

## Fire House Theater Project

	Request by FH Theater and Fire Marshall	Description	Concerns
HVAC	\$28,515	Installation of HVAC system in the theater area, which currently does not have HVAC. Fire House Theater provided quotes from Residential HVAC contractors for 15 tons of HVAC.	The specified HVAC system did not calculate the additional heat from stage lighting and the maximum of 230 people in the theater area. The specified system would not provide the needed cooling for theater use. The existing roof is not engineered to be able to hold the weight of the specified roof top HVAC units.
Electrical Service Addition for HVAC			
			The Aluminum risers with plywood seat platforms would require fire sprinklers underneath. Drilling holes in aluminum risers designed for plywood seats may compromise the structural integrity. Noise during performance using aluminum seating.
Audience Risers	\$29,025	Aluminum seating riser system with plywood seat and walking base.... Fire House Theater planned on installing current seats and drilling holes in aluminum.	
Install Restrooms	\$34,370	There were not any quotes obtained by Fire House Theater.	Any construction related to bathrooms will require code compliance for use and ADA.
Facade Improvements	\$11,800	Removing three truck access garage doors, filling in door area with CMU block for framing and installation of a facade that has the appearance of still having fire truck garage doors.	
Fire Sprinkler System	\$50,000	The request to City Council was \$50,000 for Sprinkler. Fire House Theater obtained quote from True Fire and Safety \$71,000 on 10-9-14 with 30 day expiration.	The fire sprinkler system should be completed after HVAC system is installed for public safety and building use.
Total		\$153,710	

Recommended to Meet Use and Code	Description	Code Requirement
\$120,000	Commercially engineered for theater use requiring 40 Tons of HVAC if not insulated. The heat generate from the 230 people and the stage lighting is 50% of cooling tonnage requirement. If the roof and exterior walls of the area being cooled are insulated to code, it would require 30 Tons of HVAC at an estimated \$10,000 reduction.	Designed to comply with ANSI/ASHRAE/ACCA standard 153 and meet the City code for building use.
\$16,663	The commercially designed HVAC unit requires 240 volt three phase with 212 amp capacity. Building does not have adequate electrical supply. The Electrician is recommending adding a 400 amp service to the existing 200 amp service.	Installation will meet code requirements, but there is a possibility of additional cost if code requires bringing the existing electrical up to code.
\$20,000	It will be constructed with CMU block and have concrete platforms to anchor seating. This is an estimate only and has not been quoted. The estimate assumes use of donated CMU block to the Fire House Theater for masonry risers. Materials not included are concrete, mortar, seat and walking metal frame for concrete pour.	
\$90,000	The construction of an ADA compliant restroom for men and women in theater area. The plumbing estimated quote is not to exceed \$50,000 and \$40,000 for walls, partitions, counters, sinks, etc. The men's restroom would have one handicap water closet, two urinals, and one sink. The women's restroom would have three water closets, with one being handicap and one sink. There will be one handicapped ramp serving both restrooms. The restrooms will have concrete floors and interior walls are constructed with dry wall or CMU block.	Any construction related to bathrooms will require City code compliance for use and ADA. The minimum requirement for the men's restroom is one water closet handicap accessible and one sink. The minimum requirement of two water closets with one being handicap and one sink. There will also be two water/fountains with one being handicap accessible.
\$11,800	No recommended change	
\$85,000	The quote provided to Fire House Theater on 10-9-14 was \$71,000 and on 5-19-15, the contractor stated there would be a 20% increase from original quoted price.	Fire Sprinklers for public and building safety
		\$343,463

Key concepts:  
 .....A certificate of occupancy is not normally given without meeting code for the intended use, which would include all the code requirements listed above.  
 .....Since Certificate of Occupancy has already been issued for its intended use then meeting code is not required until you install new or renovate areas - HVAC or sprinklers would not trigger restroom code compliance