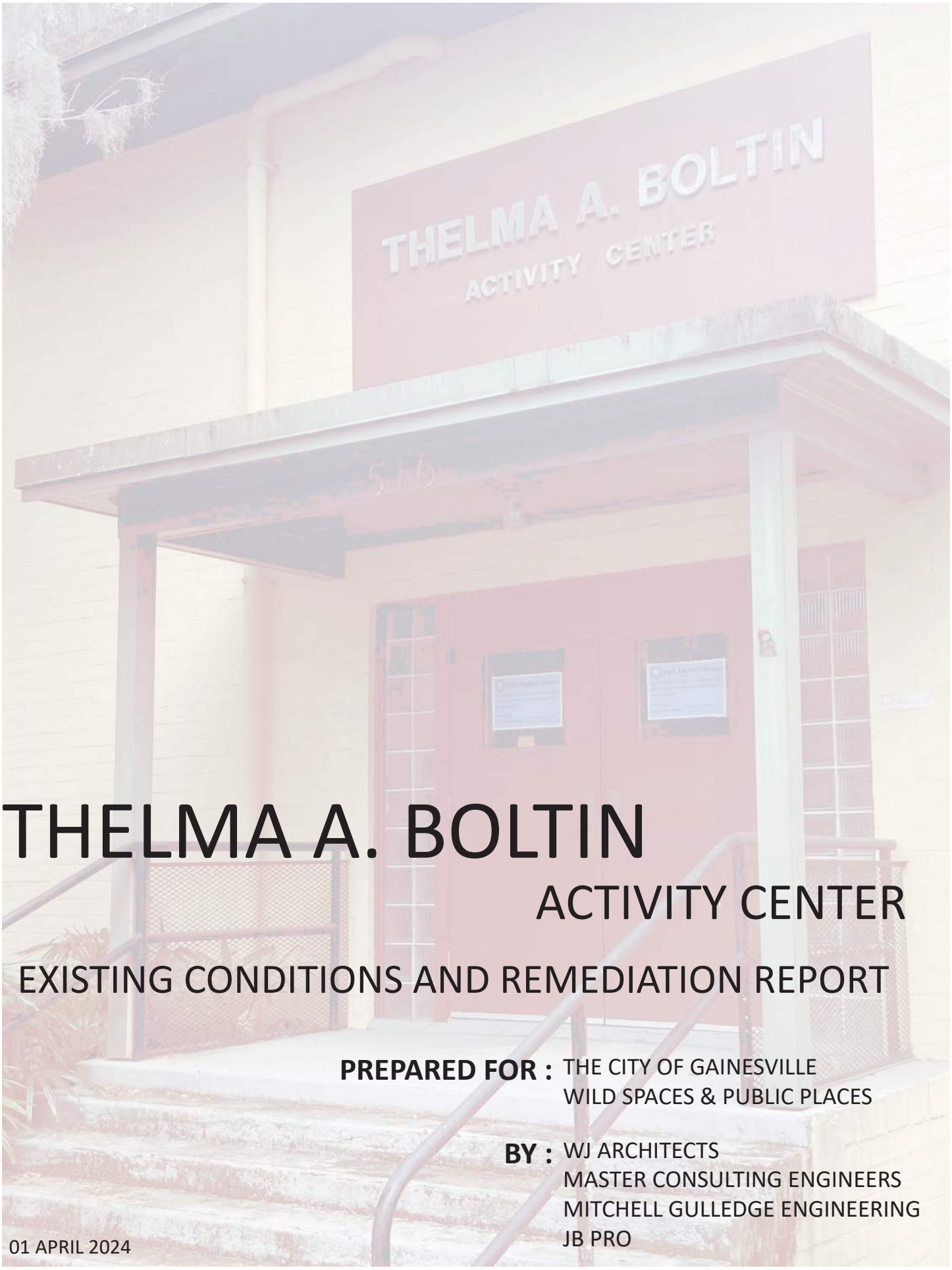

THELMA A. BOLTIN
ACTIVITY CENTER

EXISTING CONDITIONS AND REMEDIATION REPORT

PREPARED FOR : THE CITY OF GAINESVILLE
WILD SPACES & PUBLIC PLACES

BY : WJ ARCHITECTS
MASTER CONSULTING ENGINEERS
MITCHELL GULLEDGE ENGINEERING
JB PRO

01 APRIL 2024

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INTRODUCTION

A rendering of the Thelma Boltin Center

HISTORY

The Thelma Boltin Center is a historic cultural center operated by the City of Gainesville. Constructed in 1942, the building sits on a 2 acre site at the corner of NE 2nd Ave and NE 5th St in Gainesville, Florida. Originally used as a USO for service men and women during World War II, the building was more recently utilized as a multipurpose event space, hosting dances, concerts, music recitals, and family events.

The building was closed in the spring of 2020 due to the COVID-19 epidemic. In the fall of 2021, significant structural failures were discovered in the Auditorium. Scaffolding was erected to safeguard the building from collapse. The structure has remained unoccupied and unconditioned since it's closure in 2020. Given the significance of the existing building to the local community and historic preservation board, City Council voted in the fall of 2023 to make necessary repairs -not to exceed a budget of $3M- to reopen the facility.

