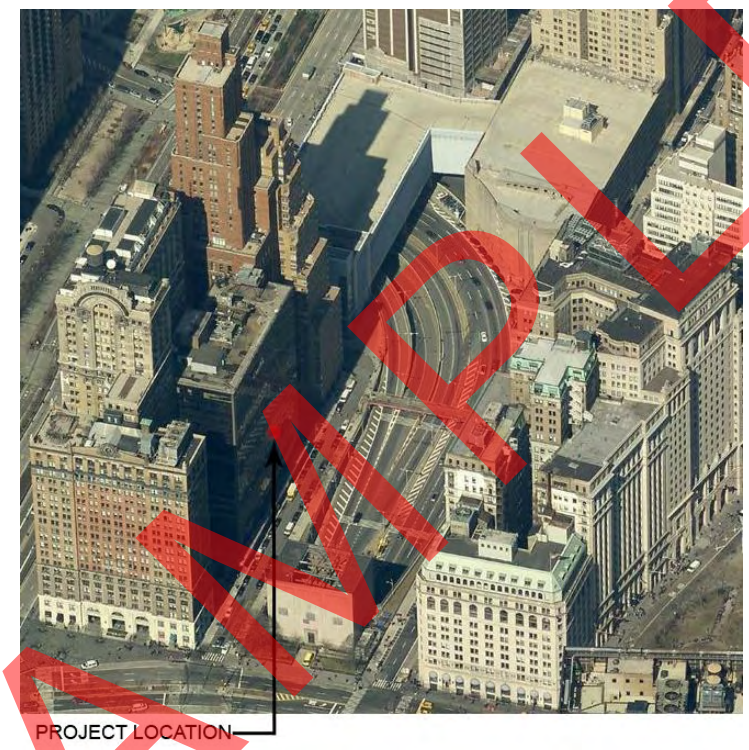
Architecture & Engineering

Pre-K Center Field Report
17 Battery Place North
LLW # 093479



2-26 Washington Street
New York, NY 10004

School District: CSD 2, Manhattan

No. of Classrooms: 6
Capacity: 108 seats

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Completion Date: 09/01/2015

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A. EXECUTIVE SUMMARY

The SCA is considering the conversion, through lease agreement, of the second and partial first floor of 17 Battery Place North (aka One Western Union Plaza, Condo Unit/Tax Lot 1003 of 17 Battery Plaza) as part of a plan for the creation of additional preschool seats in Community School District (CSD) 2 in the borough of Manhattan. A site visit was conducted on June 5, 2014 with the SCA and building representatives.

The main entrance is located on the southeast side on Washington Street, fronting the entrance to the Brooklyn Battery (Hugh Carey) Tunnel. From the main lobby, two banks of elevators (8 passenger and 1 freight) serve floors 2-22 and cellar. Two sets of fire stairs flank the elevator core. Another set of stairs, accessed only from outside the building, provides egress from the basement only. An indoor/outdoor flight of stairs links the ground floor to the second floor roof deck at the rear of the building.

The existing building is a high rise concrete waffle-slab structure clad with a single-glazed curtain wall system. It is rectilinear in plan with a grade-level outdoor arcade and adjacent plaza. The second floor is served by a perimeter fan coil induction system at the base of the curtain wall with an air handler providing air conditioning to the inner zone of the plan.

The current building layout is as follows:

- The Ground (First) Floor primarily contains the public building lobby and a separate lobby for NYACK College, and a loading dock at the northwest side of the building. There are two other currently unoccupied spaces (available for lease) with their own entrances from Washington Street at this level; one 839 sq. ft., the other 677 sq. ft. This area is recessed from the street wall as part of the arcade.
- The Second Floor is demolished and vacant with exception of the building core area. The available plan area is rectangular with a short “L” leg which leads to a roof terrace. Column structure, floor slabs and piping are exposed. The core contains one bank of four elevators, a freight elevator, an electric room, telecom room, existing AHU and mechanical closets, a janitor’s closet, demolished men’s and women’s toilet rooms, and two fire stairs at opposing ends. A portion of an existing Verizon Telecom Room appears to be currently online.
- The second floor has access to an outdoor roof deck and secure stair which leads down to grade.
- Floors 3 through 22 have the same internal building core and column structure as floor 2. Each floor is occupied by various businesses. None were viewed during the visit.
- Ground to second floor is approximately 15’-0”, floors above are 11’-1” floor to floor. The column grid is approximately 28’ X 28’.

Test-Fit Scheme

A series of Sketches (SK-1 through 4 included in this report) have been developed to test-fit a Program of Requirements provided by the SCA. The available spaces in the building – grade level entry, second floor and adjacent roof – are readily adaptable to a Pre-K program. The available footprint of 14,000 sf at level 2 and 840 sf at grade allow for a well-organized program of 6 Pre-K classrooms (facing east to Washington Street), exercise room, warming kitchen, administration and support spaces. In addition, direct access to a 3,000 sf open roof deck (facing west but surrounded

on 3 sides by high-rise buildings) can provide outdoor play space, with the existing stair providing a second means of egress. It is anticipated the use of a building elevator with a dedicated stop at level 2 will be provided as part of the lease agreement. Note that SK-3 and 3A show different schemes for the common egress/elevator lobby area at the school floor, one with a common lobby corridor in front of the elevators, the other with the common corridor behind the elevator bank.

Concerns

- Building is currently in the process of relocating the building switchgear to an area on the second floor. Coordination and scheduling of this work with school design/construction is critical.
- Building is currently upgrading the building-wide fire alarm system and sprinkler/standpipe connections (located in egress stairwell). Coordination and scheduling of this work with school design/construction is critical.
- Exterior roof deck is currently used as a staging area for restoration work on the adjacent landmark building. Use of roof as play area is dependent on the scope and scheduling of this work.
- Landlord approval will be required for construction of new school entry vestibule.
- Landlord approval and coordination will be required for construction of communicating stair for school.
- Landlord approval and coordination will be required for dedicated elevator for school use.

Conclusion

Based on the research and analysis contained in this Field Report the Pre-K program can fit comfortably and function efficiently at this location. The challenges concerning the incorporation of MEP systems, structural constraints due to the existing structure, and interaction with common building elements such as egress stairs, elevator and service access, can be dealt with successfully. It is our opinion the areas available will make for a successful adaption to a Pre-K school program.

B. BUILDING HISTORY

Introduction:

- The building is located at 2-26 Washington Street in lower Manhattan, between Morris Street and Battery Place, adjacent to the entrance of the Brooklyn Battery (Hugh Carey) Tunnel and Battery Park. The building was constructed in 1972. It is located in a C5-5 zone within the Lower Manhattan Special Purpose District. The site is located in FEMA Flood Zone AE and in Advisory Zone A (High Risk).

- The proposed leased space is located in a 22 story building, which is part of a larger complex known as 17 Battery Plaza. 17 Battery Plaza is comprised of three separate condominium units. Units/Lots 1001 & 1002 are 17 Battery Place which consists of the Landmarked Whitehall building constructed in 1902-04 and the adjacent extension know as Greater Whitehall constructed in

1908-10. These two units where designated as a Landmark in 2000 (Designation List 317, LP2056). Refer to Appendix for Landmark Site Map. Unit 1003, in which the proposed lease space exists, is not Landmarked. For the purposes of this report, all information herein provided is for Unit 1003 located at 2-26 Washington Street.

- The building is owned by Safon LLC and managed by Newmark Grubb Knight Frank, with each of its floors leased to varying businesses. One of the main tenants is the not-for-profit NYACK College, occupied on a full-time basis. The second and third floor areas are currently vacant, as well as portions of the ground floor. Ground floor spaces were previously used as office space, while the second and third floors were occupied by Verizon and used as switchgear rooms. At the time of the site visit, MDSA observed that some of Verizon's telecom equipment appears to still be connected and functioning.

Description of Existing Building:

- **Address:** 2-26 Washington Street
- **School District:** CSD 2, Manhattan
- **Block/Lot:** Block 15/Lot 7501 (Lot 1003)
- **Current Building Occupancy and Function:** Not-for-profit College, Business
- **Number of Floors:** 22 floors
- **Number of Floors Available for School Use:** 2 floors
- **Is the Building a High Rise?:** Yes
- **Will School be Predominant Use Category?:** No
- **Gross Square Footage of Existing Building:** (Lot 7501- includes the Whitehall Building) 1,257,112 sq. ft., Total Lot Area- 64,633 sq. ft.
- **Gross Square Footage Available for Proposed School at Each Floor:** (Lot 1003) On Grade Entry (First Floor) - 839 sq. ft. , Second Floor- 13,994 sq. ft. +3,066 sq. ft. roof deck
- **Accessibility (Is there a major entrance which is accessible and is there an elevator accessing all floors available for school use?):** Yes
- **List of Public Assembly Spaces and Locations Within Available School Areas:** None

Description of Site:

- **Key Site Features:** Located adjacent to the Brooklyn Battery (Hugh Carey) Tunnel, north of Battery Park. Main entrance is covered by an outdoor arcade, with an elevated plaza at the south end of the building. The Landmarked Whitehall Building is also to the South.
- **Surrounding Street(s):** Located on Washington Street, between Morris Street and Battery Place, West Street to the Northwest.
- **Site Accessibility, Primary Entrances and Exits:** Accessible from grade via entrances on Washington Street. The building is accessed from the east via a pedestrian foot bridge that crosses the entrance to the Brooklyn Battery Tunnel. From the north, access is provided from Morris Street to the entrance on Washington Street. From the south, the building is accessed by crossing Battery Place to Washington Street.
- **Site Utilization (playgrounds, athletic fields, parking, etc.):** Second floor roof terrace available for future playground, both side of street parking.
- **Landscaping:** None

- **Site Paving:** Sidewalk at grade

C. BUILDING COMPONENT EVALUATION

ARCHITECTURAL

1. **SITE/BUILDING ENTRY:**

The southeast façade of the building, located mid-block, fronts onto a public sidewalk on Washington Street. A portion of the sidewalk is covered by an outdoor arcade. The street is a narrow street, accommodating one-way traffic and parking on both sides. There is no on site parking, but there is a loading dock at the northwest side of the building. The building is accessed from the east via a pedestrian foot bridge that crosses the entrance to the Brooklyn Battery Tunnel. From the north, access is provided from Morris Street to the entrance on Washington Street. From the south, the building is accessed by crossing Battery Place to Washington Street. Directly adjacent to the north at 28 Washington Street is the Learning Experience Children's Academy with a small fenced in play-yard fronting the sidewalk. To the south of the building is an adjoining plaza, elevated from sidewalk level and separated from the sidewalk by a low masonry wall and wrought iron fence. The plaza is used as an outdoor sitting/eating area and accessed by steps or ramp. Currently, the space is partially covered in scaffolding due to restoration work being performed on a neighboring building. The plaza can be closed after hours by an overhead rolling grille.

SITE FINDINGS:

A. Existing arcade is in fair condition currently under construction. Various pieces of granite cladding are chipped or missing at column enclosures. Existing glass and aluminum storefront to the south at the proposed school lobby is in fair condition and has its own private entry door (though not code compliant) separate from revolving doors at main building lobby. There is an existing hose-bib adjacent to the door. The existing set of doors at the northeast end of the building provides direct access to a flight of stairs leading to the second floor roof level at the rear (Refer to Appendix Photo A8).

SITE RECOMMENDATIONS:

A. Replace storefront door/vestibule at south corner of building with new system for school lobby access. Provide school signage (Refer to Appendix Photo A.7).

1. **EXTERIOR ENVELOPE:**

CURTAIN WALL OVERVIEW:

The majority of the building envelope is black aluminum and glass curtain wall. Curtain wall is singled glazed. Where the building turns the corner on the north side, curtain wall turns to a tan masonry finish where the building abuts its neighboring façade. Grade level storefronts are composed of black mullions with clear glass. At some intervals the wall is clad in black ribbed metal panel or reflective black granite panels. Outdoor columns at the arcade are clad in black granite panels, with many of the panels chipped or missing. The metal surround at the revolving entrance doors is of a ribbed gold finish. Curtain wall and storefronts appear to be in good condition.

CURTAIN WALL FINDINGS:

A. Façade is composed of single glazed, uninsulated glass, with vertical mullions expressed on the exterior. There are no thermal breaks.
B. No window units are operable. There are no exterior window guards or interior shades.
C. Curtain wall mullions are spaced at approximately 5'-0" on center. Horizontal mullions are expressed flush with the glass at the top of the perimeter heating unit, approximately 2'-6" from the floor, and also at the underside of the structural slab at 9'-9" AFF. The curtain wall provides a large amount of natural light.
D. An air induction heating and cooling system runs along the length of the curtain wall on the interior on the second floor. A fin tube system also exists at the first floor lobby area.
E. Exposed piping at the columns is visible from the street on the second floor.

CURTAIN WALL RECOMMENDATIONS:

A. Modifications and upgrade to perimeter heating/cooling system are required as related to curtain wall. Curtain wall itself will not be modified except at grade level entry vestibule.
B. Provide window shades.

1. ROOF AND PARAPET OVERVIEW:

The membrane of the Second Floor roof deck, which overlooks West Street, is approximately 5" above the Second Floor slab. A short flight of steps leads from the Second Floor to a pair of double doors installed on a concrete curb with flashing, located 21" AFF. We believe that a roof paver system on pedestals previously existed, which would have resulted in a flush door sill. At the time of the MDSA site visit, the roof was partially covered with scaffolding to accommodate for the restoration work to the adjacent building which looks down onto the space. Much of the deck surface was covered in plywood, concrete blocks, foam insulation, tarps, ladders and tools, all of which appear to have been left there for quite some time. There was accumulation of standing water in these areas. Existing roofing is a built-up asphalt roofing system.
There is no guardrail or fence at the parapet (3'-6" high). MDSA was not able to determine the presence of any roof drains because the roof surface was covered.
The existing outdoor stair leading to the ground level is in poor condition and not up to code standards for egress. There is an existing storage shed located on an elevated steel and concrete platform on the roof, also in poor condition.

ROOF AND PARAPET FINDINGS:

A. The roof appears to be in poor condition. Age could not be determined, nor location and quantity of roof drains. Once restoration work on the neighboring building is complete, materials and tools should be removed (Refer to Appendix Photo A.30).
B. Existing cast stone copings are in fair condition, with some discoloring due to rust and weathering, and chipping/spalling in some areas. Existing masonry at parapets also in fair condition.
C. Existing flashing in fair condition; may be missing in some areas.
D. There is no existing guardrail/fence at this level, which presents safety concerns if this space is to be converted into an outdoor play area for preschool children.

