

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach FL 33139

LTC#

493-2018

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: September 12, 2018

SUBJECT: **BYRON CARLYLE FACILITY CONDITION UPDATE**

The purpose of this Letter to Commission (LTC) is to provide the Mayor and City Commission with an update of the Byron Carlyle facility condition. Several weeks ago, a site visit identified an issue with the electrical room that floods due to its location in the building below Design Flood Elevation (DFE). Property Management engaged Douglas Wood and Associates (Structural Engineers) and TLC Engineering (Electrical Engineers) to evaluate the conditions of the Byron Carlyle in addition to performing the coming due 50 year certification. These reports will help determine the general structural condition, as well as the general condition of its electrical systems and provide a resolution to the flooding of the main electrical room.

HISTORY:

The Byron Carlyle Theater Complex (the "Theater"), located at 500 71st Street, between Byron Avenue and Carlyle Avenue, originally opened in December 1968 as twin cinemas hosting first-run movies in the heart of North Beach. A total of 994 seats were originally built, with the large auditorium having a capacity of 590 seats, consisting of approximately 28,000 square feet. In the mid-1970s, the Theater was re-developed into a multiplex cinema; the larger auditorium to the west was subdivided into five (5) smaller theaters. The Theater continued to operate until it was sold by its owner, Wometco Enterprises, when the City of Miami Beach purchased it in 2001, for \$1.7 million

The western portion of the building, primarily consisting of five auditoriums is currently uninhabited due to its poor condition (photos attached). Damage from flooding, deferred interior maintenance, poor air circulation, mold, and a series of electrical deficiencies, have made this portion of the theater unsuitable for use. The eastern portion of the building, consisting of approximately 18,000 SF, consists of approximately 10,647 SF occupied by O Cinema, approximately 3,996 SF of vacant office space retained by the City and approximately 3,345 SF of common area. For purposes of the agreement, O Cinema occupies 72% of the Theater building while the City retains 28%. The vacant office spaces retained by the City are in similar disrepair as that mentioned above for the western portion of the theater. The offices are currently vacant and would require significant improvements and repairs to be suitable for occupancy. The City's responsibility include capital repairs and replacement of all structural

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components thereof, all HVAC systems, life safety, mechanical or other systems, plumbing and sewer lines, roofs under the lease agreement between The City of Miami Beach (City) and Living Arts Trust Inc. d/b/a/ O Cinema (O Cinema). O Cinema is responsible for the facility including, without limitation, all structural components, electrical, HVAC, life safety, mechanical, plumbing and other systems and equipment in a good and clean condition consistent with the comparable facilities and in compliance with all governmental requirements, ordinary wear and tear, and casualty loss expected. Maintenance responsibility shall include preventative and any and all other maintenance and as required

ANALYSIS:

The summary of the reports are as follows:

The 50-year Electrical Recertification site inspections and associated report were the work of TLC Engineering under the direction of a Senior Electrical Engineer of the firm and a registered Professional Engineer in the State of Florida. The limitations of the inspection include no review of concealed, no instrumentation tests performed, and no attempt to verify the original electrical design. The electrical deficiencies noted were:

- Visual observations of water damage to the electrical service 2-section panelboard assembly in the main electrical room showing signs of corrosion.
- Visual observations of water damage to conduit penetrations into the floor of the main electrical room, the wiring within the conduits may be compromised.
- Wooden pallets were observed on the floor of the main electrical room. The pallets are for personnel to walk on when standing water floods the room, since it is situated below the base flood elevation. This condition presents a safety hazard.
- Electrical equipment is showing signs of corrosion and are in need of replacement.
- Countertop millwork located in front of panel boards was observed; this is a violation of the National Electrical Code for the required working clearances in front of electrical equipment.
- Grounding electrode conductor connection observed in main electrical room showing signs of corrosion.
- Emergency lighting fixtures not working as intended. The replacement and addition of emergency lighting fixtures for life safety and path of egress is required.
- Fire alarm system needs to be updated and replaced with voice communication due to the type of occupancy classification of the Theater.
- A new location of the main electrical room and associated power distribution equipment above base flood elevation is necessary.
- Outdated and obsolete electrical equipment is recommended to be replaced with new.

The estimated financial impact for the necessary electrical repairs in order to be compliant with current code is approximately \$562,000.00. This estimate includes, but is not limited, to the relocation of the main electrical room above base flood elevation, emergency lighting renewal, rearrangement of raceways and fire alarm upgrades.

The 50-year Structural Recertification site inspections and associated report were the work of Douglas Wood Associates under the direction of a Structural Engineer of the firm and a registered Professional Engineer in the State of Florida. The inspection includes general

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conditions of the structure, visual assessment and recommended repairs. Some actions and repairs need to be accomplished before this building can be recertified. The summary structural deficiencies noted were:

- The addition of a stage to the east cinema does not appear to comply with the current live load code requirement as per FBC 2017 (Florida Building Code 2017).
- Stage and aluminum trusses were added without plans (review of structural implications needed in order to proceed accordingly).
- Floor structure supporting the later added truss frame that supports the lighting needs to be tested for point load support.
- Spalling in concrete columns located in the hallway, electrical room slab, exterior concrete beams, and other exposed areas.
- Corrosion on structural steel supporting the theater sign, on access hatch, and on exposed reinforcement throughout.
- Maintenance repairs needed to restore the deteriorated roofing systems on the upper and lower roofs.
- Exterior walls showing signs of stucco cracking, spalling, peeling, noted in northwest corner of the building.
- Wood-framed steps to access stage need to be modified in conformance with FBC 2017.

Note from DWA: "Based on our visual observations, verbal reports from the current building manager and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west end of the cinema) regularly flood round high tides and the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e spalling and corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present safety issues and potential health issues."

The estimated financial impact for the necessary structural repairs in order to be compliant with current code and the 50 year Certification is yet to be determined. City staff is working diligently with the consultant in order to receive this information as soon as possible.

In regards to the water intrusion affecting the main electrical room, in order to reliably dry flood-proof the room, it would be necessary to remove all existing equipment from the room and have the room reconstructed. This would create a significant financial burden, it will disrupt operations and it would be difficult to guarantee the necessary results. The more feasible and potential course of action would be to relocate the electrical room to the second floor of the building. The current drawings are in poor condition and load capacity for existing slab cannot be determined with much certainty. The work stated above would need to be vetted by the Structural consultant and contractors. The estimated cost only for the structural work is approximately \$150,000.00.

Furthermore, as part of this work mechanical, roofing, and issues related to the building being partially constructed under base flood elevation need to be addressed. The area occupied by

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the City (see exhibit "D") has had no functioning air conditioning units since 2004. In order for the space to be habitable the new units must be reinstalled in compliance with the occupancy load, and use of space. The air conditioning units located in the area leased to O Cinema were installed by the City in 2011 and are the tenant's responsibility to maintain. An environmental consulting firm has been retained to perform indoor air quality testing in all of the areas of the Theater. Several sections of the roof need to be replaced as they are beyond repair; this includes drain lines and scuppers. There have been reports of multiple leaks throughout the facility, severe water ponding, and lack of over flow drains. Roof reports and moisture surveys performed by a roofing consultant concur with the need to have the roofs replaced. The cost associated for the work stated above is yet to be determined. City staff is working diligently with the consultants and contractors in order to receive this information as soon as possible.

BYRON CARLYLE UP TO DATE ESTIMATED COST

Description	Amount
Electrical 50-year Re-certification	\$562,000.00
Structural 50-year Re-certification	TBD
Structural Repairs for Main Electrical Room.....	\$150,000.00
HVAC Repairs and New Units to be Installed.....	TBD
Environmental Engineering Air Test	\$8,500.00
Roof Repairs and Replacement	TBD
Flood Proofing the Building	TBD
<u>Estimated Cost to Date:</u>	\$ 720,500.00
<u>Total Cost:</u>	TBD

CONCLUSION:

The Property Management Department met with the Building Department, which determined that, work on these deficiencies must begin right away in order to maintain compliance if the building is to remain occupied. Unfortunately, the variables still pending to be determined could significantly impact the scope of work. Unforeseen expenses may increase the project cost drastically, as well as jeopardize the feasibility to maintain the Byron Carlyle operational. The possibility of mold and mildew exposure due to the water infiltration from the condition of the roofs, and lack of proper cooling and dehumidification, may be the catalyst that vacates the entire facility until it can be properly remediated. City staff is working closely with consultants and contractors to expedite the permitting, procurement and identify the repair criteria in order to move forward with the immediate work necessary. The cost proposals requested incorporate the full scope of work to remediate and repair this building using the most expeditious method. Total project costs is currently unknown. Should you have any additional questions, please contact Adrian Morales at 305.673.7000 ext. 2932.

