

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. 62-2018

Providing Final Approval for the Expenditure of Funds from the 2018 CIP Budget for the Chateau Theatre

This Resolution was offered by James Bier, seconded by Paul Williams.

BACKGROUND RECITALS

A. By Resolution No. 31-2015, the Destination Medical Center Corporation (“DMCC”) Board of Directors approved the acquisition of the Chateau Theatre for a purchase price of \$6,000,000, upon making findings that: 1) the acquisition of the Chateau Theatre was within the development district boundaries, as identified in the Development Plan, adopted on April 23, 2015, as amended; 2) the acquisition was a public infrastructure project within the meaning of Minnesota Statutes Section 469.40, subdivision 11; and 3) that the acquisition was consistent with the Development Plan.

B. Resolution No. 31-2015 also commended the City of Rochester (the “City”) and Mayo Clinic for their cooperative work and initiative in the proposed acquisition of the Chateau Theatre building, and the DMCC pledged its commitment to work with the City and Mayo Clinic to determine the best use of the building.

C. The City subsequently approved the acquisition of the Chateau Theatre and acquired the building in 2016.

D. A Chateau Theatre Reuse Committee was established and consultants were engaged to consider the re-use, design and governance of the Chateau Theatre and to make recommendations. The committee met for over a year, and in September, 2017, formally recommended that the DMCC approve the renovation of the Chateau Theatre as a multipurpose performing arts center.

E. The DMCC received the Chateau Theatre Reuse Committee’s recommendation, and further recommended that continuing work be done to resolve issues related to diversification of capital funding sources, creation of a sustainable management, operations and programming plan, the relationship to adjacent development and plans for interim use and activation.

F. In the 2018 Five Year Capital Improvements Plan, (the “2018 CIP”) approved by the DMCC on November 2, 2017, the DMCC preliminarily approved the next steps of the design of the Chateau Theatre in the amount of \$2,640,002, and found that the Chateau Theatre and other projects itemized in the CIP were public infrastructure projects, consistent with the Development Plan. The DMCC reserved the right to grant final approval of funding of certain projects, including the Chateau Theatre, upon final determination of scope, costs and availability of funds.

G. Staff for the City and Destination Medical Center Economic Development Agency (“EDA”) now request that the DMCC give final approval of an amount not to exceed \$1,000,000 from the 2018 CIP budget for the design, repairs, and capital improvements to the Chateau Theatre, to include work such as securing and protecting the building, repairing it to code and continued study and analyses with respect to design and development; such request as set forth in Exhibit A, attached.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED, by the Destination Medical Center Corporation Board of Directors that the ongoing design, repairs, capital improvements and studies related to the next phase of work on the re-use of the Chateau Theatre is a public infrastructure project and is hereby approved in an amount not to exceed \$1,000,000.

BE IT FURTHER RESOLVED, that the Board requests the City and EDA staff for regular updates with respect to this next phase of work on the Chateau Theatre.

BE IT FURTHER RESOLVED, that the Board reserves the discretion to grant final approval for the balance of the funds remaining in the 2018 CIP budget for the Chateau Theatre upon completion of this phase of the work and upon recommendation of the City and EDA staff.

The question was on the adoption of the Resolution and there were 7 YEAS and 0 NAYS, as follows:

BOARD OF DIRECTORS
Destination Medical Center Corporation

	<u>YEA</u>	<u>NAY</u>	<u>OTHER</u>
Dana L. Bailey	<u> </u>	<u> </u>	<u> </u>
James V. Bier	<u> X </u>	<u> </u>	<u> </u>
Ardell F. Brede	<u> X </u>	<u> </u>	<u> </u>
James R. Campbell	<u> X </u>	<u> </u>	<u> </u>
Michael E. Dougherty	<u> X </u>	<u> </u>	<u> </u>
Mark Hickey	<u> X </u>	<u> </u>	<u> </u>
R.T. Rybak	<u> X </u>	<u> </u>	<u> </u>
Paul D. Williams	<u> X </u>	<u> </u>	<u> </u>

RESOLUTION ADOPTED on March 22, 2018.

ATTEST: 

 R.T. Rybak, Chair
 Destination Medical Center Corporation



**TO: Destination Medical Center Corporation Board of Directors
City of Rochester Mayor and City Council
Chateau Theatre Reuse Committee**

**From: Patrick Seeb, DMC EDA Director of Economic Development and Placemaking
Aaron Parrish, City of Rochester Assistant City Administrator II**

RE: Chateau Theatre Interim Use and Long Term Restoration

Overview

The reuse of the Chateau Theatre has been identified as a strategic priority of the DMC, City, and many other stakeholders. Below is an overview of key activities to date:

2015:

1. DMCC approved acquisition of Chateau Theatre as "public infrastructure project."
2. City Council authorizes purchase of Chateau Theatre
3. Mayor forms Chateau Theatre Reuse Committee

2016:

1. City finalizes purchase
2. Task Force organizes its work around three milestone recommendations include Reuse, Design, and Management and Governance
3. Consultant team of Miller Dunwiddie and Webb Management retained
4. Overall Task Force conclusions include:
 - a. Reuse as a multipurpose performing arts center
 - b. Redesigned within current footprint of the building and under the alleyway
 - c. \$23+ million cost estimate
 - d. Management and programming by City Music Department, with ongoing operation loss
5. City Council received report and asked for the following:
 - a. Further discussion with adjacent property owners to explore opportunities
 - b. Consideration of alternative sources of funding, inclusive and in addition to DMC funds
 - c. Further study of the business plan, avoiding ongoing operating loss

2017:

1. City staff modified proposed operating income and expense model, still resulting in on-going operating loss
2. Ryan Companies agreed to consider incorporating Chateau facilities in the redeveloped Wells Fargo building, pending overall project plans
3. Task Force recommends inclusion of the Chateau costs in the future CIP budget, for presentation to DMCC
4. DMCC Report and Recommendation, November 2017



- a. Advance Chateau Theatre as a multiuse performing arts center, but consider a less capital intensive restoration model
- b. Develop a strategy to diversify capital funding sources
- c. Ensure a sustainable ongoing management, programming, and operations plan
- d. Build relationships to adjacent development
- e. Consider ideas for interim use and activation
- f. Preliminary CIP authorization

In the context of the policy feedback outlined above, over the past few months DMC EDA and City staff have been discussing the potential for interim use of the Chateau Theatre. The focus was to assess what improvements would be necessary for some assembly occupancy that would help to build support and enthusiasm for the overall vision. Our architectural partner, Miller Dunwiddie, was asked to complete this evaluation and to provide recommendations on improvements that would be necessary to stabilize the building until the full renovation could be completed. Attached is a copy of their review.