E. Existing outdoor stair is damaged and not up to Code Standards for egress. Segments of wrought iron guardrail are missing and either bent or broken. One entire run of handrail against the masonry wall is missing. Only the posts for the center handrail remain; the top rail is missing.
F. Existing dunnage is in poor condition. The concrete slab below is damaged/spalling. A contractor's storage shed built on existing dunnage presents safety concerns in the presence of children (Refer to Appendix Photo A.33).

ROOF AND PARAPET RECOMMENDATIONS:

A. Roofing and flashing shall be replaced. In areas where play equipment is to be installed, provide resilient safety surface. New roof drains may have to be installed.
B. Provide 8'-0" safety fence to prevent children from climbing/falling over the parapet. Also provide fence at location of City Easement and around existing storage shed (Refer to SK-4).
C. Remove existing damaged guardrail and handrails at outdoor stair. Provide new Code compliant guardrail and handrails at full length of stair.

2. EXTERIOR DOOR OVERVIEW:

The existing main (southeast) entrance consists of two revolving glass doors flanked by two single swinging glass doors on both sides and a glass transom above. These doors enter into the building lobby. There are five other minor entrances on this façade. Three aluminum and glass storefront single doors towards the east are entrances into NYACK College. The other two storefront doors on either side of the main entry lead to currently vacant space; either of which may be converted into a preschool lobby.
Another set of storefront double doors leads from the basement to ground level. Lastly, a single and a set of double wood doors with panic hardware lead through the existing "city easement" (as reported by the building engineer) at the northeast end of the building. They also provide access to the outdoor stair leading to the second floor rooftop. These doors appear in poor condition. At the time of the MDSA site visit, an overhead rolling grille was pulled down on the interior side of these doors, restricting egress.

EXTERIOR DOOR FINDINGS:

A. Existing entry and storefront doors are in fair condition.
B. Egress doors at the city easement are in poor condition and the interior grille restricts egress.

EXTERIOR DOOR RECOMMENDATIONS:

A. Replace the storefront door at the proposed preschool lobby and provide code compliant interior vestibule.
B. Replace set of doors leading from the Exterior Stair. Overhead grille should be removed, or else kept open during the building's hours of operation. These doors may be used for school dismissal, and as egress from the play roof.

5. GENERAL INTERIOR ARCHITECTURAL OVERVIEW:

The proposed floors for the school are currently unoccupied. The first floor lobby space is in fair condition; with existing storefront and vestibule intact. Existing GWB walls, vinyl base, ACT ceiling

and existing fluorescent light fixtures are also in fair condition, though some ceiling tiles are missing. The existing carpeting and fin-tube radiators along the perimeter are in poor condition due to staining and rust possibly from water damage.
The second floor is currently demolished with only the existing structure of concrete columns and floors slabs remaining. All finishes, fixtures, and partitions have been removed, with the exception of floor tile at the existing stair out to the roof, air induction units at the perimeter along the curtain wall façade and some portions of GWB and furring at the concrete columns. The common elevator and service core remains intact, though floor and wall finishes and plumbing fixtures have been removed. Typical column bays support space layouts for classrooms conforming to SCA standards. The building is heated and air-conditioned. Sprinklers have been removed from second floor vacant space.

INTERIOR ARCHITECTURAL FINDINGS:

A. There is evidence of water damage in the proposed lobby space on the ground floor.
B. Proposed lobby space contains two GWB build-outs with spot lights and display windows (Refer to Appendix Photos A.13, A.15).
C. Proposed lobby contains an existing vestibule. Interior door swings in the incorrect direction of egress (Refer to Appendix Photo A.10).
D. There is no security desk. The main lobby contains a temporary fire command center.
E. Radiators are generally in fair condition, except at the ground floor lobby where portions appear to be rusted due to water damage.
F. There is an existing build-out in the wall of the proposed school lobby abutting the main ground floor lobby which houses the lobby radiator unit.
G. Walls on the ground floor are painted gypsum wall board. Interior partitions on the second floor have been demolished. Some furring and GWB remains on the exterior walls where curtain wall construction is not present.
H. Ceilings on the ground floor are ACT with fluorescent lighting fixtures. There are no ceilings on the second floor. The existing concrete waffle slab is exposed.

INTERIOR ARCHITECTURAL RECOMMENDATIONS:

A. Remove and replace flooring and fin tube radiators in the proposed lobby space.
B. Remove and replace existing vestibule and entry doors to meet code and egress requirements.
C. Repaint/repair walls and ceilings at the ground floor. Provide wall infill at glazed display openings.
D. Provide security desk area near new school entrance on the ground floor and at the second floor by the elevators.
E. Provide interior stair serving only the proposed school, leading to the second floor classroom spaces.
F. Renovate and install partitions and finishes on the second floor per Program of Requirements and current SCA standards for preschool classrooms (Refer to Reference Drawings for Proposed Scheme).
G. Provide male and female staff toilet rooms in existing demolished toilet rooms on the second floor. Provide all plumbing fixtures including drinking fountains per applicable 2008 plumbing code (Refer to Reference Drawings for Proposed Scheme).
H. Provide an accessible outdoor play area at the existing second floor roof. Provide code compliant egress from play area.
I. Provide ADA accessible ramp from second floor to proposed exterior play area at the roof.

6. CIRCULATION OVERVIEW:

All building entry points are located on grade. Floors above grade are accessible via two banks of elevators (4 passenger + 1 freight currently serve the second floor). The existing second floor roof deck is accessible via stairs from the second floor interior space. There is an exterior stair from grade to the roof deck; however, it is not code compliant because the handrails and guardrails are damaged or missing. There are two means of egress via fire-stairs from every floor. The building has a sprinkler system connection available in the stairwells, as well as a fire alarm floor panel. Exit stairs flank the elevator core on the west wall of the building. The north stair provides egress to grade level via an exit passageway to Washington Street. The south stair provides egress to grade through the main lobby.

CIRCULATION FINDINGS:

A. Circulation areas are adequate per SCA standards and are code compliant.
B. Existing stairs are 44” wide with 7” high risers. Based on the 1968 and 2008 building code, existing stair width accommodates the egress of 120 people per stair- a possible total of 240 from the second floor space.

CIRCULATION RECOMMENDATIONS:

A. Refurbish circulation area finishes.
B. Provide new internal stair from new school lobby to second floor school space.

7. TOILET OVERVIEW:

There are no toilet rooms on the ground floor lobby available for school use. There are two existing toilet rooms on the second floor which have been demolished. Only the plumbing rough-ins for water closets and lavatories remain. Refer to Plumbing Fixture Calculations, in Code Overview section, for code-required number of plumbing fixtures.

TOILET FINDINGS:

A. There are currently no toilet rooms/fixtures available for school use.
B. There is a janitor’s closet on the second floor which could not be accessed to determine condition.

TOILET RECOMMENDATIONS:

A. Refurbish existing toilet rooms. Provide wall, floor, and ceiling finishes. Provide appropriate fixtures based on the applicable plumbing code requirements.
B. Provide individual kindergarten toilet rooms per POR and SCA design requirements in each of the Pre-K classrooms.
C. Provide an additional ADA accessible public toilet in the ground floor lobby. This toilet shall also be equipped with a changing table for the convenience of parents with infants per SCA request.
D. Provide a janitor’s closet with a service sink at each floor of the proposed school space.

8. STRUCTURAL OVERVIEW:

STRUCTURAL FINDINGS:

A. The existing building structure is in good condition and of concrete waffle slab and concrete column system. Columns are spaced approximately 28 feet on center. The ribs are 3'-0" on center and 10" deep. The first to second floor is 15'-0" floor to floor. All floors above are typically 11'-1" from floor to floor. Between the concrete columns are concrete beams. Refer to SK-4 for structural diagram. There are currently no existing drawings to review. Should they not become available, the beams and ribs will need to be scanned to determine the size of the reinforcement.

STRUCTURAL RECOMMENDATIONS:

A. If new interior stair from ground floor to second floor is to be provided, a portion of the waffle slab will need to be removed and the opening reinforced with steel beams. The size of the reinforcement found in the existing beam will determine whether this opening will also need to be reinforced due to the point load from the steel beams framing the opening. At the extreme condition new beams will frame to the columns and the opening will also will be framed with steel beams.
B. An alternative solution would be to remove the waffle slab in the bay of the new stairs in its entirety, replacing it with beams and metal deck. Given that this solution would be lighter than the waffle slab it is replacing, we do not envision the existing beams at the column lines needing to be reinforced.
C. Not to overload the first floor slab, by supporting the weight of the entire stairs, we propose that the stair mid landing be hung from the new second floor steel such that only one quarter of the stair weight is supported at the first floor.
D. Any mechanical openings can be cut between the ribs or by cutting one rib without requiring additional reinforcement.

9. MEP AND FIRE PROTECTION SYSTEMS OVERVIEW:

HVAC SYSTEMS (by A&J Consulting Engineering Services, P.C.):

HVAC FINDINGS:

Findings:

A. According to the facility operators the building heating is provided by a pair of low pressure steam boilers firing #2 fuel oil. It was reported that these boilers were flooded and recently rebuilt in place, following tropical storm "Sandy". Steam heat is used for the main 11th floor air handling units and also for a steam/hot water heat exchanger used to generate perimeter heating hot water.

B. The proposed 1st floor lobby entrance has a separate hot water perimeter baseboard heating system below the large window areas. An overhead ducted air supply HVAC system fed from a chilled water air handling unit located in a 2nd floor closet, provides ventilation and cooling to the lobby space and is controlled by a wall thermostat. Perimeter heating is controlled by manually adjusted self-contained capillary type bulb and control valve, which are provided at each section of supply and return piping to the perimeter baseboard. The baseboard fin tube system in the lobby is corroded;

likely the result of lobby level flooding that occurred during tropical storm “Sandy”.

C. The second floor space under consideration has been “gutted” as part of pre-lease preparation of the space. See Photo M-1. The space has a perimeter induction unit system which is built into metal cabinetry below the windows. The units are located at the building perimeter beneath the single pane windows that form the exterior skin of the building envelope. The induction unit system is supplied with both conditioned primary air and hot water/chilled water for heating and cooling, either is supplied from a two-pipe system depending on the heating or cooling seasonal conditions. See photos M-2 and M-3.the induction units have a condensate pan without a drain (occasional start up condensate is expected to re-evaporate). The chilled water loop that feeds induction system terminals is reportedly kept near 55° F supply temperature.

D. Primary air is supplied from a series of 6" diameter medium or (high?) pressure insulated ducts that drop down at each exterior building column from the floor above. See photos M-4 and M-5. The origin of this primary air is from the central air handling units (CAHU) located on the 11th floor according to the building engineer. The CAHU has steam heating and chilled water coils for supplying primary air at seasonally appropriate temperatures. In cooling mode a separate 45° F chilled water loop can supply 55-60° F primary air. The CAHU supplies primary air both up and down the exterior columns from the 22nd floor (top floor) down to the 2nd floor. The unit has a manually adjustable outdoor air percentage and the building operator reported that the outdoor air damper has a minimum opening set point of 15%. Total air flow capacity is unknown.

E. At the 2nd Floor space under consideration, the primary air is ducted down near the floor, entering the perimeter induction box air plenums which are adjacent to the terminal heating/cooling coils. The induction box air plenums discharge primary air through a series of nozzles which induce a secondary air flow from the room (via kick plate low level air intakes) across a washable mesh filter and then across the heating/cooling coils, discharging vertically at the base of the exterior windows, all along the perimeter of the space. See photo M-6.

F. It was observed that the 2nd floor had a series of return and/or relief, and/or exhaust air ducts that reportedly brought air for recirculation (and possibly relief/exhaust) back up to the 11th floor, and the CAHU’s.

G. As the space was completely raw and unfinished, the system was not in observed to be in operation.

H. There is an existing 2nd floor interior fan room that houses an indoor air handling unit which was reportedly added after the original design, to handle air conditioning and ventilations loads of interior spaces that were subdivided out of the 2nd floor area of interest. See photos M-7 and M-8. The unit was reportedly over 20 years old and appears to have reached the end of its service life. The indoor air handling is a Mammoth indoor air handling unit equipped with DX (direct expansion) refrigeration cooling with 3 compressor circuits. The unit is water cooled with heat rejection achieved by connection to a condenser water system that runs from the 2nd floor to a single cell cooling tower located on the roof of the 22nd floor. This cooling tower and pump system was reportedly been almost completely rebuilt this year. This condenser water / cooling tower system was reportedly added to provide off normal hour cooling capability to this 2nd floor unit (as well as other similar units on upper floors), when the main high pressure air handling units that deliver primary air to the building terminal induction unit system were off.

    1. This indoor air handling unit had a ducted ventilation air connection to the rear area way. It was reportedly designed for off season and winter season outdoor air economizer operation, utilizing free cooling when outdoor air conditions would benefit from such

operation. It supplied air to the interior zone college classroom occupancy on the 2nd floor in the area of interest.

2. The unit capacity was obtained from the manufacturer using the name plate data. It was equipped with 3 – 12.5 HP compressors its capacity was 50 tons cooling and it discharged 17.000 cfm.
3. We believe it likely that the pre-k classroom configuration will require use of a similar indoor air handling unit to achieve required ventilation air requirements and well as interior space cooling needs.

HVAC RECOMMENDATIONS:

A. Issues related to Induction Unit System Reuse:

1. Induction Unit systems are typically noisy especially in frequencies that interfere with speech.
2. The primary airflow was not observed to be discharging from some open ducts that were not connected to the terminal units. They may be dampered closed or by some other reason do not appear functional.
3. The location of the space under consideration (2nd floor) is the most remote (end of the run) for the primary air which has to travel down from the 11th floor, serving 10 floors before reaching the 2nd floor. Any inadequacies from the existing fan and ductwork systems would logically be felt by, and would affect the 2nd floor more significantly.

Therefore we recommend using induction box terminal units heating coils for building heating skin load of windows.

B. Provide new indoor air handling unit sized for ventilation and cooling loads of the new Pre-K space similar in concept to the existing 17.000 cfm, 50 ton cooling Mammoth unit. Tie into existing condenser water cooling tower system.

C. Provide overhead ducted air supply from new unit to all new Pre-K spaces.

D. Provide electric duct heater reheat coils on branch duct supplies from new indoor air handling unit to all Pre-K spaces.

E. Tie in new toilet exhaust to existing exhaust duct risers that are presumed to be existing within the building.

ELECTRICAL SYSTEMS (by A&J Consulting Engineering Services, P.C.):

ELECTRICAL FINDINGS:

A. Electrical power available locally on the 2nd floor space at the electrical room located across from the freight elevator. The electrical room has a series of electrical panels and a transformer suspended from the ceiling. See photos E-1 and E-2.