The Thelma Boltin Center is a public assembly building consisting of a 4500sf Auditorium (including stage and back of house) and a 3,530sf Multipurpose wing that includes the building's restrooms and catering kitchen.

The 81 year old cultural center sits in the Northeast Residential historic district but is not listed individually on the National Register of Historic Places OR the Local (Gainesville) Register of Historic Places. All rehabilitation efforts should follow the city of Gainesville Historic Preservation Rehabiliation and Design Guide. If the building were to be registered nationally, it could render the property exempt from certain FEMA and ADA requirements. Without Historic registration, the building will be required to comply with the Florida Building Code's Type III Alteration Standards and all necessary FEMA regulations.

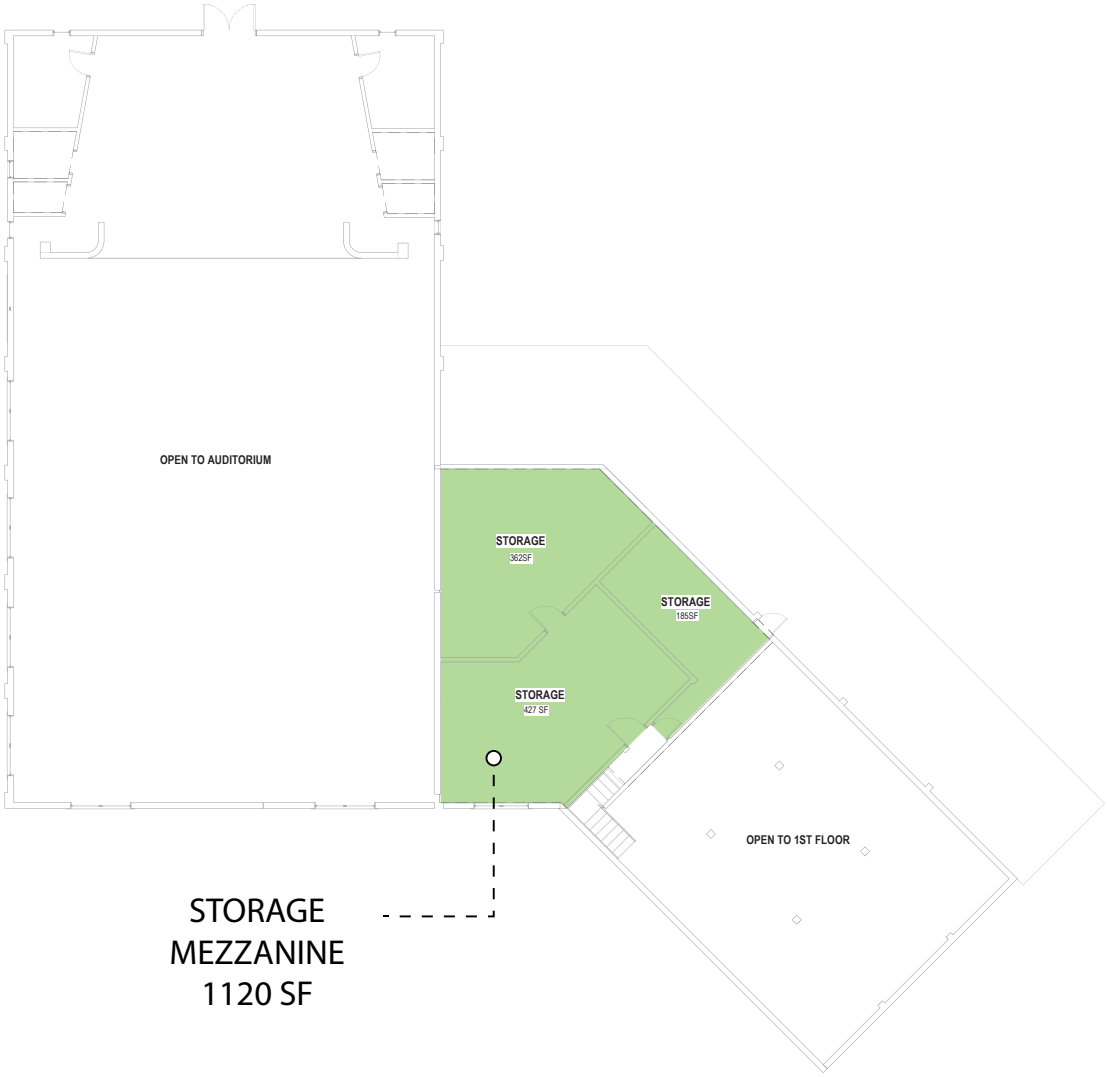
The building sits within the 100 year FEMA floodplain, otherwise known as Flood Zone A. The 100 year BFE is shown as 159.3, and the lowest finished floor elevation shown is 160.84. The finished floor must be at least 1 foot above the BFE. As of March 2024, Gainesville does not have a free board requirement. Thus, the current finished floor elevation meets the current FEMA elevation requirements.

