

# Building Condition Assessment Report

Broadway Theatre  
Monticello, NY

**Prepared For:**

Sullivan County Division of Planning, Community Development & Real Property  
100 North Street  
Monticello, NY 12701

Attn: Kassondra Johnstone, Senior Planner



**Prepared by:**

*Tectonic Engineering Consultants, Geologists, & Land Surveyors D.P.C.*  
Tectonic Work Order No.: 9294.01  
September 28, 2023



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## 1.0 EXECUTIVE SUMMARY

### 1.1 OBJECTIVE

Tectonic Engineering Consultants, Geologists, & Land Surveyors D.P.C. (“Tectonic”) was asked to perform a visual non-destructive structural assessment of the existing building located at 498 Broadway, Monticello, New York and provide a professional opinion as to the general structural condition of the existing building for the purposes of hazmat testing and sampling.

### 1.2 METHODOLOGY

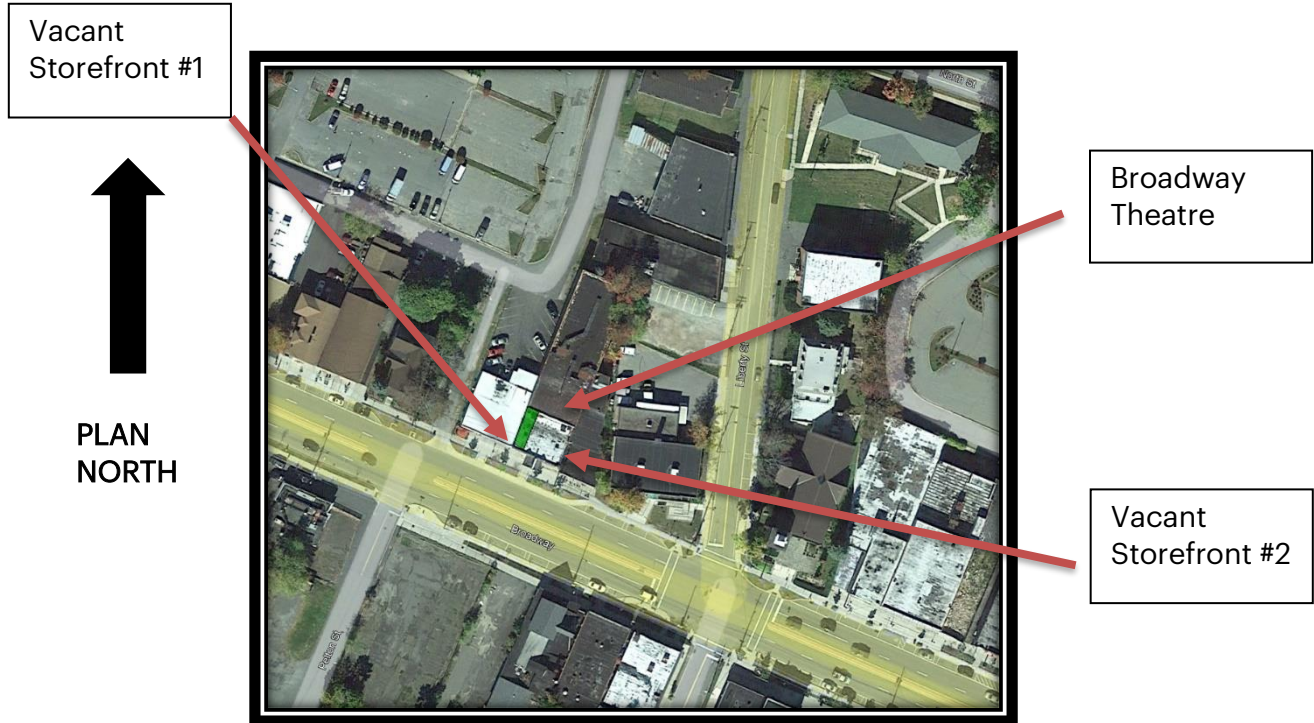
Tectonic visited the site on August 29<sup>th</sup>, 2023 and September 26<sup>th</sup>, 2023. A limited visual site investigation of the interior and exterior of the theatre building (“main building”). Measurements, notes, and digital photography were taken as part of the documentation. A structural engineer from Tectonic performed the inspection.

This report is based on a visual inspection of the accessible components of the building and property and is not to be considered an exhaustive technical evaluation. Testing of materials and full structural analysis of the building components to determine capacity or compliance with any standards is outside the scope of this report.

