



Huq Engineering Consultancy, PLLC

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May 12, 2017

Mr. President
Hilful Fuzul Community Services, Inc. (HFCS)
Buffalo, NY

Ref: Proposal for repairing works in phases for re-commissioning of the properties at 472 and 476 Emslie Street, Buffalo, NY 14212.

Huq Engineering Consultancy (HEC) visited the site and observed the present conditions of the properties on February 27, 2017. Although, the allowed time frame in which a quick observation was made including some notes and taking pictures, it worthy to make this proposal based on preliminary estimates of the structural integrity, damage made by non using the property for years, and some carelessness in handling the assets and properties itself during the last days of its use and afterwards.

HEC understands that the building located at 476 Emslie Street had been used as a school and was abandoned for about two decades. The building at 472 Emslie street is associated with the school building and had been used as a convent house. It was also abandoned at the same time. For this long time they had not been used. The heating system was shut down. As a result, the seasonal thawing and cooling made the damages, mostly on the surfaces. The properties are not usable at its present condition. Substantial superficial damages have been observed including the damages to partition walls, floors, doors and windows, ceilings, plumbing systems, etc. Apparently, the main structures are sound. The interiors can be renovated, as necessary, towards the need of the intended school facility. It is to be noted that the structures are designated as landmarks by the city of Buffalo. So, the external facades shall be kept intact according to the rules of the City of Buffalo.

HEC observed the structural and non-structural elements of the buildings along with the site conditions. They can be described as follows:

Architecture:

The school building and the convent house has been designated as historical buildings in the city of Buffalo. They need to be preserved according to the rules of historical buildings. The school building has some superficial minor defects on the surface, which are need to be fixed keeping the aesthetics matching the surroundings. No other alteration is proposed to the structural outlook.

The convent house has a back side wall broken. This wall needs to be fixed immediately as water infiltrates inside the building through the gaps. No other work is proposed to the exterior view of the building.



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Structural Elements:

The school building at 476 Emslie Street, has a robust 4 story brick masonry structure with 4 structural walls running longitudinally. The building has a length of 233 feet having a footprint area of approximately 16,425 square feet. The walls are about 18 inches thick from the ground level to the top. The middle two walls defining the central corridors in each floor, except the top floor. The first three floors are set to have class rooms and similar rooms. Partition walls with timber struts and dry wall were used to make the rooms on either side. Both the ends of the building are of structural walls up to the top. The structural walls seem robust. Insignificant areas of mortar joint disintegration have been observed at a few locations outside. They can be categorized as minor. No settlement crack has been observed. The roof structure is of heavy timber frame. Some of the members are showing small defects, which need some minor repair. Major renovation is not needed.

The convent house at 472 Emslie Street has a similar 4 story brick masonry structure. It is much smaller in plan than the school building, covering only about 5,740 square feet. This building is also has a skeleton of 18 inch thick brick masonry structure. On the east side of the building, a portion of the brick work is broken from ground level to the 2nd floor level. Other than that the structure seems very good.

Roof:

The school building has a two part sloped roof. Several holes have been found due to the roof sheeting deterioration. Eventually, the inner parts of the ceiling in the top floor have been damaged in those areas. Repairing is needed in those areas for roof sheeting with replacement of shingles, the ceiling underneath and the insulation. The other parts of the roof seem good. Roofing professionals can determine by detailed investigation, whether the whole roof needs some sort of replacement or not.

As for the convent house, not such defects were visible in the roof. Roofing professionals can determine by detailed investigation, whether there is any repairing needed there.

Foundation:

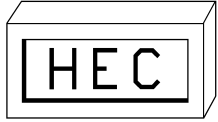
For both the school building and the convent house, no foundation defect has been observed. Not settlement crack found. The foundations of the buildings are in good health.

Partition Walls:

Most of the partition walls in the school building are intact. Some of them are broken and they need to be fixed. No renovation is planned at this stage.

In the convent house, some of the partition walls are broken. They need to be fixed.

