

**SUMMARY REPORT
OF THE EXISTING
STRUCTURAL
CONDITION SURVEYS**

Brooklyn, NY 11201

Prepared For:

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I. EXECUTIVE EVALUATION SUMMARY

608-620 Atlantic Avenue

LZA Technology recommends that the structures at 608-620 Atlantic Avenue be demolished because they pose an immediate threat to the preservation of life, health, and property based on the observations described below.

The majority of the distresses observed are the consequence of the buildings being open to the elements and continued water infiltration. A portion of the rear roof of one of the buildings has collapsed. On a subsequent site visit on November 01, 2005 we observed the following:

- The rear portion of the previously intact 2nd floor framing in 614 Atlantic Avenue had collapsed
- Continued foundation and girder settlement in 618 Atlantic Street (Refer to Photo No. 7)
- Continued 2nd floor framing damage in 616 Atlantic Avenue (Refer to Photo No. 11)
- Continued timber flooring and floor joist water and rot damage

The timber flooring in the buildings are all severely deteriorated and appear to be on the verge of collapse. These observations indicate that major structural deterioration is occurring and that the structures are unsafe.

The condition of the southern portion of the East masonry wall of 620 Atlantic Avenue poses a possibility of falling bricks. Since this is a masonry-bearing wall, these conditions if left unchecked will eventually bring about local failure of the masonry-bearing wall and its timber floor system. This is further evidence that a major structural support system of the building is substantially compromised and that the structures are unsafe.

The distresses observed throughout portions of these buildings are a consequence of a number of circumstances:

- a. Water infiltration causing the timber floors and roof system to deteriorate
- b. The buildings being constructed in the early 1900's
- c. The nature of the construction

The numerous active leaks throughout the buildings have left the buildings permanently exposed to the elements. These active water leaks if left unchecked, will eventually lead to further local collapses of the timber floor and roof joist systems and the ultimate collapse of the entire building(s). Numerous timber girders supporting the various building's timber first floors are severely water damaged and

rotted. This is evidence that the major structural support system of the buildings are substantially compromised and that the structures are unsafe.

If there was ever a fire or emergency in any one of these structures it would be extremely dangerous for fire or emergency personnel to enter these structures. We have also been recently informed by the owner that the structures are also asbestos contaminated.

For a more detailed description of the observed distresses see Section IV titled Field Observations in this report. For typical observed distress in the buildings located at 608-620 Atlantic Avenue refer to Photos #01 through #12 below:



**Photo No. 01 – Concrete Vault Beam Damage Below Sidewalk
of 618 Atlantic Avenue**



Photo No. 02 – 1st Floor Timber Flooring Water Damage of 620 Atlantic Avenue



Photo No. 03 – Masonry East Bearing Wall Damage at 3rd & 4th Floors of 620 Atlantic Avenue



Photo No. 04 – Rear Roof Collapse of 618 Atlantic Avenue



Photo No. 05 – 1st Floor Framing Water Damage of 618 Atlantic Avenue



**Photo No. 06 – Timber Column and Girder Support Settlement of
618 Atlantic Avenue**



**Photo No. 07 – Further Timber Column and Girder Support Settlement of
618 Atlantic Avenue (Condition on November 01, 2005)**