EXHIBITS:

Exhibit "A" O Cinema and Condemned Area Photographs

Exhibit "B" TLC Electrical 50 Year Recertification Report

Exhibit "C" Douglas Wood Structural 50 Year Recertification Report

Exhibit "D" O Cinema and Condemned Area Diagram


JLM/MT/AM/LA

Exhibit "A" O Cinema and Condemned Area Photographs



Image 01



Image 02



Image 03



Image 04



Image 05



Image 06

Exhibit "A" O Cinema and Condemned Area Photographs



Image 07

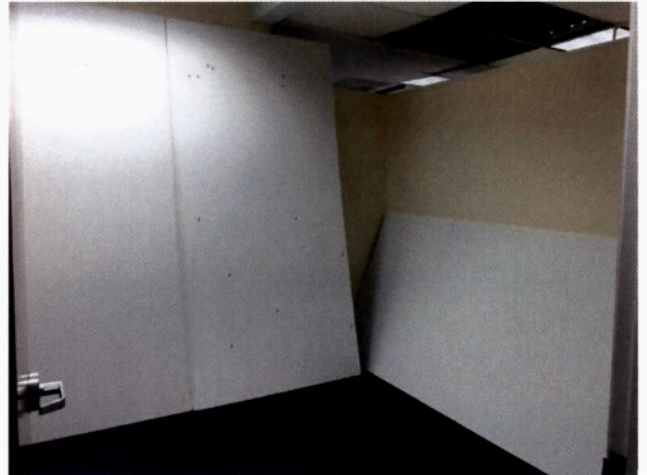


Image 08



Image 09



Image 10



Image 11



Image 12

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Exhibit "B" TLC Electrical 50 Year Recertification Report



Electrical 50-Year Recertification Report

Name: Byron Carlyle Theater

Location: 500 71st St.
Miami Beach, FL 33141-3018

Folio No: 02-3211-002-1070

Case No: Not Applicable

Date of Inspection: August 22, 2018

Present Use: Cinema / Theater

QUALIFICATIONS:

This Fifty (50) year Electrical Recertification site inspections and associated report were the work of TLC Engineering for Architecture South Florida Operations (Miami Office) under the direction of Ralph Baeza, PE, who is a Senior Electrical Engineer of the firm and a registered Professional Engineer in the State of Florida with the license no. 42641.

GENERAL DESCRIPTION:

The existing building is a two (2) story flat roof structure.

GENERAL PROCEDURE:

This inspection began at the exterior. It continued through the interior. The condition of the electrical distribution equipment, at the electrical/mechanical room and other areas inside the building where other panel boards are located were visually observed. The different visible electrical components such as lighting fixtures, wiring devices, safety switches and exposed conduit runs were observed throughout the whole building.

Refer to the "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION" per Code of Miami-Dade County, Sec 8-11, Ordinance no. 01-112 for additional information.

LIMITATIONS:

1. No concealed spaces were exposed to view.
2. No instrumentation tests were performed.

3. No attempt was made to confirm or verify the original electrical design or to perform an exhaustive analysis of the electrical system.
4. As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed as directly or indirectly as a guarantee of any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition at this date of the building based upon evaluation of observed condition to an extent reasonably possible.

DEFICIENCIES:

1. Visual observations of water damage to the electrical service 2-section panelboard assembly was observed in the main electrical room; the panelboard assembly is showing signs of corrosion. Refer to photo no. 1 of the document entitled "Byron Carlyle Theater Photographs".
2. Visual observations of water damage to conduit penetrations into the floor were observed in the main electrical room. There is a possibility that wiring located in these conduits may have been exposed to water intrusion and may be compromised. Refer to photo no. 2 of the document entitled "Byron Carlyle Theater Photographs".
3. Wooden pallets were observed on the floor of the main electrical room. It is TLC's understanding that the main electrical room is situated below the base flood elevation and that the pallets are for personnel to walk on when standing water is located within the room. This condition presents a safety hazard. Refer to photos no. 3 and 4 of the document entitled "Byron Carlyle Theater Photographs".
4. Some electrical equipment are showing signs of corrosion and need replacement. Refer to photos no. 5 and 6 of the document entitled "Byron Carlyle Theater Photographs".
5. Some electrical panelboards contain manufacturer labels by Frank Adam and are outdated and obsolete.
6. Countertop millwork located in front of panelboards 1LR2 and 1LR3 were observed; this condition is in violation of the National Electrical Code (NEC, 2014 edition), section 110.26 for required working clearances in front of electrical equipment.
7. A grounding electrode conductor connection observed in the main electrical room appears to show signs of corrosion. This condition might be a result of possible water damage experienced in the main electrical room. Refer to photo no. 7 of the document entitled "Byron Carlyle Theater Photographs".
8. Some emergency lighting fixtures do not appear to be working as intended. The replacement and addition of emergency lighting fixtures for life safety and path of egress is required.
9. The existing fire alarm system needs to be updated/replaced with voice communication for the type of occupancy classification. Refer to photo no. 8 of the document entitled "Byron Carlyle Theater Photographs".
10. New location of main electrical room and associated power distribution equipment situated above the base flood elevation is necessary.
11. The outdated and obsolete electrical equipment are recommended to be replaced with new.

We anticipate that the costs of completing the necessary electrical repairs will be approximately \$562,000. TLC recommends that these corrective actions are reviewed by an electrical contractor and a professional estimator for a more accurate cost estimate.

Please do not hesitate to call me if you have any questions and/or comments.

Sincerely,

TLC Engineering for Architecture
Dr. Ralph Baeza, PE
Senior Electrical Engineer

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Exhibit "C" Douglas Wood Structural 50 Year Recertification Report

September 10, 2018

Building Official
City of Miami Beach
Building Department
1700 Convention Drive
Miami Beach, FL 33139

Reference: 50-Year Recertification
Byron Carlyle Theater
500 71 St., Miami Beach, Florida
Folio 02-3211-002-1070



Dear Building Official:

Our recertification report for the above referenced building located at 500 71 St. is attached. We have determined that some actions and repairs need to be accomplished before this building can be Recertified in conformity with the minimum inspection procedural guidelines as issued by the Miami Dade County Board of Rules and Appeals.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, the attached report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,
DOUGLAS WOOD ASSOCIATES, INC.

Douglas Wood, P.E., SECB
President
P.E. #32092

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5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33126, T: (305) 461 – 3450

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - STRUCTURAL

INSPECTION COMMENCED
Date: 08/08/2018

INSPECTION COMPLETED
Date: 08/14/2018

INSPECTION MADE BY: Douglas Wood, P.E.,
& Fernando Martinez, E.I.

SIGNATURE: _____

PRINT NAME: Douglas Wood, P.E., SECB
Douglas Wood Associates

TITLE: President

ADDRESS: 5040 NW 7th St. Suite 820
Miami, Florida

E-MAIL: dwood@douglaswood.biz

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Byron Carlyle Theater

b. Street Address: 500 71 St. Miami Beach, Florida

c. Legal Description: NORMANDY BEACH SOUTH PB 21-54, LOTS 1-2-11 & 12 BLK 14, LOT SIZE IRREGULAR, OR
19658-4990 0501 3

d. Owner's Name: City of Miami Beach

e. Owner's Mailing and E-Mail Addresses: 1700 Convention Center Drive, Property Management Office
Miami Beach, FL 33139-1819

f. Folio Number of Property on which Building is Located: 02-3211-002-1070

g. Building Code Occupancy Classification: A-1 (Motion Picture Theaters) and B (office).

h. Present Use: Cinema theaters and office space.

i. General Description:

The building consists of two stories, two upper roofs, and five lower roofs (refer to Photograph No.1). The building is divided into two main areas (east and west sides). The east side is currently being used as a cinema theater (with occasional use as a venue for live music performance and religious services), and the west side was originally one cinema theater, but later divided into five cinema theaters. This western portion is currently unoccupied. The total floor area is approximately 28,300 sf. The building is generally constructed of masonry bearing walls with associated concrete tie beams and tie columns supporting the upper roofs (above theater spaces) which are framed out of steel deck on structural steel joists. Lower roofs are mostly framed out of reinforced concrete slabs supported by masonry bearing walls (and associated concrete tie beams and tie columns), except at the north façade (above lobby of currently active Cinema), with a portion consisting of steel deck on structural steel joists on structural steel beams and masonry bearing walls with associated concrete tie beams and columns. According to the drawings of the original construction, masonry walls are supported by grade beams and piles. Elevated floor systems consist of reinforced concrete slabs. The elevated floor of the east cinema theater consists of a stepped reinforced concrete slab supported by masonry walls. The floor system of the remaining portions of the east cinema theater and the west cinema theaters consist of sloped reinforced concrete slabs supported by grade beams on piles (not directly observed, deduced from illegible original plans). Portions of the building are below ground (i.e. restrooms near cinema lobby at east side and electrical room and adjacent areas). The floor systems of these underground portions consist of reinforced concrete slabs supported by grade beams on piles (not directly observed, deduced from illegible original plans), and walls are masonry with associated tie beams and tie columns. It is assumed that these underground walls are also supported by grade beams on piles. Additionally, there is an underground concrete-framed tank near the electrical room.

j. Additions to original structure:
1) Elevated cold-formed steel-framed projection room and walkway were added to service the cinema theaters on the west side of the building (see Photographs 2, 3, and 4). Structural steel-framed exit staircase (see Photographs No. 5 and 6) was constructed to provide direct access from this projection room to the outside (south façade).
2) Stage for theater on the east side of the building. This stage consists of a prefabricated aluminum-framed platform (see Photographs 7 and 8). According to a label observed (see Photograph 84), it was manufactured by Wenger and is part of their versatile (i.e. removable) platform systems. The stage was raised in height (about 1 foot) with wood framing consisting of plywood panels supported by 2x4 wood plate/studs/sleepers bearing assembly (see CONTINUE ON ATTACHED SHEET

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant)

1. Bulging Fair to good
2. Settlement No significant settlement of structural elements was observed.
3. Deflections No significant deflection of structural elements was observed.
4. Expansion No structurally significant thermal movements were observed.
5. Contraction Only the typical material shrinkage cracks were observed, and these are not structurally significant.