Bathrooms:



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All the bathrooms are broken. New partitions and bathroom fixers are needed to be installed. Some of the piping are also subjected to change. This is same for both the buildings.

Electric System:

The electric system in the both the School Building and the Convent House is running. At some locations, the fixers may need to be changed. A professional investigation and proper renovation may need to be performed.

Plumbing and Sprinkler system:

For the school building, apparently, there are two connections to the public water supply and sewer systems. The East part of the building is connected to Emslie Street source, and the West part of the building is connected to the Watson street source. The bathrooms are located at extreme ends of the building. Apparently, there is no water outlet other than the ends of the building. However, a portion of the first floor is equipped with sprinkler system. They might have connections from both ends of the building. The other floors have partial sprinkler system too. According to the building code, sprinkler systems shall be installed almost all over the building.

No sprinkler system is available in the convent house. According to the building code, sprinkler system will be needed in upper 3 floors.

Heating system:

The school building has a baseboard hot water heating system. The boiler may be in a bad condition. It is needed to be professionally checked. If needed, the boiler has to be replaced with new one. The piping looks good. Some portion of it may need to be changed. No air conditioning system is available in this building. If needed window units may be installed. That will come later after re-commissioning of the building.

The convent house also has similar heating system. There is a need to professionally check the system and if needed the boiler should be replaced with a new one. No air conditioning system is available in this building. Window units may be installed if needed.

Wall and Ceiling finish:

As the heating system was shut down for a long time, painting has been damaged. Both the buildings need to be repainted in their walls and ceilings.

Floor finish:

There are different types of floor finish found in both the buildings. Some of them are ruined and need to be replaced. The others need to be minor-change/refinish.



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Site and Parking lot:

The lots are pretty good in shape and apparently clean. Parking lots are broken here and there. They need to be fixed. Some landscaping work is also needed.

Budget:

Considering all the existing conditions mentioned above, and the intended use of the properties, a total budget of \$1.2M is needed to clean, repair the defects, replacement of appliances and fixers, and addition of the systems needed to comply with the current rules in re-commissioning of the properties which are left vacant for about two decades. This does not include any renovation or restructuring of the interiors. HFCS will decide later, after acquiring the properties, about their need, and will plan with revised budget accordingly.

This report is a very preliminary one, based on a walk-through investigation. Detailed investigation, assessment of the actual work needed, and the precise estimate of the budget will be required to hire the contractor(s) to perform the work(s).

Thanks.



A handwritten signature in blue ink, appearing to read 'MD A Huq', written over a horizontal line.

