



PRECONSTRUCTION CONDITION DOCUMENTATION REPORT OF THE 1567 BROADWAY (W HOTEL)



Project Name:

224 WEST 47TH STREET

Prepared for:

GK West 47th LLC

C/o Gene Kaufman Architects

79 fifth Avenue, 18th Floor

New York, NY 10003

Prepared by:

The S.A.L.K. Group

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April 7, 2022

Updated: August 4, 2022

GK West 47th LLC
c/o Gene Kaufman Architects
79 Fifth Avenue, 18th Floor
New York, NY 10003

Attn: Mr. Gene Kaufman

**Re: Preconstruction Condition Documentation
of the 1567 Broadway Building**

Dear Mr. Kaufman;

The SALK Group is pleased to submit this Preconstruction Condition Survey Documentation of the 1567 Broadway (Subject Building), in Manhattan, New York. The survey was initiated on November 23, 2021 and completed on April 4, 2022 to photo document and establish a record of the visually observable existing conditions of the select interior and exterior façades of the building before construction activities commence for the planned alteration at 224 West 47th Street (Project Site). This report summarizes our documentation effort and general observations; and includes our documentation photographs.

We appreciate the opportunity to work with you on this project and look forward to being of continued service as the progress of work continues.

Should you have any questions or require additional information, please contact us.

Sincerely,



John B. Kagaoan

John B. Kagaoan, P.E.

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INTRODUCTION

Presented herein are the results of the preconstruction condition survey documentation of the 1567 Broadway in Manhattan, New York. The building was adjacent to the project site, located at 224 West 47th Street, Manhattan. Because the 1567 Broadway building and the project site shared a common lot line, the survey was conducted to document and establish a record of the visually observable existing cosmetic conditions of the select interior and exterior facades, and adjacent structures before construction activities commence.

PROJECT SITE DESCRIPTION

The project site was located on the south side of West 47th Street, see Figure 1 – Site Plan. The project site was a parcel belonging to Block 1018 and Lot 44, and measured approximately 33' x 100'. Currently, the site supported an existing 10-story building. We understand the plans call for constructing additional floors atop the existing 224 West 47th Street building.

Portion of the 203 West 46 Street abutted the site on the south. A 54- story building (1567 Broadway) abutted the site on the east, and 22- story hotel building (219 West 46th Street) abutted the site on the west.



FIGURE 1 – SITE PLAN

Note: Site Plan is an excerpt from www.oasisnyc.net acquired on 12/21/2021



PRECONDITION SURVEY OF THE 1567 BROADWAY BUILDING

The SALK Group conducted a preconstruction condition survey of the select interior and exterior facades of the 1567 Broadway building, a multi-story building on November 23 and 24, 2021 and on and April 4, 2022. The subject building belonged to a parcel of land, identified as Block 1018 and Lot 7501 which measured approximately 141' x 100. According to our research of public records, the building was constructed around 2000.

The survey consisted of performing a photographic documentation of select exterior and interior areas of the 1567 Broadway building to establish a record of the visually observable existing cosmetic conditions of the facades and interior walls.

At the time of inspection, structural and architectural drawings for the W Hotel were not available. The survey was performed without the aid of such information. The visual inspection was limited to exposed and observable portions of the W Hotel's facades. Within the building, accessible, exposed, and observable portions of the hotel's interior facades, walls, floors, and ceilings, including the roof were photo-documented. No objects or movable building features were moved to evaluate or identify non-visible existing conditions. No probes or other tests were conducted. The inspection was conducted by use of visual and photographic techniques. In general, the survey was performed in accordance with the guidelines of the Administrative Code of The New York City Building Code.

INTERIOR CONDITIONS OF THE 1567 BROADWAY BUILDING

The mezzanine, interior walls and setback roof were documented on November 23 and 24 2021, and on April 4, 2022. We made the following notable general observations during our documentation:

CELLAR 3

North Hallway

Cracks on the ceiling were observed: Pp. 29

Stains possibly water marks were observed: Pp. 36, 82-84, 91-95, 98-99

South Hallway

Cracks on the ceiling were observed Pp. 134-136, 144-145, 186- 187

Dark stains possibly water marks were observed: Pp. 111, 115-118, 122, 125- 126, 128- 129, 133-136, 138-141, 155, 161-163, 168, 201-203

Broken ceiling noted: Pp. 184-186

Equipment Room 1 - Boiler Room

Scrapped off floor tiles were observed: Pp. 215-220, 260-261



Dark Stains possibly water marks were observed: Pp. 218, 221-234, 252-260

Equipment Room 2- Fuel oil tank and pump Room

Scrapped off floor tiles were observed: Pp. 261, 262

Cracks were observed: Pp. 263-266, 310-315, 318-322

Cracks on concrete platform were observed: Pp. 294-300

Water marks were observed: Pp. 269, 274-303, 295-303, 312-323

Machine Room 1

Dark Stains possibly water marks were observed: Pp. 325-332, 335, 339

Cracks were observed: Pp. 325-327, 353-354

Office 1

Water marks were observed: Pp. 368-372, 380-381, 382, 388- 389, 399-404, 432

Cracks on the wall- ceiling joint were observed: Pp. 424

Office 2

Dark stains were observed: Pp. 457-465

Shuttle Elevator Machine Room

Water marks were observed: Pp, 518-522

Shuttle Elevator Pit room

Debris noted: Pp. 537-539, 543

Storage 1

Cracks were observed: Pp. 592, 596, 619-623, 631, 656-668

Dark Stains possibly water marks were observed: Pp. 573, 586-588, 611-624, 626-630, 633-635, 647-652, 654, 661-668

