PRECONSTRUCTION CONDITION DOCUMENTATION REPORT OF THE 1352-1362 BROADWAY

Project Name:

989 6th Avenue
New York, NY 10018

Prepared for:

OMNI BUILD

New York, NY 10018

Prepared by:

Kagaoan Engineering, PLLC
1786 Bellmore Avenue
Bellmore, NY 11710

June 03, 2022

[redacted]
New York, NY 10018

Attn: Mr. [redacted]

Re: Preconstruction Condition Documentation of the 1352-1362 Broadway Building

Dear Mr. William;

Kagaoan Engineering, PLLC is pleased to submit this Preconstruction Condition Survey Documentation of the 1352-1362 Broadway Building (Subject Building), in the Garment District, Manhattan, New York. The survey was conducted on June 03, 2022 to photo-document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the adjacent structures before construction activities commence for the planned new development at 989 6th Avenue (Project Site). The structural integrity of the structures is not addressed in such documentation. 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,

Sanat Dangol

John B. Kagaoan, P.E.

STATE OF NEW YORK
JUAN ANDRES B. KAGAOAN
EXCELSIOR
079006
LICENSED PROFESSIONAL ENGINEER

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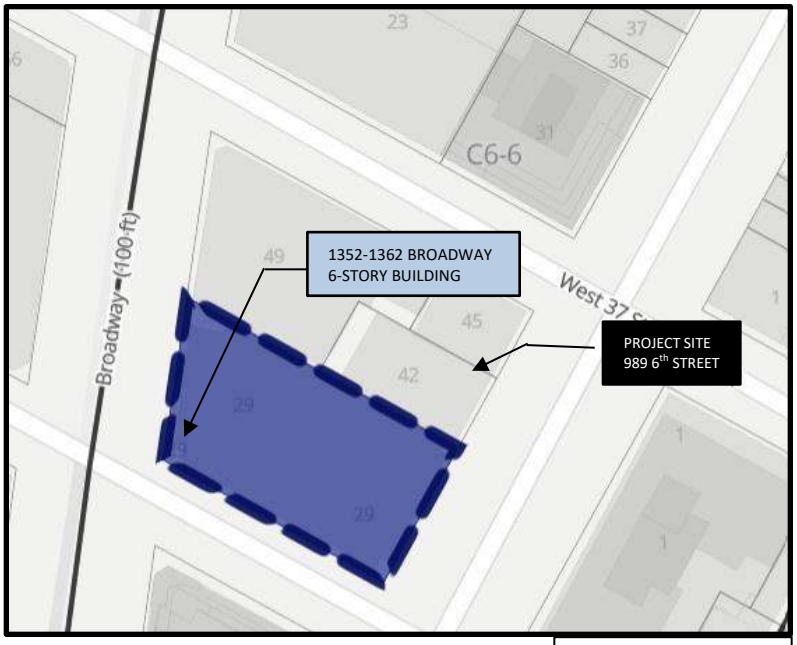
INTRODUCTION

Presented herein are the results of the preconstruction condition survey documentation of the 1352-1362 Broadway building, in the Garment District, Manhattan, New York. The building was adjacent to the project site, located at 989 6th Avenue. We understand the preliminary plan calls for a new development, consisting of 69-story, hi-rise building with about 300 residential units. Because the 1352-1362 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 and obvious visual deficiencies of the building's exterior facades and adjacent structural features before construction activities commence.

PROJECT SITE DESCRIPTION

The project site was located on the west side of 6th Avenue, bounded by W.37th Street on the north, and W. 36th Street on the south. The project site consisted of two-parcels of land identified as Block 812 and Lots 42 and Lot 45; and currently supported an existing 20-story building and vacant lot, respectively. According to information available on public domain, the plan calls for demolishing the existing building to make way for the new 69-story mixed-use tower to be constructed over the merged two lots.

Abutting the project site on the south was 1352-1362 Broadway, a 6-story tall landmark building that once housed the Greenwich Savings Bank.



Note: Site Plan is an excerpt from ZoLa NYC

FIGURE 1—SITE PLAN

PRECONDITION SURVEY OF THE 1352-1362 BROADWAY BUILDING

Kagaoan Engineering, PLLC conducted a preconstruction condition survey of the exterior facades of the 1352-1362 Broadway building on June 3, 2022. The building was a 6-story tall building that once housed the Greenwich Savings Bank. Currently, the building was used for event venue, social and corporate gatherings, and galas. The subject building belonged to a parcel of land, identified as Block 812 and Lot 29 which measured approximately 159-foot deep by 106-foot wide. According to our research of public records, the building was constructed around 1924.

The survey consisted of performing a photographic documentation of select exterior areas of the 1352-1362 Broadway building to establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies, cracks, settlement, water damages, etc. of the facades and concrete sidewalk.

At the time of inspection, structural and architectural drawings for the subject building was not available. The survey was performed without the aid of such information. The visual inspection was limited to exposed and observable portions of the subject building's exterior facades and select structural features adjacent to the project site. 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.

EXTERIOR CONDITIONS OF THE 1353-1362 BROADWAY BUILDING

The sidewalk, and exterior facades were documented on June 3, 2022. We made the following notable general observations during our documentation:

EAST SIDEWALK

Cracks were observed: Pp. 7-17, 20-21, 28-30, 33-35, 37.