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

- 1) Concrete column located in hallway adjacent to the underground restrooms (at the west side) is spalled at the base (refer to Photograph 12).
- 2) Concrete slab above the electrical room at the ground floor (at corner of room, towards South facade) in between the east and west sides of the buildings is spalled (see Photograph 13).
- 3) Exterior concrete beams at the north facade of the building are spalled at the bottom (see Photographs 14 and 15).
- 4) 2nd floor concrete slab in the south façade of the building (towards the center, above the men's restroom) has a large opening (about 9" in diameter) (refer to Photograph 16). Exposed reinforcement is observed at the perimeter of the opening as well as perpendicular narrow cracks. Additionally, a water tank seems to be bearing above this opening.
- 5) The structural steel supporting the theater sign (located at low roof near north.....CONTINUED ON ATTACHED SHEET

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Surface conditions vary from poor to good. See notes in sections 5, 6, 7, 8, 9, and 10.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

Numerous hairline to fine cracks in stucco, masonry, concrete and plaster as is usual for buildings of this type and age.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Generally in fair condition, except as indicated in Sections 5, 6, 7, 8, 9, and 10.
f. Previous patching or repairs
No previous patching or repairs were observed.
g. Nature of present loading indicates residential, commercial, other estimate magnitude.
Theater and office for east portion of building. West portion of the building is currently unoccupied. Refer to section 1.j for a discussion on the effect of the additional load from stage and aluminum-truss frame on the east cinema theater's floor structure.

3. INSPECTIONS
a. Date of notice of required inspection Unknown
b. Date(s) of actual inspection 08/09/2018, 08/13/2018, & 08/15/2018
c. Name and qualifications of individual submitting report:
Douglas Wood, P.E., SECB, President, Douglas Wood Associates
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
e. Structural repair-note appropriate line:
1. None required
<input checked="" type="checkbox"/> 2. Required (describe and indicate acceptance)
See "Summary of Work Required" in attached sheet.

4. SUPPORTING DATA
a. This report (13 Pages) sheet written data
b. Photographs Nos. 01 through 85 photographs
c. None drawings or sketches
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5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair to good
b. Clay tile or terra cotta units	None observed
c. Reinforced concrete tie columns	Fair to good
d. Reinforced concrete tie beams	Fair to good
e. Lintel	Fair to good
f. Other type bond beams	Not directly observed
g. Masonry finishes -exterior	
1. Stucco	Fair to poor (refer to section 2.b.13)
2. Veneer	Fair
3. Paint only	Fair to poor.
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	None observed
2. Furring and plaster	Fair to poor. Furring and plaster has deteriorated in some areas due to water intrusion, particularly in the west side of the building (refer to section 2.b.19).
3. Paneling	Poor (see Photograph 39).
4. Paint only	Fair to poor
5. Other (describe)	N/A
i. Cracks	
1. Location – note beams, columns, other	Numerous narrow cracks throughout the exterior façades but not structurally significant.
2. Description	Narrow cracks, not structurally significant.
j. Spalling	
1. Location – note beams, columns, other	Concrete spalling was not directly observed in the masonry bearing wall construction. Refer to section 8 for reinforced concrete spalling.
2. Description	N/A
k. Rebar corrosion-check appropriate line	

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X 1. None visible (Rebar corrosion was not directly observed in masonry bearing wall construction)
2. Minor-patching will suffice
3. Significant-but patching will suffice
4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
X 1. No
2. Yes – describe color, texture, aggregate, general quality
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
The building's two upper roofs have hip slope. They consist of steel deck on structural steel joists bearing on masonry walls (refer to Photographs 42-45). Lower roof between the theaters at... CONTINUED ON ATTACHED SHEET
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
The low roof at the east side of the building is supporting one condensing unit and four package AC units. Low roof between east and west portions of the building is supporting one package unit and has three abandoned roof curbs (covered with metal) that used to support mechanical units (see Photographs 60 and 61). Western upper roof is supporting three package units and several exhaust systems. All package units are supported on roof curbs. CONTINUED ON ATTACHED SHEET
3. Note types of drains and scuppers and condition:
There are drains throughout the upper roofs with overflow scuppers around the perimeter curb (see Photographs 66 and 67). These drains are mostly located near the corners. Lower roofs also have drains with...CONTINUED ON ATTACHED SHEET
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
The floor framing for the second floor consists of concrete slabs supported by concrete beams or masonry walls. The elevated floor framing for the east theater consists of a stepped reinforced concrete slab supported by columns and masonry walls. The remaining portions of the east theater's floor consists of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from original plans). ... CONTINUED ON ATTACHED SHEET
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
The upper roof steel joists were directly observed by removing ceiling tiles in a few locations of the east and west upper roofs (height was reached with a lift). Lower roofs' concrete slabs were directly observed from below in many locations since most lacked ceiling finish (i.e. slab above projection room of the east theater, storage room towards northeast corner of the building, etc). Steel joists in lower roof at the second level in the north portion of ... CONTINUED ON ATTACHED SHEET
7. STEEL FRAMING SYSTEM
a. Description
The upper roofs and the low roof at the north façade are framed of structural steel joists supported by masonry walls and structural steel beams. Additionally, the theater sign along the north façade is being supported by a structural steel assembly above the lower roof at the second level (at north façade) and composed of structural steel beams, steel posts connected to the roof structure, and steel cable lateral braces. Lastly, the projection ...CONTINUE ON ATTACHED SHEET

b. Exposed Steel- describe condition of paint and degree of corrosion
Structural steel assembly at the second level (at the north facade) is exposed to the elements and mildly corroded (see Photographs 18, 19, and 20). Due to the corrosion, paint has, of course, deteriorated.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
No fireproofing was observed in the structural steel framing.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
There is no elevator in this building.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Generally, the concrete framing for this building consists of tie beams, tie columns, and lintels associated with the CMU walls, elevated reinforced concrete slabs supported by masonry walls and concrete and steel beams that are supported by concrete or steel (not directly observed) columns. Elevated seating area of the east theater is composed of a stepped reinforced concrete slab supported by columns and masonry walls. The remaining ... CONTINUED ON ATTACHED SHEET

b. Cracking

☒ 1. Not significant

2. Location and description of members affected and type cracking

c. General condition

Except as discussed in Section 8.d, concrete appears to be in good condition.

d. Rebar corrosion – check appropriate line

1. None visible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

☒ 4. Significant – structural repairs required (describe) Refer to sections 2.b.1, 2.b.2, 2.b.3, and 2.b.5.

e. Samples chopped out in small areas:

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FL P.E. 32092

X 1. No

2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Windows along north façade, including box office, are aluminum-framed fixed panel windows. Lobby entry doors along north façade are aluminum-framed glass doors. Entry doors along the northwest, south, east,...CONTINUED ON ATTACHED SHEET

b. Anchorage- type and condition of fasteners and latches Not directly observed.

c. Sealant – type of condition of perimeter sealant and at mullions: Fair to poor condition. Perimeter sealant is missing or has deteriorated...CONTINUE ON ATTACHED SHEET

d. Interiors seals – type and condition at operable vents Not directly observed.

e. General condition: The exterior metal door and frame near the south end of the east façade are corroded at the base due to water intrusion (see Photograph 76). Metal door at other locations are lightly corroded (see Photograph 77).

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

The steps to access the stage of the east theater from the seating area are constructed of wood framing (see Photograph 34). This wood framing consists of plywood panels supported by 2x4 horizontal ... CONTINUED ON ATTACHED SHEET

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

None directly observed.

c. Joints – note if well fitted and still closed: Generally close fitted.

d. Drainage – note accumulations of moisture N/A

e. Ventilation – note any concealed spaces not ventilated: N/A

f. Note any concealed spaces opened for inspection: Wood framing of staircase to access stage was observed by temporarily removing the fabric curtain that obstructed the view. The wood framing built up above the stage was observed from a few discrete locations where there were side openings due to being next to a step or ramp.

1.j ... Photograph 9).

3) An independent (not connected to the structure laterally) aluminum truss frame was installed above the stage to support lighting and other theater equipment (see Photographs 79 to 82).

4) Ramp and floors for dressing rooms in the backstage of the east cinema theater were constructed as an addition to the original floor system according to permit records dated 2003.

5) The steel structure supporting the exterior theater sign at the north side of the building appears to be an addition to the original structure (see Photographs 10 and 11).

6) Ticket box office appears to be an addition to the original structure (see Photograph 85). It is aluminum-framed with fixed glass windows and walls made out of a composite material.

Structural Implications of Addition of Stage and Truss Frame in East Cinema Theater

Stage: The addition of a stage to the east cinema theater represents a likely increase in loading to an area of the structure which was likely not designed for this higher load. The Building Code requires a design live load of 150 PSF for stages, but only 75 PSF for auditoriums with fixed seating. It is not clear to DWA what was the original design live load for the east cinema theater from the available documentation (original drawings are mostly illegible). However, it is likely that it was significantly less than the required 150 pounds per square feet (PSF) of today's Building Code. As part of the records that DWA uncovered from the Building Department, there were structural calculations from a 2003 renovation where a concrete infill slab was added to provide for the dressing room floors. These calculations considered a design live load of 50 PSF for the portion of the stage, which is only one-third of the current Building Code required design live load.