MD A Huq, P.E.
Director of Engineering
Huq Engineering Consultancy, PLLC

**Recommissioning of the abandoned buildings at
472 and 476 Emslie Street, Buffalo, NY
Summary of Preliminary Estimate**

| Item: | Description: | Qty: | Unit: | Rate: | Cost: | Total: |
|-------|-------------------------------------------------------------------------|--------|-------|--------|----------|-----------|
| 1 | School Bld. Exterior Site Work | L.S. | - | - | \$30,000 | |
| 2 | School Bld. Interior Cleaning | L.S. | - | - | \$10,000 | |
| 3 | School Bld. External repairing | - | - | - | \$21,500 | |
| 4 | School Bld. boiler room repairing | - | - | - | \$80,000 | |
| 5 | School Bld. Boiler room Ceiling Painting including surface preparation. | 930 | sft | \$2.10 | \$1,954 | |
| 6 | School Bld. Boiler room Wall Painting including surface preparation. | 1,110 | sft | \$2.00 | \$2,220 | |
| 7 | School Bld. Exterior Security System | L.S. | - | - | \$10,000 | |
| 8 | School Bld. Ext. and Boiler Rm Contin. | L.S. | - | - | \$10,000 | |
| | | | | | | \$165,674 |
| 9 | School Bld. 1st floor repairing | - | - | - | \$27,500 | |
| 10 | School Bld. 1st fl. Ceiling Painting including surface preparation. | 13,609 | sft | \$2.10 | \$28,579 | |
| 11 | School Bld. 1st fl. Wall Painting including surface preparation. | 19,515 | sft | \$2.00 | \$39,030 | |
| 12 | School Bld. 1st fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| 13 | School bld. 1st fl.Sprinkler system | L.S. | - | - | \$54,200 | |
| 14 | School bld. 1st fl. Contingency | L.S. | - | - | \$20,000 | |
| | | | | | | \$174,309 |
| 15 | School Bld. 2nd floor repairing | - | - | - | \$19,300 | |
| 16 | School Bld. 2nd fl. Ceiling Painting including surface preparation. | 14,410 | sft | \$2.10 | \$30,261 | |
| 17 | School Bld. 2nd fl. Wall Painting including surface preparation. | 38,694 | sft | \$2.00 | \$77,388 | |
| 18 | School Bld. 2nd fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| 19 | School bld. 2nd fl.Sprinkler system | L.S. | - | - | \$38,500 | |
| 20 | School bld. 2nd fl. Contingency | L.S. | - | - | \$10,000 | |
| | | | | | | \$180,449 |
| 21 | School Bld. 3rd floor repairing | - | - | - | \$10,500 | |
| 22 | School Bld. 3rd fl. Ceiling Painting including surface preparation. | 14,476 | sft | \$2.10 | \$30,400 | |
| 23 | School Bld. 3rd fl. Wall Painting including surface preparation. | 34,949 | sft | \$2.00 | \$69,898 | |
| 24 | School Bld. 3rd fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| 25 | School bld. 3rd fl.Sprinkler system | L.S. | - | - | \$38,500 | |
| 26 | School bld. 3rd fl. Contingency | L.S. | - | - | \$10,000 | |
| | | | | | | \$164,298 |
| 27 | School Bld. 4th floor repairing plus Elevator fixing or replacement. | - | - | - | \$29,600 | |

Recommissioning of the abandoned buildings at
472 and 476 Emslie Street, Buffalo, NY
Summary of Preliminary Estimate

| Item: | Description: | Qty: | Unit: | Rate: | Cost: | Total: |
|-------|---------------------------------------------------------------------------|--------|-------|--------|----------|-----------|
| 28 | School Bld. 4th fl. Ceiling Painting including surface preparation. | 14,935 | sft | \$2.10 | \$31,364 | |
| 29 | School Bld. 4th fl. Wall Painting including surface preparation. | 31,734 | sft | \$2.00 | \$63,468 | |
| 30 | School Bld. 4th fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| 31 | School bld. 4th fl. Sprinkler system | L.S. | - | - | \$38,500 | |
| 32 | School bld. 4th fl. Contingency | L.S. | - | - | \$10,000 | |
| | | | | | | \$177,932 |
| 33 | Convent House Exterior Site Work | L.S. | - | - | \$5,000 | |
| 34 | Convent House Interior Cleaning | L.S. | - | - | \$5,000 | |
| 35 | Convent House Boiler room repairing | - | - | - | \$30,000 | |
| 36 | Convent House Boiler room Ceiling Painting including surface preparation. | 236 | sft | \$2.10 | \$496 | |
| 37 | Convent House Boiler room Wall Painting including surface preparation. | 695 | sft | \$2.00 | \$1,390 | |
| 38 | Convent House Exterior Security Sys. | L.S. | - | - | \$5,000 | |
| | | | | | | \$46,886 |
| 39 | Convent House repairing | - | - | - | \$20,000 | |
| 40 | Convent House Sprinkler system | | | | \$60,000 | |
| 41 | Convent House Contingency | | | | \$10,000 | |
| | | | | | | \$90,000 |
| 42 | Convent House 1st fl. Ceiling Painting including surface preparation. | 4,914 | sft | \$2.10 | \$10,319 | |
| 43 | Convent House 1st fl. Wall Painting including surface preparation. | 15,072 | sft | \$2.00 | \$30,144 | |
| 44 | Convent House 1st fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| | | | | | | \$45,463 |
| 45 | Convent House 2nd fl. Ceiling Painting including surface preparation. | 4,893 | sft | \$2.10 | \$10,275 | |
| 46 | Convent House 2nd fl. Wall Painting including surface preparation. | 20,191 | sft | \$2.00 | \$40,382 | |
| 47 | Convent House 2nd fl. Electrical modernization | L.S. | - | - | \$5,000 | |
| | | | | | | \$55,657 |
| 48 | Convent House 3rd fl. Ceiling Painting including surface preparation. | 4,831 | sft | \$2.10 | \$10,145 | |
| 49 | School Bld. 3rd fl. Wall Painting including surface preparation. | 20,611 | sft | \$2.00 | \$41,222 | |
| 50 | Convent House 3rd fl. Electrical modernization | L.S. | - | - | \$5,000 | |