Dark stains (possibly water marks) were observed: Pp. 8-17, 20-21.

Repair marks were observed: Pp. 25-27.

EAST FAÇADE

Dark stains (possibly water marks) were observed: Pp. 42-47, 50-66, 71-73, 76-77, 86-88, 92-104, 107, 111-117, 121-122, 131-132, 136-137, 141-155, 157-158.

Cracks were observed: Pp. 49-51, 82-84, 161-171, 173-184, 185-192.

Repair marks were observed: Pp. 25-27.

SOUTH SIDEWALK
Cracks were observed: Pp. 197-202, 206, 212-221, 226-228, 239-246.

Repair marks were observed: Pp. 210-212, 234-236.

SOUTH FAÇADE
Dark stains (possibly water marks) were observed: Pp. 250-257, 262-268, 275-281, 308-313, 320-325, 331-335, 349-354, 361-369, 377-380, 382-383, 391-396, 404, 406-408, 417-420.

Repair marks were observed: Pp. 258-259, 282-290, 295-296, 302-304.

Cracks were observed: Pp. 297-306, 337-341, 410-413.

WEST SIDEWALK
Dark stains (possibly water marks) were observed: Pp. 434-436.

Cracks were observed: Pp. 434-439, 448-449, 458-461, 464-466, 468-478.

WEST FAÇADE
Dark stains (possibly water marks) were observed: Pp. 486-487, 490-504, 508-519, 526-527, 534-537, 544-550,552-555, 572-577, 586-591, 598-603, 609-618.

Cracks were observed: Pp. 545-550.

CONCLUSION AND RECOMMENDATIONS

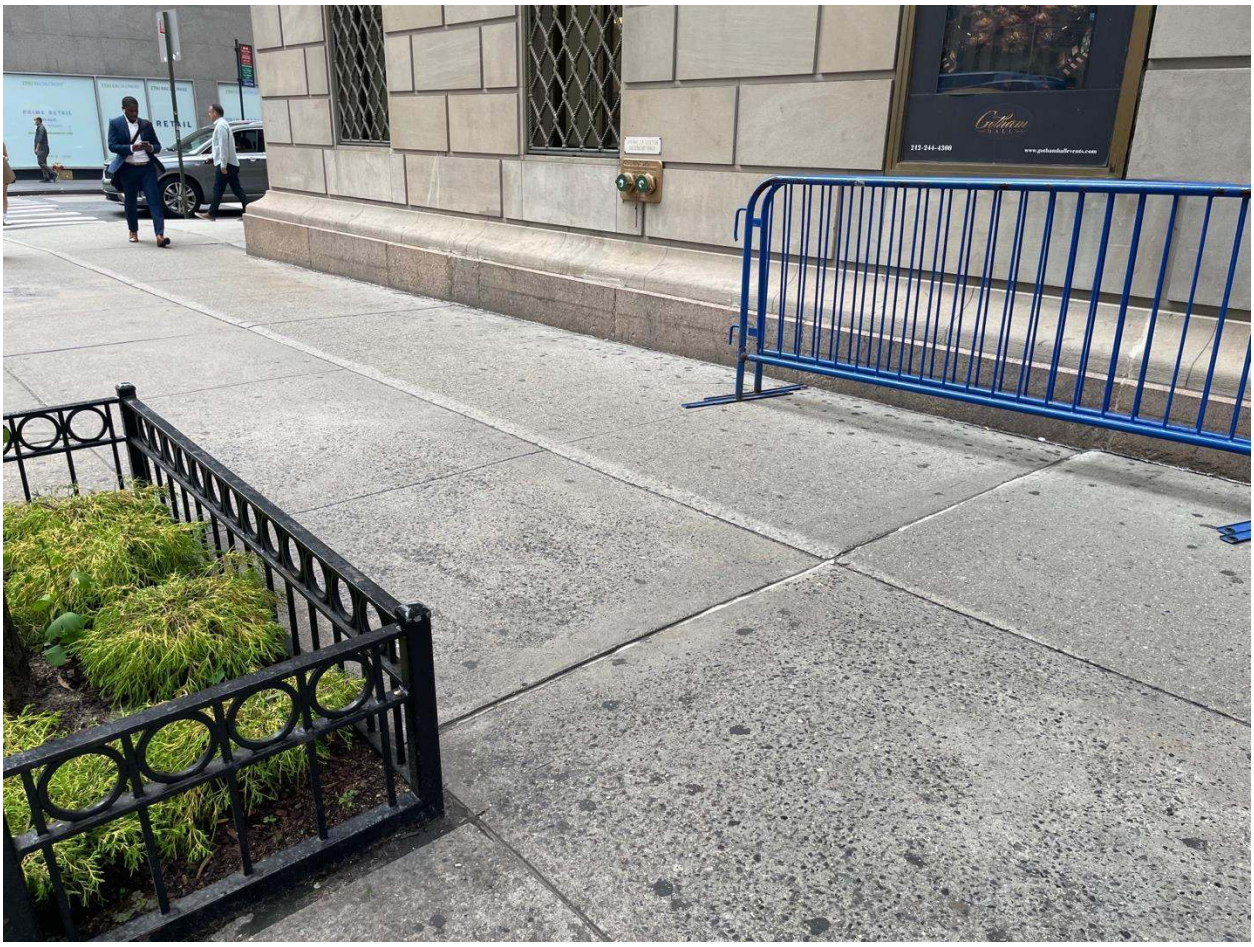
Cracks were observed in the concrete sidewalks and façade walls of the 1352-1362 Broadway building. Kagaoan Engineering, PLLC recommends installing crack gauges to monitor the existing cracks during construction of the new building. Vibration and optical monitoring should also be implemented to record potential ground vibrations and movements of the adjacent structures effected by the construction activities. The monitoring should be initiated prior to the start of construction; and continuous and periodic readings should be taken during construction, respectively.