Interim Use Recommendation

While the Interim Use **Enhanced B1 Option** is the most expensive of the three options, the investment for interim activation does not materially change in this option. This option includes additional costs for roof and window work will ensure that the building is protected from further deterioration. Moreover, removal of the escalator and second floor, costs that will be incurred at some point, will significantly enhance the functionality of the first floor for interim use. Based on the Miller Dunwiddie Report the estimated cost for this work is **\$887,200**. Below is a summary of construction costs for the project:

INTERIM USE B1 ENHANCED USE COST SUMMARY	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	
	\$178,500+			Items from A1 minus escalator enclosure
	\$100,000			Total Cost Associated with Interim Use only
		\$15,100		Items from A1
			\$193,600	Total Cost associated to remove escalator and infill floor
	SUBTOTAL COST = \$487,200			B1 for Enhanced Interim Use and Building Maintenance / Future Scope
	+\$217,000			Add for option to replace roof in lieu of repair – saves on expense of \$45,000 in repairs
	+\$34,000			Add for option to restore windows in lieu of repair – saves on expense of \$6,000 in repairs
	TOTAL COST WITH ADDED OPTIONS			Subtotal above plus options to replace roof and restore windows
	\$738,200			
	\$75,000			Arch/Engineer Services
	\$74,000			10% Owner Contingency
	TOTAL COST INTERIM USE B1			This is for construction and design services only. All other operational costs would be in addition to this total.
	\$887,200			



Operations would be consistent with the occupancy limitations of the building. Some limited funding would be needed to make the facility operational. The goal during this interim activation will be for operational costs to sustain itself with the rental income generated for events. Interim operations could be provided by the City Music Department or in connection with a community partner.

The types of uses these improvements will allow include music and entertainment; public speakers, education programs, video presentations; and breakfast, lunch, and dinner events. It will accommodate audiences up to 390 people. This is consistent with the infrequent uses allowed to date and the many requests that have been received by city administration and DMC.

It is the staff recommendation that the City and DMCC authorize the use of CIP funds for capital improvements to Chateau Theatre to a) secure and protect the building and to b) bring it up to code so that it can be used for "assembly" purposes.

If the DMCC Board approves the project it would be considered by the City Council for approval as well. Below is an approximate schedule for the project:

Proposed Schedule – Option B1

Initial SHPO conversation related to scope	
Documentation	4 weeks
City Review	1 week
HPC Review	2 weeks
Bidding	4 weeks
Permitting	2 weeks
Construction	6 – 8 weeks

Next Steps

In addition to evaluating the reuse activities, staff has been in discussions on alternative approaches for advancing the long term redevelopment of the Chateau, including opportunities for financing the project. New Markets Tax Credits, State Historic Tax Credits, and Federal Historic Tax Credits all have the potential to provide significant capital investment into the project. However, both options take time and a development partner that can benefit from the credits. By way of example, the recently completed Norshor Theatre renovation in Duluth was successfully renovated using the following investment strategy:

- \$7 million State Bonding (took two legislative sessions to get approved)
- \$4 million public fund raising (still underway)
- \$20 million (combination of NMTC, HTC, and \$2 million gift)
- \$31 million total financing (plus \$2 million original acquisition)

Staff would recommend that we continue to pursue these funding sources to best leverage the local funds needed to successfully renovate the Chateau Theatre. In order to do that, it is suggested that a



Request for Proposal be developed to determine if there is a development partner that could help facilitate the best overall project. Their expertise in construction, design, developing operational partnerships, and financing would be a strong asset to the overall project.

In addition, we will continue to engage with the activity occurring in the Wells Fargo Building and Heart of the City to make sure that all of the activities are mutually beneficial and reinforcing.

INTERIM USE OUTLINE

Date:	Updated March 15, 2018
Project:	Chateau Theatre
	Miller Dunwiddie Project No.ROC1601
RE:	Preliminary Review of Options for Interim Use
From:	Denita Lemmon, AIA

The City of Rochester requested a review of the Chateau Theatre to determine if the building can be used for assembly functions in the interim, prior to any future work to restore the Chateau to a Performance Arts Space. Use of both floors was considered, as was removal of the second floor and escalator that was added for the book store, to restore the two story volume. The use of the main floor only with the escalator still in the space is described as Interim Base A1 – Option 1. The use of the main floor with the escalator removed is described as Interim Base A2 – Option 2. The use of the main floor with both the escalator and second floor removed to restore the volume of the two story space is described as Interim Enhanced B1. The use of the second floor has a number of considerations that are not resolved within this scope, these include; exiting into the skyway system which would require renewed agreements with the adjacent buildings, increased toilet fixture count and access to the toilet rooms on the main level.

The Miller Dunwiddie design team looked at the existing physical space and noted the following considerations if the space is used in the interim prior to the complete restoration. The following items were identified:

- Life Safety - egress width, egress doors, egress lighting, egress signage, 2nd floor access/egress
- Toilet Rooms – fixture count, plumbing function, accessible/equitable accommodations
- Mechanical – air exchange/ventilation, distribution, sprinkler
- Electrical – service, distribution, lighting, alarms/strobes
- Accessibility – access, accommodations, assisted listening
- Envelope – doors, windows, masonry, roof
- Interior - finishes

A description of scope and associated costs for each of the areas above are outlined in the table starting on page 3 and the drawings starting on page 9.

Beyond the code compliance and condition of the physical space, use of the space will require operational considerations including staffing and fixtures/furniture/equipment. Below is a list of staffing or other possible expenses. These expenses are not included in the table below but need to be considered.

Staffing Needs:

- Custodial staffing
- Programming/booking/coordination staffing
- Maintenance staffing
- Security staffing
- Event host or usher staffing
- Catering or beverage service staffing

Operational considerations will include the need for fixture/furniture and possible equipment rental. These costs may be able to be passed on to the user but need to be assigned. Below is a minimum list of fixture/furniture and equipment needs based on possible use:

- Seated event – at tables
 - Tables
 - Chairs
 - Linens
 - Catering tables
 - Accent or other lighting

- Seated event – lecture or other
 - Chairs
 - Stage or podium
 - Speakers and Mic
 - Accent or other lighting
 - Assisted listening system

- Standing event – concert or other
 - Stage
 - Speakers and Mic
 - Accent or other lighting
 - Assisted listening system

It is anticipated and has been confirmed that the work will be publicly bid as a design/bid/build. This will require complete construction documents. Miller Dunwiddie and Michaud Cooley Erickson will support completion of these documents, bidding and construction administration. All work will be designed and reviewed to meet the intent of the Secretary of the Interior Standards. Reviews by both SHPO and Rochester HPC are anticipated. Miller Dunwiddie will provide a contract if this scope is acceptable. We can proceed upon receipt of signed contract. The fee is broken down as follows:

Construction Documents

Architectural - Miller Dunwiddie	\$30,000
Electrical/Mechanical Plumbing - Michaud Cooley Erickson	\$25,000

Bidding and Construction Administration – assumes 10 site visits to review for completion of construction per Secretary of Interior Standards and Construction Documentation

Miller Dunwiddie	\$15,000
Michaud Cooley Erickson	\$5,000

TOTAL \$75,000

The following table summarizes the outcome of this review and required work scope. The work scope items are designated as follows:

Interim only – This is work that needs to be completed for the interim use but would be replaced or removed for the future renovation/performance use scope of work.

Building Maintenance / Future Restoration

Scope – This work is identified and needs to be completed for both the interim scope and the future restoration. This work is associated with building maintenance. If this work is completed now it will not have to be completed as part of the future work.

Enhance

Interim Use – This is work that has been identified to preserve the building. These items are included under Interim Use A1 Option 1 and B.

INTERIM USE A1 Option 1- MAIN FLOOR REVIEW	Meets intent of code no work scope	Required work scope value – Interim Only	Required work scope value – Building Maint./ Future Restoration Scope	Enhance Interim Use	Notes – Required scope of work
Life Safety					
Egress width	X				Assembly use requires 2 exits and a minimum width requirement. The exit doors meet this requirement.
Egress doors			\$5,100		Exit door into alley should be replaced to assure function and update to egress panic hardware on both leaves of double door.
Egress lighting		\$300			Egress lighting is powered by battery supplies. Review all emergency fixtures and replace batteries as required. These supplies need to be checked on an ongoing basis.
Egress signage	X				Existing signage meets intent of code
2ND floor access		\$34,390			No access to second floor other than maintenance. No use for storage or other programming. Provide enclosure with door around escalator.
Toilet Rooms					
Fixture count	X				Meets intent of code if number of building occupants is limited to 390
Plumbing function		\$6,000+			Lines need to be scoped from basement clean out to street. There have been past scenarios where toilet drainage is an issue for functional use of facilities. Cost does not include work if issue is discovered during scoping.