B. The electrical is available at 480 volts, 3 phase from a 3500 amp buss duct that rises vertically through the electrical room. The bus duct is 277/480 volt, 4 pole, 3 phase, 4 wire, manufactured by Federal Pacific Company and is transformed/stepped down to 120/208 volts. See photo E-3.

C. There are local lighting panels and receptacle power panels, not all of which have panel

directory cards attached. It is presumed that many of the circuits have been removed due to the 2nd floor gut demolition.

D. Some of the electrical equipment was labeled "Verizon" (reportedly a former tenant), but it is unknown if that service continues. In addition, we did not see any sub-metering of the electrical system on the 2nd floor.

E. The building's main electric service was reportedly damaged by Sandy, and the building is currently operating from a temporary power service. A new main electric service room is planned to occupy space on the second floor. We placed a request for the drawing plans for this new service room. The building engineer said that they plan to install this room in the southwest corner of the 2nd floor space. We assume that the feeds would be vertical and be limited to the room. If the feeds spread out through the 2nd floor, it can adversely affect our ability to re-use the plenum space.

F. There are 7 electrical panels and 2 transformers within this 2nd floor electrical room. Many circuit breakers are in the off position and presumably were feeding 2nd floor systems. The panels were labeled as follows:

1. Power-5
2. LP-2
3. HP-2
4. RP-2B
5. LP-2
6. LP-3
7. “unlabeled” PP?

ELECTRICAL RECOMMENDATIONS:

A. Extend existing 480 volt power and 120/208 volt power from existing 2nd floor electrical closet as required to meet new space and equipment requirements.

PLUMBING SYSTEMS (by A&J Consulting Engineering Services, P.C.):

PLUMBING FINDINGS:

A. There were 3 wet stack locations observed within the 2nd floor space under consideration. See photos P-1 and P-2. It appeared at each of these locations, which were adjacent to the main building columns. A 4" cast iron sanitary drain existed alongside a 1.5" copper hot water and cold water domestic water riser.

B. Part of 2nd floor space under consideration is built above a street level open air arcade. See photo P-3. Our assumption to support the Pre-K bathrooms which are proposed to be located above the arcade will be to utilize the space below the 2nd floor above the arcade, where there is approximately 36" of interstitial space. If we cannot use this space to tie into the 3 existing wet stack locations, it could adversely affect the proposed plumbing design.

C. Existing men's and women's toilet rooms located in the building interior core of this 2nd floor

space were demolished. It is presumed that the water and drain pipes remain in the floors and walls and are in good condition.

D. There is no dedicated domestic hot water heating system on the 2nd floor.

E. There is no sprinkler protection currently existing within the 2nd floor space under consideration. There is a single 6" combined standpipe/sprinkler riser that appears to have been recently (not original to the building) constructed in the central egress stairwell. The standpipe riser has a 2.5" fire department valve connection connected to a rack of 1.5" hose, located approximately 4 feet above the 2nd floor stairwell landing. See photos PF-1. The standpipe riser has a 4" sprinkler floor control valve station tapped into the 6" combined standpipe/sprinkler riser just below the ceiling of the 2nd floor within the stairwell. See photos PF-2. The connection has a butterfly indicating valve, a horizontal sprinkler control valve, paddle flow switch and main drain and sprinkler flow test connection. The system is capped off appearing to have not yet been placed in service. The tamper switch wiring and the alarm wiring installation appear to be incomplete. See photos PF-3. It was reported that the combined standpipe riser is connected to a main building fire pump system that is being installed/upgraded to replace the existing fire pump that was damaged by Sandy.

F. There did not appear to be sprinkler protection on 1st floor lobby area of interest

PLUMBING RECOMMENDATIONS:

A. Extent of new toilet rooms to connect to existing wet stacks at 3 column locations. Where piping or drains will fall inside. The unheated interstitial space above. At the arcade walkway provide electric heat tracing to pipes.

B. Provide a new dedicated domestic hot water heater and recirculation system within the new 2nd floor Pre-K area of interest.

C. Provide sprinkler protection extension from existing combined stand pipe riser throughout renovated 2nd floor.

D. Provide sprinkler protection on 1st floor lobby.

FIRE ALARM (by A&J Consulting Engineering Services, P.C.):

FIRE ALARM FINDINGS:

A. The fire alarm system for the building still exists. The alarms are temporarily suspended mid-air from the demolished suspended ceilings and walls on the 2nd floor. This includes both suspended ceiling smoke detectors, mounted horn and strobe alarms, and pulls stations. See photo FA-1. It would appear that the system would be considered non-operational since smoke detectors are duct taped over and wiring and conduits are loosely suspended.

B. The Building's Central Fire Alarm Command Station is located in the Main 1st floor lobby in front of the main elevator bank. The system is a Comtrak 2000 Fire Command Station equipped with Fire Department Public Address components and Fire Department phone communication to each floor of the 22-story hi-rise building. The annunciator panel revealed that the system is the in a default or "interrupt" mode and had a paper sign attached noting "Impairment #1 Standpipe Sprinkler System- Fire Pump out of Service." See photo FA-2.

C. It was reported to us that the Building was going through a Fire Alarm upgrade as well. We have requested the documentation to support the assertion.

FIRE ALARM RECOMMENDATIONS:

A. Coordinate and extend a suitable matching fire alarm system throughout the 2nd floor Pre-K and 1st floor Pre-K lobby area to be compatible with the main building proposed new system.

D. SIGNIFICANT REGULATORY ISSUES

Code Overview:

The existing building is 22 stories with a basement, type 1-B Construction. The building is equipped with a sprinkler / standpipe system and fire alarm system (currently being upgraded). The sprinkler system has been removed from vacant second floor. Egress components are satisfactory throughout the building. There is currently a Temporary Certificate of Occupancy 121409573T005, effective 05/09/2014 -08/07/2014. There are 17 outstanding requirements and 6 outstanding objections before the Final Certificate of Occupancy can be obtained. *Refer to Appendix*.

Plumbing Fixture Calculations:

There are no existing plumbing fixtures located in the available spaces on either the Ground (First) or Second floors. The second floor contains plumbing rough-ins where a now demolished male and female toilet room previously existed. The following table quantifies the minimum number of required plumbing fixtures for the proposed school (and provided per proposed scheme) per the 2008 plumbing code:

	# OCCUP.	WC REQ'D / PROVIDED	LAV. REQ'D / PROVIDED	DF REQ'D / PROVIDED	S.S. REQ'D / PROVIDED
STUDENTS (PRE-K) (30NSF/CHILD PER CLASSROOM) *CLASSROOM TOILETS ARE UNISEX	***200 TOTAL*** =100 MALE =100 FEMALE	(1 PER 50 MALE - 50% PERMITTED URINALS) **=2 WC TOTAL** **(OR 1 WC+1U)** (1 PER 50 FEMALE) **=2 WC TOTAL** ***6WC PROVIDED (UNISEX- 1 PER CLASSROOM)**	(1 PER 50 M) **=2 LAV. TOTAL** (1 PER 50 F) **=2 LAV. TOTAL** ***6 LAV. PROVIDED (UNISEX- 1 PER CLASSROOM)**	(1 PER 100) **=2 DF TOTAL** **4 DF PROVIDED**	**1 SERVICE SINK** **2 SS PROVIDED (1 PER FLOOR)**
ADULTS (ASSUME 2 ADULTS PER CLASSROOM, 100GSF/ OCC. OFFICE, 300 GSF / OCC. STORAGE, 200 GS / OCC. KITCHEN).	***31 TOTAL*** =15 MALE =16 FEMALE	(1 PER 50 MALE - 50% PERMITTED URINALS) **=1 WC TOTAL** **1 WC PROVIDED** (1 PER 50 FEMALE) **=1 WC TOTAL** **1 WC PROVIDED** ***(+1) WC IS PROVIDED IN THE UNISEX TOILET AT 1ST FLOOR**	(1 PER 50 M) **=1LAV. TOTAL** ***(+1) LAV. IS PROVIDED IN THE REFUSE/ RECYCLING ROOM** (1 PER 50 F) **=1LAV. TOTAL** **1 LAV. PROVIDED** ***(+1) LAV. IS PROVIDED IN THE UNISEX TOILET AT 1ST FLOOR**	(SEE ABOVE)	(SEE ABOVE)

TOTAL	*231 OCCUP.*	6 WC REQUIRED 9 WC PROVIDED	6 LAV. REQ'D 9 LAV. PROV'D	2 DF REQ'D 4 DF PROV'D	1 SS REQ'D 2 SS PROV'D

New classroom sinks are not included in the lavatory count, but are required per SCA design standards. Additionally, SCA requirements for Pre-Kindergarten classrooms (total of 6 proposed) call for each classroom to be provided with its own private water closet and lavatory for student use; resulting in 6 kindergarten water closet and 6 kindergarten lavatory fixtures. An additional water closet and lavatory will

be provided at the male and female staff toilet rooms. (1) WC and (1) LAV shall be provided on the Ground (First) floor school lobby.

Though 1 service sink is required per code, 2 are proposed (1 in the ground floor janitor's closet, 1 in the janitor's closet on the second floor). There are currently no existing drinking fountains on the first or second floor. A total of 4 drinking fountains shall be provided to meet applicable code requirements.

E. POTENTIAL LANDLORD SCOPE OF WORK

Landlord work shall include all items of work to make the entire school building operable and in "move-in" condition. The following items shall be addressed by the Landlord:

Priority Rating Legend:

1. Must be approved by landlord prior to school construction start.
2. Must be completed by landlord prior to school opening.

DESCRIPTION	PRIORITY RATING
NYC DOB Work	
Address the DOB Open Violation(s) to the satisfaction of the DOB, requesting inspections and preparing paperwork as required to resolve issue(s).	2
Exterior Envelope Improvements	
Approve new vestibule construction at school entrance.	1
New school signage at grade level entry.	1
Roof and Parapet Improvements	
Restoration work at 17 Battery Place (remove scaffolding, tools, materials, etc. from roof terrace) as pertains to roof play area.	1,2
New 8'-0" high safety fence at the west parapet of the Second Floor roof terrace.	1
New roofing and safety surface at Second Floor Roof Deck Play Area.	1
Repair/Replacement of existing steps/railings at rear roof deck.	2
New 4'-0" high fence/gate along easement line.	1
Interior Improvements	
Confirm plan for relocation of electric switchgear room to second floor	1,2
Provide dedicated elevator for school use	1
Coordinate access for school plumbing work (first floor ceiling and ground lobby)	1
MEP / FA Improvements	
Complete fire alarm and standpipe system upgrade.	2
Complete electric switchgear relocation to second floor.	2

F. PROPOSED PROGRAM OF REQUIREMENTS

Program of Requirements	Pre-K	108	Seats	6	Classrooms			
for a Pre-K Center Fit-Out in an Existing Building	Approx.	17,000	sf interior area					
Note: Double click to enter number of classrooms in yellow - spreadsheet will calculate the	Min.	2,700	outdoor play area					

DETAILED PROGRAM OF REQUIREMENTS							PROPOSED		
	Note: Areas listed are minimum due to potential existing building constraints								
ROOM LAYOUT	ROOM TYPE	NO. OF UNITS	CAPACITY PER UNIT	CAPACITY TOTAL	UNIT AREA [sf]	TOTAL NET AREA	TOTAL NET AREA		% OVER POR
	GROUP 1- INSTRUCTION								
1-10	Pre-Kindergarten (toilets within classrooms preferred)	6	18	108	900	5,400	5,930		9.8%
	(Code minimum is 30 sf net/child, so say 750 gross area min, incl toilet, storage and casework)								
	GROUP 4 / 5 - PHYSICAL EDUCATION/ASSEMBLY								
	Playground: Minimum 1,350 sf (one class at a time); 2,700 sf (two classes at a time). (Not included in Total Interior Area)	1			2,700		3,066		13.6%
	Exercise Room (Padded Playroom) - If space allows provide 1,125 SF indoor play area	1	---	---	1,125	1,125	1,021		-9.2%
	GROUP 7 - LOBBY								
7-10	Lobby (including stroller area, security desk and stair)	1	---	---	300	300	700		133.3%
	GROUP 9 - STORAGE								
9-16	General Storage and Supply	1	---	---	270	270	426		57.8%
9-19	Grounds Equipment closet	1	---	---	50	50	50		0.0%
9-24	Refuse and Recycling Room (w/ floor drain and hose bib) (on 1st floor if possible)	1		---	80	80	92		15.0%
	GROUP 10 - ADMINISTRATION								
	Administration Suite								
10-11	General Office/Waiting Room mail and time/duplicating	1	---	---	250	250	413		65.2%
10-13	Principal's Office	1	---	---	150	150	190		26.7%
	Conference room	1	---	---	150	150	160		6.7%
	Supervisory Office	1	---	---	100	100	138		38.0%
	Staff Lounge	1	---	---	150	150	144		-4.0%
10-25	Parents / Community Room	1	---	---	180	180	173		-3.9%
	Note: Adult toilet on 1st floor to include wall-mounted changing table as an amenity for parents with infants.								
	GROUP 12 - CUSTODIAL								
12-11	Custodian's Office	1	---	---	100	100	108		8.0%
12-14,16	Custodian's Storage	1	---	---	75	75	88		17.3%
12-17	Janitor's Sink Closet			(1 per floor)					
12-25	Telecommunications Room	1	---	---	100	100	113		13.0%
	GROUP K - KITCHEN								
	Kitchen Complex		---	---					
	Warming Pantry	1			300	300	308		2.7%
	Food/paper goods Storage	1			120	120	136		13.3%
	Help Locker room	1			80	80	89		11.3%
	TOTAL PROGRAMMED AREA (55% Gross)					**8,980**	**10,279**	67%	**14.5%**
	TOTAL CORE AREA (45% Gross)					**7,347**	**4,970**	33%	
	TOTAL GROSS AREA (100%)					**16,327**	**15,249**	100%	
	TOTAL CAPACITY:	***108***						***108***	
	TOTAL SF PER PUPIL:	***151***						***141***	

G. APPENDIX

Certificate of Occupancy

CO Number: 121409573T005

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Manhattan	**Block Number:** 00015	**Certificate Type:** Temporary
Address: 17 BATTERY PLACE	**Lot Number(s):** 7501	**Effective Date:** 05/09/2014
Building Identification Number (BIN): 1082634	**Building Type:** Altered	**Expiration Date:** 08/07/2014

This building is subject to this Building Code: Prior to 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1-B (1968 Code designation)

Building Occupancy Group classification: R-2 (2008 Code)

Multiple Dwelling Law Classification: HAEA

No. of stories: 31 **Height in feet:** 380 **No. of dwelling units:** 491

C.

