



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

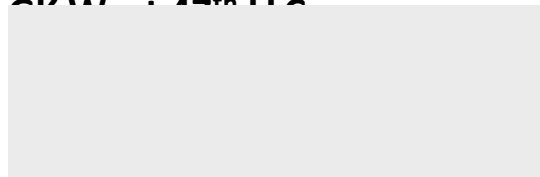


Project Name:

**224 WEST 47TH STREET**

Prepared for:

224 West 47th LLC



NEW YORK, NY 10001

Prepared by:

**The S.A.L.K. Group**

**1786 Bellmore Avenue**

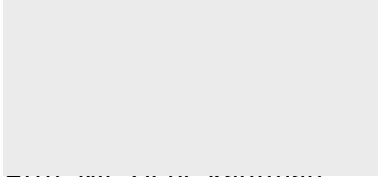
**Bellmore, NY 11710**



April 7, 2022

Updated: August 4, 2022

224 West 47th Street



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.

---

Sanat Dangol

## TABLE OF CONTENTS

INTRODUCTION .....	4
PROJECT SITE DESCRIPTION .....	4
PRECONDITION SURVEY OF THE 1567 BROADWAY BUILDING .....	5
INTERIOR CONDITIONS OF THE 1567 BROADWAY BUILDING .....	5
 CELLAR 3 .....	 5
North Hallway .....	5
South Hallway .....	5
Equipment Room 1 - Boiler Room .....	5
Equipment Room 2- Fuel oil tank and pump Room.....	6
Machine Room 1 .....	6
Office 1 .....	6
Office 2 .....	6
Shuttle Elevator Machine Room .....	6
Shuttle Elevator Pit room.....	6
Storage 1 .....	6
 CELLAR 2 .....	 6
North Hallway .....	6
South Hallway .....	7
Con Ed Steam Room.....	7
Electrical Switchgear Room .....	7
Sprinkler Control Room.....	7
Storage Room 1.....	7
Tailor Room.....	7
 CELLAR 1 .....	 7
Bathroom 1 .....	7
Communication Equipment Room.....	7
Fire Escape Staircase.....	7
Hotel Kitchen .....	8
Machine Room 1 .....	8



GROUND FLOOR .....	8
Front Desk .....	8
Hallway .....	8
Kitchen .....	8
Trash Dock .....	8
EXTERIOR .....	8
LEVEL 3 .....	8
LEVEL 5 .....	9
Hallway .....	9
Elevator Equipment Room .....	9
Kitchen .....	9
Offices .....	9
Studio Hall .....	9
LEVEL 7 .....	9
Hotel Main Lobby .....	9
Exit Stairs .....	9
Bathroom .....	9
Luggage Room .....	9
Storage Room .....	9
LEVEL 9 .....	10
Setback Roof .....	10
Boiler Room .....	10
LEVEL 10 .....	10
Exit Stair .....	10
Gym .....	10
Hallway .....	10
LEVEL 11 .....	10
LEVEL 12 .....	10
LEVEL 14 .....	11
LEVEL 15 .....	11
LEVEL 16 .....	11
LEVEL 17 .....	11

---

LEVEL 18 .....	11
LEVEL 19 .....	11
LEVEL 20 .....	11
LEVEL 21 .....	11
LEVEL 22 .....	11
LEVEL 23 .....	11
LEVEL 24 .....	11
CONCLUSION AND RECOMMENDATIONS .....	12
LIMITATIONS .....	12
APPENDIX 1 – PHOTOGRAPHIC DOCUMENTATION OF EXTERIOR CONDITIONS OF THE 1567 BROADWAY BUILDING .....	13
CELLAR 3.....	14
CELLAR 2.....	669
CELLAR 1.....	1096
GROUND FLOOR.....	1473
EXTERIOR.....	1675
LEVEL 3 .....	1702
LEVEL 5 .....	1797
LEVEL 7 .....	2003
LEVEL 9 .....	2194
LEVEL 10 .....	2424
LEVEL 11 .....	2565
LEVEL 12 .....	2649
LEVEL 14 .....	2732
LEVEL 15 .....	2864
LEVEL 16 .....	2916
LEVEL 17 .....	2960
LEVEL 18 .....	3010
LEVEL 19 .....	3074
LEVEL 20 .....	3145
LEVEL 21 .....	3210
LEVEL 22 .....	3282
LEVEL 23 .....	3344
LEVEL 24 .....	3414

## 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 47<sup>th</sup> 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](http://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