FEBRUARY 17, 2026



CITY OF DELRAY BEACH

# CREST THEATRE

## CONCEPT DESIGN AND ASSESSMENT

PREPARED BY:
MILLS + SCHNOERING ARCHITECTS,LLC

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# I. EXECUTIVE SUMMARY

**Introduction**

The Crest Theatre is located within the Old School Square, a historic area at 51 North Swinton Avenue, in the City of Delray Beach, Florida. The five-acre site is located at the corner of Atlantic Avenue and Swinton Avenue in the middle of Delray Beach's downtown shopping district.

The Old School Square Crest Theater was built in 1925 and originally operated at the Delray High School campus until 1949 when it was repurposed as a second Elementary School campus facility on the same compound. As time passed, the buildings of Delray Elementary increasingly fell into disrepair, and the Palm Beach County School Board abandoned the campus in the mid-1980s. In 1988, Delray Elementary was closed and the property was acquired by the City of Delray Beach. In March of that year "Delray Beach Schools" was listed on the National Register of Historic Places.

In 1993, the Crest Theatre opened for its first season in the former high school auditorium, which had been converted and modernized into a professional venue for the performing arts. The Crest Theatre served as an important venue for other organizations, schools and community groups to present their own productions and presentations. Surrounding the theatre (and within the same building footprint) are nine (9) restored classrooms which now serve as meeting, workshop, reception, and classroom space. The classrooms, lobby, concession, and kitchen have recently been updated.

The purpose of this study is to prepare concept design options to facilitate the future renovations/modernization of the Crest Theatre Auditorium (including backstage areas and dressing rooms). The auditorium and backstage spaces have been unused for several years. Performance equipment removals concurrent to the departure of a prior tenant have reduced the City's ability to utilize the space. Removed equipment includes the stage/house lighting dimming system; audio system; rigging components; and draperies. Within the Auditorium, the original proscenium is the only significant historic feature that remains. The current project will build on and complement the work that was completed in early 2024 to the front portion of the Old School Square.

The City of Delray Beach is interested in developing an understanding of the auditorium's ability to accommodate a variety of performance types and community use, and to obtain a set of options for renovations to facilitate the reopening of the performance space. This study outlines three options developed by the Design Team. A ***base option with two additive options*** each with increased operational, performance, and patron comfort amenities.

The Concept Design is limited to the interior of the Auditorium; Stage; Dressing Rooms and related restroom spaces; primary mechanical/electrical space (located to the left of the auditorium); and rooftop mechanical unit (located on the Dressing Room roof). Exterior façade and roof areas were excluded from the study; however, exterior renovations have been considered in conjunction with accessibility and egress improvements.

**Methodology**

Mills + Schnoering Architects engaged a team of consultants to assess the existing conditions of the theatre auditorium, backstage areas and dressing rooms.

The team reviewed existing plans and documentation including a set of plans from 1992, when the auditorium was last renovated and the backstage additional was added.

- *Drawings, by Currie Schneider Associates AIA, PA, issued for Second Revision dated 4/29/1992.*

As part of the current project, he the subject building areas were laser scanned and a Revit model was prepared in September 2025.

A virtual kick-off meeting was held in September 2025, and an on-site survey was conducted on October 9, 2025 with the representatives of the City of Delray Beach and the Design Team. The survey included a structural review by AES (structural engineering consultant) of this existing structure over the stage via a 30-foot person lift.

A code study was conducted by Sarah Ryan Architects of St. Augustine, FL working as a consultant to Mills + Schnoering Architects.

**Summary of Recommendations**

The building is generally in good condition. However it lacks the technical theater systems to function. There are minor condition issues and the surface finishes are generally dated and worn. Several deficiencies regarding acoustics and light bleed into the auditorium are also noted in the report. A significant aspect of the recommendations is for the provision of accessibility. Accessibility for the theater and backstage areas is a requirement. Accessibility for people with disabilities is currently limited to the lobby and adjacent spaces within the renovated school. There is no accessible seating in the auditorium. The existing stage and dressing rooms are not accessible, and the stage is not accessible to audience members. The concept design includes the provisions for accessibility within the auditorium seating with six new accessible seating locations; one back of house accessible dressing room; and accessibility to the stage from the auditorium in the base scope of work. Option 1 builds on this with an enhanced access plan from the auditorium to the stage and a rear elevator addition to provide accessibility to the second floor dressing rooms. All the options include technical

theater upgrades, including access to front of house lighting positions via a new catwalk or tension wire grid over the seating area. Option 2 is focused on additional technical upgrades and technical mezzanine at the right and left forestage wall areas for increased access to lighting positions.

The base option includes scope within the existing building footprint or replacement of elements outside the footprint. Option 1 includes two additions outside of the existing building footprint. Option 2 works within the previous two options.

**Discussion on Stage Access Options**

The access to the stage in the Base scope is provided via a ramp along the House Left side aisle (north side of auditorium). The seating positions at House Left will shift to the right narrowing the left center aisle slightly but within code requirements. The addition of a ramp of this length will alter the character of the interior of the Auditorium. This is a passive solution in that it is adding construction within the existing footprint and does not require significant alteration to the existing structure. Exterior work is limited to a landing at the new house right exit door height and a set of exterior steps and railings. The new exterior stair would not have a significant impact on existing site conditions. The stair access to the stage at House Right will remain.

Option 1 envisions an addition to the north side of the auditorium that would include a new stair from the auditorium level to stage, and a new wheelchair lift. This is a preferred option because it limits alteration of the interior of the theatre. This option also provides equitable access for patrons needing access to the stage. An exterior addition to the north side of the building would be designed constructed in a manner that is sensitive to the existing architectural style of Old School Square and within the Secretary of the Interior Standards for Rehabilitation, which allows for the rehabilitation of historic buildings to accommodate ongoing use.

**Discussion on General Renovations**

**Auditorium**

The Auditorium will receive new finishes and new seating with refurbished end standards. Acoustic wall panels will be replaced in kind. A new control position will be located at the back of the Auditorium. The side control rooms in the balcony will be removed to provide additional seating. The center control room in the balcony will be modified to provide code compliant access for staff working the followspot lighting.

**Stage**

The Stage will see improvements related to acoustic and light bleed from the backstage and loading areas. This includes modification to partition and door locations and new acoustic doors.

**Back-of House Dressing Rooms and Loading**

The base option includes a replacement of the existing wheelchair lift at the loading dock. Exterior wheelchair lifts are not preferred because of their maintenance and longevity concerns due to exposure to the elements. Replacement of the exterior canopy at the loading dock is included in the base option and will provide better cover for the lift. A new egress door out of the loading and stage area is provided along with a new overhead rolling door for loading.

The back of house will receive finish and plumbing fixture upgrades throughout in the base scope and one of the first floor dressing rooms will be made accessible.

The mechanical, electrical, plumbing, and fire protection systems are being modified to accommodate the renovations in each of the options.

**Discussion on Back of House Addition**

In Option 1, a new back of house addition will provide a new egress stair and three-stop traction machine room-less (MRL) elevator and entry vestibule. The space currently occupied by the existing egress stair will provide additional space for a small seating area and kitchenette off the back of house crossover hallway. At the second floor, there will be additional space for a small kitchenette and laundry. One of the second floor dressing rooms and toilet rooms will be made accessible.

