

CITY OF BUFFALO
BROADWAY MARKET
BUILDING CONDITIONS SURVEY REPORT



May 29, 2018
Compiled & Issued By:



A | Executive Summary

The objective of this report is to identify the facility infrastructure and building program needs of the City of Buffalo Broadway Market at 999 Broadway, Buffalo NY 14212. The specific information shown herein is the result of specific information requested by the City of Buffalo in the Request for Proposal dated June 23, 2017.

It should be understood that this is a guideline for budgeting and planning for the upkeep and improvement of the facility and not a requirement for code compliance or any other specific reason. The success of this report lies in the hands of its users. Careful planning, budgeting, updating and re-prioritizing will allow the plan to evolve into an effective tool that will be reflected in the future condition of the facility as a whole.

The process by which this report was created is broken into four parts as follows:

Collect. The process begins with the collection of written reports and existing building construction documents, etc. These reports are reviewed, and information is extracted for further discussion with the city. Information not found in such reports is then gathered from visual inspections, field investigations and meetings with building staff to acquire a thorough picture of the state of the facility. At this point all of the gathered information is compiled into the Building Inventory Sheet, for further study.

Coordinate. Interviews are set up with facilities directors and other pertinent parties to discuss and coordinate the results of the gathering process. Items are explained, suggestions and solutions are reviewed and new items are discussed and added to the list. Items that relate to programming, spatial needs, environmental needs and other items not clearly recognizable from a strict building evaluation are uncovered and included in the report. A narrative of the building is created which discusses the current condition of the building and grounds and the goals of its users and the city to maintain and improve upon it.

Analyze. Estimated costs are established for items in the inventory of the building. Items are categorized by building system and the list is prioritized by the members involved in the process.

Prioritize. The priorities established for each building are now combined into a format determined by the city and separated by years, potential phases and potential project types. Costs for work to be completed for each year may be analyzed and adjusted by moving items to other years.

A | Executive Summary Continued

Cost savings may be realized by combining similar types of work for various buildings into the same calendar year for contracting, and the feasibility of items may be reviewed to determine proper design times, phasing and budget restrictions, etc.

Individuals and organizations involved in the collection and creation of this Building Conditions Survey include:

- Brian Swartz, City of Buffalo
- Kathleen Peterson, Broadway Market
- Shawn Wright, Young and Wright Architectural
- Aimee Zielinski, Young and Wright Architectural
- Jim Jacobs, Young and Wright Architectural
- Geoffrey Mead, IBC Engineering
- Julie Marwin, Syracuse Engineers, PC
- Watts Architecture and Engineering
- McIntosh & McIntosh, PC

The following resources may have also been used in the creation of this report:

- Original Construction drawings from 1914-2016
- Existing Boundary Survey
- Asbestos Inspection Report, November 2017
- Vendor Location key 2017-2018
- On-site inspection

From this process it has been determined that there are immediate as well as long term repair/replacement needs within the existing facility to keep in operation without interruption. There may also be current or future spatial concerns due to changes in operation or facility goals, however those are not included in this report at this time. Further discussion will be needed to evaluate these needs.

The following pages provide all of the specific items from the inspection in greater detail with observations, recommendations, photos and key plans as well.

B | General Life Safety Code Assessment

Health, Safety and Welfare items are addressed in more detail in the Building Conditions Survey portion of the report, however, this is a summary of the specific systems included in Life Safety. This assessment contains general Life Safety items and does not require full compliance of the Building code currently in use or the Life Safety code NFPA 101.

Items described in the Building Conditions Survey:

1. **Means of Egress.** Adequate exits from the building exist at all levels, however many of them have been taken out of service by padlocking doorways to prevent access. This is the case at three of the four exit stairways from the parking ramp levels. At the ground level exits have been blocked from use by patrons as they have become part of tenant spaces.
2. **Fire Protection.** Building is currently operating without a code compliant fire alarm safety system. Provide fire alarm system in compliance with NFPA 101, requiring manual pull stations at all exist and path of egress, voice notifications throughout the building, and detection in normally unoccupied spaces such as mechanical, electrical and storage space.
3. **Emergency/Exit Lighting Systems.** Various emergency lighting types, mostly battery packs in egress corridor areas and exit doors, general open area emergency lighting is not present.
4. **Emergency/Exit Signage.** Various types of exit signs from thermoplastic to metal and from incandescent to led technology, incandescent exit signs are not operational, exit signs in parking ramp are damaged and not operational, exit signs are only placed above exit doors and provide no way finding.
5. **Exterior Doors-Hardware.** Automatic door openers are a variety of paddle switches with motion detection operation on hinged aluminum and one slider type doors. During one site visit the slider was under repair and non-functioning.
6. **Exterior Doors.** Frames becoming unattached at corners, frames are separated at corners, large gaps/separation at ceiling and thresholds are corroded. The aluminum slider was not operable and being repaired at time of survey

C | Building Condition Survey

The following is a list of categories that makes up the building conditions survey.

- 026 Water Service (HSW)
- 027 Site Sanitary (HSW)
- 028 Site Gas (HSW)
- 029 Site Fuel Oil (HSW)
- 030 Site Electrical
- 044 Foundations (HSW)
- 045 Interior Bearing Walls and Fire Walls (HSW)
- 046 Other Interior Walls
- 047 Ceilings (HSW)
- 049 Interior Doors
- 050 Interior Stairs (HSW)
- 051 Elevators, Lifts, and Escalators (HSW)
- 052 Interior Electrical Distribution (HSW)
- 053 Lighting Fixtures
- 054 Communications Systems (HSW)
- 056 Carpet
- 057 Resilient Tiles or Sheet Flooring
- 058 Hard Flooring (concrete; ceramic tile; stone, etc.)
- 060 Structural Floors (HSW)
- 061 Exterior Wall/Columns (HSW)
- 064 Exterior Doors
- 067 Windows
- 068 Roofs (HSW)
- 069 Skylights
- 070 Water Distribution System (HSW)
- 071 Plumbing Drainage System (HSW)
- 072 Hot Water Heaters (HSW)
- 073 Plumbing Fixtures
- 074 HVAC System Type
- 075 Heat Generating Systems (HSW)
- 076 Heating Fuel/Energy Systems (HSW)
- 077 Cooling/Air Conditioning Generating System
- 078 Air Handling and Ventilation (HSW)
- 079 Piped Heating and Cooling Distribution Systems
- 080 Ducted Heating and Cooling Distribution Systems
- 081 HVAC Control Systems (HSW)
- 082 Fire Alarm Systems (HSW)
- 083 Smoke Detection Systems (HSW)
- 084 Fire Suppression Systems (HSW)
- 085 Emergency/Exit Lighting Systems (HSW)
- 086 Emergency/Standby Power Systems (HSW)
- 200 ADA Accessible Features
- 219 Building Access Controls
- 225 Security Cameras
- 227 PA Systems

Broadway Market Facilities Inspection

026 Water Service (HSW) Unknown

026 Water-Municipal or Utility



Building **Record #** 1000

Reviewer

Category

Does the facility have Water Service (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

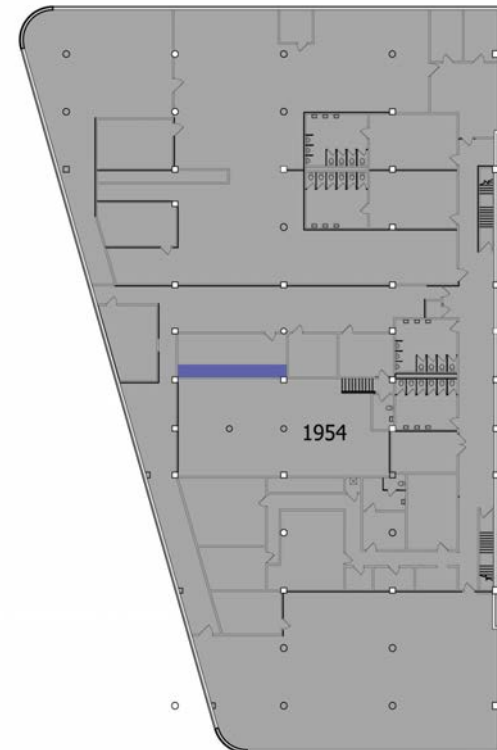
4" ductile iron domestic water service enters within the basement. Piping is insulated.
 4" gate type shut-off valve on water service is showing signs of rust.
 Water Meter: Neptune "TruFlo" model #E-B4.
 Backflow Prevention Device: Watt's model #909RP, serial #192626. 2" drain from device terminates indirectly above floor drain.
 Piping and devices were observed to be in good operating condition.
 No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**



Basement Plan

Broadway Market Facilities Inspection

026 Water Service (HSW) Unknown

084 Fire Suppression Systems-Other



Building Record # 1001

Reviewer 3/5/2018

Category

Does the facility have Water Service (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

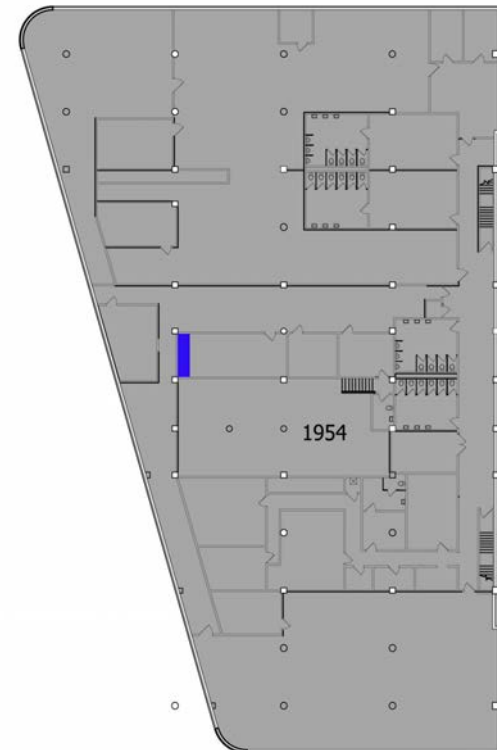
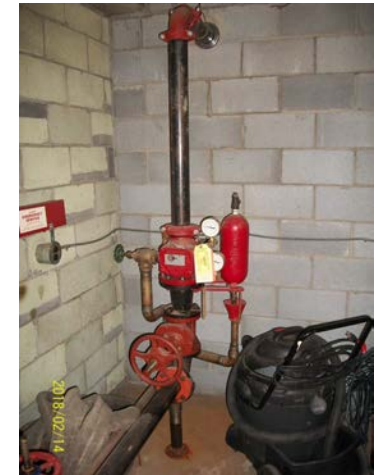
3" fire service is fed off of the 6" domestic water service.
Backflow Prevention Device: Hersey model #2 double check valve, serial #101499.
Alarm Check Valve: GEM model #F2001. Inspection 9/7/2011 by Elwood Fire Protection. 2" drain piping from valve terminates indirectly above floor drain.
Piping from check valve serves sprinkler heads located within the Entry Vestibule located on the 2nd level of the parking garage.
Piping and devices were observed to be in good operating condition.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

027 Site Sanitary (HSW) Unknown

071 Plumbing Drainage System-Iron pipes



Building Record # 1002

Reviewer

Category

Does the facility have Yes

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

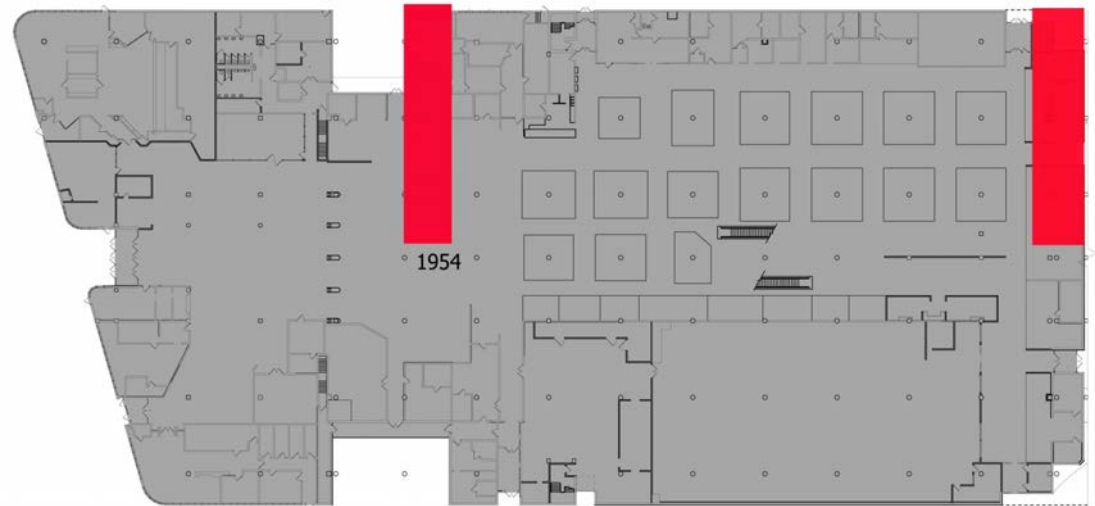
It has been reported that the floor drains located on the first floor (Lombard Street) back-up on a regular basis and that the sewer is required to be mechanically augured every 6 months.

Recommended Replacement Scope

Conduct a video inspection of the "Lombard Street" sanitary sewer main to determine location and cause of blockage.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

028 Site Gas (HSW) | Varies

028 Site Gas-Piping



Building Record # 1003

Reviewer

Category

Does the facility have Site Gas (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

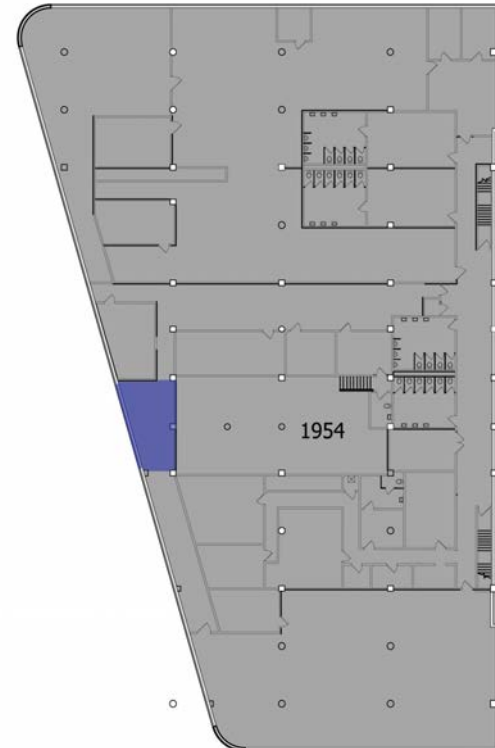
6" main enter building within the basement. Piping is schedule 40 black steel, painted gray with welded joints.
Meter #1: Itron model #I-250. Installed by National Fuel Gas 2014. Rated for 250 cfh.
Meter #2: Singer Meter Co. model #AL-425. Installed by National Fuel Gas 1995. Rated for 425 cfh.
Meter #3: Rockwell model #R-275. Installed by National Fuel Gas 1981. Rated for 275 cfh.
Meter #4: American Meter Co. model #86269. Installed by National Fuel Gas 1984. Rated for 1,200 cfh.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

029 Site Fuel Oil (HSW) |



Building **Record #** 1004

Reviewer

Category

Does the facility have Site Fuel Oil (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Recommended Replacement Scope

Quantity **Units** **Cost Per Unit**

Project Type **Cost**

Broadway Market Facilities Inspection

030 Site Electrical, Including Exterior Distribution (HSW) |



Building **Record #** 1005

Reviewer

Category

Does the facility have Site Electrical, Including Exterior Distribution ☒ No ☐

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Recommended Replacement Scope

Quantity **Units** **Cost Per Unit**

Project Type **Cost**

Broadway Market Facilities Inspection

044 Foundations (HSW) | 1954

044 Foundation-Other



Building **Record #** 1006

Reviewer

Category

Does the facility have Foundations (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

The building is separated into three sections by expansion joints- north (front), center and south (rear)
North (front) Deep foundations-driven piles or drilled caissons are assumed- foundation information not available
Center Concrete pile caps and driven piles- construction documents provide an option for an alternate of concrete caissons
South (rear) Concrete pile caps and driven piles-construction documents provide an option for an alternate of concrete caissons

See report from structural engineer

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**



Broadway Market Facilities Inspection

046 Other Interior Walls |

N/A



Building Record # 1008

Reviewer

Category

Does the facility have Yes

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Interior walls consist of everything from code compliant GWB to deck at the bank, rest rooms and community room. Plywood and other material panels are used at most vendor areas.

Recommended Replacement Scope

Overall, temporary or poorly constructed walls should be removed and rebuilt as tenant spaces are moved or newly constructed with code compliant and potential fire rated materials. A cost cannot be established based on current layout.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

047 Ceilings (HSW) | Varies

047 Ceilings-ACT



Building Record # 1009

Reviewer 3/26/2018

Category

Does the facility have Ceilings (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

There is different ACT tile in multiple locations and installed during different projects that are either in size of 2x2 or 2x4 type drop in style. They have signs of water damage and some tiles are missing.

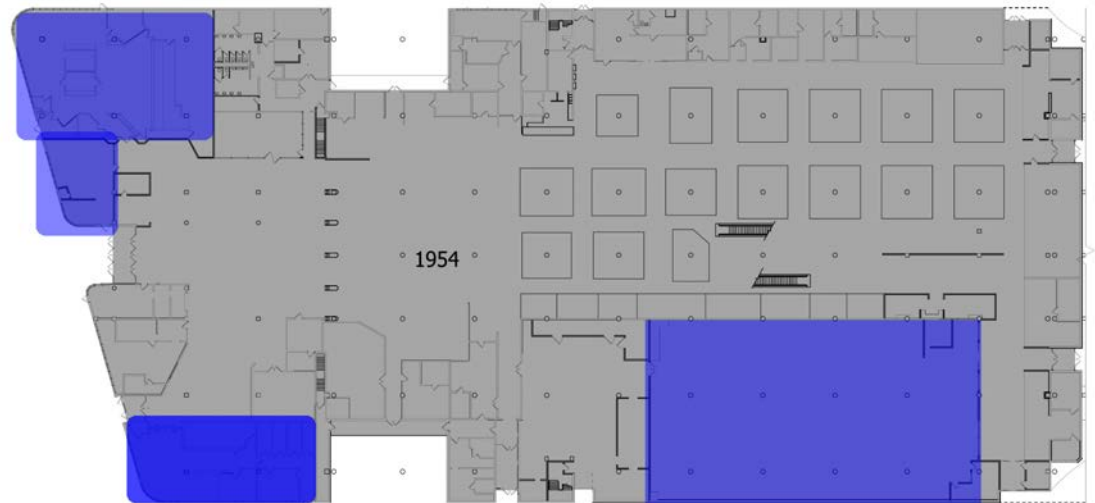
M&T Bank-4,572 sf
Jackson Hewitt-938 sf
Save-A-Lot 11,737 sf

Recommended Replacement Scope

Investigate water infiltration and remove and replace damaged tile as needed with new matching tile.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

047 Ceilings (HSW) | 1954

047 Ceilings-Exposed



Building Record # 1010

Reviewer

Category

Does the facility have Yes

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

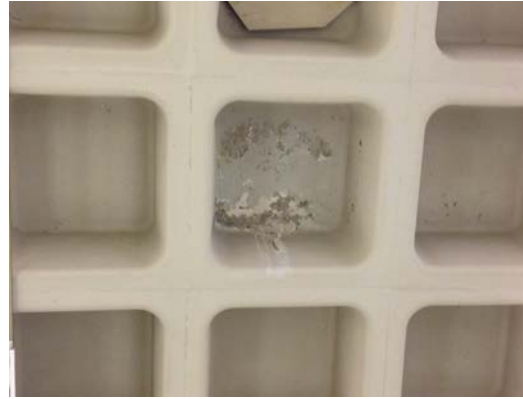
Main floor area pre-manufactured formed structural concrete waffle ceiling has signs of water infiltration from upper parking deck along with paint flaking from moisture in certain areas.

Recommended Replacement Scope

Investigate water infiltration and repair before preparing surfaces to be repainted.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

049 Interior Doors | 1984

049 Interior Doors-Aluminum



Building Record # 1011

Reviewer 3/26/2018

Category

Does the facility have Interior Doors

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Thresholds are damaged by salt corrosion, hinge covers are bent and doors have different varieties of hardware.

Recommended Replacement Scope

Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Panic hardware not included.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

049 Interior Doors Unknown

049 Interior Doors-Hollow Metal



Building Record # 1013

Reviewer 2/6/2018

Category

Does the facility have Interior Doors

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Doors that are associated with the overall building operations were evaluated in this section. Those that are part of renters space or insufficient partitions are not included. Hollow metal doors are mostly in satisfactory condition with the exception of a few that could use to be replaced or painted. Hardware seems to be mixed but operational on existing doors.

Recommended Replacement Scope

Replace with new FRP doors, frames and hardware.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

050 Interior Stairs (HSW) | 1954

050 Interior Stairs-Concrete treads



Building Record # 1014

Reviewer 2/6/2018

Category

Does the facility have Interior Stairs (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

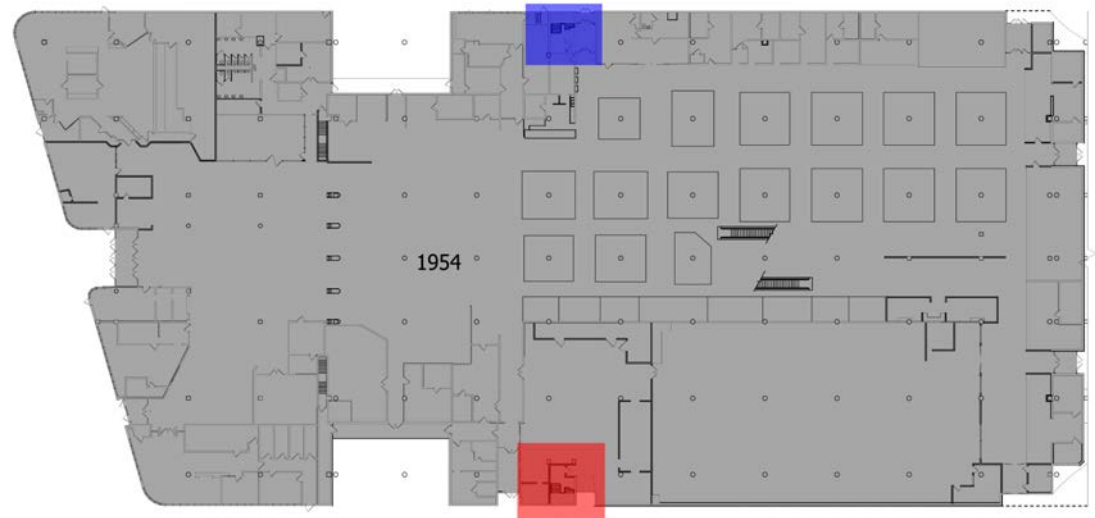
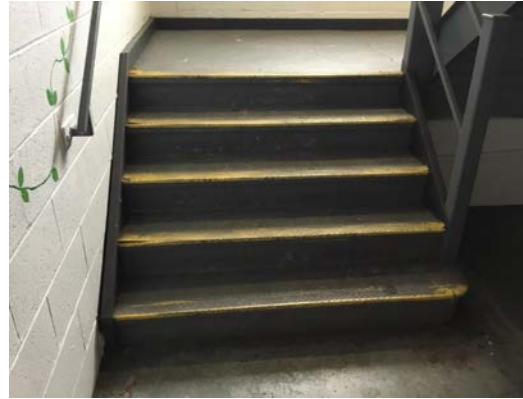
* Only one set of stairs is in operation which is in conflict with the egress requirements of the building code. Stairs in operation are in satisfactory condition however the other three could not be evaluated.

Recommended Replacement Scope

Stairways should be made operational incase of emergency, however other work may be required to make these into legal exits by code.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

051 Elevators, Lifts, and Escalators (HSW) | 1984

051 Elevators/Lifts-Elevator Public



Building **Record #** 1015

Reviewer

Category

Does the facility have Elevators, Lifts, and Escalators (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**



Location ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Two escalators exist from the first floor to the second floor parking area. On the day of this evaluation the escalators were not operating properly.

Recommended Replacement Scope

If the market is to continue use of the second floor escalators should be repaired or replaced.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**



First Floor Plan (North)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Distribution Panel Boards



Building Record # 1016

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

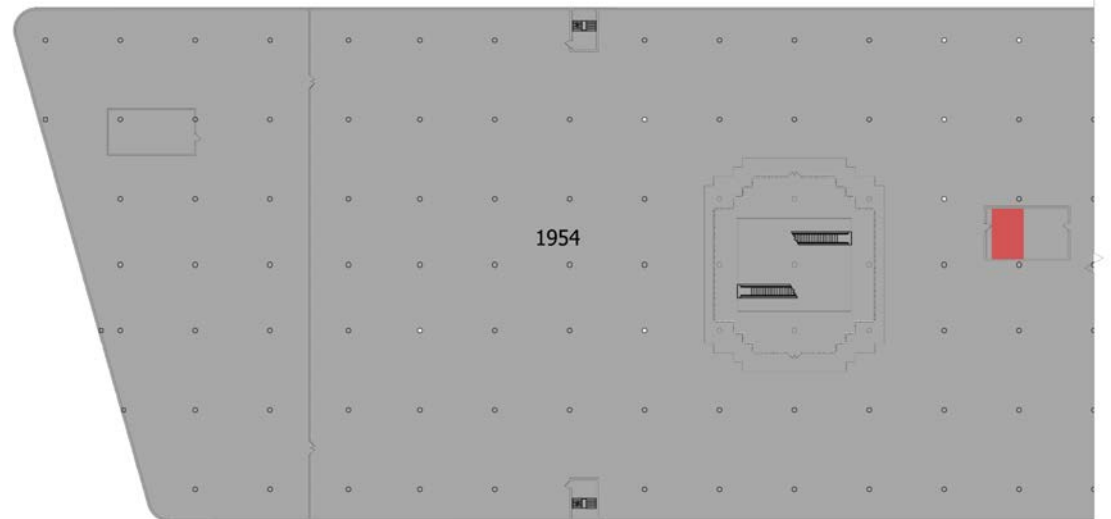
3 Square D panel boards one used for ramp lighting with time switch the other two for general power. 2 badly rusted and corroded and recommend replacing.

Recommended Replacement Scope

Recommend replacing 2 with panel boards suitable for outdoor environment and conditions.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Distribution Panel Boards



Building Record # 1017

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

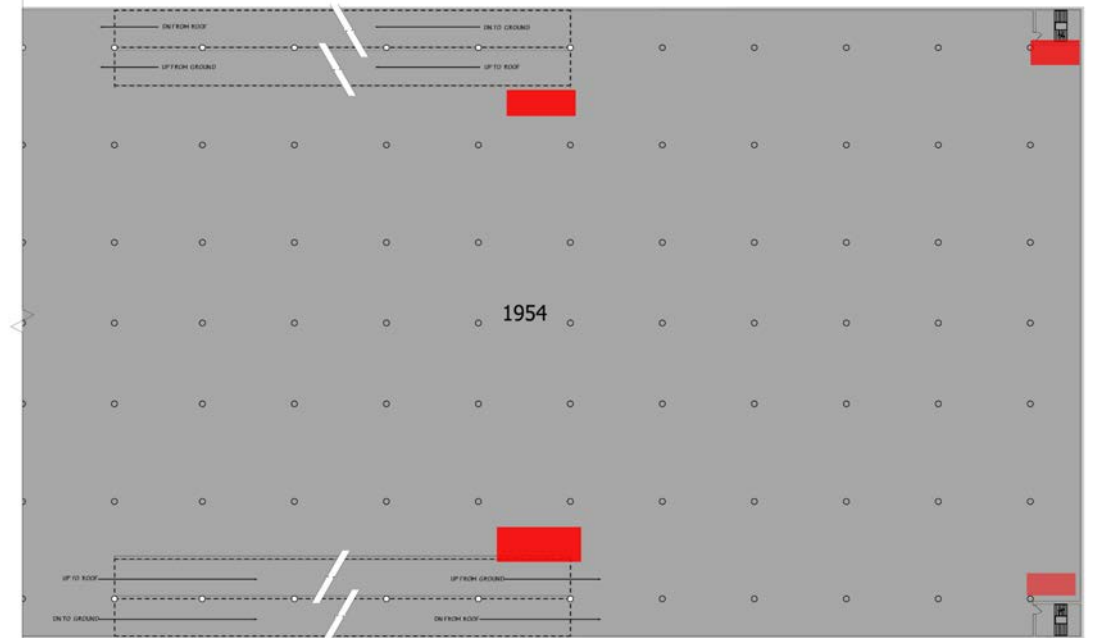
Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.

Recommended Replacement Scope

Recommend replacing with panel boards suitable for outdoor environment and conditions.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (South)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Distribution Panel Boards



Building Record # 1018

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

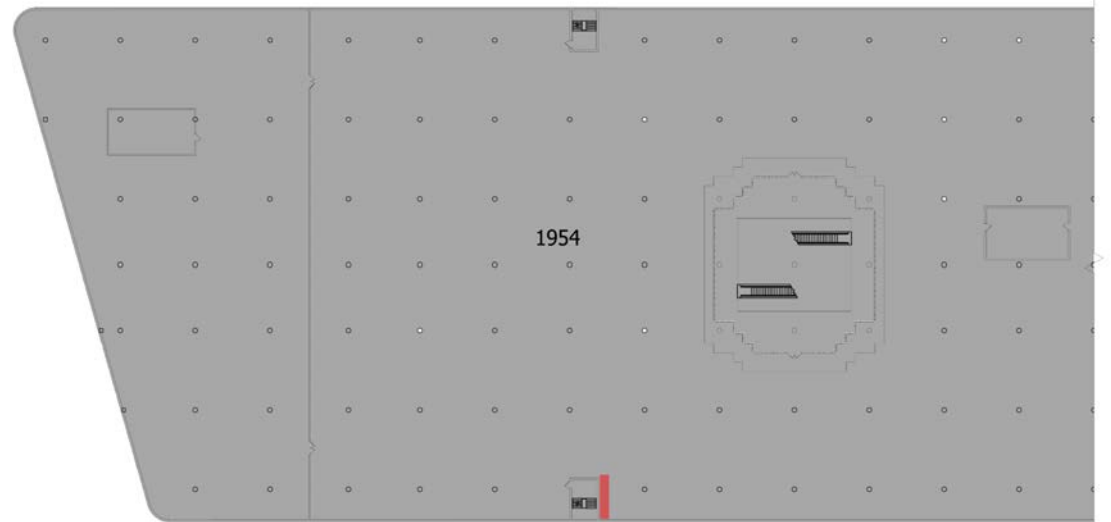
Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.

Recommended Replacement Scope

Recommend replacing with panel boards suitable for outdoor environment and conditions.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Distribution Panel Boards



Building	<input type="text" value="Broadway Market"/>	Record #	1019
Reviewer	<input type="text" value="Corey Wilson (IBC)"/>	<input type="text" value="2/6/2018"/>	
Category	<input type="text" value="052 Interior Electrical Distribution (HSW)"/>		
Does the facility have	Interior Electrical Distribution (HSW)		<input type="text" value="Yes"/>
Type	<input type="text" value="052 Interior Electrical Distribution-Distribution Panel Boards"/>		
Health/Safety/Welfare Item?	<input type="text" value="No"/>		
Year Installed	<input type="text" value="Unknown"/>	Qty.	<input type="text" value="1"/>
		Units	<input type="text" value="EA."/>
Make	<input type="text" value="Square D"/>	Model #	<input type="text" value="NQOD"/>



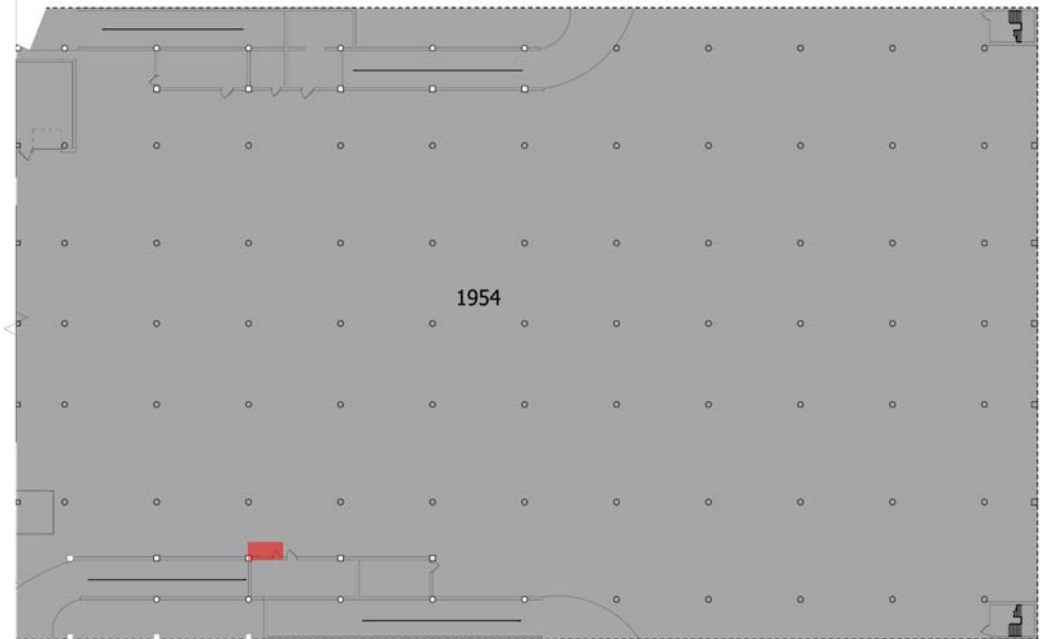
Location	<input type="checkbox"/> Site <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Flr <input type="checkbox"/> 2nd Flr <input type="checkbox"/> Roof		
Condition	<input type="text" value="Unsatisfactory"/>	Remaining Useful Life	<input type="text" value="3 years +/-"/>
Comments/Observations			

Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.

Recommended Replacement Scope

Recommend replacing with panel boards suitable for outdoor environment and conditions.

Quantity	<input type="text" value="1"/>	Units	<input type="text" value="EA."/>	Cost Per Unit	<input type="text" value="\$5,500.00"/>
Project Type	<input type="text"/>	Cost	<input type="text" value="\$5,500.00"/>		



First Floor Plan (South)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Distribution Panel Boards



Building Record # 1020

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

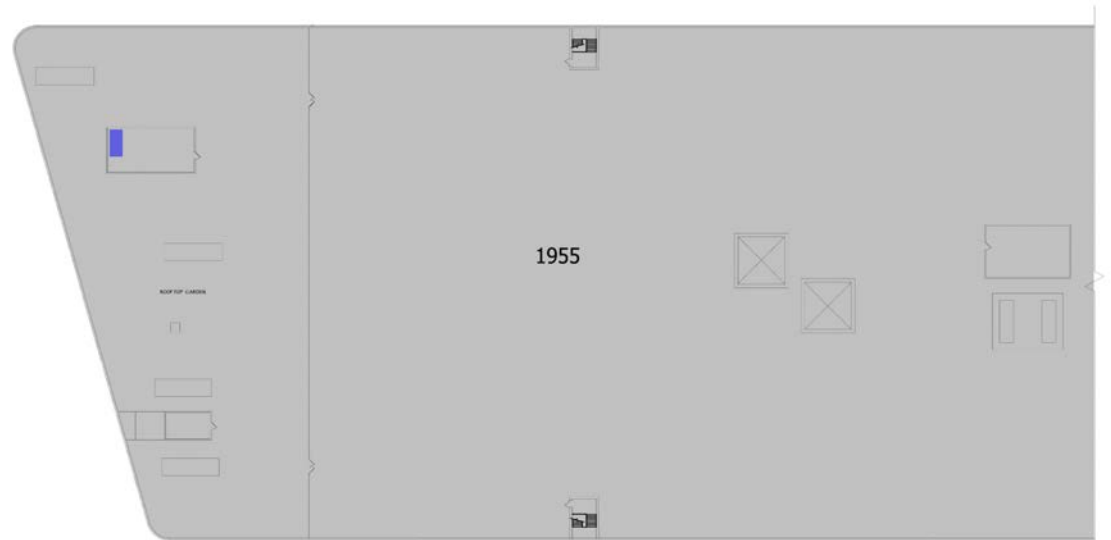
Square D type panel board rusted and corroded and not suitable for environment.

Recommended Replacement Scope

Recommend replacing with suitable type panel board.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Service Entrance Equipment



Building Record # 1021

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

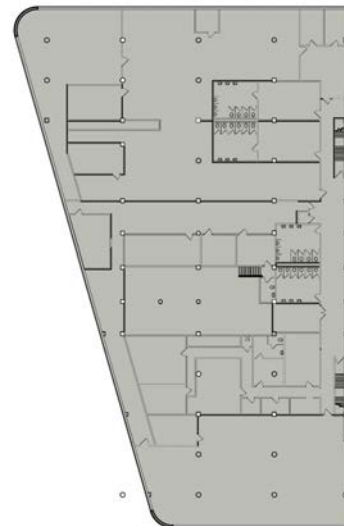
Existing continental switchgear for swbd-dp3, molded case breakers rated for 2000 amps. 120/208 volt service, gear showing signs of corrosion, second row of switchboard is disconnected and all breakers have been turned off.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



1954



Basement Floor Plan

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Service Entrance Equipment



Building Record # 1022

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

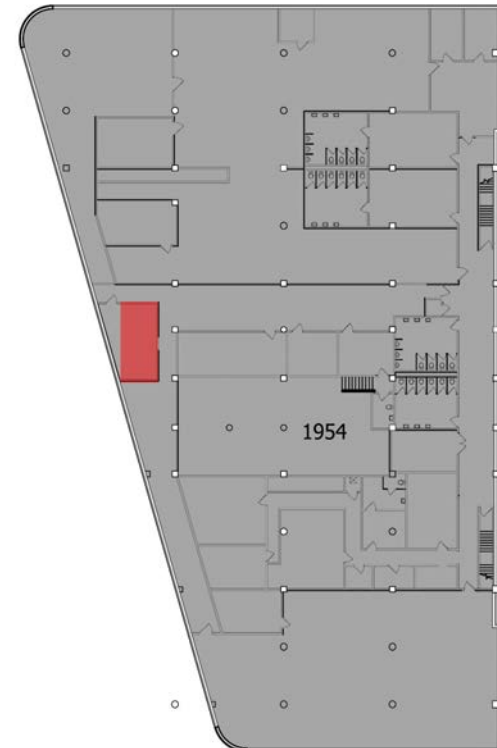
Continental switchgear for swbd-dp2, fused buckets rated for 1600 amps.120/208 volt service, gear showing signs of corrosion and has exceeded its useful life.