It is important to note that, as indicated before, the stage structure is a versatile (i.e. removable) prefabricated aluminum-framed platform (see Photographs 7 and 8). DWA could not find Building Department records for the construction/installation of this stage system. According to the manufacturer, Wegner, the load rating for a similar system is 125 PSF, which is a little below the 150 PSF required by the current Building Code. Additionally, the wood framing used to raise the platform does not appear to have been engineered nor permitted, nor does it appear to be an approved addition to the Wegner aluminum-framed stage system.

Unless permit records are retrieved, DWA advises that the existing floor structure is checked for the additional stage loading. This may turn into a difficult task given that the existing drawings are not legible and therefore sizes and locations of structural members are not clear. Additionally, if the existing floor structure can withstand the imposed loads, the stage platform and its added raised floor should be confirmed to be adequate or be replaced with one of appropriate height and load rating (150 PSF).

Aluminum Truss Frame: The truss frame that supports the lighting, and other theater equipment, over the stage also represents significant additional load to the original floor structure that was likely not designed to resist this loading (see Photographs 79 to 81). These additional loads are of importance as the vertical loads from the frame are transferred to the floor structure through a limited area (base plate of the vertical member, see Photograph No. 82), and hence they are considered point loads rather than distributed loads. These vertical loads may be bearing on grade beams not designed for these loads, or directly on the reinforced concrete slab, which was most likely not designed for these point loads.

Unless permit records are retrieved, DWA advises that the existing floor structure is checked for the additional vertical loads from the aluminum truss frame. This may turn into a difficult task given that the existing drawings are not legible and therefore sizes and locations of structural members are not clear.

2.b

- 5) ... façade) is mildly corroded (see Photographs 18, 19, and 20).
- 6) Rooftop A/C package units at western upper roof are mildly corroded (see Photographs 21 and 22).
- 7) The roofing systems over all upper roofs and lower roofs are old and in general need of maintenance (see photographs 23-27 and 57-59).
- 8) Efflorescence was observed below the low roof slab located above projection room of cinema theater in the eastern portion of the building through cracks in the slab (see Photograph 28). This is likely the consequence of roof leakage. This may have been a previous leak.
- 9) Drain of low roof at 2nd floor is missing protective cover. Debris could potentially clog the drain (see Photograph 70).
- 10) Access roof hatch located at the east low roof is mildly corroded (see Photograph 29).
- 11) There is a small gap between the exterior adjoining stone tile at the northeast corner that might allow moisture ingress and therefore potential deterioration of structure behind (see Photograph 30).
- 12) Wall at northwest corner is cracked (see Photograph 31).
- 13) Steps to access stage of east cinema theater from the seating area are constructed of wood framing (see Photograph 34). The vertical members of this wooden staircase are constructed so that they transfer the load to the bottom wood plates that are bearing directly on the theater's carpet (see Photograph 35). Some of the vertical members, however, are not connected to the bottom plate (see Photograph 36). The framing of steps lacks bracing (they are not connected to the stage structure), and the assembly is not anchored to the floor.

14) The main stage structure, a versatile (i.e. removable) prefabricated aluminum-framed platform (see Photographs 7 and 8), has some legs that are bent or crooked (see Photograph 78).

15) In an area towards the front of the stage of the east cinema theater, loose C.M.U. and what appears to be a car jack are supporting the versatile (i.e. removable) prefabricated aluminum-framed platform (see Photograph 83). It is unclear why this extra support is needed at this location.

16) Existing wooden guardrail next to the access ramp in the northwest corner of the stage is loose (see Photograph 37). Existing metal railing at the northwest corner of the stage area (at the exit ramp to the dressing rooms) is also loose (see Photograph 38).

17) Cables providing lateral stability to the north façade's theater sign are loose (see Photograph 11).

18) There were moisture stains in at least a couple of locations of the ceiling of the first-floor office area (towards the north façade) (see Photograph 40). This may be related to water intrusion from the low roof at the north façade. DWA, however, inspected the underside of the roof structure at this location and did not find signs of significant structural deterioration (see Photograph 41).

19) Air conditioning unit in 2nd floor room at south end of the building, in between the east and west theaters, lacks exterior cover (see Photograph 17). This can potentially allow water intrusion and accelerate deterioration of adjacent concrete members (i.e. concrete spalling and corrosion).

6.a ... the east and west portions of the building (see Photograph 46) consists of a "flat" (with roofing sloped to floor drains) reinforced concrete slab supported by concrete beams, columns, and masonry walls (see Photograph 47). Lower roof at the second level in the north portion of the building is "flat" (with roofing sloped to roof drains) (refer to Photograph 48) and consists of steel deck on structural steel joists bearing on steel beams & concrete tie beams/masonry walls (see Photographs 49 and 50). Lower roof at northeast corner of the building and adjacent lower roof above hallway are "flat" (see Photograph 51) and consist of a reinforced concrete slab supported by masonry walls (see Photograph 52). Lower roof in the east side of the building (supporting mechanical equipment) is "flat" (with roofing sloped to drains) (see Photograph 53) and consists of a reinforced concrete slab bearing on concrete tie beams/masonry walls (see Photograph 54). Finally, the lower roof at the 2nd level towards the south façade (in between the east and west portions of the building) is flat (with roofing sloped to floor drain) (see Photograph 55) and consists of a reinforced concrete slab supported by concrete tie beams/masonry walls (see

Photograph 56). The roofing over the two upper roofs and five lower roofs consists of built-up roofing systems. The roofing systems over all upper roofs and lower roofs are old and in need of maintenance (see photographs 23-27 and 57-59). No active water leaks were observed.

However, it appears that the concrete slab of the lower roof at the east side of the building has developed efflorescence through fine cracks as a result of moisture intrusion (see Photograph 54). This is likely due to wearing of the roofing, which has allowed moisture to penetrate the slab.

- 6.a.2 ... Condensing unit in lower roof at the east side of the building is supported on metal stands. One of the package units in the lower roof at the east side is being supported on a roof curb that is bigger than the unit (see Photograph 62). Several package units are not connected to their roof curbs, especially in the western upper roof and the lower roof between the east and west portions of the building (see Photographs 63, 64, and 65). Some units are missing enclosure panels (see Photographs 63 & 64).
- 6.a.3 ... overflow scuppers (see photographs 68, 69, and 70), except the lower roof at the second level in the north portion of the building, where there are only drains but no overflow scuppers (see Photographs 71 and 72). It is important to note that this low roof has an exterior opening on the inside (see Photograph 73) which would facilitate overflow drainage.
- 6.b.1The floor framing of the west theaters consists of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from original plans). Remaining portions of the first floor consist of a reinforced concrete slab on ground spanning to grade beams and piles (not directly observed, deduced from original plans). Underground floors are assumed to be reinforced concrete slabs bearing on ground and grade beams and supported by piles.
- 6.c ... the building were observed by removing ceiling tiles in a few locations. The reinforced concrete slabs of the second floor were observed directly from below at several locations (i.e. electrical rooms and restrooms, etc.) and by removing ceiling tiles in a few locations. Stepped, reinforced concrete slab for the elevated seating area of the east theater was observed by removing ceiling tiles in the underground restrooms' ceilings.
- 7.a ... room and walkway added to service the cinema theaters on the west side of the building are framed out of cold-formed steel. This area has a structural steel-framed exit staircase.
- 8.a ... portions of the east theater's floor consist of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from illegible original plans). Seating area of the west theater is composed of a sloped reinforced concrete slab supported by grade beams on piles (not directly observed, deduced from illegible original plans). It is assumed that floor systems of the underground level consist of a reinforced concrete slab-on-ground supported by grade beams on piles. Walls are masonry with associated tie beams and tie columns, and are assumed to be supported by grade beams on piles. Additionally, there is a concrete-framed tank below the basement level, near the electrical room.
- 9.a ... and west façades consist of metal doors with metal frames.

- 9.c ... at some locations of the windows along the north storefront (see Photograph 74). Additionally, a pair of storefront doors at the north façade have a considerable gap between them (see Photographs 75).
- 10.a ... and vertical members. The vertical members of this wooden staircase are constructed so that they transfer the load to the bottom wood plates that are bearing directly on the theater's carpet (see Photograph 35). The framing of steps lacks bracing, and the assembly is not anchored to the floor. Additionally, the aluminum-framed stage structure was raised in height with wood framing consisting of plywood panels supported by 2x4 wood plate/studs/sleepers bearing assembly (see Photograph 9).

