

BROADWAY CENTER THEATERS
Facilities Readiness and Preservation

Building Exterior Envelope Evaluation

RIALTO THEATER EXTERIOR ENVELOPE REPAIRS											
View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
Total Value of Exterior Envelope Repairs										\$336,181	
Priority #1 - Prevent Wind and Moisture Penetration & Fix Hazards										\$2,964	
Cladding Category										\$1,241	
West Left	Sidewalk	Cladding	Sealant	Sealant material between the stucco and sidewalk is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	14	LF	\$7.00	\$98	
West Right	Exit Stairs	Cladding	Sealant	Sealant material between the stucco and concrete wall is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	35	LF	\$5.00	\$175	
North Right	Sidewalk at Exit Door	Cladding	Sealant	Sealant material between the stucco and concrete wall is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	6	LF	\$5.00	\$30	
North Center & Right	Sidewalk	Cladding	Sealant	Sealant material between the stucco and sidewalk is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	64	LF	\$7.00	\$448	
North Left & East at Rotunda	Sidewalk	Cladding	Sealant	Sealant material between the stucco and sidewalk is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	32	LF	\$7.00	\$224	
East	Sidewalk	Cladding	Sealant	Sealant material between the stucco and sidewalk is failing and needs replaced	Create a project to remove fails sealant and replace it with proper preparation and accessories	1	38	LF	\$7.00	\$266	
Roof Category										\$717	
South East	Roof "B"	Roof	Asphalt Shingles	Loose and missing shingles need to be fixed	Restore or replace the loose and missing shingles	1	20	SF	\$4.50	\$90	
South West	Roof "D"	Roof	Asphalt Shingles	Loose and missing shingles near the roof access hatch need to be fixed	Restore or replace the loose and missing shingles	1	10	SF	\$4.50	\$45	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
Center & NW	Roof "I"	Roof	Built-up Roofing	Two major blisters exist in the built-up roofing assembly that require corrective action	Cut open the blisters and dry the interior out. Patch the blistered roofing with appropriate materials	1	12	SF	\$36.00	\$432	
West	Roof "A"	Roof	Pitch Pan	The pitch pan at a steel member penetration and the adjacent flashing assembly have failed	Repair and restore these elements to proper function to prevent moisture penetration	1	5	SF	\$30.00	\$150	
Windows Category										\$1,006	
East	Ground Floor	Windows	Sealant	There is no caulking between the wood window frame and the stucco	Install caulking sealant appropriate for the application with proper preparation and accessories	1	24	LF	\$4.00	\$96	
North Left & East at Rotunda	2nd Floor	Windows	Sealant	There sealant between the wood window frame and the terra cotta is apparently failing. Interior water stains and cracked plaster near the windows are the failure evidence	Install caulking sealant appropriate for the application with proper preparation and accessories	1	70	LF	\$5.00	\$350	
North Center	2nd Floor	Windows	Sealant	There sealant between the wood window frame and the terra cotta is apparently failing. Interior water stains and cracked plaster near the windows are the failure evidence	Install caulking sealant appropriate for the application with proper preparation and accessories	1	100	LF	\$5.00	\$500	
North Center	2nd Floor	Windows	Wood Frame	Window sash in the men's restroom is stuck open just a bit. Air infiltration has brought dirt and moisture in the gap to damage the wall board surface	Break loose the sash and properly seat it in the window frame to close up the open gap	1	1	EA	\$60.00	\$60	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
Priority #2 - Plan Projects and Find Funding for the Repairs										\$325,052	
Cladding Category										\$320,252	
Marquee	Frieze	Cladding	Clear Acrylic	There are a few broken acrylic glazing skirt and the caning is beginning to break off	Plan a project to restore and refurbish the acrylic glazing skirt.	2	60	SF	\$18.00	\$1,080	
West Left	Sidewalk	Cladding	Granite	The existing granite bases at pilasters need minor refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The granite surfaces need cleaning	Plan a project cleaning and refurbishing the pilaster granite bases.	2	5	SF	\$40.00	\$200	
North	Sidewalk	Cladding	Granite	The existing granite bases at pilasters need minor refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The granite surfaces need cleaning	Plan a project cleaning and refurbishing the pilaster granite bases.	2	25	SF	\$40.00	\$1,000	