Recommended Replacement Scope

Replace switchboard in its entirety with new draw out type breakers or molded case switch board.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

052 Interior Electrical Distribution (HSW) Unknown

052 Interior Electrical Distribution-Service Entrance Equipment



Building Record # 1023

Reviewer

Category

Does the facility have Interior Electrical Distribution (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

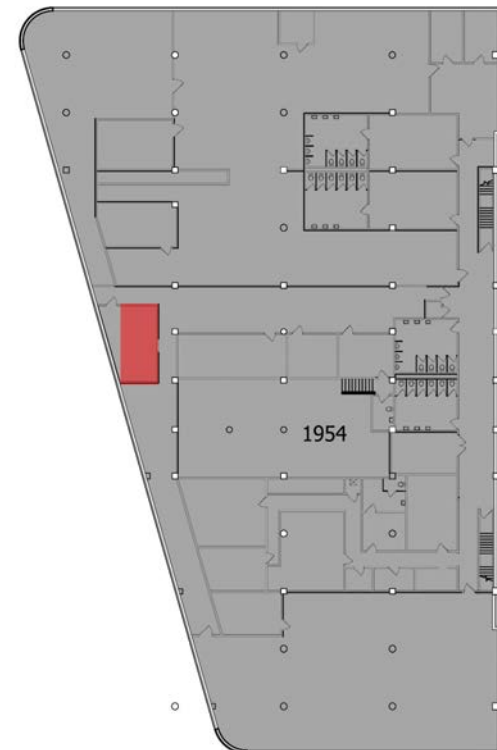
Existing continental switchgear for swbd-dp1, fused buckets rated for 800 amps.120/208 volt service, gear showing signs of corrosion and has exceeded its useful life.

Recommended Replacement Scope

Replace switchboard in its entirety with new draw out type breakers or molded case switch board.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1024

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

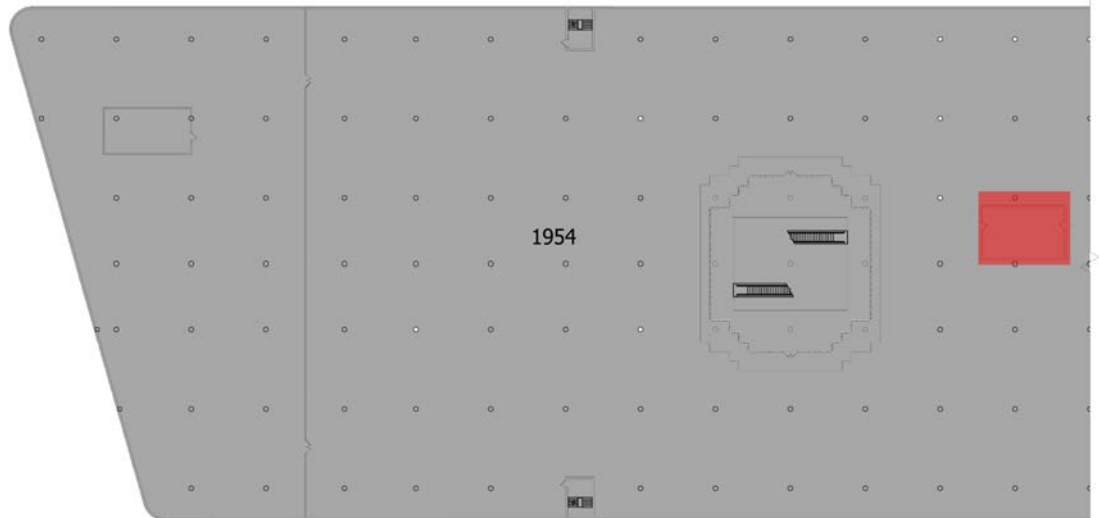
Existing type a socket lamps have CFL lamps screwed into them and currently not operating.

Recommended Replacement Scope

Recommend replacing lighting fixture with and led strip or vapor tight lighting fixture.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1025

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

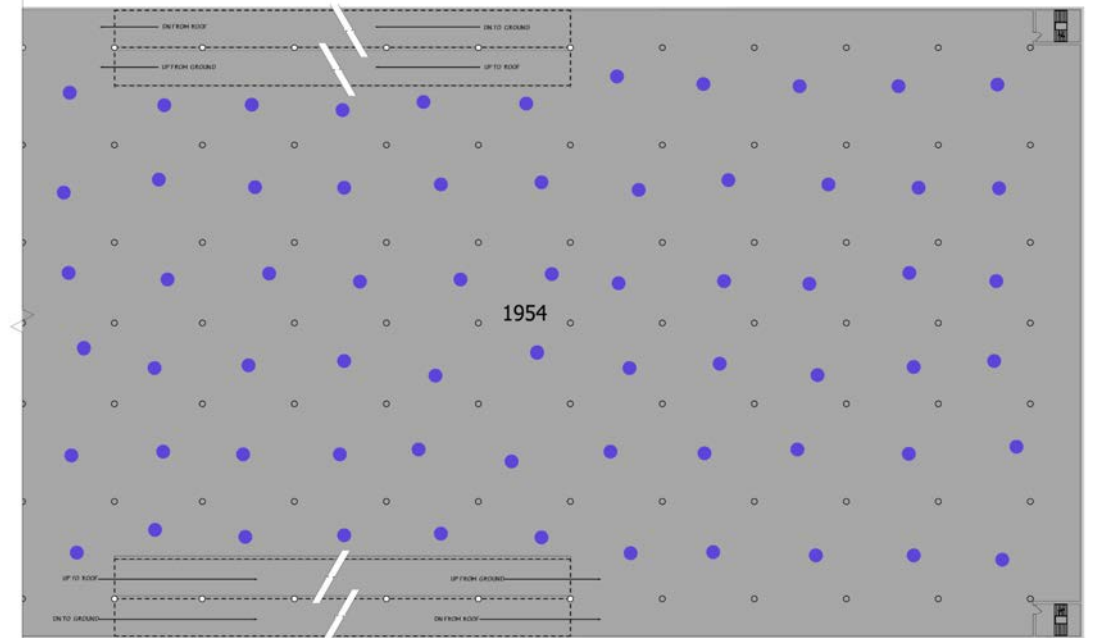
Recently installed led lighting fixtures on 24 hour operation, 20 existing fixtures recessed in structure not removed, 24 new lighting fixtures not in operation and a few hanging not supported correctly.

Recommended Replacement Scope

Recommend re-supporting fixtures hanging, and replaced led boards or drivers for led fixtures currently not operational.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (South)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1026

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

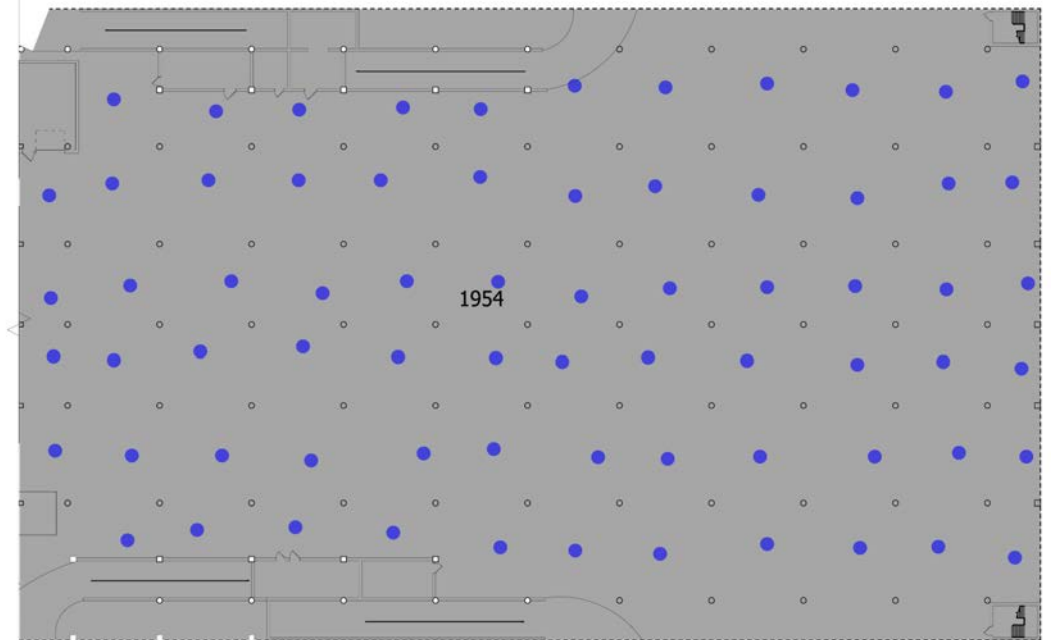
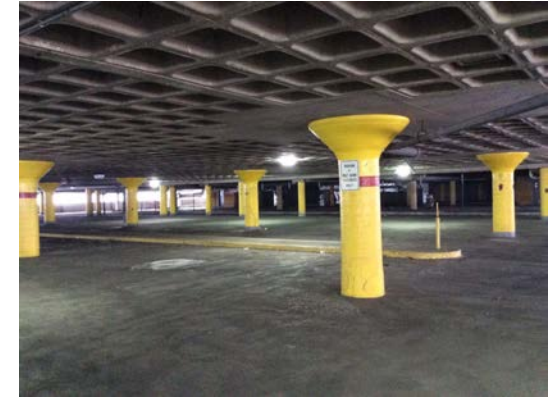
Recently installed led lighting fixtures on 24 hour operation, 20 existing fixtures recessed in structure not removed, 24 new lighting fixtures not in operation and a few hanging not supported correctly.

Recommended Replacement Scope

Recommend re-supporting fixtures hanging, and replaced led boards or drivers for led fixtures currently not operational.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (South)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1027

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

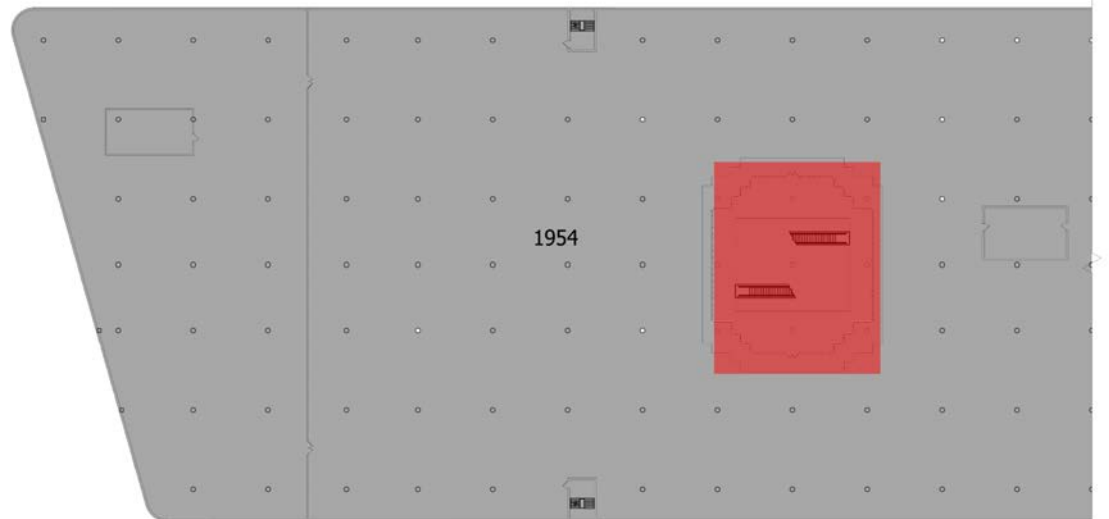
Fluorescent strip lighting fixtures and surface track lighting in second floor lobby space, breaker controlled 24 hour operation, lamps unprotected.

Recommended Replacement Scope

Recommend replacing with led type strip lighting fixture with wire guard or high I act frosted lens fixture. provide integral occupancy switch for energy savings.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1029

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

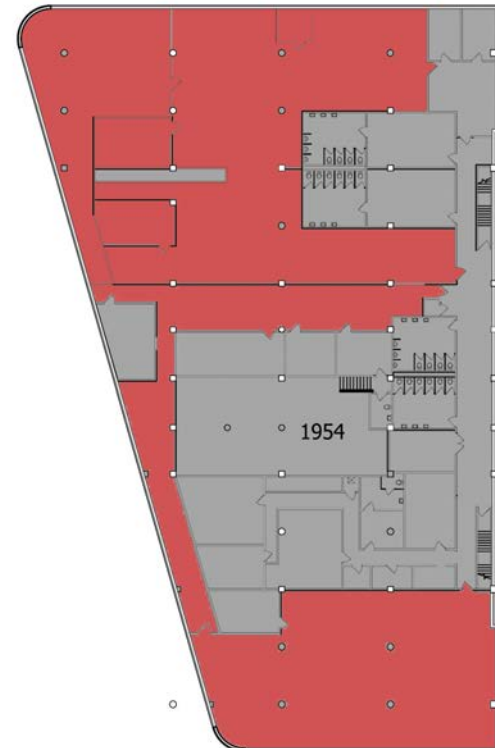
Mechanical spaces have incandescent lamp holders and fluorescent strip lighting fixtures illuminating the area. some are not operable and or missing lenses.

Recommended Replacement Scope

Recommend replacing lighting fixtures one for one with led strip fixture with lenses cover.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1028

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

Surface mounted high pressure sodium lighting fixtures time switch controlled in third floor ramp area.

Recommended Replacement Scope

Recommend replacing with led type in place and kind.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (South)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1031

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

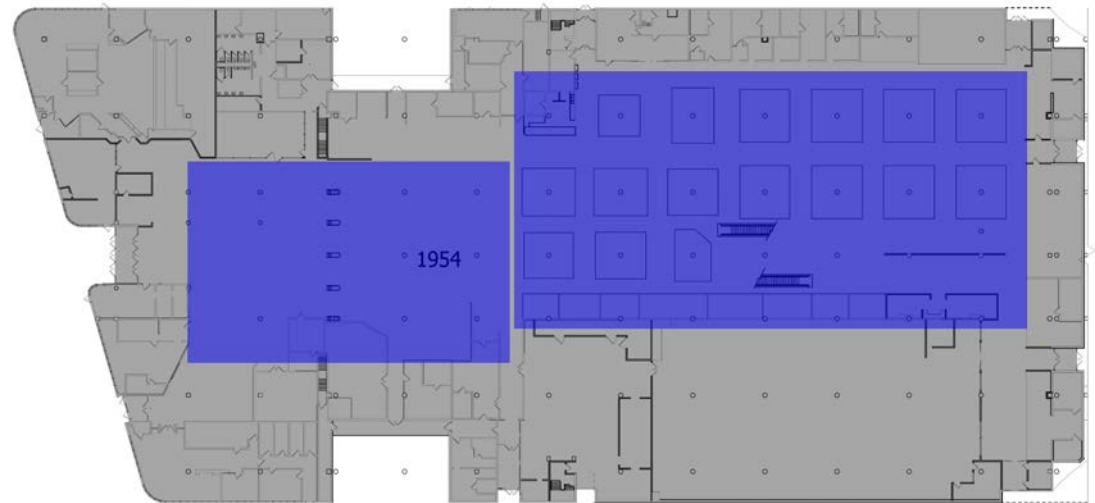
2x4 - 4 lamp t-5 fluorescent high bay lighting fixtures utilized for general illumination. breaker controlled no local switching.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Ceiling mounted



Building Record # 1030

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

7 high impact surface mounted flour scent lighting fixtures in each stair hall tower.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

053 Lighting Fixtures |

053 Lighting Fixtures-Fluorescent



Building Record # 1032

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

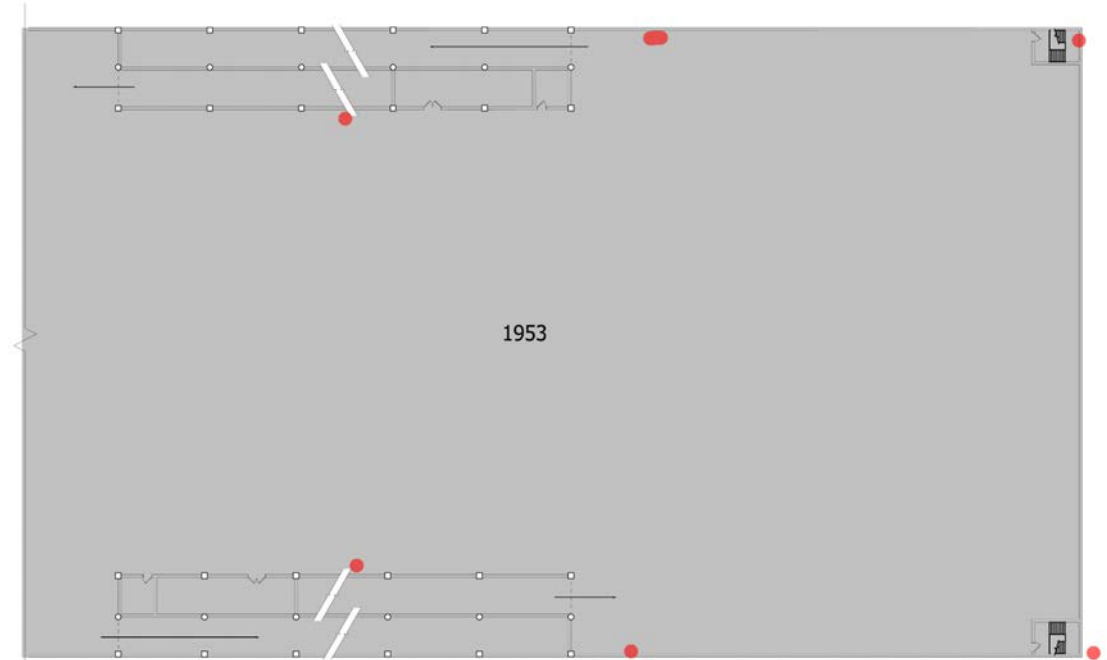
Poles show signs of rust and wear, lighting fixtures are metal halide and high pressure sodium, operate by time switch only, lenses are cracked and damaged.

Recommended Replacement Scope

Recommend replacing with led type luminaries, with integral photocells for control, replace damaged and rusted poles.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (South)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

053 Lighting Fixtures-Fluorescent



Building Record # 1033

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

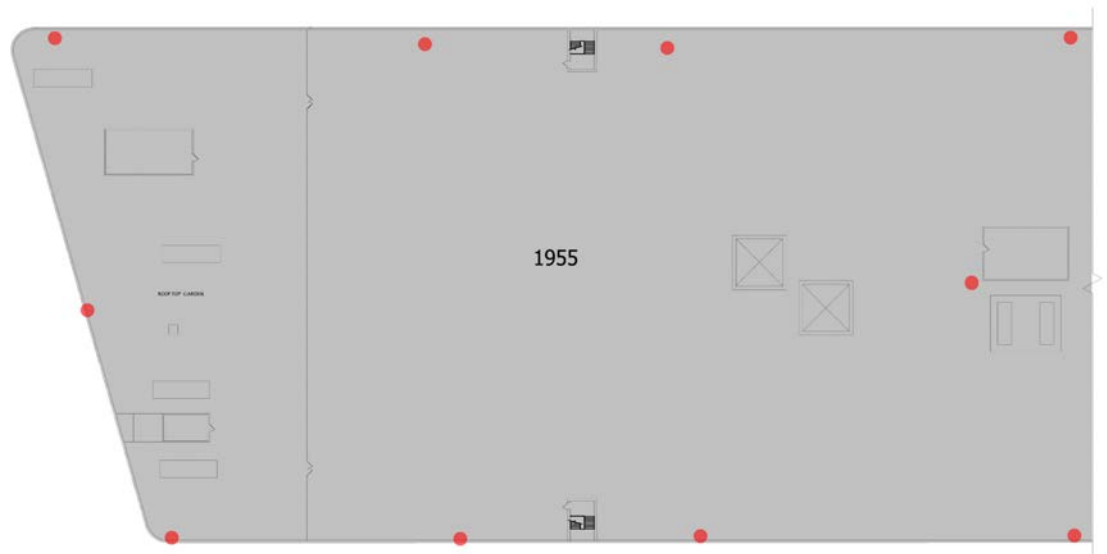
Poles show signs of rust and wear, lighting fixtures are metal halide and high pressure sodium, operate by time switch only, lenses are cracked and damaged.

Recommended Replacement Scope

Recommend replacing with led type luminaries, with integral photocells for control, replace damaged and rusted poles.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

053 Lighting Fixtures Unknown

N/A



Building Record # 1034

Reviewer

Category

Does the facility have Lighting Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

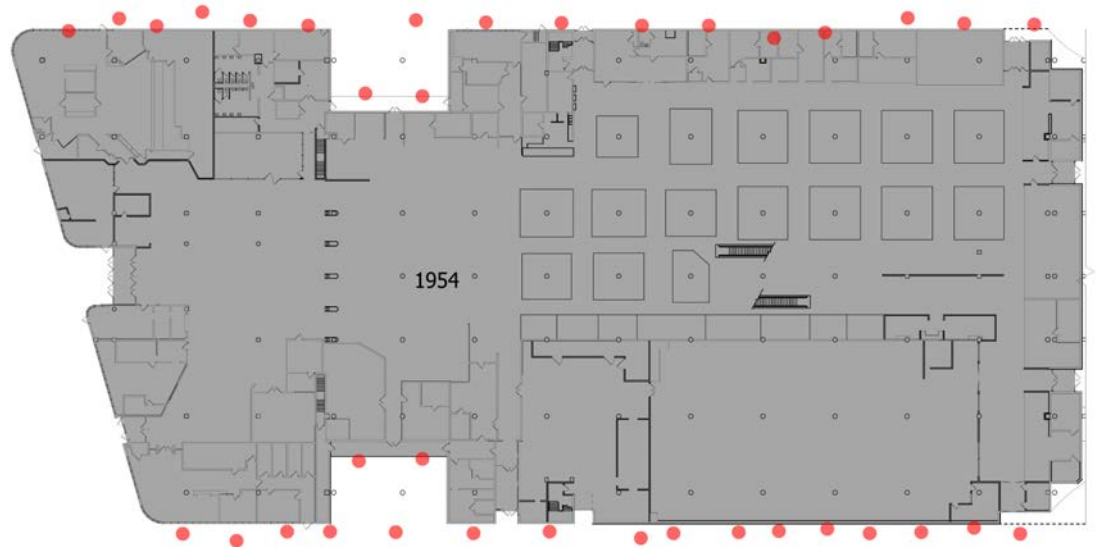
Metal halide wall mounted flood lights, yellowed and cracked lenses, were currently on during the day, controlled via time switch in second floor parking ramp electrical room.

Recommended Replacement Scope

Recommend replacing the lighting fixtures one for one with led type with integral photocell for operation and to only operate at night.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

054 Communications Systems (HSW) Unknown

054 Communication Systems-Other



Building Record # 1035

Reviewer

Category

Does the facility have Communications Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Wireless access points provided through out first floor of building; back to computer and network switch mounted to truss work in open lobby.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

056 Carpet Unknown

056 Carpet-Tiles



Building Record # 1036

Reviewer 3/26/2018

Category

Does the facility have Carpet

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Carpet tile in M&T bank along with Jackson Hewitt. Carpet does show some staining and signs of wear along with the Broadloom carpet in the community space.

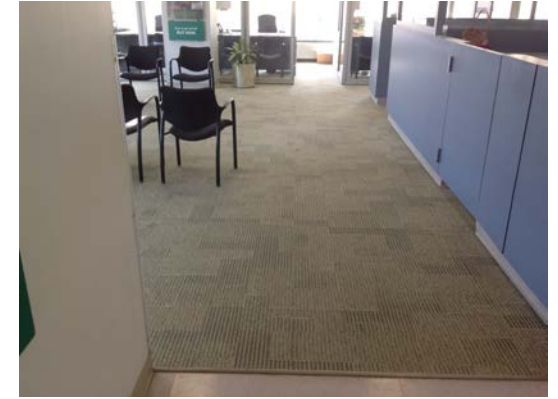
M&T Bank- 1520 sf
Jackson Hewitt-675 sf
Community Room -650 sf

Recommended Replacement Scope

Replace all with new carpet tile.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

057 Resilient Tiles or Sheet Flooring Unknown

057 Resilient Tiles/Sheet Flooring-VCT



Building Record # 1037

Reviewer 3/26/2018

Category

Does the facility have Resilient Tiles or Sheet Flooring

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

There is 12x12 vinyl tile missing, loose and curling in the front main entry, rubber flooring in the corridor exit ways at interior entrances also curling and bunching creating trip hazards.

12x12 vct tile 110 sf
rubber flooring at entrances 1000 sf

Recommended Replacement Scope

Replace with new non slip tile at all areas.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

058 Hard Flooring (concrete; ceramic tile; stone, etc.) | 1955

058 Hard Flooring-Concrete



Building Record # 1038

Reviewer 3/26/2018

Category

Does the facility have Hard Flooring (concrete; ceramic tile; stone,)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Areas of the floor have been painted numerous times along with cutting and patching throughout. Paint is peeling and worn.

Recommended Replacement Scope

Polish concrete floors by removal of pre existing coatings, grinding and edging, wet vac pick-up and auto scrubbing between grit changes to provide a uniform appearance

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

060 Structural Floors (HSW) | 1954
060 Structural Floors-Precast concrete structural systems



Building Record # 1039

Reviewer

Category

Does the facility have Structural Floors (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

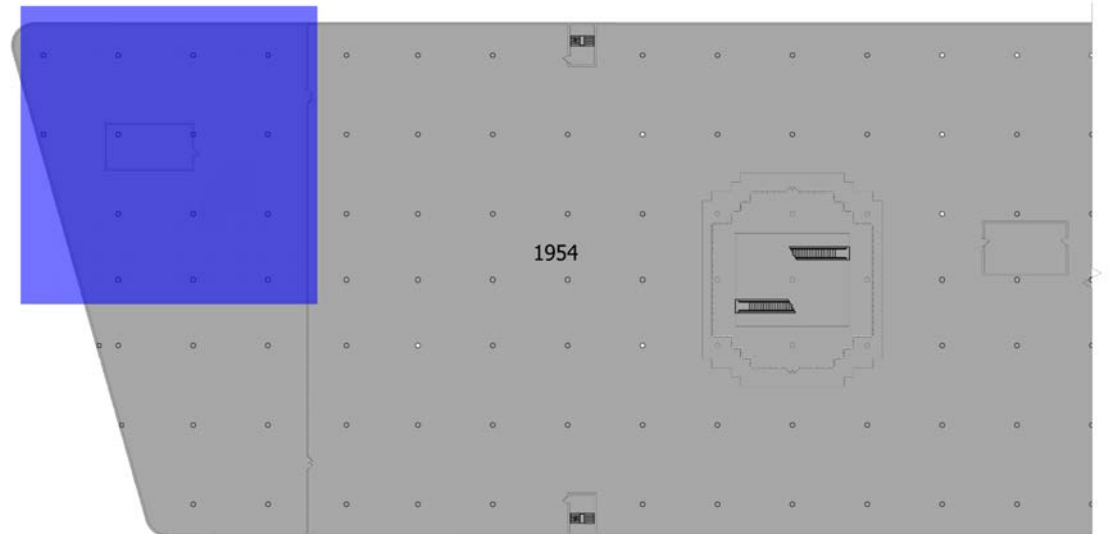
Cracks have been filled over the north portion of the second floor. New ones appear to be in need of filler. General area of the 1955 parking portion of the second floor appears to be satisfactory. One area shown in the pictures needs to be filled. The parking surface has a coating system over it that is failing and peeling off.

Recommended Replacement Scope

Remove existing coating system, provide new coating to surface approximately \$18/sf assume 163,000 sf; Total \$2,934,000. Crack injection: Epoxy crack injection, approximately \$30/lf, assume 1,000 lf. Total \$30,000. Slap Patch (overhead): Cementitious patch, approximately \$55/SF conservatively assume 1% of bottom of roof slab to be patched, approximately 1,400 sf. Total \$77,000. This number is separate from new coating.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

060 Structural Floors (HSW) | 1954

060 Structural Floors-Reinforced concrete slab on grade



Building Record # 1040

Reviewer 2/6/2018

Category

Does the facility have Structural Floors (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Floor does not demonstrate any signs of structural distress however cracks are frequent. Many patches have been cut into concrete and terrazzo floor. Some areas of terrazzo have been patched with standard concrete. Others have been painted to suit ground floor parking is concrete as well. Many cracks exist there as well.

Recommended Replacement Scope

Appearance upgrades may be desired in flooring record. Structural floor should be re-evaluated in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

061 Exterior Wall/Columns (HSW) | 1954

061 Exterior Walls/Columns-Concrete



Building Record # 1041

Reviewer

Category

Does the facility have Exterior Wall/Columns (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

First Floor (South): multiple fractures and spalling with rebar exposed.

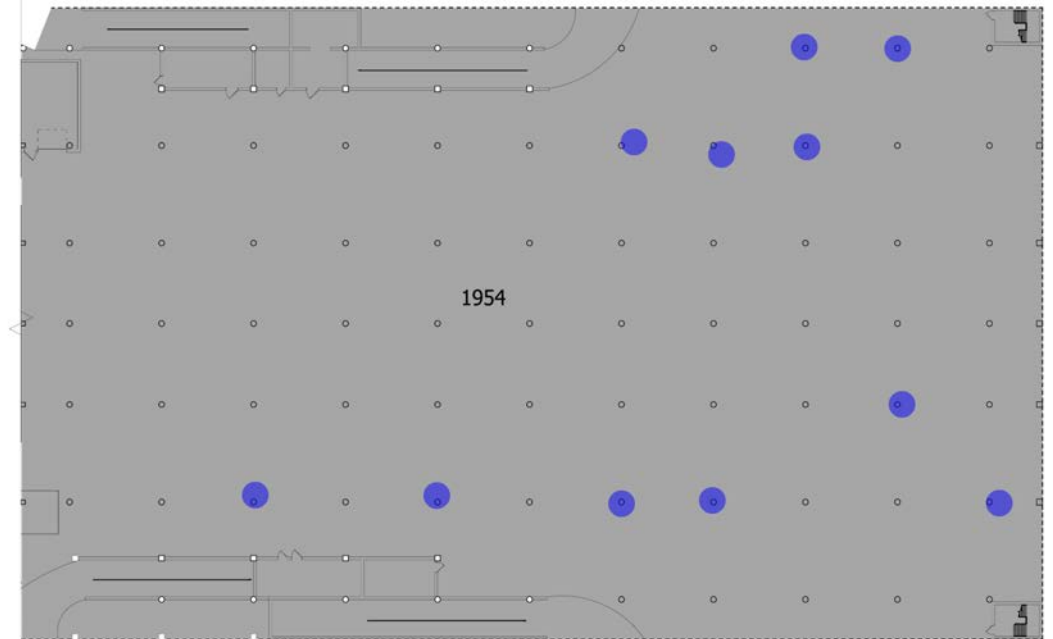
Recommended Replacement Scope

Cementitious patch and epoxy-carbon fiber wrap. Assume +/- 10 sf per column (average).

Refer to structural report.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (South)

Broadway Market Facilities Inspection

061 Exterior Wall/Columns (HSW) | 1954

061 Exterior Walls/Columns-Concrete



Building Record # 1042

Reviewer

Category

Does the facility have Exterior Wall/Columns (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Second Floor (North): multiple fractures and spalling with rebar exposed

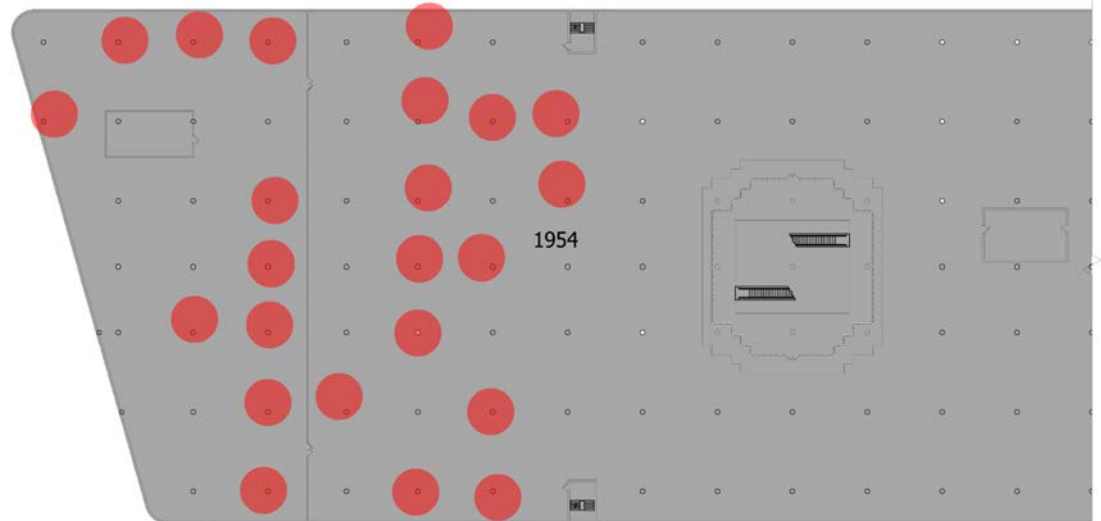
Recommended Replacement Scope

Cementitious patch and epoxy-carbon fiber wrap. Assume +/- 20 sf per column (average).

Refer to structural report.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

061 Exterior Wall/Columns (HSW) | 1954

061 Exterior Walls/Columns-Concrete



Building Record # 1043

Reviewer

Category

Does the facility have Exterior Wall/Columns (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

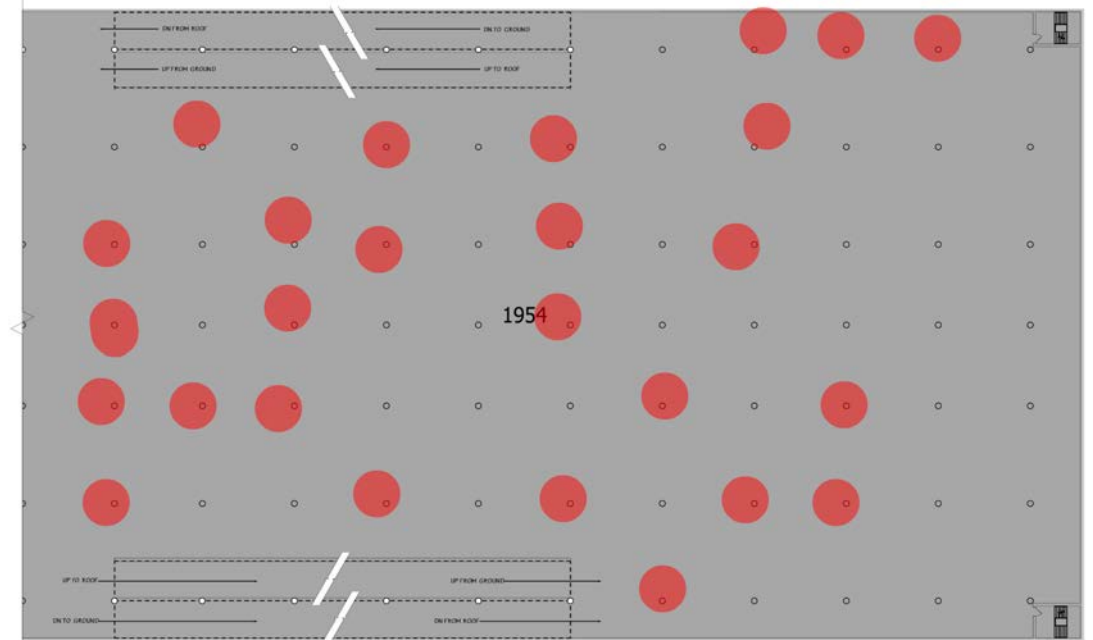
Second Floor (South): multiple fractures and spalling with rebar exposed

Recommended Replacement Scope

Refer to structural report.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (South)

Broadway Market Facilities Inspection

061 Exterior Wall/Columns (HSW) Unknown

061 Exterior Walls/Columns-Concrete



Building Record # 1044

Reviewer 3/26/2018

Category

Does the facility have Exterior Wall/Columns (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

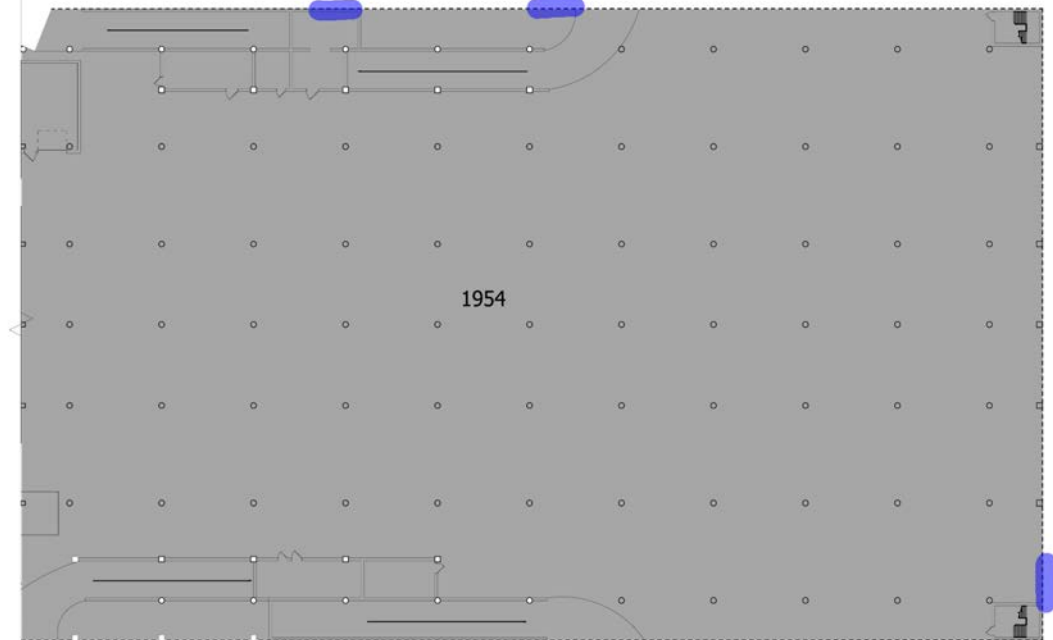
Spalling of concrete allowing structural rebar to be exposed. Damaged cinder block around window allowing water to enter allowing freeze thaw actions to exist near Lombard Street parking entrance and near dumpster storage entrance

Recommended Replacement Scope

Replace broken or moved CMU with new.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (South)

Broadway Market Facilities Inspection

064 Exterior Doors | ?

064 Exterior Doors-Aluminum



Building Record # 1045

Reviewer 2/13/2018

Category

Does the facility have Exterior Doors

Type

Health/Safety/Welfare Item?