CELLAR 2

North Hallway

Water marks were observed: Pp,673-674, 684, 687-689, 695-709

Cracks were observed: Pp. 685-688

**South Hallway**

Dark Stains possibly water marks were observed: Pp. 716-718, 732, 757-758, 763, 782-784, 787, 789, 792

Cracks were observed: Pp. 769-770, 772-773

Con Ed Steam Room

Dark stains possibly water marks were observed: Pp. 803-825, 828-829

Electrical Switchgear Room

Water marks were observed: Pp. 840-844, 848-858, 871-888, 893, 902, 948-956

Cracks were observed: Pp. 845, 851, 863-867, 905-907, 924-926, 930-938

Sprinkler Control Room

Dark stains possibly water marks were observed: Pp. 963-974, 982-991, 994-1002, 1016

Cracks were observed Pp. 963, 973, 974, 976-988, 1020

Storage Room 1

Water marks were observed: Pp. 1055-1059, 1062-1068, 1070-1077, 1079-1081

Cracks were observed: Pp. 1079-1081

Tailor Room

No visible deficiencies were observed at time of inspection.

CELLAR 1**Bathroom 1**

Cracks were observed: Pp. 1106-1110

Water marks were observed: Pp. 1170

Communication Equipment Room

Cracks were observed: Pp. 1203-1209

Fire Escape Staircase

Exposed cement pilasters were observed: Pp. 1253-1255, 1266

Dark stains were observed: Pp. 1260



Cracks on the wall were observed: Pp. 1232-1246

Hotel Kitchen

Water marks were observed: Pp. 1311-1312, 1317-1318, 1411

Machine Room 1

Water marks observed: Pp. 1449, 1459-1463

GROUND FLOOR

Front Desk

Dark stains possibly water marks were observed: Pp. 1497

Patches of missing floor tiles were observed: Pp. 1513

Hallway

Water marks were observed: Pp. 1525-1533

Patches of missing floor pilaster were observed: Pp. 1537-1539

Kitchen

Water marks were observed: Pp. 1588-1591

Trash Dock

Stains were observed: Pp. 1602-1608, 1655-1657, 1666-1668

Dark stains possibly marks were observed: Pp. 1608, 1622-1628

Cracks observed: Pp. 1620-1621, 1634-1639

EXTERIOR

Stains were observed: Pp. 1675-1678

Broken and exposed brick wall was observed: Pp. 1693-1694

LEVEL 3

No visible defects were observed at time of inspection.



LEVEL 5

Hallway

No visible defects were observed at time of inspection.

Elevator Equipment Room

Efflorescence formations were observed: Pp. 1813-1815

Patches of scrapped off wall: Pp. 1816-1817

Kitchen

Stains were observed: Pp. 1866-1868

Offices

No visible defects were observed at time of inspection.

Studio Hall

No visible defects were observed at time of inspection.

LEVEL 7

Hotel Main Lobby

Water marks were observed: Pp. 2031, 2034-2035, 2053

Stains were observed: Pp. 2078-2079

Exit Stairs

Cracks were observed: Pp. 2126-2128

Bathroom

No visible defects were observed at time inspection.

Luggage Room

Water marks were observed: Pp. 2157-2158, 2160

Storage Room

No visible defects were observed at time of inspection.

LEVEL 9

Setback Roof

Water marks were observed: Pp. 2196-2201, 2230-2233, 2244, 2257-2258, 2266-2268

Cracks were observed: Pp. 2201-2205, 2210-2213, 2221, 2226-2229, 2234-2235, 2240-2249

Debris were observed: Pp. 2218-2219

Boiler Room

Stains possibly water marks were observed: Pp. 2271-2273, 2278-2280, 2313-2315, 2320-2330, 2348-2249, 2356-2258, 2388-2390

Areas of peeled off paint were observed: Pp. 2345-2346

Cracks were observed: Pp. 2377-2387

LEVEL 10

Exit Stair

Joint cracks were observed: Pp. 2429

Gym

No visible defects were observed at time of inspection.

Hallway

No visible defects were observed at time of inspection.

LEVEL 11

Cracks were observed: Pp. 2643-2646

Water marks were observed: Pp. 2644

LEVEL 12

Cracks were observed: Pp. 2719-2725

Water marks were observed: Pp. 2725

Exposed concrete wall: Pg. 2730