

Update on Lompoc Theater Roofs



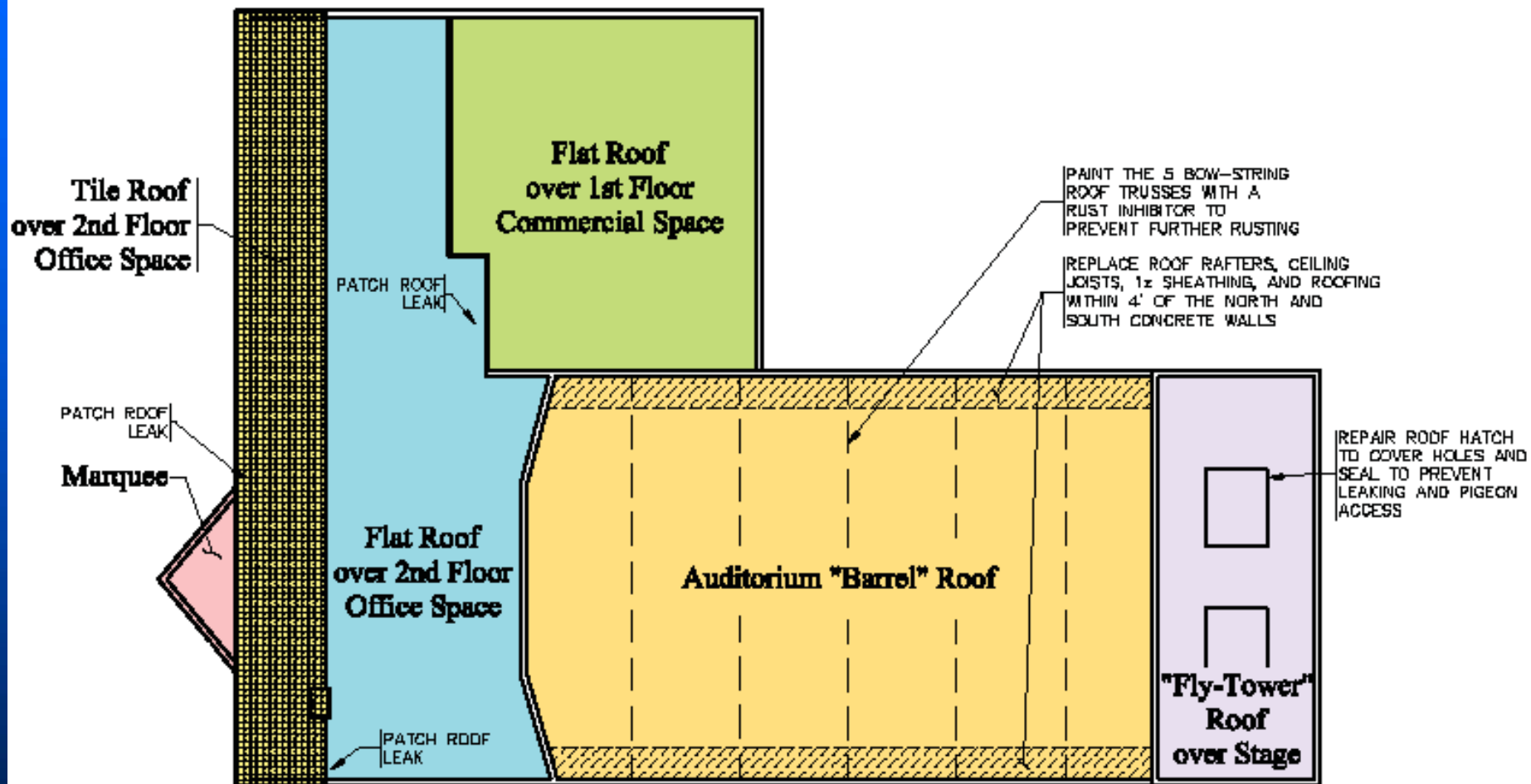
Background

- On November 6, 2012, the Council directed staff to return to the Council on December 4th with a cost estimate to seal the roof of the Lompoc Theater.
- Due to various conditions discovered by staff in November, staff subsequently hired Fred H. Schott & Associates, a structural engineering firm, to provide structural evaluation and recommendations for the Lompoc Theater roof structures.
- Staff updated the Council on December 4, 2012, with preliminary findings, and planned to return to the Council once the Schott report was complete.
- Staff received the final version of the Schott report in early February, and then prepared a staff report to return to the Council at the next possible Council meeting (this evening).