Fire Protection Equipment:
Standpipe system, Fire alarm system, Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 15 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Acting Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 121409573T005

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	430	OG	B		6	OFFICES (WING B)
CEL		OG	B		9	VACANT (PART OF WING B)
CEL		OG	U			MECHANICAL EQUIPMENT- (WING B, CELLAR, 01, 02 &14 THRU ROOF)
CEL	127	OG	B		9	TRADE SCHOOL (PART OF WING B)
CEL		100	B		2	ACCESSORY ATTENDED PARKING FOR THIRTY (32) CARS (WING A)
001		100	B		2	LOBBY (WING B)
001	235	100	M		2	STORES (WING B)
001		OG	M		6	STORES (WING A)
001	30		B		9	TRADE SCHOOL (WING B)
001		100	S-2		6	TWO (2) LOADING BERTHES
002	480	50	B		2	OFFICES (WING B)
002	376	60	B		6	OFFICES (WING A)
002	164		A-3		6	LECTURE HALL (WING A)

Borough Commissioner

Acting Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 121409573T005

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
003	004	105	60	B		6	OFFICES (WING A)
004		579	50	B		9	TRADE SCHOOL (WING A)
005		558	60	B		9	TRADE SCHOOL (WING A)
006	010	105	60	B		6	OFFICES (WING A)
011		105	60	B		6	OFFICES (WING B)
011		75	50	B		6	OFFICES (WING B)
011	011		150	U		6	MECHANICAL EQUIPMENT ROOM (WING B)
012		75	50	B		6	OFFICES (WING B)
012			50	U		6	UPPER PART OF MECHANICAL ROOM (WING B)
013		180	50	B		6	OFFICES (WING B)
013		105	60	B		6	OFFICES (WING A)
014		180	50	B		6	OFFICE (WING B)
015		180	50	B		6	OFFICES (WING B)

Borough Commissioner

Acting Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

NYC Buildings

Certificate of Occupancy

CO Number: 121409573T005

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
018	378		B		9	TRADE SCHOOL (WING B)
019	252		B		9	TRADE SCHOOL (WING B)
020	290		B		9	TRADE SCHOOL (WING B)
021	287		B		9	TRADE SCHOOL (WING B)
022	357	50	B		9	TRADE SCHOOL
RO F		120	F-2		6	EXPANSION TANK ROOM AND PUMP ROOM (WING B)
RO F		40	F-2		6	EMERGENCY GENERATOR (WING B)

END OF SECTION

Borough Commissioner

Acting Commissioner

END OF DOCUMENT

MD SZERBATY, J. ELBERFELD, A. WHALEY

(INFO IN RED ADDED BY MDSA)

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Building Address: 17 Battery Plaza North (aka) 17 Battery Place, One Western Union Plaza

Zip Code 10004 **Borough:** Manhattan

School District

Block / Lot: 15/ 7501

Floor Plans Available: (At time of survey) Yes: X No:

Date of Site Visit: 5/15/2014

Item	Dept.	Key Word	Survey Question	Yes	No	Information / Data
1.	A	Egress	Are there two (2) means of egress from every floor (or) can two (2) means of egress be provided? *[Fire-escapes or fire balconies are **not** acceptable]*	X	Stop	
2.	A	Egress	Required vertical means of egress is by interior stairs? *[Fire-escapes or fire balconies are **not** acceptable]*	X		-----
3.	A	Windows	Are there windows for the classrooms (or) can windows be provided for natural light (Min. 50sf glazed area.)? *[Pre-K classrooms **must** have windows]*	X		
4.	A	Windows	If mechanical ventilation is not available, could windows provide adequate classroom ventilation? *[Use Code natural ventilation requirement]*		X	Curtain wall system without operable windows.
5.	A	Outdoor / Indoor	Is outdoor play area available at grade or roof (no child above 3rd floor) (Min 1,350 sf)? *[Provide sf area.]*	X		Approx. 3,600 sf. on the second floor. Can be accessed from 2nd floor and exterior stair to street.
			If there is no available outdoor play space is indoor space available (no child above 3rd flr) (Min. 1,350 sf)? *[Provide sf area.]*	-----	-----	N/A
6.	A	Use	Can the Pre-K (school) use be installed in this building without needing a "Special Permit" for use?	TBD		-----
7.	R	Use	What is the current Zoning District?	-----	-----	C5-5 / LM
8.	R	Use	Is the property outside of any "E" designation zone?	X		-----
9.	R	Building	A C. of O. is available and has been provided?	X		-----
10.	R	Building	Provide the gross square footage of the existing building.	-----	-----	1,257,112 SF (INCLUDES WHITEHALL BLDG)
11.	R	Building	Provide the gross square footage that is available for the proposed school.	-----	-----	15,000 , 16,000 34,000 SF PLAYROOF
12.	R	Building	Provide the lot area of the building site.	-----	-----	64,633 SF
13.	R	Lease	Is the building roof clear of agreements for cell phone antennas?			NA based on bldg. height
14.	R	Lease	Is the building roof clear of agreements for billboards?	X		-----
15.	A	Building	Provide the number of stories in the building.	-----	-----	Twenty-two
16.	A	Building	Per the C. of O. what is the height of the building to the roof level.	~~TBD~~	-----	380' (INCLUDES WHITEHALL BLDG)

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Item	Dept.	Key Word	Survey Question	Yes	No	Information / Data
17.	A	Building	What floors are available for school use? (sample data: C, B, 1, 2, 3) *[Programs with children on the 3rd Floor require approval of the Department of Mental Health & Hygiene]*	----	----	1,2 and 3
18.	A	Building	Is area available on the 1st floor for an entrance vestibule and lobby? *[If yes, provide area.]*	X		
19.	A	Elevators	Are elevators available for school use? *[Provide number of elevators.]*	X		Four
20.	A	Elevators	Would the school space have an elevator dedicated/exclusive to its use? *[Provide elevator capacity.]*	X		Other elevators could be blocked to avoid access to the second & third floor if needed.
21.	A	Building	What is the typical floor to floor height?	----	----	10'-0 clear to structural waffle slab.
22.	A	Building	Does the building have a valid Certificate of Occupancy (C. of O.) for its current use(s)?	~~TBD~~		TCO (121409573T005)
23.	A	Building	As per the C. of O. what is the dominant Occupancy Classification for the building?	----	----	TBD B - BUSINESS
24.	A	Building	Construction Classification as per the C. of O. (Non-Combustible). *[Provide construction classification and year built.]*	~~TBD~~		1-B
25.	A	Building	Construction Classification as per the C. of O. (Combustible). *[Provide construction classification and year built.]*	~~TBD~~		N.A.
26.	A	Building	If a *"Fire Division"* is required by Code between the new school occupancy and any existing occupancies *(For example: commercial, business, retail, etc.)* can it be accomplished without any structural modifications?	~~TBD~~	X	
27.	A	Fire Alarm	Fire Alarm system operational?	X		Some devices are disconnected at 2nd & 3rd
28.	B	Fire Protection	Does the building currently have an approved Fire Protection Plan?	X		
29.	B	Fire Alarm	Does the building have a Fire Alarm system?	X		
30.	B	Fire Alarm	Is the Fire Alarm approved by the FDNY?	X		
31.	B	Violations	Is the building clear of any current ECB Violations?		X	
32.	B	Violations	Is the building clear of any current DOB Violations?		X	
33.	B	Filing	Is the building clear of any open Alt-1 Applications?		X	
34.	B	Filing	Is the building clear of any open Alt-2 Applications?		X	

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

35.	B	Orders	Is the building clear of any "Stop Work Orders"?	X		

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Item	Dept.	Key Word	Survey Question - further study/development	Yes	No	Information / Data
36.	I	Use	What are the current and past uses of building in terms of environmental assessment?	----	----	Current: Vacant. Past: The ground floor spaces were used as office and the 2nd and 3rd floors were occupied by Verizon and used as a switchgear room.
37.	I	Use	What existing uses will remain in the building after the school is occupied?	----	----	Office and Educational
38.	I	SSDS	Is the building clear of environmental impacts that would require an SSDS System?			TBD (additional investigation required).
39.	I	Hazmat	Identify any potentially hazardous materials present in the proposed school space *[ACM, Lead, Other].*	----	----	Please see attached letter report. SCA TO PROVIDE
40.	I	Hazmat	Are adjacent or proximate properties clear of environmental hazards? *[Identify those that are hazardous.]*			There were no environmental hazards identified during the initial Site inspection; however; additional investigation (historic and regulatory agency records review) is required to determine whether adjacent or proximate properties contain environmental hazards.
41.	I	Water	Is the water supply in the building suitable for drinking and cooking?			TBD (additional investigation required)
42.	R	Tenants	Will the Pre-K space (school) be the only tenant?		X	
43.	R	Tenants	Are other tenant uses appropriate to be in the same building as a Pre-K Center (school)? *[Note: Buildings that permit industrial, mercantile or business uses within a building must be approved by the Department of Health and Mental Hygiene (MOHMH). Such approval will not be granted by MOHMH unless the premises and the area surrounding the premises are free from fire, traffic or other safety hazards.]*	X		Not for Profit College and Business
44.	R	Use	Are uses of adjacent properties appropriate for an adjacent Pre-K (School)? *[Identify such uses]*	X		Business
45.	A	Bulk	Can the Pre-K (school) use be provided without a "Zoning Waiver" for educational use due to floor area?	TBD		----
46.	A	Electrical	What is the size of the existing electrical service?	----	----	TBD. Existing switchgears are in the process of relocating to the 2nd floor.
47.	A	Electrical	Is the building or portions of the building air-conditioned? *[If yes, describe each system and what space or spaces each serves.]*	X		See 'Mechanical Observations' for details.
48.	A	Electrical	Is the existing electric service adequate for the school function?			TBD

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Item	Dept.	Key Word	Survey Question - further study/development	Yes	No	Information / Data
49.	A	Electrical	If new service is proposed, what size is recommended?	----	----	TBD
50.	A	Electrical	Does the existing building have an emergency generator?	X		Small generator for emergency lights only.
51.	A	Electrical	Can the Pre-K (school) be provided without the need of an emergency generator?	X		
52.	A	Entrances	How many entrances are there to the building?	----	----	Two
53.	A	Entrances	Can the Pre-K (school) entrance be separate from other occupancies/tenants?	X		
54.	A	Entrances	Would the Pre-K (school) entrance be accessible to the physically disabled?	X		
55.	A	Stairs	Would the Pre-K (school) occupancy have separate fire/exit stairs from the other occupancies/tenants?		X	
56.	A	Stairs	Is there a dedicated (not shared with other tenants) set of stairs for internal circulation for the school?		X	An interior stair from the first floor must be built to access second floor.
57.	A	Stairs	Existing exit stair width(s)?	----	----	44 inches
58.	A	Stairs	Existing exit stair riser height(s)?	----	----	7 inches
59.	A	Tax Lots	Is the building(s) on one Tax Lot?	~~TBD~~ X		-----
60.	A	Flood Zone	Is the building outside of any FEMA designated high hazard flood plane?	~~TBD~~	X	ZONE AE
61.	A	Structure	Provide the typical column bay spacing.	----	----	28' X 28'
62.	A	Noise	Is the building clear of any airport flight path? *[If No, which airport?]*	X		
63.	A	Noise	Is the building clear of any subway noise/vibration?	X		
64.	A	Noise	Is the building clear of any elevated train noise/vibration?	X		

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Item	Dept.	Key Word	Survey Question - further study/development	Yes	No	Information / Data
65.	A	Noise	Is the building clear of any open rail line noise/vibration?	X		
66.	A	Noise	Can the Pre-K (school) be built without special arrangements with other occupants to address adverse impacts? *(For example: Plumbing work) [Explain]*	~~X~~	X	Plumbing would have to occupy the existing location. MAY NEED ACCESS TO FIRST FLOOR CEILING
67.	A	Noise	Is the acoustical separation between the school and other occupants/tenants adequate? *[If not, explain.]*	X		
68.	A	C of O	Is the existing building a low-rise building? *(not a high-rise]*		X	-----
69.	A	C of O	Would the existing Certificate of Occupancy stay the same with the inclusion of the proposed Pre-K use (school)?	~~TBD~~	X	-----
70.	A	C of O	Would the building's dominant occupancy remain the same with the inclusion of the proposed Pre-K use (school)?	~~TBD~~ X		-----
71.	A	Structure	As per the C. of O. what is the allowable Live Load of Cellar/Basement Floor? *[Minimum Live Loads: Classroom-40psf; storage, corridor and places of assembly-100psf]*	-----	-----	TBD
72.	A	Structure	As per the C. of O. what is the allowable Live Load of the 1st Floor? *[Minimum Live Loads: Classroom-40psf; storage, corridor and places of assembly-100psf]*	-----	-----	TBD Building is waffle slab construction.
73.	A	Structure	As per the C. of O. what is the allowable Live Load of the 2nd Floor? *[Minimum Live Loads: Classroom-40psf; storage, corridor and places of assembly-100psf]*	-----	-----	TBD
74.	A	Structure	As per the C. of O. what is the allowable Live Load of the 3rd Floor? *[Minimum Live Loads: Classroom-40psf; storage, corridor and places of assembly-100psf]*	-----	-----	TBD
75.	A	Structure	As per the C. of O. what is the allowable Live Load of the Roof(s)? *[Minimum Live Loads: Play Roof - 100psf]*	-----	-----	TBD
76.	A	Egress	As per the C. of O. what is the maximum number of occupants for the Cellar/Basement Floor?	-----	-----	TBD
77.	A	Egress	As per the C. of O. what t is the maximum number of occupants for the 1st Floor?	-----	-----	TBD
78.	A	Egress	As per the C. of O. what is the maximum number of occupants for the 2nd Floor?	-----	-----	TBD
79.	A	Egress	As per the C. of O. what is the maximum number of occupants for the 3rd Floor?	-----	-----	TBD

Department Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Item	Dept.	Key Word	Survey Question - further study/development	Yes	No	Information / Data
80.	A	Egress	As per the C. of O. what is the maximum number of occupants for the Roof(s)?	-----	----	TBD
81.	A	Sprinkler	Does the building have fire sprinklers? *[Pre-K (schools) with a floor area greater than 20,000sf or with more than two (2) non-ambulatory children shall be fully sprinklered.]*		X	[Full:__ _] [Partial:___] Building has sprinkler system connection available in stairwell, sprinklers removed from vacant spaces.
82.	A	Standpipe	Does the building have a standpipe?	X		[Wet:__X_] [Dry:_ __]
83.	A	Fire Alarm	Can the project be occupied without altering the building's FA system as a result of the new work?			TBD
84.	A	ADA	Can the project be occupied without needing waivers from MOPD for the Pre-K space?	TBD		-----
85.	A	Cost	Can the project be built at a cost less than 50% of the building's replacement cost?	X		-----
86.	A	Cost	Can the project be built at a cost less than 60% of the building's replacement cost?	X		-----

- **Provide and attach relevant photographs of building's exterior and interior spaces.**
- **If available attach floor plans.**
- **If available attach Certificate of Occupancy.**

Other Comments and Concerns:

Departments Responsible for providing information:

A: Architecture & Engineering B: Building Code Compliance R: Real Estate I: Industrial Engineering & Health

PRE-K EVALUATION SURVEY AND CHECKLIST FOR EXISTING BUILDINGS

Building Address: 17 Battery Place North (aka) 17 Battery Place, One Western Union Plaza

Zip Code 10004 **Borough:** Manhattan

School District

Block / Lot: 15/ 7501

Floor Plans Available: Yes: ____ No: X

Date of Site Visit: 5/15/14

OBSERVATIONS:

ARCHITECTURAL

- The building entrance is after the first structural bay, providing a weather protected entrance to the building.
- The point above would help also if a dedicated stair to the second floor is constructed, because the landing ate the second floor would be in front of the elevators. (Only for the larger space on the ground floor)
- The second floor would accommodate 7 classrooms.
- Open space on the second floor would be adequate as a playground but some protection should be provided at the edge. There is an exit from this space directly to West St.
- The third floor wouldn't be as suitable as the second, and it would not have an open space play area.
- The location of the structural grid and columns would facilitate the architectural lay-out.
- The second floor space would have two (shared with other tenants) enclosed means of egress and two other means of egress from the potential playground and future dedicated stair (to be built).