OBJECTIVES

On February 06, 2023, WJArchitects, JBPro, Master Consulting Engineers, Mitchell Gulledge Engineering, Scorpio Construction, and Wild Spaces & Public Spaces staff met on site to perform an assessment of the building. The team agreed to describe the existing conditions, outline the minimum remediation efforts required for occupancy, and to make any additional recommendations that could be helpful to the city and the project. The following report will establish a baseline understanding of the project requirements to be used by the City for scope planning and project pricing.

LEVEL 1

ROOM NUMBER	ROOM NAME	SQUARE FOOTAGE	OCCUPANCY TYPE	SF / PERSON	OCCUPANT TOTAL
101	OFFICE	158 SF	B	150	2
102	OFFICE	114 SF	B	150	1
103	A/V STUDIO	128 SF	E	50	3
104	A/V STUDIO	184 SF	E	50	4
105	BREAK	206 SF	A	300	14
106	CATERING KITCH.	152 SF	K	200	1
107	MENS RR	276 SF	N/A	-	-
108	WOMENS RR	213 SF	N/A	-	-
109	HALL	139 SF	N/A	-	-
110	STORAGE	134 SF	S	300	1
111	ELECTRICAL	472 SF	S	300	2
112	GROUP ROOM	905 SF	A	7	130
113	AUDITORIUM	3050 SF	A	7	204
114	STAGE	897 SF	A	15	60
115	DRESSING	20 SF	A	15	2
116	DRESSING	37 SF	A	15	3
117	STORAGE	89 SF	S	300	1
118	STORAGE	89 SF	S	300	1
119	DRESSING	37 SF	A	15	3
120	DRESSING	21 SF	N/A	15	2
TOTAL		**7376 SF**			**434**



LEVEL 2

ROOM NUMBER	ROOM NAME	SQUARE FOOTAGE	OCCUPANCY TYPE	SF / PERSON	OCCUPANT TOTAL
101	STORAGE	362 SF	B	150	2
102	STORAGE	185 SF	B	150	1
103	STORAGE	427 SF	S	300	2
TOTAL		**974 SF**			**5**

Interior Wood Column and Beam Framing at Multipurpose Wing

Exterior Wall Cracking at Northwest Corner

Typical Stage Floor Framing and CMU Piers

OVERALL BUILDING AND STRUCTURE

The Thelma Boltin Center is a historic building originally constructed circa 1942 to serve as a USO for service men and women that was later re-purposed to a community center after World War II. The building consists of two components, a one-story auditorium space and a two-story wing that ties into the auditorium diagonally.

The auditorium building exterior walls are multi-wythe masonry consisting of 4” and 8” CMU blocks assumed to be unreinforced and supported on shallow foundations. The floor structure appears to be wood framing supported by CMU piers at the stage area. The gable roof structure consists of heavy timber roof trusses spaced at approximately 12 feet on center, spanning 49 feet, and supporting wood purlins and wood decking. The roof trusses bear on larger CMU pilasters built integral with the exterior walls.

The wing structure consists of similar construction, although the height of the wing is shorter than the auditorium and there are some two-story portions. The wings roof is flat and appears to consist of conventional wood framing.

EXISTING CONDITIONS AND OBSERVATIONS

Survey of Exterior

- The existing grading of the site appears to contribute to ponding and some washing out around the property.
- Crawl space vents are visible around the building perimeter below the wood floor structure.
- Entries into the building are covered with canopies, which appear to be in good condition.
- Doors and windows consist of painted wood framing.
- There does not appear to be any masonry control joints in the building.
- Exterior painted CMU walls have cracking in several locations, some of which have been previously patched.
- Noticeably larger cracking is visible in the in the exterior wall at the Northwest corner of the auditorium building.
- The roof on the North side of the auditorium is covered with a blue tarp and is deflecting considerably.

Survey of Interior

- The structural framing of the building is mostly hidden by interior finishes and not readily visible.
- The wood floor framing at the stage area is accessible via an exterior door on the Northeast side of the building. The visible portion of the wood joist/girder framing and CMU piers appear to be in satisfactory condition.
- Portions of the wing 2nd floor and roof wood framing are visible at some locations where ceilings/ soffits have been selectively removed. The wood columns, beams, joists and decking that is visible in the wing appears to be in good condition.

- The auditorium roof trusses span the entire room and are supported by pilasters in the exterior CMU walls.
- The roof truss over the stage at the North side of the auditorium has failed and is currently fully shored.
- Previous repairs to roof trusses were observed on the South end of the auditorium.
- Evidence of wood decay and termite damage is visible throughout the auditorium roof structure.
- Visible lateral movement of the exterior walls is evident at the North side of the auditorium, which correlates to the larger cracking observed on the exterior.