LIMITATIONS

The intent of our documentation is to provide only a pictorial record of the areas being documented. The survey is not intended to serve as an exhaustive analysis of the structural integrity of the adjacent building(s), but rather establish a record of the visually observable conditions prior to construction of the new building.

APPENDIX 1 – PHOTOGRAPHIC DOCUMENTATION OF EXTERIOR CONDITIONS OF THE 1352-1362 BROADWAY BUILDING

EAST SIDEWALK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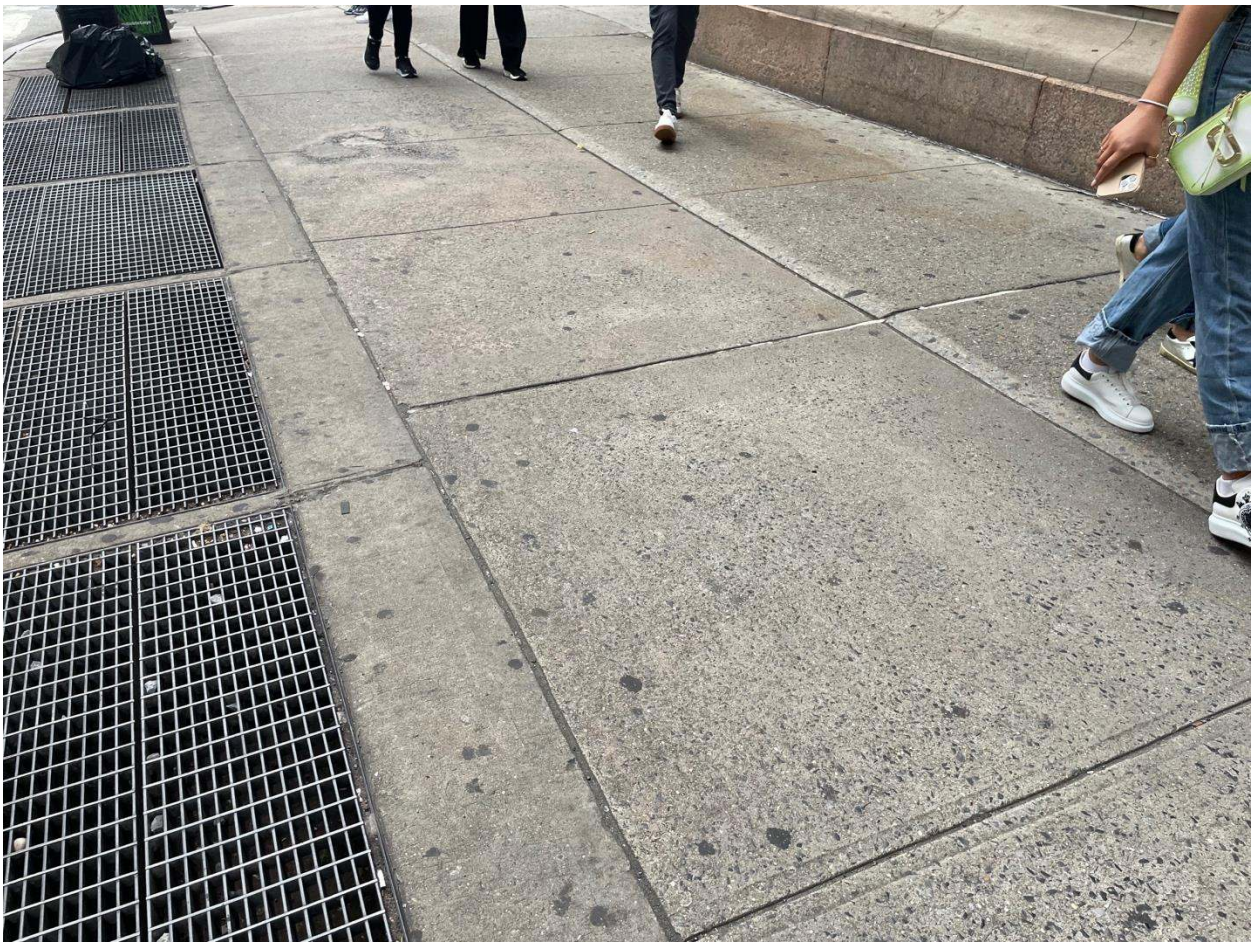
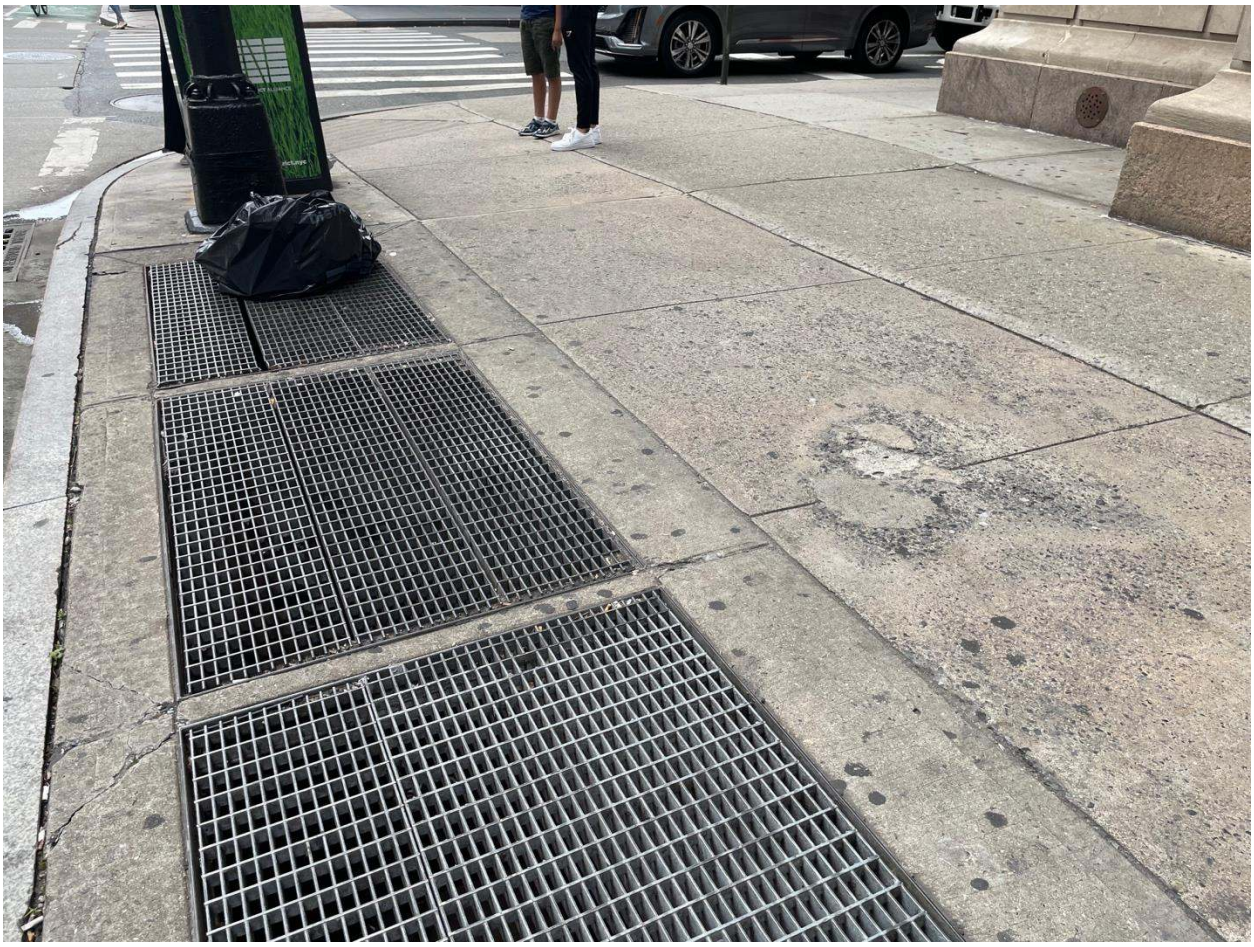
Gotham
212-244-4300