Summary of Work Required

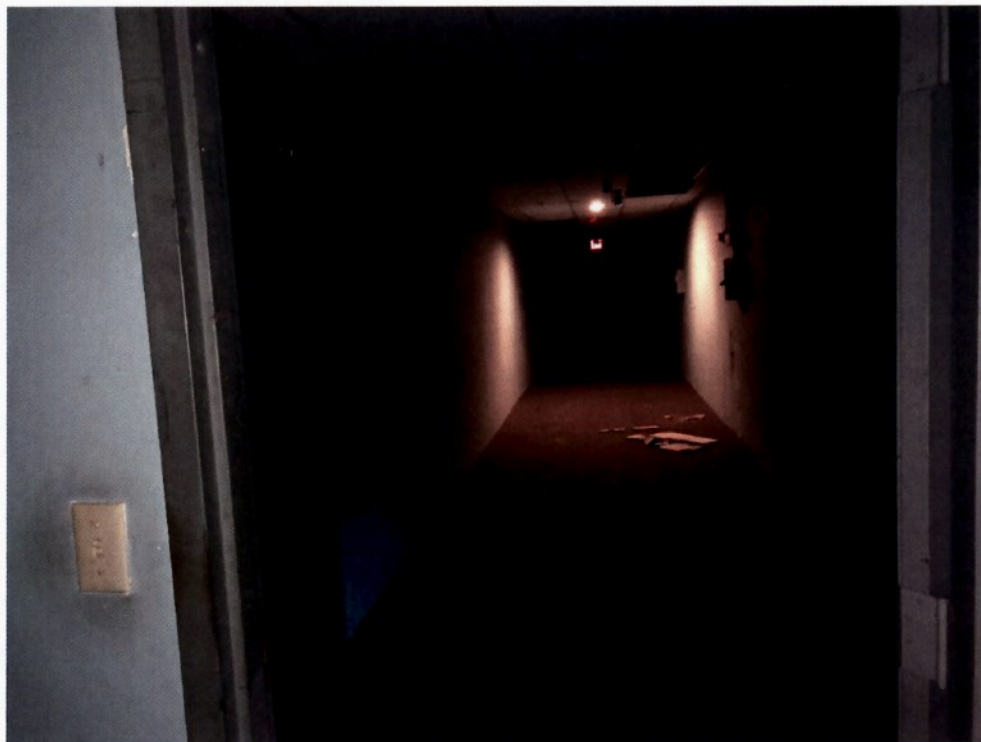
- 1) Review structural implications from additional loading of the stage and aluminum truss frame on the east cinema theater's floor system (discussed in Section 1.j) and proceed accordingly.
- 2) Repair spall in concrete column located in hallway adjacent to the underground restrooms (at the west side) (refer to Section 2.b.1).
- 3) Repair spall in concrete slab above electrical room at the ground floor (refer to Section 2.b.2).
- 4) Repair spalled exterior concrete beams (refer to Section 2.b.3).
- 5) Reduce opening size in concrete slab above first floor men's restrooms (refer to Section 2.b.4) by drilling and setting dowels in epoxy and casting grout or concrete. Repair any existing cracks perpendicular to the opening.
- 6) Clean and remove all corrosion from structural steel supporting the theater sign (refer to Section 2.b.5). Afterwards, coat the steel with a corrosion inhibiting paint system.
- 7) If western upper roof A/C units will not be replaced, clean and remove all corrosion and coat with a corrosion-inhibiting paint system (refer to Section 2.b.6).
- 8) Provide maintenance to the roofing systems of the upper and lower roofs (refer to Section 2.b.7).
- 9) Remove efflorescence stains in concrete slab above projection room of cinema in eastern portion of the building and repair cracks (refer to Section 2.b.8).
- 10) Place protective cover on top of drain in low roof at the 2nd floor to avoid debris intrusion (refer to Section 2.b.9).
- 11) Clean and remove all corrosion from steel access hatch at the east low roof and coat with a corrosion inhibiting paint system (refer to Section 2.b.10).
- 12) Seal gap between the exterior tile at the northeast corner of the building to prevent moisture intrusion (refer to Section 2.b.11).
- 13) Repair cracks in concrete wall at the northwest corner of the building (refer to Section 2.b.12).
- 14) Wood-framed steps to access stage needs to be modified so that the wood framing bears directly on the reinforced concrete slab and not on the carpet. Provide lateral bracing to

- steps (i.e. by connecting them to stage framing) (refer to Section 2.b.13). All vertical wood members must be fastened to the bottom wood plates.
- 15) Review all legs of the aluminum-framed, prefabricated stage platform system, to verify they are not bent or crooked (refer to Section 2.b.14). If bent or crooked, adjust leg appropriately.
 - 16) Reason for extra support of stage platform at loose C.M.U. supports must be investigated (refer to Section 2.b.15). Appropriate supports should then be provided accordingly.
 - 17) Reconstruct or modify wood guard rail next to the access ramp in the northwest corner of the stage (refer to Section 2.b.16) so that is stable.
 - 18) Review attachments of metal railing at the northwest corner of the stage area (refer to Section 2.b.16) and adjust as appropriate so that it is stable.
 - 19) Tighten cables that provide lateral stability to the north façade's theater sign (refer to Section 2.b.17).
 - 20) Stand-mounted condensing unit in lower roof at the east side is missing a clip connector (at a corner) to the aluminum-framed stand (see Photograph 32).
 - 21) Connect rooftop package unit in the lower roof between the east and west portions of the building (see Photograph 65) and three rooftop package units in the western upper roof (see Photographs 63 and 64) to the supporting curbs (refer to Section 6.a.2). Seal openings at missing enclosure panel locations with properly fastened sheet metal.
 - 22) Review all metal doors and frames and clean to remove corrosion products (refer to section 9.e). Afterwards, coat with a corrosion inhibiting paint system.
 - 23) Provide exterior cover to air conditioning unit in 2nd floor room at south end of the building, in between the east and west theaters, to prevent moisture intrusion (refer to Section 2.b.19.)

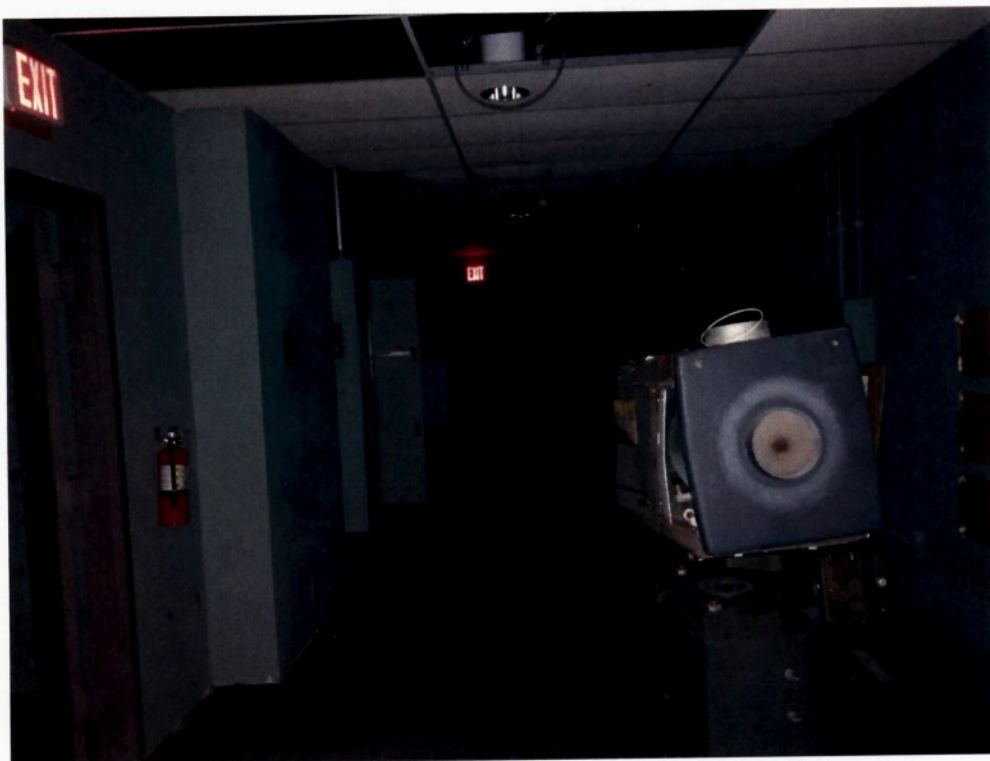
Additional Note: Based on our visual observations, verbal reports from the current building manager and the writer's personal experience, the below-grade areas of the building (restrooms, electrical room and adjacent rooms at the east end of the building and the low points of the west cinema theaters) regularly flood around high tides during the cycle of king tides. Over time, this saline water intrusion can potentially accelerate deterioration of the concrete structure in these areas (i.e. spalling and corrosion of reinforcement). While this condition does not present an immediate significant structural safety issue, this condition does present current safety issues (particularly relative to electrical systems) and potential health issues.



Photograph No. 1 - Overall Photograph of the Building



Photograph No. 2- Walkway to Elevated Projection Room for West Cinema Theaters



Photograph No. 3 - Projection Room for West Cinema Theaters



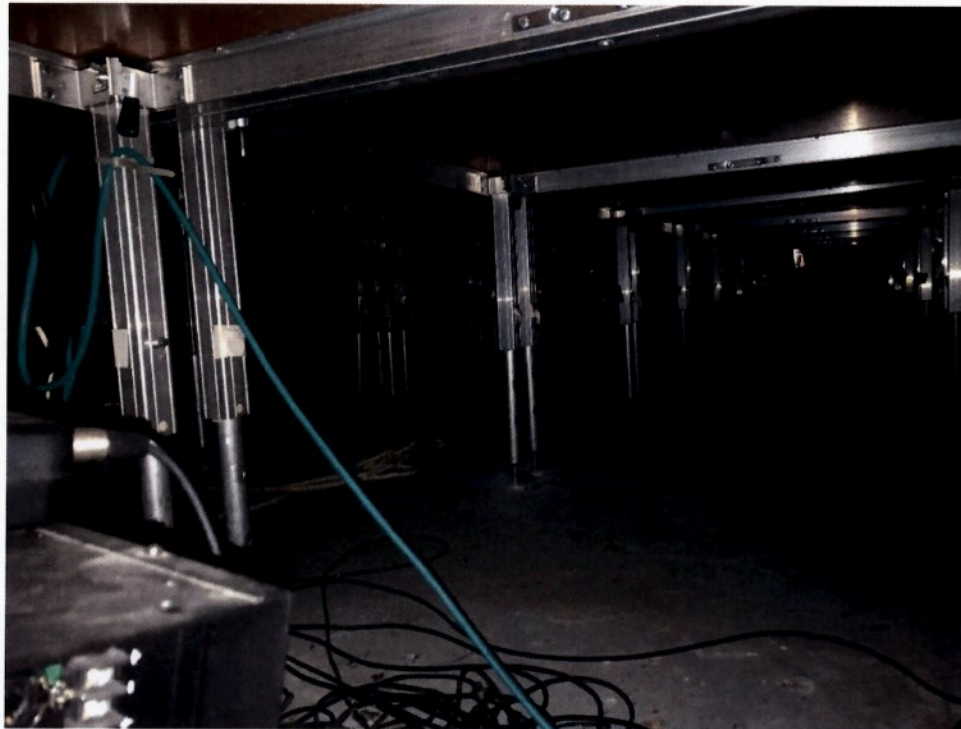
Photograph No. 4 – Floor framing of Projection Room for West Cinema Theaters