## 2.0 PROPERTY DESCRIPTION

### 2.1 OVERALL PROPERTY & BUILDING STRUCTURE

The existing property is a vacant theatre with two adjacent vacant storefronts. The property is located on the north side of Broadway between Liberty Street to the east and Jefferson St to the west. The side walls of the building butt up to the adjacent buildings, with 500 Broadway to the west and 490 Broadway to the east. 500 Broadway is an active restaurant called Nelly’s Latin Restaurant and 490 Broadway appears to be another vacant building. The main building consists of three businesses, Broadway Theatre and two vacant retail spaces, one on each side of the theater entrance between the adjacent buildings.

**AERIAL VIEW**

An overall aerial view of the property (per Google)

**3.0 CONDITIONS ASSESSMENT****3.1 EXTERIOR FAÇADE**

The original building façade was found to be in moderate to poor condition. The exterior of the building is comprised of mainly brick units in running bond and some decorative stone and bricks. The façade is mostly intact and shows visible signs of stress and deterioration. In general, there are a few locations where the decorative stone or brick has chipped off, there are some separations at the mortar joint at some of the bricks near the eastern roll up gate lintel. The entrances to the theatre and Vacant Storefront #2 are sealed with two roll up metal security gates and Vacant Storefront #1 has exposed glass shop windows with clerestory windows above. There are several loose bricks and damage noticed at grade outside the entrance to the Vacant Storefront #1 entrance. The parapet at the front of the building is in poor condition, the wall is visibly deflecting towards the street side. The theatre overhang sign ties to the parapet from the street side and there are additional steel rods tying the parapet back to

the wood roof joists. Poor condition of the roof may have caused some deterioration of these connections causing the parapet to begin to deflect due to the loading from the sign. The deflecting of the parapet has also caused the waterproofing membrane to become separated from masonry, potentially further damaging the roof structure by allowing additional water filtration.

The upper roof façade masonry is in moderate to poor condition. There are several bricks missing and the façade bricks that remain are noticeably weathered and in need of repointing.

## 3.2 INTERIOR

### 3.2.1 BROADWAY THEATRE

#### **Main Theatre Room:**

The building is steel framed, with large steel girders spanning over the theatre space supporting wood roof joists with T&G wood roof decking and an EPDM style roof membrane. The main steel girders connect to steel beams embedded in the side masonry walls of the building. The floor of the theatre is a concrete slab that changes in elevation as it slopes downward as you get closer to the stage/screen.

All the exposed structural steel elements were found to be in good condition. No signs of major deterioration but rust was noticed on the top and bottom flanges of the girders, most likely due to exposure to water leaking from the roof. The building is vacant and without and running utilities, so the lack of any lighting prevented any detailed visual observations of the girder & connections to the column as they are located at roof level.

The concrete floor slab was found to be to be in good condition. There were some minor cracks and leftover holes from the removal of theater seating and other renovations in the top of the slab.

#### **Projection Room:**

The old projection room floor had collapsed per the Engineering Report by Glenn L. Smith, P.E. dated 08/16/19. At the time of inspection, the 2<sup>nd</sup> floor projection room has been demolished and new CFS floor joists have been installed on existing steel framing. No floor deck has been installed, but plywood sheets have been installed as a working platform over the CFS joists. However, there are still roof leaks which has caused some water damage on the plywood work platform. The projection room should have the work platform plywood replaced from 21' off the west wall of the property to the east wall of the property. The access to the lower roof over the lobby is through the windows in the projection room. The window frame is completely removed allowing the interior of the wall to be exposed to the weather. The access window is about 4' off the projection room

floor and is very close to the edge of the top of the staircase and is a potential fall hazard. If entering for a hazmat survey, a stepladder should be used to access the lower roof from the projection room.

The steel staircase was found to be in good condition, with only minor surface rust noticed on the railings and stringers. The only safety issue is the amount of debris that has built up on the stairs. The rubble on the staircase should be removed to prevent any tripping hazards and provide a clear path of egress.

### **Lobby:**

The front lobby/ticket booth area is located at the front of the building under the lower roof. The floor in the lobby is a concrete slab that is in good condition, the roof is wood joists spanning from masonry wall to masonry wall with a wood roof deck. The existing drop ceiling has extensive water damage from roof leaks, some of the drop ceiling has collapsed and water is still dripping from the roof damaging what remaining ceiling is still there. The only hazard in working in this area is the potential for more debris to fall from the ceiling. Most of the paint and drywall has moisture damage and is cracking.