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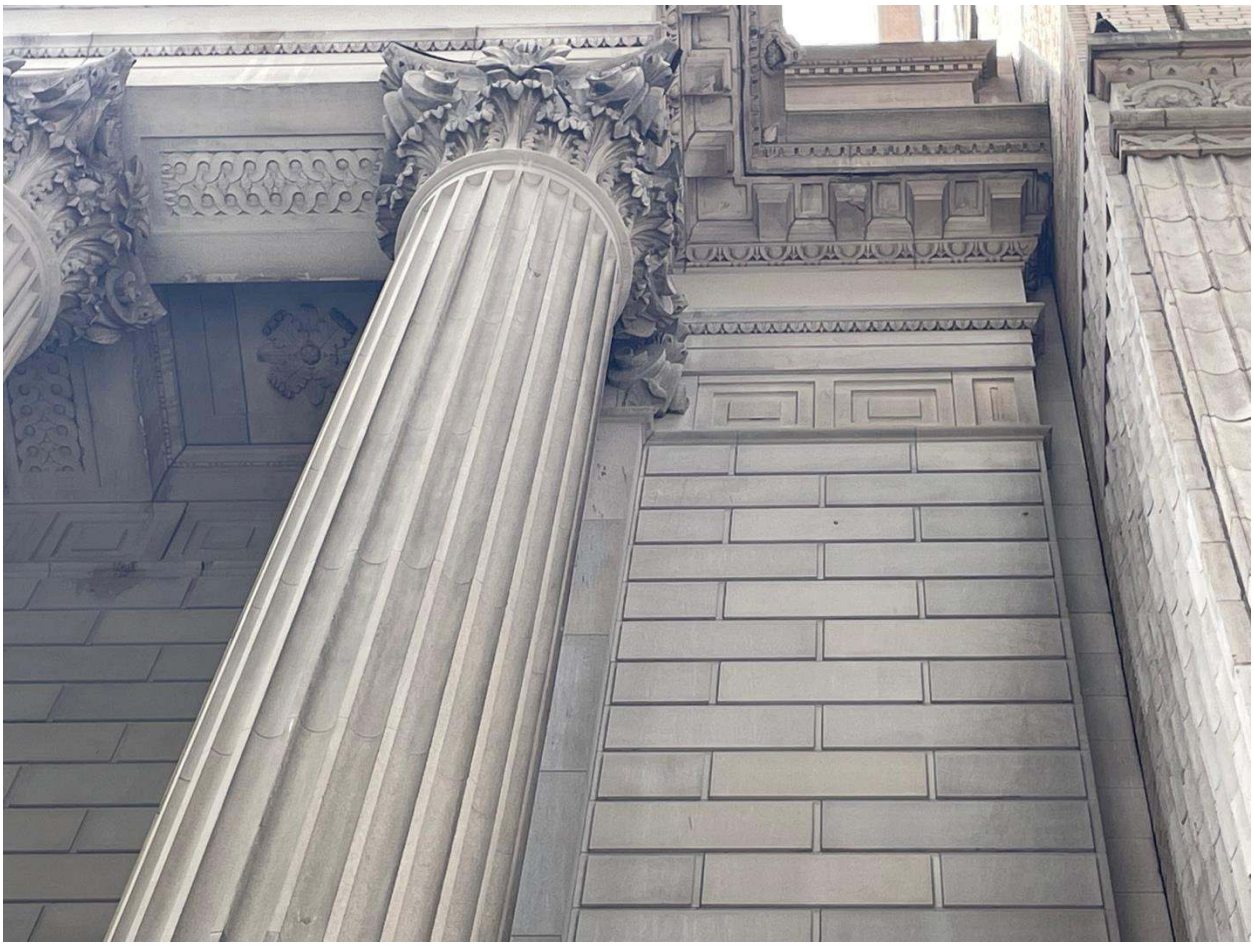