Photograph No. 5 – Steel-framed Exit Staircase for Projection Room of West Cinema Theaters



Photograph No. 6 – Steel-framed Exit Staircase for Projection Room of West Cinema Theaters



Photograph No. 7 - Aluminum-framed Stage Platform for East Cinema Theater



Photograph No. 8 - Aluminum-framed Stage Platform for East Cinema Theater



Photograph No. 9 – Built-up Wood Framing over Stage Platform for East Cinema Theater



Photograph No. 10 – Structural Steel supporting Theater Sign at North Façade



Photograph No. 11 - Theater Sign at North Façade



Photograph No. 12 – Spalled Concrete Column at Underground Hall



Photograph No. 13 – Spalled Concrete Slab above Electrical Room at Ground Floor



Photograph No. 14 – Spalled Exterior Concrete Beam at North Façade



Photograph No. 15 – Spalled Exterior Concrete Beam at North Façade



Photograph No. 16 – Opening in Slab above Men's Restroom (near South Façade)



Photograph No. 17 – Uncovered Air Conditioning Unit in 2nd floor Room at the South End of Building (Between east and West Theaters).



Photograph No. 18 – Corroded Structural Steel Supporting Theater Sign



Photograph No. 19 – Corroded Structural Steel Supporting Theater Sign



Photograph No. 20– Corroded Structural Steel Supporting Theater Sign



Photograph No. 21 - Rooftop Package Unit at Western Upper Roof



Photograph No. 22 - Rooftop Package Unit at Western Upper Roof



Photograph No. 23 – Deteriorated roofing at Eastern Lower Roof



Photograph No. 24 – Deteriorated roofing at Lower Roof at the 2nd Floor towards South Façade



Photograph No. 25 – Deteriorated roofing at Western Upper Roof



Photograph No. 26 – Deteriorated roofing at Western Upper Roof



Photograph No. 27 – Deteriorated roofing at Western Upper Roof



Photograph No. 28 – Efflorescence in Concrete Slab above Projection Room (East Side)



Photograph No. 29 – Roof Access Hatch (Lower Roof at East Side)



Photograph No. 30 – Gap at Exterior Tile at Northeast Corner



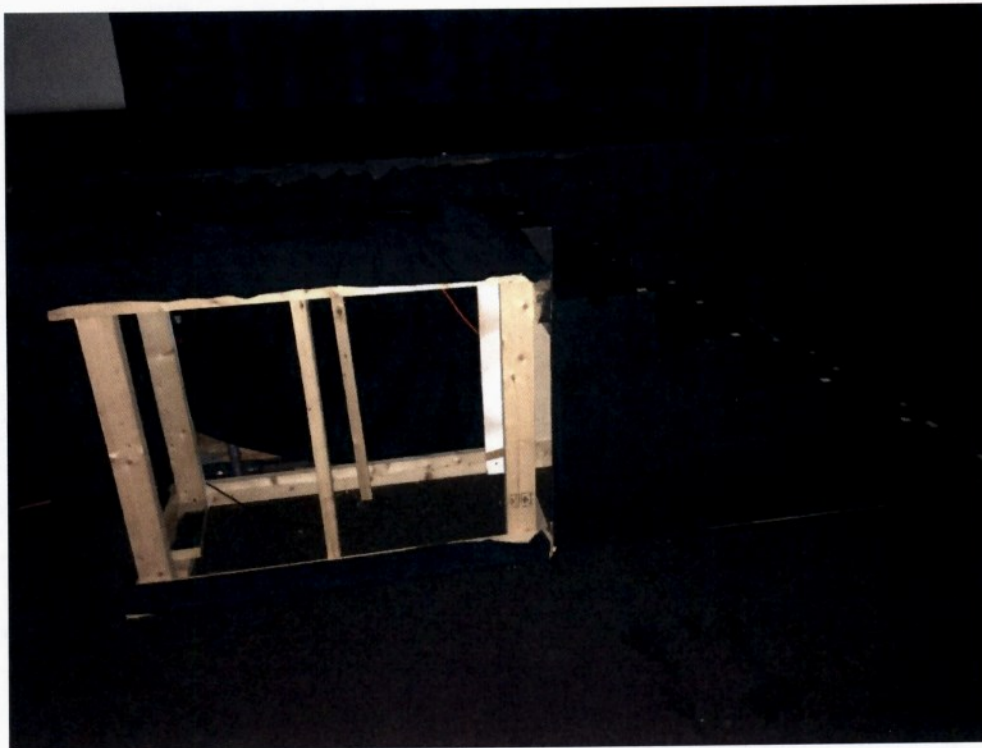
Photograph No. 31



Photograph No. 32 – Stand-mounted AC unit at Lower Roof at East Side



Photograph No. 33 – Rooftop Package Unit at Lower Roof between East and West Portions



Photograph No. 34 – Wood-framed staircase (East Cinema Theater)



Photograph No. 35 – Wood-framed staircase (East Cinema Theater)



Photograph No. 36 – Gap between vertical member and bottom plate



Photograph No. 37 – Loose Wooden Guardrail at East Cinema Theater



Photograph No. 38 – Loose Metal Guardrail at East Cinema Theater



Photograph No. 39 – Deteriorated Interior Wood Paneling in 2nd floor Room at the South End of Building (Between east and West Theaters).



Photograph No. 40 – Stained Ceiling Tiles at Ceiling of First Level



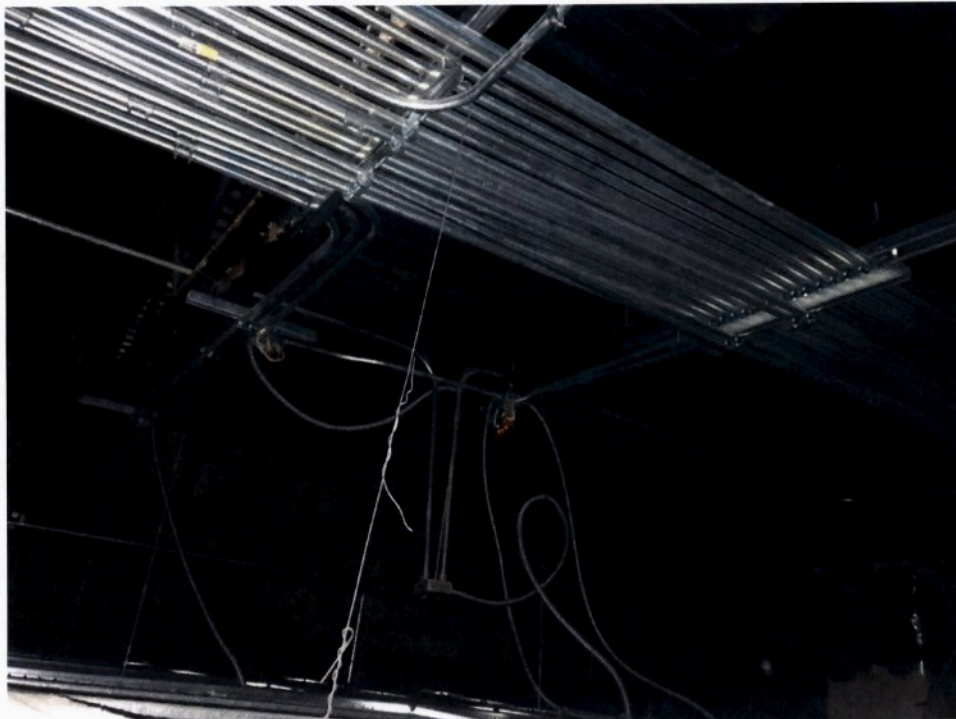
Photograph No. 41 – Underside of roof structure of Low Roof at North Façade