MECHANICAL

- The 2nd and 3rd floor vacant spaces have the following services available:
  - Connection to building Cooling Tower for water-source AC units.
  - Connection to building Central Air Handlers, providing 30% fresh air.
  - Hot water perimeter finned tube radiation units.
  - Connection to building central low pressure steam and condensate risers.
- The 1st floor has perimeter finned tube radiation units and connection to an existing AHU for 1st floor overhead heating, cooling and ventilation. This unit is shared with other 1st floor tenant storefronts.

ELECTRICAL

- Main Electrical Room in the basement affected by Hurricane Sandy is in the process of being relocated to the 2nd floor. As per building maintenance personnel, temporary power is feeding the building.
- There is an existing 3000A, 480v277V riser busduct from the ground floor up to the higher level of the building. Each floor is connected to this busduct.
- All lightings fixtures at 2nd and 3rd floor are powered at 277V.
- The Building has a small emergency generator for lighting at selected areas only and none serving the tenant spaces.
- The building has 4 passenger and 1freight elevators.
- The main Fire Command Station is located at the main lobby of the building from 2-26 Washington Street.
- Some of the fire alarm devices at the 2nd and 3rd floor were disabled /disconnected from the system.

3. PHOTOGRAPHS: 2-26 Washington Street, New York, NY 10004

EXTERIOR FACADES:

A.1: Southeast Façade

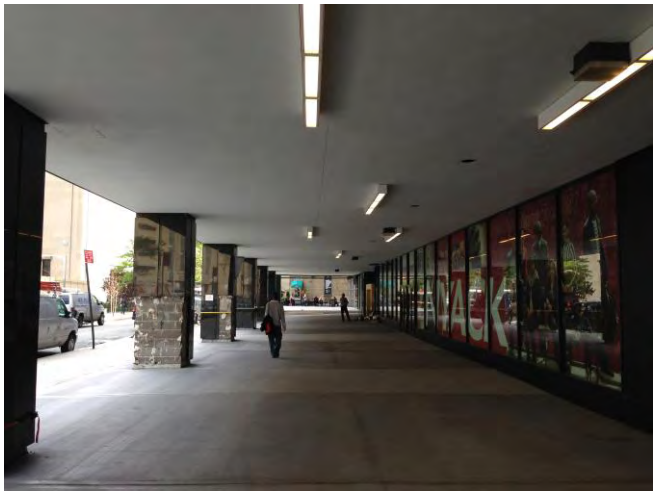
A.2: Northwest Facade

A.3: North Façade (at Washington Street)

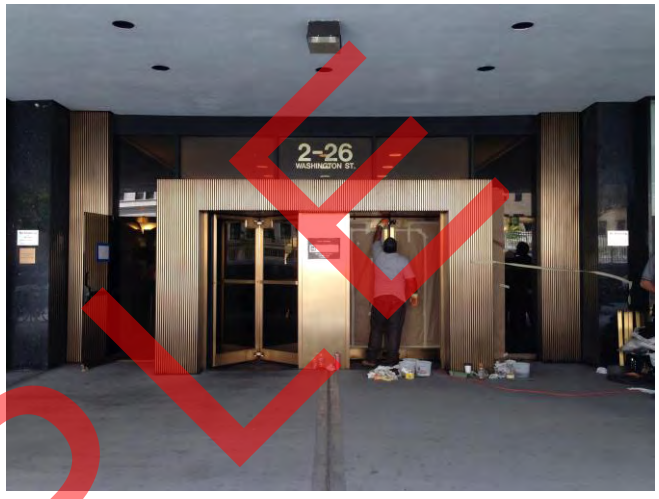
A.4: Curtain Wall Detail

ENTRY DETAILS:

A.5: Southwest Entry Exterior (Arcade)



A.6: Southwest Entry Exterior (Main Entry)

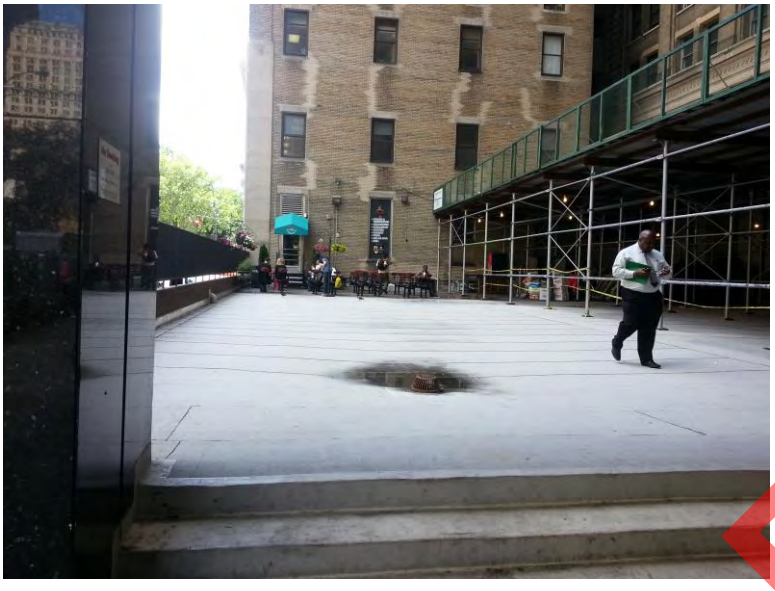


A.7: Southwest Entry Storefront (at Proposed Lobby)

A.8: South Entry/Exit to 2nd Fl. Roof

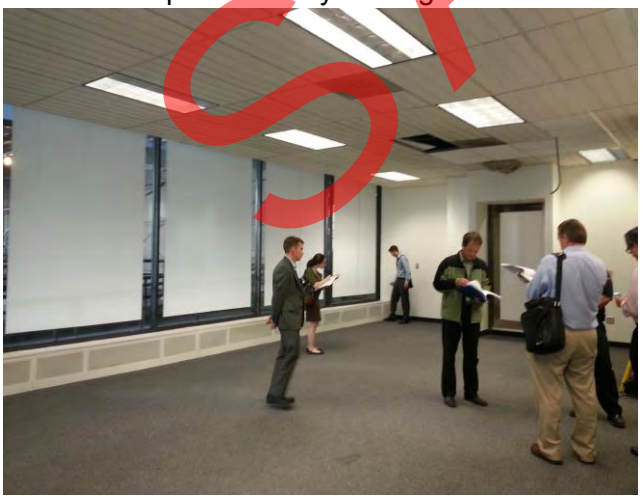
PROPOSED FIRST FLOOR LOBBY:

A.9: Adjacent Southwest Plaza

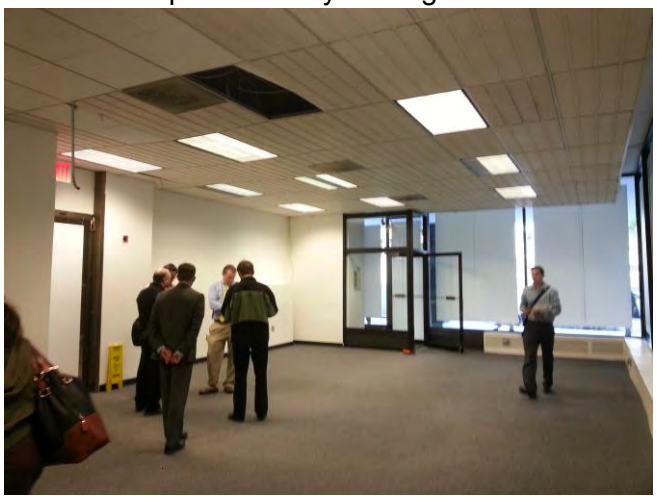


A.10: Vestibule at Proposed Lobby Entry (Non-Code Compliant)

A.11: Proposed Lobby looking Southwest

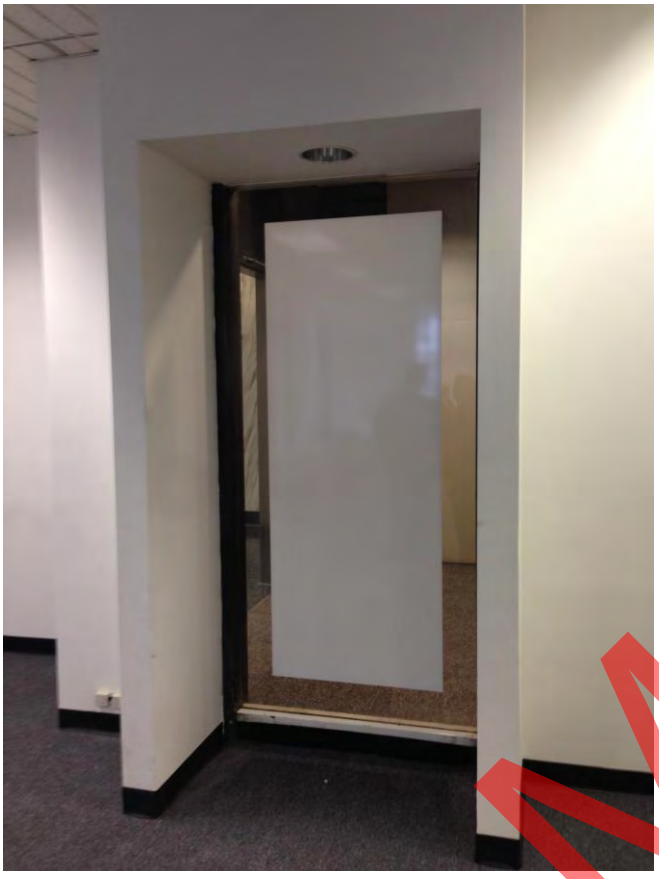


A.12: Proposed Lobby looking East



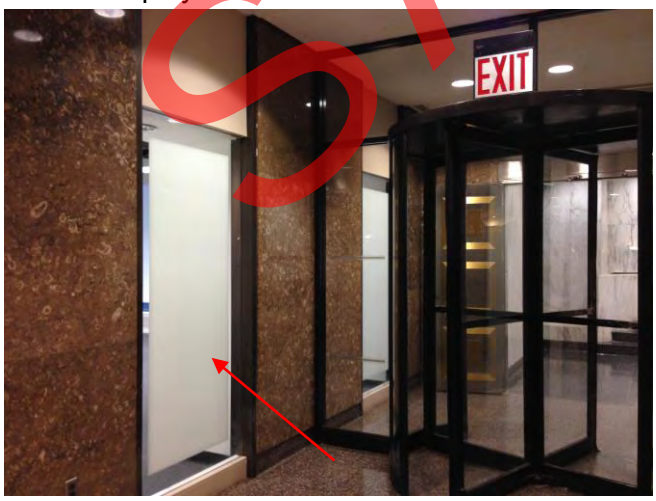
DETAILS AT PROPOSED LOBBY:

A.13: Display Case Build-out



A.14: Doors to Main Lobby

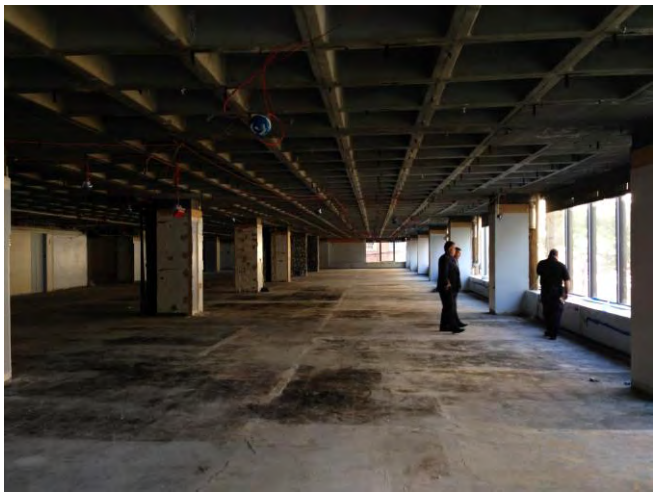
A.15: Display Case Build-out view from Main Lobby



A.16: Storefront and Radiator Cover

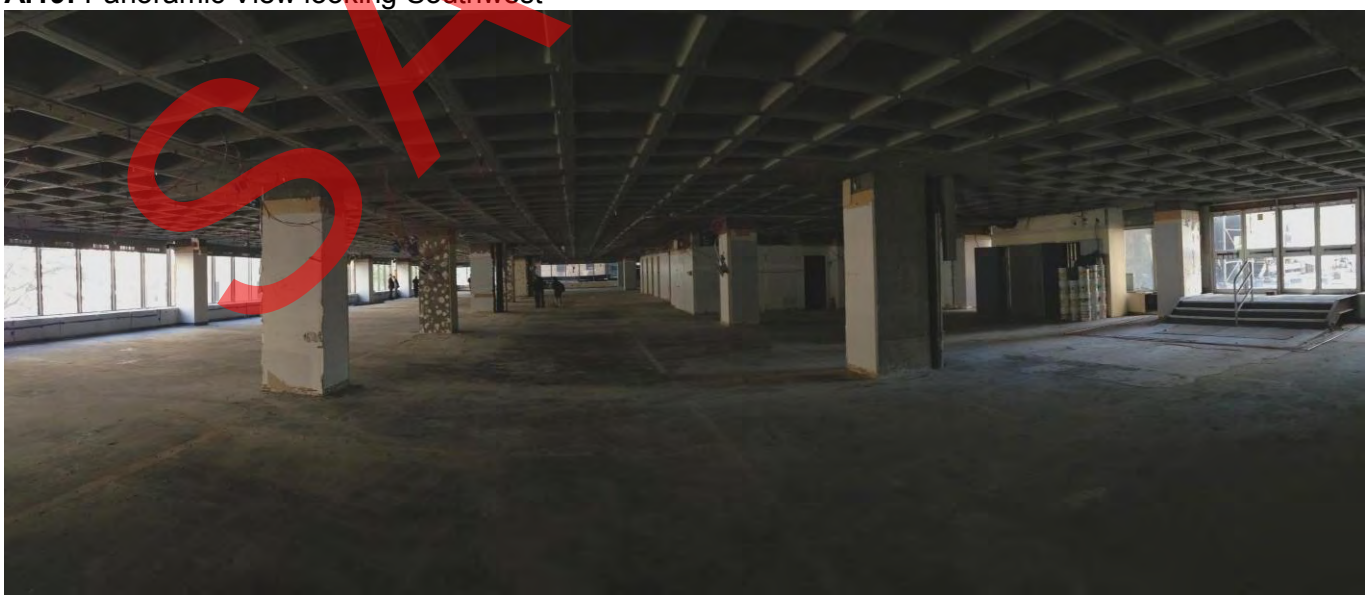
SECOND FLOOR:

A.17: View looking Northeast



A.18: Elevator Core (Looking Northeast)

A.19: Panoramic View looking Southwest



SECOND FLOOR:

A.20: Waffle Slab

A.21: Existing Conduits

A.22: Existing Vestibule to Demolished Toilet Rms.

