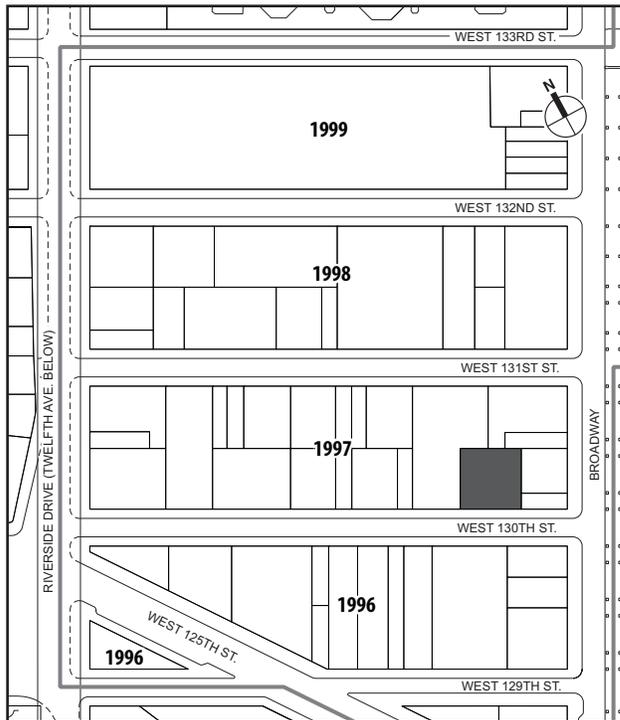


Block 1997 Lot 27

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 27 is located at 603 West 130th Street between Twelfth Avenue and Broadway in an M1-2 zoning district. The lot, which was acquired by the Trustees of Columbia University on February 15, 2006, contains a two-story, 19,984-gsf brick building that is used as a garage and maintenance facility for a utility company's service vehicles (see Photograph A). No information on the build year is available from the DOB. However, a Sanborn map from 1909 shows the building, indicating that it was likely constructed before 1909.

PHYSICAL AND STRUCTURAL CONCERNS

Despite local structural distress and some sub-standard exterior, interior, and site conditions, Lot 27 was evaluated by Thornton Tomasetti,

Inc. to be in fair condition overall.

Signs of limited but prolonged water infiltration are apparent in several portions of the building. In the basement, the stone rubble sidewalk vaults show signs of water intrusion (see Photograph B) and deterioration of an interior column's concrete encasement was observed (see Photograph C). Water intrusion along the top of the south basement wall is causing deterioration to steel lintels above the openings to the sidewalk vaults (see Photograph D) and to mechanical/electrical/plumbing (MEP) and telephone equipment located along this wall (see Photograph E). There is also a significant horizontal crack in the first-floor north masonry wall, as shown in Photograph F, and signs of water damage on the east masonry wall (see Photograph G).

Where visible, the roof framing and first- and second-floor slabs are in fair condition, although there is cracking and spalling in a few locations (see Photograph H) and signs of corrosion and flaking paint on the metal ceiling below the roof framing and slab, potentially signifying that there is water damage affecting the concealed roof framing members. Ponding on the roof appears to be a longstanding problem; repairs were made to the membrane relatively recently, likely as a result of deterioration due to this issue (see Photograph I). The waterproof coating on the inside face of the south parapet is in poor condition and partially displaced, allowing water to infiltrate the roof, as shown in Photograph J.

In addition, the vehicular ramp from the basement to the sidewalk is in poor condition, with significant spalling of the ramp surface and curb (see Photograph K). In general, the conditions in the building reflect its long-term use as parking garage, as evidenced by signs of associated degradation from vehicles entering and exiting the building and exposure to vehicle exhaust and motor drips (see

Block 1997 Lot 27

Photograph L). The sidewalk is in fair condition, with some cracking and spalling, although the curb cut is in poor condition.