Year Installed ? Qty. 14 Units EA.

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life 3 years +/-

Comments/Observations

Frames becoming unattached gaps at caulk joints and headers identified in red.

Recommended Replacement Scope

Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Panic hardware not included.

Quantity 12 Units EA. Cost Per Unit \$3,465.00

Project Type Cost \$41,580.00



First Floor Plan (North)

Broadway Market Facilities Inspection

064 Exterior Doors Unknown

064 Exterior Doors-Aluminum



Building Record # 1046

Reviewer 2/13/2018

Category

Does the facility have Exterior Doors

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Aluminum slider - not operable - being repaired at time of survey identified in red.

Recommended Replacement Scope

Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Auto Operator hardware not included.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

064 Exterior Doors Unknown

064 Exterior Doors-Overhead Coiling



Building Record # 1048

Reviewer 2/13/2018

Category

Does the facility have Exterior Doors

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

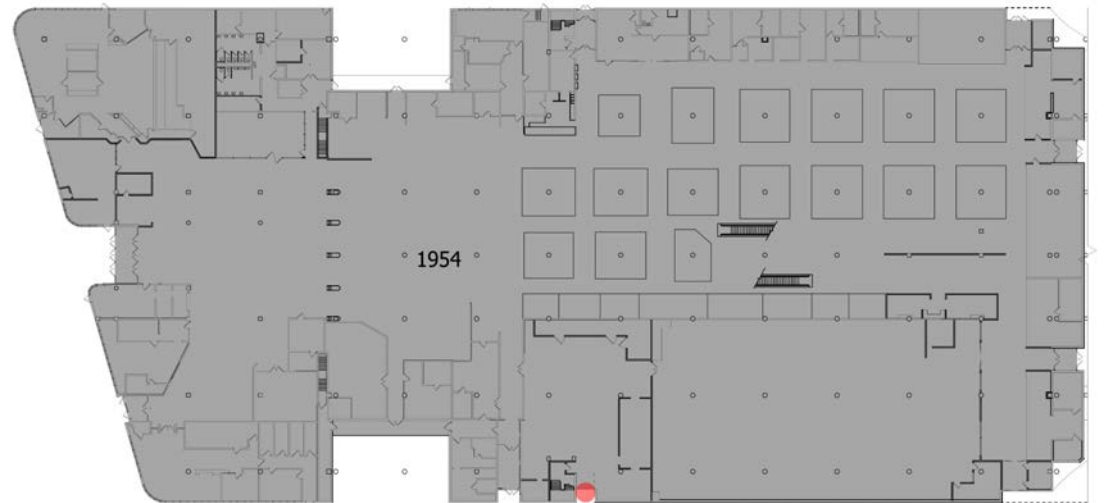
Coiling overhead identified in red.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

064 Exterior Doors Unknown

064 Exterior Doors-Steel



Building Record # 1049

Reviewer 2/13/2018

Category

Does the facility have Exterior Doors

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Rust on frames and door bottoms. Steel door installed in deteriorating wood frame and plywood covering window.

Recommended Replacement Scope

Remove existing door and frame. Abatement not included. Provide new HM frame and door. Finish hardware allowance included. (Panic hardware not included)

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

067 Windows Unknown
067 Windows-Aluminum Storefront



Building Record # 1052

Reviewer 3/26/2018

Category

Does the facility have Windows

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Smaller windows (15sf per opening) have been covered over with plywood and other material. Larger storefront aluminum windows have damaged frames and seals.

Recommended Replacement Scope

Replace units with energy efficient insulated glass.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

067 Windows | 1954

067 Windows-Glass Block



Building Record # 1053

Reviewer

Category

Does the facility have Yes

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

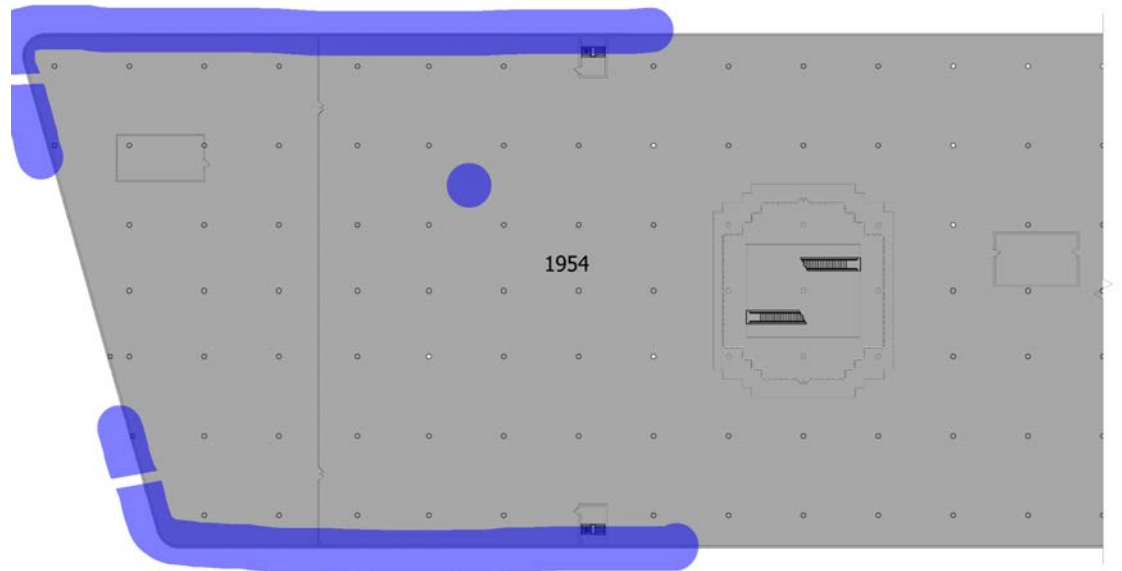
There are broken glass blocks and some openings covered with plywood or other material allowing water and insects to enter.

Recommended Replacement Scope

Clean and repaint lentsils, replace broken individual glass, re-caulk and install complete units in covered openings

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

068 Roofs (HSW) Unknown

068 Roofs-Built up



Building Record # 1054

Reviewer

Category

Does the facility have Roofs (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

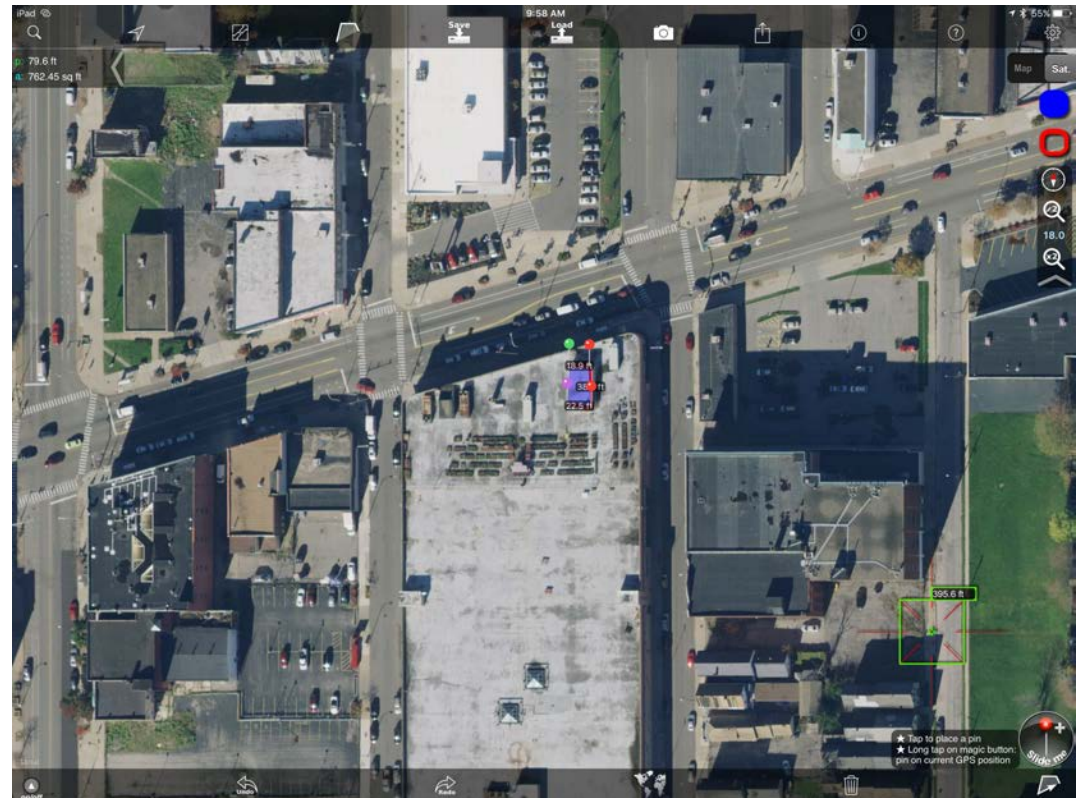
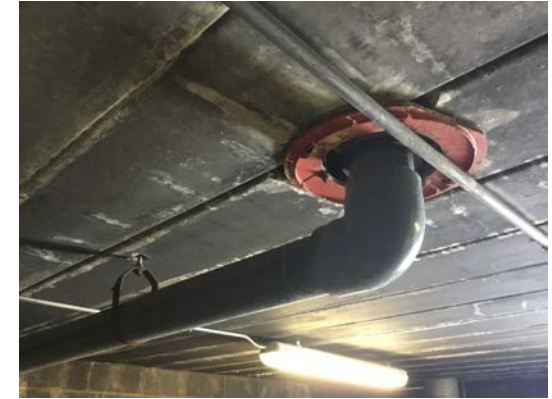
Concrete plank deck. Minor cracking but no major concerns.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Broadway Market Facilities Inspection

069 Skylights | 1984

069 Skylights-Glass



Building Record # 1055

Reviewer 3/26/2018

Category

Does the facility have Skylights

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

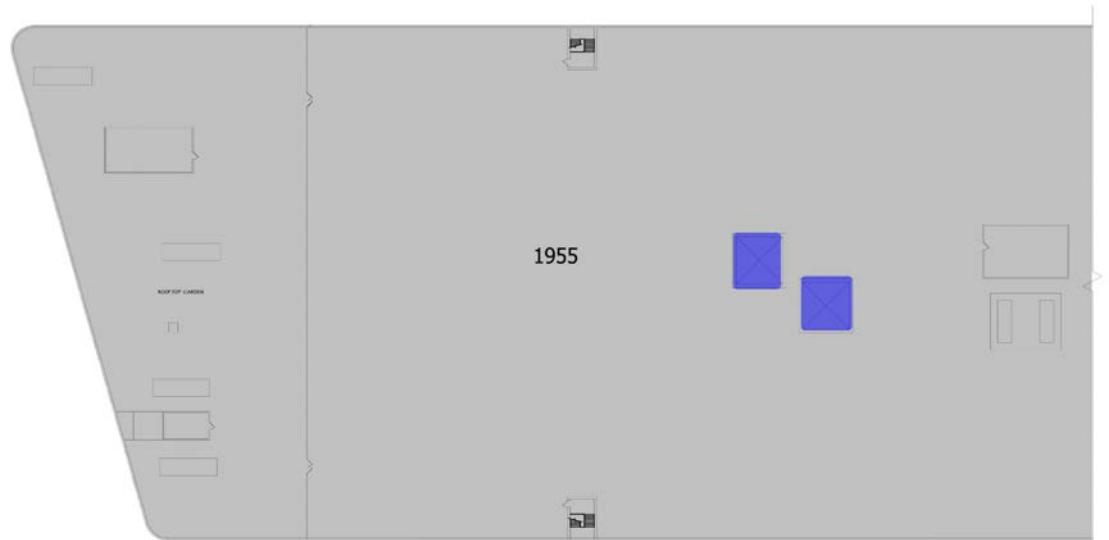
Evidence of water leaks and general moisture penetration causing paint to peel and flake.

Recommended Replacement Scope

Replace with new aluminum frame, insulated glass complete with new flashing on curb.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

070 Water Distribution System (HSW) | Varies

070 Water Distribution System-Copper pipes



Building Record # 1056

Reviewer

Category

Does the facility have Water Distribution System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

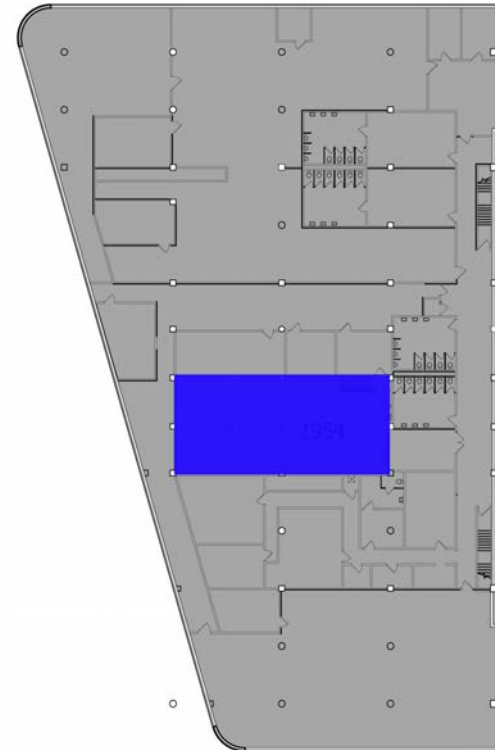
Copper piping with solder type joints. Piping is insulated and identified in some locations. Some piping observed to be not insulated or identified. No issues reported.

Recommended Replacement Scope

Provide Insulation and identification on piping not currently insulated or identified.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

070 Water Distribution System (HSW) Unknown

070 Water Distribution System-Other pipes



Building **Record #** 1057

Reviewer

Category

Does the facility have Water Distribution System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units** **Make** **Model #**



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

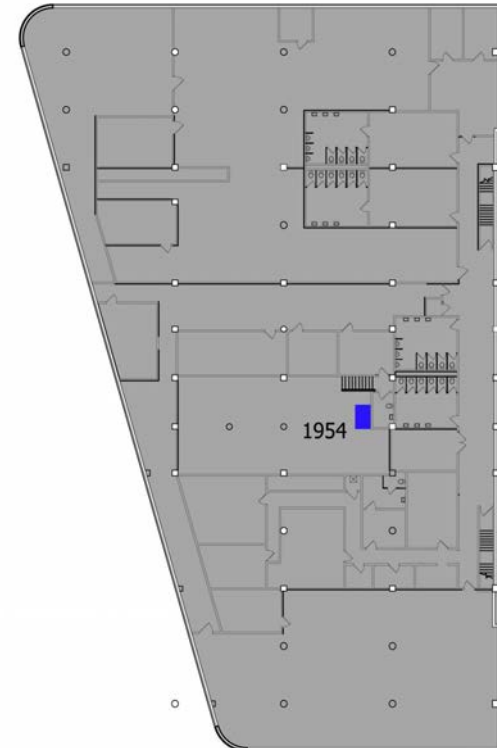
1 - Water softener with brine tank. Water softener is currently not plugged in and operational.
Cold make-up water piping to system has a water meter and backflow prevention device installed.
Water Meter: Sensus PMM series.
Backflow Prevention Device: 3/4" Watts model #909QT.
Water softener, brine tank observed to be in good condition, but are currently non-operational.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**



Basement Plan

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) Unknown

027 Site Sanitary-Grease Interceptors



Building Record # 1058

Reviewer 3/5/2018

Category

Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

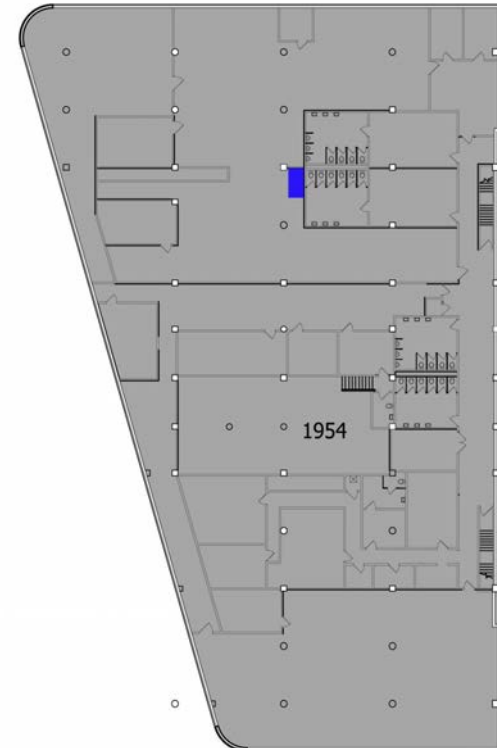
1 - Cast iron, floor mounted grease interceptor located within basement.
Cast iron inlet and outlet piping with no-hub type fittings.
Copper vent piping.
Interceptor and piping observed to be in good operating condition.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) | 1954

071 Plumbing Drainage System-Iron pipes



Building Record # 1059

Reviewer 3/5/2018

Category

Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

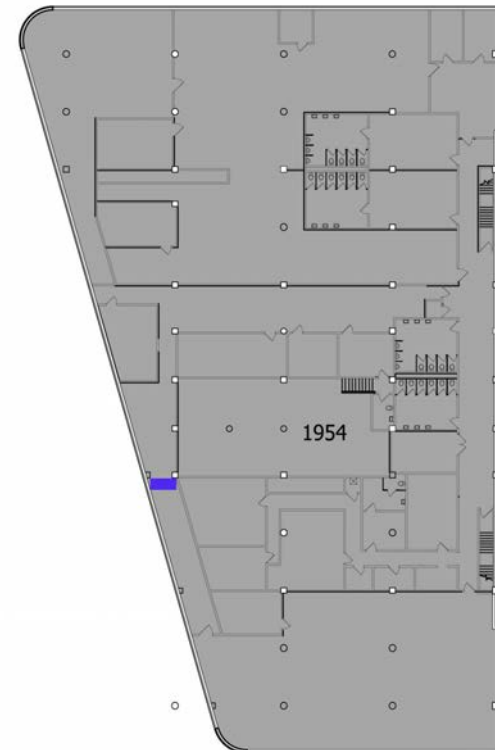
Cast iron piping with lead and oakum joints.
Surface rust appears in various locations but piping appears to be in good overall condition.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) | 1955

071 Plumbing Drainage System-Iron pipes



Building Record # 1060

Reviewer

Category

Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

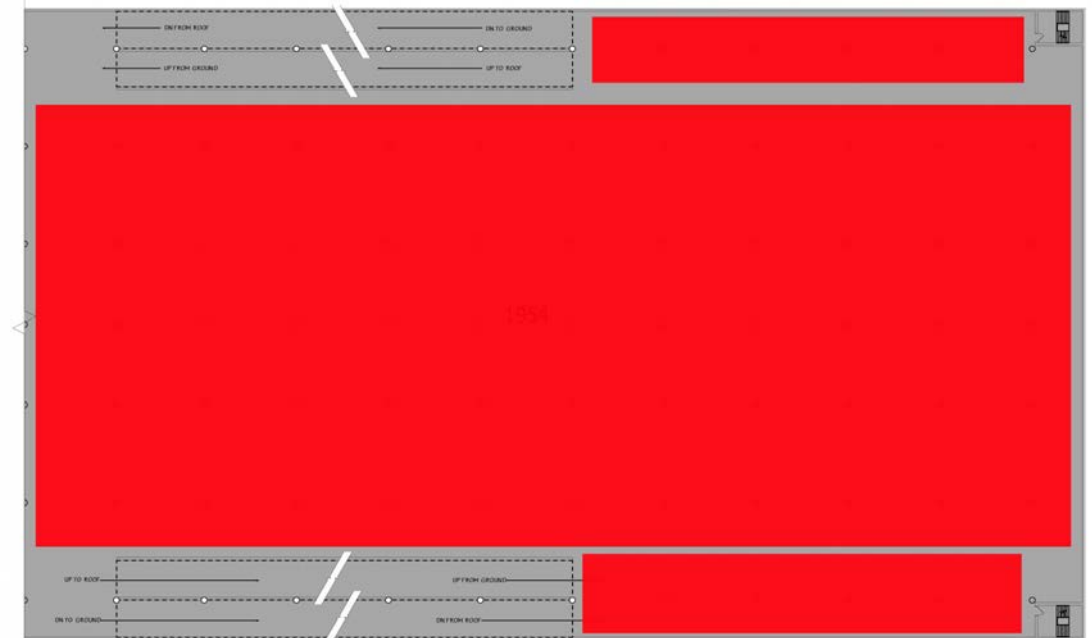
South Parking deck drains are cast iron construction.
Some drains in various locations have been capped or covered over.
Operable drains observed to be in poor to fair working condition.
Drains observed to have reached their useful life expectancy.

Recommended Replacement Scope

Replace parking deck drains in their entirety.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (South)

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) Unknown

071 Plumbing Drainage System-Iron pipes



Building Record # 1061

Reviewer 3/5/2018

Category

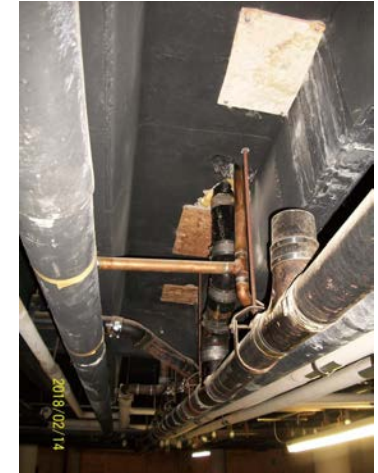
Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

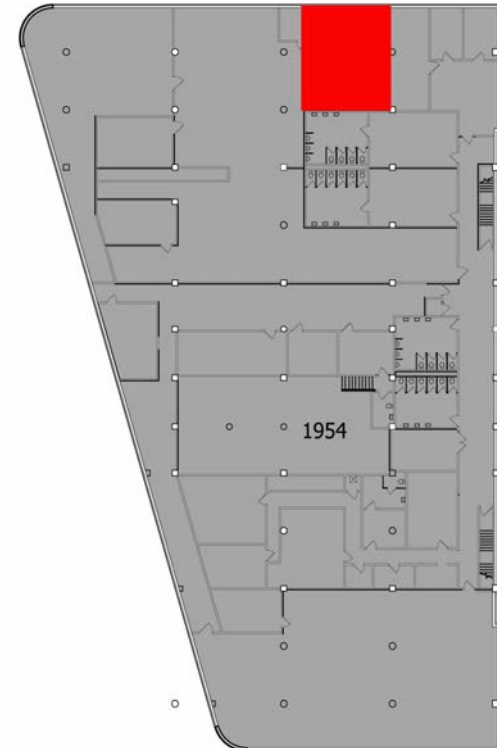
4" (average size) Cast iron piping with "no-hub" type joints.
Rusting, corrosion and pitting of piping observed in various locations.

Recommended Replacement Scope

Replace cast iron piping and "no-hub" type fittings in their entirety where condition of piping dictates.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) Unknown

071 Plumbing Drainage System-Other pipes



Building Record # 1062

Reviewer

Category

Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

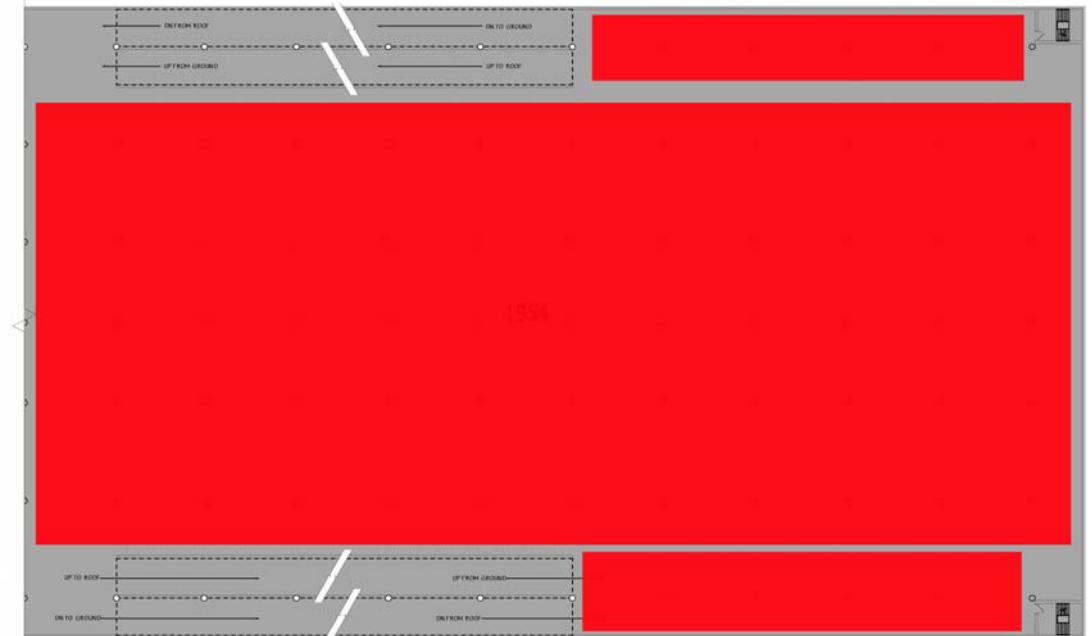
Drainage piping from parking deck drains is of varying materials (cast iron or PVC). Piping is leaking in some locations and has reached its useful life expectancy.

Recommended Replacement Scope

Replace drainage piping from parking deck drains.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (South)

Broadway Market Facilities Inspection

071 Plumbing Drainage System (HSW) Unknown

071 Plumbing Drainage System-Pumped Discharged



Building Record # 1063

Reviewer 3/5/2018

Category

Does the facility have Plumbing Drainage System (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

2 - Submersible type "grinder" type sewage ejector pumps within basin. Basin cover is sealed airtight. Pumps are rated 3 horsepower each.

"Rhombus" control and alarm panel controls pump operation. Alarm is audible and visual.

4" discharge piping terminates into 5" sanitary sewer. Piping schedule 40 black steel with flanged joints. Fittings observed to be showing signs of rusting.

4" vent piping from sump basin terminates to atmosphere. Piping is schedule 40 PVC with solvent joints and "No"Hub" type fittings. Piping observed to be in good operating condition.

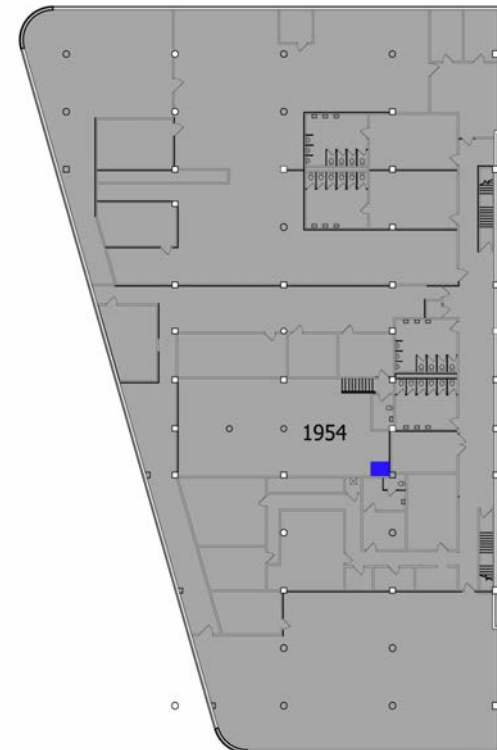
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

072 Hot Water Heaters (HSW) Unknown

072 Hot Water Heaters-Natural gas



Building Record # 1064

Reviewer

Category

Does the facility have Hot Water Heaters (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

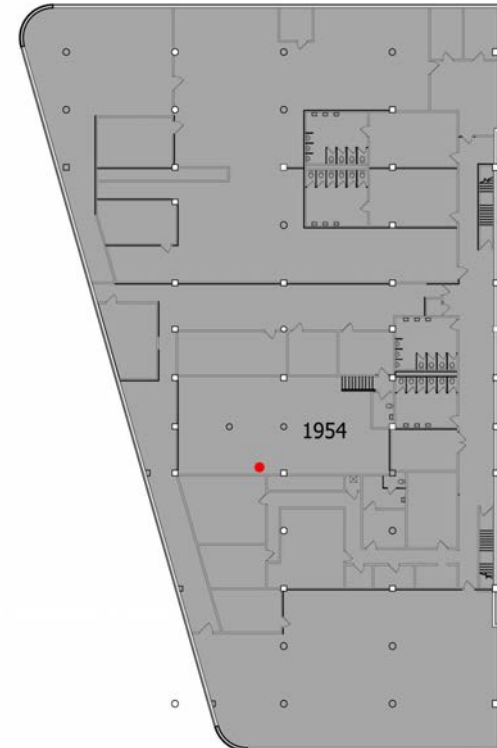
1 - Gas fired, 50 gallon storage type water heater.
1/2" gas and 3/4" hot and cold piping connections.
Galvanized flue piping.
Water Heater is operational but reaching it's useful life expectancy. Unit is showing signs of rusting.

Recommended Replacement Scope

Provide new domestic water and associated piping.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Drinking Fountain



Building Record # 1065

Reviewer 3/5/2018

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

1- Bi-Level, ADA compliant, stainless steel drinking fountain. ADA unit observed to be covered and is non-operational.

Recommended Replacement Scope

Replace fixture with new bi-level, ADA compliant electric water cooler.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Lavatories



Building Record # 1067

Reviewer 3/5/2018

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

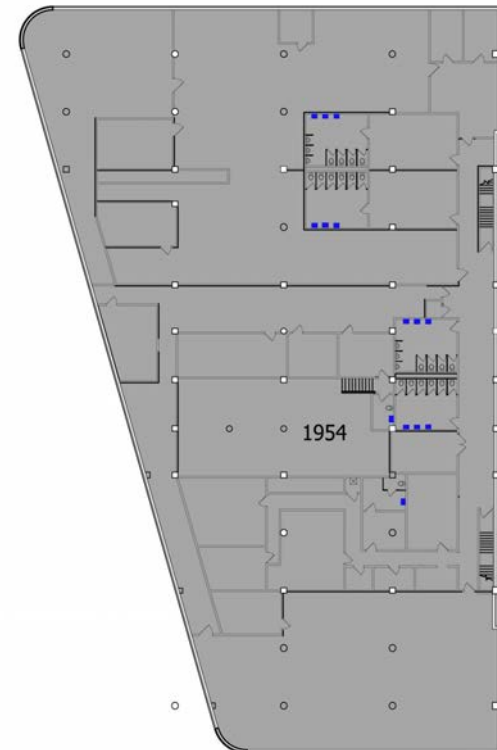
13 - Vitreous china, wall mounted lavatories with manually operated faucets.
1 - lavatory observed to be removed from wall within Men's Room.
Fixtures and faucets are reaching their useful life expectancy.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Lavatories



Building Record # 1066

Reviewer

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

8 - Vitreous china, under-mount lavatories with manually operated faucets.
1 - Vitreous china, wall mounted lavatory with manually operated faucet.
Fixtures and faucets observed to be in good operating condition.
No reported issues.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Toilets



Building Record # 1068

Reviewer

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

22 - Vitreous china, floor mounted water closets with manually operated flush valves. Fixtures and flush valves are reaching their useful life expectancy. No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Toilets



Building Record # 1069

Reviewer

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

8 - Vitreous china, wall hung water closets with manually operated flush valves.
No reported issues.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Urinals



Building Record # 1070

Reviewer 3/5/2018

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

2 - Vitreous china, wall hung urinals with manually operated flush valves.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

073 Plumbing Fixtures Unknown

073 Plumbing Fixtures-Urinals



Building Record # 1071

Reviewer

Category

Does the facility have Plumbing Fixtures

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

6 - Vitreous china, floor mounted urinals with manually operated flush valves.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

074 HVAC System Type | 1984?

074 HVAC System Type-Cabinet heater



Building Record # 1072

Reviewer 2/13/2018

Category

Does the facility have HVAC System Type

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Hot water cabinet unit heaters in good working order. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Replacement of hot water cabinet unit heater. Make all modifications required for connection. Upgrade all controls.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

074 HVAC System Type | 1954?

074 HVAC System Type-Unit Heaters



Building Record # 1073

Reviewer 2/13/2018

Category

Does the facility have HVAC System Type

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

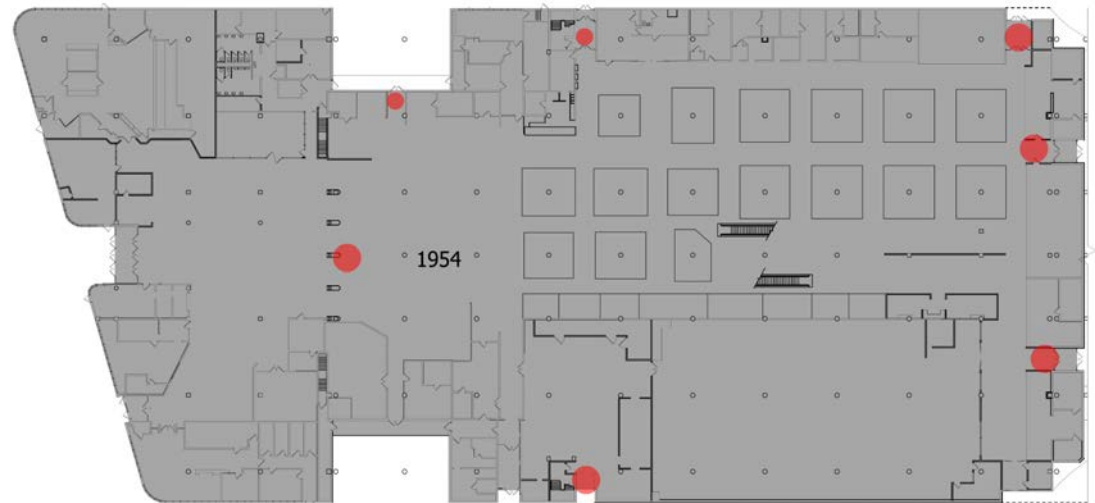
Hot water vertical unit heaters nearing end of useful life. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Replacement of hot water vertical unit heater. Make all modifications required for connection. Upgrade all controls.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

075 Heat Generating Systems (HSW) | 2010

075 Heat Generating Systems-Boiler/Hot water



Building Record # 1074

Reviewer 2/13/2018

Category

Does the facility have Heat Generating Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

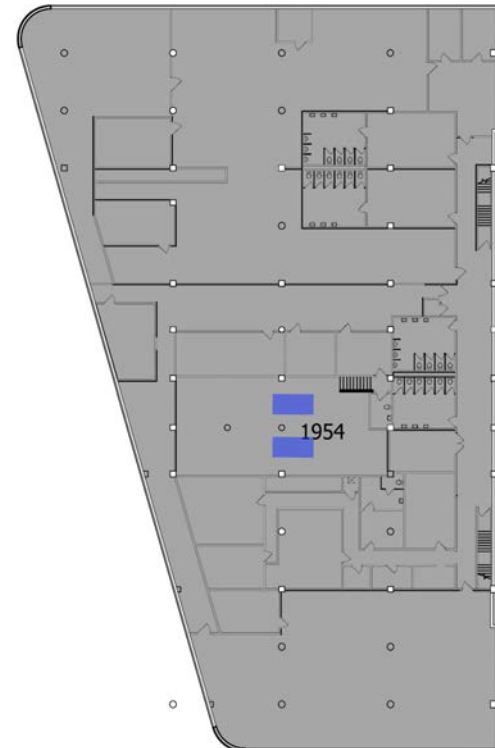
Gas fired boilers are in good working order.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

075 Heat Generating Systems (HSW) | 1984

075 Heat Generating Systems-Furnace/Forced Air



Building Record # 1075

Reviewer

Category

Does the facility have Heat Generating Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Furnace unit nearing end of useful life.
Gas is disconnected, unit has DX cooling.
R-22 refrigerant.

