

# Memorandum

**DRAFT SUBMITTAL - Structural**  
**SEPT 5, 2013**

**Existing Conditions Report**  
**68-92 Genesee Street, Rochester, NY**  
**Structural and Environmental Engineers Site Visit August 29, 2013**

## Introduction

On Thursday, August 29, 2013, as requested by the City of Rochester, engineers from Bergmann Associates, accompanied by a representative of the City of Rochester, performed general walk-through observations of the subject building, formerly United Cleaners, located at 68-92 Genesee Street, Rochester, NY.

The purpose of the observations was to aid in determining the following Structural and Environmental information:

### Structural:

- To generally assess whether or not the building is structurally sound enough for contractors to enter the building for the purpose of abatement and miscellaneous demolition, prior to eventual complete demolition of the entire building.

### Environmental:

- To complete an inventory of visually suspect asbestos containing materials (ACMs) and estimate the number of bulk samples and associated analytical fees which would be required to complete an asbestos survey.
- To document the presence of hazardous materials containers and create an inventory of the materials within each container using product labels (if available).
- To collect six (6) bulk samples for qualitative mold analysis.

The observations were conducted by the following personnel:

Robert L. Zupcak, P.E, Structural Engineer, Bergmann Associates

Mike Carpenter, Environmental Specialist II, Bergmann Associates

Megan Borruso, Environmental Specialist, Bergmann Associates

Jane Forbes, Environmental Specialist, City of Rochester

## General Building Description/Structural Observations

The building is a two-story steel-framed structure with 12 inch thick exterior walls of brick and clay tile. Portions of the exterior walls are load-bearing. The building has a concrete ramp between levels 1 and 2. There is a small basement containing what appeared to be a fuel oil tank; however this could not be confirmed as the room was flooded and inaccessible.

The building, last used as a dry-cleaning establishment, was abandoned approximately five years ago. There are large amounts of trash, abandoned clothing, furniture and equipment, mold, moss, pigeon feces, and other water-damage-related conditions throughout the building on both floors.



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The first floor is a concrete slab-on-grade with interior non-load-bearing walls of either gypsum board or clay tile construction. Much of the underside of level two at the west end (Genesee St.) of the building was not visible due to existing architectural ceilings and wraps around beams, however enough of the framing was visible for the purposes of this evaluation. Most of the second floor structure was visible at the rear 2/3 of the building.

The second floor of the building consists of a concrete slab of undetermined thickness, formed by placing the concrete over a heavy duty steel diamond-pattern mesh that spans across the top of 12" deep steel floor joists spaced at 18 inches on center. The joists typically span 16 feet and are supported by structural steel beams and columns. There is a system of horizontal steel pipes suspended from the underside of the second floor by steel pipe hangers. The piping supports a mechanized trolley system that was used for moving clothing throughout the building during dry-cleaning operations.

The roof of the building consists of pea-gravel ballast, rubber membrane, insulation, and steel deck. The deck is supported by 8 inch deep steel channels spaced at 7 to 8 feet on center. The channels are supported by steel beams spaced at 16 feet on center. The roof beams are supported by pairs of interior steel columns 38 feet apart in the north-south direction, and 16 feet on center in the east-west direction. These columns are extensions of the columns below at the first floor. There are six 8'x 16' skylights spaced throughout the roof.

There are numerous localized penetrations through the roof where the roof deck is rusted and has caved in, and the skylights have many broken panes of glass. These conditions have allowed rain and snow into the second floor, resulting in many areas of heavy mold and moss growth on the floor and materials covering the floor surface.

There are large areas of rusted steel roof deck that appear structurally intact, however, the degree to which the deck's structural capacity has been compromised cannot be determined.

## Structural Conclusions and Recommendations

The concrete floors and steel framing systems of the building are in generally good condition. In our opinion the building is generally sound enough to safely allow entrance by personnel for additional documentation, and for the proposed interior abatement and demolition work, with the following caveats and precautionary measures:

- A small skid-steer front-end loader may be used; however, in order for the second floor to have the maximum amount of structural capacity, the steel-pipe suspended clothing carrier system and architectural finishes on the underside of the second floor should be removed before the second floor demolitions are performed.
- Caution should be used when working on and under the rusty roof deck areas, and in particular under those areas where the roof has collapsed.
- Piles of demolition debris should not be allowed to accumulate on the second floor. Debris should be removed immediately as demolition proceeds.



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## Structural Photographs



68-82 Genesee Street, Rochester, NY: South Elevation



View – looking up at underside of second floor structural system. Concrete slab-on-steel-mesh spanning across tops of steel joist-trusses spaced at 18" o.c.





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View of second floor, looking west. Roof deck spans left-to-right (north-south) over 8" deep roof channels spaced at 8" o.c.. Channels span east-west. Steel beam spans left-to-right (north-south)



View of collapsed area of roof deck



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Typical area at first floor.