### **3.2.2 Vacant Storefront #1**

The Vacant Storefront #1 is located at the southwest corner of the building. The space shares the lower roof with the lobby which is wood joists spanning masonry wall to masonry wall with a wood roof deck. The floor in the Vacant Storefront #1 is wood joists with plywood decking over a concrete slab crawlspace. Roof leaks have caused some of the ceiling to collapse from water damage and the northwest corner of the roof has extensive water damage on the plywood floor deck. The plywood floor deck in the northwest corner of the room has rotted away and there is a massive hole that leads to the crawlspace. If entering for a hazmat survey, 8'x8' section of the northwest corner of the room should be avoided. Most of the paint and drywall has moisture damage and is cracking.

### **3.2.3 Vacant Storefront #2**

The Vacant Storefront #2 is located at the southeast corner of the building. The space shares the lower roof with the lobby and Vacant Storefront #1, which is wood joists spanning masonry wall to masonry wall with a wood roof deck. The floor in Vacant Storefront #2 is wood floor joists with plywood decking with an opening in the floor for access to the concrete slab crawlspace. Similar to Vacant Storefront #1, roof leaks have caused some of the decorative tin ceiling panels to collapse and there is extensive water damage to the plywood floor decking. The entire back half the storefront floor decking is oversaturated and rotting away. The back half of the space's floor system is compromised, if accessing for a hazmat survey only the first 10 feet from the front door should be used for sampling. A lot of the paint and parging on the walls have peeling, exposing the terracotta block walls.

### 3.3 ROOF

The lower roof as detailed in the previous sections is wood joists spanning from the masonry walls with a wood deck. The roof slopes and forms a valley about 5' south of the wall separating the upper and lower roof. There was water pooling in the valley and there is vegetation growing on the roof, indicating the membrane has been compromised. The roof membrane is visibly worn and has noticeable soft spots where water was infiltrated the membrane. As mentioned in section 3.1 it is detailed that the front parapet is deflecting where the parapet flashing membrane is separated from the masonry due to the deflection. Caution should be taken when working on the lower roof as the condition of the roof joists were not able to be verified, however the presence of extensive roof leaks and damage to the ceilings below would indicate that the roof joists have some amount of water damage.

The only way to access the upper roof is by ladder. However, due to the condition of the lower roof it is not recommended to place a ladder on the deteriorating roof membrane. The roof joists below should be shored up before placing a concentrated load to support the ladder. The adjacent property roofs appear to be in good condition, it may be better to access the upper roof by ladder from the adjacent properties. The upper roof is wood joists with T&G wood decking spanning across steel girders. The existing wood joists have been sistered up with new CFS joists of the same depth for the first 50' from the southern upper roof wall. Joists beyond that point are still the original wood joists and the underside of the roof was not visible due to the existing ceiling still be intact. The roof membrane has visible wear and tear and there are several locations where pooling is noted. The flashing membrane at the parapets is also deteriorated and has vegetation growing out of it, indicating the membrane has been compromised. There is a section of the roof spanning side wall to side wall 18' from the southern upper roof wall where there is roof leak which may have compromised the roof deck in that location. Caution should be taken when working on the upper roof, while the roof support structure that has been replaced appears to be adequate the roof deck itself may still be water damaged. There also is an opening in the roof structure visible below located approximately 25' from the southern upper roof wall and 24' from the western side wall. The opening was most likely for some HVAC penetration but is now just open and exposed to the elements, it is safe to assume the roof structure in that area is likely to have suffered some amount of water damage due to exposure.

## 4.0 CONCLUSIONS & RECOMMENDATIONS

### INTERIOR

The interior of the building has suffered from extensive water damage. The only structural components that were found to be in good condition is the ground floor concrete slab and the upper roof steel girders. The newly installed CFS floor & roof joists are in good condition but pose their own hazards as the decking that sits on top of them may be compromised. The existing wood roof joists were unable to be physically inspected in detail due to access, but it is safe to assume most of the joists have had some amount of exposure to moisture and have at least had their capacities reduced. The collapse of the 2<sup>nd</sup> floor projection room floor as detailed in the 2017 and 2019 structural reports has shown that the prolonged exposure to moisture can rapidly deteriorate the existing structure.

Overall, the building's interior was found to be in moderate to poor condition. There are areas of the floors of the second-floor projection room, Vacant Storefront #1 and Vacant Storefront #2 that were soft and deteriorated. These areas are isolated and should be worked around with care. Additional shoring should be used if work is required in these areas.

In the event lead-based paint is confirmed, abatement is to be completed prior to any construction activities. All work must be performed in accordance with the Occupational Safety and Health Administration (OSHA) 29 Code of Federal Regulation (CFR), Lead Exposure in Construction; EPA 40 CFR Part 745 Lead and all other applicable federal, state and local codes, rules and regulations.