A.23: Exit Stair Door

SECOND FLOOR:

A.24: View Looking West

FUTURE ELECTRIC SWITCHGEAR ROOM LOCATION

A.25: View Looking West (Passage to 17 Battery Pl.)

PASSAGE DOORS TO 17 BATTERY PL.

A.26: Passage to 17 Battery Place (Interior)

A.27: Passage to 17 Battery Place (Exterior)

EXISTING ONE STORY CONNECTOR

SECOND FLOOR:

A.28: Doors and Stair to Roof Terrace

A.29: Conduit Enclosure

ACTIVE VERIZON CONDUITS

SECOND FLOOR ROOF TERRACE:

A.30: Roof Terrace (looking towards West Street and Battery Park)

SECOND FLOOR ROOF TERRACE:

A.31: Roof Terrace (looking East)

A.32: Roof Curb (looking West to Battery Park)

A.33: Storage Shed/Platform

A.34: Re-entry Doors (to Second Floor)

A.35: View of 17 Battery Place

A.36: Outdoor Stair (from Roof Terrace)

A.37: City Easement (looking towards stair)

MEP PHOTOGRAPHS:

Photo M-1: Second floor space for pre-lease preparation

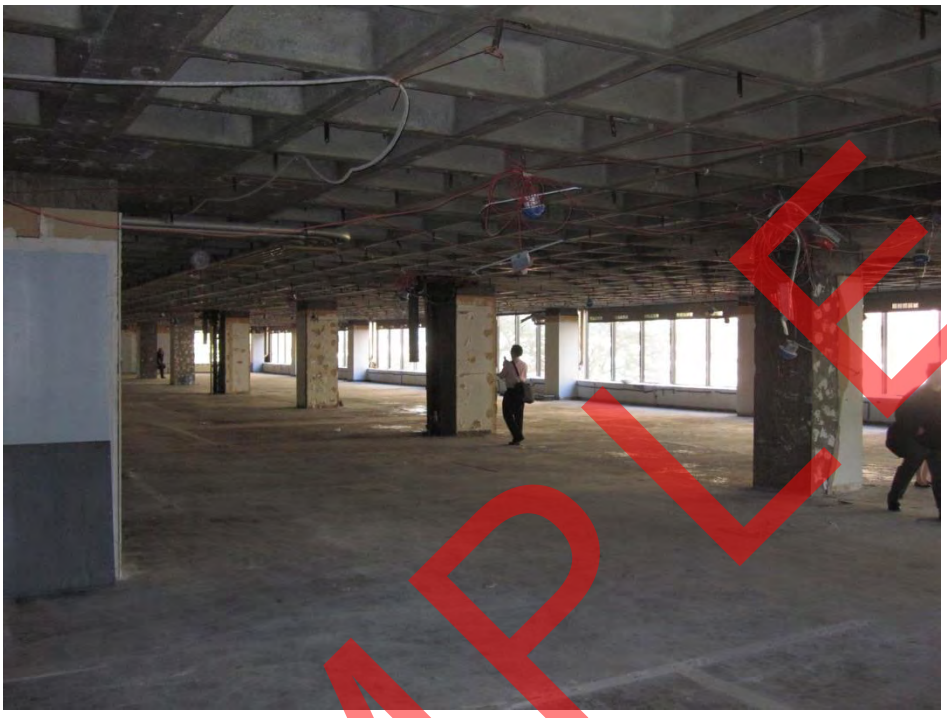


Photo M-2: Perimeter induction unit in metal cabinetry below the windows

Photo M-3: Perimeter induction unit in metal cabinetry below the windows

Photo M-4: 6" primary air supply duct

Photo M-5: 6” primary air supply duct

Photo M-6: Perimeter induction box air plenums and heating/cooling coils

Photo M-7: Existing 2nd floor interior fan room

Photo M-8: Indoor air handling unit in fan room

Photo P-1: Wet stack in 2nd floor

Photo P-2: Wet stack in 2nd floor

Photo P-3: Open air arcade above street level

Photo PF-1: 6” combined standpipe/sprinkler riser with 2.5” fire department valve and 1.5” hose

Photo PF-2: 4”sprinkler floor control valve station

Photo PF-3: Incomplete installations of tamper switch wiring and alarm wiring

Photo E-1: Electrical panels and a transformer in electrical room

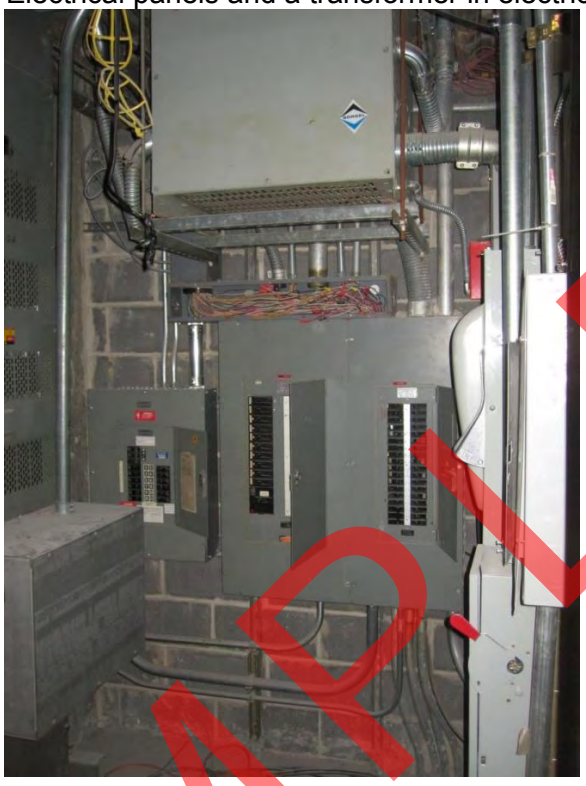


Photo E-2: Electrical panels and a transformer in electrical room

Photo E-3: Buss duct rises vertically through the electrical room

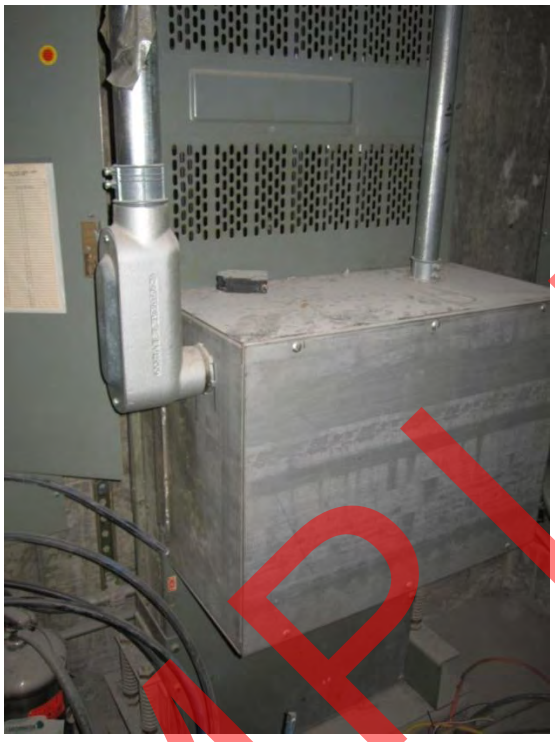


Photo FA-1: Temporarily suspended fire alarm system in 2nd floor ceiling

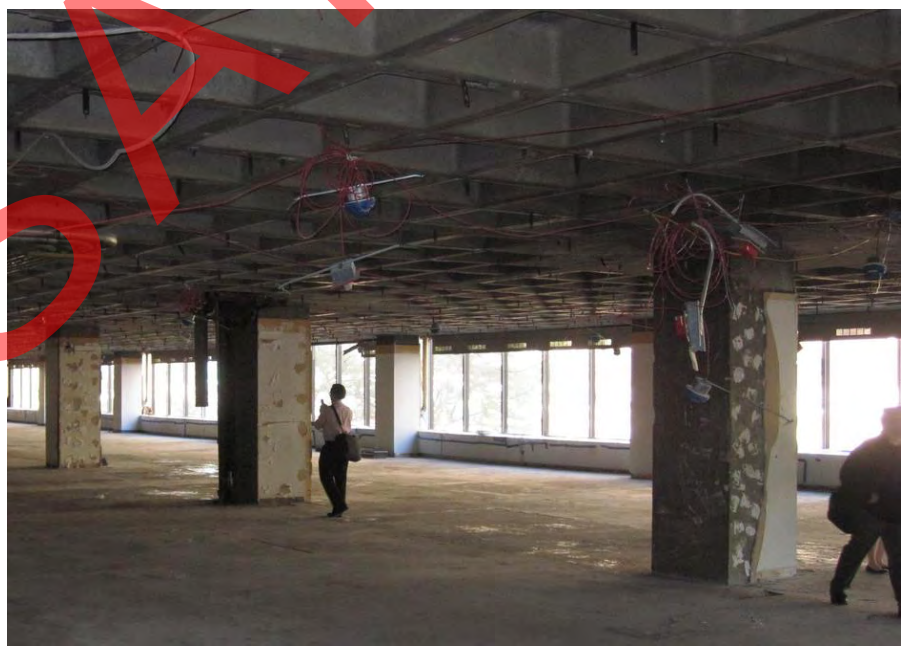
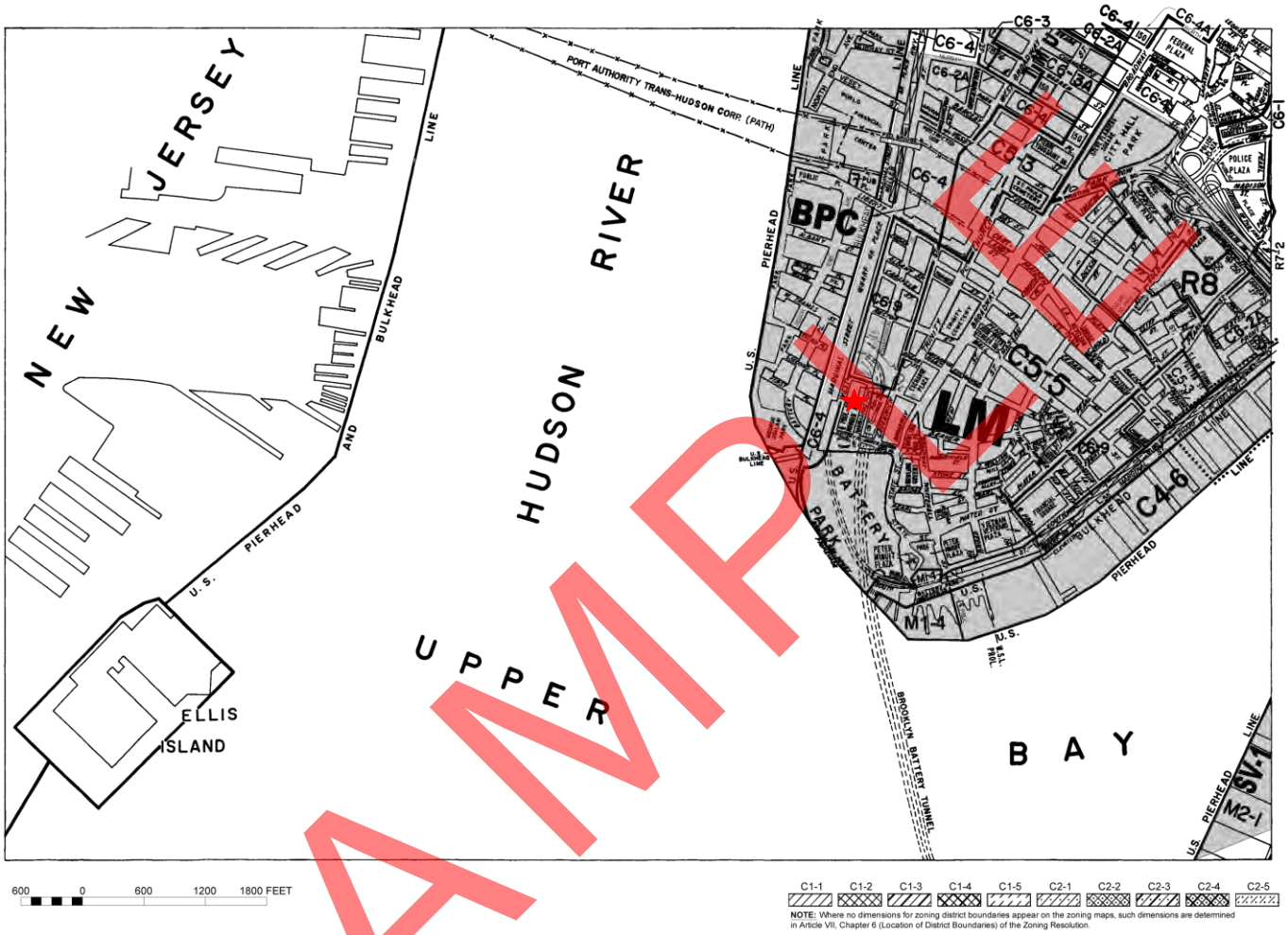