INTERIM USE A1 Option 1- cont.	Meets intent of code	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	Notes – Required scope of work
Toilet Rooms – cont.					
Accessible Accommodation					Does not meet intent of current code. These can be used 'as is' until future work scope is implemented for building restoration and upgrade.
Mechanical					
Air exchange	X				Meets intent of code if number of building occupants is limited to 390
Distribution		\$12,000			Adjustments needed to balance system
Electrical					
Service	X				Service is adequate for use
Distribution		\$3,600			Function requires multiple locations distributed throughout room into receptacles to eliminate cable solutions that could contribute to trip hazards – provide 6 new distribution locations around perimeter of room with wire mold.
Lighting	X	\$13,000			Meets intent of code. May not meet use or function dimming or other requirements. Provide multi-zone switching control of existing fixtures to create several scenes for different uses of the space. Supplemental lighting may be required for some events.
Accessibility					
Access	X				Building meets requirements for access
Accommodations					See toilet rooms- above. Building does not meet current code. Upgrade to current code would require full upgrade of existing facilities and addition of fixtures and companion facilities
Envelope					
Doors				\$10,000	Other than exiting noted above this is not a code issue. All doors should be repaired/maintained to assure function and operation. Cost represents material and labor to repair door and hardware.

INTERIM USE A1 Option 1- cont.	Meets intent of code	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	Notes – Required scope of work
Envelope – cont.					
Windows		\$6,000	\$40,000 <i>option</i>		Windows at front of building continue to leak. These should be maintained or replaced to protect asset of historic materials. Range of costs from repair to replacement.
Masonry		\$45,000	\$262,000+ <i>option</i>		No scope identified or required at this time
Roof		\$45,000	\$262,000+ <i>option</i>		Roof is actively leaking. This requires more assertive maintenance or full replacement. Cost represents removal of roof units and replacement with membrane. Additional cost of \$100,000 would add replica pavers over membrane to simulate historic appearance. Additional cost of \$160,000 would remove, salvage and reattach historic roof units.
Interior					
Finishes		\$84,000			Floor replacement and finishes need repair to minimize possible trip or other hazards. Replace carpet at first floor. Infill 160 sf to a depth of 1/2" within lobby space and carpet with entry walk off modular carpet. Provide painted wood covering at multiple locates equaling approximately 75 sf. Add 20 lf of stain finished wood trim at column base. Paint doors and frames at 5 locations.

INTERIM USE A1 Option 1- COST SUMMARY	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	
	\$204,290+			Total Cost Associated with Interim Use only
		\$15,100		Total Cost associated with building maintenance
	TOTAL COST = \$219,390+			A1 Option1 for Interim Use and Building Maintenance / Future Scope + if additional plumbing repairs/replacement are required based on scoping findings
	+\$217,000			Add for option to replace roof in lieu of repair – saves on expense of \$45,000 in repairs
	+\$34,000			Add for option to restore windows in lieu of repair – saves on expense of \$6,000 in repairs

INTERIM USE A2 Option 2 - MAIN FLOOR REVIEW	Meets intent of code – no work scope	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	Notes – Required scope of work
Life Safety					
All items noted in A1 – plus items below					
2ND floor access				\$86,800	Remove escalator. Provide rail at second floor. No access other than maintenance.
Toilet Rooms					
All items noted in A1					
Mechanical					
All items noted in A1					
Electrical					
All items noted in A1					
Accessibility					
All items noted in A1					
Envelope					
All items noted in A1					
Interior					
All items noted in A1					
Finishes		\$8,600			Increased carpet area, floor repair at removed escalator location.

INTERIM USE A2 Option 2- COST SUMMARY	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	
	\$178,500+			Items from A1 minus escalator enclosure
	\$8,600			Total Cost Associated with Interim Use only
		\$15,100		Items from A1
			\$86,800	Total Cost associated to remove escalator
	TOTAL COST = \$280,000			A2 Option 2 for Interim Use and Building Maintenance / Future Scope
See A1 for add options for roof and windows				

INTERIM USE B1 ENHANCED USE 2 Story volume	Meets intent of code – no work scope	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	Notes – Required scope of work
Life Safety					
All items noted in A1 – plus items below					
2ND floor access				\$193,600	Remove escalator and second floor structure including ceiling, lighting, sprinkler and mechanical. Provide rail at second floor from stage house. No access other than maintenance.
Toilet Rooms					
All items noted in A1					
Mechanical					
All items noted in A1 – plus items below					
Air exchange	X	\$38,600			Requires modification to distribution of mechanical. Provide exposed duct and vents to supply 2 volume space. Assume 40 lf of vertical and 30lf of horizontal duct runs. Location of ducts and mounting needs to be reviewed to minimize damage to existing wall and ceiling plaster.
Distribution		\$12,000			Adjustments needed to balance system
Electrical					
All items noted in A1					
Lighting	X	\$47,000			Requires fixture/lamp upgrade at existing locations of second floor ceiling (historic theatre ceiling) to assure lighting to main floor from second floor ceiling above. May not meet use or function dimming or other. Provide multi-zone switching control of existing fixtures to create several scenes for different uses of the space. Supplemental lighting may be required for some events.
Accessibility					
All items noted in A1					
Envelope					
All items noted in A1					
Interior					
All items noted in A1					
Finishes		\$2,400			Remove flaking plaster at approximately 200 sf.