All waste generated as part of the repair work should be tested in order to determine the classification of the waste. The United States Environmental Protection Agency (USEPA) defines Hazardous Waste as waste containing the minimum concentration of a particular contaminant identified by the Toxicity Characteristic Leaching Procedure (TCLP).

### ROOF

The roof of this building was found to be in poor condition and unsound for the purposes of a hazmat investigation. If entering for hazmat surveys, the scope of any specific work planned on the roof should be reviewed and approved by a NYS Licensed structural engineer and may require direct field supervision of such work if deemed safe based on planned measures.

Under supervision of a NYS licensed structural engineer, areas in the upper roof where the joists have been replaced, sheets of structural plywood may be used as a work area for sampling over areas where the joists are adequate, but the decking may be compromised. Based on our assumption of the condition of the framing system, reinforcement will need to be completed prior to application of



large loads and major work on roof. Based on conservative assumptions, it is recommended that shoring be placed in areas in which the joists and/or deck have been compromised in order to do any repair work, particularly the upper roof. The upper roof is unsafe and should not be walked on unless it's shored from below. Between the compromised deck and saturated wood joists, the structural capacity of the roof is unknown. No work should be done in the building if there is snow accumulation on the roof. Sampling of the lower roof would generally be safe if the sampling takes place along the party wall between the upper and lower roof if there is some shoring of the roof joists from below.

Due to the overall poor condition of the roof and façade, the existing wood roof joists should all be reinforced or replaced. As the roof leak issues remain unsolved the condition of the wooden roof members will only deteriorate further as was seen with the second floor projection room. The existing sign awning should be removed and the masonry parapet rebuilt as well as repairing any connections the signage support rods had to the existing roof joists. Only one the roof and parapets have been repaired should the signage be reinstalled. If hazmat samples are needed from the sign awning structure it is recommended that the samples be taken from a ladder or scaffolding on the sides of the signage and that no personnel or equipment be placed on the roof of the awning.

Due to the poor condition of the roof, the roofing needs to be replaced. Reinforcing may also be necessary along the areas where deterioration exists. The condition will continue to worsen over time from cyclic loads (snow / wind) and any water leakage into the building. It is also recommended to evaluate if any water is continuing to enter the building in areas of the roof. Minimizing the water and dryer the building is the first step in attempting to restore the building.

The source of the noted leaks are to be investigated by a roofing contractor, and they are to investigate the extent of the damage.

Due to a lack of any protective measures to prevent further deterioration and exposure to the elements (rain, snow, wind, etc.) it can be expected that some areas may potentially be in worse condition during any future visits to the site. It was shown in the 2017 and 2019 structural reports that lack of maintenance to the building could result in rapidly deteriorating and hazardous conditions. This site visit was not an exhaustive investigation and inspection, any personnel entering the building shall do it with care and perform their own assessment prior to walking on any part of the building.

## 5.0 LIMITATIONS

The interpretation of the field data is based on good judgment and experience. However, no matter how qualified the professional or detailed the investigation, pre-existing conditions cannot always be predicted beyond the limits of actual visual observation. No other warranty, expressed or implied, is made as to the professional

advice included in this report. The recommendations contained in this report are intended for assessment only. Contractors and others involved in the construction or remediation of this property are advised to make an independent assessment of existing conditions for the purpose of establishing quantities, schedules, and construction techniques.

This assessment was completed with the intention of providing direction for safe working areas for hazardous material sampling crews visiting the site following the issuance of this report. Any contractors performing future work should on the property should conduct an independent assessment of the conditions of the property, as conditions may change.

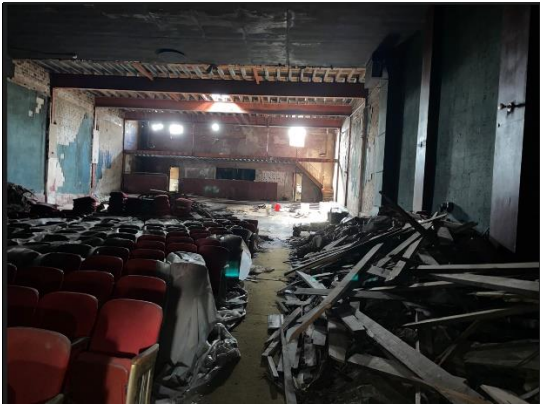
## 6.0 SIGNATURES

This Building Condition Assessment report was prepared to document readily visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the viability of future re-use of this facility.