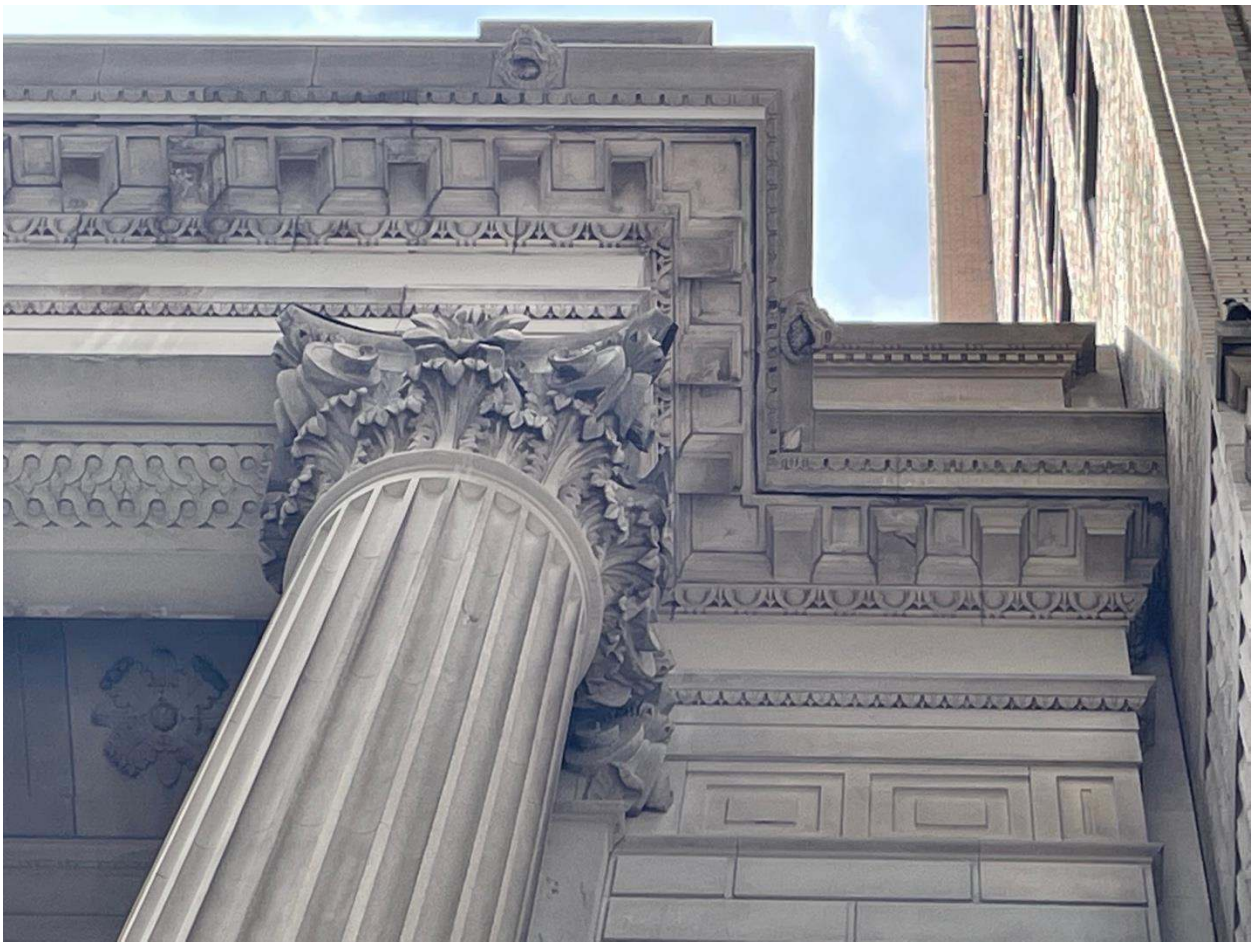

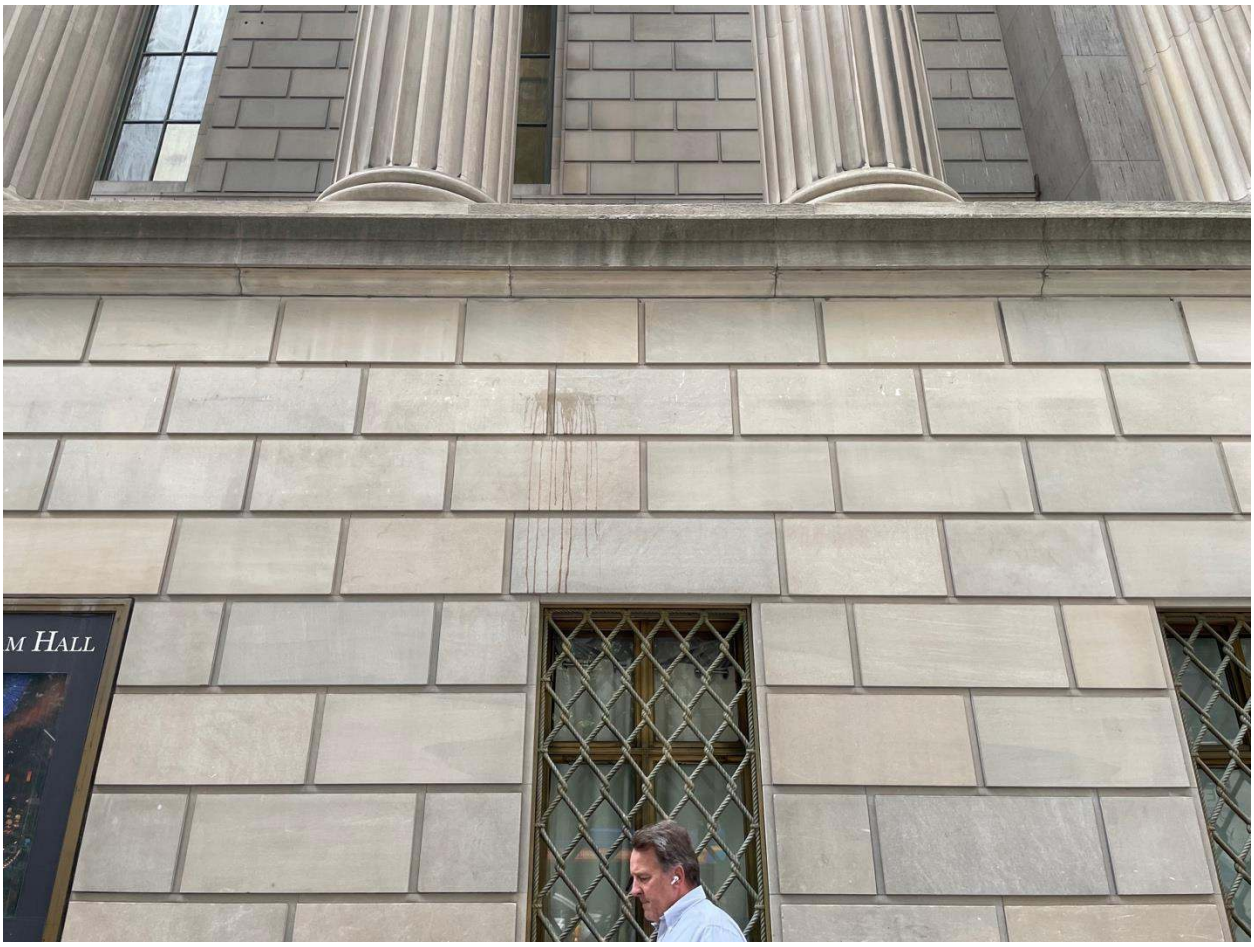