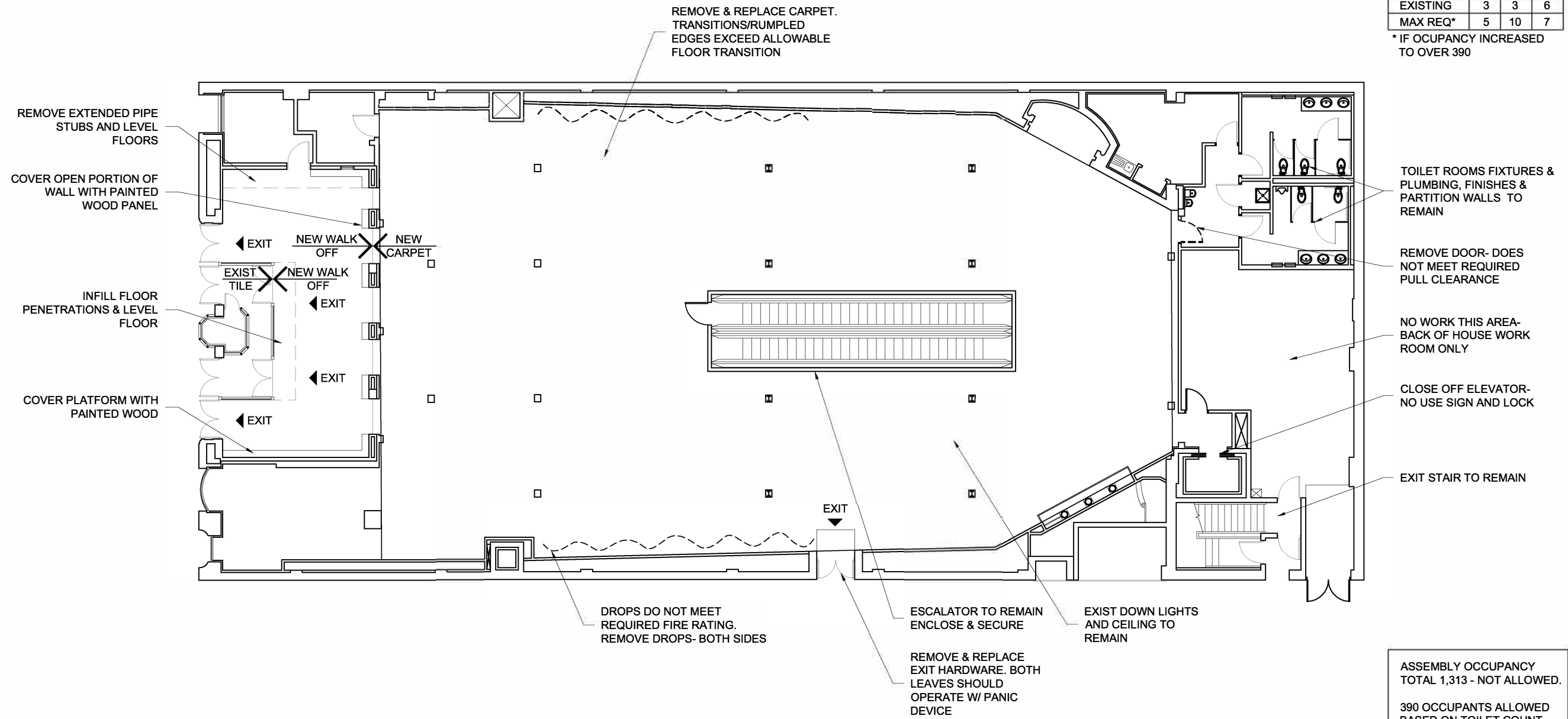
INTERIM USE B1 ENHANCED USE COST SUMMARY	Interim Only	Building Maint./ Future Restoration Scope	Enhance Interim Use	
	\$178,500+			Items from A1 minus escalator enclosure
	\$100,000			Total Cost Associated with Interim Use only
		\$15,100		Items from A1
			\$193,600	Total Cost associated to remove escalator and infill floor
	SUBTOTAL COST = \$487,200			B1 for Enhanced Interim Use and Building Maintenance / Future Scope
	+\$217,000			Add for option to replace roof in lieu of repair – saves on expense of \$45,000 in repairs
	+\$34,000			Add for option to restore windows in lieu of repair – saves on expense of \$6,000 in repairs
	TOTAL COST WITH ADDED OPTIONS \$738,200			Subtotal above plus options to replace roof and restore windows
	\$75,000			Arch/Engineer Services
	\$74,000			10% Owner Contingency
	TOTAL COST INTERIM USE B1 \$887,200			This is for construction and design services only. All other operational costs would be in addition to this total.

Proposed Schedule – Option B1

Initial SHPO conversation related to scope	
Documentation	4 weeks
City Review	1 week
HPC Review	2 weeks
Bidding	4 weeks
Permitting	2 weeks
Construction	6 – 8 weeks

ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
MAX REQ*	5	10	7

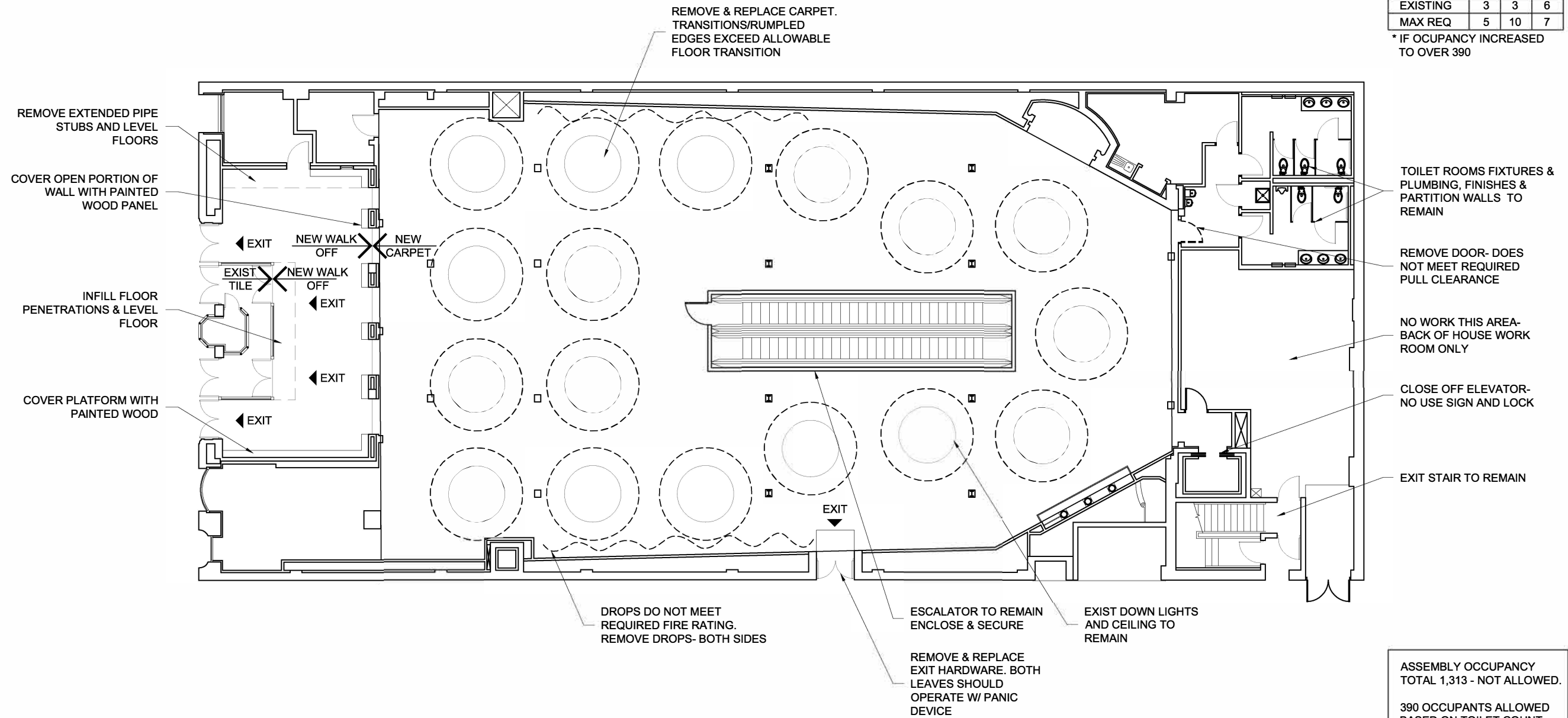
* IF OCCUPANCY INCREASED TO OVER 390



ASSEMBLY OCCUPANCY TOTAL 1,313 - NOT ALLOWED.	
390 OCCUPANTS ALLOWED BASED ON TOILET COUNT.	
STANDING ONLY	390
SEATED ROWS	308
SEATED AT TABLES	170

ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
MAX REQ	5	10	7

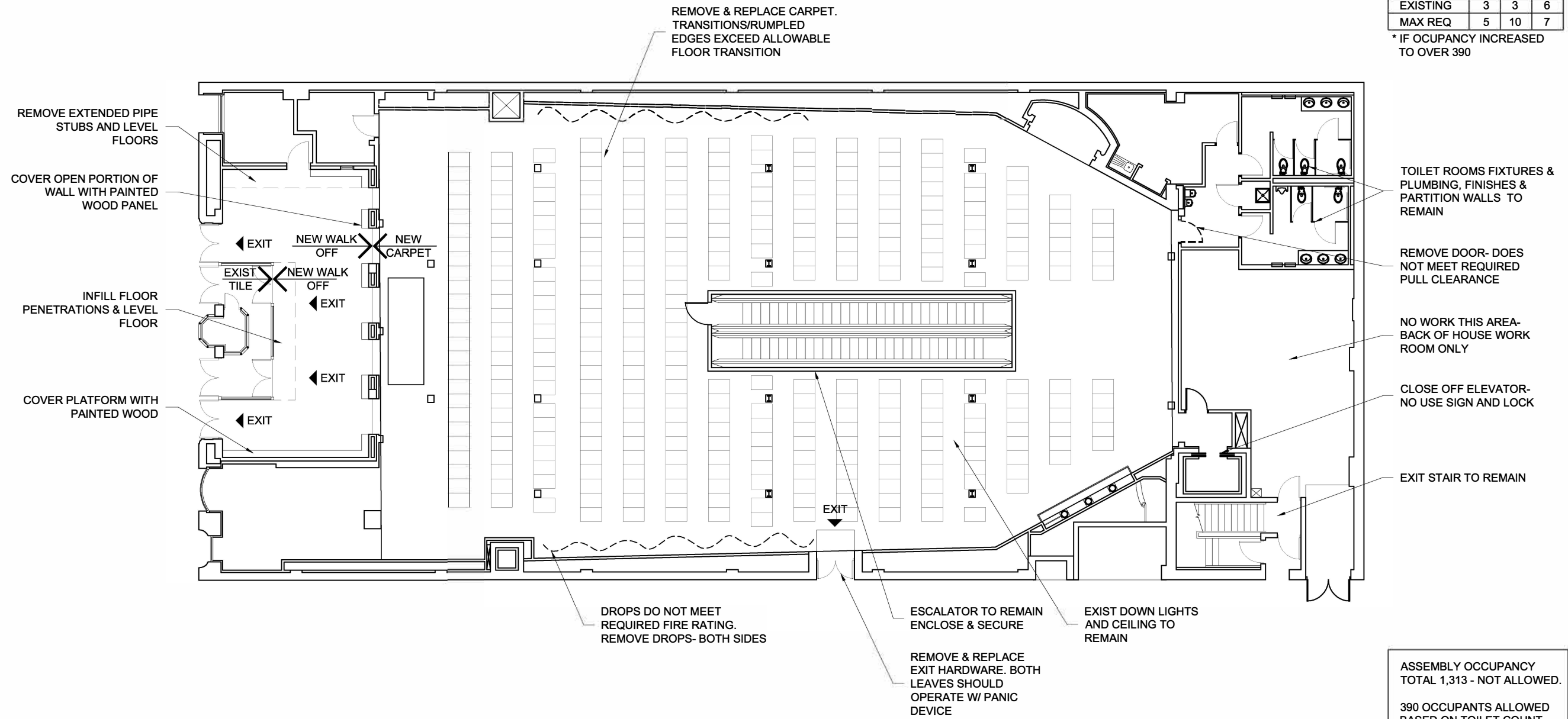
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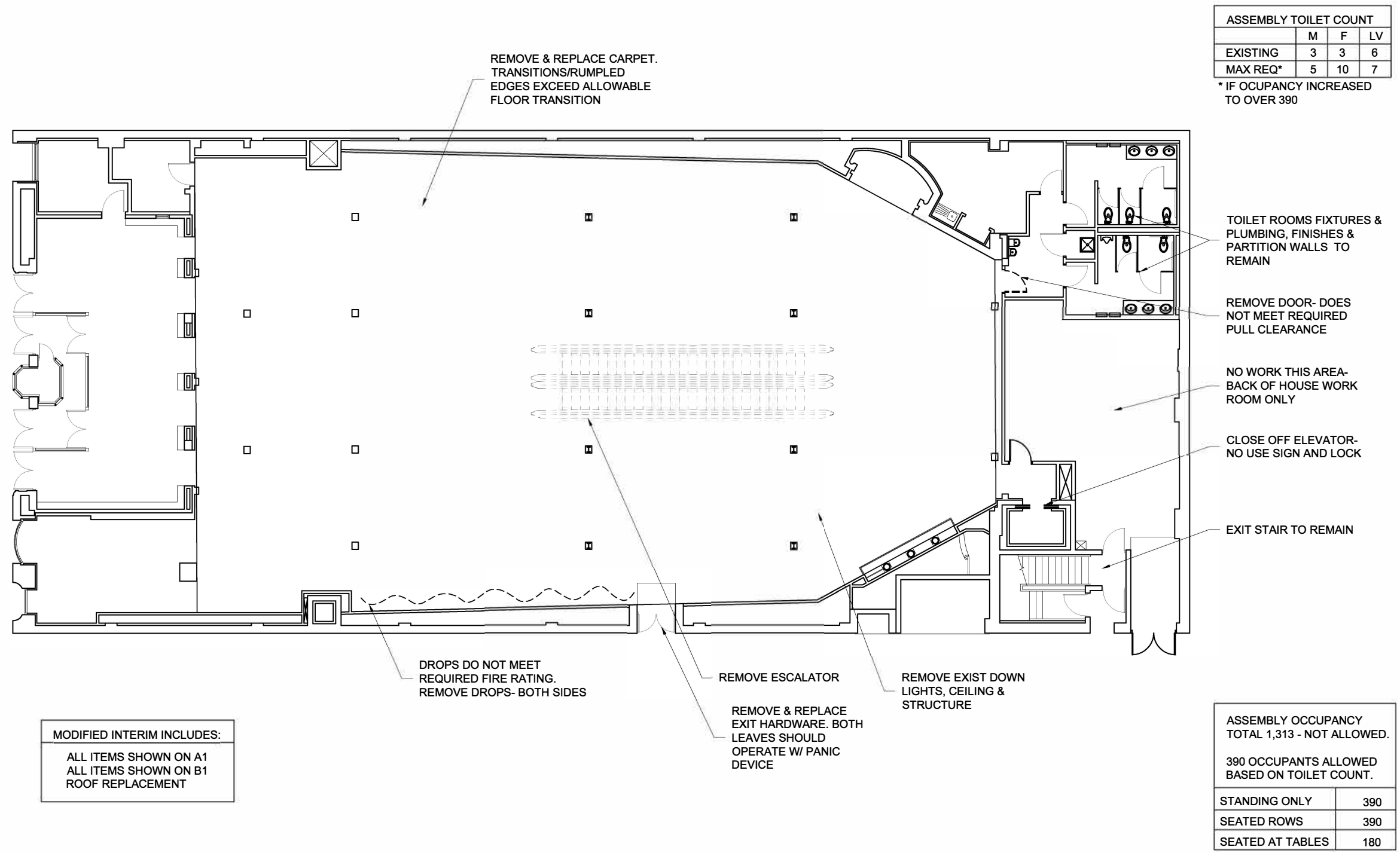
ASSEMBLY OCCUPANCY TOTAL 1,313 - NOT ALLOWED.	
390 OCCUPANTS ALLOWED BASED ON TOILET COUNT.	
STANDING ONLY	390
SEATED ROWS	308
SEATED AT TABLES	170

ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
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ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
MAX REQ*	5	10	7

* IF OCCUPANCY INCREASED TO OVER 390

TOILET ROOMS FIXTURES & PLUMBING, FINISHES & PARTITION WALLS TO REMAIN

REMOVE DOOR- DOES NOT MEET REQUIRED PULL CLEARANCE

NO WORK THIS AREA- BACK OF HOUSE WORK ROOM ONLY

CLOSE OFF ELEVATOR- NO USE SIGN AND LOCK

EXIT STAIR TO REMAIN

ASSEMBLY OCCUPANCY TOTAL 1,313 - NOT ALLOWED.