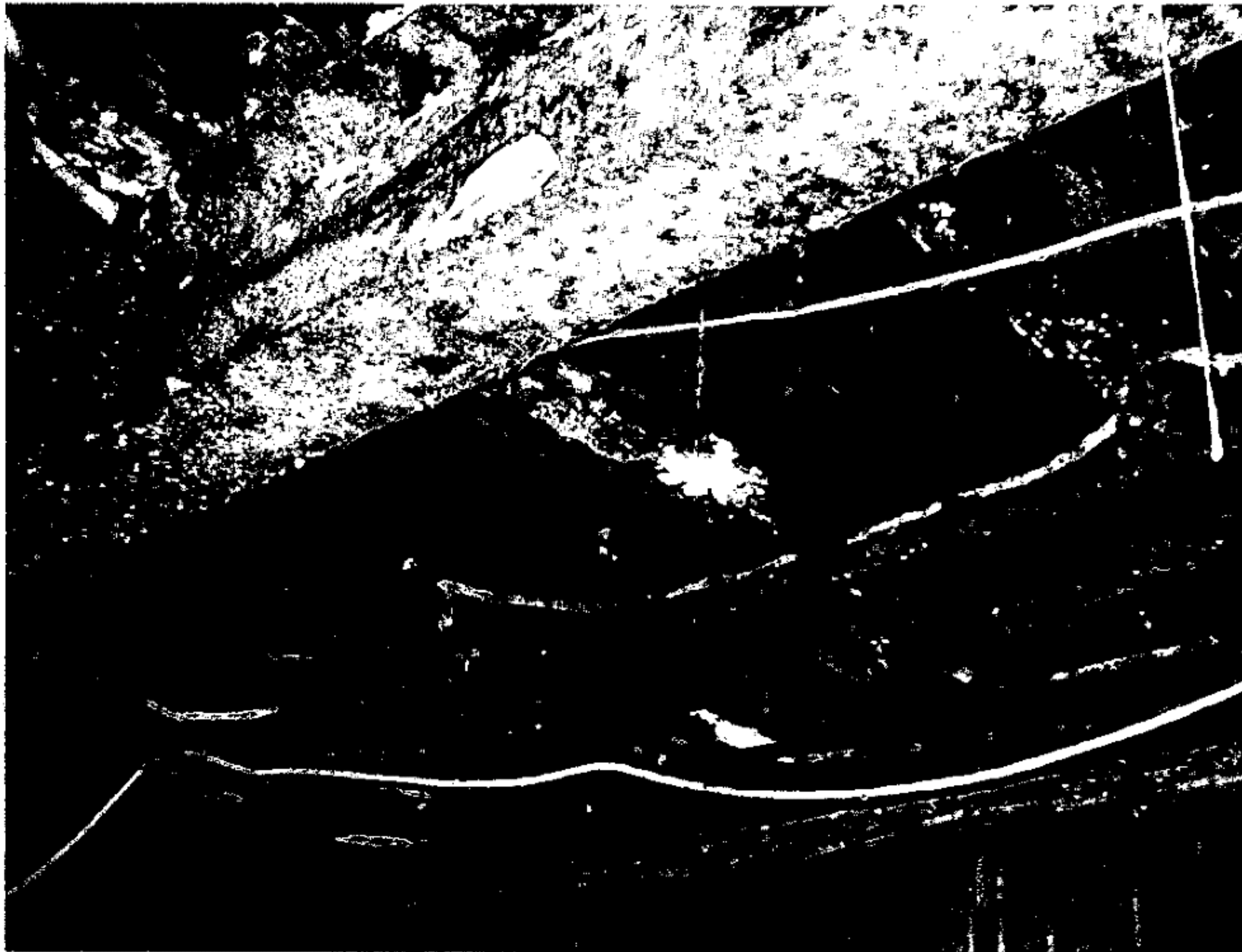


Photo No. 08 – 1st Floor Framing Damage of 616 Atlantic Avenue



Photo No. 09 – Stair Stringer Support Damage of 616 Atlantic Avenue

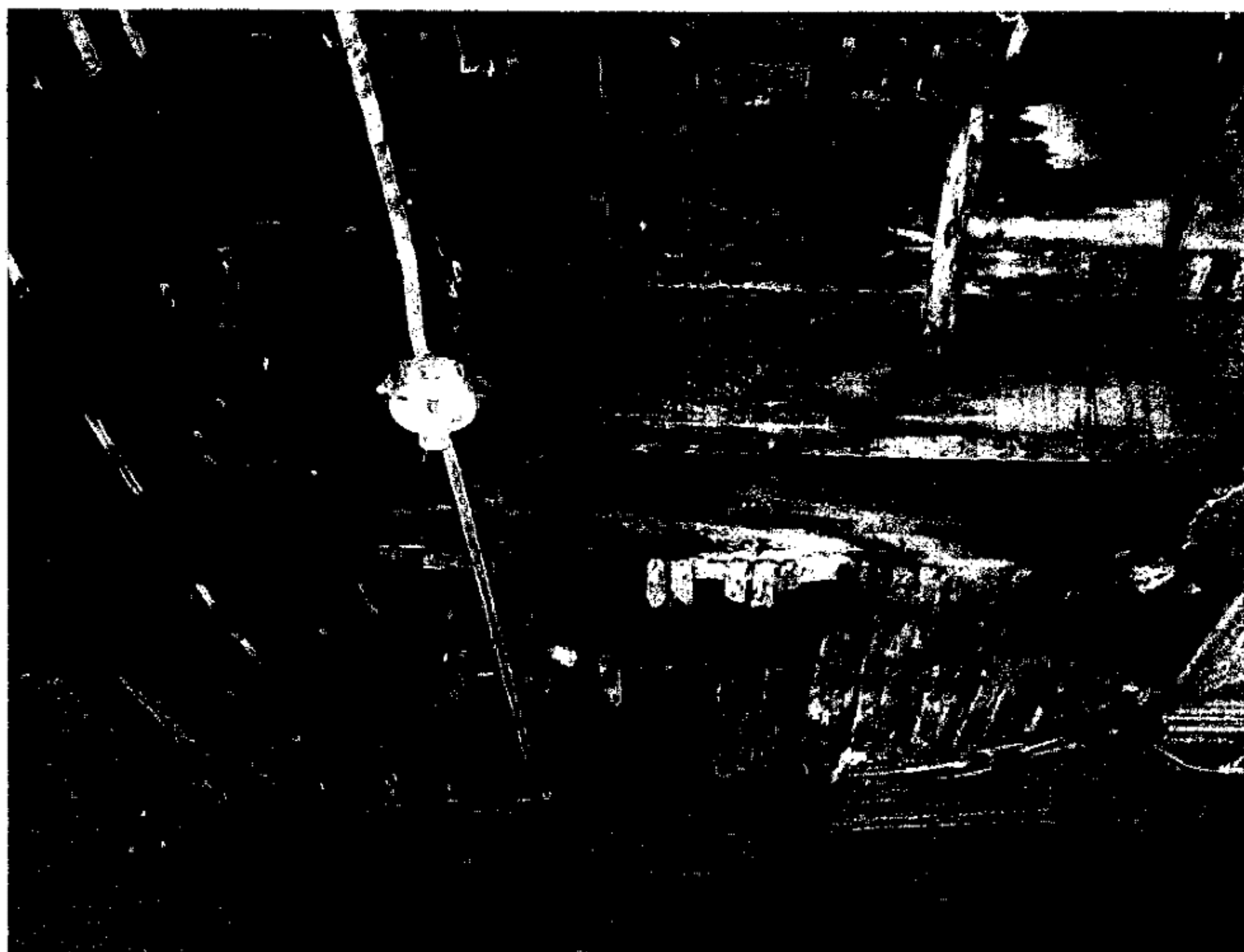


Photo No. 10 – 2nd Floor Framing Damage of 616 Atlantic Avenue



**Photo No. 11 – Further 2nd Floor Framing Damage of 616 Atlantic Avenue
(Condition on November 01, 2005)**



Photo No. 12 – 2nd Floor Framing Damage of 614 Atlantic Avenue

461 Dean Street

LZA Technology recommends that the structure at 461 Dean Street be demolished because it poses an immediate threat to the preservation of life, health, and property based on the observations described below.

The majority of the distresses observed are the consequence of all the floors sagging severely towards the center most point of the building, the building being open to the elements, and water infiltration. The timber flooring in the building is severely deteriorated and appears to be on the verge of collapse. To prevent further deflection of the floor framing, an additional timber girder with timber shoring was added in the basement under the midspan of the framing. On a subsequent site visit on November 01, 2005 we observed the following:

- In one location the timber shoring added in basement to prevent further floor deflections and to stabilize the structure continues to fail (Refer to Photo No. 13)
- Continued sagging of the timber flooring on all floors
- Continued timber flooring and floor joist water and rot damage on all floors

These observations indicate that major structural deterioration is occurring and that the structure is unsafe.

The distresses observed in the northern most portion of the building are a consequence of a number of circumstances:

- a. Water infiltration causing the timber floors and roof system to deteriorate
- b. The building being constructed in the early 1900's
- c. The nature of the construction

The numerous active leaks throughout the building, along with the numerous cracked and broken glass window panes, have left the building permanently exposed to the elements. These active water leaks if left unchecked, will eventually lead to local collapses of the timber floor and roof joist systems and the ultimate collapse of the entire building. The end of a few timber girders supporting the first floor's timber floor framing are water damaged and rotted. The window and door frames are all severely racked. These are evidence that the major structural support system of the building is substantially compromised and that the structure is unsafe.

If there was ever a fire or emergency in this structure it would be extremely dangerous for fire or emergency personnel to enter this structure. We have been recently informed by the owner that the structures are also asbestos contaminated. The structure is also located adjacent to a fully operational gas station.

For a more detailed description of the observed distresses see Section IV titled Field Observations in this report. For typical observed distress in the building located at 461 Dean Street refer to Photos #13 through #20 below:



**Photo No. 13 – Timber Post Failure At
Basement of 461 Dean Street**



**Photo No. 14 – Further Timber Post Failure At Basement
of 461 Dean Street (Condition on November 01, 2005)**