from vandalism to remove piping and other materials. Mold is present in the north/east stairwell and several window locations.

Doors: Interior doors consist of original panel wood doors in good condition and solid flush wood doors in good condition. Some doors are damaged and would require replacement. All doors are set in hollow metal frames. Hollow metal frames have peeling paint.

Ceilings: Originally plaster on structure above, in poor condition. Rooms on the first floor have suspended acoustic panel ceilings as part of later alterations. Acoustic panel ceilings have been partially removed and are in poor condition. Ceiling panels litter the floors throughout. Ceiling grid is partially detached from the structure and should be considered a safety hazard. Ceilings on the second floor are primarily plaster, in fair to poor condition, with sections missing throughout.

Floors: Floor construction is concrete over metal deck supported by steel beams. A variety of finish materials include carpet, vinyl tile and ceramic tile. All finishes are in fair to poor condition due to exposure to weather and lack of maintenance.

Special Finishes: Ceramic tile at toilet rooms (missing tiles). Ceramic tile and detailed wood trim at fireplaces in fair condition. Stone window sills are in good condition.

Stairs: Metal stairs with stone treads. Good condition. Handrails are provided only on one side of the stair and do not comply with accessibility requirements.

Basement: The basement is not suitable for occupancy. Low overhead piping restricts access and ceiling height. Basement is primarily used for storage and is dry.

Roof

Visual inspection of the roof was obscured by snow cover.

Roof Material: Unable to determine the material or condition of the flat roof coverings due to snow cover and lack of access. Sections of the underside of the roof deck were visible from the second floor. Corrosion of the roof deck indicates intrusion of water through the roof membrane. Structural integrity of the roof deck is questionable. Front and side entries have sloped copper roof with copper flashings. Missing brick at copper flashings allow water intrusion into wall structure. Copper appears to be in good condition.

Drainage: Drainage is from the roof via scuppers and downspouts. Downspouts are in fair condition. There is a downspout missing on the west side of the building, at an inside corner, with visible staining on the brick façade. The downspouts drain to tile below grade. The final destination of water discharge was not able to be determined. The presence of roof drains in center of the flat roof was unable to be determined.

Elevators

There are no elevators in this building.

Accessibility

Approach to Building: Main entry on west side has ramp access with a slope compliant to current accessibility requirements. Handrails are present on each side; however the handrail configuration is not compliant with current accessibility requirements. All other access points to the building have steps without handrails.

Access to Areas within Building: Access to main levels of the building by stairs only. Each floor level is consistent throughout. There is no elevator, therefore no accessible route to the second floor or basement.

Doors and Openings: Typically provided 32" minimum clear opening or better.

Toilet Rooms: Public bathrooms have some features of accessibility, but do not fully comply with current accessibility codes. Private toilet rooms do not comply. Public toilet rooms are provided on the ground floor only.

Code Compliance

The present condition of the building would not meet code requirements for occupancy. Extensive repairs, replacements and alterations would be required to bring it up to code requirements for nearly all architectural components.

Construction Classification: Type 2 Non Combustible. Steel beams not protected by fireproofing materials.

Means of Egress: Five stairs total. Two accessible from second floor only and discharge directly to exterior at grade. Doors swing into stairwell at grade. Two end stairs are enclosed by fire rated construction (presumed) and accessible from all levels of the building (except roof). Center stair is ornamental and not enclosed by fire rated construction. Corridors are five feet in width, not of fire rated construction. No dead end corridors.

Energy Conservation: Assuming construction is typical for its era, exterior walls and roof probably have no insulation. No readily achievable way to add insulation in exterior walls; adding insulation on interior would require furring out walls including moving radiators away from walls and boxing out around the many window openings. Possible insulation at roof under roofing membrane, but amount, if any, not known and probably heavily water damaged.

Significant Issues for Reuse

- Difficulties of concealing mechanical and electrical systems.
- A limitation of depth of spaces on either side of corridor reduces functionality for any proposed use.
- Energy efficiency: no readily achievable means to incorporate insulation in exterior walls.
- High cost of repairs to the exterior envelope (roof, window and door replacement, and repair of exterior masonry).
- High cost of repairs to the interior surfaces of exterior walls, corridor walls, and stair walls.