Findings

- Schott found a number of deteriorated and insufficient structural members, for which the report makes recommendations.
- Based upon Schott's findings, staff has prepared the following options for Council consideration, which meet the direction given by Council at the November 6, 2012 Council meeting.
- Option 1 – Minimal Roof Patching - \$70,000.
- Option 2 – Re-roof Only without Structural Upgrades - \$480,000.
- Option 3 – Structural Rehabilitation and Re-roofing - \$1,500,000.

Option 1 - Minimal Roof Patching



A *Minimal Patching and Removal Work to Temporarily Seal the Lompoc Theater Roofs*

Option 1 - Minimal Roof Patching



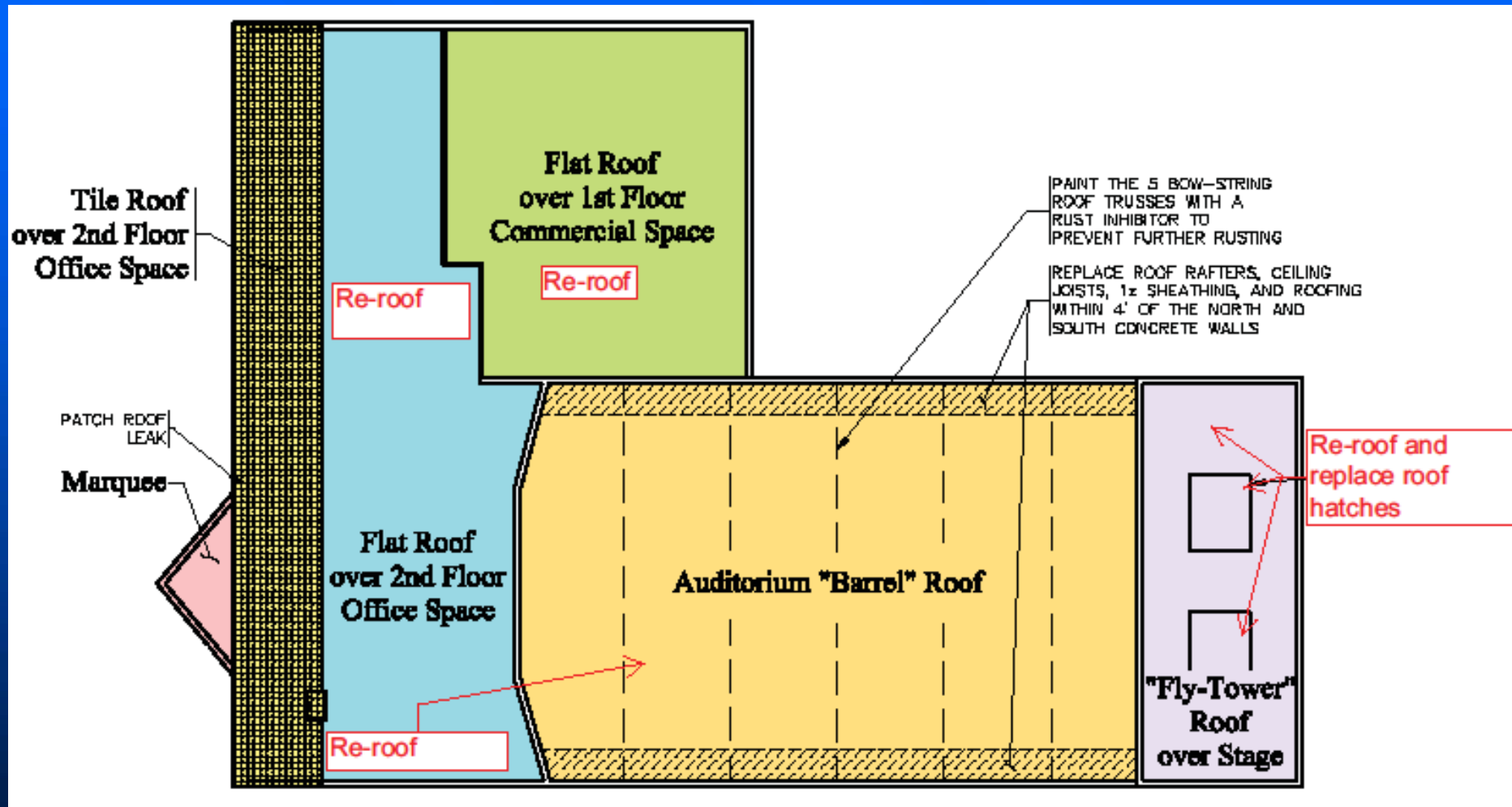
Fly-Tower Roof over Stage



Auditorium Ceiling at South Wall



Option 2 - Re-roof Only without Structural Upgrades