North Left & East at Rotunda	Sidewalk	Cladding	Granite	The existing granite bases at piers need minor refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The granite surfaces need cleaning	Plan a project cleaning and refurbishing the pilaster granite bases.	2	25	SF	\$40.00	\$1,000	
North	Parapet	Cladding	Lighting	Historic lighting at the parapet finials has been dismantled due to failure from moisture seepage	A project is being developed for the reconstruction of the finial lighting system. The work will be done the Spring of 2006	2	22	EA	\$1,250.00	\$27,500	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North Left & East at Rotunda	Parapet	Cladding	Lighting	Historic lighting at the parapet finials has been dismantled due to failure from moisture seepage	A project is being developed for the reconstruction of the finial lighting system. The work will be done the Spring of 2006	2	15	EA	\$1,850.00	\$27,750	
Rotunda Interior	Upper Wall & Dome	Cladding	Painted Plaster	The existing painted plaster within the rotunda needs minor refurbishment. Paint is peeling and horizontal surfaces have collected dirt	Plan a project to clean and refurbish the decorative painted plaster.	2	200	SF	\$3.00	\$600	
East Left	Elevation	Cladding	Painted Steel Stairs	The paint on the exterior steel stairs and handrails is in fair condition with some small areas of peeling and places where rust shows through the paint	Scrap the peeled paint off the steel and Remove rust where it is present. Prime all exposed steel then repaint the steel. Make this a maintenance cycle on a 5-year rotation	2	600	SF	\$5.00	\$3,000	
East Left	Elevation	Cladding	Steel Handrails	There is a field joint in of the handrail assembly that was not connected when installed	Field weld the loose pipe connections and touch up with paint	2	4	EA	\$75.00	\$300	
East Left	Elevation	Cladding	Steel Handrails	There is a section of handrail that has been deformed by unknown forces	Bend the handrail elements back into proper alignment	2	36	LF	\$10.00	\$360	
West	Full Elevation	Cladding	Stucco	There are multiple cracks over the entire surface of the west elevation stucco. The most severe cracks are in the central smooth area. The existing paint is peeling off in the field of the stucco where there are no cracks.	Plan a project that is professionally developed to address the causes of the cracking stucco and peeling paint	2	1500	SF	\$8.00	\$12,000	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
East	Full Elevation	Cladding	Stucco	There are multiple cracks over the entire surface of the west elevation stucco. The most severe cracks are in the central smooth area. The existing paint is peeling off in the field of the stucco where there are no cracks. Water stains show moisture paths that run behind the stucco. This elevation is deteriorating faster than the west elevation	Plan a project that is professionally developed to address the causes of the cracking stucco and peeling paint	2	1500	SF	\$10.50	\$15,750	
North	Full Elevation	Cladding	Stucco	There are multiple cracks over the entire surface of the west elevation stucco. The cracks are less severe than at the east and west elevations.	Plan a project that is professionally developed to address the causes of the cracking stucco and peeling paint	2	2200	SF	\$5.50	\$12,100	
West Left	Parapet	Cladding	Terra Cotta	The existing terra cotta at the cornice and above needs major rehabilitation. Mortar joints require cleaning off organic growth and tuck pointing. The terra cotta surfaces need cleaning	A project is being developed for the cleaning, rehabilitation and restoration of the parapet terra cotta. The work will be done the Spring of 2006	2	14	LF	\$525.00	\$7,350	
North Right	Parapet	Cladding	Terra Cotta	The existing terra cotta at the cornice and above needs major rehabilitation. Mortar joints require cleaning off organic growth and tuck pointing. The terra cotta surfaces need cleaning	A project is being developed for the cleaning, rehabilitation and restoration of the parapet terra cotta. The work will be done the Spring of 2006	2	6	LF	\$525.00	\$3,150	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North Right of Center	Parapet	Cladding	Terra Cotta	The existing terra cotta at the cornice and above needs major rehabilitation. The area is now under a protective shell to prevent further deterioration. Existing finial and cresting units need repair or replacement. Mortar joints require cleaning off organic growth and tuck pointing. The terra cotta surfaces need cleaning	A project is being developed for the cleaning, rehabilitation and restoration of the parapet terra cotta. The work will be done the Spring of 2006. custom made terra cotta replacement units are being fabricated this fall	2	16	LF	\$1,075.00	\$17,200	
