

**BROADWAY CENTER THEATERS**  
**Structural System Assessments**

**STRUCTURAL SYSTEM DEFICIENCIES REPORTED**

High Priority Items: Representing a potential or immanent threat to life safety for facility users.

- There is nothing in this category; **\$0**

Medium Priority Items: Representing compliance issues to codes and standards that have no immediate concern and can be deferred for future renovation work.

- **PANTAGES THEATER ITEMS**: Estimated cost for medium priority corrections; **\$662,900**
- **RIALTO THEATER ITEMS**: Estimated cost for medium priority corrections; **\$25,000**
- **THEATER ON THE SQUARE ITEMS**: Estimated cost for medium priority corrections;; **\$6,800**

**Estimated cost to correct medium priority structural deficiencies; \$694,700**

Low Priority Items: Representing cosmetic improvements or basic maintenance for the facility.

- **PANTAGES THEATER ITEMS**: Estimated cost for low priority corrections; **\$26,000**
- **RIALTO THEATER ITEMS**: Estimated cost for low priority corrections; **\$10,000**
- **THEATER ON THE SQUARE ITEMS**: Estimated cost for low priority corrections;; **\$10,450**

**Estimated cost to correct low priority structural deficiencies; \$46,450**

**Grand total of costs to correct deficiencies found by the Structural assessment; \$741,150**

Reports on Individual Theaters:

---

**PANTAGES THEATER**  
**Structural System Assessment**

**Historic Pantages Theater & Jones Building Constructed in 1918, Renovated 1982:**

Estimated costs to correct structural system reported deficiencies:

- **High priority items;** **\$0**
- **Medium priority items;** **\$662,900**
- **Low priority items;** **\$26,000**

**Total estimated structural correction costs: **\$688,900****

**PANTAGES & JONES (1918) STRUCTURAL SYSTEM DEFICIENCIES REPORTED**

**High Priority Items**: Representing a potential or immanent threat to life safety for facility users.

- There is nothing in this category; **\$0**

**Medium Priority Items**: Representing compliance issues to codes and standards that have no immediate concern and can be deferred for future renovation work.

- **FOUNDATION**: Strengthen portions of existing footings for improved seismic resistance; **\$21,750**

- AUDITORIUM WALLS: Strengthen north, east and west walls of the auditorium for improved seismic resistance; \$420,000
  - TERRA COTTA CLADDING: Provide new backing with improved seismic anchorage; \$144,000
  - HOLLOW CLAY TILE: Replace existing brittle tile partitions with seismically flexible stud frames walls \$40,000
- Estimated cost for medium priority corrections: **\$625,750**

**Low Priority Items:** Representing cosmetic improvements or basic maintenance for the facility.

- BIRD SCREENING: Provide new screening over roof level windows and doors to prevent roosting; \$13,000
  - EAST EXTERIOR STEEL STAIRS: Rehabilitate corroded stairs and protect with new paint; \$7,000
- \$20,000**

**Total estimated costs to correct historical structural assessment deficiencies;** **\$645,750**

**ANNEX (1992) STRUCTURAL SYSTEM DEFICIENCIES REPORTED**

**High Priority Items:** Representing a potential or imminent threat to life safety for facility users.

- There is nothing in this category; **\$0**

**Medium Priority Items:** Representing compliance issues to codes and standards that have no immediate concern and can be deferred for future renovation work.

- ROOF FRAMING: Strengthen collector elements for improved seismic resistance; \$13,500
  - BRACED FRAME: Strengthen connections at perimeter walls to improve seismic resistance; \$5,500
  - CONCRETE SHEAR WALLS: Strengthen structural element connections at walls to improve seismic resistance; \$8,150
  - FLOOR ANCHORAGE: Strengthen anchorages to masonry walls for improved transfer of seismic forces; \$10,000
- Estimated cost for medium priority corrections: **\$37,150**

**Low Priority Items:** Representing cosmetic improvements or basic maintenance for the facility.

- Clean and re-paint the exterior stucco walls; **\$6,000**

**Total estimated costs to correct renovation structural assessment deficiencies;** **\$43,150**

**Grand total of costs to correct deficiencies found by the Pantages assessment;** **\$688,900**

Reports on Individual Theaters:

---

**RIALTO THEATER**  
**Structural System Assessment**

**Historic Rialto Theater Constructed in 1918, Renovated 1992**

Estimated costs to correct structural system reported deficiencies:

- **High priority items;** **\$0**
  - **Medium priority items;** **\$25,000**
  - **Low priority items;** **\$10,000**
- Total estimated structural correction costs: \$35,000**

**RIALTO THEATER STRUCTURAL SYSTEM DEFICIENCIES REPORTED**

**High Priority Items:** Representing a potential or imminent threat to life safety for facility users.

- There is nothing in this category; **\$0**

**Medium Priority Items:** Representing compliance issues to codes and standards that have no immediate concern and can be deferred for future renovation work.

- EXTERIOR RAILING POSTS: Replace or repair rusted posts at east fire escape and paint; \$5,000
  - MARQUEE SUSPENSION RODS: Strengthen and provide secondary support for marquee; \$20,000
- Estimated cost for medium priority corrections: **\$25,000**

**Low Priority Items:** Representing cosmetic improvements or basic maintenance for the facility.

- AUDITORIUM CEILING: Repair and restore loose plaster decorations; **\$10,000**

**Total estimated cost to correct deficiencies found by the Rialto assessment;** **\$35,000**

Reports on Individual Theaters:

---

**THEATER ON THE SQUARE**  
**Structural System Assessment**

**Theater on the Square Constructed in 1992:**

Estimated costs to correct structural system reported deficiencies:

- High priority items; **\$0**
- Medium priority items; **\$6,800**
- Low priority items; **\$10,450**

**Total estimated structural correction costs: \$17,250**

**THEATER ON THE SQUARE STRUCTURAL SYSTEM DEFICIENCIES REPORTED**

**High Priority Items:** Representing a potential or imminent threat to life safety for facility users.

- There is nothing in this category; **\$0**

**Medium Priority Items:** Representing compliance issues to codes and standards that have no immediate concern and can be deferred for future renovation work.

- CATWALK DECK: Fasten down the few loose plywood deck sheathing sections; \$300
  - FIREPROOFING: Patch and restore damaged PATCHES where the steel on structural members has been exposed; \$5,000
  - EXIT SIGNS: Install seismic anchorage at all unsecured exit signs; 1,500
- Estimated cost for medium priority corrections: **\$6,800**

**Low Priority Items:** Representing cosmetic improvements or basic maintenance for the facility.

- CATWALK DECK: Splice plywood deck sections to correct an existing tripping hazard; \$200
  - ROOF DRAINS: Clean out roof drains and remove rooftop debris to prevent standing water; \$3,250
  - NORTH ROOF ACCESS STAIR: Install measures to correct for low headroom; \$3,000
  - EXTERIORP STEEL MEMBERS: Paint weathered and rusting exposed structural steel; \$4,000
- Estimated cost for low priority corrections: **\$10,450**

**Total estimated cost to correct deficiencies found by the TOTS assessment;** **\$17,250**