CONCLUSIONS AND RECOMMENDATIONS

Foundations and Exterior Walls

- The stair step cracks in the exterior walls are indicative of foundation settlement at multiple locations around the building. We strongly recommend engaging a geotechnical engineer to perform a subsurface exploration including borings and hand augers around the building perimeter. The geotechnical engineer should provide evaluation and recommendations related to the amount of settlement that has occurred, if additional settlement is anticipated, foundation design and allowable soil bearing capacity.
- We recommend to provide some exploratory testing to determine the sizes of the existing foundations and if underpinning or additional soil stabilization is be required in any locations.
- Many of the wall cracks originate and propagate from existing doors and windows. These cracks need to be repaired and the jambs, sills, and headers of all openings need to be reinforced with rebar and filled cells.
- Due to the load at the integral CMU wall pilasters, it is recommended that these pilasters be reinforced with rebar/filled cells and supplemented with steel columns on the interior with new/enlarged foundations. The new columns will help support the roof trusses as well as provide lateral stability to the walls.
- The exterior walls are lacking control joints, which are typically spaced 20-25 ft to allow for thermal expansion and contraction of exterior walls and control cracking. We recommend installing control joints.

Failed Truss Over Stage

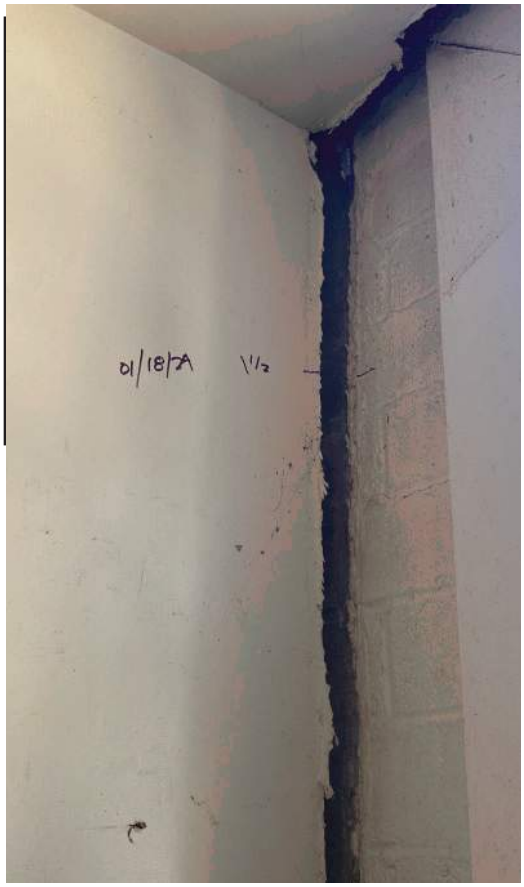
Floor Wood Framing at Wing

Floor Framing

- The majority of the floor framing is covered up with finishes, but based on the visible portion of the 1st floor and 2nd floor wood framing, it appears to be in good condition. Once the interior finishes are removed to uncover the balance of the framing, it is possible there may be some miscellaneous repairs.

Roof Framing

- The majority of the roof framing in the wing is covered up with finishes, but based on the visible portion of the framing, it appears to be in good condition. Once the interior finishes are removed to uncover the balance of the framing, it is possible there may be some miscellaneous repairs.



Exterior Wall Lateral Movement at North Side of Auditorium


Roof Framing and Exterior Wall Cracking at Wing


Wall Cracking at Wing

- The roof truss over the stage has failed completely as mentioned above. This could be due to a number of reasons including the settlement of the foundation in that area, wood destroying organisms, improper original design, or a combination of these. This failed truss is also likely worsening the cracking in the walls since there is no bottom chord of the truss to resist the lateral thrust on the truss due to gravity loads; therefore, the walls are pushing out laterally as observed.

- Due to the evidence of termites and the amount of failed, damaged and previously repaired wood members in the auditorium area, we strongly recommend that the entire roof structure in the auditorium be completely replaced. We do not recommend repairing the wood roof framing in the auditorium because the current issues will continue to persist and potentially lead to significant failures similar to those that have already occurred.

ADDITIONAL RECOMMENDATIONS

- Perform further destructive investigation, such as removal of ceilings and soffits need further review when finishes/ceilings are removed. Additional structural site visits will be required once the entire structure is visible and additional recommendations may result from this site visit.
- Engage an exterminator to survey the building an identify/address the termite activity.
- Based on the date of construction, the wing likely does not have uplift strapping for the roof framing. Confirm and retrofit roof framing connections to walls as required.
- Investigate structural capacity of the gable end wall at the North side of the auditorium to verify if additional bracing is required due to the height of the wall.

CLOSURE

Thank you for the opportunity to provide you with Professional Engineering services. Please note that this structural assessment is limited and not exhaustive of all conditions present with the structure, Master Consulting Engineers, Inc. reserves the right to revise or update this report as other information becomes available. If clarification or additional information is necessary, please contact us.

Main Assembly Area, 2020

Main Assembly Area, 2024

MECHANICAL ELECTRICAL PLUMBING REPORT
OVERVIEW AND SCOPE

Mitchell Gulledge Engineering (MG) was contracted by Wannemacher Jenson Architects for the City of Gainesville to provide an assessment of the HVAC, Plumbing and Electrical Systems at the historic Thelma Boltin Center. The scope of work included meetings with the owner group, and a field survey of the existing systems by four MG engineers.

