

Rollins Theater Building

Inspection Date 09.22.2021

Report Date 10.29.2021

LRPC Inspection Date 02.02.2022



GLE Associates

GLE is a Tampa based national construction consulting firm with multiple offices. Subsequent to the defeat of the community's last building proposal, GLE was hired by Sun City Center Community Association to conduct a building condition and asbestos inspection on the Rollins Building.

GLE is managed by its founder Robert B. Greene the firm's president.

Web site: www.gleassociates.com

GLE Qualifications

Formed in 1989

Founder has 40 years of construction, engineering, environmental project management experience with project budgets up to \$100 Million.

Mr. Greene appointed by Florida's governor in 1987 to develop Florida's asbestos regulations.

The firm is staffed with architects, engineers, geologist to comprise a consulting team for client project oversight.

Rollins Building Snapshot

A multi-use, 11,000 square foot single story improvement built in 1961

Houses the Billard's, Weavers, and Porch Picker Clubs

Room Features:

Small Theater with stage

One Conference Room

Two Small Offices

Small Electrical Room

Restrooms

Wall and Foundation Construction

Walls consist of block, stucco and brick veneer. Interior walls are finished with drywall.

Walls exhibited minor vertical cracks from either water or minor settlement. *(Rated in fair condition.)*

Foundation consist of 4" Concrete spread and pad footings. *(No deficiencies noted, invasive testing was not completed by GLE.)*

An inexpensive shed enclosure serving the Billard's Club area was added featuring metal roof and sides and wood floor substrate. *(This addition remained unrated.)*

Doors and Windows

Doors are a combination of wood and metal. *(GLE recommended replacing all doors.)*

Windows are metal and a combination of stationary or feature operable sashes. *(GLE recommended some window replacements.)*

Note: None of the windows or doors were rated to be energy efficient or hurricane impact ready.

Roof Construction

Composition Asphalt Shingles. Last replaced in 1998, roof is 24 years old. (Roof surface has reached its useful life and requires replacement.)

Plywood underlayment exhibited water damage, rot and was spongy on date of LRPC inspection. (Underlayment requires replacement.)

A prefabricated Wood Truss system supports roof, it was in good condition. It is assumed truss system is not hurricane impact ready.

Some exterior cross beams which support the roof overhang and fascia boards exhibit rot and require replacement.

The billard's section of roof was replaced in 2020.

HVAC and Electrical

HVAC Direct Expansion Split System. Manufacture dates range from 2004 to 2017. (All equipment was rated in fair condition with some requiring immediate replacement.)

Electrical system was rated to be in fair condition, report did not detail deficiencies.

The building does not contain fire suppression system.

Plumbing

Water and supply lines are both PVC and Copper. *(Copper lines were noted to be in fair condition and are known locally to be problematic when introduced to the local water composition.)*

Sanitary lines are Cast Iron and PVC. *(No evidence of significant backup, blockages or malfunction was observed.)*

Note sanitary line system was not fully inspected for functionality to municipal sewer link or under the building foundation.

Americans with Disabilities Act (ADA)

Exterior Issues:

Rollin's building does not comply with the accessible entrance standards and maneuverability requirements of the federal codes regulating public building components for disabled individuals.

At minimum the following renovations to the building are required:

Exterior doors must be widened and replaced. Structural alterations are required and appropriate door hardware must be consistent with requirements of ADA

Three doors were cited for non compliance; Weavers Club, Billard's Club and Palm Room entrance.

Americans with Disabilities Act (ADA)

Interior Issues:

ADA Interior Compliance Requirements Include:

Widening of all interior doors

Widening of building hall passageway and maneuverability configurations in restrooms.

Replacement of plumbing fixtures, toilets, sinks, faucets, toilet stalls, toilet grab bars, paper dispensers and door hardware.

Limited Pre Renovation Asbestos Findings

GLE extracted 78 sampling sites finding six locations exhibiting asbestos fibers exceeding 1% composition of material:

Wallboard did not exceed EPA standards

Joint compound material (***Exceeds EPA Standard***)

Mirror Mastic (***Exceeds EPA Standards***)

Roof Mastic (***Exceeds EPA Standards***)

Window/Door Caulking (***Exceeds EPA Standards***)

Limited Pre Renovation Asbestos Survey Summary

Note OSHA regulations differ from EPA standards. OSHA requires mitigation efforts be employed when material containing asbestos fibers is disturbed. Any significant drywall modifications would require extra mitigating safeguards for construction crews adding to renovation cost if renovations were opted for the Rollins Building.

Understanding New and/or Renovation Cost

Important items that impact a project budget:

Location	Intended Use
Current Labor Market	Current Building Supply Market
Law and Ordinance Cost	Cost Overruns

GLE	Core Logic (Insured)	Invision Advisors
Estimates renovation cost range from \$35 to over \$250 a square foot	Building \$1,287,405	Project management consultants used for previous building project
At minimum six attributes can impact budget and run up cost	Law and Ordinance \$101,194	
Tampa Bay building cost fall in mid ranges of cost per square foot.	Asbestos Remediation \$165,580	Replacing Rollins building for exact square footage (11,000 square feet)
For discussion purpose: Estimate at \$150 and \$200 per square foot	Foundation \$58,873	Previous cost for new build was estimated at \$285 per square foot
Possible cost estimate \$1,650,000 or \$2,200,000	Total Replacement Cost \$1,613,052	Possible cost estimate \$3,135,000

LRPC Summary

The Rollins Building is 61 years old, it exhibits a dated design, a dated and modified floor plan. The building is non ADA compliant. The building is not energy efficient or hurricane ready. To be upgraded to the standards already set at the Central Campus; at minimum the building requires a full gut interior rehab, demolishing the existing interior components, revising the floor plan, installing new mechanicals, plumbing and electrical. Along with interior demolish, exterior components, new roof and underlayment, rebuilt fascia, cross member beams, new windows and doors are required. An updated facade would be appropriate bringing the look of the building compatible with existing buildings at the Central Campus. Additional investigative work, cost estimates included in presentation are undocumented and for discussion purpose only. To measure the effectiveness of gut rehab versus a total demolish and new build project more comprehensive bids must be obtained.