**Discussion on Technical Theater Options**

**Production Lighting System and Equipment**

- Base Scope: This restores the base functionality of the production lighting power and control system. It replaces the missing infrastructure (dimmers, control panels, relay panels, plugin panels) with modern systems. It also provides a basic package of general theatrical lighting fixtures and a simple lighting control console. This is intended to allow for general basic stage lighting while replacing the necessary infrastructure. You can expect this to provide support for small events/performances with minimal lighting needs, such as lectures, one act plays, comedy, and small ensemble bands.
- Option One: This builds on the Base Scope and continues to expand the lighting system to support larger or more elaborate events/performances, such as musical theatre productions, multi act plays, and allow for greater overall flexibility. An expanded package of theatrical

lighting fixtures, a more sophisticated lighting console, and additional control and power connections are included to support this.
- Option Two: This finishes out the expanded power and control system to complement other elements included other options for rigging, AV, and front of house. This provides the greatest flexibility of performance support.

**Production Rigging and Curtains**

- Base Scope: This restores basic functionality of the production rigging and stage masking. It restores the functionality of the stage electrics and some of the linesets with restored manual counterweight rigging. It further secures the remaining counterweight rigging into a stable state. It further includes a new projection screen, basic masking and main curtains. The existing, inoperable and unnecessary fire curtains are also removed. This is intended to secure and "makes safe" the existing rigging and allow for general basic stage usage. You can expect this to provide support for small events/performances with no rigging needs.
- Option One: This builds on the Base Scope and continues to restore the existing rigging system to support larger or more elaborate events/performances, such as musical theatre productions, multi act plays, and allow for greater overall flexibility. An expanded package of theatrical curtains are included to support this.
- Option Two: This finishes out the rigging by replacing the manual counterweight electrics with motorized electrics over the stage and filling in any open spaces on the rigging with new right. This provides the greatest flexibility of performance support.

**Production Audio Video Systems**

- Base Scope: This restores basic functionality and infrastructure for an AV system, including clean power connection. This is intended to provide support for rented AV equipment. New installed speakers would be provided along with the installation of an Assisted Listening System for ADA compliance. These improvements will provide support for small events/performances with minimal AV needs and would rely on rental of some AV equipment on a per show basis.
- Option One: This builds on the Base Scope and continues to restore AV system with the installation of a basic in house AV system to support larger or more elaborate events/performances, such as musical theatre productions, multi act plays, "cinema" presentation, and allow for greater overall flexibility. An expanded package of audio equipment, such as microphones, stage monitors, and speakers are included to support this.
- Option Two: The addition of live streaming provides support for show presentation live on websites or other platforms.

**General Improvements:** Several improvements have been suggested to the front of house stage lighting. This provides critical lighting to the front areas of the stage and is located above the audience area.

- Base Scope: A motorized lighting pipe is provided and installed to provide front lighting. This is to replace an existing fixed pipe at the ceiling over the balcony. The new pipe would be located just forward of the balcony and allow the lighting pipe to be lowered to the seating area for maintenance. Focusing lighting in this scenario is difficult and is primarily intended for maintenance. Lighting effects and other focus changes would be limited to the changes to lighting between performances. Motorized rigging requires ongoing maintenance.
- Option One: Catwalks would be installed in place of the motorized rigging. Catwalks allow for easy direct access to lighting positions. Crews do not need to raise and lower the lighting for maintenance and allows for the ability to easily refocus or change the lighting between performances. There is no long-term maintenance cost.
- Option Two: A Tension Wire Grid (TWG) system would be installed in place of catwalks. This is a walkable open grid area that would cover the ceiling space above the front of the stage. Like a catwalk, they allow for easy and safe access to theatrical lighting for maintenance and refocusing. However, because the grid covers a larger area it allows for greater flexibility and the ability to do temporary rigging for scenery over the front of the stage. This would add significant capability for support of smaller, intimate productions—in addition to fully supporting any of the larger event/performances noted in other sections. The TWG system requires no maintenance, like a catwalk.
    - Option Two also includes a technical mezzanine at the sides of the auditorium to access equipment positions (Torm and Box Boom). This would provide improved and safer access to these locations.

**Design Direction**

On February 3, 2026, representatives from M+Sa and Schuler Shook presented the options to the City of Delray Beach Commissioners. The Commission voiced a preference for Option 2 with the understanding that several of the technical add-ons may have to be included as alternates to get within the budget for the project. Option 2 provides the greatest flexibility for future use and income and would eliminate equipment rentals from future budgets. This includes the preference for the tensions wire grid over the catwalk. There was also a preference for the exterior side addition accommodating patron stage access over the construction of an interior ramp. Providing elevator and improved loading access to the back of house was also voiced as a priority for attracting a greater range of professional tours in the future.

**Acknowledgements**

M+Sa would like to thank the City of Delray Beach project team for their input during the concept design process including:

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Missie Barletto, Public Works

Jason Kaufman, Engineering Division Manager

Cynthia Busson, Public Works

Gina Carter, Director of Communications

City Commissioners:

Mayor Tom Carney

Vice Mayor Angela Burns

Commissioner Tom Markert

Commissioner Juli Casale

**Project Team**

| | |
|---|---|
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| Daniel deArostegui | Principal |
| Damian Bolton-Pryor | Senior Cost Manager |

# II. EXISTING CONDITIONS

## Architectural Assessment

### SITE DESCRIPTION

The Crest Theatre is located within Old School Square, a former 1925 high school that has been repurposed as a community arts school. The Spanish Colonial Revival school encompasses a block within the city street grid. The front of the school faces Swinton Ave. At the south end of the school there is bandshell (The Pavilion) for outdoor concerts and a large grassy area. The Cornell Art Museum is also located on the property in the restored 1913 Elementary School. At the northeast end of the property is the former school fieldhouse that has been repurposed into an event space. The theatre is located at the rear of the property. 1st Avenue at the rear of the property provides access to the loading dock for both the theatre and the bandshell. A parking garage is located directly behind the property across 1st Ave.






**Figure 1. Front entrance of Crest Theatre facing Swinton Ave (left). Exterior elevation of stage house (right).**



**Figure 2. Rear elevation and loading dock.**



**Figure 3. Rear access to loading dock.**

# INTERIOR CONDITIONS

## FRONT OF HOUSE

### *Lobby, Reception, and Stairs*

The Lobby, Reception, and Stairs at the front of house were recently renovated and are not a part of the current Concept Design, however, the existing spaces will be considered in the overall use of the Auditorium. An elevator at the front of house provides access to the second floor.



**Figure 4. Central school lobby showing renovation work. Center hall leads to theatre.**

### *Auditorium 08*

Floor: Carpet over concrete, raked; Steps with open risers lead from the orchestra to the stage level.

Wall: Plaster or drywall, pilasters with wood corbel blocks. There is a high wood baseboard and a wood chair rail. Along the back wall, there are fabric acoustic panels above the chair rail.

The proscenium arch is original.

There are two false doors to either side of the proscenium.

The walls are blocked over in the locations where windows appear on the exterior elevation.