North Center & Left	Parapet	Cladding	Terra Cotta	The existing terra cotta at the cornice and above needs major rehabilitation. The area is now under a protective shell to prevent further deterioration. Existing finial and cresting units need repair or replacement. Mortar joints require cleaning off organic growth and tuck pointing. The terra cotta surfaces need cleaning	A project is being developed for the cleaning, rehabilitation and restoration of the parapet terra cotta. The work will be done the Spring of 2006. custom made terra cotta replacement units are being fabricated this fall	2	34	LF	\$1,475.00	\$50,150	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North Left & East at Rotunda	Parapet	Cladding	Terra Cotta	The existing terra cotta at the cornice and above needs major rehabilitation. The area is now under a protective shell to prevent further deterioration. Existing finial and cresting units need repair or replacement. Mortar joints require cleaning off organic growth and tuck pointing. The terra cotta surfaces need cleaning	A project is being developed for the cleaning, rehabilitation and restoration of the parapet terra cotta. The work will be done the Spring of 2006. custom made terra cotta replacement units are being fabricated this fall	2	32	LF	\$1,875.00	\$60,000	
North Left at Rotunda	Sidewalk	Cladding	Terra Cotta	Automobile impact caused a major spall at the terra cotta pie of the rotunda	Plan a project that is professionally developed to address the renovation of the vertical terra cotta elements on the façade	2	2	SF	\$150.00	\$300	
North Left & East at Rotunda	Frieze	Cladding	Terra Cotta	The existing terra cotta frieze below the cornice needs major refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the frieze terra cotta.	2	48	SF	\$150.00	\$7,200	
West Left	Pilasters	Cladding	Terra Cotta	The existing terra cotta pilasters below the frieze need major refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the pilaster terra cotta.	2	30	SF	\$120.00	\$3,600	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North	Frieze	Cladding	Terra Cotta	The existing terra cotta frieze below the cornice needs major refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the frieze terra cotta.	2	99	SF	\$150.00	\$14,850	
North	Pilasters	Cladding	Terra Cotta	The existing terra cotta pilasters below the frieze need major refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the pilaster terra cotta.	2	120	SF	\$120.00	\$14,400	
North Left & East at Rotunda	2nd Floor	Cladding	Terra Cotta	The existing terra cotta facade below the frieze needs major refurbishment. Mortar joints require cleaning off organic growth and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the pilaster terra cotta.	2	320	SF	\$80.00	\$25,600	
Rotunda Interior	Ground Floor	Cladding	Terra Cotta	The existing terra cotta within the rotunda needs minor refurbishment. Mortar joints require some tuck pointing. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the pilaster terra cotta.	2	180	SF	\$25.00	\$4,500	
North Left & East at Rotunda	Ground Floor	Cladding	Terra Cotta	The existing terra cotta piers and spandrels below the marquee need major refurbishment. Mortar joints require cleaning and some tuck pointing is needed. The terra cotta surfaces need cleaning	Plan a project to clean and refurbish the pilaster terra cotta.	2	180	SF	\$40.00	\$7,200	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
Rotunda Interior	Floor	Cladding	Terrazzo	Historic lighting at the dome cove is operational but needs relamping with energy efficient bulbs	Plan a project to restore and refurbish the terrazzo floor. Fill open cracks with compatible restorative material	2	96	SF	\$22.00	\$2,112	
Roof Category										\$4,800	
East	Roof "H"	Roof	Coping	A short wall is wrapped by asphalt flashing material	Install a proper sheet metal coping over the wall top	2	2	SF	\$90.00	\$180	
East	Roof "E"	Roof	Coping	A short wall is wrapped by asphalt flashing material	Install a proper sheet metal coping over the wall top	2	2	SF	\$90.00	\$180	
South	Roof "A"	Roof	Flashing & Counter Flashing	The structural clay tile wall of the adjacent building is deteriorating with broken masonry units and deteriorating mortar joints. This is a potential for water to seep around the existing counter flashing	Reconstruct the existing flashing and counter flashing configuration at the wall to correct for the deteriorated condition of the wall surface	2	80	LF	\$15.00	\$1,200	