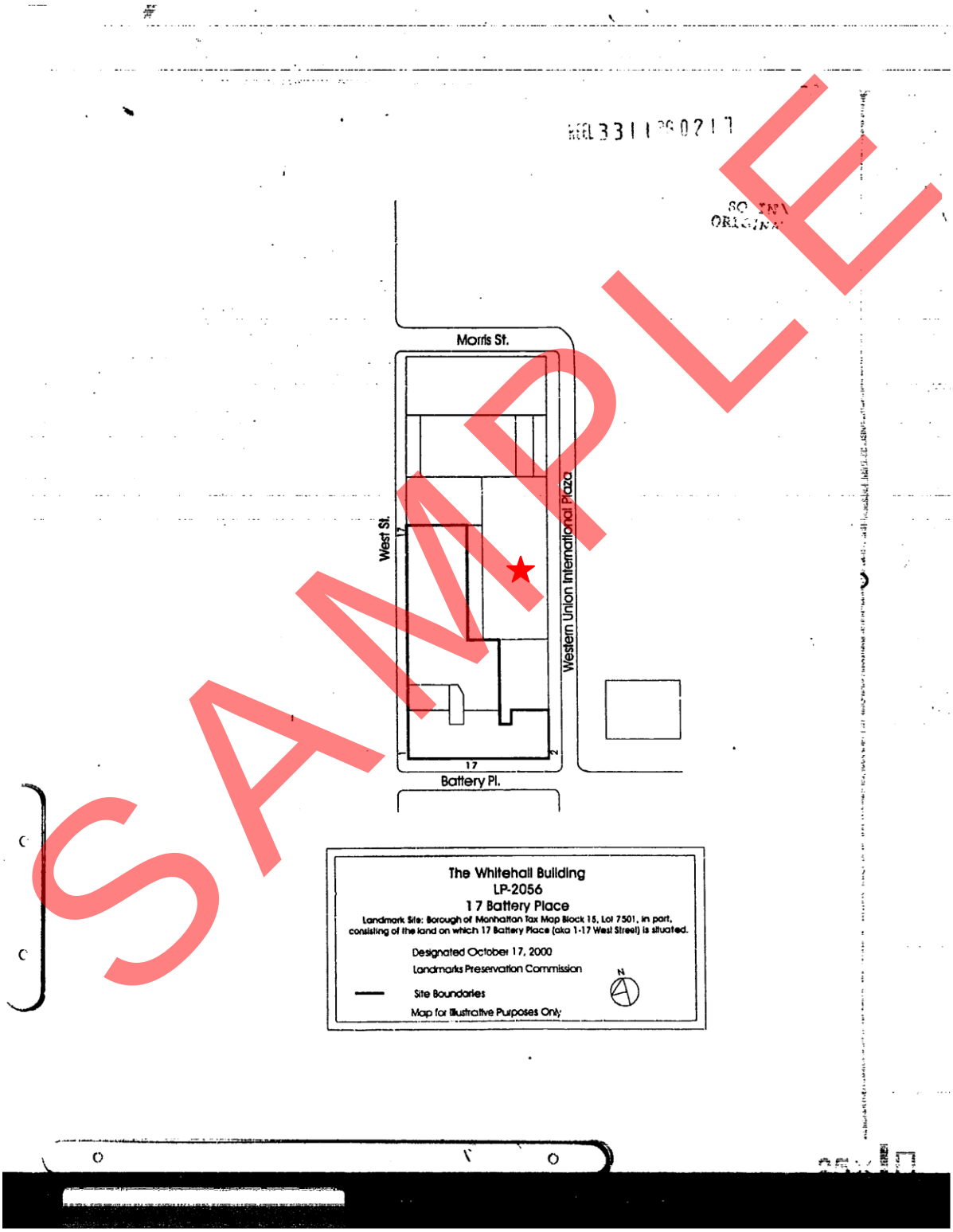
Photo FA-2: Central fire alarm command station in 1st floor lobby

4. SUPPORTING DATA: 2-26 Washington Street, New York, NY 10004

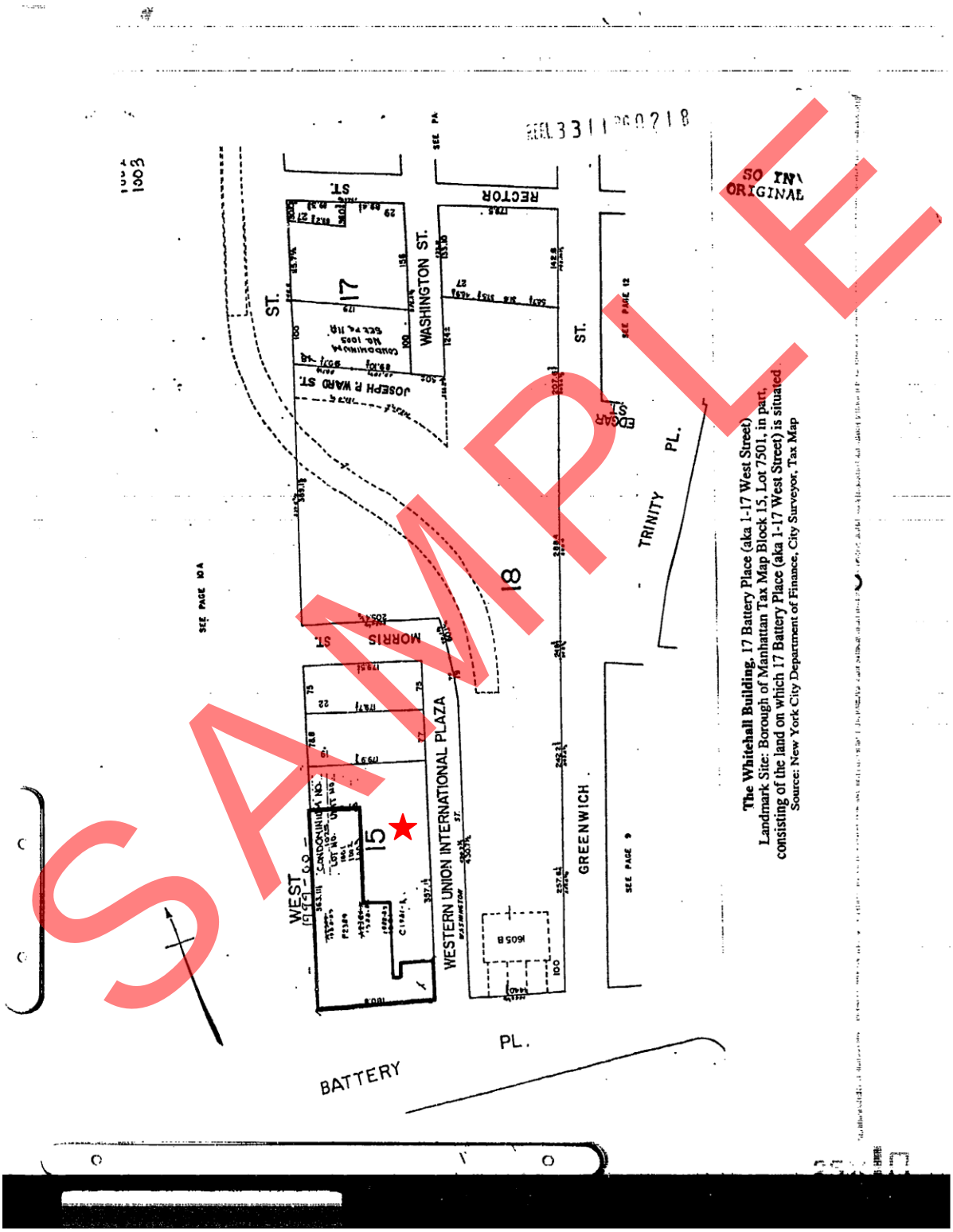
Zoning Map:



Landmarks (ACRIS) Filing:



Landmarks (ACRIS) Filing:



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NYC Department of Buildings

Property Profile Overview

26 WASHINGTON STREET **MANHATTAN 10004** **BIN# 1087080**

WASHINGTON STREET	2 - 26	**Health Area**	: 7700	**Tax Block**	: 15
WESTERN UNION PLAZA	1 - 1	**Census Tract**	: 13	**Tax Lot**	: 7501
		Community Board	: 101	**Condo**	: YES
		Buildings on Lot	: 2	**Vacant**	: NO

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	BATTERY PLACE, BK BATTERY TNNL PEDESTRIAN OVPS		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Little 'E' Restricted:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	POPS - PRIVATELY OWNED PUBLIC SPACES		

Special District: LM - LOWER MANHATTAN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. Click here for more information

Department of Finance Building Classification: R0-CONDOMINIUMS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	9	1
Violations-DOB	3	1
Violations-ECB (DOB)	22	1
Jobs/Filings	35	
ARA / LAA Jobs	1	
Total Jobs	36	
Total Actions	0	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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NYC Department of Buildings

DOB Violations

Premises: 26 WASHINGTON STREET MANHATTAN BIN: 1087080 Block: 15 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 090508E9011/276313	DOB VIOLATION - RESOLVED	09/05/2008
V* 030712AEUHAZ100083	DOB VIOLATION - DISMISSED	03/07/2012
V 013113FISPNRF00662	DOB VIOLATION - ACTIVE	01/31/2013

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NYC Department of Buildings

DOB Violation Display for 013113FISPNRF00662

Premises: 26 WASHINGTON STREET MANHATTAN BIN: 1087080 Block: 15 Lot: 7501

Issue Date:	01/31/2013	Violation Category:	V - DOB VIOLATION - ACTIVE
Violation Type:	FISPNRF - NO REPORT AND / OR LATE FILING (FACADE)		
Violation Number:	00662	Device No.:	7A713398
ECB No.:			
Infraction Codes:			
Description:	FAILED TO FILE FISP CYCLE 7A TECHNICAL REPORT BY 02/21/2012		
Disposition:			
Code:	Date:		
Inspector:			
Comments:			

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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NYC Department of Buildings

ECB Query By Location

Premises: 26 WASHINGTON STREET MANHATTAN BIN: 1087080 Block: 15 Lot: 7501 CB: 101

Dept. of Buildings Violations & Compliance	
Total Issued = 22	Open (Non-Compliance) = 1

ECB Hearings	
Completed / Defaulted = 22	Pending = 0

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Viol Date	Infraction Codes	ECB Penalty Due
38220575M	OPEN - NO COMPLIANCE RECORDED Severity: CLASS - 2	VERIZON PROPERTY TAX DEPT Inspect Unit: ELEVATOR DIVISION	IN VIOLATION	05/15/2012 Viol Type: ELEVATOR	251	$0.00
38147269X	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	NEWMARK AND LEWIS Inspect Unit: ELEVATOR DIVISION	WRITTEN OFF	06/14/2004 Viol Type: ELEVATOR	BP7	$0.00
38189168M	RESOLVED - N/A - DISMISSED Severity: CLASS - 3	ELI ACQUISITION LLC Inspect Unit: ELEVATOR DIVISION	DISMISSED	08/01/2008 Viol Type: ELEVATOR	351	$0.00
38213810H	RESOLVED - N/A - DISMISSED Severity: CLASS - 1	ELI AQUISITION LLC Inspect Unit: ELEVATOR DIVISION	DISMISSED	09/02/2009 Viol Type: ELEVATOR	151	$0.00
38209597X	RESOLVED - N/A - DISMISSED Severity: CLASS - 2	ELI ACQUISITION LLC Inspect Unit: ELEVATOR DIVISION	DISMISSED	06/18/2010 Viol Type: ELEVATOR	251	$0.00
38209598H	RESOLVED - N/A - DISMISSED Severity: CLASS - 2	ELI ACQUISITION LLC Inspect Unit: ELEVATOR DIVISION	DISMISSED	06/18/2010 Viol Type: ELEVATOR	251	$0.00
34489057Z	RESOLVED - N/A - DISMISSED Severity: HAZARDOUS	DOUGLAS ELLIMAN PROPERTY Inspect Unit: SPECIAL OPERATIONS	DISMISSED	08/30/2005 Viol Type: CONSTRUCTION	B25	$0.00
38147451M	RESOLVED - CERTIFICATE ACCEPTED Severity: HAZARDOUS	JDMZ MEMBER LLC Inspect Unit: ELEVATOR DIVISION	IN VIOLATION	05/13/2004 Viol Type: ELEVATOR	BP8	$-2,500.00
34587588R	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	BATTERY COMMERICAL ASSOCI Inspect Unit: MANHATTAN CONSTRUCTION	IN VIOLATION	12/04/2007 Viol Type: CONSTRUCTION	B13	$0.00
34587589Z	RESOLVED - CERTIFICATE ACCEPTED	BATTERY COMMERICAL ASSOCI	IN VIOLATION	12/04/2007	B10	$0.00

	Severity: NON-HAZARDOUS	Inspect Unit: MANHATTAN CONSTRUCTION		Viol Type: CONSTRUCTION		
38184910P	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISTION LLC	IN VIOLATION	05/13/2008	BP7	$0.00
	Severity: HAZARDOUS	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38184911R	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISTION LLC	IN VIOLATION	05/13/2008	BP7	$0.00
	Severity: HAZARDOUS	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38184912Z	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISTION LLC	IN VIOLATION	05/13/2008	BP7	$0.00
	Severity: HAZARDOUS	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38184913K	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISTION LLC	IN VIOLATION	05/13/2008	BP7	$0.00
	Severity: HAZARDOUS	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38184914M	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISITION LLC	IN VIOLATION	05/13/2008	BP7	$0.00
	Severity: HAZARDOUS	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38189167K	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISITION LLC	DEFAULT	08/01/2008	351	$0.00
	Severity: CLASS - 3	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38189169Y	RESOLVED - CERTIFICATE ACCEPTED	ELI ACQUISITION LLC	DEFAULT	08/01/2008	351	$0.00
	Severity: CLASS - 3	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38191888N	RESOLVED - CERTIFICATE ACCEPTED	THE MOINIAN GROUP	IN VIOLATION	10/15/2008	351	$0.00
	Severity: CLASS - 3	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38190767M	RESOLVED - CERTIFICATE ACCEPTED	NEWMARK KNIGHT FRANK	DEFAULT	10/21/2008	251	$0.00
	Severity: CLASS - 2	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
38203548M	RESOLVED - CERTIFICATE ACCEPTED	NEWMARK KNIGHT FRANK	DEFAULT	06/18/2009	251	$0.00
	Severity: CLASS - 2	Inspect Unit: ELEVATOR DIVISION		Viol Type: ELEVATOR		
36000786P	RESOLVED - CERTIFICATE ACCEPTED	S.L. GREEN REAL ESTATE	DEFAULT	11/21/2008	230	$4,000.00
	Severity: CLASS - 2	Inspect Unit: LOCAL LAW 11/98		Viol Type: LOCAL LAW		
34993997L	RESOLVED - CURE ACCEPTED	WHITESTAR CONLT AND CONT GC18513	CURED/IN-VIO	04/22/2013	210	$0.00
	Severity: CLASS - 2	Inspect Unit: PRO CERT UNIT		Viol Type: CONSTRUCTION		

Compliance Status (Open/Resolved) relates to whether a violation has been corrected/uncorrected. Dismissed violations do not require filing a Certificate of Correction.