Ceiling: The ceiling is open with exposed steel trusses, ductwork, conduit, fire protection lines, etc. The painted tongue and groove wood roof sheathing is visible above.

Seats: The auditorium seats 339 people between the two levels. The seats have original end standards with refurbished seats.

Doors: There are two double doors at the rear of the Auditorium. Each operable door leaf is only 24" wide, which does not meet code. The wood doors have applied molding on the side facing the Auditorium.

There are two exit doors, one on each side, in front of the stage. The wood doors have applied moldings.

**Conditions:** **Fair condition**

There is evidence of water infiltration at the side doors from the roof leaders which direct drainage towards the door in the case of the north and into an enclosure in the case of the south.

The seats do not spring back in several locations which becomes an egress issue.



**Figure 5. View of Auditorium looking towards stage.**



**Figure 6. View of Auditorium from Stage.**



**Figure 7. Entrance doors to Auditorium are not accessible.**

## *Balcony*

There is a central projection booth at the back of the Balcony. To either side is a Control Room.

| | |
|---|---|
| Floor: | Carpet over raised platform. |
| Wall: | Plaster or drywall, pilasters with wood corbel blocks. Along the back wall, there are fabric acoustic panels above a chair rail. |
| Ceiling: | The ceiling is open with exposed steel trusses, ductwork, conduit, fire protection lines, etc. The painted tongue and groove wood roof sheathing is visible above. |
| Seats: | See Auditorium. The Balcony railing is 26" high which meets code. |

Doors: There are two double doors at the rear of the Balcony. Each operable door leaf is only 24" wide, which does not meet code. The wood doors have applied molding on the side facing the Auditorium.

Control booths: Each control booth/projection room has glazing looking out to the stage. Access to the control rooms requires a step up onto a rail while pulling up on a wall mounted grab bar.

**Conditions:** **Fair condition**

The steps in the balcony are highlighted with white tape on the carpeting. Sloped platforms are indicated with arrows.

Control booth windows are in poor condition.

Control rooms to remain require level access.



**Figure 8. View of balcony looking towards Stage.**



**Figure 9. View of back wall of balcony.**



**Figure 10. View of balcony seating.**

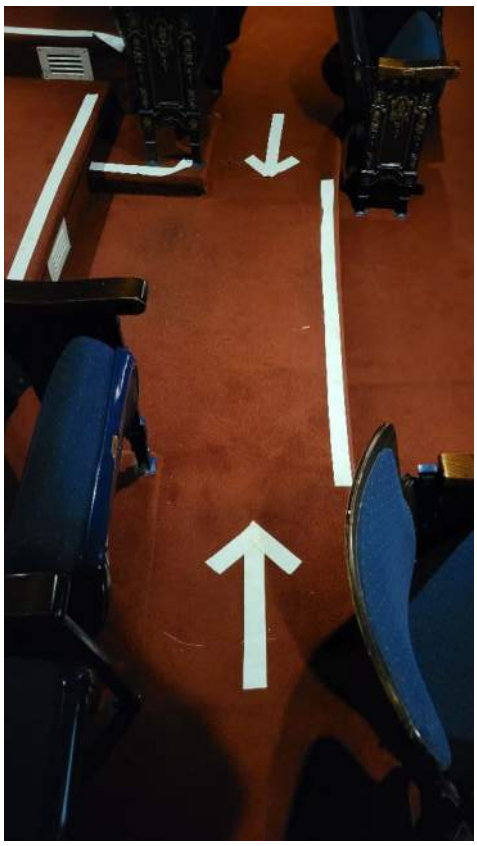




**Figure 11. Tape markings on carpeting at left. View into central followspot room showing difficult access with floor level change.**

## *Stage*

Floor: Wood floor on sleepers; Concrete at side galleries. There is an arbor well below stage left to provide access to the counterweights. The floor of the Stage extends out at the proscenium.

Wall: CMU and reinforced concrete.

Ceiling: The ceiling is open with exposed steel beams and exposed metal deck. There are four smoke vents.

Doors: The back of stage leads to a Loading Area at Stage left, with large oversized double doors leading to the Loading Dock. At Stage right there is an exit door leading to a fire stair. There are flush double doors at each side of the backstage to the back of house dressing area.

**Conditions: Fair condition**



**Figure 12. Stage looking toward stage left and arbor tree.**



**Figure 13. View of stage looking towards proscenium and fire curtain.**

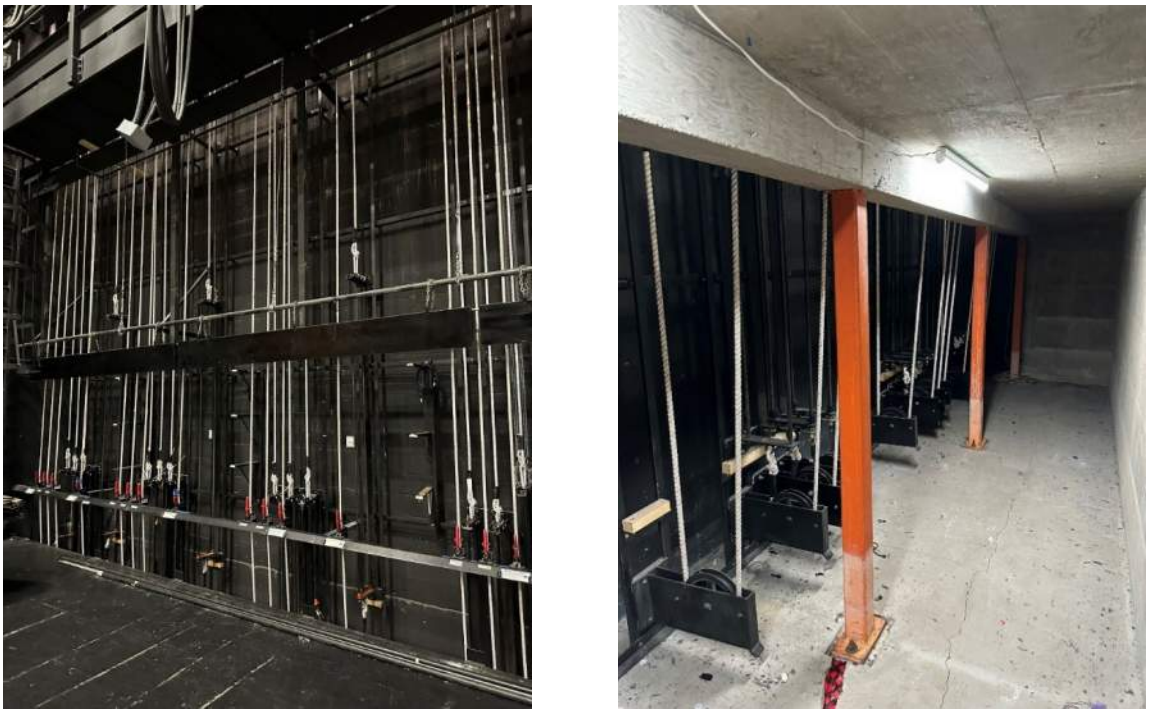


**Figure 14. Arbor tree and arbor tree pit at right.**

## BACK OF HOUSE - FIRST FLOOR

### *Stair 001*

| | |
|---|---|
| Floor: | Exposed concrete with tape to highlight nosing. |
| Walls: | Painted CMU and reinforced concrete |
| | Metal railing |
| Ceiling: | Concrete |
| **Conditions:** | **Fair condition.** Spalled CMU at building joint and minor finish conditions. |




**Figure 15. Stair 001**

*Dressing Rooms 01, 02*

Floor: Carpet, with tile at restrooms

Walls: Painted wallboard.

