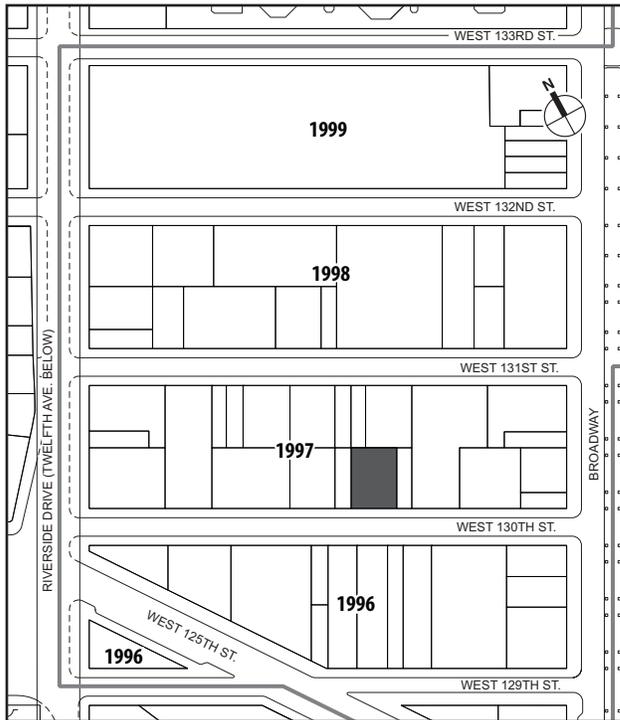


Block 1997 Lot 18

SITE CONDITION: CRITICAL



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 18, acquired by the Trustees of Columbia University on August 27, 2003, is located in an M1-2 zoning district at 617-621 West 130th Street between Twelfth Avenue and Broadway. The lot contains two buildings that are currently vacant (see Photograph A). The western portion of the lot has a four-story building with a one-story section that extends farther north than the rest of the building. The eastern portion of the lot has a three-story building. DOB's records indicate a build year of circa 1920 for this property, although the 1893 Sanborn map shows the four-story building, indicating that it was likely constructed prior to 1893. It was renovated in 1985.

PHYSICAL AND STRUCTURAL CONCERNS

Overall, Lot 18 was evaluated by Thornton Tomasetti, Inc. to be in critical condition due to a combination of structural distress, substandard interior and exterior building conditions, and other health safety concerns and hazardous site conditions.

Widespread, long-term water infiltration has caused deterioration to several of both buildings' structural and non-structural components, including deteriorated wood planks and timber joists (see Photograph B), delaminated and warped floor tiles (see Photograph C), corroded steel girders, damaged window sills and headers, corroded sheet metal ceiling (see Photograph D), severely corroded slab reinforcements (see Photograph E), and missing mortar on the brick masonry walls (see Photograph F). In addition, the foundation walls have minor cracks, signs of efflorescence, and fungus infestation (see Photograph G). The deteriorated roofing membranes on both buildings are potential causes of water intrusion (see Photographs H and I). In addition, a previous fire in the three-story building that damaged a branch line of the building's sprinkler system likely exacerbated water damage in many areas of the building. Structural deterioration is also evident in a severely damaged concrete column with exposed steel reinforcement bars, although the cause is unknown (see Photograph J).

The sidewalk is in good condition and the curb cuts are in fair condition with minor cracking.

HEALTH AND SAFETY CONCERNS

On the first floor of the four-story building there is a severely damaged concrete column with exposed steel reinforcement bars. Thornton Tomasetti, Inc. concluded that the structure supported by this column is unsafe (see Photograph J). In addition, fungus infestation, mold, and efflorescence on the walls of the building are a health concern. Stair treads are also not anchored to steel stair stringers, which is a safety hazard. As noted below, the elevator appears to be in need of crucial maintenance. Overall the health and safety concerns associated with this property make it essentially unusable in its

Block 1997 Lot 18

current condition. These healthy and safety concerns would need to be addressed before the building is occupied.

BUILDING CODE VIOLATIONS

Lot 18 has 15 open building code violations issued by DOB and ECB. Eight of the violations, issued between 1991 and 2005, are related to the building's elevator, including elevator safety test and failure to maintain an elevator. The elevator was no longer in service at the time of the site visit. One violation issued in 2005 is for the boiler, and another violation issued in 1990 is for failure to maintain the boiler. No additional information is provided for the above violations or for the remaining five violations by the DOB Building Information System.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: former use as a factory warehouse and a chemical lab, a former gasoline UST, in-service fuel oil AST, chemical storage, and numerous 55-gallon drums.

A soil sample collected as part of the Phase II investigation had concentrations that were less than the state regulatory guidance values. The groundwater sample identified concentrations of total metals that exceeded guidance values. The exceedance was likely related to urban fill.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 18



Photograph 1997-18-A



Photograph 1997-18-B

Block 1997 Lot 18



Photograph 1997-18-C



Photograph 1997-18-D

Block 1997 Lot 18



Photograph 1997-18-E



Photograph 1997-18-F

Block 1997 Lot 18



Photograph 1997-18-H



Photograph 1997-18-G

Block 1997 Lot 18



Photograph 1997-18-I



Photograph 1997-18-J