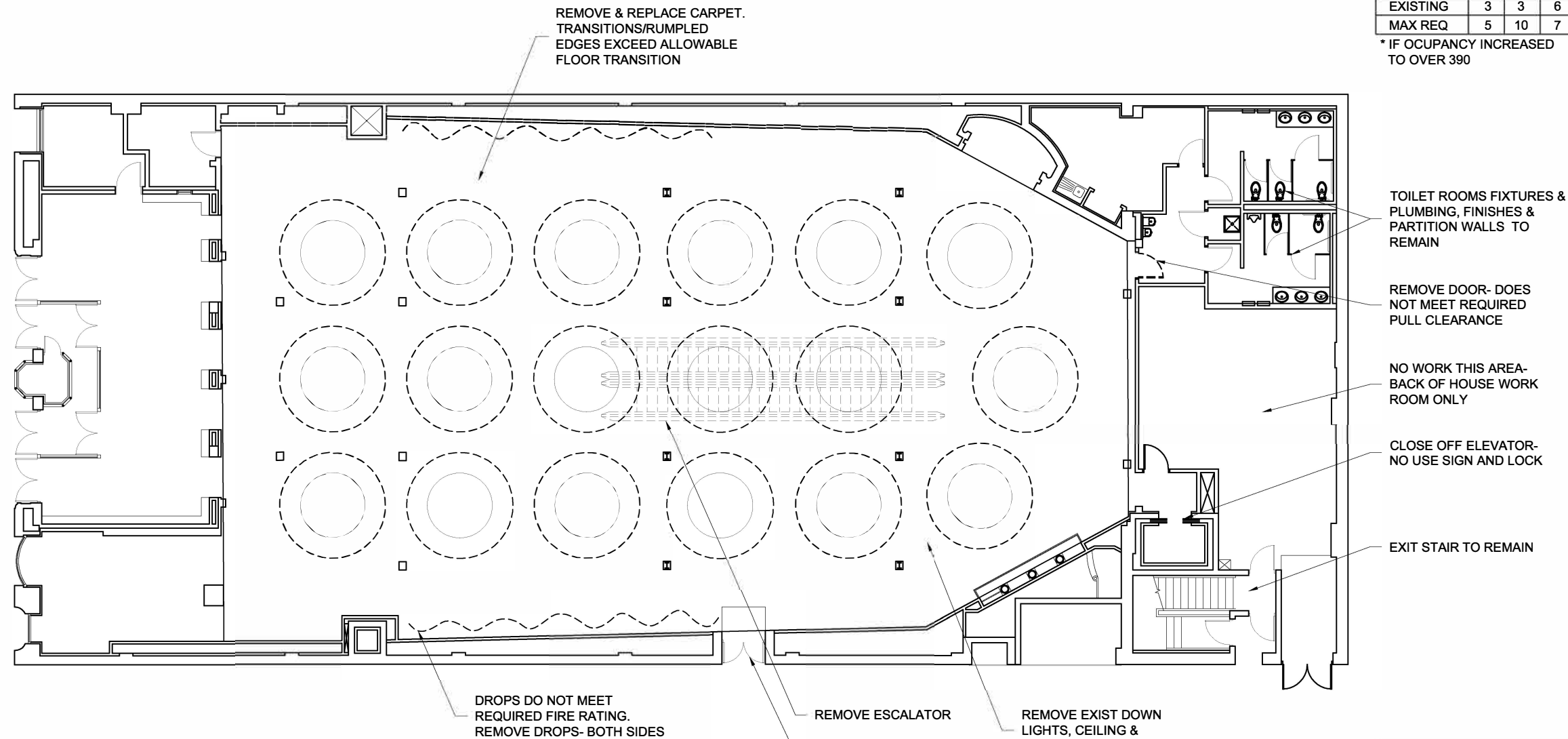
390 OCCUPANTS ALLOWED BASED ON TOILET COUNT.

STANDING ONLY	390
SEATED ROWS	390
SEATED AT TABLES	180

MODIFIED INTERIM INCLUDES:
ALL ITEMS SHOWN ON A1
ALL ITEMS SHOWN ON B1
ROOF REPLACEMENT

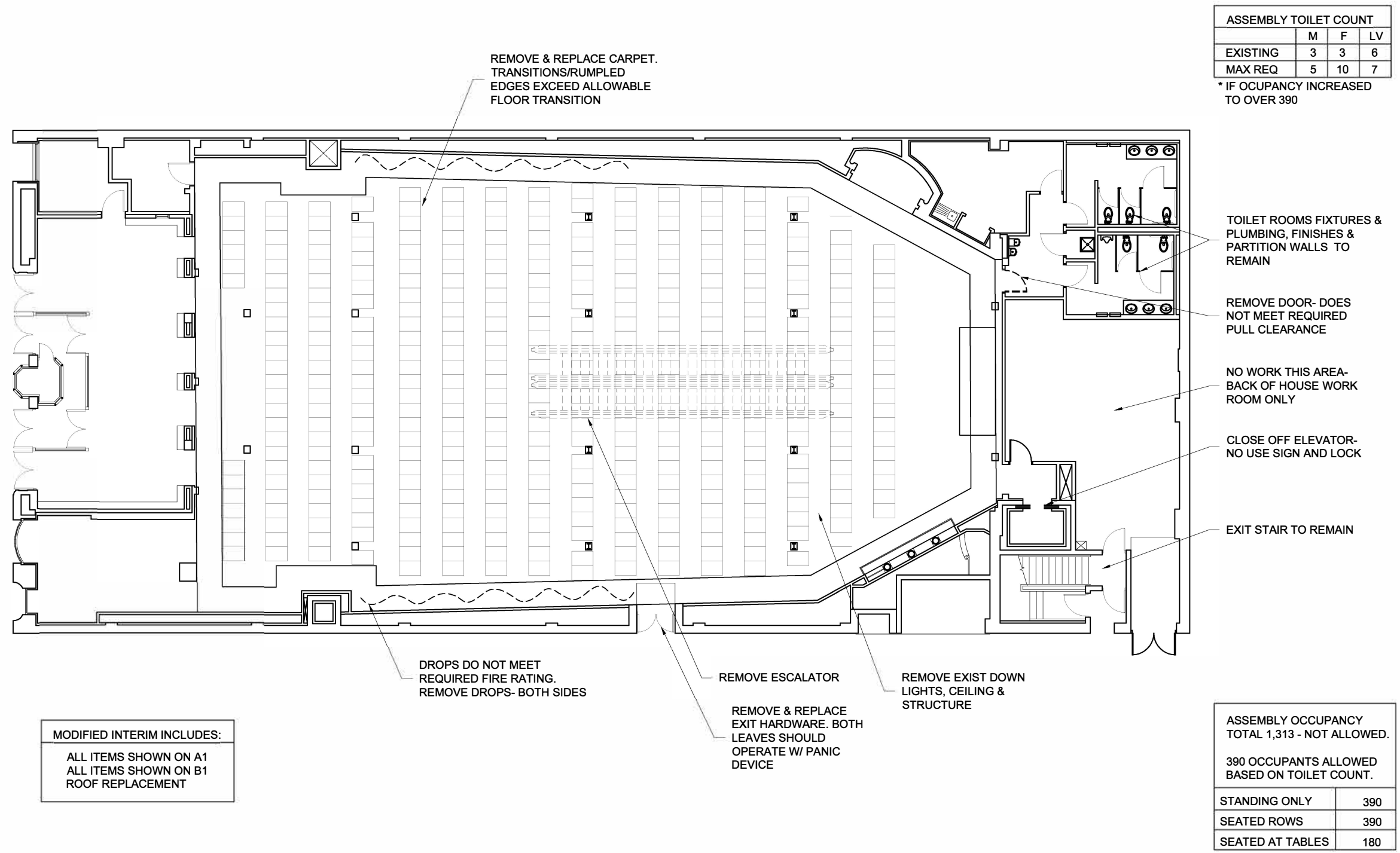
ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
MAX REQ	5	10	7