Ceiling: Dropped acoustic tile ceiling, 2x4

**Conditions:** **Fair condition.** Worn carpeting and dated finishes.



**Figure 16. Typical first floor dressing room.**

*Stair 002*

| | |
|---|---|
| Floor: | Carpet |
| Walls: | Painted CMU and reinforced concrete |
| | Metal railing |
| Ceiling: | Concrete |
| **Conditions:** | **Fair condition.** |

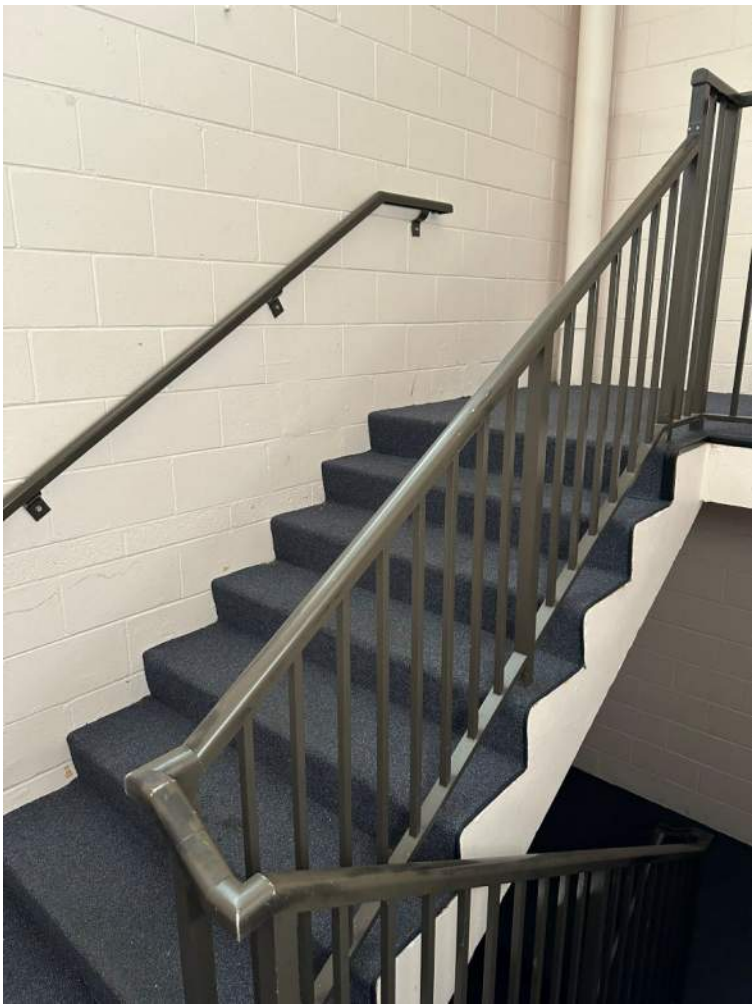


**Figure 17. Stair 002**

*Toilet 03*

Floor: Tile

Walls: Painted wallboard. Shower enclosure.

Ceiling: Dropped acoustic tile ceiling, 2x4

**Conditions:** **Fair condition.** Stains at ceiling tiles.



**Figure 18. Toilet Room 003**

*Stage Manager Office 04*

Floor: VCT

Walls: Painted wallboard.

Ceiling: Dropped acoustic tile ceiling, 2x4

**Conditions:** **Poor condition.** Stains at ceiling tiles and floor.

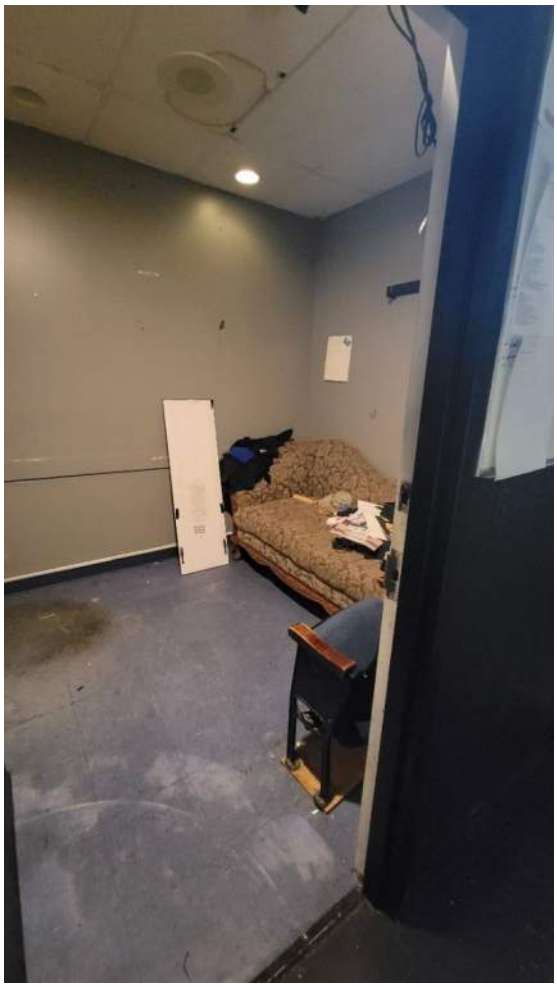


**Figure 19. Back of House office**

## *Loading Dock 05*

Floor: Concrete; Rusted plates; Removable metal railings. A lift provides Access to dock level.

Ceiling: Canopy on metal pipe

**Conditions:** The metal elements on the loading dock, including the lift are rusted and in need of replacement. Some of the stair railings have corroded and missing elements. The canopy is tattered and in need of replacement.



**Figure 20. Loading dock looking towards loading dock for the adjacent Pavilion.**



**Figure 21. The existing lift at the loading dock is in poor condition.**

*Loading 06*

Floor: Concrete

Walls: CMU at exterior walls and wallboard and interior.

Ceiling: Concrete

**Condition:** Fair condition




**Figure 22. View of loading doors and loading area at the behind the stage.**

## *Hallway /Crossover 07*

Floor: Carpet

Walls: CMU at wall behind stage and wallboard and interior.

Ceiling: Dropped acoustic tile ceiling below wallboard ceiling. Previous drawings indicate that wallboard ceiling is "2 layers of Type 'x' gypsum wallboard for minimum 1 Hr. fire separation".