The intent of the assessment and report is to provide an overview of the systems and identify existing issues. This effort follows an initial survey and assessment performed in April of 2019. This updated assessment reviews any changes in the systems during the time period between 2019 and 2024. This report does not include an assessment of the existing indoor air quality or sizing calculations based on the cooling or ventilation needs of the building.

BUILDING OVERVIEW

The building is a historic building that appears to have been built of block and brick. The building was built in multiple phases over time. The building does not have a fire sprinkler system installed. A new system will be required for any level of renovation intended to allow the building to be occupied as an assembly space. The building is two stories and divided into three areas as follows:

1. Main Assembly Area
2. Lobby
    a. Main lobby
    b. Entry Offices
    c. A/V Spaces
    d. Kitchen
    e. Toilet Rooms
3. Upstairs Storage Areas

Assembly Area HVAC, 2019

Assembly Area HVAC, 2024

HVAC SYSTEM

The main assembly space was previously served by two direct expansion (DX) cooling units. Both of the units were manufactured in 2000. The units were decommissioned and evacuated of refrigerant in 2022, in preparation of the demolition of the building. These units are located in plain sight of the audience area which causes a noise nuisance and is aesthetically unpleasant. The units did not provide mechanical ventilation for the space, which is recommended for the number of people that use the area and for positive pressurization of the building. The units were also not designed to cool the stage area, which was reported to be very hot during use.

The lobby area and adjoining spaces are served by a single packaged DX rooftop unit that was beyond its useful life expectancy in 2019. In 2022, the unit was decommissioned and evacuated of refrigerant. The unit served the lobby, A/V spaces, offices, and kitchen. The building users previously reported that the interior spaces would become

Lobby Ductwork, 2024

very hot in the summer and that the HVAC system could not cool them sufficiently. The upstairs storage spaces are intended to be heated and cooled by a wall mounted packaged through-wall unit. The unit was inoperable at the time of our visits.

The toilet rooms are not heated or cooled, but they are served by dedicated exhaust fans. The exhaust fans are incorrectly labeled above a second floor ventilation chase. The fans were not operable at the time of our investigation.

Overall, all of the HVAC systems in the building should be demolished, with new systems redesigned to provide operability that is suited for the use of the building and its spaces.

PLUMBING SYSTEM

The building has a domestic water service, sanitary sewer service and natural gas service connected to the municipal systems. The exact routing of the services from the connection at the site could not be located. An electric water heater is located below the vanity in the women's restroom, but has not operated for more than 5 years. One roof drain is located centrally above the lobby and the remainder of the building is drained with a gutter and exterior downspout system. This drain had visible signs of leaking, with damage to the floor and ceiling below. The plumbing systems are currently designed to serve the following locations:

Men's Restroom, 2019

Men's Restroom, 2024

Women's Restroom, 2024

1. Toilet rooms: Domestic cold and hot water, waste and vent
2. Kitchen: Domestic cold and hot water, waste and vet
3. Lobby: Domestic cold water, waste and vet
4. Main stage area: Abandoned gas, cold water and aban doned waste

The existing sanitary waste and vent system is a cast-iron hub and spigot system that will need to be replaced with any new renovation of the building. The piping material will fail in select areas and is unlikely to be suited for a new configuration.

The existing domestic water main may be reused if found to be serviceable upon inspection. The interior piping is mainly underground and is very old. It will need to be replaced for any new configuration of the building.

The existing natural gas system is not in use and existing piing is abandoned in place. As a measure of good practice, the abandoned piping should be removed from the building.

The existing interior storm drain system is very small and is likely to need to be replaced. Any new roof work will dictate the extent to which the storm system will be revised.

Electrical System

The characteristics for the building electrical system are as follows:

Service voltage:	208Y/120V
Service amp rating:	800A
Service Equipment:	Siemens S5

MECHANICAL ELECTRICAL PLUMBING CONTINUED

Most of the existing electrical system consists of wire in conduit. However, there are some abandoned conductors which were not demolished, and some new work which was performed with inferior methods. We recommend demolition of abandoned wiring, and re-work of any undesirable installations. Additionally the owner should consider replacing surface mounted conduits where installed in finished spaces. Particularly in spaces receiving finish upgrades, it may be possible to better conceal conduit.

The existing wiring system includes some non-standard wire colors, as well as incorrectly color-coded circuits. MG strongly recommends adjusting and replacing existing wires to maintain uniform per-phase color coding. Existing mis-colored circuits can be re-ordered to place each circuit on an appropriate phase. Care should be taken to keep panel loads balanced.

MG recommends an electrician review terminations in panel boards and at major pieces of equipment to assure all terminations are properly tightened.

The existing power is distributed through the facility as follows:
The electrical system is made up of one distribution panel board, and three branch circuit panel boards:

1. MD – 800A MCB. Service equipment and distribution panel board. Feeds panels ‘L1’, ‘L2’, and ‘L3’, as well as various larger equipment.
2. L1 – 200A MLO. Branch circuit panel board with mixed loads. Panel ‘L1’ is immediately adjacent to panel ‘MD’ and panel ‘L2’.
3. L2 – 100A MLO. Branch circuit panel board with mixed loads. Panel ‘L2’ is immediately adjacent to panel ‘L1’
4. L3 – 100A MLO. Branch circuit panel board with mixed loads. Panel ‘L3’ is located on the stage.