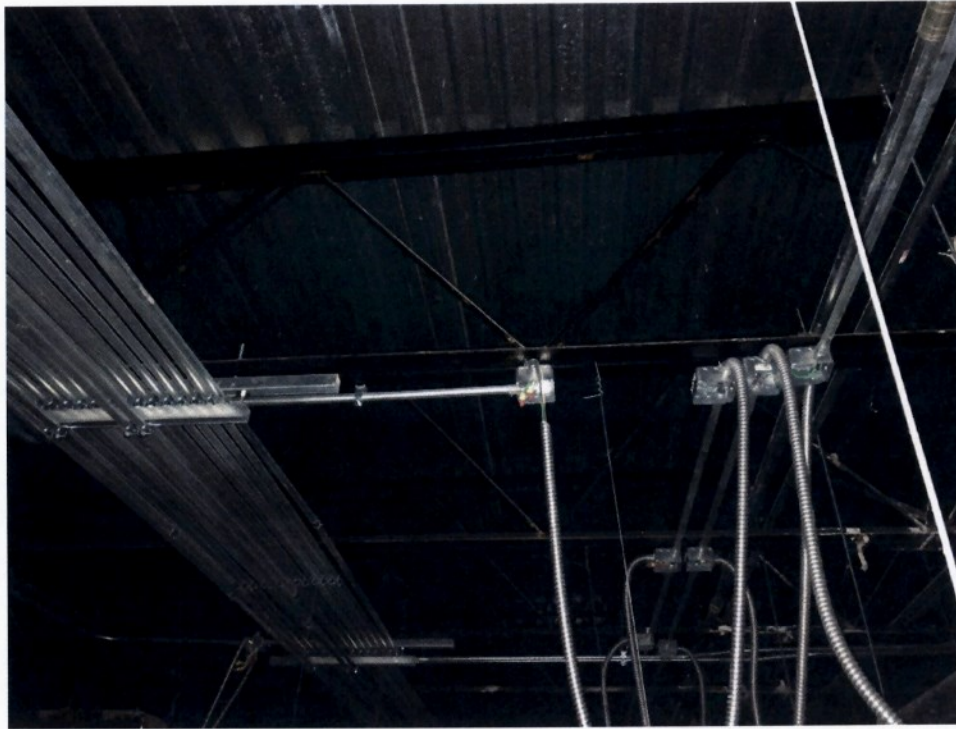
Photograph No. 42– Upper Roof of East Cinema Theater



Photograph No. 43– Upper Roof of West Cinema Theater



Photograph No. 44 – Underside of East Upper Roof Structure



Photograph No. 45 – Underside of East Upper Roof Structure



Photograph No. 46 – Lower roof between the East and West Portions of Building



Photograph No. 47 – Underside of Lower roof between the East and West Portions



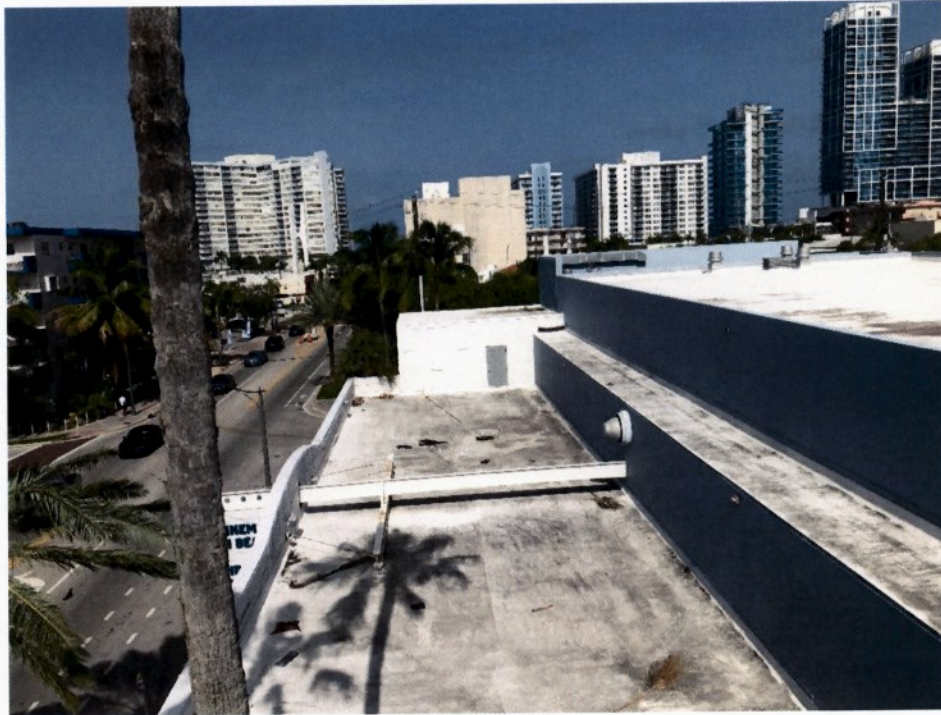
Photograph No. 48 – Low Roof at Second Level in North Portion of Building



Photograph No. 49 – Underside of Low Roof at Second Level in North Portion of Building



Photograph No. 50 – Underside of Low Roof at Second Level in North Portion of Building



Photograph No. 51 – Low Roof at Northeast Corner of Building and Adjacent Hallway



Photograph No. 52 – Underside of Low Roof at Northeast Corner of Building



Photograph No. 53 – Low Roof at East Side of Building



Photograph No. 54 – Underside of Low Roof at East Side of Building



Photograph No. 55 – Low Roof at East Side of Building



Photograph No. 56 – Underside of Low Roof at East Side of Building



Photograph No. 57 - Upper roof at west side of the building



Photograph No. 58 - Lower roof at east side of the building



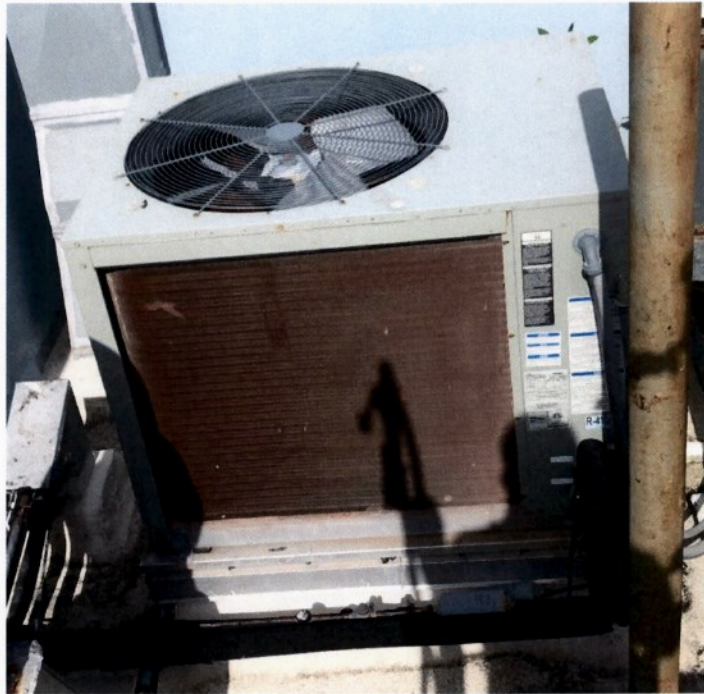
Photograph No. 59 – Lower roof at east side of the building



Photograph No. 60 – Covered Opening at Low Roof between East and West



Photograph No. 61 – Covered Opening at Low Roof between East and West



Photograph No. 62 – Condensing Unit Supported on Larger Roof Curb at Low Roof at East Side



Photograph No. 63 – Package unit Unconnected to Roof Curb at Western Upper Roof



Photograph No. 64 – Package unit Unconnected to Roof Curb at Western Upper Roof



Photograph No. 65 – Package Unit Unconnected to Roof Curb at Low Roof between East and West Portions



Photograph No. 66 – Westside upper roof



Photograph No. 67 – Eastside upper roof



Photograph No. 68 – Low roof at east side of building



Photograph No. 69 – Low roof between east and west sides of the building



Photograph No. 70 – Low roof at the second floor



Photograph No. 71 – Low roof at the second floor (north)



Photograph No. 72 – Low roof at the second floor (north)



Photograph No. 73 – Low roof at the second floor (north)



Photograph No. 74 – Missing Sealant at Corner of Fixed Window of North Façade



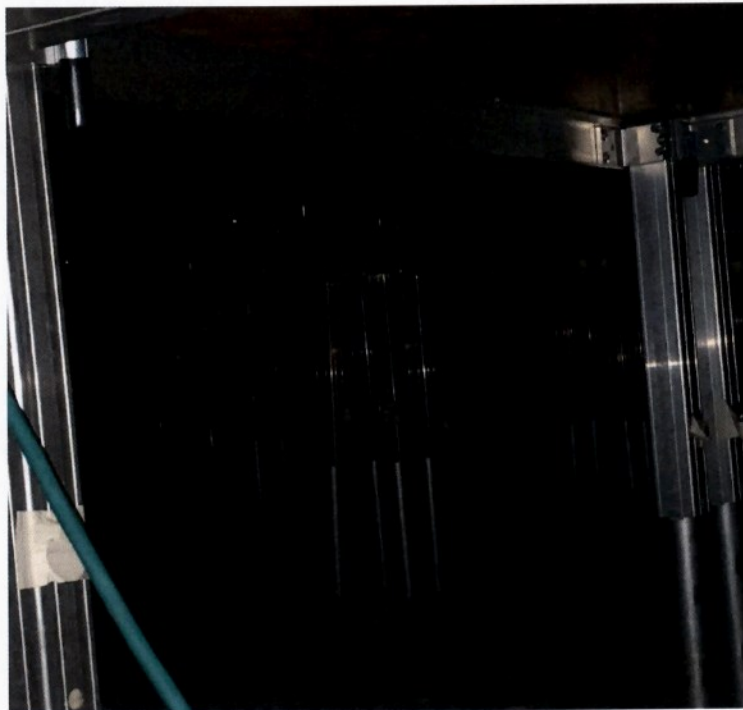
Photograph No. 75 – Considerable Gab between Pair of North Façade Doors