**Condition:** Fair condition; Carpet is stained.




**Figure 23. Crossover hallway looking north.**



**Figure 24. East wall of crossover hallway.**

## BACK OF HOUSE - SECOND FLOOR

*Dressing Room 21*

*Hallway 22*

*Dressing Room 23*

| | |
|---|---|
| Floor: | Carpet |
| Walls: | CMU at exterior walls and wallboard and interior. |
| Ceiling: | Dropped acoustic tile; Gypsum wallboard ceilings in toilet rooms. |
| **Condition:** | Fair condition; Ceiling tiles are stained. Wallboard ceilings in toilet rooms show mold growth. |





**Figure 25. Existing second floor dressing room and toilet room.**



**Figure 26. View of moldy shower ceiling in second floor toilet room.**

# Engineering and Theatre Assessments

STRUCTURAL

MECHANICAL, ELECTRICAL, AND PLUMBING

THEATRE SYSTEMS

ACOUSTICS

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

January 12, 2026

EVALUATION FOR CREST THEATRE
DELRAY BEACH, FLORIDA

AES - STRUCTURAL PORTION
AES Project #325-024

This report presents the findings and recommendations of Atlantic Engineering Services of Jacksonville, Inc. (AES) regarding the conceptual design for the renovation and modernization of the historic Old School Square Crest Theatre in Delray Beach, Florida.

AES visited the site on October 9, 2025 to survey the building. Present at the site were: Megan S. Beery, PE, with AES; Michael Schnoering, FAIA, Katherine Frey, and Sai Yanamadala with Mills + Schnoering Architects; Sarah Ryan and Mark McConnel of SRA; Ted Ohl and Jody Kovalick of Schuler Shook; Kevin Wood of Powell & Hickle; and Eric Seifert of Salas O'Brien.

**STRUCTURAL EXISTING CONDITIONS**

The following three sets of existing drawings were provided for our use and are presented in Appendix A:

1. Structural Drawings, by Currie Schneider Associates AIA, PA and Hector F. Vergara, PE, issued for Construction on 10/15/1990.
2. Structural Drawings, by Currie Schneider Associates AIA, PA, issued for Second Revision dated 4/29/1992.
3. Architectural Sheet was also provided, by Atlantic Fire Systems, issued For Reference Only, dated 6/1/1992.

From the portions of the structure that were visible during the site visit, it appears that the 1992 Structural Drawings were used for Construction, and the 1990 Structural Drawings were discarded.

Per the 1992 Structural Drawings, it appears that the entire stage and backstage were new construction. The extent of the new structure began just west of the new stage, with the boundary of existing to new located in the auditorium. Per Drawing S-1, the existing footings of the auditorium were cut just west of the stage, and the new footings begin to the east of this line, framing the new stage and backstage. This is also supported in Drawing S-3, where the first existing steel truss to the west of the stage is to remain, and all new roof framing is specified for the stage and backstage. See Photograph 1 of the steel trusses in the auditorium.

The only portion of the existing stage that was specified to remain in the new stage space is the historic proscenium arch. As shown in Detail 1/S-1, the existing proscenium arch and supporting concrete columns were to remain, with new concrete masonry unit (CMU) shear walls built on either side of it. A new concrete beam spanned to the CMU shear walls cast above the proscenium arch, to support the CMU wall above and roof framing. CMU infill and stud infill are specified between the shear walls and proscenium concrete columns. See Photograph 2.

The footings are all shallow continuous concrete footings. The stage is 4-inch-thick concrete slab on grade, depressed 2-7/8" in the center stage portion to allow for the stage floor. On the south end of the stage, there is an arbor well that is 7'-5" deep and 7'-1" wide. The walls of the arbor well are reinforced concrete. Steel tubes support the stage floor at the center of the arbor well. See Photograph 3.
The level 2 floor framing of the backstage area is 14" deep wood trusses at 16" o.c. There is a catwalk area framed in steel in the stage area at this level.

The roof framing above the stage consists of W24x55 steel beams spanning E-W, with a 3-inch metal roof deck. W6x9 brace beams are provided at various intervals along the length of the W24 beams. The beams supporting the roof and catwalk are W24x103. In the backstage, the roof framing is 18" deep wood trusses at 24" o.c. See Photograph 4.

The existing structure of the balcony was completely covered in architectural finishes. There were no visual signs of deflection, distress or deterioration of the finishes.

Per the 1992 Structural Drawings, Detail 4/S-2, the specified structure for the catwalk at Stage Left was C4x5.4 channels spanning to the main MC12x10.6 channel beams. Tube steel (T.S. 3x3x1/4) hangers were specified to support the MC channel beams. However, during the site visit, it was observed that the catwalk was not built as specified on the construction documents. Instead of the C4x5.4 channels that are specified in Detail 4/S-2, tube steel was provided. These tube sections were not measured on site, but may be as small as T.S. 2x2x3/16 based on visual estimation. See Photograph 5.

All of the structural framing observed during the survey is in EXCELLENT condition, with no visual signs of deflection, distress or deterioration. In addition, every dimension and size that was measured by AES (omitting the catwalk at Stage Left) matched what was specified in the 1992 Structural Drawings.

## EVALUATION AND RECOMMENDATIONS

Counterweight Rigging System

Schuler Shook provided the load capacities that are typically recommended for counterweight rigging systems, presented in Appendix C. AES performed a structural analysis to determine if the existing framing has the capacity to support the loads provided.

*Rigging Beams Above Stage*

The existing rigging beams and headblock framing have the structural capacity to support the rigging loads specified in Appendix C, within both strength and serviceability (deflection) requirements for typical roof members.

*Catwalk at Stage Left*

Schuler Shook recommended a 400 psf floor load capacity for the catwalk to accommodate counterweight ballast storage as specified in Appendix C.

Per the 1992 Structural Drawings, Detail 4/S-2 (see Appendix A), the catwalk at Stage Left was originally designed for a live load capacity of 200 psf.

As documented above, the catwalk was not as specified on the construction documents. A structural evaluation was performed for the catwalk in the as-built condition. It was found that the tube steel framing (supporting the catwalk surface) is the limiting factor, and the maximum capacity is 200 psf.

It is recommended that warning signage for users be required that clearly specifies the live load capacity of 200 psf. If 400 psf is required, then the catwalk framing will need to be strengthened.

In addition, during this evaluation, AES found a detail on the plans with an inherent design flaw. Per the 1992 Structural Drawings, Detail 8/S-3 (see Appendix A) shows that an angle was used as a through plate at the top of the catwalk tube steel hangers, with two (2) bolts connecting the tube steel to the angle. This is an issue because the bolts are no longer just in double shear, but are also in bending. It is unlikely that the bolts have enough capacity to support the 200 psf catwalk load in this configuration. This connection was not documented during the site visit and will need to be surveyed to confirm the as-built condition. If it was built as specified in the construction documents, then the connection must be modified (weld the angle to the tube steel hanger), for a 200 psf load requirement.

Balcony

It is confirmed that the fixed seating balcony will continue to be used as a fixed seating balcony (with a minimum uniformly distributed live load of 60 psf), which conforms to its original design. Given the lack of visual deflection, distress or deterioration during the site visit, no further structural assessment is necessary.

A comprehensive structural investigation to adequately expose the balcony primary structure for a detailed assessment of its capacity would be possible, but would require extensive removal of finishes and the potential abatement of asbestos and lead paint for the investigation to proceed. Probes, which are generally limited areas of exposed structure, are not sufficient. Removal of finishes and a comprehensive structural investigation is not included in the scope of work for this study and is not suggested by our findings. If the City requests a comprehensive study, this would be an additional service and the added expense would be significant.