HEALTH AND SAFETY CONCERNS

Water intrusion, which is occurring along the top of the south basement wall, is causing deterioration to MEP and telephone equipment located along this wall—a potential fire hazard (see Photograph E). In addition, the electrical systems in the first-floor locker room spaces appear to be unsafe in some locations (see Photograph M).

BUILDING CODE VIOLATIONS

Lot 27 has four open building code violations. One violation, which was considered to be of high severity by ECB, was issued in 1999 for failure to maintain a building, referring to a broken and defective concrete ceiling with exposed reinforcing rods and steel beams in the cellar. Three violations were issued by DOB, but no information regarding the issue date or violation type is provided by the DOB Building Information System.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: current use as garage and auto repair shop, former use as a factory and garage, current and former gasoline USTs, fuel oil ASTs, former waste oil ASTs, a closed spill and its designation as a generator of hazardous waste. A Phase II investigation was not performed for this lot.

Block 1997 Lot 27



Photograph 1997-27-A



Photograph 1997-27-B

Block 1997 Lot 27



Photograph 1997-27-C

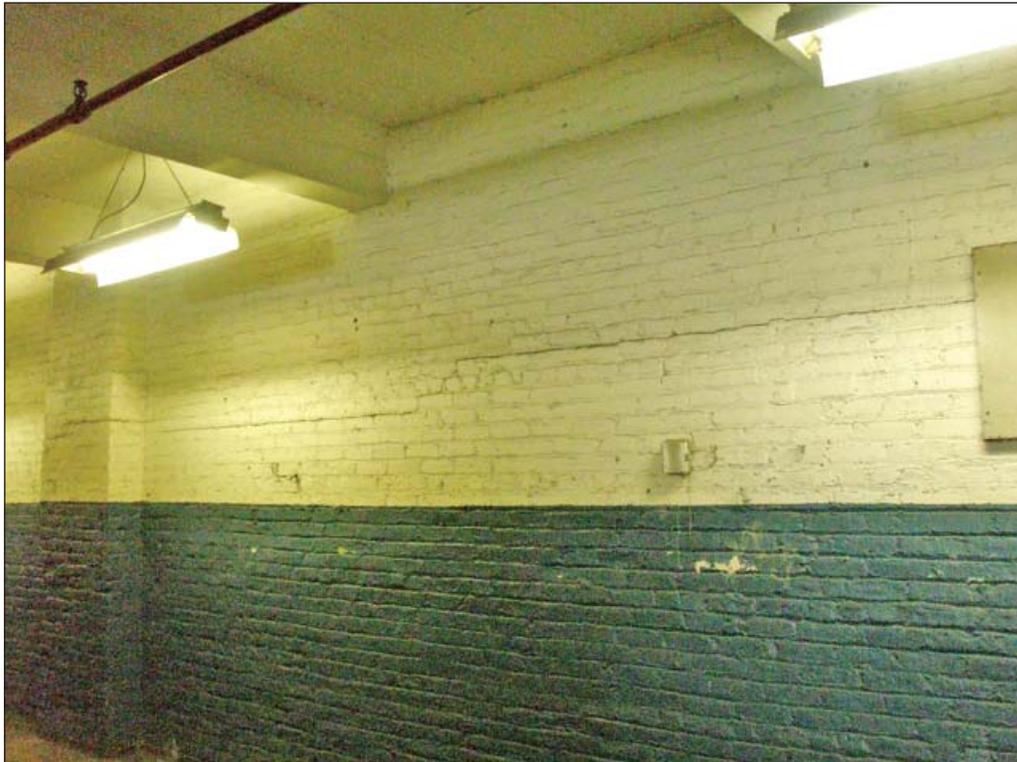


Photograph 1997-27-D

Block 1997 Lot 27



Photograph 1997-27-E



Photograph 1997-27-F

Block 1997 Lot 27



Photograph 1997-27-G



Photograph 1997-27-H

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 27



Photograph 1997-27-I



Photograph 1997-27-J

Block 1997 Lot 27



Photograph 1997-27-K



Photograph 1997-27-L

Block 1997 Lot 27



Photograph 1997-27-M