Recommended Replacement Scope

Replacement of furnace with fan coil unit per space usage requirements. Provide modifications to ductwork. Provide unit with DX cooling. Refrigerant in unit shall be acceptable per current IMC requirements. Provide hot water heating. Unit may require energy recovery.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

076 Heating Fuel/Energy Systems (HSW) |



Building **Record #** 1076

Reviewer

Category

Does the facility have Heating Fuel/Energy Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Recommended Replacement Scope

Quantity **Units** **Cost Per Unit**

Project Type **Cost**

Broadway Market Facilities Inspection

077 Cooling/Air Conditioning Generating System | 1984

077 Cooling/AC Generating Systems-RTU's



Building Record # 1077

Reviewer

Category

Does the facility have Cooling/Air Conditioning Generating System

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

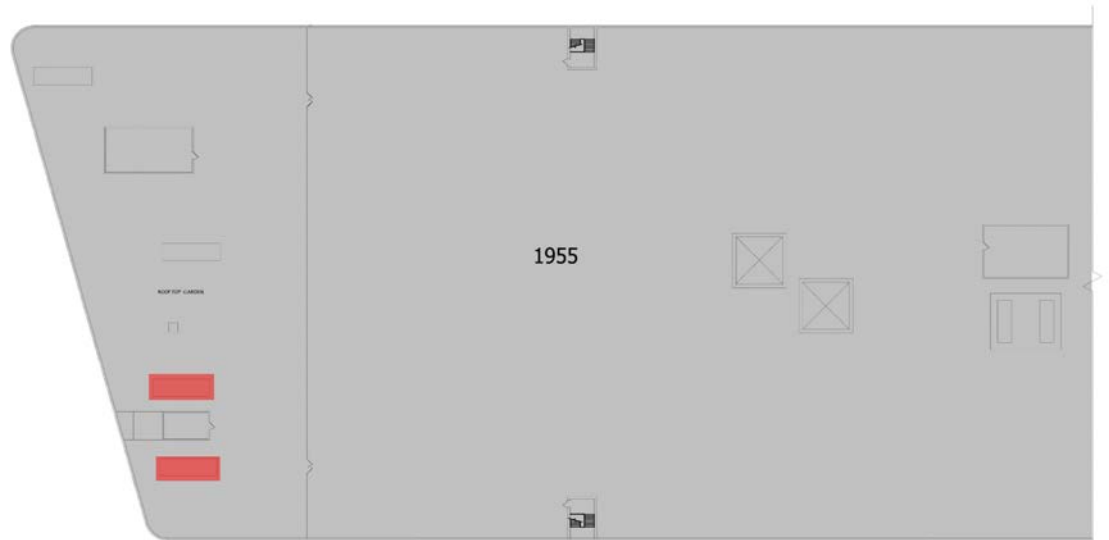
Rooftop units with DX cooling and gas fired heating nearing end of useful life. R-22 refrigerant

Recommended Replacement Scope

Recommended replacement of air handling equipment. Provide modifications to ductwork as needed. Provide unit with gas fired heating and DX cooling. Refrigerant in unit shall be acceptable per current IMC requirements. Unit may require energy recovery.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

077 Cooling/Air Conditioning Generating System | 2011

077 Cooling/AC Generating Systems-RTU's



Building Record # 1078

Reviewer

Category

Does the facility have Cooling/Air Conditioning Generating System

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

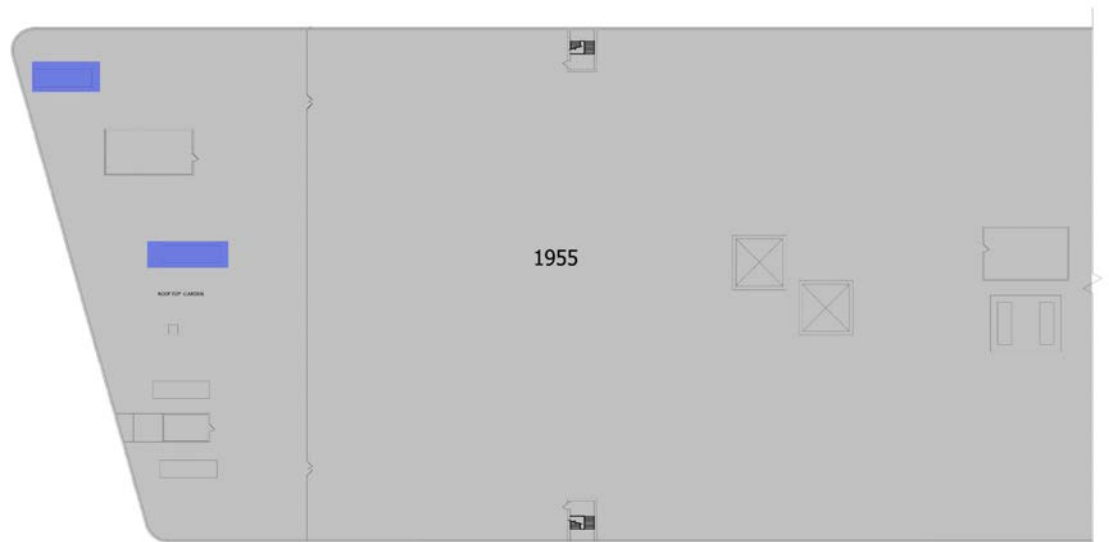
Rooftop units with DX cooling and gas fired heating in good working order.
R-410A refrigerant.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

077 Cooling/Air Conditioning Generating System | 1980

077 Cooling/AC Generating Systems-Split systems



Building Record # 1079

Reviewer

Category

Does the facility have Cooling/Air Conditioning Generating System

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

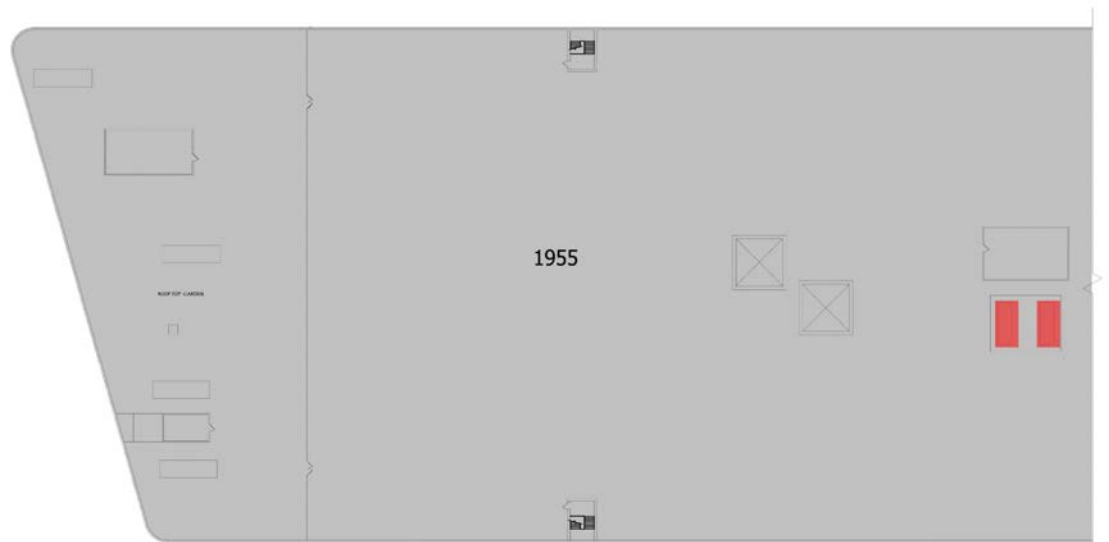
Air cooled chiller nearing end of useful life.
Unit serves cooling coils on first floor.
R-22 refrigerant

Recommended Replacement Scope

Air cooled chiller units nearing end of useful life. Recommend replacement of exterior units. Also included in cost should be replacement of refrigerant piping, piping support rails, flashing of rails to roof membrane, equipment support rails, and replacement of refrigerant piping insulation. Refrigerant in unit shall be acceptable per current IMC code requirements.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1954?

078 Air Handling/Ventilation Equipment-Exhaust Units



Building Record # 1080

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Existing sidewall fan no longer operational. Unit covered with plastic bag.

Recommended Replacement Scope

Remove sidewall exhaust fans. Infill opening.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1980?

078 Air Handling/Ventilation Equipment-Exhaust Units



Building Record # 1081

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

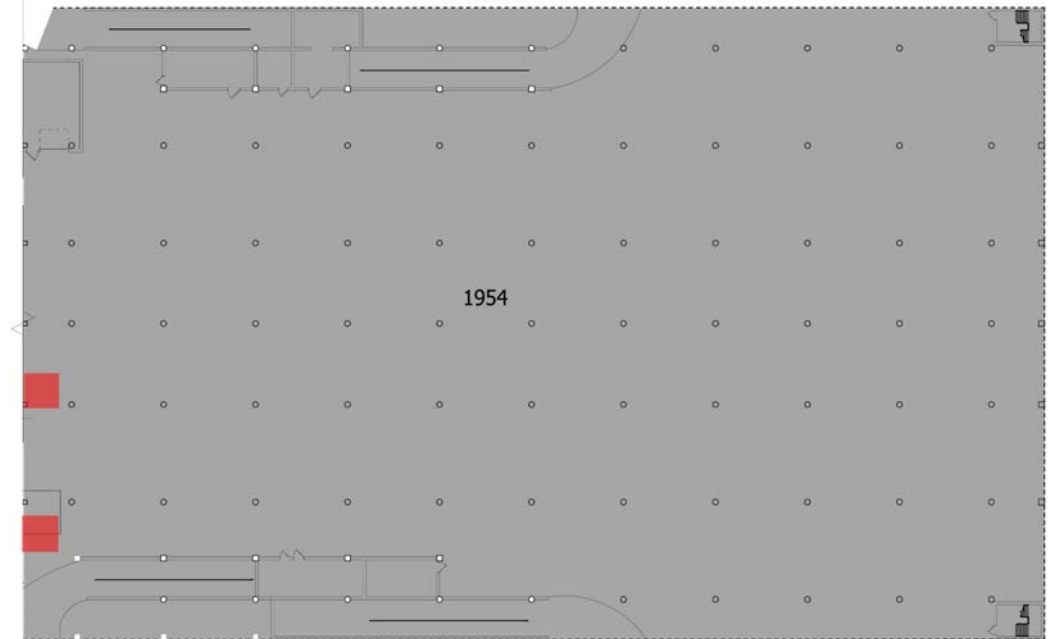
Two side wall and one downblast exhaust fans nearing end of useful life. One unit located at 2nd floor parking ramp level.

Recommended Replacement Scope

Replace exhaust fans. Provide 2nd floor parking ramp unit with roof curb. Provide side wall units with structural support. Upgrade all controls on units.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (South)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1984?

078 Air Handling/Ventilation Equipment-Exhaust Units



Building Record # 1082

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Toilet room exhaust fan nearing end of useful life. Unit is side wall and upblast.

Recommended Replacement Scope

Replace sidewall upblast exhaust fans. Modify ductwork and structure as needed. Upgrade all controls on units. Provide side wall unit with structural support.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) 2012/13

078 Air Handling/Ventilation Equipment-Exhaust Units



Building Record # 1083

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Upblast exhaust fans in good working order.
Dayton model 5DVN1, installed in 2013
Greenheck model CWB-161-4-G, installed in 2012

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1954

078 Air Handling/Ventilation Equipment-Kitchen Ventilation



Building Record # 1084

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Kitchen grease ductwork has no clean outs per IMC requirements. Construction is unknown due to paint on ductwork. Potential paint is lead based and may be hazardous. No exhaust fan located.

Recommended Replacement Scope

Recommend providing kitchen grease ductwork, 16 gauge black steel with joints welded, flanged, and gasketed at kitchen hood. Provide with clean outs in horizontal runs and vertical risers in accordance with NFPA 96.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1984?

078 Air Handling/Ventilation Equipment-Kitchen Ventilation



Building Record # 1085

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

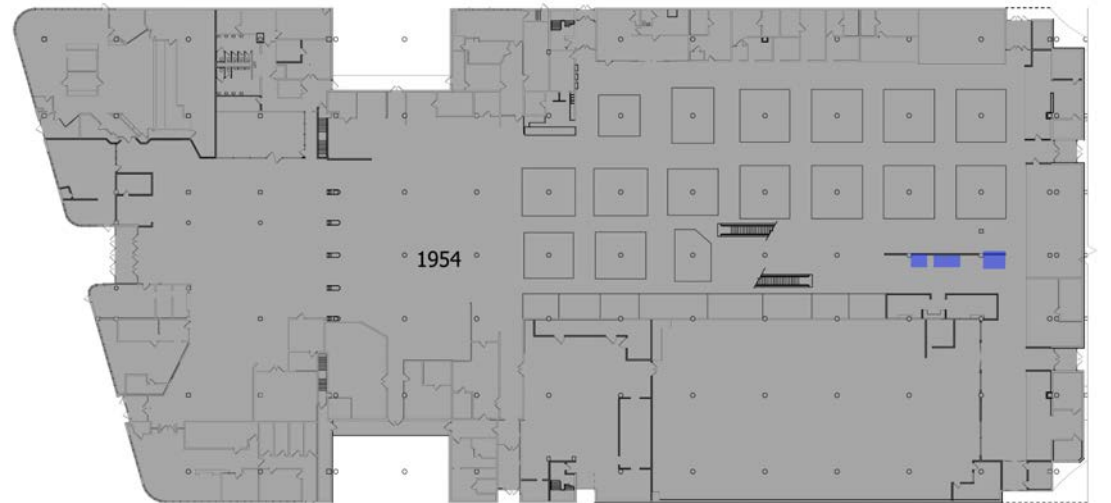
Kitchen hoods in good working order.
Units have fire suppression.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1997

078 Air Handling/Ventilation Equipment-Kitchen Ventilation



Building Record # 1086

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

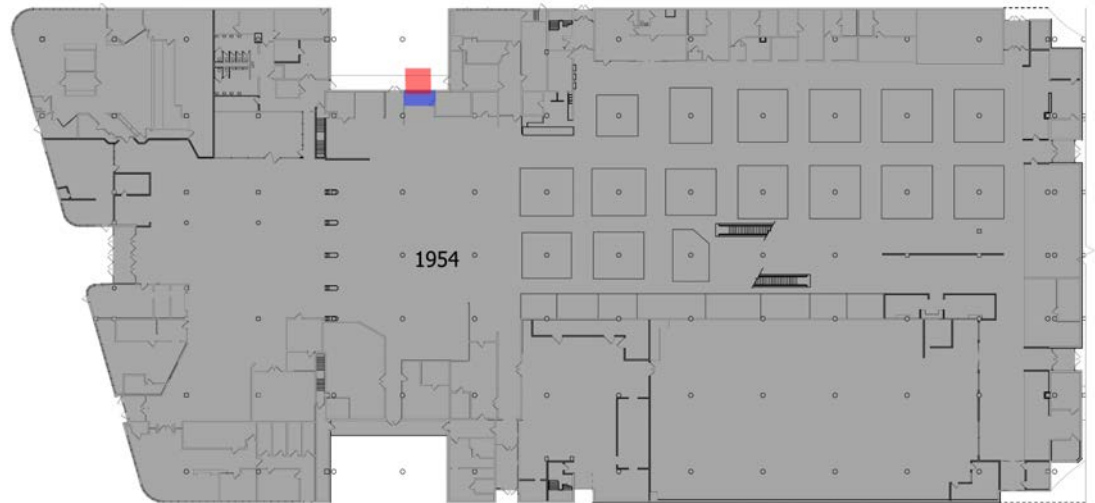
Kitchen hood in good working order.
Sidewall upblast exhaust fan nearing end of useful life.
Kitchen hood has fire suppression.

Recommended Replacement Scope

Replace sidewall upblast exhaust fans. Modify ductwork and structure as needed.
Upgrade all controls on units. Provide side wall unit with structural support.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 2010

078 Air Handling/Ventilation Equipment-Kitchen Ventilation



Building Record # 1087

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

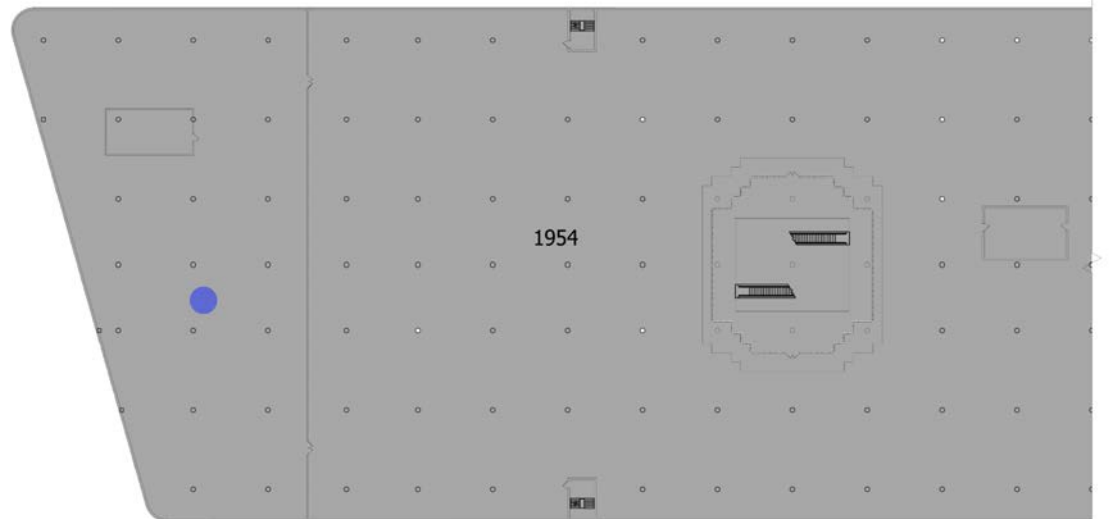
Upblast kitchen exhaust fan serves a vendor stall. Unit in good working order.
1 HP, 208V
Unit located on 2nd floor parking ramp level.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1954?

078 Air Handling/Ventilation Equipment-Relief/Return Units



Building Record # 1088

Reviewer

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

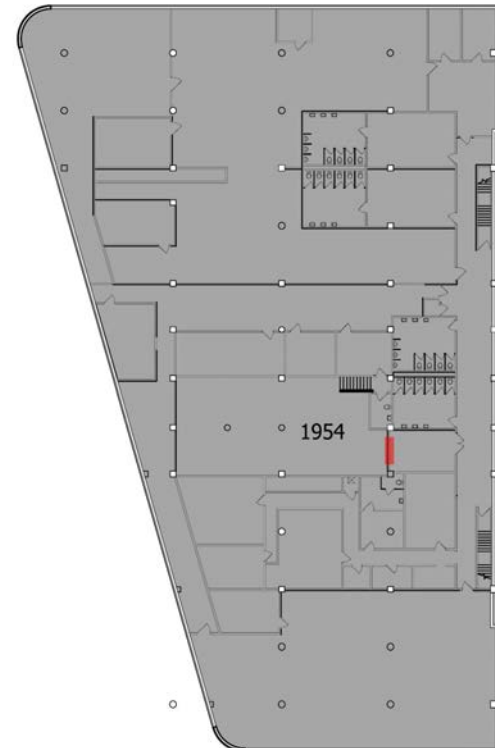
Combustion air in boiler room not up to IMC code requirements. One relief opening without damper in wall with fresh air blowing directly into space.

Recommended Replacement Scope

Provide ducted combustion air down to floor level and sized per IMC code requirements to prevent freezing. Upgrade damper controls for relief unit and tie dampers into boiler operation.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1998?

078 Air Handling/Ventilation Equipment-Relief/Return Units



Building Record # 1089

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

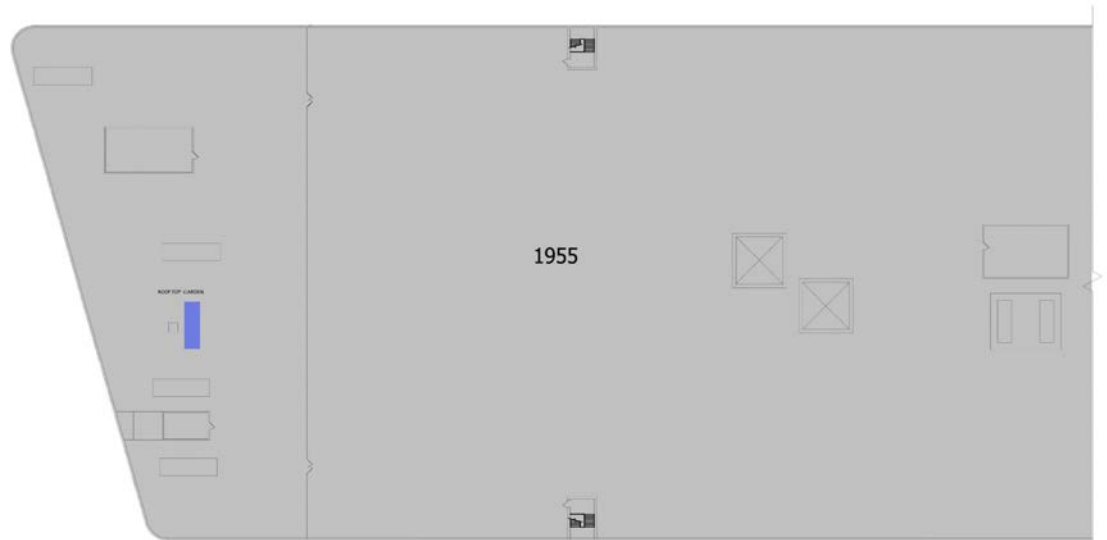
Intake gravity hood in good working order. This unit may have been installed for new boiler room combustion air, but opening into space was not visible.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1954

078 Air Handling/Ventilation Equipment-Supply Units



Building Record # 1090

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

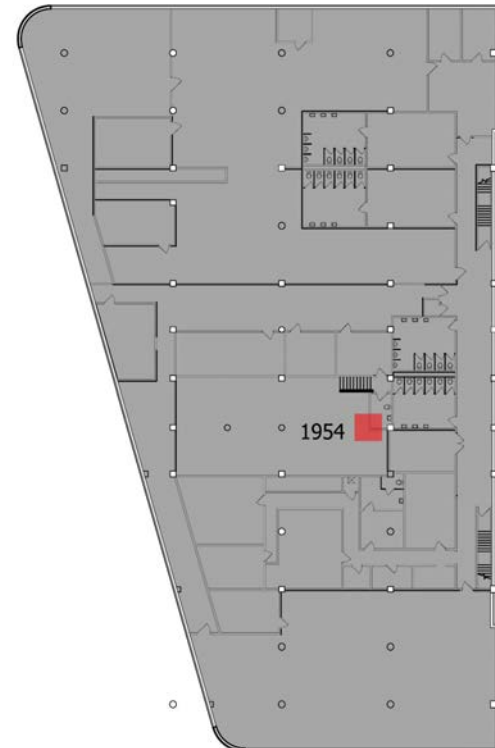
Air handling unit no longer functioning. Basement has no means of make up air for toilet rooms or ventilation to spaces. Unit is ceiling suspended. Hot water heating. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Replacement of hot water ventilation air handling unit. Provide all ductwork and piping modifications required. Upgrade controls. Support units from building structure.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

078 Air Handling and Ventilation (HSW) | 1980?

078 Air Handling/Ventilation Equipment-Supply Units



Building Record # 1091

Reviewer 2/13/2018

Category

Does the facility have Air Handling and Ventilation (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Air handling units nearing end of useful life. Units have hot water heating. Units have remote duct mounted chilled water cooling. Air handling units are older than duct mounted cooling coil. Units bring in ventilation to main floor. Ventilation rates may increase per IMC requirements. Units are ceiling suspended. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Replacement of hot water and chilled water ventilation air handling units. Provide all ductwork and piping modifications required. Upgrade controls. Support units from building structure. Provide means of relief in space to relieve outside air.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1980?

079 Piped Heating/Cooling-Insulation



Building Record # 1092

Reviewer 2/13/2018

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

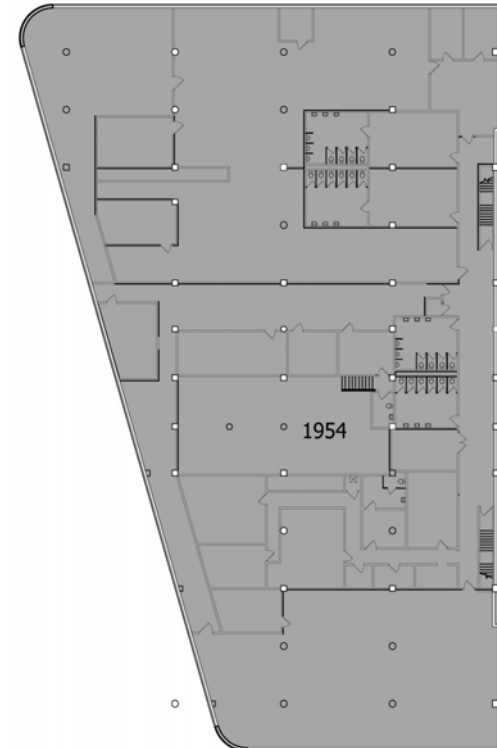
Piping insulation generally in good working order in boiler room. Other places throughout the building appears to have some asbestos insulation or other hazardous material. Piping may be disturbed during other work.

Recommended Replacement Scope

Remove insulation on hot water and chilled water supply and return piping on first floor and third floor mech/electric room and replace with fiber glass insulation.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1980?

079 Piped Heating/Cooling-Piping



Building Record # 1093

Reviewer 2/13/2018

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

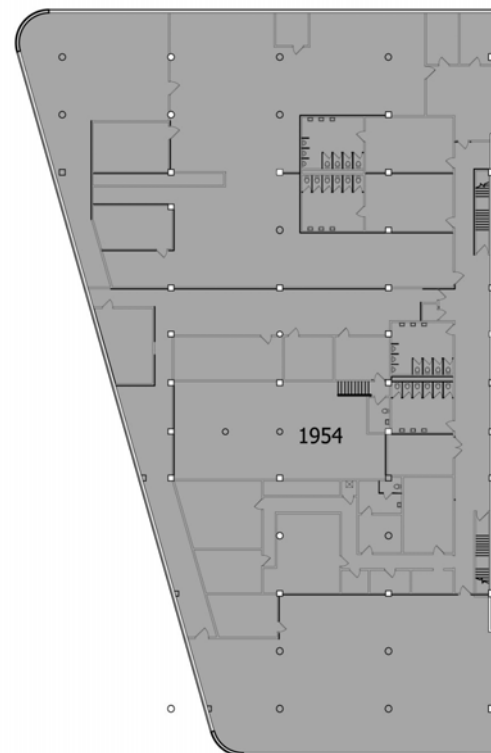
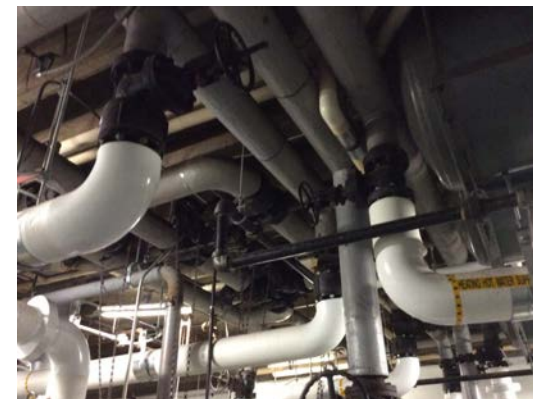
Piping generally in good working order, especially in boiler room.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1980?

079 Piped Heating/Cooling-Pumps



Building Record # 1094

Reviewer 2/13/2018

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

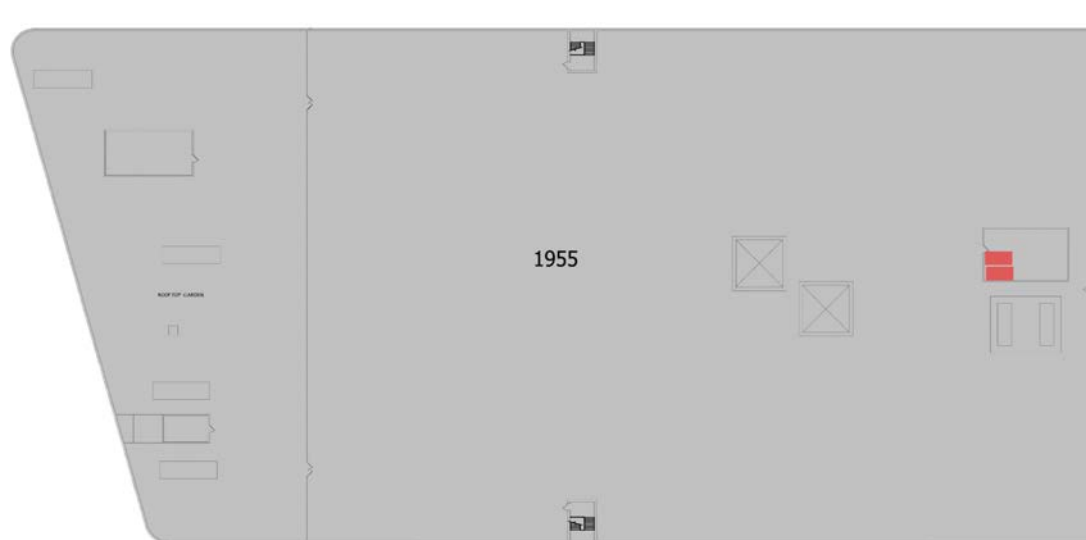
Chilled water pumps nearing end of useful life. Base mounted. Nameplate info not available. Piping insulation may contain asbestos or other hazardous material. Units located in mech/elec room on 3rd floor parking level.

Recommended Replacement Scope

Replacement of chilled water base mounted pumps. Provide piping modifications as required. Upgrade all controls. Provide pumps with flex connectors and VFDs.

Quantity Units Cost Per Unit

Project Type Cost



Third Floor Plan (North)

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 2010

079 Piped Heating/Cooling-Pumps



Building **Record #** 1095

Reviewer

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units** **Make** **Model #**

Location ☐ Site ☒ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Hot water pumps in good working order.
Both pumps 15 HP
Pump-1: 550 gpm, 60 ft hd, 8.1 imp dia.
Pump-2: 500 gpm, 50 ft hd, 8.1 imp dia.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**



Basement Plan

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1954?

079 Piped Heating/Cooling-Radiators



Building Record # 1096

Reviewer

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

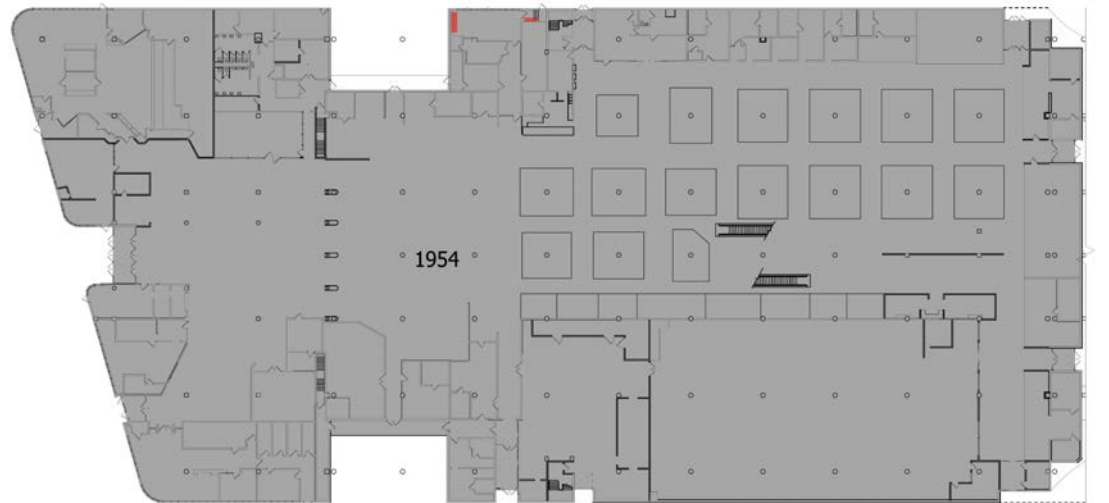
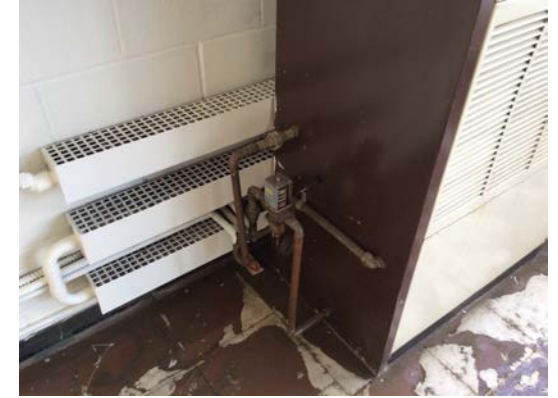
Hot water radiation nearing end of useful life. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Recommend replacement of hot water radiation. Provide all control modifications required.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1984?

079 Piped Heating/Cooling-Radiators



Building Record # 1097

Reviewer

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

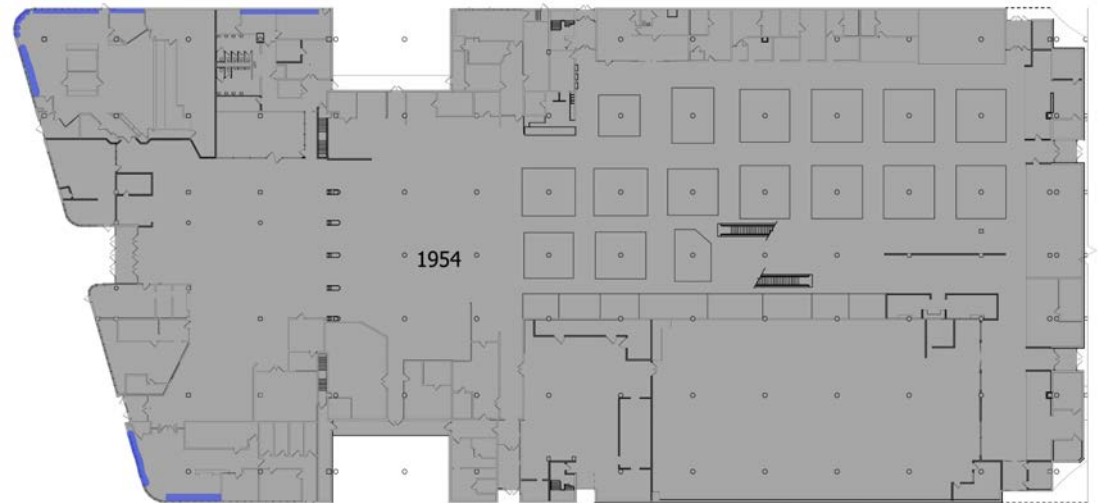
Hot water radiation in good working order. Piping insulation may contain asbestos or other hazardous material.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

079 Piped Heating and Cooling Distribution Systems (HSW) | 1980?

079 Piped Heating/Cooling-Valves



Building Record # 1098

Reviewer 2/13/2018

Category

Does the facility have Piped Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

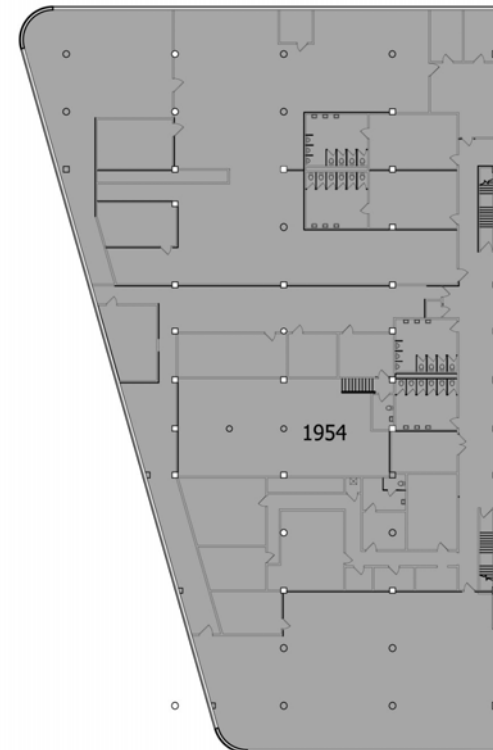
Most valves in good working order. Recommend replacement of some gate valves in basement in the future, not necessary at this moment.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

080 Ducted Heating and Cooling Distribution Systems (HSW) | 1954

080 Ducted Heating/Cooling-Ductwork



Building Record # 1099

Reviewer

Category

Does the facility have Ducted Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

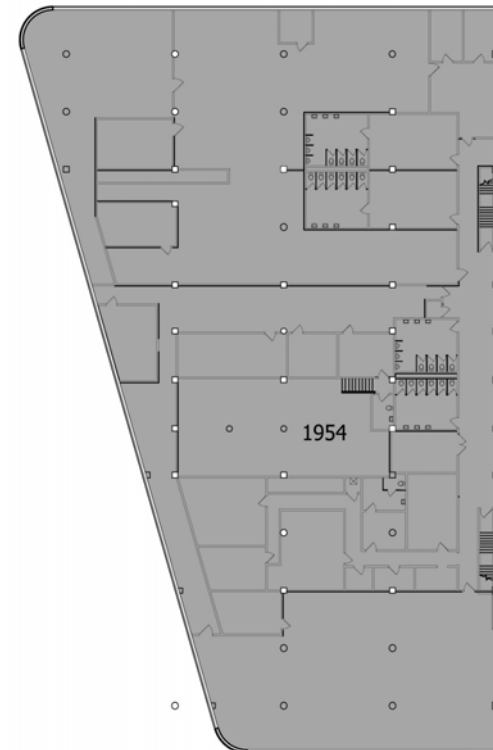
Generally ductwork in good working order. Some open ended ductwork in grocery store back room.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

080 Ducted Heating and Cooling Distribution Systems (HSW) | 1954

080 Ducted Heating/Cooling-Insulation



Building Record # 1100

Reviewer 2/13/2018

Category

Does the facility have Ducted Heating and Cooling Distribution

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

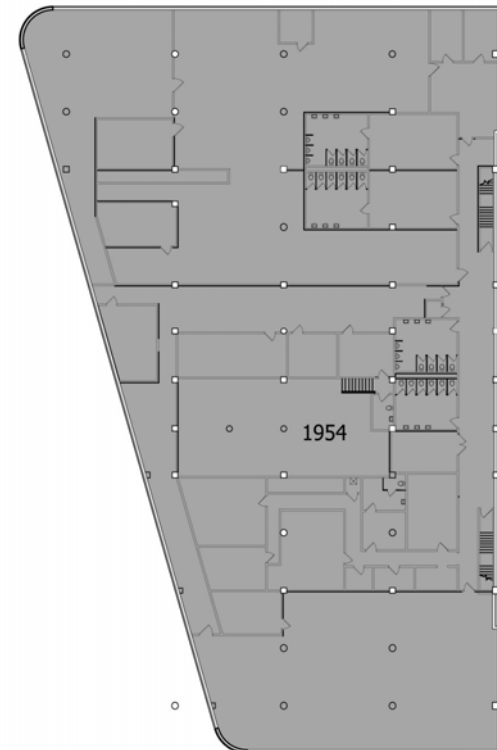
Generally interior ductwork insulation in good working order. All exterior insulation is deteriorating.