Field	Roof "I"	Roof	Granular Cap	The granular reflective e material has worn off the cap sheet	Apply reflective coating to renew the reflective properties of the roofing	2	1800	SF	\$1.80	\$3,240	
Priority #3 - Incorporate Corrective Action into Routine Maintenance										\$8,165	
Cladding Category										\$5,342	
Marquee	Canopy	Cladding	Lighting	Marquee lighting under the canopy is operational but needs relamping with energy efficient bulbs	Change out the existing lamps for new cold cathode 3-watt lamps Type A-15 frosted and colors bulbs as part of routine maintenance	3	120	EA	\$18.00	\$2,160	
Rotunda Interior	Dome Cove	Cladding	Lighting	Historic lighting at the dome cove is operational but needs relamping with energy efficient bulbs	Change out the existing lamps for new cold cathode 5-watt lamps Type A-19 frosted bulbs as part of routine maintenance	3	60	EA	\$18.00	\$1,080	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North	Frieze	Cladding	Lighting	Historic lighting at the frieze is operational but needs relamping with energy efficient bulbs plus gaskets to prevent moisture seepage	Change out the existing lamps for new cold cathode 5-watt lamps Type A-19 frosted bulbs as part of routine maintenance	3	34	EA	\$18.00	\$612	
North Left & East at Rotunda	Frieze	Cladding	Lighting	Historic lighting at the parapet finials has been dismantled due to failure from moisture seepage	Change out the existing lamps for new cold cathode 5-watt lamps Type A-19 frosted bulbs as part of routine maintenance	3	22	EA	\$18.00	\$396	
West Right	Exit Stairs	Cladding	Painted Concrete	Minor cracks exist in the concrete and the paint is peeling off	Clean the concrete surface and seal open cracks with paintable caulk. Repaint the concrete surface. Make this a maintenance cycle on a five year rotation	3	150	SF	\$2.40	\$360	
North Right	Sidewalk at Exit Door	Cladding	Painted Concrete	Minor cracks exist in the concrete barrier wall and the paint is peeling off	Clean the concrete surface and seal open cracks with paintable caulk. Repaint the concrete surface. Make this a maintenance cycle on a five year rotation	3	70	SF	\$2.40	\$168	
Marquee	Frieze	Cladding	Painted Fascia	Rust is showing through the paint finish	Strip the paint off the steel where rust is present and remove the rust. Prime all exposed steel then repaint the steel. Make this a maintenance cycle on a 5-year rotation	3	60	SF	\$4.50	\$270	
West Right	Exit Stairs	Cladding	Painted Steel	Rust is present under the paint finish	Strip the paint off the steel where rust is present and remove the rust. Prime all exposed steel then repaint the steel. Make this a maintenance cycle on a 5-year rotation	3	10	SF	\$5.60	\$56	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount	
North Center	Sidewalk	Cladding	Terra Cotta	There are soiled areas on the terra cotta and graffiti that needs to be cleaned	Have maintenance personnel perform the cleaning required	3	20	SF	\$12.00	\$240	
Roof Category										\$519	
Eave	Roof "D"	Roof	Asphalt Shingles	The eave edge of shingles have been bent and cracked to present the potential of water wicking back up past the counter flashing to the interior	Protect the bent shingled from foot and materials traffic which caused the bends. Caulk and seal the under side of the damaged shingles	3	20	LF	\$8.00	\$160	
West End	Roof "A"	Roof	Debris	There is an unacceptable accumulation of dirt and debris at the roof drain outlet	Clean up and remove the dirt and debris that has accumulated. Make this activity a cyclic chore on a 6 month rotation	3	3	CF	\$18.00	\$54	
Ridge	Roof "B"	Roof	Moss Control	Excessive moss has grown in the shady areas	Install a zinc strip along the ridge line similar to the application on roof "D"	3	70	LF	\$2.50	\$175	
West	Roof "J"	Roof	Rain Gutter	The rain gutter is clogged with debris and dirt	Clean out the rain gitter and restore the drainage flow	3	26	LF	\$5.00	\$130	
Windows Category										\$2,304	
North Left & East at Rotunda	2nd Floor	Windows	Painted Wood	The exterior paint is peeling and checking	Clean and prepare the wooden surfaces for re-painting	3	150	LF	\$3.60	\$540	
North Center	2nd Floor	Windows	Painted Wood	The exterior paint is peeling and checking	Clean and prepare the wooden surfaces for re-painting	3	150	LF	\$3.60	\$540	
North Right	Store Front	Windows	Painted Wood	The exterior paint is peeling and checking	Clean and prepare the wooden surfaces for re-painting	3	200	LF	\$3.60	\$720	
West Left	Store Front	Windows	Painted Wood	The exterior paint is peeling and checking	Clean and prepare the wooden surfaces for re-painting	3	140	LF	\$3.60	\$504	