* IF OCCUPANCY INCREASED TO OVER 390



MODIFIED INTERIM INCLUDES:
 ALL ITEMS SHOWN ON A1
 ALL ITEMS SHOWN ON B1
 ROOF REPLACEMENT

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ASSEMBLY TOILET COUNT			
	M	F	LV
EXISTING	3	3	6
MAX REQ	5	10	7

* IF OCCUPANCY INCREASED TO OVER 390

TOILET ROOMS FIXTURES & PLUMBING, FINISHES & PARTITION WALLS TO REMAIN

REMOVE DOOR- DOES NOT MEET REQUIRED PULL CLEARANCE

NO WORK THIS AREA- BACK OF HOUSE WORK ROOM ONLY

CLOSE OFF ELEVATOR- NO USE SIGN AND LOCK

EXIT STAIR TO REMAIN

REMOVE & REPLACE CARPET. TRANSITIONS/RUMPLED EDGES EXCEED ALLOWABLE FLOOR TRANSITION

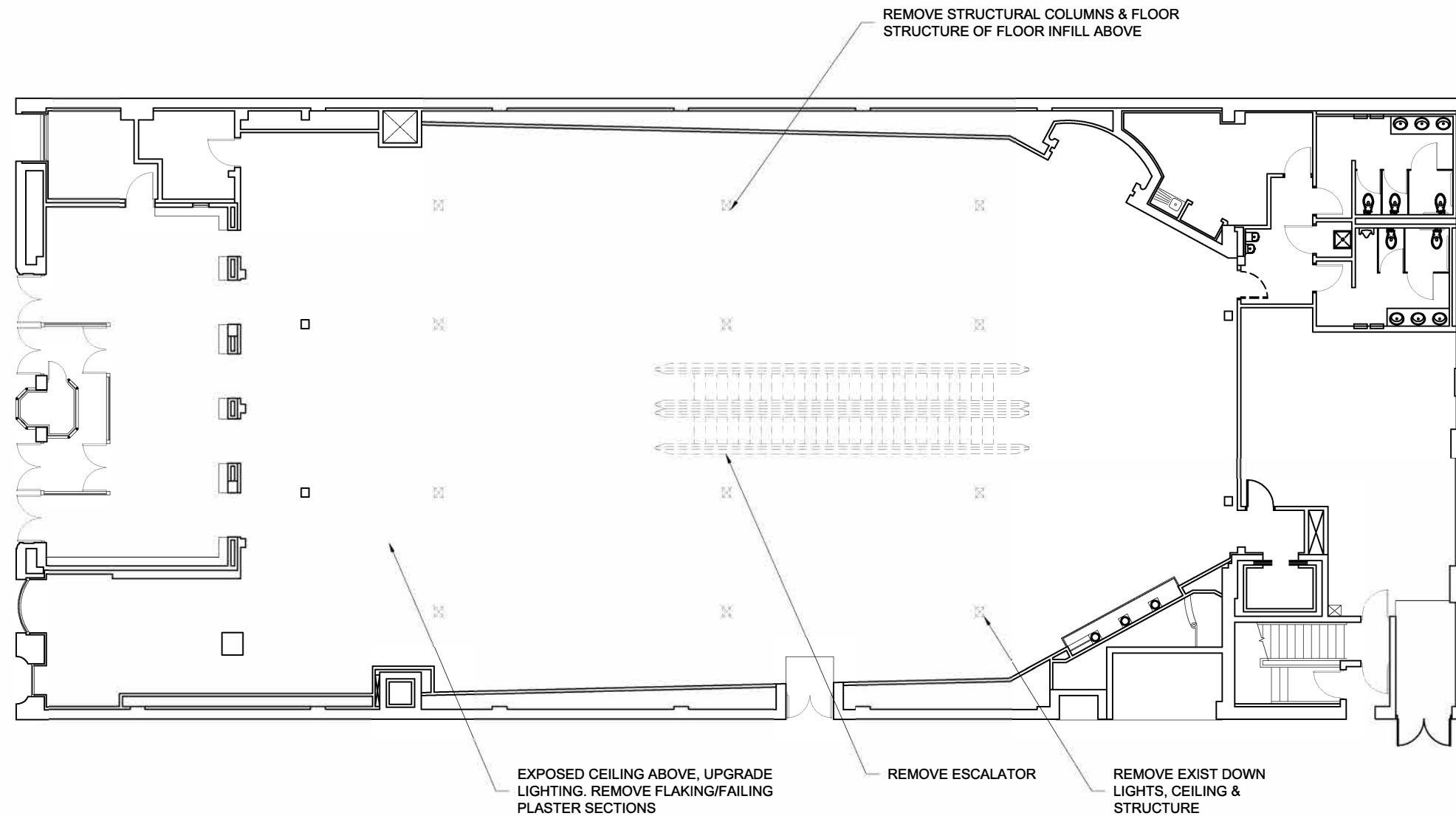
DROPS DO NOT MEET REQUIRED FIRE RATING. REMOVE DROPS- BOTH SIDES

REMOVE ESCALATOR