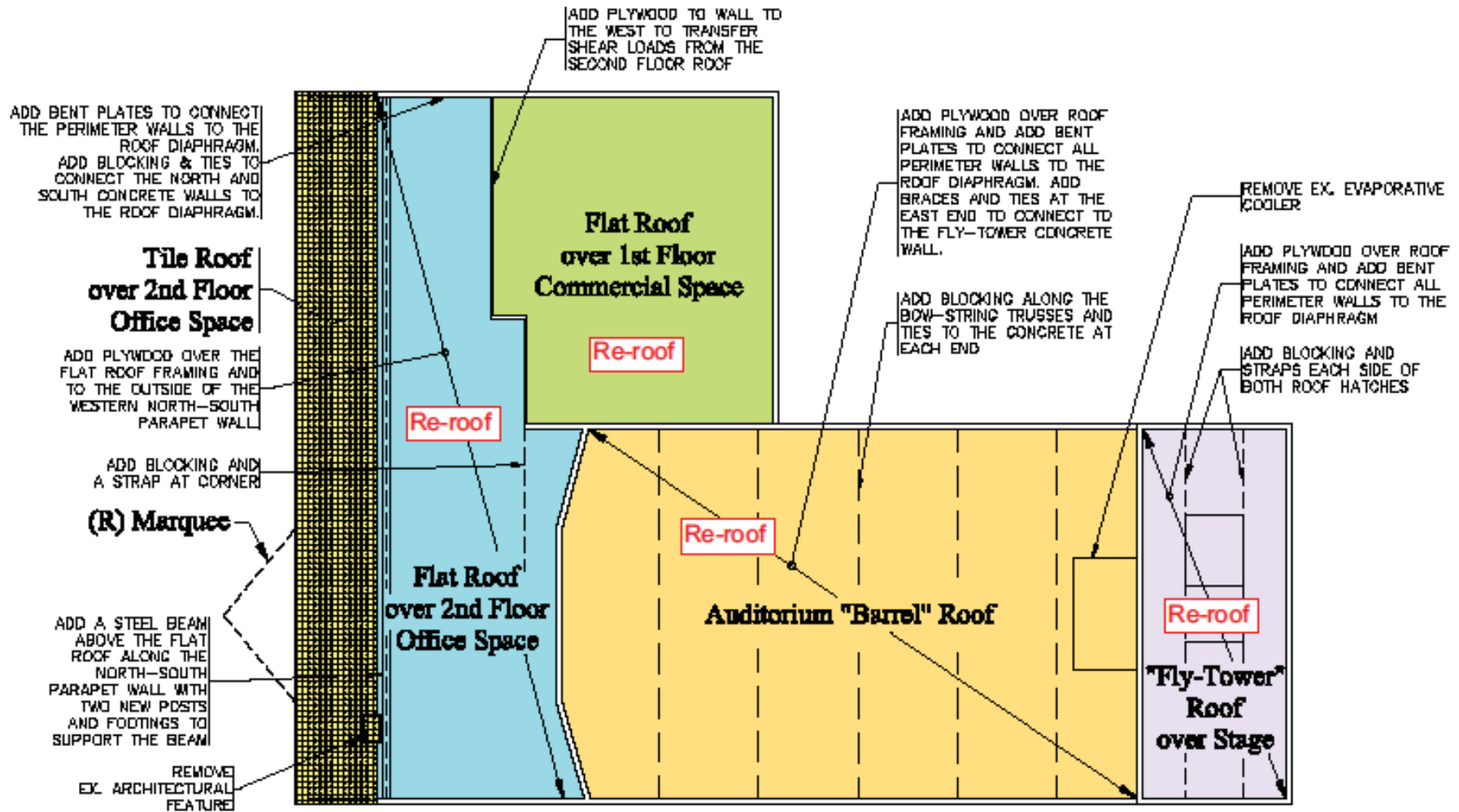


Option 2 - Re-roof Only without Structural Upgrades



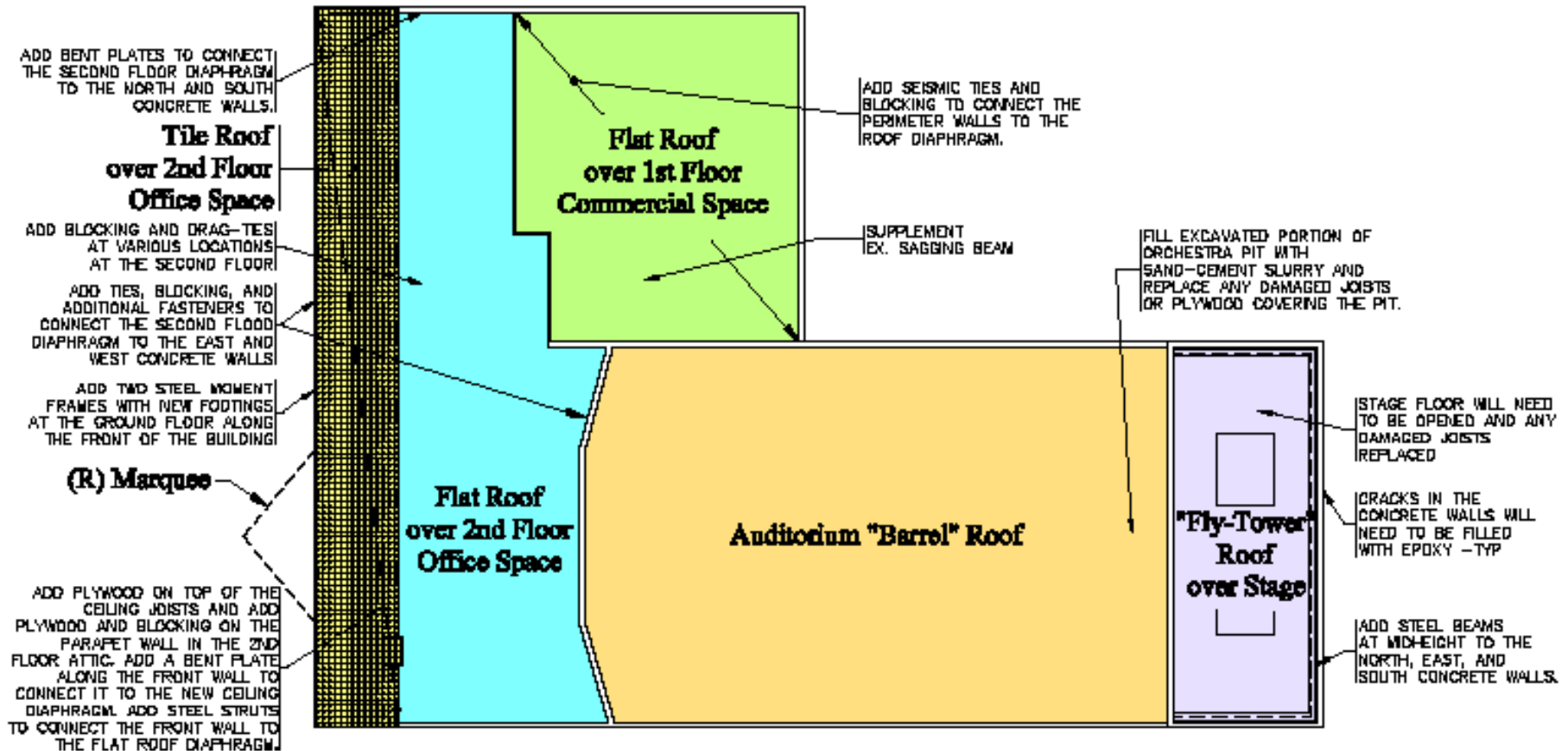
Auditorium "Barrel" Roof looking West

Option 3, Phase 1 - Pre-re-roofing Structural Rehabilitation and Re-roofing



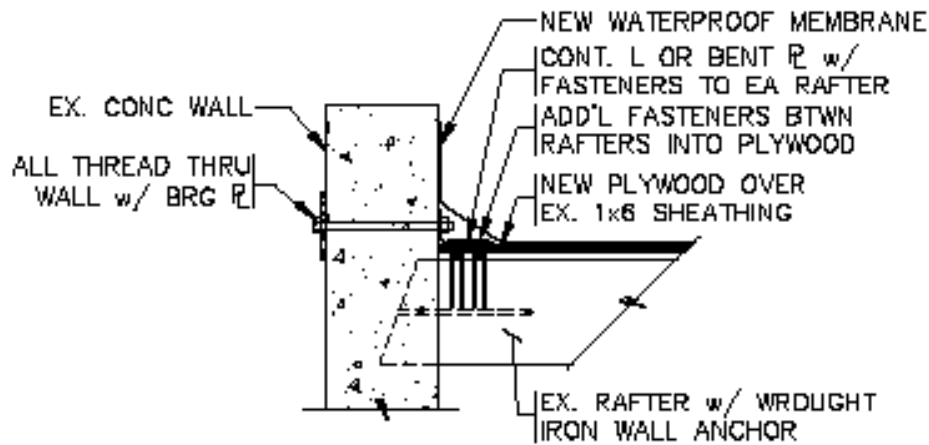
B *Pre-Reroofing Structural Rehabilitation Work to bring Lompoc Theater Roof Structures up to Current Code Requirements*