**Prepared By:**

<i>Michael Martin P. E.</i>	Senior Project Manager	09/28/23
Name	Title	Date

# APPENDIX A PHOTOGRAPHS



**Photograph # 1**

Looking south toward projection room and front of building.



**Photograph # 2**

Existing wood joist on upper roof sistered with new CFS joists.



**Photograph # 3**

Steel girder to column connection. Wood and CFS joists & T&G roof deck above



**Photograph # 4**

Bottom view of new projection room CFS floor joists.



**Photograph # 5**  
Top view of new projection room CFS floor joists.



**Photograph # 6**  
Water damaged collapsed ceiling in lobby. Roof deck by roof drain saturated.



**Photograph # 7**  
Water damaged walls and ceiling in lobby.



**Photograph # 8**  
Water damaged floor and walls in Vacant Storefront #1.



**Photograph # 9**

Hole in floor in Vacant Storefront #1. Damaged plywood floor in northwest corner of room.



**Photograph # 10**

Water damaged walls & ceiling. Partial ceiling collapse.



**Photograph # 11**

Lower Roof – Vegetation growing out of roof drain. Sediment build up in valley.



**Photograph # 12**

Deflecting parapet at front of building



**Photograph # 13**  
Wall to upper roof. North looking view of lower roof



**Photograph # 14**  
Deteriorated masonry at exterior wall.



**Photograph # 15**  
North looking view of upper roof. Pooling visible on damaged roof membrane.



**Photograph # 16**  
Front of building.



**Photograph # 17**

Ceiling of Vacant Storefront #2. Metal Ceiling collapsed from water damage and roof deck is visibly saturated.



**Photograph # 18**

View from front entrance of Vacant Storefront #2 looking to rear of space. Metal ceiling collapsed from water damage and floor decking in rear of room is visibly deteriorating.



**Photograph # 19**

Water pooling under floor in crawlspace in Vacant Storefront #2.



# APPENDIX B

## ROOM ASSESSMENT

### SUMMARY TABLE

Room Assessment Summary Table				
Building Area/Room	Condition Assessment Completed (Y/N)	Accessibility	What's required to safely access	Comments
Ticket Booth Area	YES	Easily accessed	Standard PPE (Hardhat, work boots, etc)	No notable hazards in this location.
Lobby behind Ticket Booth	YES	Accessible, with hazards	Standard PPE (Hardhat, work boots, etc)	Damage to ceiling, avoid standing under areas where ceiling has fallen.
Vestibule between Lobby and Main Theatre	YES	Accessible, with hazards	Standard PPE (Hardhat, work boots, etc)	Damage to ceiling, avoid standing under areas where ceiling has fallen.
Main Theatre	YES	Easily accessed	Standard PPE (Hardhat, work boots, etc)	No notable hazards in this location.
Backstage Area	YES	Easily accessed	Standard PPE (Hardhat, work boots, etc)	No notable hazards in this location.
Restrooms	YES	Accessible, with hazards	Standard PPE (Hardhat, work boots, etc)	Damage to ceiling, avoid standing under areas where ceiling has fallen.
Old Projection Room Location	YES	Staircase is covered in debris	Standard PPE (Hardhat, work boots, etc). Plywood working platform.	Floor is not finished being rebuilt. Joists are in good condition but plywood sheets on top of joists have some water damage.
Vacant Storefront #1	YES	Must climb down a 3' drop from the Theatre property into the Vacant Storefront. Or access from front of storefront. Space accessible once inside, with hazards.	Standard PPE (Hardhat, work boots, etc) Stepladder to access from theatre property. Direction from engineer on safe locations.	Wood floor is water damaged heavily in some parts of the room. There is a fall hazard where there is a large hole in the floor.
Vacant Storefront #2	NO	Enter from front of storefront. Space is accessible once inside, with hazards.	Standard PPE (Hardhat, work boots, etc) Direction from engineer on safe locations.	Wood floor is water damaged heavily in some parts of the room. There is a fall hazard where there is a large hole in the floor.
Lower Roof	YES	Must climb out 2 <sup>nd</sup> floor window in Project Room Area	Standard PPE (Hardhat, work boots, etc). Ladder for access out of the window. Shoring of roof joists. Direction from engineer on safe locations.	Roof has leaks and water damage. Roof joists should be shored up from below for work to take place.
Upper Roof	YES	Not easily accessible. A ladder must be used to reach the Upper Roof	Standard PPE (Hardhat, work boots, etc) Ladder for access from the lower roof. Shoring of roof joists. Direction from engineer on safe locations.	Roof has leaks and water damage. Roof joists should be shored up from below for work to take place.