Transformer, 2024

The electrical panels appear to be in good condition. MG recommends having an electrician trace all circuits, verify directory, and replace hand written directories with corrected type-written directories.

Almost all circuit breaker space in panel boards ’L1’ and ‘L2’ appear to be in use. MG recommends adding a new panel board for additional branch circuits. Such a panel board could be installed on the second floor, or in the kitchen. Nearby existing loads could be re-fed from new panel board, which would free up space in existing panel boards.


Existing Electrical, Exposed Wiring

Wiring devices throughout the building are relatively new and appear to be in good condition.
Existing receptacles could be replaced with tamper resistant (TR) devices to improve child safety. Any new devices should be TR-type.

There does not appear to be any surge suppression on any of the electrical panels in the facility. MG strongly recommends adding surge protection to panel board ‘MD’ at a minimum.


Existing Electrical Installation

MECHANICAL ELECTRICAL PLUMBING CONTINUED

MG additionally recommends surge protection be added to each panel board with exterior loads.

The fire alarm control panel (FACP) does not appear to have surge protection. Such protection is code required. If the building is intended to be utilized for an assembly space, we recommend a full system replacement with a new voice evacuation system. A new location is recommended as the existing FACP is visible in the main lobby area.

Existing lighting is predominantly linear fluorescent type. Fixtures vary, from 2'x4' troffers, to linear pendants, to strip lights. The second story is predominantly lit by ceramic base fixtures.

MG recommends upgrading lighting to LED sources. Additional theatrical lighting could be provided.

Emergency lighting in some areas is not on area lighting circuit. MG strongly recommends re-wiring all emergency lighting to be on same circuit as area lighting, to ensure proper functioning in the event of a circuit failure. Existing lighting is primarily controlled by manual switches. This does not meet current energy code. MG strongly recommends new lighting controls throughout the facility.

Exterior Lighting

Existing exterior lighting is limited. There are lights at exits, There are a few pole-mounted flood lights to light the parking area, drive, and front walk. The remainder of the site appears to be unlit. MG recommends adding additional lighting to the existing walkways and exterior occupiable areas.

Exterior Lighting Controls

Exterior lighting appears to be controlled by a mechanical time clock. MG recommends upgrading exterior lighting controls to meet current FBC and ASHRAE 90.1 requirements. This would require the lighting contractor would be controlled by both a photocell and an astronomical time clock.

Fire Alarm Control Panel, 2024

The existing electrical system appears to be grounded. MG recommends review and testing the existing grounding electrode system and equipment grounding system to confirm system is properly installed and functional. No remediation is anticipated, but the proper functioning of the grounding system is critical to human safety.

No lightning protection system is present on the building. A Class I lightning protection system could be added to the building, if desired.

Existing IT equipment is installed on a small backboard beside panel 'MD'. A rack in the electrical room would allow for additional equipment. A rack near the stage could serve AV equipment. The IT system has been neglected for 5 years and should be replaced.

No existing electronic access controls were noted. Such a system could be useful to control rental access, automatically unlock doors, etc.