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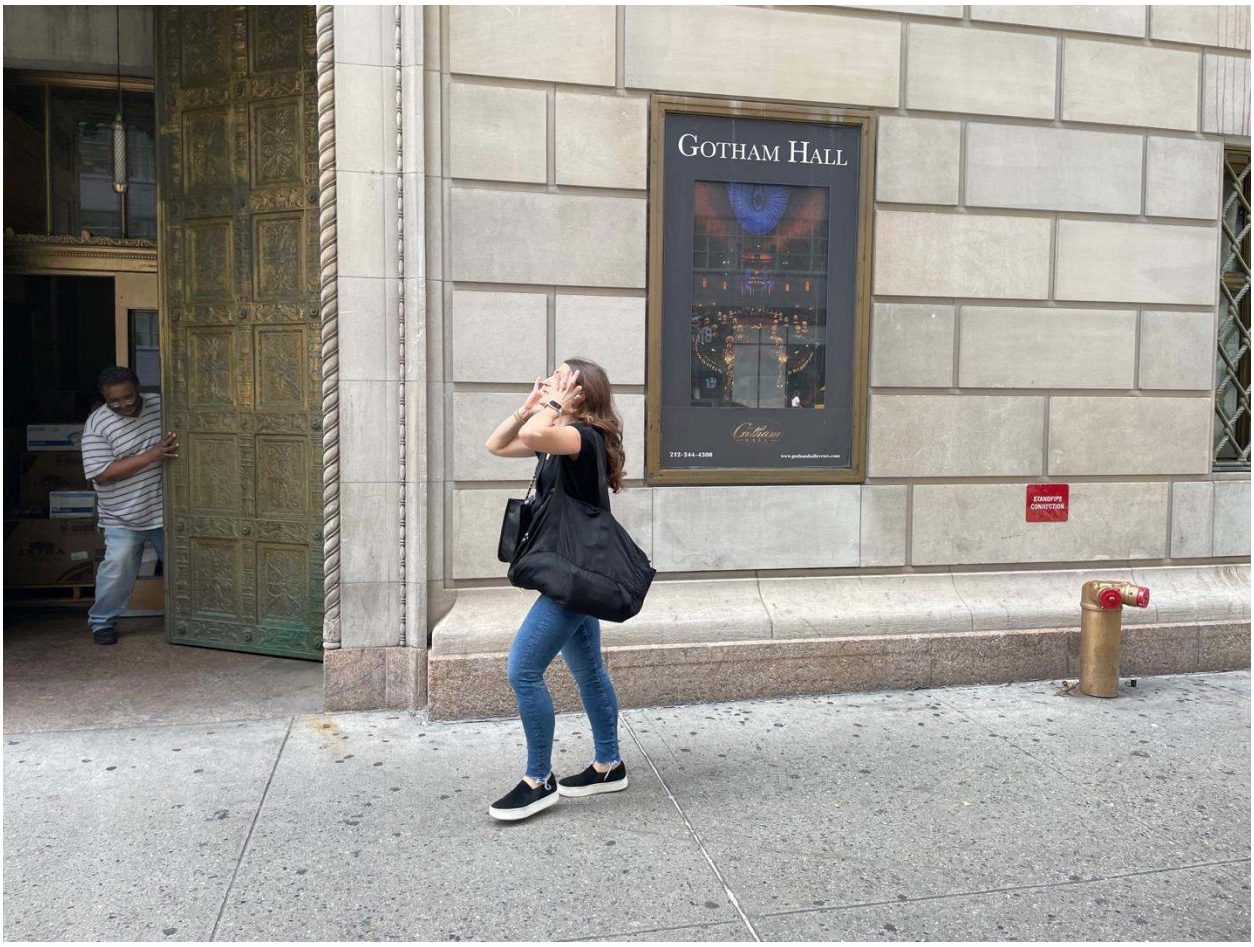
GOTHAM HALL
STANDPIPE CONNECTION