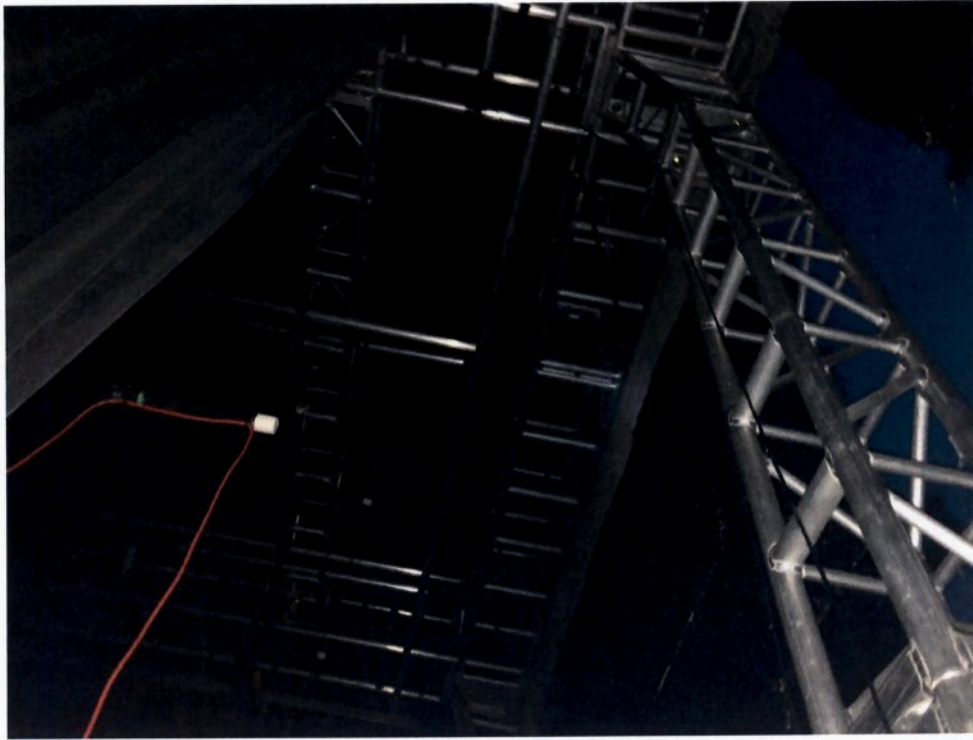
Photograph No. 76 – Corroded Exterior Door at Underground Electrical Room



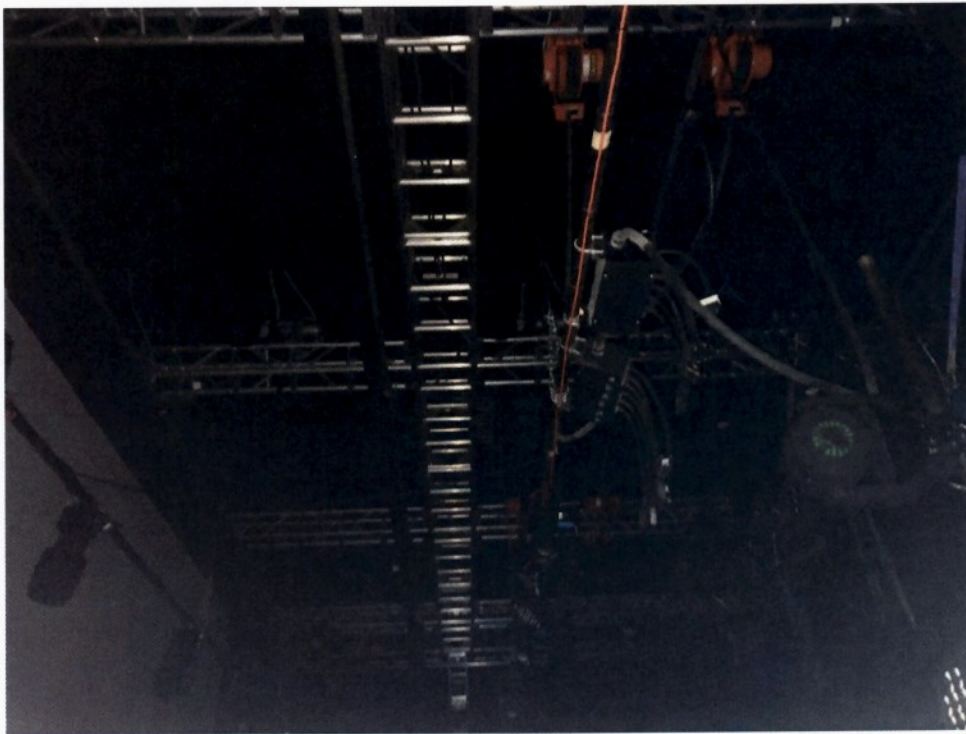
Photograph No. 77 – Lightly Corroded Exterior Door at Steel-framed Exit Staircase for Projection Room of West Cinema Theaters



Photograph No. 78 – Crooked Leg of Stage's Aluminum-framed Platform



Photograph No. 79 – Aluminum Truss Frame for Lighting Support



Photograph No. 80 – Aluminum Truss Frame for Lighting Support



Photograph No. 81 – Aluminum Truss Frame for Lighting Support



Photograph No. 82 – Aluminum Truss Frame Base Plate



Photograph No. 83 – Loose C.M.U. blocks Supporting East Cinema Theater Platform







Photograph No. 84 – Stage Versatile Platform System Label – East Cinema Theater

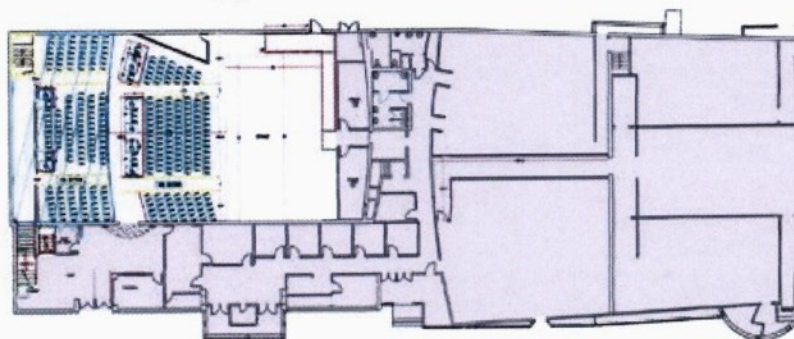


Photograph No. 85 – Ticket Box Office at North Façade

LTC: Byron Carlyle Condition Update

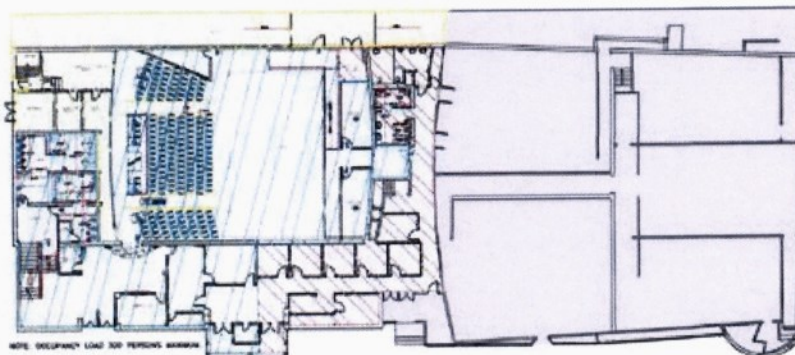
Exhibit "D" O Cinema and Condemned Area Diagram

City of Miami Beach		3,995.6 SQFT	28.3%
O Cinema		10,647.4 SQFT	72.7%
Common Area		3,345.0 SQFT	
		17,988.0 SQFT	
Condemned Area		10,012.0 SQFT	

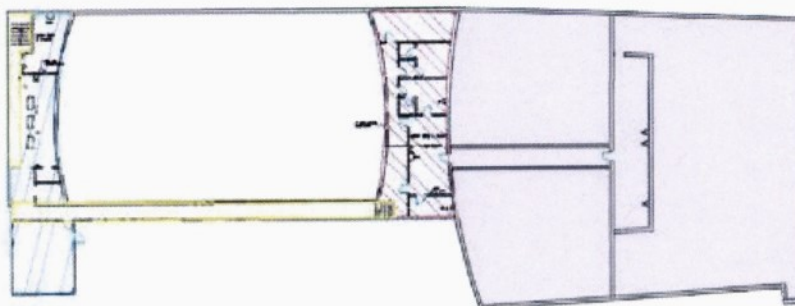


Seating Area Mezzanine and Ground floor
SCALE 3/8" = 1'-0"

AL BULL, MESA
10-10-2008



Ground floor and Subfloor
SCALE 3/8" = 1'-0"



Mezzanine and Subfloor

MEZZANINE	3,345.0 SQFT
SUBFLOOR	3,345.0 SQFT
SEATING AREA	10,647.4 SQFT
GROUND FLOOR	3,995.6 SQFT
CONDEMNED AREA	10,012.0 SQFT

MEZZANINE	3,345.0 SQFT
SUBFLOOR	3,345.0 SQFT
SEATING AREA	10,647.4 SQFT
GROUND FLOOR	3,995.6 SQFT
CONDEMNED AREA	10,012.0 SQFT