Building #8 (Former Supervisor's House)

The smallest building of those at the campus, this structure was built as a single family home, but apparently was used for offices at some point in time. Continued single family use is not compatible with the use of the site for non-residential uses, and its location on one of the most heavily trafficked roadways also makes it undesirable as a home. Its potential for commercial use is severely limited by the small square footage and challenges of reconfiguring the interior due to load bearing walls.

General Comments

The building has two floors and a full basement. There is an entry porch on the front towards the street, and a sleeping porch on the second floor to the rear with a porch below on the first floor. It is wood framed construction with brick veneer on the exterior.

Exterior Envelope

Walls: Brick veneer over balloon style wood framing, with plaster finish on the interior. Some stucco accents on the exterior. The brick veneer is in fair to good condition; some areas need repointing. Brickwork at the rear porch is in poor condition. Vine growth may have caused some damage to brick, but this cannot be determined until vines are removed. Stucco at the sleeping porch is in poor condition due to water infiltration.

Trim: Wood trim is in poor condition, with peeling paint extensive.

Windows: Original wood single-glazed double hung and casement windows in poor condition. Double hung windows operate on a weight and pulley system, and need extensive repair.

Doors: Exterior doors are wood and in fair condition.

Porches, Stoops and Exterior Steps: The condition of stoops and exterior steps was obscured by snow cover, but what was visible appeared to be in fair condition. The front entry porch shows evidence of wood rot on its underside; however, the copper roofing is in fair to good condition. Water has penetrated the exterior wall of the rear sleeping porch, and rot has caused a hole at the floor level.

Interior Condition

Interior Partitions: Original wood stud and lath with plaster finish. Some later alterations have been made with gypsum wallboard. The condition of the plaster varies, and has broken away from the lath in some areas where water infiltration has occurred. Baseboards have been removed throughout the building.

Doors: Some openings are missing doors. Door trim has been removed throughout the interior. Most remaining doors are in fair to poor condition.

Ceilings: Original plaster on wood lath. As with interior partitions, the condition varies. Some areas have been damaged by water infiltration. The crown molding has been removed throughout the interior.

Floors: A variety of floor finishes. Hardwood floors original to the building are in fair to mostly poor condition. VCT was installed in some spaces as a later alteration, and is in poor condition.

Basement: Excessive efflorescence indicates long term water penetration of the CMU foundation walls, and supports the conclusion that water is not being adequately directed away from the building.

Special Finishes: Ceramic tile at entry and second floor bathroom.

Stairs: The stair to the second floor is badly damaged, and missing some treads. Handrails have been removed.

Roof

Roof inspection was conducted from the ground.

Roof Material: Over the main portion of the building the roof is slate. Its condition could not be determined due to snow cover. Some evidence of water infiltration on the interior would indicate possible problems with the roof. Eyebrow windows in the roof plane into the attic space also appear to be a point of water entry into the building. Damage visible to the wood on the underside of the eaves may be attributable to insufficient venting of the attic space.

Drainage: Gutter and downspout system in good condition.

Accessibility

Approach to Building: The site is generally level around this building; however, exterior steps at all three exterior doors preclude access into the building.

Access to Areas within the Building: There is no elevator; therefore, there is no accessible route to the second floor.

Doors and Openings: Most door ways provide less than 32 inch clear openings.

Toilet Rooms: There is no accessible toilet room.

Code Compliance

Construction Classification: Type V Combustible construction

Means of Egress: Appropriate to a residential use. Adequate exits to exterior; however, stair to second floor needs reconstruction.

Energy Conservation: Blown-in insulation was visible in exterior walls, and it is presumed none exists in the attic. Insulation could be blown-in locations as required. Exterior windows and doors should be replaced to improve energy conservation.

Significant Issues for Reuse

- Undesirable location on major traffic thoroughfare and adjacent to non-residential buildings makes residential use unlikely.
- Small first floor area and lack of elevator to second floor make building undesirable for non-residential use.

Building #9

The architectural components of this building are in an advanced state of disrepair. The exterior of the structure is salvageable, but is in need of extensive renovation.

The interior components are not salvageable. Water penetration has damaged the plaster ceiling and walls. The building has been altered several times, and was most likely used for storage.

On the exterior, the window stone sills, brick, and roof are badly deteriorated and need to be removed and replaced. Brick and masonry needs to be repointed. Complete exterior window and door replacement is needed. The roof and gutter system is need of replacement.