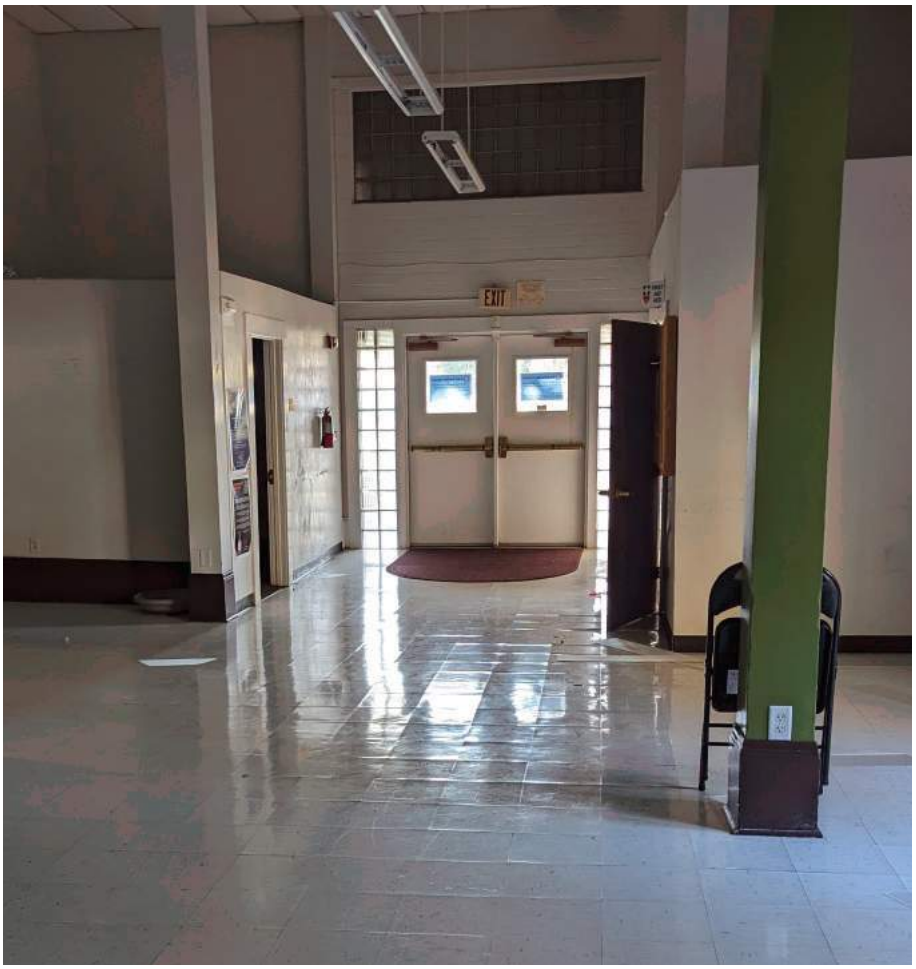
Men's Accessible Restroom, 2024

Discarded Ductwork, 2024

Multipurpose Wing Lobby, 2019

Multipurpose Wing HVAC, 2024

Existing Electrical Panels, 2024



Multipurpose Wing Lobby, 2024

North Facade, Backside of Auditorium

West Facade, Side Entry to Auditorium


Downspout Discharge Piping


Retrofitted Downspout Discharge Piping


Recessed Egress Path, West Facade


North-West Corner of Auditorium

EXISTING CONDITIONS

The Thelma A. Boltin Center is a City of Gainesville facility located within the Sweetwater Branch watershed. The site drains to the east into an existing creek that is part of the Sweetwater Branch. Half of the roof drains into a gutter system that discharges into an underground piping system along the southern side of the building. This underground storm water pipe system discharges just to the east of the main entrance which then naturally sheets flows to the creek around the building. The northwest corner of the building is currently trapping water before eventually flowing into an existing stormwater inlet located within the driveway behind the building. The runoff from the eastern side of the facility sheets flows directly into the creek.

MINIMUM REMEDIATION REQUIRED

To improve the drainage around the facility, JBPro recommends installing underground storm water piping that will collect the roof downspouts along the northwestern section of the building and installing a yard drain near the base of the stairs along the northern side of the building. The stormwater piping will need to be connected to the existing stormwater inlet located near the dumpster area. This will assist with eliminating the water that ponds in this area and improve any water intrusion along the building.

ADDITIONAL RECOMMENDATIONS

JBPro would also recommend improving the underground stormwater piping that collects the roof downspouts along the southern side of the building. The existing stormwater piping currently discharges to the east of the main entrance, which will eventually create water intrusion concerns. JBPro recommends connecting that stormwater pipe to an existing inlet NE 2nd Ave. or continue the piping to the creek.

South Facade, Entry to Auditorium

West Facade, Secondary Auditorium Entrance


Mold at Column-Ceiling intersection, Multi-Purpose Wing


Mold and Mildew Damaged ACT, Auditorium


Window Sill, Multi-Purpose Wing


Pooling Water, Roof Leak, Multipurpose Wing

EXISTING CONDITIONS AND OBSERVATIONS

The main entrance to the Auditorium includes an accessible ramp leading from the public right-of-way. The multipurpose wing does not have an ADA compliant main entrance. Two ADA lifts are located within the building, one connecting the multipurpose wing to the auditorium, and another connecting the auditorium to the stage. The existing restrooms will need to be retrofitted to meet current ADA accessibility standards.

Both the shingled, pitched roof over the auditorium and the tar and gravel flat roof over the auditorium show signs of standing water and water infiltration. City records do not show any roof repairs or resurfacing efforts as far back as 2015. Both roofs have reached the end of their usable lifespans.

The existing building does not have a fire sprinkler system, but will need to have one designed and installed as part of any significant renovation. The building appears to meet life safety egress requirements in terms of door and egress path sizing.

The auditorium contains hardwood floors in what appears to be relatively good condition. A few small areas requiring repair were noted. Much of the flooring in the auditorium was covered and protected from the scaffolding above, thus, the team could not get a comprehensive assessment of the floor throughout the auditorium.

The multipurpose wing has VCT flooring that has reached the end of its lifespan. Many tiles are peeling up at the corners, chipping and uneven. A roof leak has established a small standing pool of water, further delaminating the VCT from its substrate.

Mold and moisture were evident on multiple vertical surfaces within the building. Painted brick, drywall, and wooden doors and windows all show signs of discoloration, mold, and peeling paint. Testing confirmed that lead-based paint is present in the facility and will require specialty removal. The wooden windows of the auditorium building are single pane and hold historical significance to the local preservation board.

The auditorium and multipurpose wings contain acoustic ceiling tiles in various levels of disrepair. Small areas of gypsum board ceiling are present. Many tiles are missing to accommodate the structural scaffolding, while others are broken or dissolved due to roof leak water accumulation.