Recommended Replacement Scope

Recommend replacement of ductwork insulation and provide weatherproof insulation with proper drainage. Provide bird screening or protection from nests at top of ductwork.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

081 HVAC Control Systems (HSW) | 1984?

081 HVAC Controls-Other



Building Record # 1101

Reviewer 2/13/2018

Category

Does the facility have HVAC Control Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #



Location ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

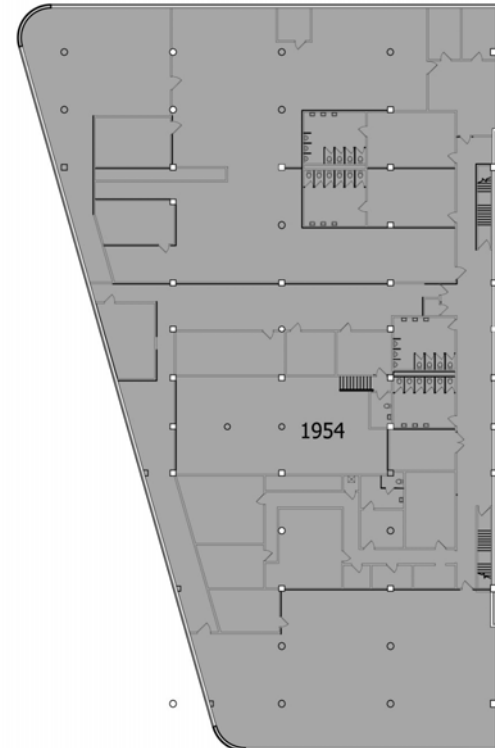
Some pneumatic or line voltage controls in building with few exceptions. Old compressor not found.

Recommended Replacement Scope

Upgrade of all pneumatic controls for existing equipment in building. Provide new centralized digital system. Abandon pneumatic tubing in walls. Run new low voltage wiring in wiremold.

Quantity Units Cost Per Unit

Project Type Cost



Basement Plan

Broadway Market Facilities Inspection

082 Fire Alarm Systems (HSW) |



Building **Record #** 1102

Reviewer

Category

Does the facility have Fire Alarm Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Building is currently operating without a code compliant fire alarm safety system

Recommended Replacement Scope

Provide fire alarm system in compliance with NFPA 101, requiring manual pull stations at all exist and path of egress, voice notifications throughout the building, and detection in normally unoccupied spaces such as mechanical, electrical and storage space.

Quantity **Units** **Cost Per Unit**

Project Type **Cost**

Broadway Market Facilities Inspection

083 Smoke Detection Systems (HSW) |



Building **Record #** 1103

Reviewer

Category

Does the facility have Smoke Detection Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed **Qty.** **Units**

Make **Model #**

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition **Remaining Useful Life**

Comments/Observations

Building is currently operating without a code compliant smoke detection safety system

Recommended Replacement Scope

Provide fire alarm system in compliance with NFPA 101, requiring manual pull stations at all exist and path of egress, voice notifications throughout the building, and detection in normally unoccupied spaces such as mechanical, electrical and storage space. **Cost covered in BCS item #82**

Quantity **Units** **Cost Per Unit**

Project Type **Cost**

Broadway Market Facilities Inspection

084 Fire Suppression Systems (HSW) Unknown

084 Fire Suppression Systems-Other



Building Record # 1104

Reviewer

Category

Does the facility have Fire Suppression Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

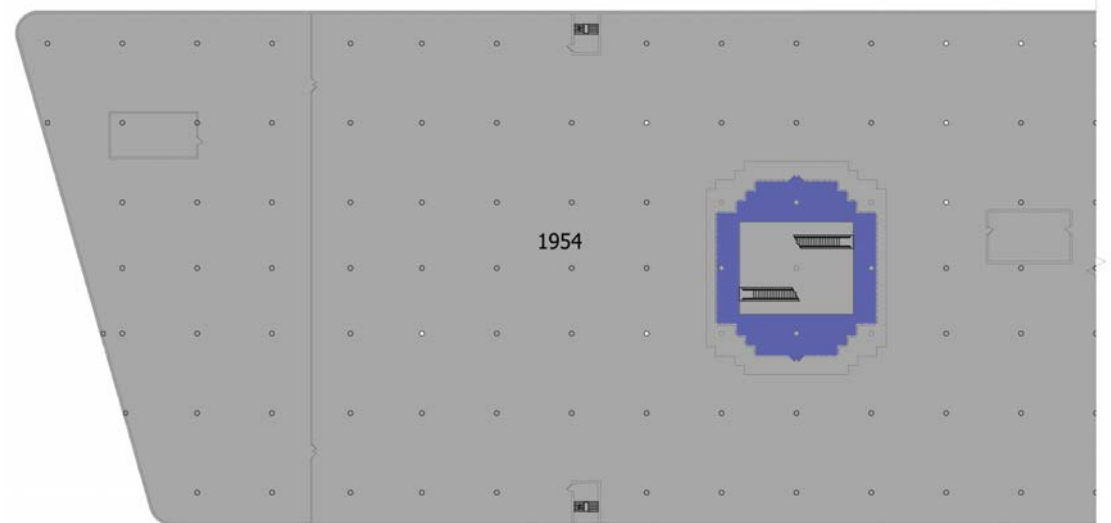
Schedule 40 black steel piping supplies pendent type sprinkler heads within the Entry Vestibule.
Pendent type sprinkler heads have head guards installed.
Piping is painted white.
No issues reported.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



Second Floor Plan (North)

Broadway Market Facilities Inspection

085 Emergency/Exit Lighting Systems (HSW) Unknown

085 Emergency Exit Lighting-Incandescent



Building Record # 1105

Reviewer

Category

Does the facility have Emergency/Exit Lighting Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

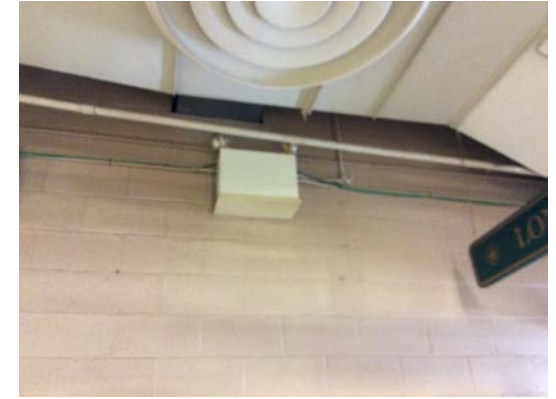
Various emergency lighting types, mostly batter packs in egress corridor areas and exit doors, general open area emergency lighting is not present.

Recommended Replacement Scope

Recommend replacing all emergency lighting fixtures with new, vintage and types.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

085 Emergency/Exit Lighting Systems (HSW) Unknown

085 Emergency Exit Lighting-Incandescent



Building Record # 1106

Reviewer 2/6/2018

Category

Does the facility have Emergency/Exit Lighting Systems (HSW)

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Various types of exit signs from thermoplastic to metal and from incandescent to led technology, incandescent exit signs are not operational, exit signs in parking ramp are damaged and not operational, exit signs are only placed above exit doors and provide no way finding.

Recommended Replacement Scope

Recommend replacing incandescent exit signs in kind, and providing additional to help with way finding and egress.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

086 Emergency/Standby Power Systems (HSW) |



Building ▼ Record # 1107

Reviewer ▼

Category ▼

Does the facility have Emergency/Standby Power Systems (HSW) ▼

Type ▼

Health/Safety/Welfare Item? ▼

Year Installed Qty. Units ▼

Make Model #

Location ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ Roof

Condition ▼ Remaining Useful Life ▼

Comments/Observations

Recommended Replacement Scope

Quantity Units ▼ Cost Per Unit

Project Type ▼ Cost

Broadway Market Facilities Inspection

200 ADA Accessible Features | Varies

064 Exterior Doors-Hardware



Building Record # 1108

Reviewer 2/13/2018

Category

Does the facility have ADA Accessible Features

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Automatic door openers are a variety of paddle switches with motion detection operation on hinged aluminum and one slider type doors. During one site visit the slider was under repair and non functioning.

Recommended Replacement Scope

Replace with new doors, frames and hardware along with consistent operating devices along with electronic strikes and card access

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

219 Building Access Controls |

NA



219 Building Access Controls-Other

Building Record # 1109

Reviewer

Category

Does the facility have Building Access Controls

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ Roof

Condition Remaining Useful Life

Comments/Observations

Intrusion detection system with general motion alarms and door contacts.

Recommended Replacement Scope

System is operational some perimeter doors are not provided with door contacts recommend providing for all.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

225 Security Cameras | 2017

225 Security Cameras-Outdoor



Building Record # 1110

Reviewer 2/6/2018

Category

Does the facility have Security Cameras

Type

Health/Safety/Welfare Item?

Year Installed Qty. Units

Make Model #

Location ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☒ Roof

Condition Remaining Useful Life

Comments/Observations

28 camera ip based cctv system, with monitor at nor, and tv in main office, cameras range from indoor to exterior and cover premises.

Recommended Replacement Scope

Re-evaluate in future building survey.

Quantity Units Cost Per Unit

Project Type Cost



First Floor Plan (North)

Broadway Market Facilities Inspection

227 PA Systems |

NA

227 PA Systems-Other



Building	<input type="text" value="Broadway Market"/>	Record #	1111
Reviewer	<input type="text" value="Corey Wilson (IBC)"/>	<input type="text" value="2/6/2018"/>	
Category	<input type="text" value="227 PA Systems"/>		
Does the facility have	PA Systems	<input type="text" value="Yes"/>	
Type	<input type="text" value="227 PA Systems-Other"/>		
Health/Safety/Welfare Item?	<input type="text" value="No"/>		
Year Installed	<input type="text" value="NA"/>	Qty.	<input type="text" value="1"/>
		Units	<input type="text" value="EA."/>
Make	<input type="text" value="Unknown"/>	Model #	<input type="text" value="Unknown"/>

Location	<input type="checkbox"/> Site <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Flr <input type="checkbox"/> 2nd Flr <input type="checkbox"/> Roof
Condition	<input type="text" value="Unsatisfactory"/>
Remaining Useful Life	<input type="text" value="3 years +/-"/>

Comments/Observations

Public address speakers provided through out first floor of facility, speakers are yellowed and system has not worked in 3 years.

Recommended Replacement Scope

Recommend replacing system that would cover the entire facility. System to include but not be limited to; speakers throughout facility, include head end amp, am/fm tuner and tie into the phone system

Quantity	<input type="text" value="1"/>	Units	<input type="text" value="EA."/>	Cost Per Unit	<input type="text" value="\$175,000.00"/>
Project Type	<input type="text"/>	Cost	<input type="text" value="\$175,000.00"/>		



First Floor Plan (North)

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1102	082 Fire Alarm Systems (HSW)	Critical Failure	1 year +/-	94184	sq	\$ 1.75	\$ 164,822.00	Provide fire alarm system in compliance with NFPA 101, requiring manual pull stations at all exist and path of egress, voice notifications throughout the building, and detection in normally unoccupied spaces such as mechanical, electrical and storage space.	Building is currently operating without a code compliant fire alarm safety system
1103	083 Smoke Detection Systems (HSW)	Critical Failure	1 year +/-					Provide fire alarm system in compliance with NFPA 101, requiring manual pull stations at all exist and path of egress, voice notifications throughout the building, and detection in normally unoccupied spaces such as mechanical, electrical and storage space. Cost covered in BCS item #82	Building is currently operating without a code compliant smoke detection safety system
1014	050 Interior Stairs (HSW)	Non-Functioning	1 year +/-					Stairways should be made operational incase of emergency, however other work may be required to make these into legal exits by code.	* Only one set of stairs is in operation which is in conflict with the egress requirements of the building code. Stairs in operation are in satisfactory condition however the other three could not be evaluated.
1024	053 Lighting Fixtures	Non-Functioning	1 year +/-	4	EA.	\$ 500.00	\$ 2,000.00	Recommend replacing lighting fixture with and led strip or vapor tight lighting fixture.	Existing type a socket lamps have CFL lamps screwed into them and currently not operating.
1080	078 Air Handling and Ventilation (HSW)	Non-Functioning	1 year +/-	1	EA.	\$ 1,500.00	\$ 1,500.00	Remove sidewall exhaust fans. Infill opening.	Existing sidewall fan no longer operational. Unit covered with plastic bag.
1081	078 Air Handling and Ventilation (HSW)	Non-Functioning	1 year +/-	3	EA.	\$ 5,000.00	\$ 15,000.00	Replace exhaust fans. Provide 2nd floor parking ramp unit with roof curb. Provide side wall units with structural support. Upgrade all controls on units.	Two side wall and one downblast exhaust fans nearing end of useful life. One unit located at 2nd floor parking ramp level.
1090	078 Air Handling and Ventilation (HSW)	Non-Functioning	1 year +/-	1	EA.	\$ 30,000.00	\$ 30,000.00	Replacement of hot water ventilation air handling unit. Provide all ductwork and piping modifications required. Upgrade controls. Support units from building structure.	Air handling unit no longer functioning. Basement has no means of make up air for toilet rooms or ventilation to spaces. Unit is ceiling suspended. Hot water heating. Piping insulation may contain asbestos or other hazardous material.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1037	057 Resilient Tiles or Sheet Flooring	Unsatisfactory	1 year +/-	1200	S.F.	\$ 5.00	\$ 6,000.00	Replace with new non slip tile at all areas.	There is 12x12 vinyl tile missing, loose and curling in the front main entry, rubber flooring in the corridor exit ways at interior entrances also curling and bunching creating trip hazards. 12x12 vct tile 110 sf rubber flooring at entrances 1000 sf
1044	061 Exterior Wall/Columns (HSW)	Unsatisfactory	1 year +/-	100	sf	\$ 55.00	\$ 5,500.00	Replace broken or moved CMU with new.	Spalling of concrete allowing structural rebar to be exposed. Damaged cinder block around window allowing water to enter allowing freeze thaw actions to exist near Lombard Street parking entrance and near dumpster storage entrance
1065	073 Plumbing Fixtures	Unsatisfactory	1 year +/-	1	EA.	\$ 3,750.00	\$ 3,750.00	Replace fixture with new bi-level, ADA compliant electric water cooler.	1- Bi-Level, ADA compliant, stainless steel drinking fountain. ADA unit observed to be covered and is non-operational.
1088	078 Air Handling and Ventilation (HSW)	Unsatisfactory	1 year +/-	1	EA.	\$ 7,000.00	\$ 7,000.00	Provide ducted combustion air down to floor level and sized per IMC code requirements to prevent freezing. Upgrade damper controls for relief unit and tie dampers into boiler operation.	Combustion air in boiler room not up to IMC code requirements. One relief opening without damper in wall with fresh air blowing directly into space.
1108	200 ADA Accessible Features	Unsatisfactory	1 year +/-	5	EA.	\$ 11,135.00	\$ 55,675.00	Replace with new doors, frames and hardware along with consistent operating devices along with electronic strikes and card access	Automatic door openers are a variety of paddle switches with motion detection operation on hinged aluminum and one slider type doors. During one site visit the slider was under repair and non functioning.
1009	047 Ceilings (HSW)	Unsatisfactory	3 years +/-	4312	S.F.	\$ 6.00	\$ 25,872.00	Investigate water infiltration and remove and replace damaged tile as needed with new matching tile.	There is different ACT tile in multiple locations and installed during different projects that are either in size of 2x2 or 2x4 type drop in style. They have signs of water damage and some tiles are missing. M&T Bank-4,572 sf Jackson Hewitt-938 sf Save-A-Lot 11,737 sf

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1011	049 Interior Doors	Unsatisfactory	3 years +/-	12	EA.	\$ 2,750.00	\$ 33,000.00	Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Panic hardware not included.	Thresholds are damaged by salt corrosion, hinge covers are bent and doors have different varieties of hardware.
1015	051 Elevators, Lifts, and Escalators (HSW)	Unsatisfactory	3 years +/-	2	EA.	\$ 220,500.00	\$ 441,000.00	If the market is to continue use of the second floor escalators should be repaired or replaced.	Two escalators exist from the first floor to the second floor parking area. On the day of this evaluation the escalators were not operating properly.
1016	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	2	EA.	\$ 5,500.00	\$ 11,000.00	Recommend replacing 2 with panel boards suitable for outdoor environment and conditions.	3 Square D panel boards one used for ramp lighting with time switch the other two for general power. 2 badly rusted and corroded and recommend replacing.
1017	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	4	EA.	\$ 5,500.00	\$ 22,000.00	Recommend replacing with panel boards suitable for outdoor environment and conditions.	Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.
1018	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 5,500.00	\$ 5,500.00	Recommend replacing with panel boards suitable for outdoor environment and conditions.	Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.
1019	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 5,500.00	\$ 5,500.00	Recommend replacing with panel boards suitable for outdoor environment and conditions.	Square D panel board not locked rusted and corroded, 120/208 volt, 3 phase 4 wire.
1020	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 5,500.00	\$ 5,500.00	Recommend replacing with suitable type panel board.	Square D type panel board rusted and corroded and not suitable for environment.
1022	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 75,000.00	\$ 75,000.00	Replace switchboard in its entirety with new draw out type breakers or molded case switch board.	Continental switchgear for swbd-dp2, fused buckets rated for 1600 amps.120/208 volt service, gear showing signs of corrosion and has exceeded its useful life.
1023	052 Interior Electrical Distribution (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 50,000.00	\$ 50,000.00	Replace switchboard in its entirety with new draw out type breakers or molded case switch board.	Existing continental switchgear for swbd-dp1, fused buckets rated for 800 amps.120/208 volt service, gear showing signs of corrosion and has exceeded its useful life.
1027	053 Lighting Fixtures	Unsatisfactory	3 years +/-	20	EA.	\$ 500.00	\$ 10,000.00	Recommend replacing with led type strip lighting fixture with wire guard or high I act frosted lens fixture. provide integral occupancy switch for energy savings.	Fluorescent strip lighting fixtures and surface track lighting in second floor lobby space, breaker controlled 24 hour operation, lamps unprotected.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1029	053 Lighting Fixtures	Unsatisfactory	3 years +/-	36	EA.	\$ 500.00	\$ 18,000.00	Recommend replacing lighting fixtures one for one with led strip fixture with lenses cover.	Mechanical spaces have incandescent lamp holders and fluorescent strip lighting fixtures illuminating the area. some are not operable and or missing lenses.
1028	053 Lighting Fixtures	Unsatisfactory	3 years +/-	48	EA.	\$ 500.00	\$ 24,000.00	Recommend replacing with led type in place and kind.	Surface mounted high pressure sodium lighting fixtures time switch controlled in third floor ramp area.
1032	053 Lighting Fixtures	Unsatisfactory	3 years +/-	6	EA.	\$ 2,000.00	\$ 12,000.00	Recommend replacing with led type luminaries, with integral photocells for control, replace damaged and rusted poles.	Poles show signs of rust and wear, lighting fixtures are metal halide and high pressure sodium, operate by time switch only, lenses are cracked and damaged.
1033	053 Lighting Fixtures	Unsatisfactory	3 years +/-	10	EA.	\$ 2,000.00	\$ 20,000.00	Recommend replacing with led type luminaries, with integral photocells for control, replace damaged and rusted poles.	Poles show signs of rust and wear, lighting fixtures are metal halide and high pressure sodium, operate by time switch only, lenses are cracked and damaged.
1034	053 Lighting Fixtures	Unsatisfactory	3 years +/-	36	EA.	\$ 500.00	\$ 18,000.00	Recommend replacing the lighting fixtures one for one with led type with integral photocell for operation and to only operate at night.	Metal halide wall mounted flood lights, yellowed and cracked lenses, were currently on during the day, controlled via time switch in second floor parking ramp electrical room.
1036	056 Carpet	Unsatisfactory	3 years +/-	2845	S.F.	\$ 9.00	\$ 25,605.00	Replace all with new carpet tile.	Carpet tile in M&T bank along with Jackson Hewitt. Carpet does show some staining and signs of wear along with the Broadloom carpet in the community space. M&T Bank- 1520 sf Jackson Hewitt-675 sf Community Room -650 sf
1041	061 Exterior Wall/Columns (HSW)	Unsatisfactory	3 years +/-	75	EA.	\$ 600.00	\$ 45,000.00	Cementitious patch and epoxy-carbon fiber wrap. Assume +/- 10 sf per column (average). Refer to structural report.	First Floor (South): multiple fractures and spalling with rebar exposed.
1042	061 Exterior Wall/Columns (HSW)	Unsatisfactory	3 years +/-	49	EA.	\$ 1,200.00	\$ 58,800.00	Cementitious patch and epoxy-carbon fiber wrap. Assume +/- 20 sf per column (average). Refer to structural report.	Second Floor (North): multiple fractures and spalling with rebar exposed
1043	061 Exterior Wall/Columns (HSW)	Unsatisfactory	3 years +/-	49	EA.			Refer to structural report.	Second Floor (South): multiple fractures and spalling with rebar exposed

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1045	064 Exterior Doors	Unsatisfactory	3 years +/-	12	EA.	\$ 3,465.00	\$ 41,580.00	Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Panic hardware not included.	Frames becoming unattached gaps at caulk joints and headers identified in red.
1046	064 Exterior Doors	Unsatisfactory	3 years +/-	1	EA.	\$ 3,800.00	\$ 3,800.00	Remove existing aluminum door and frame. Abatement not included. Provide new aluminum frame and two hour fire rated aluminum door. Finish hardware allowance included. Auto Operator hardware not included.	Aluminum slider - not operable - being repaired at time of survey identified in red.
1049	064 Exterior Doors	Unsatisfactory	3 years +/-	12	EA.	\$ 2,750.00	\$ 33,000.00	Remove existing door and frame. Abatement not included. Provide new HM frame and door. Finish hardware allowance included. (Panic hardware not included)	Rust on frames and door bottoms. Steel door installed in deteriorating wood frame and plywood covering window.
1052	067 Windows	Unsatisfactory	3 years +/-	2300	S.F.	\$ 75.00	\$ 172,500.00	Replace units with energy efficient insulated glass.	Smaller windows (15sf per opening) have been covered over with plywood and other material. Larger storefront aluminum windows have damaged frames and seals.
1053	067 Windows	Unsatisfactory	3 years +/-	345	S.F.	\$ 53.50	\$ 18,457.50	Clean and repaint lentsils, replace broken individual glass, re-caulk and install complete units in covered openings	There are broken glass blocks and some openings covered with plywood or other material allowing water and insects to enter.
1054	068 Roofs (HSW)	Unsatisfactory	3 years +/-					Re-evaluate in future building survey.	Concrete plank deck. Minor cracking but no major concerns.
1055	069 Skylights	Unsatisfactory	3 years +/-	392	S.F.	\$ 150.00	\$ 58,800.00	Replace with new aluminum frame, insulated glass complete with new flashing on curb.	Evidence of water leaks and general moisture penetration causing paint to peel and flake.
1060	071 Plumbing Drainage System (HSW)	Unsatisfactory	3 years +/-	20	EA.	\$ 2,000.00	\$ 40,000.00	Replace parking deck drains in their entirety.	South Parking deck drains are cast iron construction. Some drains in various locations have been capped or covered over. Operable drains observed to be in poor to fair working condition. Drains observed to have reached their useful life expectancy.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1061	071 Plumbing Drainage System (HSW)	Unsatisfactory	3 years +/-	1	L.S.	\$ 50,000.00	\$ 50,000.00	Replace cast iron piping and "no-hub" type fittings in their entirety where condition of piping dictates.	4" (average size) Cast iron piping with "no-hub" type joints. Rusting, corrosion and pitting of piping observed in various locations.
1062	071 Plumbing Drainage System (HSW)	Unsatisfactory	3 years +/-	1	L.S.	\$ 75,000.00	\$ 75,000.00	Replace drainage piping from parking deck drains.	Drainage piping from parking deck drains is of varying materials (cast iron or PVC). Piping is leaking in some locations and has reached its useful life expectancy.
1064	072 Hot Water Heaters (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 5,500.00	\$ 5,500.00	Provide new domestic water and associated piping.	1 - Gas fired, 50 gallon storage type water heater. 1/2" gas and 3/4" hot and cold piping connections. Galvanized flue piping. Water Heater is operational but reaching it's useful life expectancy. Unit is showing signs of rusting.
1073	074 HVAC System Type	Unsatisfactory	3 years +/-	7	EA.	\$ 4,000.00	\$ 28,000.00	Replacement of hot water vertical unit heater. Make all modifications required for connection. Upgrade all controls.	Hot water vertical unit heaters nearing end of useful life. Piping insulation may contain asbestos or other hazardous material.
1075	075 Heat Generating Systems (HSW)	Unsatisfactory	3 years +/-	1	EA.	\$ 15,000.00	\$ 15,000.00	Replacement of furnace with fan coil unit per space usage requirements. Provide modifications to ductwork. Provide unit with DX cooling. Refrigerant in unit shall be acceptable per current IMC requirements. Provide hot water heating. Unit may require energy recovery.	Furnace unit nearing end of useful life. Gas is disconnected, unit has DX cooling. R-22 refrigerant.
1077	077 Cooling/Air Conditioning Generating System	Unsatisfactory	3 years +/-	2	EA.	\$ 50,000.00	\$ 100,000.00	Recommended replacement of air handling equipment. Provide modifications to ductwork as needed. Provide unit with gas fired heating and DX cooling. Refrigerant in unit shall be acceptable per current IMC requirements. Unit may require energy recovery.	Rooftop units with DX cooling and gas fired heating nearing end of useful life. R-22 refrigerant

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1079	077 Cooling/Air Conditioning Generating System	Unsatisfactory	3 years +/-	2	EA.	\$ 50,000.00	\$ 100,000.00	Air cooled chiller units nearing end of useful life. Recommend replacement of exterior units. Also included in cost should be replacement of refrigerant piping, piping support rails, flashing of rails to roof membrane, equipment support rails, and replacement of refrigerant piping insulation. Refrigerant in unit shall be acceptable per current IMC code requirements.	Air cooled chiller nearing end of useful life. Unit serves cooling coils on first floor. R-22 refrigerant
1084	078 Air Handling and Ventilation (HSW)	Unsatisfactory	3 years +/-	80	L.F.	\$ 150.00	\$ 12,000.00	Recommend providing kitchen grease ductwork, 16 gauge black steel with joints welded, flanged, and gasketed at kitchen hood. Provide with clean outs in horizontal runs and vertical risers in accordance with NFPA 96.	Kitchen grease ductwork has no clean outs per IMC requirements. Construction is unknown due to paint on ductwork. Potential paint is lead based and may be hazardous. No exhaust fan located.
1094	079 Piped Heating and Cooling Distribution Systems (HSW)	Unsatisfactory	3 years +/-	2	EA.	\$ 10,000.00	\$ 20,000.00	Replacement of chilled water base mounted pumps. Provide piping modifications as required. Upgrade all controls. Provide pumps with flex connectors and VFDs.	Chilled water pumps nearing end of useful life. Base mounted. Nameplate info not available. Piping insulation may contain asbestos or other hazardous material. Units located in mech/elec room on 3rd floor parking level.
1105	085 Emergency/Exit Lighting Systems (HSW)	Unsatisfactory	3 years +/-	36	EA.	\$ 350.00	\$ 12,600.00	Recommend replacing all emergency lighting fixtures with new, vintage and types.	Various emergency lighting types, mostly batter packs in egress corridor areas and exit doors, general open area emergency lighting is not present.
1106	085 Emergency/Exit Lighting Systems (HSW)	Unsatisfactory	3 years +/-	36	EA.	\$ 350.00	\$ 12,600.00	Recommend replacing incandescent exit signs in kind, and providing additional to help with way finding and egress.	Various types of exit signs from thermoplastic to metal and from incandescent to led technology, incandescent exit signs are not operational, exit signs in parking ramp are damaged and not operational, exit signs are only placed above exit doors and provide no way finding.
1109	219 Building Access Controls	Unsatisfactory	3 years +/-	20	EA.	\$ 350.00	\$ 7,000.00	System is operational some perimeter doors are not provided with door contacts recommend providing for all.	Intrusion detection system with general motion alarms and door contacts.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1111	227 PA Systems	Unsatisfactory	3 years +/-	1	EA.	\$ 175,000.00	\$ 175,000.00	Recommend replacing system that would cover the entire facility. System to include but not be limited to; speakers throughout facility, include head end amp, am/fm tuner and tie into the phone system	Public address speakers provided through out first floor of facility, speakers are yellowed and system has not worked in 3 years.
1008	046 Other Interior Walls	Unsatisfactory	5 years +/-					Overall, temporary or poorly constructed walls should be removed and rebuilt as tenant spaces are moved or newly constructed with code compliant and potential fire rated materials. A cost cannot be established based on current layout.	Interior walls consist of everything from code compliant GWB to deck at the bank, rest rooms and community room. Plywood and other material panels are used at most vendor areas.
1013	049 Interior Doors	Unsatisfactory	5 years +/-	13	EA.	\$ 3,977.00	\$ 51,701.00	Replace with new FRP doors, frames and hardware.	Doors that are associated with the overall building operations were evaluated in this section. Those that are part of renters space or insufficient partitions are not included. Hollow metal doors are mostly in satisfactory condition with the exception of a few that could use to be replaced or painted. Hardware seems to be mixed but operational on existing doors.
1038	058 Hard Flooring (concrete; ceramic tile; stone, etc.)	Unsatisfactory	5 years +/-	20	S.F.	\$ 1,675.00	\$ 33,500.00	Polish concrete floors by removal of pre existing coatings, grinding and edging, wet vac pick-up and auto scrubbing between grit changes to provide a uniform appearance	Areas of the floor have been painted numerous times along with cutting and patching throughout. Paint is peeling and worn.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1039	060 Structural Floors (HSW)	Unsatisfactory	5 years +/-	1	LS	\$ 3,041,000.00	\$ 3,041,000.00	Remove existing coating system, provide new coating to surface approximately \$18/sf assume 163,000 sf; Total \$2,934,000. Crack injection: Epoxy crack injection, approximately \$30/lf, assume 1,000 lf. Total \$30,000. Slap Patch (overhead): Cementitious patch, approximately \$55/SF conservatively assume 1% of bottom of roof slab to be patched, approximately 1,400 sf. Total \$77,000. This number is separate from new coating.	Cracks have been filled over the north portion of the second floor. New ones appear to be in need of filler. General area of the 1955 parking portion of the second floor appears to be satisfactory. One area shown in the pictures needs to be filled. The parking surface has a coating system over it that is failing and peeling off.
1082	078 Air Handling and Ventilation (HSW)	Unsatisfactory	5 years +/-	1	EA.	\$ 7,500.00	\$ 7,500.00	Replace sidewall upblast exhaust fans. Modify ductwork and structure as needed. Upgrade all controls on units. Provide side wall unit with structural support.	Toilet room exhaust fan nearing end of useful life. Unit is side wall and upblast.
1086	078 Air Handling and Ventilation (HSW)	Unsatisfactory	5 years +/-	1	EA.	\$ 7,500.00	\$ 7,500.00	Replace sidewall upblast exhaust fans. Modify ductwork and structure as needed. Upgrade all controls on units. Provide side wall unit with structural support.	Kitchen hood in good working order. Sidewall upblast exhaust fan nearing end of useful life. Kitchen hood has fire suppression.
1091	078 Air Handling and Ventilation (HSW)	Unsatisfactory	5 years +/-	10	EA.	\$ 40,000.00	\$ 400,000.00	Replacement of hot water and chilled water ventilation air handling units. Provide all ductwork and piping modifications required. Upgrade controls. Support units from building structure. Provide means of relief in space to relieve outside air.	Air handling units nearing end of useful life. Units have hot water heating. Units have remote duct mounted chilled water cooling. Air handling units are older than duct mounted cooling coil. Units bring in ventilation to main floor. Ventilation rates may increase per IMC requirements. Units are ceiling suspended. Piping insulation may contain asbestos or other hazardous material.
1096	079 Piped Heating and Cooling Distribution Systems (HSW)	Unsatisfactory	5 years +/-	20	L.F.	\$ 50.00	\$ 1,000.00	Recommend replacement of hot water radiation. Provide all control modifications required.	Hot water radiation nearing end of useful life. Piping insulation may contain asbestos or other hazardous material.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1101	081 HVAC Control Systems (HSW)	Unsatisfactory	5 years +/-	500	EA.	\$ 1,000.00	\$ 500,000.00	Upgrade of all pneumatic controls for existing equipment in building. Provide new centralized digital system. Abandon pneumatic tubing in walls. Run new low voltage wiring in wiremold.	Some pneumatic or line voltage controls in building with few exceptions. Old compressor not found.
1031	053 Lighting Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	2x4 - 4 lamp t-5 fluorescent high bay lighting fixtures utilized for general illumination. breaker controlled no local switching.
1030	053 Lighting Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	7 high impact surface mounted floor scent lighting fixtures in each stair hall tower.
1035	054 Communications Systems (HSW)	Satisfactory	7 years +/-					Re-evaluate in future building survey.	Wireless access points provided through out first floor of building; back to computer and network switch mounted to truss work in open lobby.
1040	060 Structural Floors (HSW)	Satisfactory	7 years +/-					Appearance upgrades may be desired in flooring record. Structural floor should be re-evaluated in future building survey.	Floor does not demonstrate any signs of structural distress however cracks are frequent. Many patches have been cut into concrete and terrazzo floor. Some areas of terrazzo have been patched with standard concrete. Others have been painted to suit ground floor parking is concrete as well. Many cracks exist there as well.
1048	064 Exterior Doors	Satisfactory	7 years +/-					Re-evaluate in future building survey.	Coiling overhead identified in red.
1059	071 Plumbing Drainage System (HSW)	Satisfactory	7 years +/-					Re-evaluate in future building survey.	Cast iron piping with lead and oakum joints. Surface rust appears in various locations but piping appears to be in good overall condition. No issues reported.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1063	071 Plumbing Drainage System (HSW)	Satisfactory	7 years +/-					Re-evaluate in future building survey.	2 - Submersible type "grinder" type sewage ejector pumps within basin. Basin cover is sealed airtight. Pumps are rated 3 horsepower each. "Rhombus" control and alarm panel controls pump operation. Alarm is audible and visual. 4" discharge piping terminates into 5" sanitary sewer. Piping schedule 40 black steel with flanged joints. Fittings observed to be showing signs of rusting. 4" vent piping from sump basin terminates to atmosphere. Piping is schedule 40 PVC with solvent joints and "No"Hub" type fittings. Piping observed to be in good operating condition. No issues reported.
1067	073 Plumbing Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	13 - Vitreous china, wall mounted lavatories with manually operated faucets. 1 - lavatory observed to be removed from wall within Men's Room. Fixtures and faucets are reaching their useful life expectancy.
1066	073 Plumbing Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	8 - Vitreous china, under-mount lavatories with manually operated faucets. 1 - Vitreous china, wall mounted lavatory with manually operated faucet. Fixtures and faucets observed to be in good operating condition. No reported issues.
1068	073 Plumbing Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	22 - Vitreous china, floor mounted water closets with manually operated flush valves. Fixtures and flush valves are reaching their useful life expectancy. No issues reported.
1069	073 Plumbing Fixtures	Satisfactory	7 years +/-					Re-evaluate in future building survey.	8 - Vitreous china, wall hung water closets with manually operated flush valves. No reported issues.
1110	225 Security Cameras	Satisfactory	7 years +/-					Re-evaluate in future building survey.	28 camera ip based cctv system, with monitor at nor, and tv in main office, cameras range from indoor to exterior and cover premises.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1000	026 Water Service (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	4" ductile iron domestic water service enters within the basement. Piping is insulated. 4" gate type shut-off valve on water service is showing signs of rust. Water Meter: Neptune "TruFlo" model #E-B4. Backflow Prevention Device: Watt's model #909RP, serial #192626. 2" drain from device terminates indirectly above floor drain. Piping and devices were observed to be in good operating condition. No issues reported.
1001	026 Water Service (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	3" fire service is fed off of the 6" domestic water service. Backflow Prevention Device: Hersey model #2 double check valve, serial #101499. Alarm Check Valve: GEM model #F2001. Inspection 9/7/2011 by Elwood Fire Protection. 2" drain piping from valve terminates indirectly above floor drain. Piping from check valve serves sprinkler heads located within the Entry Vestibule located on the 2nd level of the parking garage. Piping and devices were observed to be in good operating condition. No issues reported.
1002	027 Site Sanitary (HSW)	Satisfactory	10 years +/-	1	L.S.	\$ 20,000.00	\$ 20,000.00	Conduct a video inspection of the "Lombard Street" sanitary sewer main to determine location and cause of blockage.	It has been reported that the floor drains located on the first floor (Lombard Street) back-up on a regular basis and that the sewer is required to be mechanically augured every 6 months.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1003	028 Site Gas (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	6" main enter building within the basement. Piping is schedule 40 black steel, painted gray with welded joints. Meter #1: Itron model #I-250. Installed by National Fuel Gas 2014. Rated for 250 cfh. Meter #2: Singer Meter Co. model #AL-425. Installed by National Fuel Gas 1995. Rated for 425 cfh. Meter #3: Rockwell model #R-275. Installed by National Fuel Gas 1981. Rated for 275 cfh. Meter #4: American Meter Co. model #86269. Installed by National Fuel Gas 1984. Rated for 1,200 cfh. Meter #5: American Meter Co. model #AL-425. Installed by National Fuel Gas 1995. Rated for 425 cfh. Meter #6: Invensys model #R-275. Installed by National Fuel Gas 2003. Rated for 275 cfh. Meter #7: Rockwell model R-275. Installed by National Fuel Gas 1989. Rated for 275 cfh. Boiler Gas Meter #1: Roots model #7M175. Installed 2016. Rated for 7,000 cfh. Boiler Gas Meter #2: Roots model #5M175. Installed 2016. Rated for 5,000 cfh. Piping observed to be in good operating condition. No issues reported.
1006	044 Foundations (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	The building is separated into three sections by expansion joints- north (front), center and south (rear) North (front) Deep foundations-driven piles or drilled caissons are assumed- foundation information not available Center Concrete pile caps and driven piles- construction documents provide an option for an alternate of concrete caissons South (rear) Concrete pile caps and driven piles-construction documents provide an option for an alternate of concrete caissons See report from structural engineer Syracusa Engineers PC Dated 3/6/2018
1010	047 Ceilings (HSW)	Satisfactory	10 years +/-	200	S.F.	\$ 28.00	\$ 5,600.00	Investigate water infiltration and repair before preparing surfaces to be repainted.	Main floor area pre-manufactured formed structural concrete waffle ceiling has signs of water infiltration from upper parking deck along with paint flaking from moisture in certain areas.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1021	052 Interior Electrical Distribution (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Existing continental switchgear for swbd-dp3, molded case breakers rated for 2000 amps.120/208 volt service, gear showing signs of corrosion, second row of switchboard is disconnected and all breakers have been turned off.
1025	053 Lighting Fixtures	Satisfactory	10 years +/-	24	EA.	\$ 200.00	\$ 4,800.00	Recommend re-supporting fixtures hanging, and replaced led boards or drivers for led fixtures currently not operational.	Recently installed led lighting fixtures on 24 hour operation, 20 existing fixtures recessed in structure not removed, 24 new lighting fixtures not in operation and a few hanging not supported correctly.
1026	053 Lighting Fixtures	Satisfactory	10 years +/-	12	EA.	\$ 200.00	\$ 2,400.00	Recommend re-supporting fixtures hanging, and replaced led boards or drivers for led fixtures currently not operational.	Recently installed led lighting fixtures on 24 hour operation, 20 existing fixtures recessed in structure not removed, 24 new lighting fixtures not in operation and a few hanging not supported correctly.
1056	070 Water Distribution System (HSW)	Satisfactory	10 years +/-	200	L.F.	\$ 20.00	\$ 4,000.00	Provide Insulation and identification on piping not currently insulated or identified.	Copper piping with solder type joints. Piping is insulated and identified in some locations. Some piping observed to be not insulated or identified. No issues reported.
1057	070 Water Distribution System (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	1 - Water softener with brine tank. Water softener is currently not plugged in and operational. Cold make-up water piping to system has a water meter and backflow prevention device installed. Water Meter: Sensus PMM series. Backflow Prevention Device: 3/4" Watts model #909QT. Water softener, brine tank observed to be in good condition, but are currently non-operational. No issues reported.
1058	071 Plumbing Drainage System (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	1 - Cast iron, floor mounted grease interceptor located within basement. Cast iron inlet and outlet piping with no-hub type fittings. Copper vent piping. Interceptor and piping observed to be in good operating condition. No issues reported.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1070	073 Plumbing Fixtures	Satisfactory	10 years +/-					Re-evaluate in future building survey.	2 - Vitreous china, wall hung urinals with manually operated flush valves. No issues reported.
1071	073 Plumbing Fixtures	Satisfactory	10 years +/-					Re-evaluate in future building survey.	6 - Vitreous china, floor mounted urinals with manually operated flush valves. No issues reported.
1072	074 HVAC System Type	Satisfactory	10 years +/-	3	EA.	\$ 5,000.00	\$ 15,000.00	Replacement of hot water cabinet unit heater. Make all modifications required for connection. Upgrade all controls.	Hot water cabinet unit heaters in good working order. Piping insulation may contain asbestos or other hazardous material.
1074	075 Heat Generating Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Gas fired boilers are in good working order.
1078	077 Cooling/Air Conditioning Generating System	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Rooftop units with DX cooling and gas fired heating in good working order. R-410A refrigerant.
1083	078 Air Handling and Ventilation (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Upblast exhaust fans in good working order. Dayton model SDVN1, installed in 2013 Greenheck model CWB-161-4-G, installed in 2012
1085	078 Air Handling and Ventilation (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Kitchen hoods in good working order. Units have fire suppression.
1087	078 Air Handling and Ventilation (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Upblast kitchen exhaust fan serves a vendor stall. Unit in good working order. 1 HP, 208V Unit located on 2nd floor parking ramp level.
1089	078 Air Handling and Ventilation (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Intake gravity hood in good working order. This unit may have been installed for new boiler room combustion air, but opening into space was not visible.
1092	079 Piped Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-	3000	L.F.	\$ 200.00	\$ 600,000.00	Remove insulation on hot water and chilled water supply and return piping on first floor and third floor mech/electric room and replace with fiber glass insulation.	Piping insulation generally in good working order in boiler room. Other places throughout the building appears to have some asbestos insulation or other hazardous material. Piping may be disturbed during other work.
1093	079 Piped Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Piping generally in good working order, especially in boiler room.