General Comments

The site is heavily overgrown with saplings and vines that are covering the structure. The grade around the building could not be inspected, because it is obscured by snow cover.

The building is wood construction and brick/masonry exterior. It has one floor with an open plan with two smaller rooms on the north side. The building has been altered from its original configuration to accommodate the county's functions.

No sprinklers or fire alarm system is installed.

Exterior Envelope

Walls: Brick veneer over masonry back-up. Plaster interior finish remains in half of the building. The brick veneer is in fair to bad condition. There is evidence of extensive water penetration, such as cracking and open mortar joints on outside of building.

Roof: The asphalt shingles are in poor condition. Water penetration is occurring throughout the building structure. The wood soffit is in fair condition. Part of the roof on the south side is collapsed, and it is exposed to the elements.

Trim: Condition of stone sills for the windows varies. Some are in good condition, but some have spalling occurring and cracks running top to bottom.

Windows: 20% of the original windows are covered up with plywood or some type of sheathing. Some of sheathing has failed and allows weather, vermin or vagrants to enter the building. The original wood single pane swinging/ fixed windows apparently have never been replaced. All of the windows are beyond repair and would need replacement.

Doors: There are a variety of doors around the building: aluminum garage door, a single wood door, and two wood double doors. The two double doors are on the south side of the building. The aluminum door is located on the west side. All doors are in need of replacement.

Exterior Steps: Condition of stoops and exterior stairs was obscured by snowfall, but what could be observed is in acceptable condition.

Interior Condition

Interior partitions: Most of the interior partitions have been removed. What remains is metal stud and gypsum board. Columns are located running down the center of the building. Columns and wood beams have been added to support the roof structure.

Doors: Only one door was located in the building. It is located for the toilet room. It is damaged and would need replacement.

Ceilings: The ceilings are constructed of metal lath/plaster veneer or wood sheathing over the wood trusses. There are many locations where water has penetrated, and dampness has caused the plaster and wood sheathing to detach from the ceiling.

Floors: Materials including wood and ceramic tile. All finishes have been extensively damaged by exposure to weather. The wood floor has holes punched in it and deep scratches. The ceramic has several cracks.

Special Finishes: A brick fireplace is located in the main room.

Stairs: The stair to the basement is in poor condition. Handrails are provided, however, their configuration does not meet current codes.

Roof

Visual inspection of roofs was obscured by snow cover.

Roof Material: Asphalt shingles over wood shingles over trusses. The asphalt shingles are cracking, broken, and have exceeded their useable life expectancy.

Drainage: The building has gutters but need replacement.

Accessibility

Approach to building: Significant grade difference between public parking area and main entry. There are steps at the entry portico. It would require extensive ramping to make transition from grade to the main entrance. The side entrance doors are less than 32 inches clear.

Access to Areas within the Building: Accessibility through the building is not possible due to door widths less than 32 inches clear. The wood floor sloping does not meet the current accessibility standards.

Doors and Openings: Typically provided less than 32 inches clear.

Toilet Rooms: Does not comply with accessibility codes.

Code Compliance

Construction Classification: Type V-B Combustible

Means of Egress: The building has an adequate number and arrangement of exit doors.

Energy Conservation: Assuming construction is typical for its era; exterior walls and roof probably have no insulation. There is no practical means to install insulation in the exterior walls. Removal of the plaster ceiling to install insulation at the bottom of the roof trusses would be possible. Complete replacement of exterior windows and doors would also be needed for energy conservation.

Significant Issues for Reuse

- Size of building may make it unsuitable for some uses, such as residential.
- Difficulties of concealing mechanical and electrical systems.

Building #10 (Former County Parks Maintenance Building)

The architectural components of this building are in a state of disrepair. The exterior of the structure is salvageable. The interior components are not salvageable.

The original interior configuration remains on the second and third floors. The first floor has been extensively altered. Water penetration on the third floor has damaged the plaster ceiling and walls. On the exterior the cornice needs to be removed or fixed. Some brick and masonry needs to be pointed. Complete exterior window and door replacement is needed. The roof is need of replacement.

General Comments

The site around the building has a few saplings and some vines that are covering the structure. The grade around the building could not be inspected because it was obscured by snow cover.