New Catwalks Above Auditorium

Two (2) new catwalk options located above the Auditorium were provided by Schuler Shook, as presented in Appendix D. These new catwalks would be supported by hanging from the existing steel trusses.

The Code-required minimum live load capacity is 20 psf for a roof and 40 psf for a standard catwalk used for maintenance access (these catwalks are not intended for ballast storage as with the catwalk at Stage Left). With this proposed increase in load demand on the existing trusses, the capacity of the existing trusses would need to be calculated to ensure there is sufficient capacity to support the new catwalk. AES recommends that the trusses be measured during a site visit in the next phase of this project to calculate the capacity of the trusses. Structural reinforcement of the roof structure may be required with the smaller catwalk shown in Plan 1/TA100, and is likely required with the more extensive option shown in Plan 3/TA100.

Additions Outside of the Existing Theater in Option 1

In Option 1, there are several additions that are outside of but attached to the existing structure, including stairs, an elevator and vestibule, a dock area, and a canopy. These would likely be CMU wall construction, supported on shallow foundations, with prefabricated stairs and steel floor framing with concrete on metal deck.

Several new openings in the existing CMU walls will be required for the additions. At these locations, lintels will be provided at the new CMU openings, and reinforcement and grout will be required for the jambs.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Megan S. Beery, PE
Project Engineer

Jude T. Kostage, PE
Principal

MSB/JTK/amk

ATLANTIC ENGINEERING SERVICES

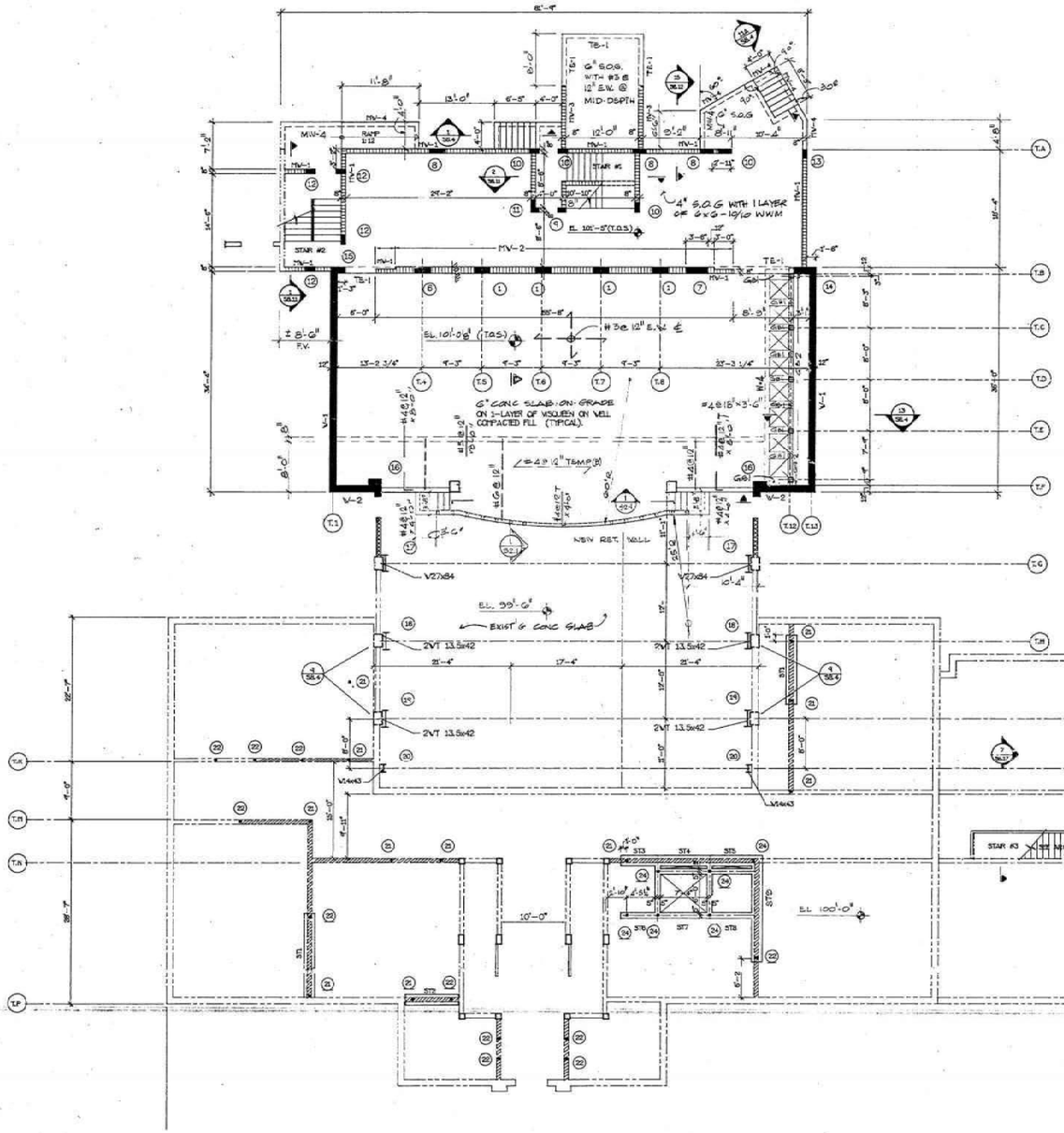
# APPENDIX A

# EXISTING DRAWINGS

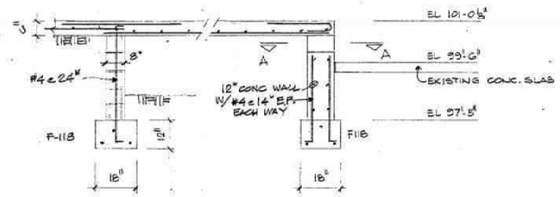
# EXISTING STRUCTURAL DRAWINGS

Currie Schneider Associates AIA, PA and Hector F. Vergara, PE

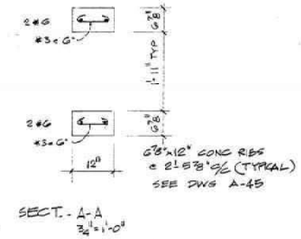
Issued for Construction on 10/15/1990



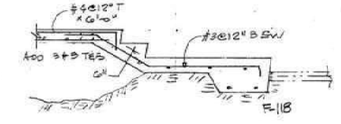

SECTION 1/S21




SECT. 1/S21 (VOID)
½"=1'-0"




SECT. - A-A
¾"=1'-0"

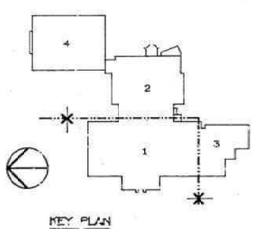



NOTES:
1. INDICATES EXISTING WALL TO REMOVED
2. INDICATES EXISTING WALL TO BE REMOVED & REPLACED

## FRAMING PLAN – STAGE LEVEL

SCALE 1/8"= 1'-0"

NOTE: G81 INDICATES 12X12 CONC. BEAM w/ 2#6 T&B AND #3@12" T/O.
487 INDICATES 10X12 CONC. BEAM SEE SECTION 1/S24.