Option 3, Phase 2 – Post-re-roofing Structural Rehabilitation



C *Post-Reroofing Structural Rehabilitation Work to bring Lompoc Theater Roof Structures up to Current Code Requirements*

Option 3 - Structural Rehabilitation and Re-roofing



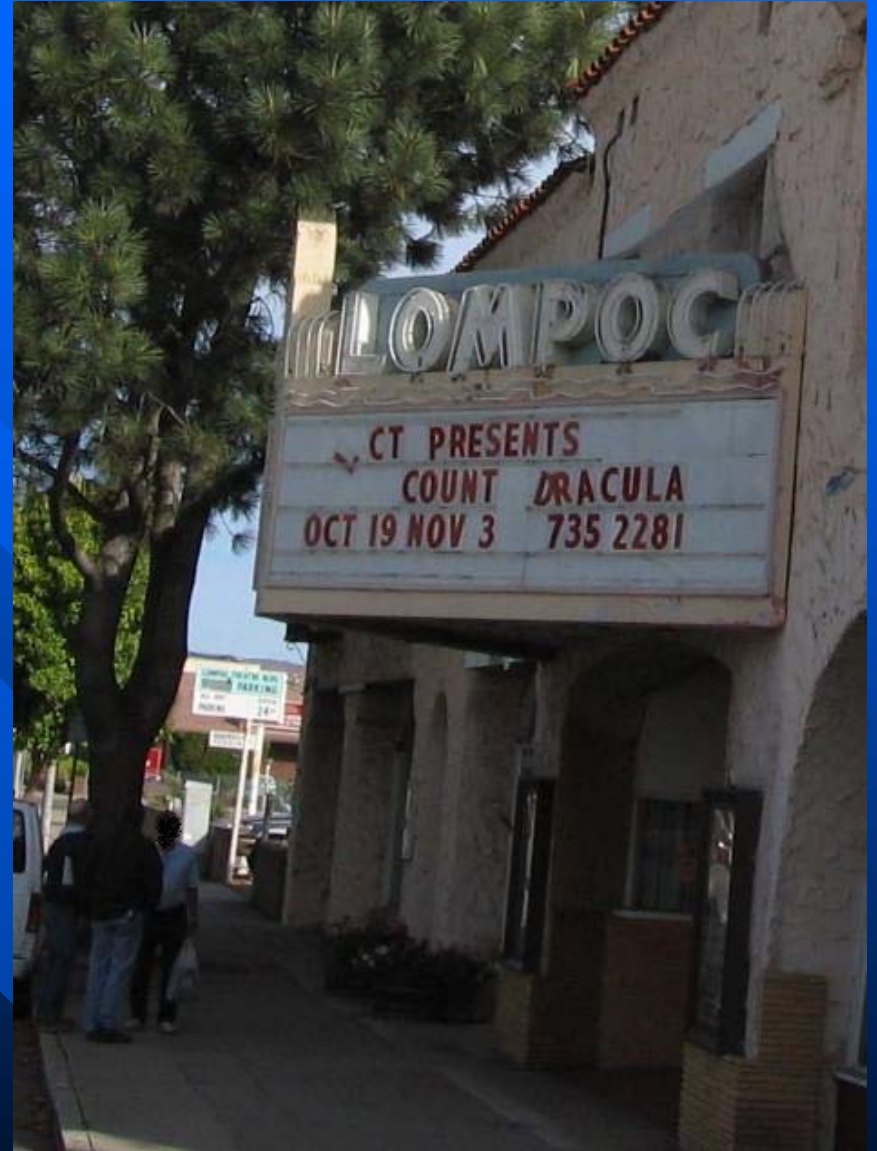
Fill Cracks in Concrete Walls with Epoxy

D Typical Bent Plate Connection

Marquee Abatement



Deterioration & Rot in Top of Marquee



Sidewalk Overhang

Conclusion

- For the Lompoc Theater, Fred H. Schott & Associates has provided structural evaluation, recommendations, and construction cost estimates to support marquee removal, temporarily sealing the roofs, reroofing, and upgrading to current Building Code structural requirements.
- Staff recommends the City consider initiating a process of abatement for the marquee structure over the theater entrance and public sidewalk.
- Questions?