Recommissioning of the abandoned buildings at
472 and 476 Emslie Street, Buffalo, NY
Summary of Preliminary Estimate

| Item: | Description: | Qty: | Unit: | Rate: | Cost: | Total: |
|--------------|------------------------------------------------------------------------|--------|-------|--------|----------|-------------|
| | | | | | | \$56,367 |
| 51 | Convent House Basement Ceiling Painting including surface preparation. | 4,769 | sft | \$2.10 | \$10,015 | |
| 52 | Convent House Basement Wall Painting including surface preparation. | 12,957 | sft | \$2.00 | \$25,914 | |
| 53 | Convent House Basement Electrical modernization | L.S. | - | - | \$5,000 | |
| | | | | | | \$40,929 |
| Grand Total: | | | | | | \$1,197,963 |

Recommissioning of the abandoned buildings at 472 and 476 Emslie Street, Buffalo, NY

Summary of Construction Program by Phases

| Phases: | Sl. | Description: | Cost: | Total: |
|----------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|
| Phase 1 (1st 6 mo) | 1 | School Building: Exterior site work, Interior cleaning, exterior repairing, Boiler room repairing painting and running, School building exterior security system. | \$165,674 | |
| | 2 | School Building : Half of first floor (East) repairing, painting, updating and recommissioning. | \$87,154 | |
| | | | \$252,828 | |
| Phase 2 (2nd 6 mo.) | 1 | School Building: 4th floor repairing, painting, updating and recommissioning. | \$177,932 | |
| | 2 | School Building: Stair ST-1 and ST-2, 1st floor to 4th floor, repairing, painting and recommissioning. | \$43,093 | |
| | | | \$221,025 | |
| Phase 3 (3rd 6 mo.) | 1 | Convent House: Exterior site work, Interior cleaning, exterior repairing, Boiler room repairing painting and running, School building exterior security system. | \$46,886 | |
| | 2 | Convent House: Internal repairing from 1st floor and 2nd floor. | \$45,000 | |
| | 3 | Convent House: Painting and updating, from 1st floor to 3rd floor. | \$101,121 | |
| | | | \$193,006 | |
| Phase 4 (4th 6 mo.) | 1 | School Building: Half of 2nd floor and 3rd floor (East side) | \$129,280 | |
| | 2 | School Building: Stair 3 & 4, from 1st floor to 4th floor (West side Entrance) | \$64,882 | |
| | | | \$194,162 | |
| Phase 5 (5th 6 mo.) | 1 | School Building: Rest of 1st, 2nd and 3rd floor, repairing, painting and commissioning. | \$194,646 | |
| | | | \$194,646 | |
| Phase 6 (6th 6 mo.) | 1 | Convent House: 3rd floor, repairing, painting and commissioning. | \$78,867 | |
| | 2 | Convent House: Basement, repairing, painting and commissioning. | \$63,429 | |
| | | | \$142,296 | |
| Total 6 Phases in 3 years. | | | Grand Total: \$1,197,963 | |