The building has a concrete roof, and floor systems of concrete or concrete-encased steel beams supported by concrete or concrete-encased steel columns. It has three stories and the first story is at grade. There is no basement. Two stairs are located in the building and one has access to the roof. The main entrance is at the northeast stair. Currently, part of the building is being used for storage.

There is no sprinkler system or fire alarm system serving the building.

Exterior Envelope

Walls: Brick veneer over presumed brick back up. The interior finish is painted brick. Generally it is in good to fair condition. There is evidence of some water penetration such as cracking, and spalling of the mortar joints and brick.

Parapets: Condition of the parapet could not be determined as it was not possible to access the roof.

Doors: There are two metal doors and one aluminum overhead garage door. The two metal doors are deteriorated and need to be replaced.

Cornice: The stone cornice is deterioration and falling onto the ground. It needs to be removed or secured back to the exterior. This is typical on all four sides of the building.

Windows: Wood double hung windows with a sash pulley and weight. They are in poor condition. Several of the wood sills and sashes need replacement. The glazing is single pane glass, and would not meet the current Energy Conservation Code. About 10% of the windows have plywood or some type of sheathing covering them. In several areas, the sheathing has failed and allows weather and vermin to get into the building. All of the windows will need to be replaced.

Interior Condition

Interior Partitions: The original partitions are assumed to be plaster and lathe over wood or metal stud framing. A few alterations with metal stud and gypsum wallboard partitions have occurred. Some CMU partitions have been constructed on the first floor. Overall the partitions are in good condition, except for peeling paint and some water damage on the third floor.

Doors: Almost entirely original wood doors. Those located on the second and third floor have the original natural finish and include transoms. About 50% of the wood casings have been removed. Clear opening of doors to rooms are only 31 1/2 inches. Alteration to achieve code-required minimum 32 inches clear opening would involve removing door stops as a minimum, or enlarging openings and removal or modification of trim for wider door leaf. The stair doors are hollow metal and are either 36 or 44 inches wide.

Ceilings: Original plaster on structure. A few areas have suspended acoustic panel ceilings. The plaster ceiling on the third floor has detached from the structure in some areas, apparently a result of water leaking from the roof.

Floors: Most of the flooring has been removed. The existing floor materials are tile, ceramic tile, carpet and exposed concrete.

Special finishes: Some marble partitions in original toilet and bath rooms.

Stairs: Overall in good condition. They have metal treads, railings and a wood handrail. Both stairs are enclosed with brick and exit directly to the outside. The stairs are located on the northeast and northwest corners.

Roof

It was not possible to access the roof; however, from the third floor it is apparent the roof is leaking in several areas.

Code Compliance

Construction Classification: Presumed to be Type V-B Combustible, but there is some wood framing that could be removed from the roof to reclassify it as a Type 1 Non-combustible.

Means of Egress: The existing stairs have direct exit to the exterior. The stairs will have to be inspected to determine if they meet the required exit fire rating. The doors and hardware would have to be replaced to meet current codes.

Energy Conservation: Assuming construction is typical for its era, the exterior walls and roof probably have no insulation. There is no readily achievable way to add insulation in the existing exterior walls. The exterior doors and windows will have to be replaced.

Accessibility

Site Restrictions: The main parking lot has access to the main stair/entrance.

Accessible Entrances: The main entrance is accessible.

Accessible Exits: Only one accessible exit.

Access to all Levels: No elevator is located in the building. The second and third floors are not accessible.

Toilet Rooms: The toilet rooms are not accessible. They would have to be altered to be made accessible.

Significant Factors for Reuse

- The corridors and office walls are believed to be load bearing. If so, then the interior spaces would have limitations on reconfiguration.
- All original interior doors do not provide required minimum clear opening width for accessibility.
- The building could be used for possible office or residential use. Because stairs are located on the north side of the building it will limit the use of the space. Egress needs to be maintained from the south side of the building.
- Difficulties of concealing mechanical and electrical systems.
- Difficulties of subdividing for individual tenant spaces while maintaining access to exits.
- Limitations of depth of spaces on either side of corridor reduce functionality for any proposed use.
- Difficulties of subdividing for individual tenant spaces because the location of bearing walls.
- Elevator will have to be installed.
- No current main entrance, so a lobby will have to be created. There is a limited footprint where this can occur.

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