Record #	BCS Section	Condition	Remaining Useful Life	Quantity to Replace	Units	Cost Per Unit	Replacement Cost	Recommended Replacement Scope	General Comments
1095	079 Piped Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Hot water pumps in good working order. Both pumps 15 HP Pump-1: 550 gpm, 60 ft hd, 8.1 imp dia. Pump-2: 500 gpm, 50 ft hd, 8.1 imp dia.
1097	079 Piped Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Hot water radiation in good working order. Piping insulation may contain asbestos or other hazardous material.
1098	079 Piped Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Most valves in good working order. Recommend replacement of some gate valves in basement in the future, not necessary at this moment.
1099	080 Ducted Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Generally ductwork in good working order. Some open ended ductwork in grocery store back room.
1100	080 Ducted Heating and Cooling Distribution Systems (HSW)	Satisfactory	10 years +/-	300	L.F.	\$ 100.00	\$ 30,000.00	Recommend replacement of ductwork insulation and provide weatherproof insulation with proper drainage. Provide bird screening or protection from nests at top of ductwork.	Generally interior ductwork insulation in good working order. All exterior insulation is deteriorating.
1104	084 Fire Suppression Systems (HSW)	Satisfactory	10 years +/-					Re-evaluate in future building survey.	Schedule 40 black steel piping supplies pendent type sprinkler heads within the Entry Vestibule. Pendent type sprinkler heads have head guards installed. Piping is painted white. No issues reported.
1004	029 Site Fuel Oil (HSW)								
1005	030 Site Electrical, Including Exterior Distribution (HSW)								
1076	076 Heating Fuel/Energy Systems (HSW)								
1107	086 Emergency/Standby Power Systems (HSW)								
							\$ 6,901,863		

E | Budget Summary and Scope

The probable cost of replacement summary is an estimate of construction costs and not to be construed as the actual project cost. These costs are current construction costs from Spring of 2018 and excludes all contingencies, design and construction fees, FF&E, asbestos abatement, and soft costs.

Probable Cost of Replacement Summary

	1 Year	3 Years	5 Years	10 Years	Total
Critical Failure	\$164,822				\$164,822
Non-Functioning	\$48,500				\$48,500
Unsatisfactory	\$77,925	\$1,886,615	\$4,042,201		\$6,006,741
Satisfactory				\$681,800	\$681,800
Excellent					
Total	\$291,247	\$1,886,615	\$4,042,201	\$681,800	\$6,901,863

*Costs provided in this report are for budget purposes only and do not include percentages for incidentals, escalation in construction costs, design contingencies or other project related expenses.

**Costs provided in this report reflect full replacement of the systems included in kind without modifications for compliance to new or revised building codes, general improvements beyond replacement or new systems or space.

Building Condition Evaluations and Repair Recommendations

for

The Broadway Market

999 Broadway Ave
Buffalo, NY 14212

Prepared by:



March 6, 2018



Table of Contents

- A. Background
- B. Observations
- C. Recommendations
- D. Summary

Appendix A: Column Location Plans

A. Background:

The Broadway Market, located in Buffalo, NY was built in the 1950's. Available existing structural drawing dates vary between March 15, 1954 to November 1, 1955. The architect is shown as James, Meadows & Howard from Buffalo, NY, and the engineer is shown as Abbott, Merkt & Company from New York. James N. Deserio is specified as the structural engineer.

The two-story building consists of concrete columns, beams and joists and several types of floor construction. The building is separated into three sections by expansion joints – north (front), center and south (rear). The roof, second floor and south ground floor are open to the outside and were designed to be used for parking. The center and north ground floor is used as interior market space. Roof and floor constructions and foundation information is as follows:

1. North (Front)

- a. Roof construction consists of a one-way concrete slab assumed to be 5" thickness, typically spanning approximately 2'-1" between concrete joists and beams. There is a 3½" "waterproofing" topping slab above the 5" structural slab. It is assumed that there is a waterproofing membrane sandwiched between the two slabs.
- b. Second floor construction was observed to be similar to the roof construction, although no structural drawings were available to confirm.
- c. Ground floor construction information is not readily available. It is assumed that most of the floor construction is concrete slab on grade.
- d. Foundation information is not readily available. Deep foundations – driven piles or drilled caissons are assumed.

2. Center

- a. Roof construction consists of a concrete waffle slab made up of a 4" structural slab with a 3½" "waterproofing" topping slab. It is assumed that there is a waterproofing membrane sandwiched between the two slabs.
- b. Second Floor construction was observed to be similar to the roof construction, although no structural drawings were available to confirm.
- c. Ground Floor construction is assumed to be a 7" concrete slab on grade with a 1" topping slab over 6" compacted fill.
- d. Foundation drawings show concrete pile caps and driven piles, although construction documents provide an option for alternate concrete caissons.

3. South (Rear)

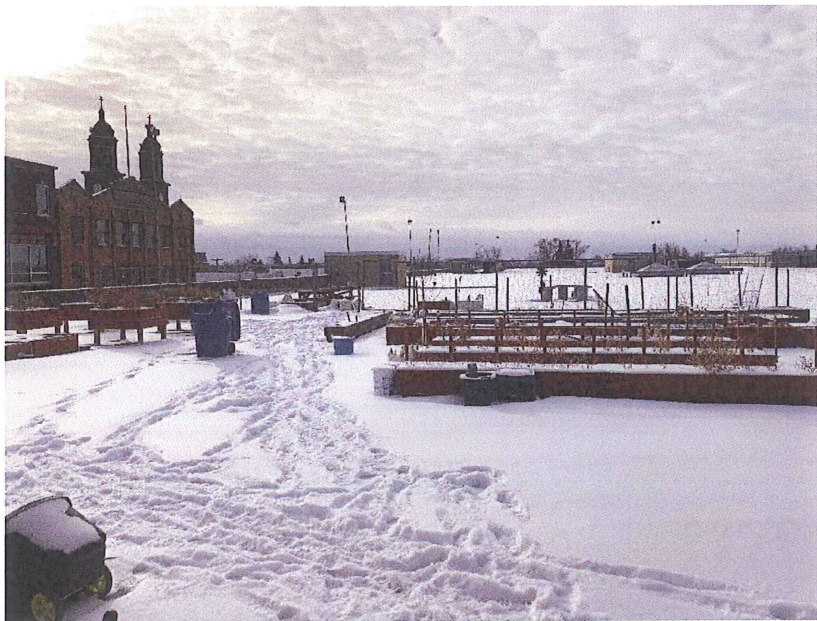
- a. Roof construction consists of a concrete waffle slab made up of a 4" structural slab with a 3½" "waterproofing" topping slab. It is assumed that there is a waterproofing membrane sandwiched between the two slabs.
- b. Second Floor construction was observed to be similar to the roof construction, although no structural drawings were available to confirm.
- c. Ground Floor construction consists of a 7" concrete slab on grade with a 1" topping slab over 6" compacted fill.
- d. Foundation drawings show concrete pile caps and driven piles, although construction documents provide an option for alternate concrete caissons.

B. Observations:

Building conditions were observed on February 6, 2018. Note was taken of the following items:

1. Rooftop Garden

The north roof area is being used as a garden area. The garden consists of small, mostly low planters arranged in rows, allowing for foot traffic between the plantings. There are some raised planter beds on legs, and one tall riser type wood structure holding small planter pots.



2. Column Damage

Damaged column locations are shown on plans included in appendix A

- a. Many concrete columns above the second floor, supporting the roof, have sustained damage. The damage is typically limited to the first 4 to 5 feet (or so) of height above the second floor slab. The damage consists of mainly sharp fractures, and is most likely the result of vehicles colliding with or rubbing against the columns in traffic.



- b. Many concrete columns above the ground floor in the south portion of the building are damaged/deteriorated. At this level, the damage is typically limited to the first foot (or so) of height above the ground floor slab. The deterioration appears to be the result of weather – water and deicing salt infiltration and freeze-thaw cycles. The deteriorations include spalling of concrete cover and superficial to moderate rusting of the spiral column reinforcing.

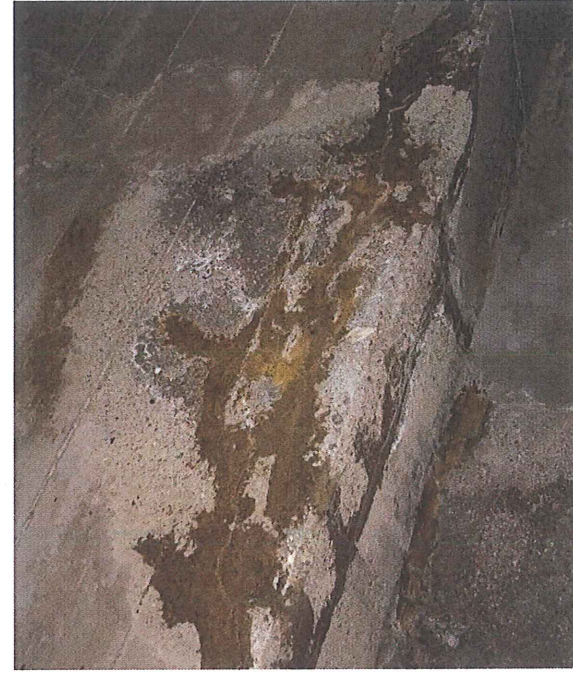


- c. Few columns have sustained both of the above damage/deteriorations due to vehicular traffic and weather-related deteriorations.

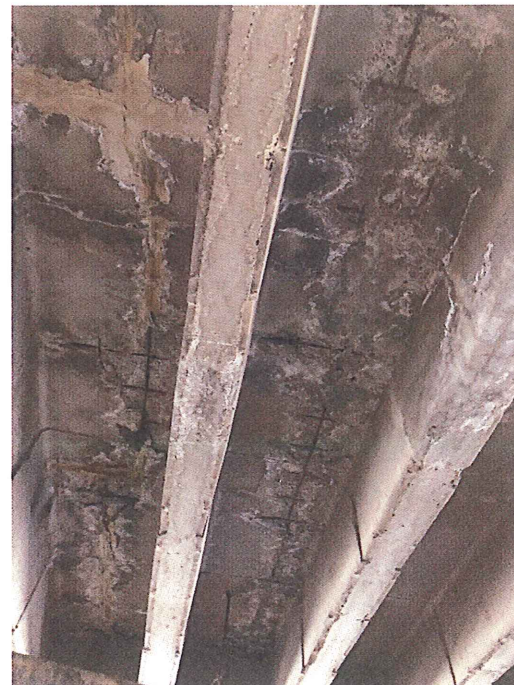


3. Miscellaneous Structural Deterioration

- a. Few roof joists and beams in the north portion of the building displayed longitudinal cracking appearing to be the result of water infiltration and freeze-thaw cycles. It appears past attempts have been made to repair these deteriorations.



- b. Small areas of the roof slab display spalling and some reinforcing steel exposure, likely resulting from water infiltration and freeze-thaw cycle. This deterioration was observed sporadically throughout the structure.



C. Recommendations:

1. Rooftop Garden

If the loads imposed on the roof structure by the rooftop garden are less than the original design loads of the structure, we can presume that the structure is satisfactory. We can ensure that the loads imposed by the rooftop garden are less than the original design loads of the structure if the following guidelines are met:

- a. The owner must maintain a maximum 1:1 ratio of planters to walkway areas – in alternate terms, planters may occupy only 50% of the overall roof area at any given time.
- b. Planter sizes shall be limited to a maximum area of 100 square feet and 1'-0" height of soil.
- c. The owner shall ensure that planters are not concentrated in any one area – planters may occupy only 67% of any 400 square feet of roof space at any time.
- d. The owner shall ensure that garden areas will not be open to the general public.

Following the above guidelines, the rooftop garden may be expanded beyond the north roof, at the owner's discretion.

2. Column Damage

Damaged columns may be repaired using one of the following methods:

- a. Fiber Reinforced Polymer Wrap: Loose/damaged concrete shall be removed as necessary. Concrete shall be restored using a cementitious patch material (such as SikaRepair or similar products). Columns shall then be wrapped with epoxy coated fiber sheets as required. Once the epoxy is cured, the repair is complete. Benefits of FRP systems include system strengthening and superior concrete confinement.
- b. Cementitious Patch Material: Loose/damaged concrete shall be removed as necessary. Exposed reinforcing shall be cleaned, and surfaces shall be prepped to receive patch material per manufacturer's direction. Concrete shall be restored using a cementitious patch material (such as SikaRepair or similar products). Concrete shall be finished and painted as the owner specifies.

3. Miscellaneous Structural Deterioration

Miscellaneous structural deteriorations may be repaired as follows:

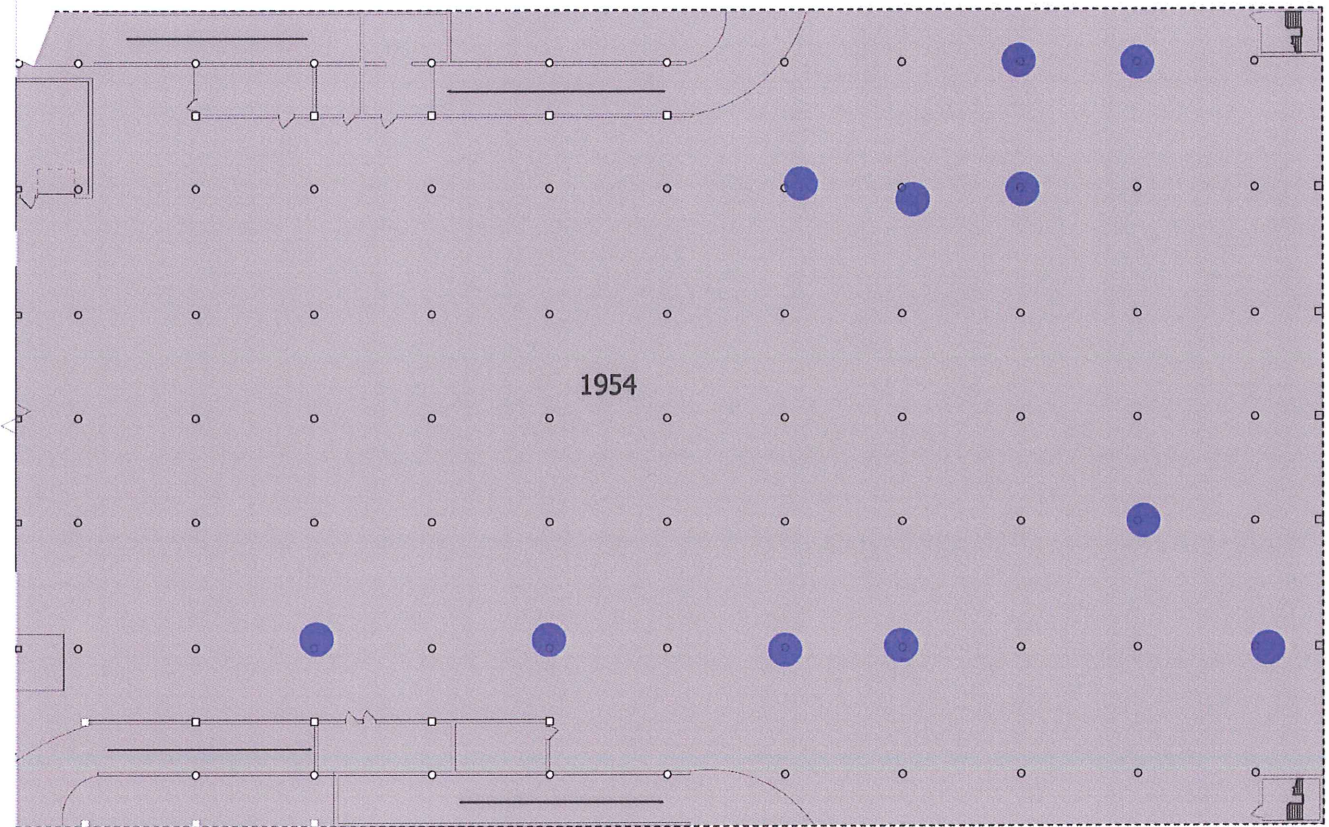
- a. Longitudinal cracks in joists and beams shall be epoxy injected. The surfaces shall be prepped, and the cracks shall be sealed per the manufacturer's direction. Epoxy shall be injected to fill the voids. Once the epoxy is cured, the repair is complete. Surfaces shall be restored per the owner's specification.
- c. Areas of spalling shall be restored using a cementitious patch material. Loose/damaged concrete shall be removed as necessary. Exposed reinforcing shall be cleaned, and surfaces shall be prepped to receive patch material per manufacturer's direction. Concrete shall be restored using a cementitious patch material (such as SikaRepair or similar products). Concrete shall be finished as the owner specifies.

D. Summary:

The building super structure appears to be in generally good condition. Damages and deteriorations appear to be mostly superficial, and do not immediately pose any safety hazard to the public.

It is the opinion of Siracuse Engineers, that reparative actions outlined in this report should be performed in the near future – within 5 years from the date of this report – as to prevent superficial damages and deteriorations from developing into more serious structural issues. Most importantly, damaged columns, joists, and slabs should be repaired to prevent potential deterioration of exposed reinforcing steel.

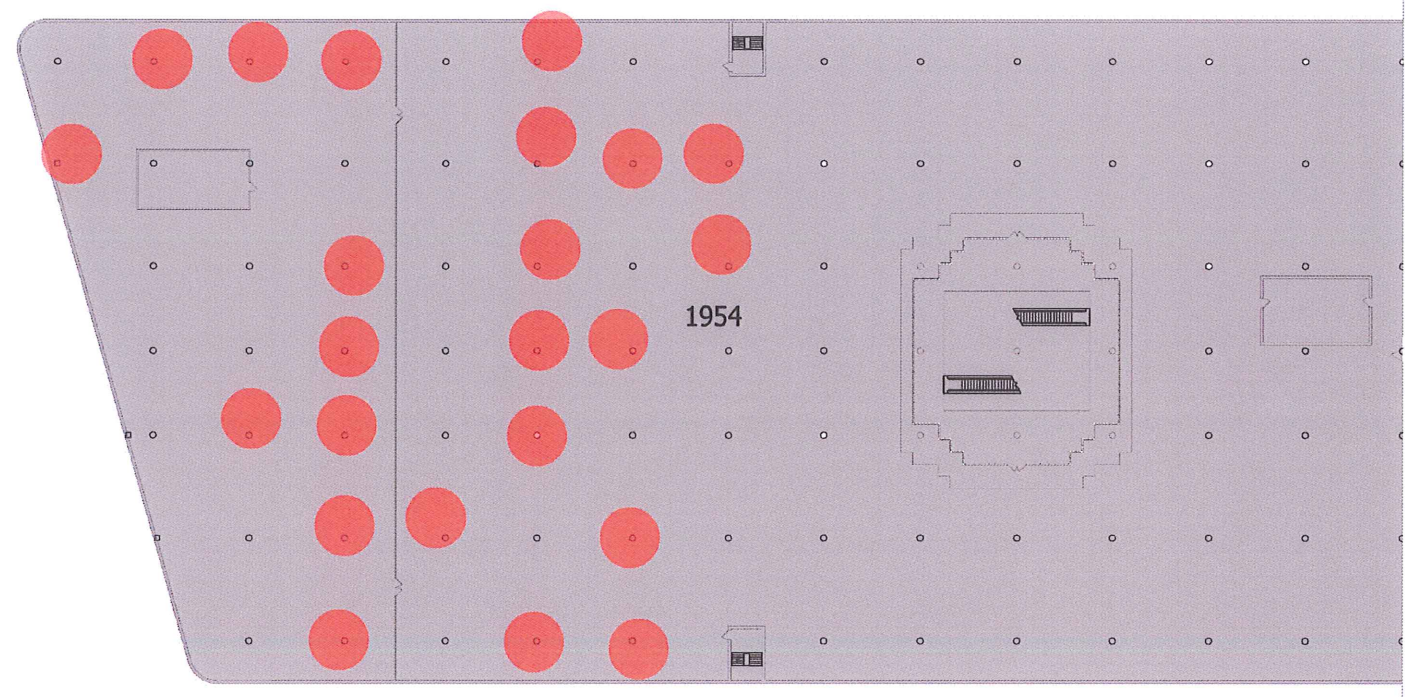
Appendix A



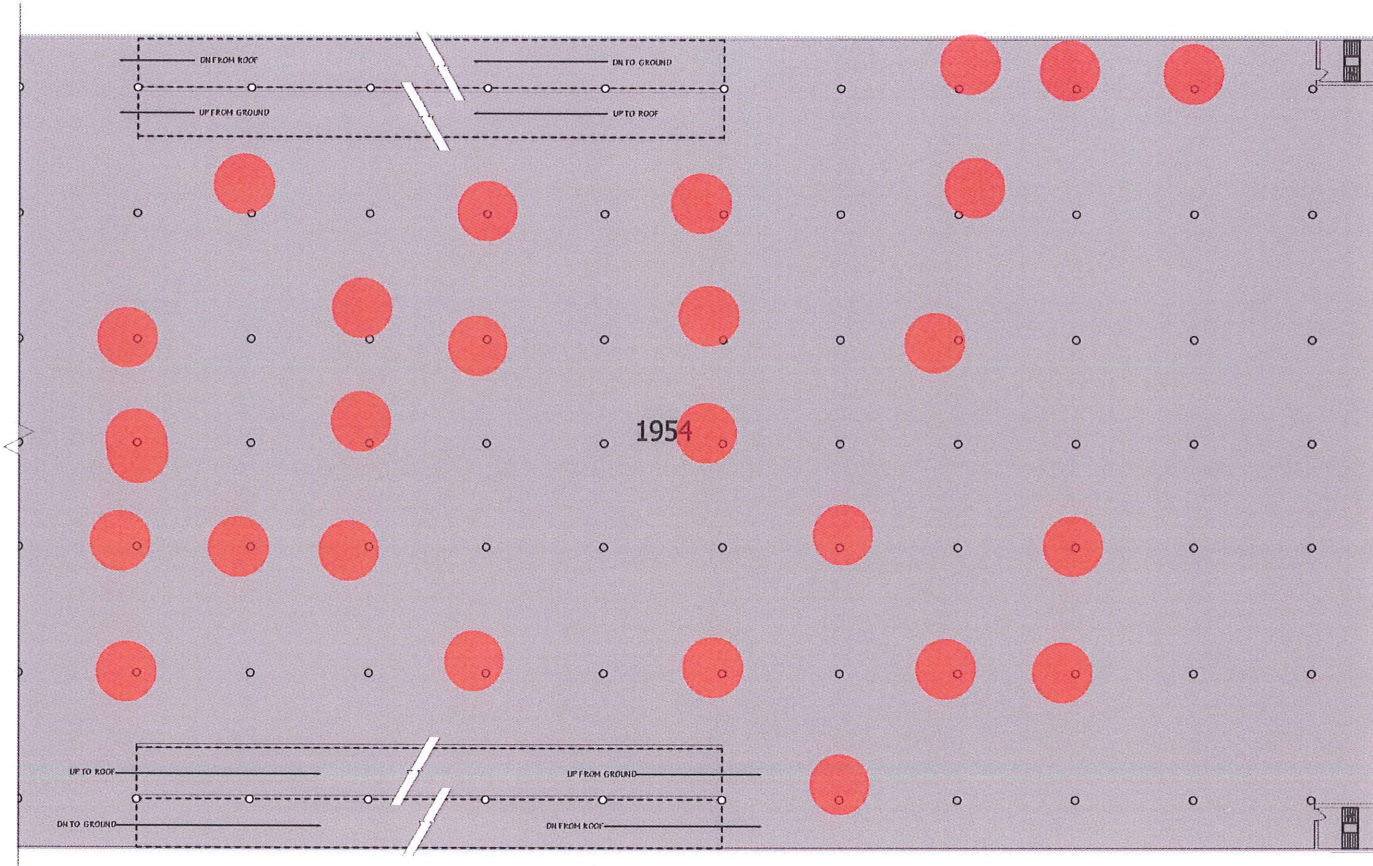
First Floor Plan (South)



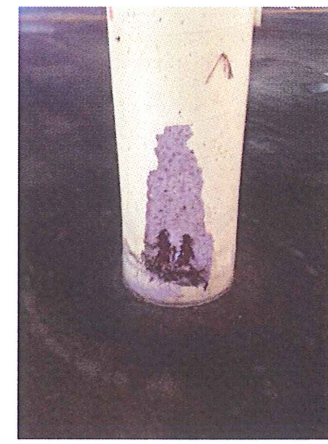
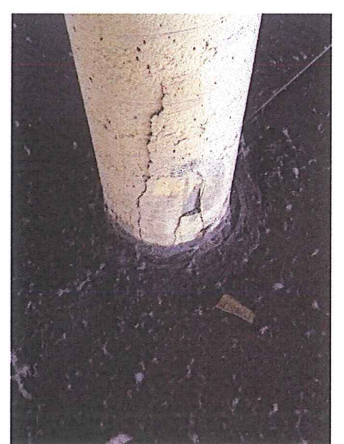
Unsatisfactory Column Location Plan as prepared by YWA



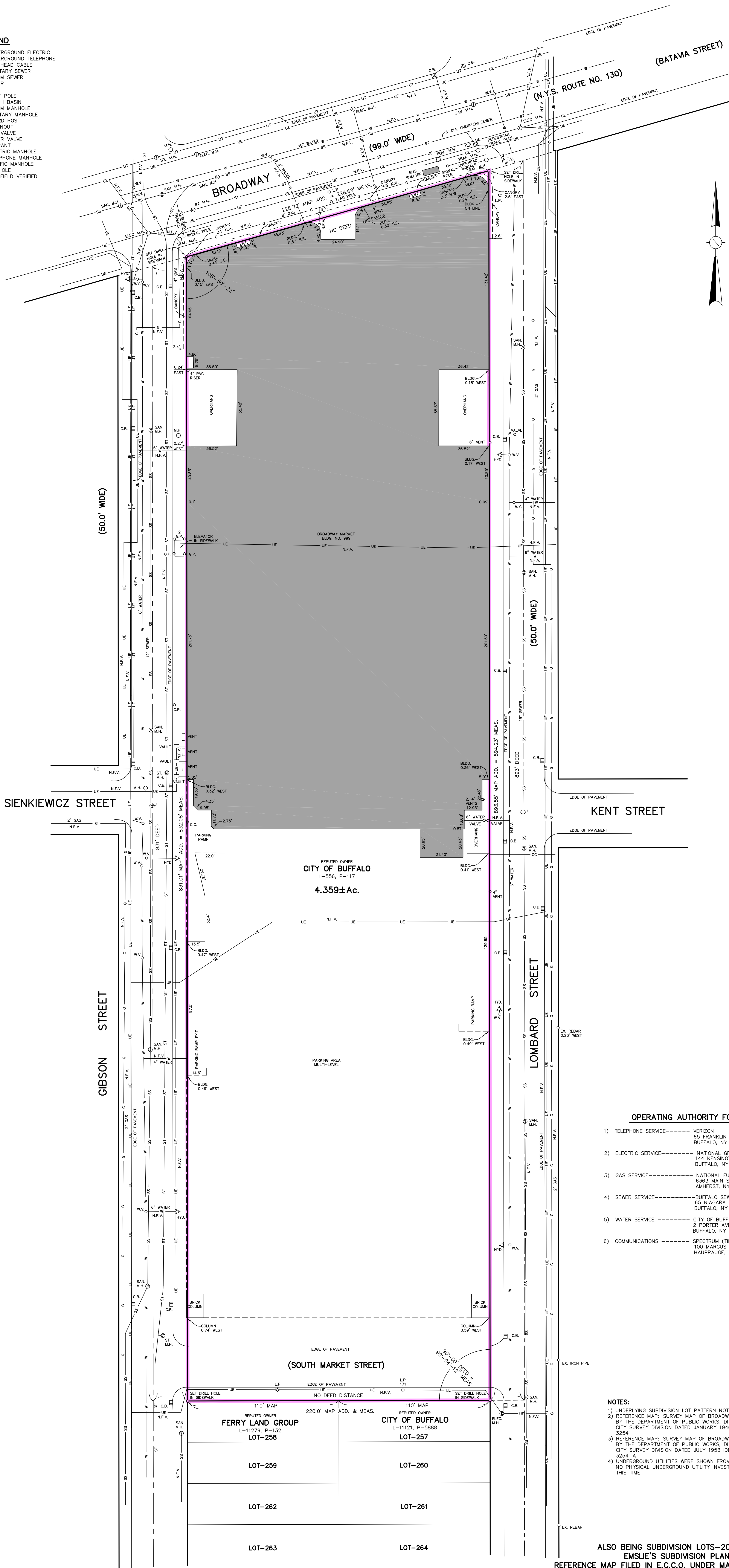
Second Floor Plan (North)



Second Floor Plan (South)



- LEGEND**
- UE UNDERGROUND ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - OC OVERHEAD CABLE
 - SS SANITARY SEWER
 - ST STORM SEWER
 - W WATER
 - G GAS
 - LP LIGHT POLE
 - CB CATCH BASIN
 - ST M.H. STORM MANHOLE
 - SAN M.H. SANITARY MANHOLE
 - G.P. GUARD POST
 - C.O. CLEANOUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - HYD. HYDRANT
 - ELEC. M.H. ELECTRIC MANHOLE
 - TEL. M.H. TELEPHONE MANHOLE
 - TRAF. M.H. TRAFFIC MANHOLE
 - M.H. MANHOLE
 - N.F.V. NOT FIELD VERIFIED



- OPERATING AUTHORITY FOR UTILITIES**
- 1) TELEPHONE SERVICE----- VERIZON
65 FRANKLIN STREET, ROOM 602
BUFFALO, NY 14202-4074 (716) 840-8698
 - 2) ELECTRIC SERVICE----- NATIONAL GRID
144 KENNINGTON AVENUE
BUFFALO, NY 14214-2799 (716) 831-7602
 - 3) GAS SERVICE----- NATIONAL FUEL GAS CORPORATION
6363 MAIN STREET
AMHERST, NY 14221 (716) 857-7431
 - 4) SEWER SERVICE----- BUFFALO SEWER AUTHORITY
65 NIAGARA SQUARE, ROOM 1038
BUFFALO, NY 14202-3378 (716) 856-4664
 - 5) WATER SERVICE----- CITY OF BUFFALO DIVISION OF WATER
2 PORTER AVENUE
BUFFALO, NY 14201 (716) 851-4747
 - 6) COMMUNICATIONS----- SPECTRUM (TIME WARNER CABLE)
100 MARCUS BOULEVARD, SUITE 3
HAUPPAUGE, NY 11788 (800) 262-8600

- NOTES:**
- 1) UNDERLYING SUBDIVISION LOT PATTERN NOT SHOWN AT THIS TIME.
 - 2) REFERENCE MAP: SURVEY MAP OF BROADWAY MARKET PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, CITY SURVEY DIVISION DATED JANUARY 1946 IDENTIFIED AS MAP NO. 3254.
 - 3) REFERENCE MAP: SURVEY MAP OF BROADWAY MARKET PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, CITY SURVEY DIVISION DATED JULY 1953 IDENTIFIED AS MAP NO. 3254-A.
 - 4) UNDERGROUND UTILITIES WERE SHOWN FROM UTILITY RECORDS AND NO PHYSICAL UNDERGROUND UTILITY INVESTIGATION WAS DONE AT THIS TIME.

ALSO BEING SUBDIVISION LOTS-201-256,
EMLIE'S SUBDIVISION PLAN
REFERENCE MAP FILED IN E.C.C.O. UNDER MAP COVER NO. 144

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 434-9138 PHONE 625-8360

BOUNDARY SURVEY & UTILITY PLAN OF
PART OF LOT-19, TWP.-11, R.-8, HOLLAND PURCHASE

CITY OF BUFFALO, ERIE COUNTY, NEW YORK

DATE: MARCH 15, 2018

SCALE: 1"= 30'

JOB No. 9149

DATE: MARCH 15, 2018

SCALE: 1"= 30'

DATE: MARCH 15, 2018

SCALE: 1"= 30'

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SCALE: 1"= 30'

DATE: MARCH 15, 2018

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NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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PRE-RENOVATION SURVEY

FOR

ASBESTOS-CONTAINING MATERIALS, LEAD-BASED PAINT,
AND POLYCHLORINATED BIPHENYLS IN CAULK

FOR THE

FACILITY CONDITION SURVEY OF THE BROADWAY
MARKET

999 BROADWAY
BUFFALO, NEW YORK 14212

MARCH 2018

PREPARED FOR:

Young + Wright Architectural
740 Seneca Street
Buffalo, New York

FOR SUBMISSION TO:

City of Buffalo
Office of Planning & Design
920 City Hall
Buffalo, New York

PREPARED BY:

95 Perry St, Suite 300
Buffalo, New York 14203
p: 716.206.5100
f: 716.206.5199

WATTS
ARCHITECTURE &
ENGINEERING



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1.0 – EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

Watts Architecture & Engineering (Watts) was retained by Young + Wright Architectural (Young + Wright) to perform a pre-renovation survey for asbestos-containing materials (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) in caulk at the Broadway Market located at 999 Broadway in Buffalo, New York. The purpose of Watts' survey work was to determine the presence and location of ACM, LBP, & PCB caulk that may be disturbed by planned renovations. It should be noted that several rooms and areas of the building were locked and inaccessible at the time of the survey.

Watts' field survey work for this project was conducted between March 5 and 9, 2018.

- A review of documents describing proposed renovations and discussion with City of Buffalo personnel.
- Visual site inspections to identify suspect materials.
- Collection and laboratory analysis of samples from each identified suspect material not previously sampled for asbestos and/or PCB content, as appropriate that may be disturbed by planned renovations.
- Collection of X-Ray Fluorescence (XRF) readings to detect the presence of lead-based paint on suspect surfaces.
- Documentation of bulk sample locations on drawings and chain-of-custody forms.

ASBESTOS-CONTAINING MATERIALS (ACM)

The inspection included the collection of thirty-eight (38) asbestos bulk samples representing seventeen (17) suspect materials identified that may be disturbed during the project. ACM is defined as any material containing more than one percent (1%) of asbestos. Based on the testing performed for this project, **the following ACM have been identified:**

- Insulation and mud on fittings on piping throughout the basement and first floor of the market (approximately 3,300 linear feet*). This material is non-friable and in fair condition.
- Mudded fittings associated with fiberglass insulated piping (approximately 20 fittings). This material is assumed to be asbestos-containing and is friable and in fair condition.
- Boiler breeching insulation associated with the four inactive boiler rooms (approximately total of 150 linear feet*). This material is friable and in fair condition.
- White sealant on ends of fiberglass insulated pipes throughout the basement and first floor of the market (approximately 50 square feet of sealant). This material is non-friable and in good condition.
- Heat shields associated with incandescent light fixtures in the basement

(approximately 6 fixtures, 3 square feet). This material is non-friable and in fair condition. The wiring associated with these fixtures is assumed to be asbestos-containing.