Cracking and Tar Roofing Leaking into Multipurpose Wing

ADA Lift Connecting Multipurpose and Auditorium Wing

ADA Lift Connecting Auditorium and Stage

The existing male restroom contains 3 water closets, 2 urinals, and 4 lavatories. The existing female restroom contains 3 water closets, 2 lavatories, and a vanity counter. The floor is finished in 12x12 tile. Walls are painted drywall with plastic laminate partitions between water closets. The male restroom walls are tiled to approximately 6'. Ceramic, drop-in sink bowls sit on a laminate counter-top. In the female restroom, the counter appears to be compromised structurally, leaving a gap between the fixture and it's supportive structure below.

A space previously utilized as a catering kitchen has been partially demolished. All cabinetry and plumbing fixtures have been removed. The walls and flooring are in disrepair.

MINIMUM REMEDIATION REQUIRED

The renovation of the existing building will require a fully installed automatic sprinkler system for both the Auditorium and Multipurpose wings. The fire alarm system will require replacement to meet all applicable code requirements as indicated in the Mechanical Electrical and Plumbing report.

Based on the recommendation of the structural engineer, the existing finishes of the Auditorium wing will need to be removed to adequately assess and re-mediate the existing structure, from the foundation to the roof trusses. All existing drywall should be removed down to the studs and the remaining structure should be assessed by a moisture remediation company. New ACT ceiling, LED light fixtures, and painted drywall should be installed throughout. Existing doors should be inspected for water and mold damage. If the existing flooring is unsalvageable due to the necessary structural modifications, a new hardwood floor should be installed. The two existing ADA lifts should be tested and serviced by a certified technician to ensure reliability. If either lift is damaged or inoperable, they should be replaced accordingly. A new, shingled roof with minimum insulation requirements of R-25 will be required. The building mass will be required to meet R-13+R-6.5 with R-30 floors. Existing windows may need to be retrofitted with an air barrier to achieve the required energy efficiency rating.

For the multipurpose wing, An ADA accessible, 1:12 ramp will need to be added for exterior access to the along the southeast corner of the building. All wall, floor, and ceiling finishes (including light fixtures) will need to be removed due to the presence of mold. The underlying structure should be assessed and treated by a moisture remediation company. New painted drywall, ACT, LED light fixtures, LVT plank flooring, and rubber base should be


Auditorium floor, Demo Patch


Auditorium Ceiling, Scaffolding


Restroom walls, Mold and Mildew


Ceiling and Wall, Structural Separation, Auditorium Wing

accounted for on both level 1 and level 2 of the multipurpose wing. A new flat roof will need to be installed to remedy the existing water leak failures, and to achieve a minimum insulation requirement of R-25. The building mass will be required to meet R-13+R-6.5 with R-30 floors. Existing windows may need to be retrofitted with an air barrier to achieve the required energy efficiency rating.

A renovation of the existing restrooms will require 2 male water closets (5 existing), 4 female water closets (3 existing), 3 lavatories per restroom (4 male and 2 female existing), and 1 service sink. One stall in each gang restroom must be ADA accessible. All plumbing fixtures, accessories, toilet partitions, and mill-work should be replaced. New moisture-resistant drywall, moisture resistant ACT, wall tile (wet walls only), HDPE toilet partitions, LED light fixtures, and floor/base tile should be accounted for. Baby changing stations should be installed in both the Male and Female restrooms.

A new catering kitchen should be installed to accommodate a commercial grade refrigerator, freezer, three compartment sink, separate hand washing sink, ice machine, microwave, laminate cabinetry, and an under-counter grease trap. New moisture-resistant drywall, moisture resistant ACT ceilings, LED light fixtures, and non-slip resinous flooring with cove base should be installed.

Two water-fountains should be installed and accessible for public use.

ADDITIONAL RECOMMENDATIONS

It is WJArchitect's recommendation that a single-user, ADA compliant restroom would be a beneficial addition to the existing restroom amenities to accommodate family visitors. The finishes of this restroom should align with the recommended upgrades to the existing facilities as noted above. Additionally, floor drains should be added to the restrooms as a safeguard for overflow and plumbing malfunctions.

Given the significant surface cracking and structural failures noted by the structural engineer, a waterproofing consultant should be utilized during the design and construction of the renovation to ensure that the envelope is water-tight, and all failures have been remedied.

The auditorium would benefit from performance-based lighting and sound design to enhance and support the planned programming. The Multipurpose Group Room could benefit from acoustic paneling in the main lobby space. A study of the support spaces in the multipurpose room would yield a more efficient layout that would support the intended use of the space in alignment with the project's

South East Entry to Multi-Purpose Wing


Historic Fireplace, Multi-Purpose Wing


Women's Restroom, Mold on Walls

end users.
WJarchitects is pleased to facilitate this study to better understand the needs of the Thelma Boltin Center on behalf of the City of Gainesville and Wild Spaces Public Places.

All conditions described in this report are based on information available to the project team at the time of writing. WJarchitects and their consultants reserve the right to verify, revise, and update this report as additional information becomes available as part of the renovation process. Please feel free to contact the project team for any questions or concerns relative to the information contained herein.

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