REMOVE & REPLACE EXIT HARDWARE. BOTH LEAVES SHOULD OPERATE W/ PANIC DEVICE

REMOVE EXIST DOWN LIGHTS, CEILING & STRUCTURE

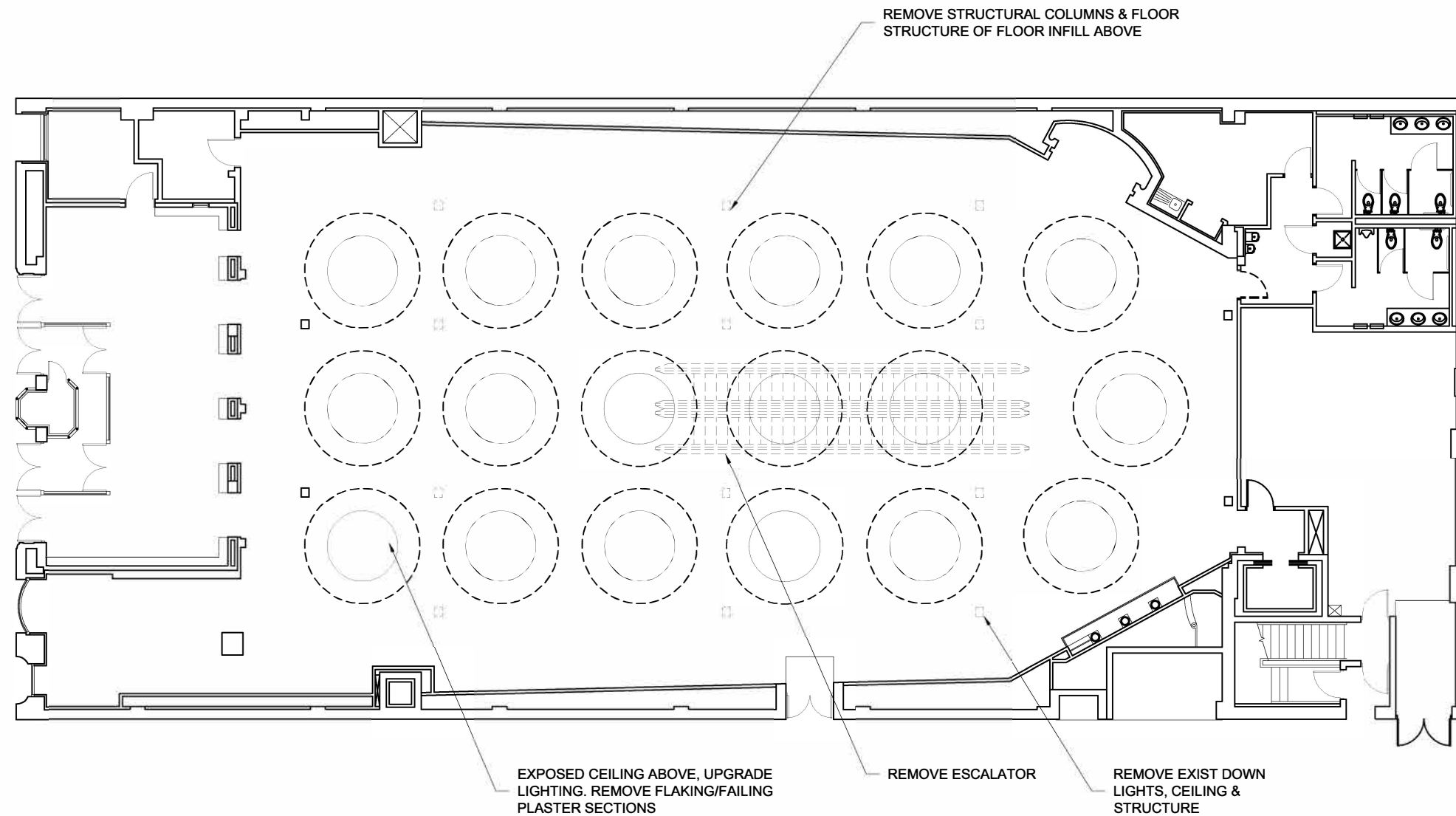
MODIFIED INTERIM INCLUDES:
ALL ITEMS SHOWN ON A1
ALL ITEMS SHOWN ON B1
ROOF REPLACEMENT

ASSEMBLY OCCUPANCY TOTAL 1,313 - NOT ALLOWED.	
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SEATED ROWS	390
SEATED AT TABLES	180



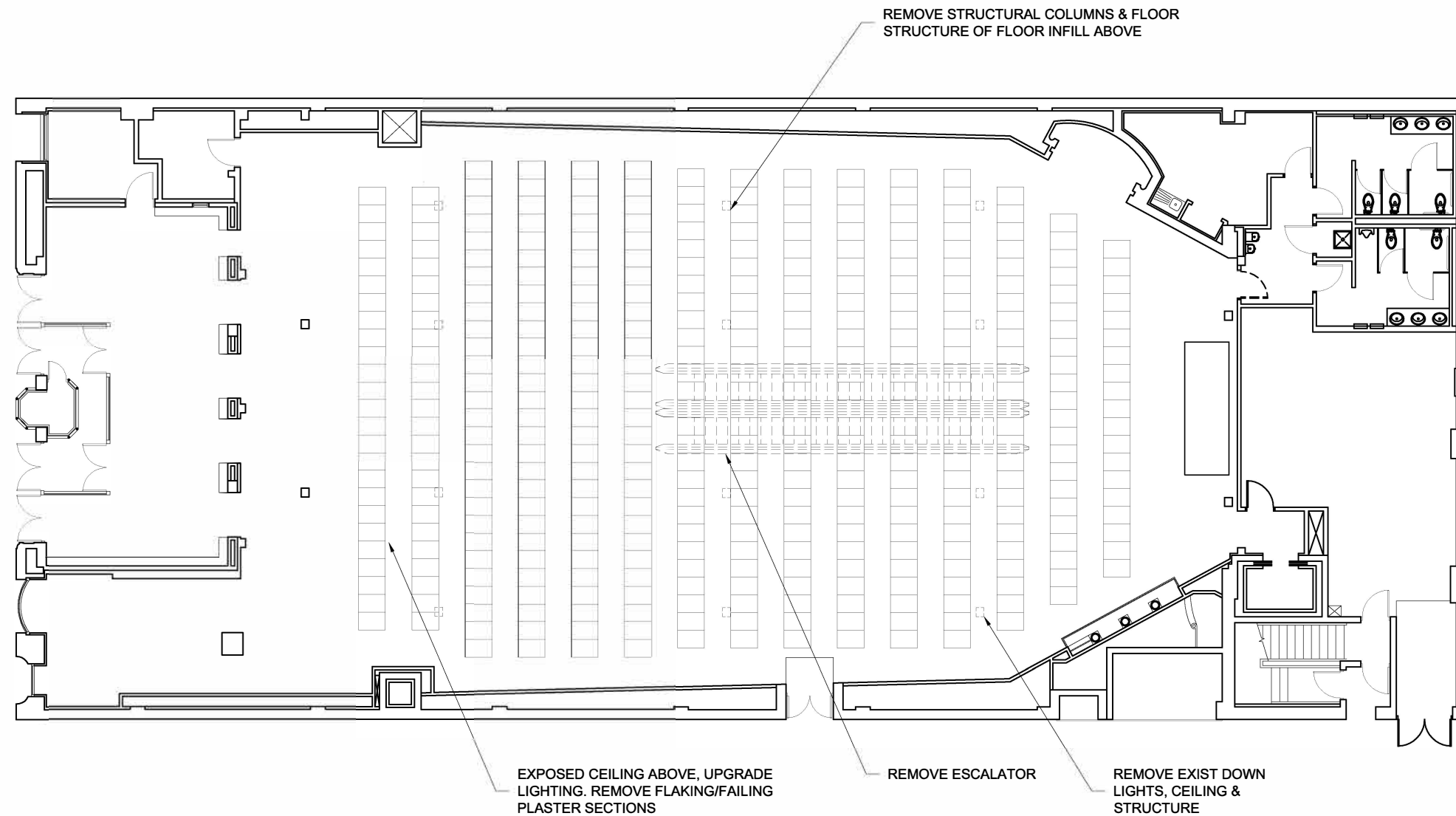
MODIFIED INTERIM INCLUDES:
ALL ITEMS SHOWN ON A1
ALL ITEMS SHOWN ON B1
ROOF REPLACEMENT

ASSEMBLY OCCUPANCY TOTAL 1,313 - NOT ALLOWED.	
390 OCCUPANTS ALLOWED BASED ON TOILET COUNT.	
STANDING ONLY	390
SEATED ROWS	390
SEATED AT TABLES	180



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