- 9" x 9" vinyl floor tile in the basement and first floor of the building (approximately 2,900 square feet). This material is non-friable and in fair condition, however, there are several loose or broken tiles in the basement. Laboratory analysis has determined the mastic to be non-ACM.
- Insulation inside metal doors throughout the building (approximately 30 doors, 630 square feet). The material is friable and in good condition.
- Window glazing compound associated with windows on the east and west side of the market (approximately 14 windows, 35 square feet**). This material is non-friable and in fair condition.
- Window caulk associated with windows on the north, east and west side of the market (approximately 23 windows including 9 storefront windows, 20 square feet*). This material is non-friable and in fair condition.
- Louver caulk associated with the louvers on the southeast end of the market (approximately 4 louvers, 1 square foot).

* The quantity of pipe insulation and boiler breeching is based on the amount of pipe insulation and breeching that was readily visible throughout the building, there are several areas of the building that are inaccessible (i.e. locked storage areas, locked or boarded-up former boiler rooms, Save-a lot market, vendor storage areas, etc.)

** The quantity of window caulk and window glazing compound includes window openings that are boarded-up and are assumed to still have the windows in the opening.

NON-ASBESTOS-CONTAINING MATERIALS (NON-ACM)

The following suspect materials within the project limits have been tested by Watts as part of this investigation and have been determined to be non-ACM:

- Paper wrap on fiberglass insulated piping.
- Layered wrap on steam piping.
- Ceiling plaster (top and base coat).
- 12" x 12" vinyl floor tile (tile is on asbestos-containing 9" x 9" vinyl floor tile).
- Mastic for 9" x 9" vinyl floor tile.
- Door caulk.

LEAD-BASED PAINT

Representative XRF readings were taken on select building components throughout the project limits. In general, the following building components were tested:

- Paint on concrete walls;
- Paint on concrete block walls;

- Glazed block walls;
- Paint on concrete columns;
- Drywall;
- Paint on concrete ceilings; and
- Paint on plaster ceilings.

The paint on the following tested components contained lead at 1.0 milligram per square centimeter or greater:

- Paint on concrete columns.

POLYCHLORINATED BIPHENYLS

Watts investigated caulks and sealants within the project limits for the Broadway Market to determine if polychlorinated biphenyls (PCBs) were present. Three caulk samples were collected from representative locations identified by Watts based on visual observations made at the time of the site visits.

The purpose of the laboratory testing was to determine if the materials contained PCBs and subsequent proper handling and disposal procedures that will be required if they are removed. The samples were analyzed by Schneider Laboratories Global of Richmond, Virginia. Schneider Laboratories Global is a New York State Department of Health (NYSDOH) approved laboratory. The samples were analyzed using USEPA SW-846 Method 8082, PCBs.

The Environmental Protection Agency (EPA) regulates PCBs and considers any debris generated from construction materials manufactured with PCBs derived from building renovation projects with a concentration of greater than 50 ppm PCB bulk waste product. The Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761) prescribes requirements for the proper management of PCB materials, including their handling and disposal. PCB bulk product waste at concentrations ≥ 50 ppm must follow specific storage, transport and disposal requirements.

No PCBs were identified in the caulk materials sampled. Therefore, special handling and disposal are not required for these materials in regards to PCBs.

GENERAL NOTES & OBSERVATIONS

Some areas of the market were inaccessible at the time of the inspection, including several locked storage areas, the four auxiliary boiler rooms in the basement and a few merchant areas on the first floor of the market. Asbestos-containing pipe insulation was identified throughout the basement of the building. In some areas of the basement the pipe insulation is damaged and in need of repair or removal. Two of the four auxiliary boiler rooms are boarded-up (refer photo page for more detail) another auxiliary boiler room is pad-locked and there is visible asbestos-containing pipe insulation debris throughout the room.

Lead was identified on the tan and green color-painted concrete columns in the parking garage and second floor of the market. No other lead-painted materials were identified.

No PCBs were identified in any of the caulks sampled as part of this investigation.

Included in this report are: a drawing indicating approximate bulk sample locations, chain-of-custody forms, laboratory results, laboratory accreditations, and consultant's license and certifications

2.0 – ASBESTOS-CONTAINING MATERIALS

2.0 ASBESTOS-CONTAINING MATERIALS

ASBESTOS BULK SAMPLING AND LABORATORY METHODOLOGY

A NYSDOL-certified asbestos inspector from Watts collected bulk samples of all suspect ACM that was identified in the building. Bulk samples were collected using simple hand tools from each matrix identified as a potential ACM.

Samples were delivered with the proper chain-of-custody forms to a New York State accredited laboratory that is a participant in the Environmental Laboratory Approval Program (ELAP) and National Voluntary Laboratory Approval Program (NVLAP). All materials, except non-friable organically bound (NOB) materials and ceiling tiles, were analyzed using Polarized Light Microscopy (PLM) using ELAP Method 198.1. Ceiling tiles and NOBs, which include but are not limited to, mastics, window caulks, floor tiles, underwent gravimetric reduction prior to being analyzed by Transmission Electron Microscopy (TEM) under ELAP Method 198.4. The New York State Department of Health (NYSDOH) protocol requires analysis by TEM if the PLM analysis does not confirm the presence of asbestos. If vermiculite was detected in surfacing materials (SM-V), the samples were analyzed by ELAP 198.8.

This section includes information on all suspect ACM sampled. This section contains the following: a Homogeneous Materials List containing the homogeneous materials identified, their corresponding sample numbers and whether or not they are ACM, as well as drawings identifying the approximate locations of asbestos bulk samples.

HOMOGENEOUS MATERIALS LIST LEGEND

<u>Abbreviations:</u>	<u>Type</u>	<u>ACM</u>
NA – Not analyzed.	T = Thermal	Y = Yes
NA/PS – Not analyzed/positive stop.	S = Surfacing	N = No
NAD – No asbestos detected.	M = Miscellaneous	

Non-ACM – Final residue <1% of original sample

Bold rows identify asbestos-containing materials (ACM).

2.1 – HOMOGENEOUS MATERIALS LIST

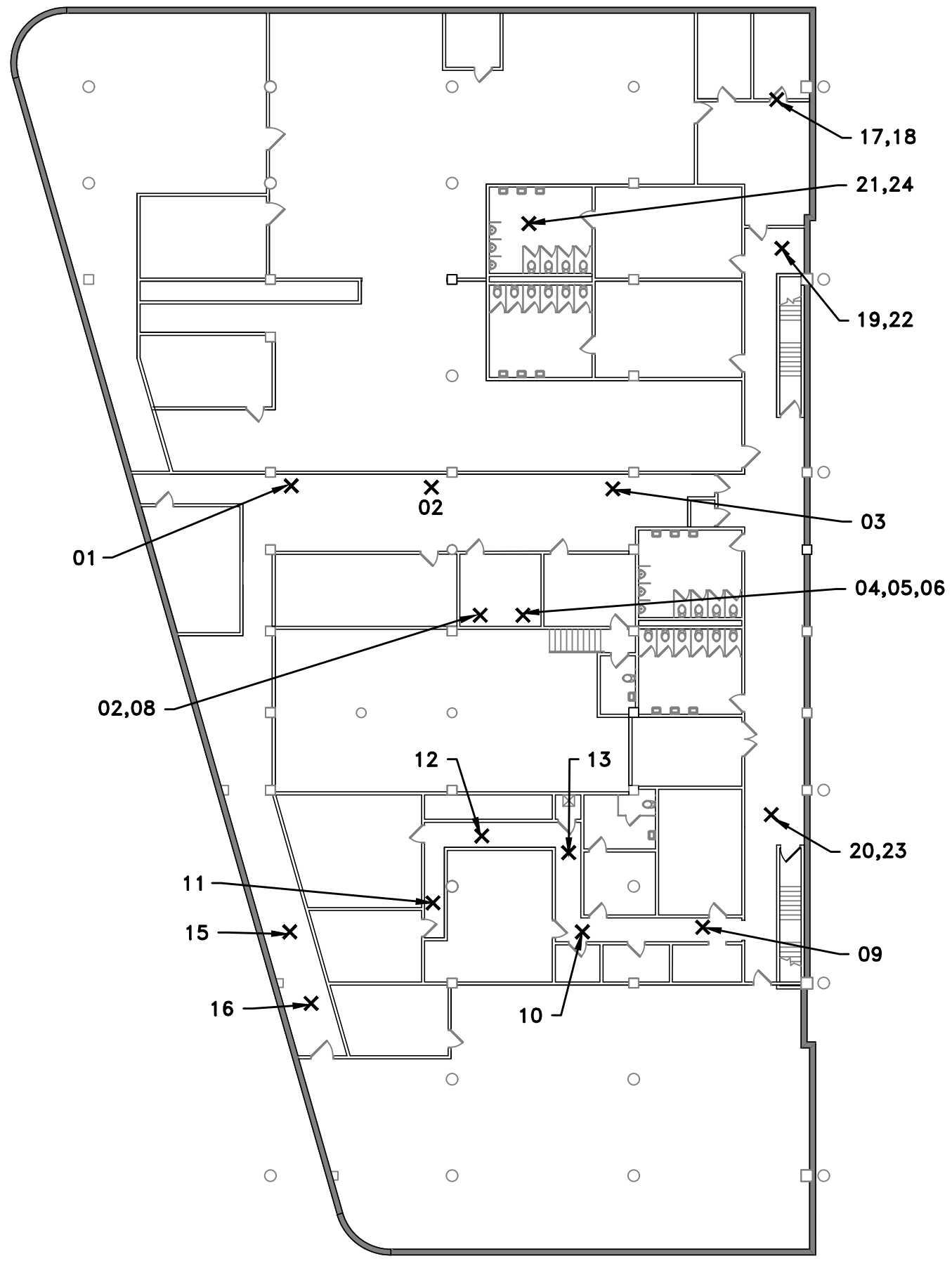
HOMOGENEOUS MATERIALS LIST

BROADWAY MARKET 999 Broadway, Buffalo, New York

Material Description	Sample Location	Type	Sample Number	Results (% Asbestos)		ACM
				ACM		Y/N
Paper Wrap on Fiberglass Insulated Piping	Corridor outside Water Meter Room	T	17210-01	NAD	NA	N
			17210-02	NAD	NA	
			17210-03	NAD	NA	
Layered Wrap on Piping	Water Meter Room	T	17210-04	NAD	NA	N
			17210-05	NAD	NA	
			17210-06	NAD	NA	
White Coating on Ends of Fiberglass Insulated Piping	Water Meter Room	M	17210-07	2.4% Chrysotile	NA	Y
			17210-08	3.1% Chrysotile	NA	
Mastic for 9' x 9" Vinyl Floor Tile	Basement Corridor – Storage Area	M	17210-09	<0.25% Chrysotile	Trace Chrysotile	N
			17210-10	<0.25% Chrysotile	Trace Chrysotile	
Heat Shield for Incandescent Light fixtures	Basement Corridor - Storage Area	M	17210-11	66.7% Chrysotile	NA	Y
			17210-12	80.0% Chrysotile	NA	
Pipe Insulation	Basement Corridor - Storage Area	M	17210-13	80.0% Chrysotile	NA	Y
Boiler Breeching	Corridor behind Boiler Room	T	17210-14	4.8% Chrysotile	NA	N
			17210-15	8.2% Chrysotile	NA	
			17210-16	6.3% Chrysotile	NA	
Door Insulation	Storage Room NW part of Basement	M	17210-17	8.9% Chrysotile	NA	N
			17210-18	6.4% Chrysotile	NA	
Ceiling Plaster Top Coat	Basement Corridor East Basement Corridor West Men's Basement Bathroom	S	17210-19	NAD	NA	N
			17210-20	NAD	NA	
			17210-21	NAD	NA	
Ceiling Plaster Base Coat	Basement Corridor East Basement Corridor West Men's Basement Bathroom	S	17210-22	NAD	NA	N
			17210-23	NAD	NA	
			17210-24	NAD	NA	
12" x 12" Vinyl Floor Tile	1 st Floor east Side Vacant Office Space	M	17210-25	NAD	NAD	N
			17210-26	NAD	NAD	
9" x 9" Vinyl Floor Tile under 12" x 12" Vinyl Floor Tile	1 st Floor east Side Vacant Office Space	M	17210-27	2.2% Chrysotile	NA	Y
			17210-28	1.5% Chrysotile	NA	
Mastic for 9" x 9" Vinyl Floor Tile	1 st Floor east Side Vacant Office Space	M	17210-29	NAD	Trace Chrysotile	N
			17210-30	NAD	Trace Chrysotile	
Window Glazing Compound	Exterior SW End of Market near Entrance Door	M	17210-31	<0.25% Chrysotile	3.6% Chrysotile	Y
			17210-32	NAD	2.4% Chrysotile	
Window Caulk	Exterior SW End of Market near Entrance Door Exterior East Side of Market	M	17210-33	<1% Chrysotile	1.8% Chrysotile	Y
			17210-34	<0.25% Chrysotile	1.5% Chrysotile	
Door Caulk	SW Entrance to Market West Side Loading Dock	M	17210-35	NAD	NAD	N
			17210-36	NAD	NAD	
Louver Caulk	Exterior East Side of Market	M	17210-37	1.7% Chrysotile	NA	Y
			17210-38	1.2% Chrysotile	NA	

2.2 – BULK SAMPLE LOCATION DRAWINGS

O:\2017\17210 Broadway Market Renovations\18. CADD\Env\SL-1.dwg Mar 20, 2018, 7:46am



BASEMENT PLAN

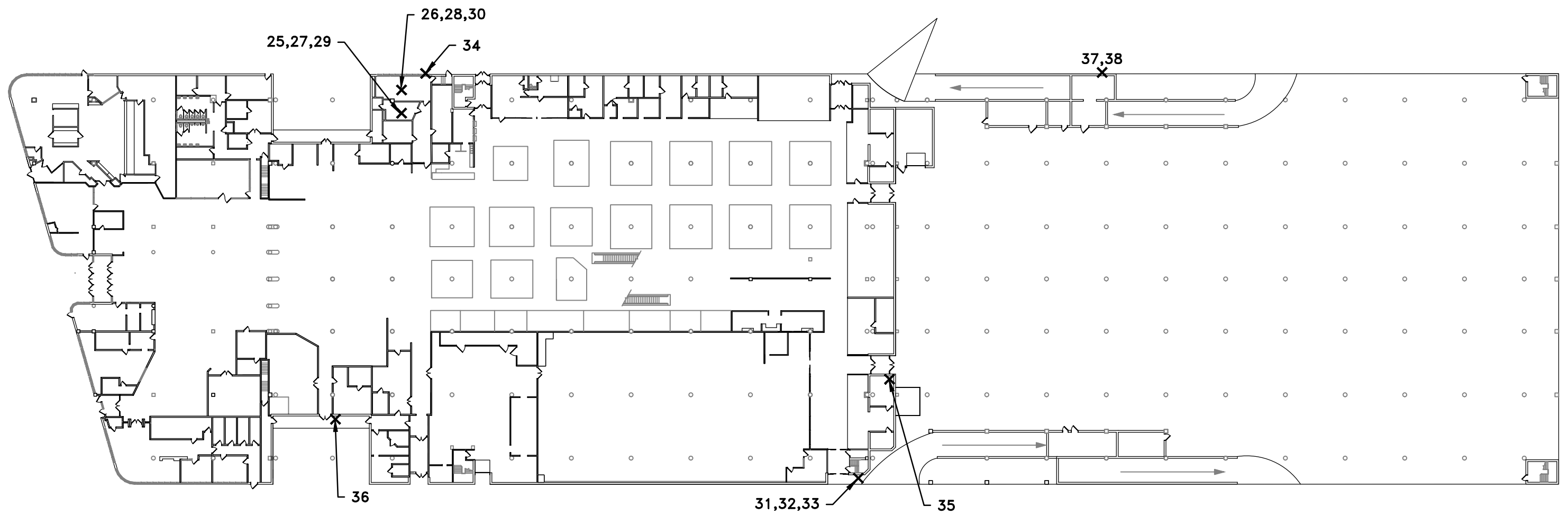
ALL SAMPLES ARE PREFIXED BY **17210-**
SAMPLES WERE COLLECTED ON MARCH 5 & 9, 2018.

X INDICATES APPROXIMATE SAMPLE LOCATION



WATTS
ARCHITECTURE
& ENGINEERING
95 Perry Street, Suite 300
Buffalo, New York 14203
(716) 206-5100 | (716) 206-5199 Fax

ASBESTOS BULK SAMPLE LOCATIONS BASEMENT	
BROADWAY MARKET 999 BROADWAY BUFFALO, NEW YORK	
NOT TO SCALE	MARCH 2018



GROUND FLOOR PLAN

ALL SAMPLES ARE PREFIXED BY 17210-
 SAMPLES WERE COLLECTED ON MARCH 5 & 9, 2018.

✕ INDICATES APPROXIMATE SAMPLE LOCATION

 **WATTS
 ARCHITECTURE
 & ENGINEERING**
 95 Perry Street, Suite 300
 Buffalo, New York 14203
 (716) 206-5100 | (716) 206-5199 Fax

ASBESTOS BULK SAMPLE LOCATIONS
 GROUND FLOOR

BROADWAY MARKET
 999 BROADWAY
 BUFFALO, NEW YORK

NOT TO SCALE

MARCH 2018

2.3 – LABORATORY REPORTS AND CHAIN-OF-CUSTODY FORMS

Client Name: Watts Architecture & Engineers

Table I
Summary of Bulk Asbestos Analysis Results
 17210; Broadway Market Renovations; Buffalo, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	17210-01		---	---	---	---	NAD	NA
	Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room							
02	17210-02		---	---	---	---	NAD	NA
	Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room							
03	17210-03		---	---	---	---	NAD	NA
	Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room							
04	17210-04		---	---	---	---	NAD	NA
	Location: Layered Wrap On Piping; Water Meter Room							
05	17210-05		---	---	---	---	NAD	NA
	Location: Layered Wrap On Piping; Water Meter Room							
06	17210-06		---	---	---	---	NAD	NA
	Location: Layered Wrap On Piping; Water Meter Room							
07	17210-07		0.200	43.3	13.0	41.3	Chrysotile 2.4	NA
	Location: White Coating On Fiberglass Insulated Piping; Water Meter Room							
08	17210-08		0.071	49.9	6.4	40.6	Chrysotile 3.1	NA
	Location: White Coating On Fiberglass Insulated Piping; Water Meter Room							
09	17210-09		0.063	85.9	5.7	8.3	Chrysotile <0.25	Chrysotile Trace
	Location: Mastic For 9"x9" Floor Tile; Basement Corridor							
10	17210-10		0.053	80.9	8.1	10.8	Chrysotile <0.25	Chrysotile Trace
	Location: Mastic For 9"x9" Floor Tile; Basement Corridor							
11	17210-11		---	---	---	---	Chrysotile 66.7	NA
	Location: Heat Shield For Incandescent Light Fixture; Basement Corridor							
12	17210-12		---	---	---	---	Chrysotile 80.0	NA
	Location: Heat Shield For Incandescent Light Fixture; Basement Corridor							
13	17210-13		---	---	---	---	Chrysotile 80.0	NA
	Location: Pipe Insulation; Basement Corridor							

Client Name: Watts Architecture & Engineers

Table I
Summary of Bulk Asbestos Analysis Results
17210; Broadway Market Renovations; Buffalo, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
----------------------	----------------	------------	----------------------------	--------------------------------	--------------------------------	--	----------------------------	-------------------------

TEM Analyzed By: Beverly A. Schrage

Date Analyzed: 3/8/2018 Reviewed By:

Date Reviewed: 3/8/2018

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%;

PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984);

TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984);

** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

**AmeriSci Richmond**

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

Watts Architecture & Engineers
Attn: Jerry Grady
95 Perry Street
Suite 300
Buffalo, NY 14203

Date Received 03/06/18 **AmeriSci Job #** 118031183
Date Examined 03/07/18 **P.O. #**
ELAP # 10984 **Page** 1 of 3
RE: 17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-01	118031183-01	No	NAD
Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 10 %, Cellulose 90 %			
17210-02	118031183-02	No	NAD
Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 10 %, Cellulose 90 %			
17210-03	118031183-03	No	NAD
Location: Paper Wrap On Fiberglass Insulated Piping; Corridor Outside Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 10 %, Cellulose 90 %			
17210-04	118031183-04	No	NAD
Location: Layered Wrap On Piping; Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 5 %, Cellulose 95 %			
17210-05	118031183-05	No	NAD
Location: Layered Wrap On Piping; Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 5 %, Cellulose 95 %			

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-06	118031183-06	No	NAD
Location: Layered Wrap On Piping; Water Meter Room			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 5 %, Cellulose 95 %			
17210-07	118031183-07	Yes	2.4 %
Location: White Coating On Fiberglass Insulated Piping; Water Meter Room			(EPA 400 PC) by Beverly A. Schrage on 03/07/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.4 %			
Other Material: Non-Asbestos 41.3 %			
Comment: Heat Sensitive (organic): 43.3%; Acid Soluble (inorganic): 13.0%; Inert (Non-asbestos): 41.3%			
17210-08	118031183-08	Yes	3.1 %
Location: White Coating On Fiberglass Insulated Piping; Water Meter Room			(by NYS ELAP 198.6) by Beverly A. Schrage on 03/07/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 3.1 %			
Other Material: Non-Asbestos 40.6 %			
Comment: Heat Sensitive (organic): 49.9%; Acid Soluble (inorganic): 6.4%; Inert (Non-asbestos): 40.6%			
17210-09	118031183-09	Yes	Trace (<0.25 % pc)
Location: Mastic For 9"x9" Floor Tile; Basement Corridor			(EPA 400 PC) by Beverly A. Schrage on 03/07/18
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <0.25 % pc			
Other Material: Non-Asbestos 8.4 %			
Comment: Heat Sensitive (organic): 85.9%; Acid Soluble (inorganic): 5.7%; Inert (Non-asbestos): 8.4%			
17210-10	118031183-10	Yes	Trace (<0.25 % pc)
Location: Mastic For 9"x9" Floor Tile; Basement Corridor			(EPA 400 PC) by Beverly A. Schrage on 03/07/18
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <0.25 % pc			
Other Material: Non-Asbestos 10.9 %			
Comment: Heat Sensitive (organic): 80.9%; Acid Soluble (inorganic): 8.1%; Inert (Non-asbestos): 10.9%			

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-11	118031183-11	Yes	66.7 %
Location: Heat Shield For Incandescent Light Fixture; Basement Corridor			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 66.7 %			
Other Material: Non-Asbestos 32 %			
17210-12	118031183-12	Yes	80 %
Location: Heat Shield For Incandescent Light Fixture; Basement Corridor			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 80.0 %			
Other Material: Non-Asbestos 20 %			
17210-13	118031183-13	Yes	80 %
Location: Pipe Insulation; Basement Corridor			(by NYS ELAP 198.1) by Beverly A. Schrage on 03/07/18
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 80.0 %			
Other Material: Non-Asbestos 20 %			

Reporting Notes:

Analyzed by: Beverly A. Schrage

Date: 3/7/2018 Reviewed by:

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

118031183

Page: 1 of 2

WATTS ARCHITECTURE & ENGINEERING
ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY

Client: Young & Wright
 Project: Broadway Market Renovations
 Building / Location: Buffalo, NY
 Email: Jerry Grady at jgrady@watts-ae.com
 Fax Preliminary Results to: (716) 206-5199
 Mail Report & Invoice to: Watts Architecture & Engineering
95 Perry Street, Suite 300, Buffalo, NY 14203

Date: 3/5/2018
 Watts Project No.: 17210

Turnaround Requested: 3 Hr. 48 Hr.
 Analysis Requested: 6 Hr. x 72 Hr.
 PLM x TEM x 12 Hr. 5 Day
24 Hr. 6-10 Day

Sample ID	Description	Location	Chain of Custody	Chain of Custody
17210-01	Paper Wrap on Fiberglass Insulated Piping	Corridor outside Water Meter Room		
17210-02	Paper Wrap on Fiberglass Insulated Piping	Corridor outside Water Meter Room		
17210-03	Paper Wrap on Fiberglass Insulated Piping	Corridor outside Water Meter Room		
17210-04	Layered Wrap on Piping	Water Meter Room		
17210-05	Layered Wrap on Piping	Water Meter Room		
17210-06	Layered Wrap on Piping	Water Meter Room		
17210-07	White Coating on Fiberglass Insulated Piping	Water Meter Room		
17210-08	White Coating on Fiberglass Insulated Piping	Water Meter Room		
17210-09	Mastic for 9" x 9" Floor Tile	Basement Corridor		
17210-10	Mastic for 9" x 9" Floor Tile	Basement Corridor		
17210-11	Heat Shield for Incandescent Light Fixture	Basement Corridor		
17210-12	Heat Shield for Incandescent Light Fixture	Basement Corridor		

Sampled By: Jerry Grady Date: 3/5/2018 Received By: _____ Date: _____

Relinquished By: Jerry Grady Date: 3/5/18 Received By: _____ Date: _____

Comments: _____

RECEIVED

MAR 06 2018

By [Signature]

118031183

WATTS ARCHITECTURE & ENGINEERING
ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY

Page: 2 of 2

Client: Young & Wright
Project: Broadway Market Renovations
Building / Location: Buffalo, NY
Email: Jerry Grady at jgrady@watts-ae.com
Fax Preliminary Results to: (716) 206-5199
Mail Report & Invoice to: Watts Architecture & Engineering
95 Perry Street, Suite 300, Buffalo, NY 14203

Date: 3/5/2018

Watts Project No.: 17210

Turnaround Requested:	<u> </u> 3 Hr.	<u> </u> 48 Hr.
Analysis Requested:	<u> </u> 6 Hr.	<u> x</u> 72 Hr.
PLM <u> x </u> TEM <u> x </u>	<u> </u> 12 Hr.	<u> </u> 5 Day
	<u> </u> 24 Hr.	<u> </u> 6-10 Day

[illegible]

Sampled By: Jerry Grady Date: 3/5/2018 Received By: _____ Date: _____

Relinquished By: Wendy D. Harkley Date: 2/5/18 Received By: _____ Date: _____

Comments:

RECEIVED

MAR 06 2018

By

**AmeriSci Richmond**

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

Watts Architecture & Engineers
Attn: Jerry Grady
95 Perry Street
Suite 300
Buffalo, NY 14203

Date Received 03/12/18 **AmeriSci Job #** 118031380
Date Examined 03/15/18 **P.O. #**
ELAP # 10984 **Page** 1 of 6
RE: 17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-14 Location: Boiler Breeching; Corridor Behind Boiler Room Analyst Description: Gray/White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 4.8 % Other Material: Non-fibrous 95.2 %	118031380-01	Yes	4.8 % (by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
17210-15 Location: Boiler Breeching; Corridor Behind Boiler Room Analyst Description: Gray/White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 8.2 % Other Material: Non-fibrous 91.8 %	118031380-02	Yes	8.2 % (by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
17210-16 Location: Boiler Breeching; Corridor Behind Boiler Room Analyst Description: Gray/White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 6.3 % Other Material: Non-fibrous 93.7 %	118031380-03	Yes	6.3 % (by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
17210-17 Location: Door Insulation; Storage Room NW Part Of Basement Analyst Description: White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 8.9 % Other Material: Non-fibrous 91.1 %	118031380-04	Yes	8.9 % (by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
17210-18 Location: Door Insulation; Storage Room NW Part Of Basement Analyst Description: White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 6.4 % Other Material: Non-fibrous 93.5 %	118031380-05	Yes	6.5 % (by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-19	118031380-06	No	NAD
Location: Ceiling Plaster Top Coat; Basement Corridor East			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
17210-20	118031380-07	No	NAD
Location: Ceiling Plaster Top Coat; Basement Corridor West			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
17210-21	118031380-08	No	NAD
Location: Ceiling Plaster Top Coat; Men's Basement Bathroom			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
17210-22	118031380-09	No	NAD
Location: Ceiling Plaster Base Coat; Basement Corridor East			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 96 %, Perlite 4 %			
17210-23	118031380-10	No	NAD
Location: Ceiling Plaster Base Coat; Basement Corridor West			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
17210-24	118031380-11	No	NAD
Location: Ceiling Plaster Base Coat; Men's Basement Bathroom			(by NYS ELAP 198.1) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 96 %, Perlite 4 %			

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-25	118031380-12	No	NAD
Location: 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 15.6 %			
Comment: Heat Sensitive (organic): 18.8%; Acid Soluble (inorganic): 65.7%; Inert (Non-asbestos): 15.6%			
17210-26	118031380-13	No	NAD
Location: 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 19.2 %			
Comment: Heat Sensitive (organic): 18.7%; Acid Soluble (inorganic): 62.0%; Inert (Non-asbestos): 19.2%			
17210-27	118031380-14	Yes	2.2 %
Location: 9"x9" Vinyl Floor Tile Under 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.2 %			
Other Material: Non-Asbestos 40.4 %			
Comment: Heat Sensitive (organic): 30.0%; Acid Soluble (inorganic): 27.4%; Inert (Non-asbestos): 40.4%			
17210-28	118031380-15	Yes	1.5 %
Location: 9"x9" Vinyl Floor Tile Under 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.5 %			
Other Material: Non-Asbestos 39.7 %			
Comment: Heat Sensitive (organic): 30.2%; Acid Soluble (inorganic): 28.6%; Inert (Non-asbestos): 39.7%			
17210-29	118031380-16	No	NAD
Location: Mastic For 9"x9" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 1.7 %			
Comment: Heat Sensitive (organic): 85.7%; Acid Soluble (inorganic): 12.6%; Inert (Non-asbestos): 1.7%			

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-30	118031380-17	No	NAD
Location: Mastic For 9"x9" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 9.5 %			
Comment: Heat Sensitive (organic): 75.6%; Acid Soluble (inorganic): 14.9%; Inert (Non-asbestos): 9.5%			
17210-31	118031380-18	Yes	Trace (<0.25 % pc)
Location: Window Glazing Compound; Exterior SW End Of Market Near Entrance Doors			(EPA 400 PC) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <0.25 % pc			
Other Material: Non-Asbestos 24.1 %			
Comment: Heat Sensitive (organic): 7.7%; Acid Soluble (inorganic): 68.1%; Inert (Non-asbestos): 24.1%			
17210-32	118031380-19	No	NAD
Location: Window Glazing Compound; Exterior SW End Of Market Near Entrance Doors			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 23.5 %			
Comment: Heat Sensitive (organic): 6.6%; Acid Soluble (inorganic): 69.9%; Inert (Non-asbestos): 23.5%			
17210-33	118031380-20	Yes	Trace (<1 %)
Location: Window Caulk; Exterior SW End Of Market Near Entrance Doors			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <1 % pc			
Other Material: Non-Asbestos 17.4 %			
Comment: Heat Sensitive (organic): 63.2%; Acid Soluble (inorganic): 18.7%; Inert (Non-asbestos): 17.4%			
17210-34	118031380-21	Yes	Trace (<1 %)
Location: Window Caulk; Exterior East Side Of Market			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <1 % pc			
Other Material: Non-Asbestos 18.4 %			
Comment: Heat Sensitive (organic): 60.2%; Acid Soluble (inorganic): 20.7%; Inert (Non-asbestos): 18.4%			

Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
17210-35	118031380-22	No	NAD
Location: Door Caulk; SW Entrance To Market			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Red, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 1.2 %			
Comment: Heat Sensitive (organic): 35.6%; Acid Soluble (inorganic): 63.2%; Inert (Non-asbestos): 1.2%			
17210-36	118031380-23	No	NAD
Location: Door Caulk; West Side Loading Dock			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Red, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-Asbestos 22.6 %			
Comment: Heat Sensitive (organic): 36.0%; Acid Soluble (inorganic): 41.3%; Inert (Non-asbestos): 22.6%			
17210-37	118031380-24	Yes	1.8 %
Location: Louver Caulk; Exterior East Side Of Market			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray/Red, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.7 %			
Other Material: Non-Asbestos 45.1 %			
Comment: Heat Sensitive (organic): 28.9%; Acid Soluble (inorganic): 24.4%; Inert (Non-asbestos): 45.1%			
17210-38	118031380-25	Yes	1.2 %
Location: Louver Caulk; Exterior East Side Of Market			(by NYS ELAP 198.6) by David W. Ralbovsky on 03/15/18
Analyst Description: Gray/Red, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.2 %			
Other Material: Non-Asbestos 22.9 %			
Comment: Heat Sensitive (organic): 56.6%; Acid Soluble (inorganic): 19.3%; Inert (Non-asbestos): 22.9%			

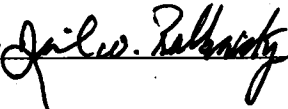
Client Name: Watts Architecture & Engineers

PLM Bulk Asbestos Report

17210; Broadway Market Renovations; Buffalo, NY

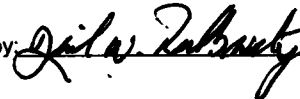
Reporting Notes:

Analyzed by: David W. Ralbovsky



Date: 3/15/2018

Reviewed by:



*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Client Name: Watts Architecture & Engineers

Table I
Summary of Bulk Asbestos Analysis Results
 17210; Broadway Market Renovations; Buffalo, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	17210-14		----	----	----	----	Chrysotile 4.8	NA
	Location: Boiler Breeching; Corridor Behind Boiler Room							
02	17210-15		----	----	----	----	Chrysotile 8.2	NA
	Location: Boiler Breeching; Corridor Behind Boiler Room							
03	17210-16		----	----	----	----	Chrysotile 6.3	NA
	Location: Boiler Breeching; Corridor Behind Boiler Room							
04	17210-17		----	----	----	----	Chrysotile 8.9	NA
	Location: Door Insulation; Storage Room NW Part Of Basement							
05	17210-18		----	----	----	----	Chrysotile 6.4	NA
	Location: Door Insulation; Storage Room NW Part Of Basement							
06	17210-19		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Top Coat; Basement Corridor East							
07	17210-20		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Top Coat; Basement Corridor West							
08	17210-21		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Top Coat; Men's Basement Bathroom							
09	17210-22		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Base Coat; Basement Corridor East							
10	17210-23		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Base Coat; Basement Corridor West							
11	17210-24		----	----	----	----	NAD	NA
	Location: Ceiling Plaster Base Coat; Men's Basement Bathroom							
12	17210-25		0.223	18.8	65.7	15.6	NAD	NAD
	Location: 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space							
13	17210-26		0.207	18.7	62.0	19.2	NAD	NAD
	Location: 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space							
14	17210-27		0.183	30.0	27.4	40.4	Chrysotile 2.2	NA
	Location: 9"x9" Vinyl Floor Tile Under 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space							
15	17210-28		0.152	30.2	28.6	39.7	Chrysotile 1.5	NA
	Location: 9"x9" Vinyl Floor Tile Under 12"x12" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space							
16	17210-29		0.058	85.7	12.6	1.6	NAD	Chrysotile Trace
	Location: Mastic For 9"x9" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space							

See Reporting notes on last page

Client Name: Watts Architecture & Engineers

Table I
Summary of Bulk Asbestos Analysis Results
 17210; Broadway Market Renovations; Buffalo, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
17	17210-30		0.102	75.6	14.9	9.4	NAD	Chrysotile Trace
Location: Mastic For 9"x9" Vinyl Floor Tile; 1st Floor East Side Vacant Office Space								
18	17210-31		0.279	7.7	68.1	20.6	Chrysotile <0.25	Chrysotile 3.6
Location: Window Glazing Compound; Exterior SW End Of Market Near Entrance Doors								
19	17210-32		0.212	6.6	69.9	21.1	NAD	Chrysotile 2.4
Location: Window Glazing Compound; Exterior SW End Of Market Near Entrance Doors								
20	17210-33		0.177	63.2	18.7	16.3	Chrysotile <1	Chrysotile 1.8
Location: Window Caulk; Exterior SW End Of Market Near Entrance Doors								
21	17210-34		0.171	60.2	20.7	17.7	Chrysotile <1	Chrysotile 1.5
Location: Window Caulk; Exterior East Side Of Market								
22	17210-35		0.234	35.6	63.2	1.2	NAD	NAD
Location: Door Caulk; SW Entrance To Market								
23	17210-36		0.124	36.0	41.3	22.6	NAD	NAD
Location: Door Caulk; West Side Loading Dock								
24	17210-37		0.175	28.9	24.4	45.1	Chrysotile 1.7	NA
Location: Louver Caulk; Exterior East Side Of Market								
25	17210-38		0.185	56.6	19.3	22.9	Chrysotile 1.2	NA
Location: Louver Caulk; Exterior East Side Of Market								

TEM Analyzed By: Cory M. Parnell

Date Analyzed: 3/15/2018 Reviewed By:

Date Reviewed: 3/15/2018

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%;

PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984);

TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984);

** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

Page: 1 of 3

Date: 3/9/2018
Watts Project No.: 17210

Turnaround Requested:	_____ 3 Hr.	_____ 48 Hr.
Analysis Requested:	_____ 6 Hr.	_____ x 72 Hr.
PLM <u> x </u> TEM <u> x </u>	_____ 12 Hr.	_____ 5 Day
	_____ 24 Hr.	_____ 6-10 Day

Sampled By: Jerry Grady Date: 3/9/2018 Received By: _____ Date: _____
Relinquished By: Jerry Grady Date: 3/9/18 Received By: _____ Date: _____
Comments: _____

By AW

WATTS ARCHITECTURE & ENGINEERING
ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY

118031380

Page: 2 of 3

Client: Young & Wright
Project: Broadway Market Renovations
Building / Location: Buffalo, NY
Email: Jerry Grady at jgrady@watts-ae.com
Fax Preliminary Results to: (716) 206-5199
Mail Report & Invoice to: Watts Architecture & Engineering
95 Perry Street, Suite 300, Buffalo, NY 14203

Date: 3/9/2018
Watts Project No.: 17210

Turnaround Requested: 3 Hr. 48 Hr.
Analysis Requested: 6 Hr. x 72 Hr.
PLM x TEM x 12 Hr. 5 Day
24 Hr. 6-10 Day

17210-26	12" x 12" Vinyl Floor Tile	1st Floor East Side Vacant Office space		
17210-27	9" x 9" Vinyl Floor Tile under 12" x 12" Vinyl Floor tile	1st Floor East Side Vacant Office space		
17210-28	9" x 9" Vinyl Floor Tile under 12" x 12" Vinyl Floor tile	1st Floor East Side Vacant Office space		
17210-29	Matic for 9" x 9" Vinyl Floor Tile	1st Floor East Side Vacant Office space		
17210-30	Matic for 9" x 9" Vinyl Floor Tile	1st Floor East Side Vacant Office space		
17210-31	Window Glazing compound	Exterior SW End of Market near Entrance Doors		
17210-32	Window Glazing compound	Exterior SW End of Market near Entrance Doors		
17210-33	Window Caulk	Exterior SW End of Market near Entrance Doors		
17210-34	Window Caulk	Exterior East Side of Market		
17210-35	Door Caulk	SW Entrance to Market		
17210-36	Door Caulk	West Side Loading Dock		
17210-37	Louver Caulk	Exterior East Side of Market		

Sampled By: Jerry Grady Date: 3/9/2018 Received By: _____ Date: _____
Relinquished By: Jerry Grady Date: 3/9/18 Received By: _____ Date: _____
Comments: _____

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MAR 12 2018

By APW

WATTS ARCHITECTURE & ENGINEERING
ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY

118031380

Page: 3 of 3

Client: Young & Wright
Project: Broadway Market Renovations
Building / Location: Buffalo, NY
Email: Jerry Grady at jgrady@watts-ae.com
Fax Preliminary Results to: (716) 206-5199
Mail Report & Invoice to: Watts Architecture & Engineering
95 Perry Street, Suite 300, Buffalo, NY 14203

Date: 3/9/2018
Watts Project No.: 17210

Turnaround Requested: 3 Hr. 48 Hr.
Analysis Requested: 6 Hr. x 72 Hr.
PLM x TEM x 12 Hr. 5 Day
24 Hr. 6-10 Day

17210-38	Louver Caulk	Exterior East Side of Market		

Sampled By: Jerry Grady Date: 3/9/2018 Received By: _____ Date: _____
Relinquished By: Jerry Grady Date: 3/7/18 Received By: _____ Date: _____
Comments: _____

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MAR 12 2018

By Jon

2.4 – PHOTOGRAPHS

3.0 – LEAD-BASED PAINT (LBP)

3.0 LEAD-BASED PAINT

Methodology

Painted building components were grouped by testing combinations. A testing combination is characterized by location, component type, substrate, and visible color. Refer to section 3.1 for a complete listing of all XRF readings that were taken for this project.