KEY PLAN

OCT 15 1990

CURRIE SCHNEIDER ASSOCIATES AIA, PA
Architects, Planners & Interior Designers

25 Seabreeze Avenue
Delray Beach, Florida 33483
407/276-4951, 737-2279
305/429-1566
FAX: 407/243-8184

Issued For:
Bids:
Permit: 6-4-90
Construction: 10-15-90

Seal:

HECTOR F. VERGARA, P.E.
CONSULTING ENGINEER
23001 SW 56TH AVENUE
BOCA RATON, FL 33433

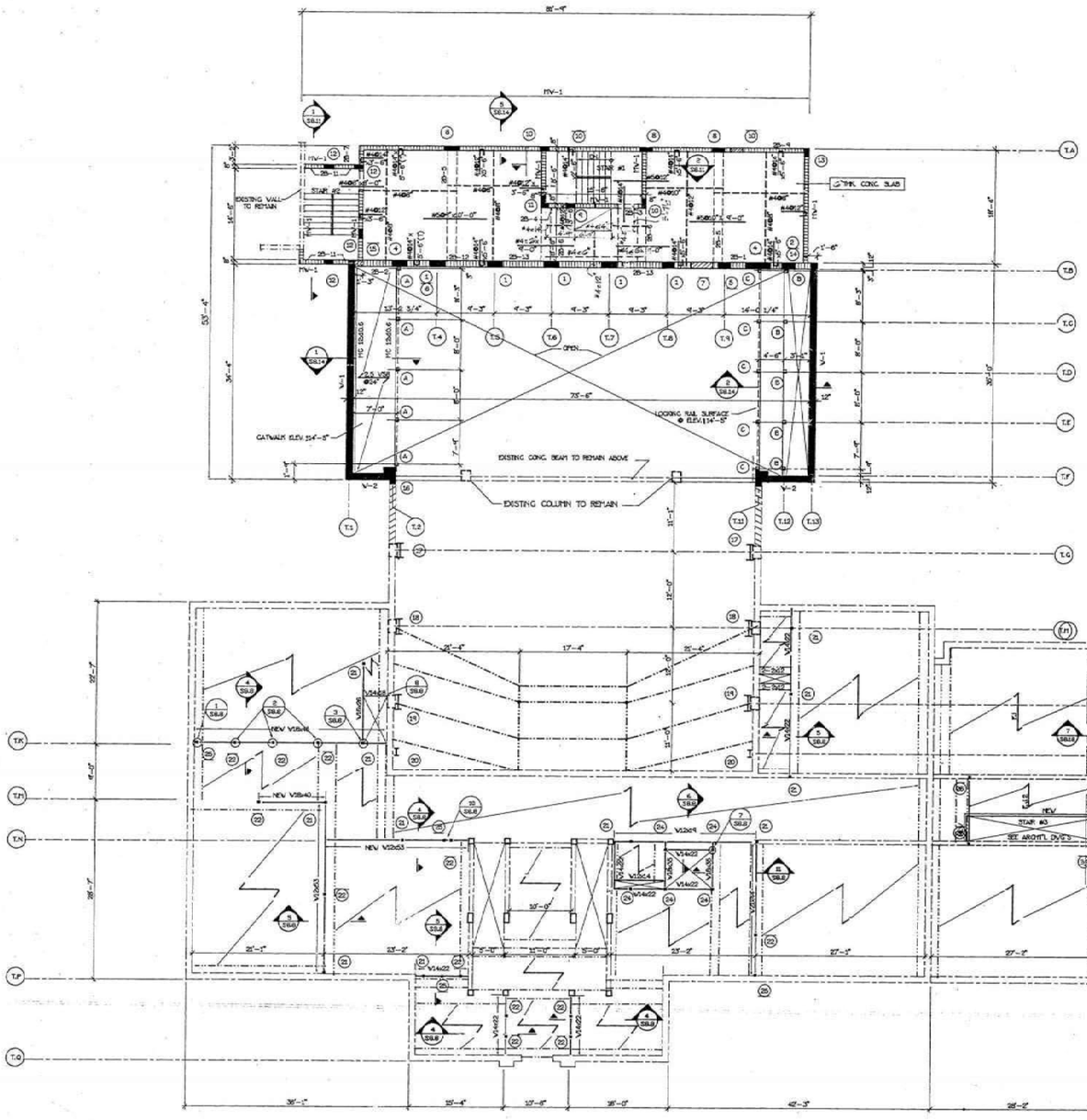
Project Title:
OLD SCHOOL SQUARE

DELRAY BEACH, FLORIDA
Client Approval:

Revisions:
PHASE 2-PART 1

Drawing Number:
S21-0SS.DWG
Drawing Title:
FRAMING PLAN STAGE LEVEL

SCALE: 1/8"= 1'-0"
Date: 9•24•90 Drawn By: C.D.E.
Job Number: 4-4-D01
Drawing Number:
S-2.1



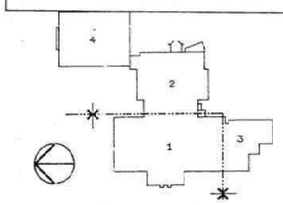

FRAMING PLAN -- SECOND FLOOR (EL. 113'-10")

SCALE 1/8"= 1'-0"

NOTE :
THIS PORTION INCLUDED IN CONTRACT ONLY !

NOTES :

1. NEW INDICATES NEW 2x6@16" BEARING WALL.
2. E/R INDICATES EXISTING WOOD JOISTS TO BE CUT & REPITTED.
3. NVT1 INDICATES NEW PREFABRICATED WOOD TRUSSES @24" O/C. SEE SECTION INDICATED.
4. NGT1 INDICATES NEW WOOD GIRDER TRUSS. SEE SECTION INDICATED.
5. NTB3 INDICATES NEW TIE BEAM TO BE POURED ON TOP OF EXISTING WALL. REMOVE EXISTING ROOF AND PART OF EXISTING WALL AS SHOWN IN SECTION. SEE BEAM SCHED. FOR BEAM SIZE AND REINFORCING.
6. NTB1 INDICATES NEW TIE BEAM ON NEW BLOCK BEARING WALL. SEE BEAM SCHEDULE.
7. NTB2 INDICATES NEW TIE BEAM TO BE POURED ON TOP OF ARCH PANEL. (1) BELOW.
8. NB1 INDICATES NEW CONCRETE BEAM TO BE POURED OVER NEW COLUMNS BELOW. CARE SHALL BE TAKEN TO SHORE-UP EXISTING STRUCTURE PRIOR TO REMOVING ANY BEARING WALLS.
9. NGT INDICATES NEW JACK TRUSS @24" O/C. SEE SECTION.




KEY PLAN

CURRIE SCHNEIDER ASSOCIATES AIA, PA
Architects, Planners & Interior Designers

25 Seabreeze Avenue
Delray Beach, Florida 33483
407/276-4951, 737-2279
305/429-1566
FAX: 407/243-8184

Issued For:

Bids:

Permit: 6-4-90

Construction: 10-15-90

Seal:

HECTOR F. VERGARA, P.E.
CONSULTING ENGINEER

23001 SW 56TH AVENUE
BOCA RATON, FL 33433

Project Title:
OLD SCHOOL SQUARE

DELRAY BEACH, FLORIDA

Client Approval:

Revisions:
PHASE 2-PART 1

Drawing Number:
S33-OSS.DWG

Drawing Title:
SECOND FLOOR SLAB PLAN

SCALE: 1/8"= 1'-0"

Date: 9-24-90 Drawn By: C.D.E.

