



FUSS & O'NEILL

February 11, 2021

Mr. Kevin Proft
City Planner
City of Woonsocket
169 Main Street
Woonsocket, RI 02895

RE: Structural Condition Assessment
162 Main Street, Woonsocket, RI
Fuss & O'Neill Reference No. 20181545.B10

Dear Mr. Proft:

Fuss & O'Neill, Inc. (F&O) has completed a structural condition assessment of the existing building located at 162 Main Street in Woonsocket, RI. The purpose of this assessment was to evaluate the general condition of the building's structural elements as well as identify unsafe conditions that could impact the hazardous materials abatement. The assessment consisted of visual observations made from outside and inside the structure where accessible. The former Hospital Trust Bank property was originally constructed in 1937 and consists of approximately 36,104 square feet over 5 stories of office space. It is our understanding that the building has been unoccupied for several years.

F&O completed our visual structural condition assessment on January 5, 2021. The building's façade consists of a stone masonry veneer with ornate trim and detailing along its Main Street side. The exterior foundation is fully concealed from view and below grade. The at grade first story is approximately 20 feet high and features ornamental concrete columns that support a combination of concrete encased steel and reinforced concrete floor framing elements. The upper floors are framed with one-way arched concrete waffle slabs that span between exterior and interior cast-in-place concrete framing members (walls and girders). Many of the framing elements are partially concealed by finished ceilings and floors; however, deterioration to these finishes did expose some of these elements. The basement construction, where observable, consists of cast-in-place concrete load bearing walls and a slab-on-grade. Portions of the basement were not accessible due to debris.

Generally, the structural elements of the building are in fair condition; however, there are significant portions of the building that have been exposed to prolonged and repeated water infiltration that has caused severe localized damage and deterioration in various locations throughout the building. Typically, the severe deterioration was confined to the portions of the building adjacent to the exterior walls and openings as well as the upper level of the structure, just below the roof. The building has been abandoned for some time; therefore, much of the interior

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finishes have been compromised by unauthorized building occupants and vandals. Specifically, we identified the following during our evaluation:

- Much of the framing at the southeastern end of the main level of the building (where there is a low roof) has been severely impacted by continued infiltration of water. This was evident by heavily damaged and missing portions of the ceiling, corroded steel, and significant cracks in the ornamental concrete columns. There appears to be a skylight in this location that has failed and permits water to freely enter the space.
- There is graffiti present throughout the building with locations of debris and compromised building materials scattered throughout the floors of the structure. In some instances, it isn't clear if the material was intentionally pulled or otherwise removed from their original locations or if it fell or failed due to water infiltration or other forms of deterioration.
- Much of the steel stay-in-place formwork for the arched floor slabs is corroded and deteriorated due to exposure to water infiltration.
- Many acoustical tile ceilings have failed and partially collapsed in the various office spaces throughout the 4 upper levels of the structure. Specifically, the corner offices, adjacent the exterior portions of the building have been compromised due to continued water infiltration. These corner offices also appear to contain the piping for the roof drains for the structure. Since the building is no longer heated, many of these PVC drain pipes are cracked and no longer functioning as originally designed. Water has compromised the wall construction in these locations and likely provides a path for water to enter other areas of the building.
- The southeastern corner of the exterior masonry building walls appears to be moderately cracked and deteriorated on the lower 10 to 12 feet. This area is adjacent to an existing retaining wall that runs almost parallel to the eastern side of the building.
- The roof was not accessible at the time of this evaluation; however, we anticipate that it is likely to be severely damaged and failing in multiple locations given the extent of water infiltration damage we observed from the 5th floor of the building.

While a significant portion of the building's finishes and structural elements are deteriorated or damaged to some degree, it does not appear that the overall stability of the structure has been compromised or is a significant risk to hazardous material abatement or renovation activities. Many of the deteriorated structural elements noted above will require some level of repair and/or replacement should the building be renovated. We strongly recommend that the building be protected from further deterioration due to water infiltration by making the existing exterior wall



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openings weathertight and installing a temporary roof or patching the existing one. If the building's structural elements continue to be exposed to water infiltration, they will continue to deteriorate exponentially and risk failure.

Please contact us with any questions or concerns regarding the results of our evaluation and recommendations for its repair.

Sincerely,

Jason J. LeDoux, P.E.
Senior Project Manager

Enclosures: Photos



Photo 1: Overview of 162 Main Street



Photo 2: Typical Deterioration to Low Roof Framing Members



Photo 3: Cracked Column



Photo 4: Typical Deterioration to Office Waffle Slab Floors



Photo 5: Typical Condition of Corner Office



Photo 6: Moderately Deteriorated Masonry Wall at Intersection with Retaining Wall