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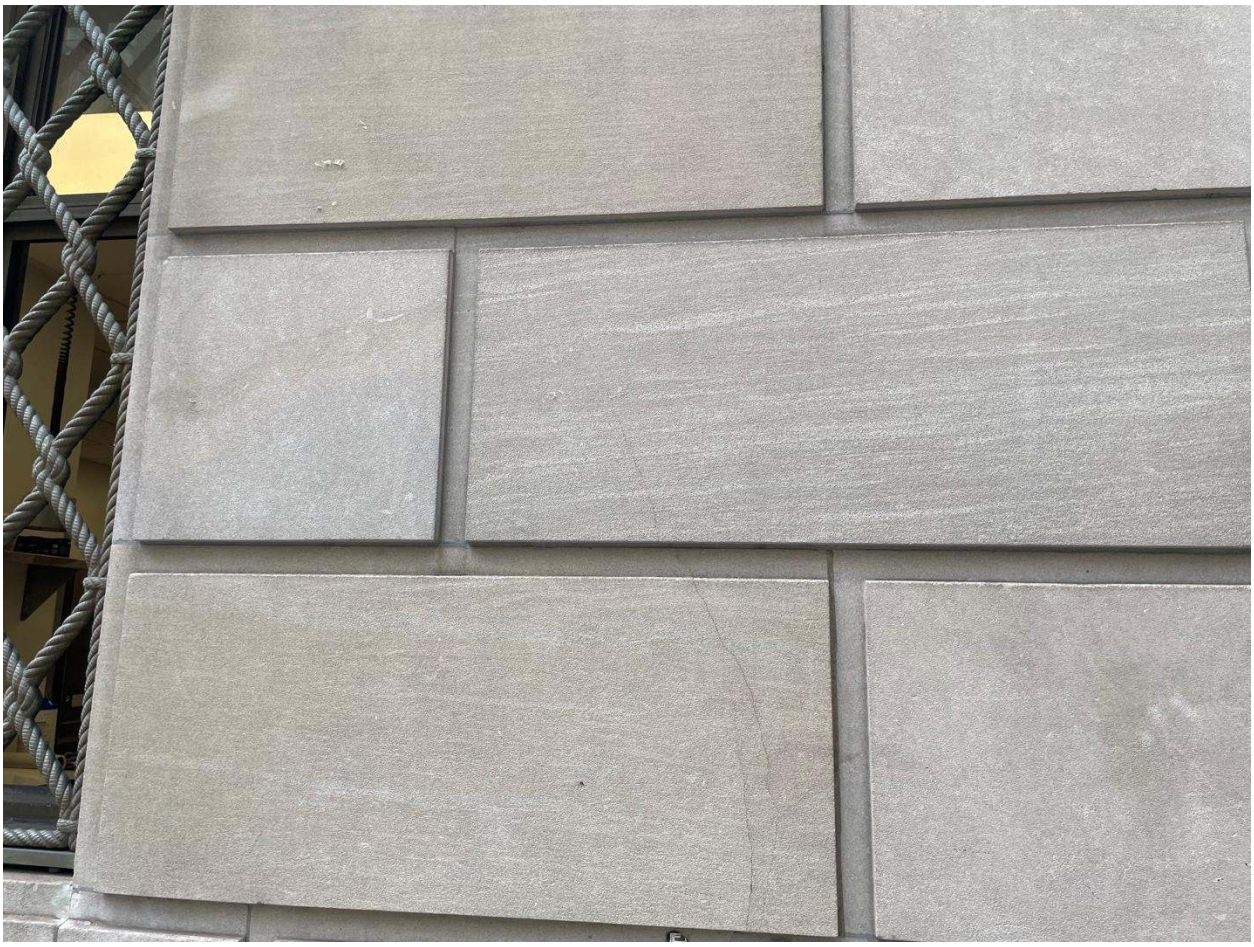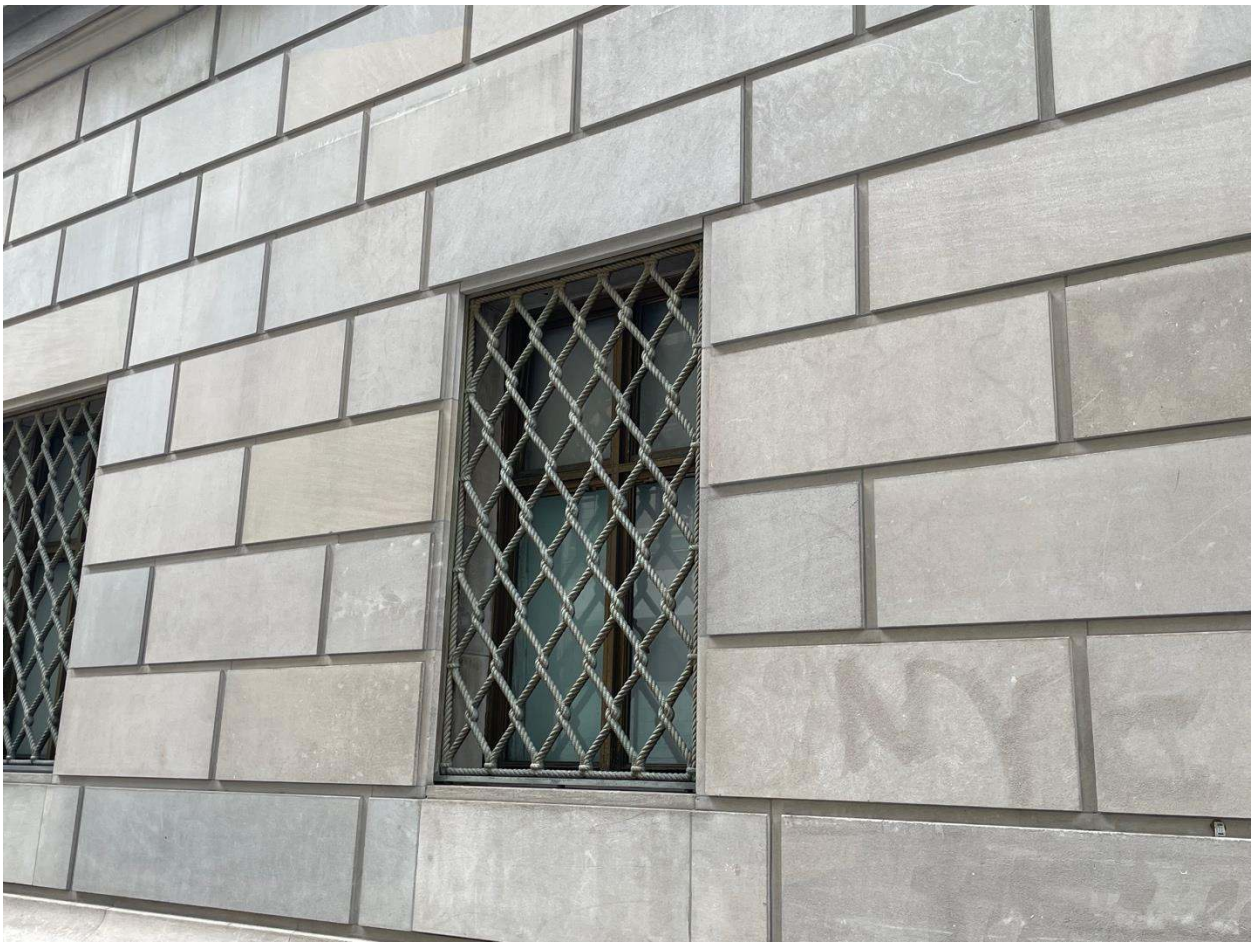
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