Each XRF reading is identified by the location of the sample, the component analyzed, the substrate and the paint color of the visible paint film.

The LBP survey was performed using the Department of Housing and Urban Development (HUD) protocol. Certain aspects of the HUD guidelines are typically applied to public and commercial buildings, most commonly the levels used to establish LBP. HUD defines LBP, when analyzed by a portable XRF, as paint that contains lead at 1.0 milligram per square centimeter or greater. When paint chips are analyzed by Atomic Absorption Spectroscopy (AAS), HUD defines LBP as paint containing 0.5 percent or greater (>0.5%) lead by weight.

For the purposes of this project, the Occupational Safety & Health Administration's (OSHA) Lead in Construction Standard (29 CFR 1926.62) applies. This standard applies to all construction work where an employee may be occupationally exposed to lead. Construction work is defined as work for construction, alteration and/or repair, including painting and decorating. It includes but is not limited to the following:

- Demolition or salvage of structures where lead or materials containing lead are present;
- Removal or encapsulation of materials containing lead;
- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- Installation of products containing lead;
- Lead contamination/emergency cleanup;
- Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed; and
- Maintenance operations associated with the construction activities.

XRF Calibration

In order to field verify the calibration and accuracy of the XRF equipment, "calibration checks" are made both by the equipment itself and by the operator. Before the XRF will allow any testing for lead-based paint, it requires a "standardization" reading. This is accomplished by placing the standardization clip over the end of the XRF when prompted by the XRF. Upon the completion of the standardization reading, the XRF will display a Pass or Fail result. If the standardization is successful, the operator checks the calibration of the XRF

against National Institute of Standards and Technology (NIST) lead samples that were provided by the manufacturer. The operators calibration checks are taken at the beginning and the end of the testing period, and approximately every four hours, if necessary. The calibration checks are acceptable if the average of the three readings is between 1.0 and 1.1 mg/cm². All standardization and calibration readings were within the acceptable limits for the readings collected for this project.

Refer to Section 3.2 for floor plan drawings identifying the locations of XRF readings.

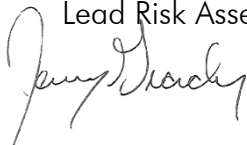
Disclaimer

This report is based primarily on the results of visual site observations and a general survey of the conditions at the Broadway Market in Buffalo, New York. A lead-containing materials (LCM) survey of interior and exterior building components was performed. Watts did not perform a comprehensive inspection (room by room) of all interior and exterior building components. Representative XRF readings were taken from each distinct type of building component associated with each building in order to be able to determine if those components were covered with lead-based paint.

Watts lead-based paint testing was performed by Watts between March 5 and 9, 2018.

Jerry Grady

Lead Risk Assessor



Signature

NY-R-19995-2

Certification Number

Address and Phone Number: Broadway Market
999 Broadway
Buffalo, NY 14212
(716) 893-0705

Dates of Construction: 1956

3.1 – X-RAY FLUORESCENCE ANALYZER (XRF) LEAD DATA TABLE

XRF READINGS
BROADWAY MARKET
999 BROADWAY
BUFFALO, NEW YORK 14212

Testing Date: March 5, 2018

Innov-X Serial No. 571370

Reading	Room	Side	Component	Substrate	Color	Condition	Floor	Results (mg/cm ²)
1	Calibration Check							Passed
2	Calibration							1.01
3	Calibration							1.02
4	Calibration							1.08
5	Corridor	North	Wall	CMU Block	Off-White	Intact	Basement	0.05
6	Corridor	East	Wall	Concrete	Off-White	Intact	Basement	0
7	Corridor	South	Wall	Concrete	Off-White	Intact	Basement	0.31
8	Corridor	West	Wall	Concrete	Off-White	Intact	Basement	0
9	Corridor		Ceiling	Plaster	Off-White	Intact	Basement	0
10	Corridor	West	Door Jamb/casing	Metal	Grey	Intact	Basement	0
11	Corridor		Door	Metal	Grey	Intact	Basement	0
12	East Storage	North	Wall	CMU Block	Off-White	Intact	Basement	0
13	East Storage	East	Wall	CMU Block	Off-White	Intact	Basement	0
14	East Storage	West	Wall	CMU Block	Off-White	Intact	Basement	0.05
15	East Storage	South	Wall	CMU Block	Off-White	Intact	Basement	0.1
16	East Storage	North	Door Jamb/casing	Metal	Grey	Intact	Basement	0
17	East Storage	North	Door	Metal	Grey	Intact	Basement	0
18	East Storage		Column	Concrete	Off-White	Intact	Basement	0
19	Men's Bathroom	North	Wall	Glazed Block	Green	Intact	Basement	0
20	Men's Bathroom	West	Wall	Glazed Block	Green	Intact	Basement	0.04
21	Men's Bathroom	South	Wall	Glazed Block	Green	Intact	Basement	0.06
22	Men's Bathroom	East	Wall	Glazed Block	Green	Intact	Basement	0.19
23	Storage Corridor	East	Door Jamb/casing	Metal	Light Grey	Intact	Basement	0

XRF READINGS
BROADWAY MARKET
999 BROADWAY
BUFFALO, NEW YORK 14212

Testing Date: March 5, 2018

Innov-X Serial No. 571370

Reading	Room	Side	Component	Substrate	Color	Condition	Floor	Results (mg/cm ²)
24	Storage Corridor	East	Door Jamb/casing	Metal	Light Grey	Intact	Basement	0.16
25	Storage Corridor	East	Wall	CMU Block	Light Brown	Intact	Basement	0.09
26	Storage Corridor	South	Wall	CMU Block	Light Brown	Intact	Basement	0.02
27	Storage Corridor	West	Wall	CMU Block	Light Brown	Intact	Basement	0.34
28	Storage Corridor	North	Wall	CMU Block	Light Brown	Intact	Basement	0
28	Storage Corridor		Ceiling	Concrete	Black	Intact	Basement	0
29	Second Floor		Column	Concrete	Light Brown	Intact	Second	2.01
30	Second Floor		Ceiling	Concrete	Light Brown	Intact	Second	0.03
31	Calibration							1.09
32	Calibration							1.03
33	Calibration							1.08

Testing Date: March 9, 2018

Reading	Room	Side	Component	Substrate	Color	Condition	Floor	Results (mg/cm ²)
1	Calibration Check							Passed
2	Calibration							1
3	Calibration							1.02
4	Calibration							1.01
5	West Storage	East	Wall	CMU Block	Off-White	Intact	Basement	0.02
6	West Storage	North	Wall	Concrete	Off-White	Intact	Basement	0.05
7	West Storage	West	Wall	Concrete	Off-White	Intact	Basement	0.21
8	West Storage	South	Wall	Concrete	Off-White	Intact	Basement	0
9	West Storage		Ceiling	Concrete	Black	Intact	Basement	0.32
10	West Storage	East	Door Jamb/Casing	Metal	Light Brown	Intact	Basement	0.2
11			Door	Metal	Grey	Intact	Basement	0.41
12	Center Storage	North	Wall	CMU Block	Tan	Intact	Basement	0
13	Center Storage	East	Wall	CMU Block	Tan	Intact	Basement	0

XRF READINGS
BROADWAY MARKET
999 BROADWAY
BUFFALO, NEW YORK 14212

Testing Date: March 5, 2018

Innov-X Serial No. 571370

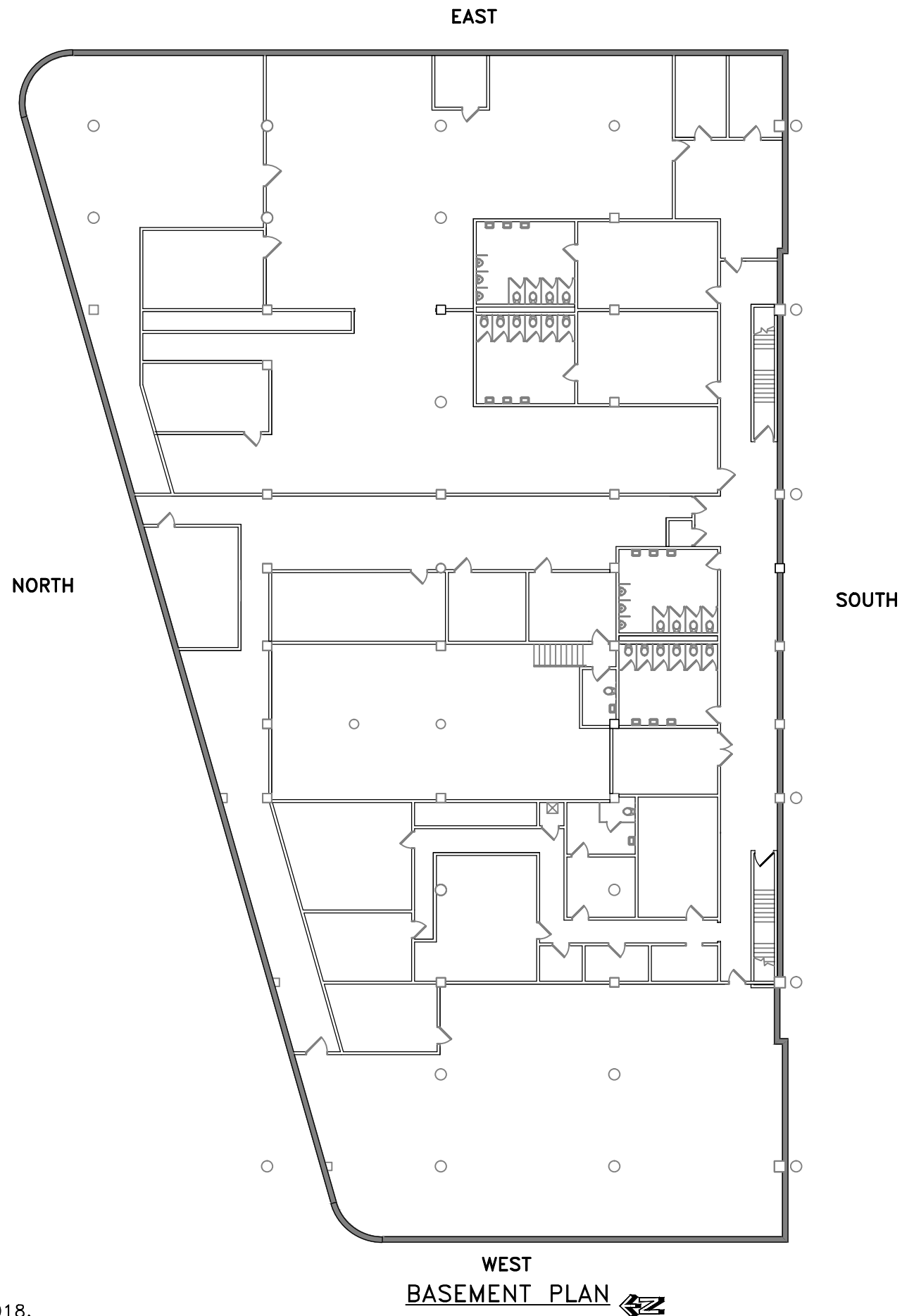
Reading	Room	Side	Component	Substrate	Color	Condition	Floor	Results (mg/cm ²)
14	Center Storage	South	Wall	CMU Block	Tan	Intact	Basement	0
15	Center Storage	West	Column	Concrete	Tan	Intact	Basement	0
16	Center Storage	South	Column	Concrete	Tan	Intact	Basement	0
17	Center Storage	South	Door	Metal	Grey	Intact	Basement	0.52
18	Center Storage	South	Door Jamb/Casing	Metal	Grey	Intact	Basement	0
19	Center Storage		Ceiling	Concrete	Black	Intact	Basement	0
20	Center Storage		Pipe	Metal	Black	Intact	Basement	0.02
21	Market	North	Column	Concrete	Brow	Intact	First	0.45
22	Market	East	Column	Concrete	Light Brown	Intact	First	0.58
23	Market	South	Column	Concrete	Light Brown	Intact	First	0.1
24	Entrance Door	Southeast	Door Jamb/Casing	Metal	Red	Intact	First	0.1
25	Entrance Door	Southwest	Door Jamb/Casing	Metal	Red	Intact	First	0.22
26	Market	South	Column	Concrete	Tan	Intact	First	0
27	Market	West	Column	Concrete	Tan	Intact	First	0
28	Market	Escalator	Wall	Drywall	Tan	Intact	First	0
29	Market	Escalator	Wall	Drywall	Tan	Intact	First	0
30	Bathroom Corridor	North	Wall	CMU Block	Red	Intact	First	0
31	Bathroom Corridor	East	Wall	CMU Block	Red	Intact	First	0
32	Bathroom Corridor	South	Wall	CMU Block	Red	Intact	First	0
33	Bathroom Corridor	West	Wall	CMU Block	Red	Intact	First	0
34	Men's Bathroom	South	Wall	Ceramic	Tan	Intact	First	0.48
35	Men's Bathroom	West	Wall	Ceramic	Tan	Intact	First	0.57
36	Men's Bathroom	North	Wall	Ceramic	Tan	Intact	First	0.5
37	Men's Bathroom	East	Wall	Ceramic	Tan	Intact	First	0.6

XRF READINGS BROADWAY MARKET 999 BROADWAY BUFFALO, NEW YORK 14212		Innov-X Serial No. 571370
--	--	---------------------------

Innov-X Serial No. 571370

[illegible]

3.2 – XRF TESTING REFERENCE DRAWINGS



XRF TESTING WAS CONDUCTED ON MARCH 5 & 9, 2018.

WEST
BASEMENT PLAN

 **WATTS
ARCHITECTURE
& ENGINEERING**
95 Perry Street, Suite 300
Buffalo, New York 14203
(716) 206-5100 | (716) 206-5199 Fax

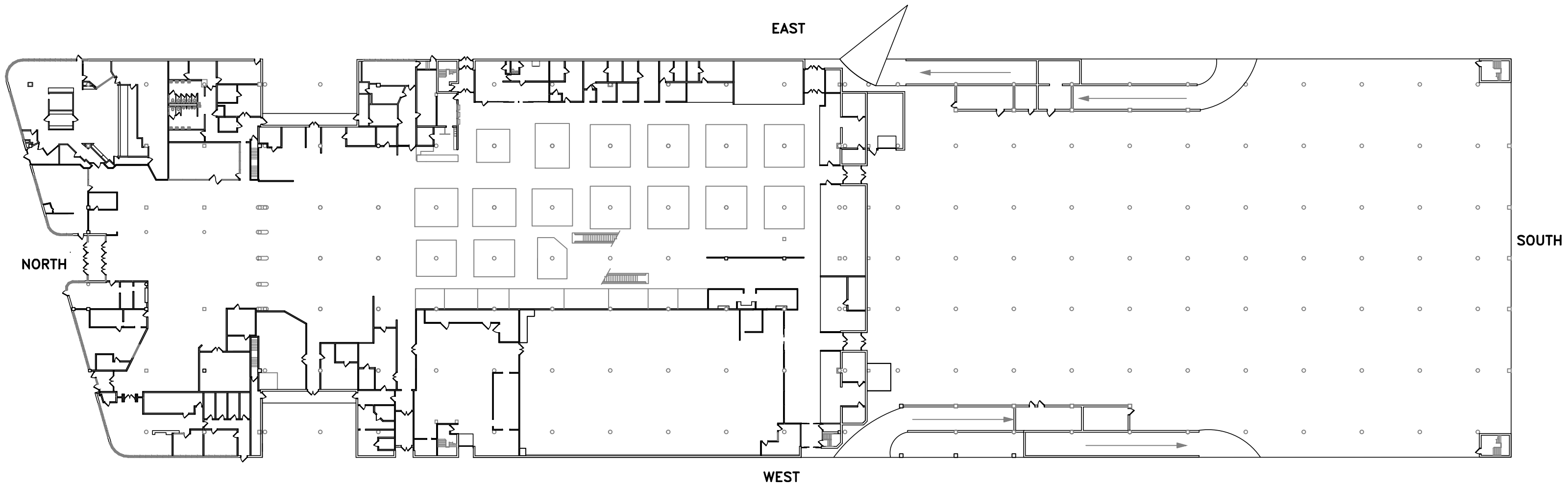
LEAD REFERENCE DRAWING
BASEMENT

BROADWAY MARKET
999 BROADWAY
BUFFALO, NEW YORK


NOT TO SCALE

MARCH 2018

O:\2017\17210 Broadway Market Renovations\18. CADD\Env\SL-1.dwg Mar 20, 2018, 7:45am



XRF TESTING WAS CONDUCTED ON MARCH 5 & 9, 2018.



**WATTS
ARCHITECTURE
& ENGINEERING**
95 Perry Street, Suite 300
Buffalo, New York 14203
(716) 206-5100 | (716) 206-5199 Fax

LEAD REFERENCE DRAWING GROUND FLOOR	
BROADWAY MARKET 999 BROADWAY BUFFALO, NEW YORK	
NOT TO SCALE	MARCH 2018

4.0 – POLYCHLORINATED BIPHENYLS (PCBs) IN CAULK

4.0 POLYCHLORINATED BIPHENYLS IN CAULKS/SEALANTS

The Environmental Protection Agency (EPA) regulates PCBs and considers any debris generated from construction materials manufactured with PCBs derived from building renovation projects with a concentration of greater than 50 parts per million (ppm) as PCB bulk product waste. The Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761) prescribes requirements for the proper management of PCB materials, including their handling and disposal. PCB bulk product waste at concentrations >50 ppm must follow specific storage, transport and disposal requirements.

Watts collected seven (7) bulk samples of suspect PCB-containing caulks and sealants identified within the Broadway Market project limits. Bulk samples were collected using simple hand tools from each matrix identified as a potential PCB-containing material. The samples were analyzed by Schneider Laboratories Global, Inc. (SLGI) in Richmond, Virginia. SLGI is a New York State Department of Health (NYSDOH) approved laboratory and participant in the National Voluntary Laboratory Approval Program (NVLAP). The samples were analyzed using USEPA SW-846 Method 8082, PCBs. The following table identifies the suspect materials identified, their corresponding sample numbers, and individual PCB aroclor analytical results:

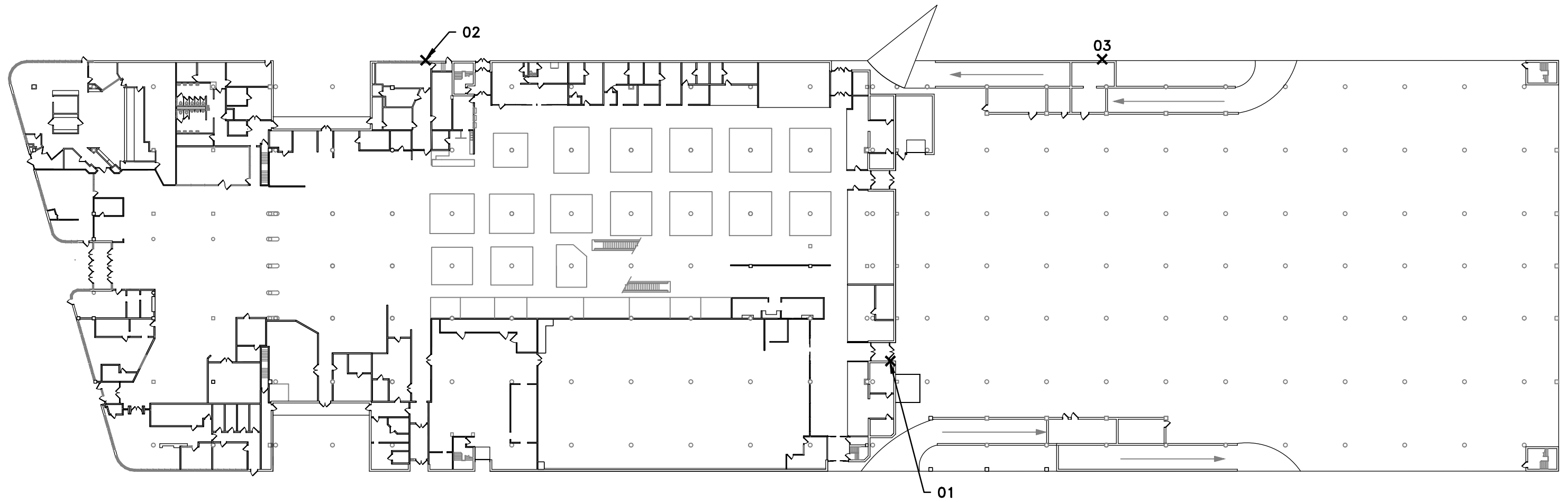
POLYCHLORINATED BIPHENYLS										
BROADWAY MARKET										
999 Broadway, Buffalo, New York										
PCB CONCENTRATION (mg/kg or PPM)										
Sample Number	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Aroclor 1262	Aroclor 1268	Sample Description
17210-PCB-01	<0.392	<0.392	<0.392	<0.392	<0.392	<0.392	<0.392	<0.392	<0.392	Door Caulk; SW Entrance to Building
17210-PCB-02	<0.455	<0.455	<0.455	<0.455	<0.455	<0.455	0.924	<0.455	<0.455	Window Caulk; SW End of Market
17210-PCB-03	<0.435	<0.435	<0.435	<0.435	<0.435	<0.435	<0.435	<0.435	<0.435	Louver Caulk; East Side of Market

Table Abbreviations:

Bold = PCB > 50 ppm ND = Non Detected
mg/kg = milligram per kilogram ppm = parts per million

Drawings depicting the approximate PCB sample locations are included in Section 4.1. It is the belief of Watts that this investigation has identified all suspect PCB-containing materials that will be disturbed by this project. However, if additional suspect materials are identified during the construction period that have not been previously sampled or sampled as part of this assessment, samples of each material should be collected and analyzed for PCB content.


4.1 – PCB BULK SAMPLE LOCATION DRAWINGS



GROUND FLOOR PLAN 

ALL SAMPLES ARE PREFIXED BY **17210-PCB-**
 SAMPLES WERE COLLECTED ON MARCH 9, 2018.

X INDICATES APPROXIMATE SAMPLE LOCATION

 **WATTS
ARCHITECTURE
& ENGINEERING**
 95 Perry Street, Suite 300
 Buffalo, New York 14203
 (716) 206-5100 | (716) 206-5199 Fax

PCB BULK SAMPLE LOCATIONS
 GROUND FLOOR

BROADWAY MARKET
999 BROADWAY
BUFFALO, NEW YORK

NOT TO SCALE

MARCH 2018

4.2 – PCB LABORATORY REPORT AND CHAIN-OF-CUSTODY FORMS



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Watts Architecture & Engineering (4637)
Address: 95 Perry Street Suite 300
Buffalo, NY 14203

Order #: 251030

Matrix Bulk
Received 03/12/18
Reported 03/14/18

Attn:

Project: Broadway Market Renovations
Location: Buffalo, NY
Number: 17210

PO Number: 7628

Sample ID	Cust. Sample ID	Location	Result	RL*	Units	Analysis Date	Analyst
Parameter		Method					
251030-001	17210-PCB-01	Door Caulk					
Semi-volatile Organic Compounds							
Aroclor - 1016		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1221		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1232		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1242		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1248		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1254		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1260		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1262		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
Aroclor - 1268		SW846 8082A	<392	391	µg/Kg	03/13/18	AE
PCB - Surrogate Recoveries							
DCB		MI					
TCMX		MI					
251030-002	17210-PCB-02	Window					
Semi-volatile Organic Compounds							
Aroclor - 1016		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1221		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1232		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1242		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1248		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1254		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1260		SW846 8082A	924	454	µg/Kg	03/13/18	AE
Aroclor - 1262		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
Aroclor - 1268		SW846 8082A	<455	454	µg/Kg	03/13/18	AE
PCB - Surrogate Recoveries							
DCB		MI					
TCMX		MI					

All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. Solid PPM = mg/kg | PPB = µg/kg and Water PPM = mg/L | PPB = µg/L. The test results reported relate only to the samples submitted.



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Watts Architecture & Engineering (4637)
Address: 95 Perry Street Suite 300
Buffalo, NY 14203

Order #: 251030

Matrix Bulk
Received 03/12/18
Reported 03/14/18

Attn:

Project: Broadway Market Renovations
Location: Buffalo, NY
Number: 17210

PO Number: 7628

Sample ID	Cust. Sample ID	Location	Result	RL*	Units	Analysis Date	Analyst
Parameter		Method					
251030-003	17210-PCB-03	Louver					
Semi-volatile Organic Compounds							
Aroclor - 1016		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1221		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1232		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1242		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1248		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1254		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1260		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1262		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
Aroclor - 1268		SW846 8082A	<435	435	µg/Kg	03/13/18	AE
PCB - Surrogate Recoveries							
DCB		MI					
TCMX		MI					

251030-03/14/18 10:30 AM

Reviewed By: **Ben Wood**
Analyst

All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. Solid PPM = mg/kg | PPB = µg/kg and Water PPM = mg/L | PPB = µg/L. The test results reported relate only to the samples submitted.



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Watts Architecture & Engineering (4637)
Address: 95 Perry Street Suite 300
Buffalo, NY 14203

Order #: 251030

Matrix Bulk
Received 03/12/18
Reported 03/14/18

Attn:

Project: Broadway Market Renovations
Location: Buffalo, NY
Number: 17210

PO Number: 7628

Sample ID	Cust. Sample ID	Location	Result	RL*	Units	Analysis Date	Analyst
Parameter		Method					

State Certifications

Method	Parameter	New York	Virginia
SW846 8082A	Aroclor - 1016	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1221	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1232	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1242	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1248	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1254	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1260	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1262	ELAP Certified	VELAP Certified
SW846 8082A	Aroclor - 1268	ELAP Certified	VELAP Certified

State	Certificate Number
New York	ELAP 56000
Virginia	VELAP 9017

All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. Solid PPM = mg/kg | PPB = µg/kg and Water PPM = mg/L | PPB = µg/L. The test results reported relate only to the samples submitted.

SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
www.slabin.com e-mail: info@slabin.com

251030



0 3

V:\251\251030

fghraizi
UPS

3/12/2018 9:45:00 A.M
1Z2E28998461108820

Submitting Co.	Watts Architecture and Engineering	Lab WO#	Phone	716.206,5100
95 Perry Street, Suite 300		Acct #	Fax \ Email	jgrady@watts-ae.com
Buffalo, NY 14203	**State of Collection	NY	**Cert. Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Project Name:	Broadway Market Renovations
Project Location:	Buffalo, NY
Project Number:	17210
Purchase Order #	
TAT Requested	(Business Day) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 10 <input type="checkbox"/> Other: _____
Special Instructions [include requests for special reporting or data packages]	

Analysis Request													Other
BTEX <input type="checkbox"/> MTBE <input type="checkbox"/> Naphthalene <input type="checkbox"/>													
Purgeable Aromatics 8021 <input type="checkbox"/>													
Petrol Hydrocarbons GC 8015M Diesel <input type="checkbox"/> 8015M Gas <input type="checkbox"/>													
TPH 418.1 <input type="checkbox"/>													
Corrosivity <input type="checkbox"/> Reactivity <input type="checkbox"/> Flashpoint, Closed Cup <input type="checkbox"/>													
Volatile Organics 624 <input type="checkbox"/> 8260 <input type="checkbox"/>													
Semivolatle Organics 625 <input type="checkbox"/> 8270 <input type="checkbox"/>													
PAHs 610 <input type="checkbox"/> 8270 <input type="checkbox"/> 8310 By HPLC <input type="checkbox"/>													
TCLP Semi-Vols <input type="checkbox"/> BNAs <input type="checkbox"/> Pest <input type="checkbox"/> Herb <input type="checkbox"/> VOAs <input type="checkbox"/> Full <input type="checkbox"/>													
Pesticides 608 <input type="checkbox"/> 8081 <input type="checkbox"/> Herbicides 8151 <input type="checkbox"/> PCB's 8082 <input checked="" type="checkbox"/>													

<p align="center">Sampled by</p> <p>NAME <u>JERRY GRADY</u></p> <p>SIGNATURE <u><i>Jerry Grady</i></u></p> <p>DATE/TIME _____</p>	<p align="center">Relinquished to lab by</p> <p>NAME <u>JERRY GRADY</u></p> <p>SIGNATURE <u><i>Jerry Grady</i></u></p> <p>DATE/TIME <u>2/9/18 1200</u></p>	<p align="center">Sample Disposal <small>If samples over req. weight (Refer to Fee Schedule)</small></p> <p><input type="checkbox"/> Return to Sender (Shipping fees)</p> <p><input type="checkbox"/> Disposal by lab (\$50 fee)</p> <hr/> <p align="center">Shipping Methods</p> <p><input type="checkbox"/> FX <input type="checkbox"/> UPS <input type="checkbox"/> USM <input type="checkbox"/> HD <input type="checkbox"/> DB</p> <p>WB: _____</p>
<p>Preserved <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Ambient temp <input type="checkbox"/> Ice <input type="checkbox"/> R <input type="checkbox"/> S <input type="checkbox"/> X</p>		<p><input type="checkbox"/> Receive a physical copy of report.</p>

* Temperature taken with IR Gun A. **Required.

Chain-of-Custody documentation continued internally within lab. Terms and conditions page 2.

5.0 – LABORATORY ACCREDITATIONS

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2018
Issued April 01, 2017

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

DR. THOMAS R. MCKEE
AMERISCI RICHMOND
13635 GENITO RD
MIDLOTHIAN, VA 23112

NY Lab Id No: 10984

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Asbestos-Vermiculite-Containing Material	Item 198.8 of Manual

Serial No.: 55872

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

AmeriSci Richmond
dba AmeriSci Richmond
13635 Genito Road
Midlothian, VA 23112
Mr. Thomas B. Keith
Phone: 804-763-1200 Fax: 804-763-1800
Email: bkeith@amerisci.com
<http://www.amerisci.com>

ASBESTOS FIBER ANALYSIS

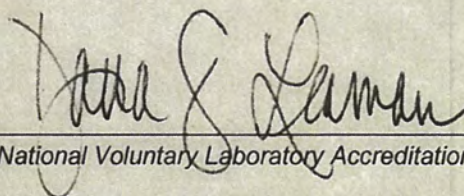
NVLAP LAB CODE 101904-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- Appendix E to Subpart E of Part 763 -- Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101904-0

AmeriSci Richmond
Midlothian, VA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).

2017-07-01 through 2018-06-30

Effective Dates

A handwritten signature in black ink, appearing to read "Peter S. Lander".

For the National Voluntary Laboratory Accreditation Program

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2018
Issued April 01, 2017

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. FAYEZ ABOUZAKI
SCHNEIDER LABORATORIES GLOBAL, INC
2512 WEST CARY STREET
RICHMOND, VA 23220-5117

NY Lab Id No: 11413

*is hereby APPROVED as an Environmental Laboratory in conformance with the
National Environmental Laboratory Accreditation Conference Standards (2003) for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved analytes are listed below:*

Characteristic Testing

TCLP EPA 1311

Polychlorinated Biphenyls

PCB-1268 EPA 8082A

Metals I

Barium, Total EPA 6010C
Cadmium, Total EPA 6010C
Chromium, Total EPA 6010C
Lead, Total EPA 6010C
Nickel, Total EPA 7000B
Silver, Total EPA 6010C

Sample Preparation Methods

EPA 3010A
EPA 3050B
EPA 3550C
EPA 3031

Metals II

Antimony, Total EPA 6010C
Arsenic, Total EPA 6010C
Chromium VI EPA 7196A
Mercury, Total EPA 7471B
Selenium, Total EPA 6010C

Polychlorinated Biphenyls

PCB-1016 EPA 8082A
PCB-1221 EPA 8082A
PCB-1232 EPA 8082A
PCB-1242 EPA 8082A
PCB-1248 EPA 8082A
PCB-1254 EPA 8082A
PCB-1260 EPA 8082A
PCB-1262 EPA 8082A

Serial No.: 56000

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.



6.0 – CONSULTANT'S LICENSES AND CERTIFICATIONS

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Watts Architecture & Engineering, D.P.C.
Suite 300
95 Perry Street
Buffalo, NY 14203

FILE NUMBER: 12-68007
LICENSE NUMBER: 68007
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 08/24/2017
EXPIRATION DATE: 09/30/2018

Duly Authorized Representative – Edward Watts:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)



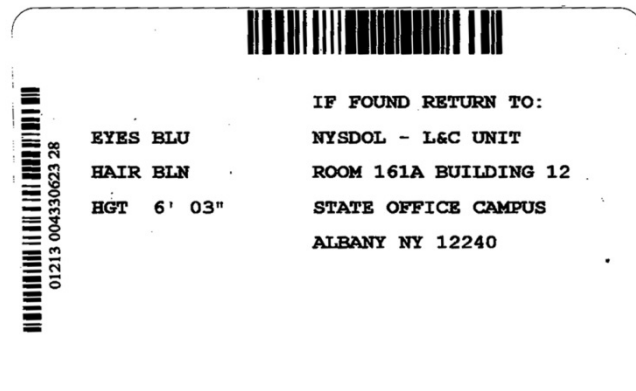
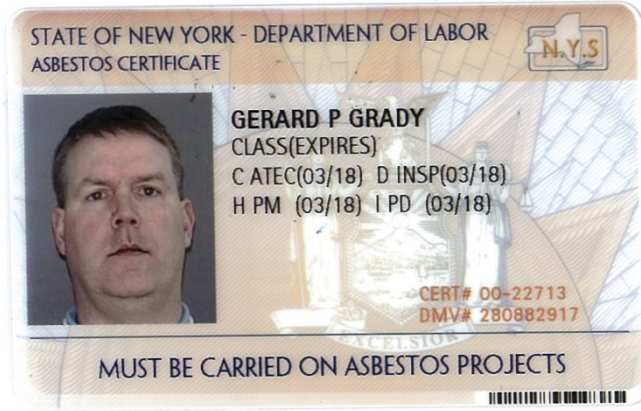
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WATTS Architecture & Engineering

120 E. Washington St., Suite 414
Syracuse, NY 13202

95 Perry Street, Suite 300
Buffalo, NY 14203

44 W 28th Street, 5th Floor
New York, NY 10001



Jerry Grady

C – Air Sampling Technician
D – Inspector
H – Project Monitor
I – Project Designer



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New York, NY 10001

United States Environmental Protection Agency

This is to certify that

Watts Architecture & Engineering

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

New York

This certification is valid from the date of issuance and expires May 21, 2018

NY-1952-5

Certification #

May 07, 2015

Issued On



Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



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95 Perry Street, Suite 300
Buffalo, NY 14203

44 W 28th Street, 5th Floor
New York, NY 10001

State of New York
Department of Health



CERTIFICATE OF REGISTRATION

*This certificate is to certify that the following Radiation Installation is registered
at the premises indicated pursuant to section 16.50 of the New York State Sanitary Code.
This certificate must be conspicuously displayed at the Radiation Installation.*

Registration
Number
14023601

WATTS ARCHITECTURE AND ENGINEERING
95 PERRY STREET
SUITE 300
BUFFALO NY 14203

Maximum inspection interval for installation type of Commercial is 4 years

Registration period begins December 8, 2015 and expires December 8, 2017

Stephen M. Dowitt

Director, Bureau of Environmental Radiation Protection

Howard Zucker M.D.

Commissioner



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Buffalo, NY 14203

44 W 28th Street, 5th Floor
New York, NY 10001

United States Environmental Protection Agency

This is to certify that



Gerard Patrick Grady

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires April 12, 2019

LBP-R-19995-1

Certification #

March 17, 2016

Issued On



John Gorman, Chief

Pesticides & Toxic Substances Branch



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