ECB Hearing Status and the ECB Penalty Due are separate from Compliance Status (i.e. a penalty is still due in many cases even when the violating condition has been fixed).

Severity Class	
Class 1 - Immediately Hazardous	HAZ - Hazardous - 1968 Building Code
Class 2 - Major	NON-HAZ - Non-hazardous - 1968 Building Code
Class 3 - Lesser	

Violation Status Descriptions	ECB Hearing Status
OPEN - No Compliance Recorded	CURED/IN-VIO - In Violation/no hearing required
OPEN - Certificate Pending (Certificate of Correction submitted and under review)	STIPULATION/IN-VIO - No hearing required/in violation
OPEN - Certificate Disapproved (Certificate of Correction disapproved/not in compliance)	IN VIOLATION - Hearing decision completed
RESOLVED - N/A-Dismissed (at ECB - no Certificate of Correction required)	DISMISSED - Hearing decision completed
RESOLVED - Certificate Accepted (Certification of Correction Accepted/in compliance)	DEFAULT - Respondent failed to appear at hearing
RESOLVED - Cure Accepted (early correction accepted - in violation/no penalty or hearing)	PUBLICLY-OWNED - No hearing required
RESOLVED - Compliance Insp/Doc (condition verified by Inspector or by Dept. documentation)	PENDING - Awaiting ECB hearing or decision
	ADMIT/IN-VIO - In Violation/no hearing required
	WRITTEN OFF - Imposed penalty legally uncollectable

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NYC Department of Buildings

ECB Violation Details

Premises: 26 WASHINGTON STREET MANHATTAN
Filed At: 2 WASHINGTON STREET , MANHATTAN , NY 10004
BIN: 1087080 Block: 15 Lot: 7501
Community Board: 101

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 38220575M
Severity: CLASS - 2
Certification Status: NO COMPLIANCE RECORDED
Hearing Status: IN VIOLATION
Penalty Balance Due: $0.00

Respondent Information

Name: VERIZON PROPERTY TAX DEPT
Mailing Address: PO BOX 152206 , IRVING , TX 75015

Violation Details

Violation Date: 05/15/2012
Violation Type: ELEVATOR
Served Date: 05/15/2012
Inspection Unit: ELEVATOR DIVISION
Device Type: ELEVATOR
Device Number: 1P29413

Infraction Codes	Section of Law	Standard Description
251	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLAINT MANNER:SERVICE EQUIPMEN T-ELEVATOR PER BC3001.2;27-987

Specific Violation Condition(s) and Remedy:
40Z10:

Issuing Inspector ID: 1108
DOB Violation Number: 51512E1108A1
Issued as Aggravated Level: NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 09/27/2012
Hearing Status: IN VIOLATION

Hearing Time:	8:30

ECB Penalty Information

Penalty Imposed:	$2,500.00
Adjustments:	$0.00
Amount Paid:	$2,500.00
Penalty Balance Due:	$0.00
Court Docket Date:	01/31/2013

ECB Violation History

Compliance Events	Hearing Events	
	Default:	10/02/2012

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NYC Department of Buildings

Job Overview

Premises: 26 WASHINGTON STREET MANHATTAN **BIN: 1087080 Block: 15 Lot: 7501**

To start overview at new date, select Month: ▼ Day: Year:

Show All BIS Job Types ▼ Show All Filings ▼ APPLY

FILE DATE	JOB #	DOC #	JOB TYPE	JOB STATUS	STATUS DATE	LIC #	APPLICANT	IN AUDIT	ZONING APPROVAL
04/21/2011	120668928	01	A2	X SIGNED OFF	11/07/2013	0038964 PE	GREEN		NOT APPLICABLE
	FILING TO INSTALL SPRINKLER SYSTEM AND STANDPIPE. NO SPRINKLER HEADS TO B								
	Work on Floor(s): CEL 001 thru 022								
11/09/2011	120891428	01	A2	X SIGNED OFF	01/10/2014	0026396 RA	THOMPSON		NOT APPLICABLE
	FILING FOR REMOVALS OF NON LOAD BEARING INTERIOR PARTITIONS AND FINISHES I								
	Work on Floor(s): CEL,GRO,018,020,022								
11/09/2011	120891106	01	A2	R PERMIT-ENTIRE	01/17/2014	0255601 RA	KUPFER		NOT APPLICABLE
	FILING FOR TENANT RENOVATION. EXTERIOR GROUND FLOOR FACADE&STOREFRONT WORK								
	Work on Floor(s): CEL,GRO 017 thru 022								
11/23/2011	120904030	01	A3	R PERMIT-ENTIRE	11/23/2011	0066791 PE	PARIHAR		NOT APPLICABLE
	PROPOSED INSTALLATION OF HEAVY DUTY SIDEWALK SHED FILED FOR REMEDIAL REPAI								
	Work on Floor(s): OSP								
12/06/2011	120916544	01	A2	J P/E DISAPPROVED	12/22/2011	0067205 RA	BREEN		NOT APPLICABLE
	FILING FOR REMOVALS OF FIRE ALARM DEVICES IN TENANT SPACE. BASE BUILDING								
	Work on Floor(s): BAS,001,ROF 004 thru 005								
12/06/2011	120916553	01	A2	Q PERMIT-PARTIAL	03/29/2012	0067205 RA	BREEN		NOT APPLICABLE
	FILING FOR REMOVALS OF INTERIOR NON LOAD BEARING PARTITIONS, SUSPENDED CEI								
	Work on Floor(s): BAS,ROF,001 004 thru 005								
12/22/2011	120891106	02	A2	R PERMIT-ENTIRE	04/10/2013	0070086 PE	TINIS		NOT APPLICABLE
	INSTALLATION OF DUCTWORK AND DIFFUSERS. INSTALLATION OF PLUMBING FIXTURES								
	Work on Floor(s): CEL,GRO 017 thru 022								

02/21/2012	120952549	01	A2	R PERMIT-ENTIRE	07/19/2013	0070086 PE	TINIS	NOT APPLICABLE

FILING FOR MODIFICAITONS TO EXISTING FIRE ALARM SYSTEM ON FLOORS CEL, GRO,
Work on Floor(s): CEL,GRO 017 thru 022

02/21/2012	120967481	01	A2	R PERMIT-ENTIRE	08/21/2013	0070086 PE	TINIS	NOT APPLICABLE

INSTALLATION OF SPRINKLER HEADS AND PIPING ON FLOORS CEL, GROUND, 17-22 AS
Work on Floor(s): CEL,GRO 017 thru 022

09/10/2012	121371782	01	A2	X SIGNED OFF	06/25/2013	0026396 RA	THOMPSON	NOT APPLICABLE

FILING FOR REMOVALS OF NON LOAD BEARING INTERIOR PARTITIONS AND FINSHES IN
Work on Floor(s): 010,015

10/10/2012	121404088	01	A2	Q PERMIT-PARTIAL	08/22/2013	0071002 PE	LONIGRO	NOT APPLICABLE

FILING FOR MECHANICAL EQUIPMENT INSTALLATION INCLUDING PACKAGE AC UNITS, H
Work on Floor(s): CEL,GRO 017 thru 022

10/11/2012	121370097	01	A2	R PERMIT-ENTIRE	08/02/2013	0071002 PE	LONIGRO	NOT APPLICABLE

FILING FOR MODIFICATIONS TO FIRE ALARM SYSTEM IN CONJUNCTION W/MECHANICAL
Work on Floor(s): CEL,001 017 thru 022

06/14/2013	121683375	01	A3	J P/E DISAPPROVED	06/20/2013	0043490 PE	GORMAN	NOT APPLICABLE

CREATION OF A NEW FIRE PROTECTION PLAN FOR ENTIRE BUILDING. NO CHANGE IN
Work on Floor(s): BAS 001 thru 022

07/03/2013	121701541	01	A2	R PERMIT-ENTIRE	10/01/2013	0038964 PE	GREEN	NOT APPLICABLE

INSTALLATION OF NEW SPRINKLER ALARM WATER FLOW & TAMPER SWITCHES TO EXISTI
Work on Floor(s): CEL,001 002 thru 022

07/11/2013	121710103	01	A2	R PERMIT-ENTIRE	07/22/2013	0038964 PE	GREEN	NOT APPLICABLE

JOB WITHDRAWN 10/29/2013 COMBINATION SPRINKLER & STANDPIPE PIPING.INSTALL
Work on Floor(s): CEL 001 thru 022

07/25/2013	121723180	01	A2	X SIGNED OFF	11/27/2013	0043490 PE	GORMAN	NOT APPLICABLE

PROPOSE TO REMOVE EXTERIOR STRUCTURE AND PROVIDE WATERPROOFING. NO CHANGE
Work on Floor(s): OSP

08/02/2013	121734819	01	A2	R PERMIT-ENTIRE	08/12/2013	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE TO MODIFY EXISTING CLASS "E" FIRE ALARM SYSTEM BY ADDING NEW INITI
Work on Floor(s): 005

08/02/2013	121736265	01	A2	R PERMIT-ENTIRE	09/23/2013	0026396 RA	THOMPSON	NOT APPLICABLE

PROPOSE INTERIOR RENOVATIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY. (5TH

Work on Floor(s): 005

08/02/2013	121736265	02	A2	R PERMIT-ENTIRE	09/23/2013	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE INSTALLATION OF DUCTWORK, PLUMBING FIXTURES AND SPRINKLER HEADS. N
Work on Floor(s): 005

08/09/2013	121710103	02	A2	P APPROVED	08/14/2013		GREEN	NOT APPLICABLE

DOC WITHDRAWN 10/29/2013
Work on Floor(s): CEL 001 thru 022

09/03/2013	120891106	03	A2	P APPROVED	09/10/2013		TINIS	NOT APPLICABLE

POST APPROVAL AMENDMENT FOR 02
Work on Floor(s): CEL,GRO 017 thru 022

09/03/2013	121404088	02	A2	P APPROVED	09/05/2013		LONIGRO	NOT APPLICABLE

POST APPROVAL AMENDMENT FOR 01
Work on Floor(s): CEL,GRO 017 thru 022

09/23/2013	120668928	02	A2	P APPROVED	09/26/2013		GREEN	NOT APPLICABLE

POST APPROVAL AMENDMENT FOR 01
Work on Floor(s): CEL 001 thru 022

10/10/2013	121807429	01	A2	R PERMIT-ENTIRE	04/25/2014	0071502 PE	FISHER	NOT APPLICABLE

REPLACEMENT OF FCS/UPGRADE OF EXISTING SYSTEM TO MANUAL AND AUTOMATIC SMOK
Work on Floor(s): CEL,ROF 001 thru 012 014 thru 022

10/17/2013	121813136	01	A2	R PERMIT-ENTIRE	02/27/2014	0026396 RA	THOMPSON	NOT APPLICABLE

PROPOSE INTERIOR RENOVATIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
Work on Floor(s): 004

10/17/2013	121813136	02	A2	R PERMIT-ENTIRE	02/27/2014	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE INSTALLATION OF DUCTWORK, PLUMBING FIXTURES, SPRINKLER HEADS AND H
Work on Floor(s): 004

10/18/2013	121813145	01	A2	R PERMIT-ENTIRE	11/06/2013	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE TO MODIFY EXISTING CLASS "E" FIRE ALARM SYSTEM BY ADDING NEW INITI
Work on Floor(s): 004

11/15/2013	121827568	01	A2	R PERMIT-ENTIRE	12/18/2013	0026396 RA	THOMPSON	NOT APPLICABLE

PROPOSE INTERIOR RENOVATIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY. (DMV)
Work on Floor(s): 008

11/15/2013	121827568	02	A2	R PERMIT-ENTIRE	12/18/2013	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE INSTALLATION OF HVAC DUCTWORK, SPRINKLER HEADS AND PLUMBING FIXTUR
Work on Floor(s): 008

11/15/2013	121827577	01	A2	R PERMIT-ENTIRE	11/26/2013	0074657 PE	FISKAA	NOT APPLICABLE

PROPOSE TO MODIFY EXISTING CLASS "E" FIRE ALARM SYSTEM BY ADDING NEW INITI
Work on Floor(s): 008

12/27/2013	120967481	02	A2	P APPROVED	02/13/2014		TINIS	NOT APPLICABLE

POST APPROVAL AMENDMENT FOR 01
Work on Floor(s): CEL,GRO 017 thru 022

12/27/2013	121664314	01	A2	P APPROVED	02/21/2014	0076996 PE	RICHTER	NOT APPLICABLE

FILING TO REMOVE & REPLACE AUTOMATIC FIRE PUMP, JOCKEY PUMP, AND CONTROL P
Work on Floor(s): CEL

03/14/2014	121941872	01	A2	R PERMIT-ENTIRE	03/14/2014	0043490 PE	GORMAN	NOT APPLICABLE

PROPOSE INTERIOR RENOVATIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
Work on Floor(s): 002

03/14/2014	121733598	01	A2	R PERMIT-ENTIRE	03/14/2014	0043490 PE	GORMAN	NOT APPLICABLE

PROPOSE INTERIOR RENOVATIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.
Work on Floor(s): 003

05/06/2014	122002242	01	A2	R PERMIT-ENTIRE	06/02/2014	0043490 PE	GORMAN	NOT APPLICABLE

PROPOSE MODIFICATION TO AN EXISTING CLASS E FIRE ALARM SYSTEM AND ADDITION
Work on Floor(s): CEL,001 018 thru 022

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