Job Number: 4-4-D01

Drawing Number:
S-3.1

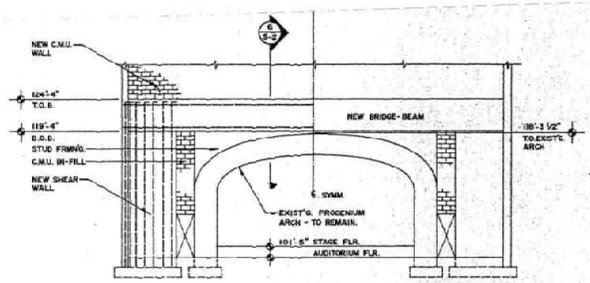
OCT 15 1990

-22-90

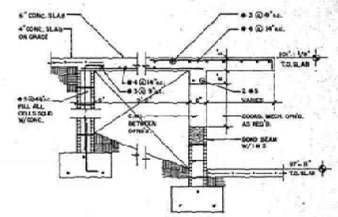
# EXISTING STRUCTURAL DRAWINGS

Currie Schneider Associates AIA, PA

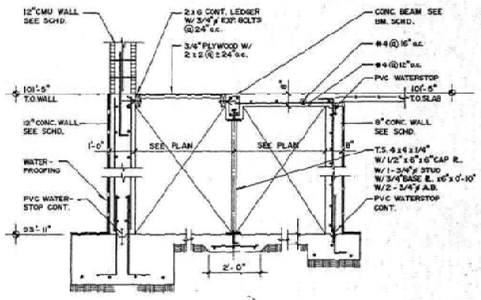
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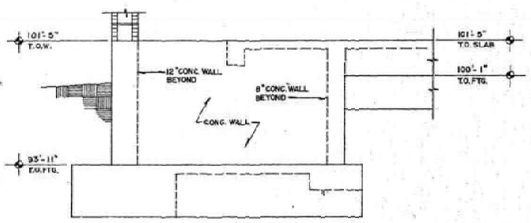

1 S-1 **PROCENIUM FRAMING ELEVATION** N.T.S.



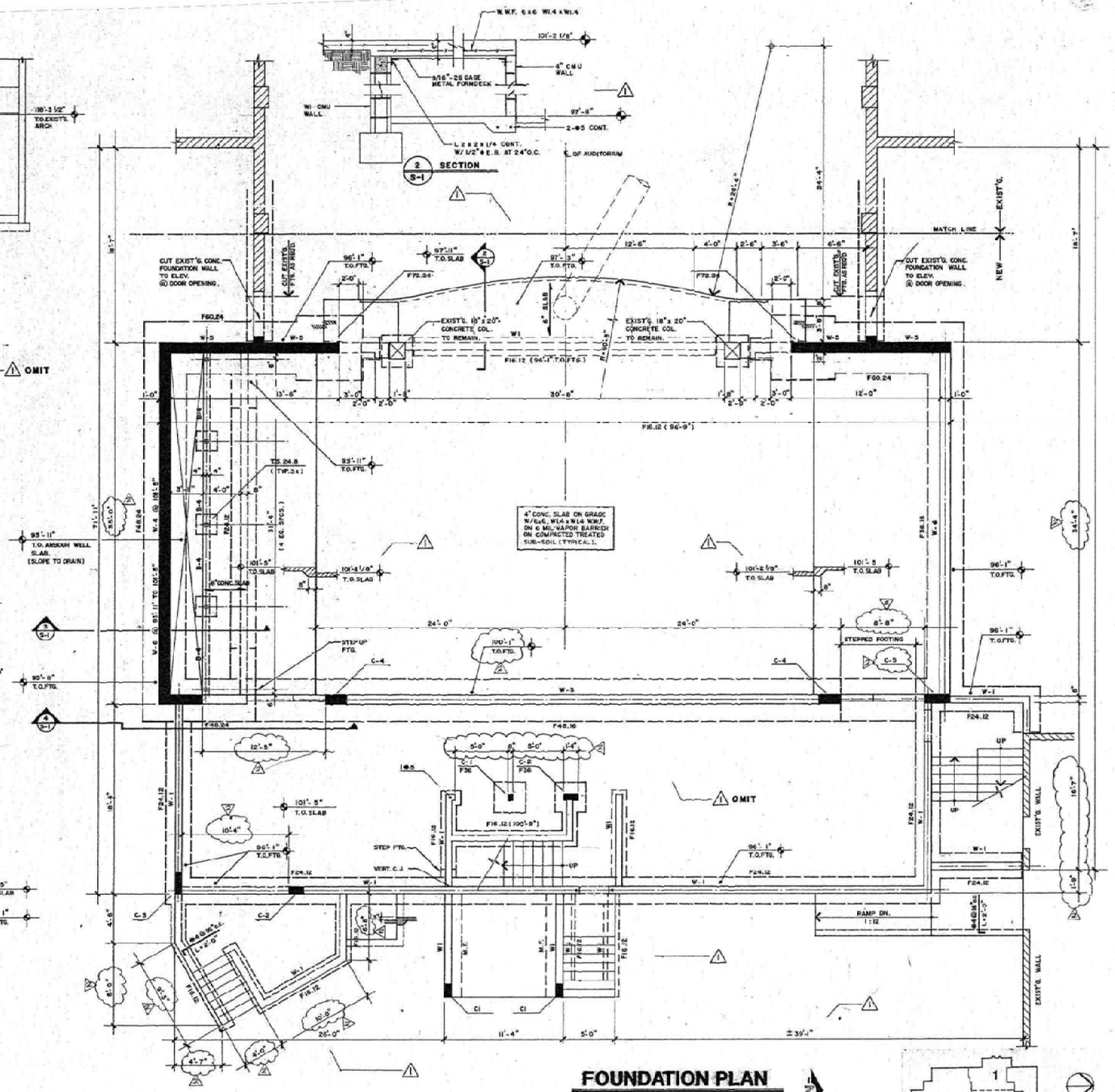

2 S-1 **SECTION** 1/2"=1'-0"

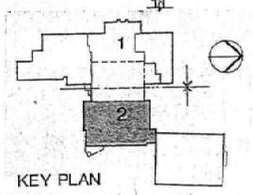



3 S-1 **SECTION** 1/2"=1'-0"




4 S-1 **SECTION** 1/2"=1'-0"




O'DONNELL, NACCARATO & MACINGHA, INC. STRUCTURAL ENGINEERS
156.012

CURRIE SCHNEIDER ASSOCIATES AIA, PA
Architects, Planners & Interior Designers
25 Seabreeze Avenue
Delray Beach, Florida 33483
407/276-4931, 737-2278
305/428-1566
FAX 407/243-8184

Issue For : NOV. 1, 1991
Bids : NOV. 1, 1991
Permit :
Construction :
Seal :

FOR BILL BRANNING

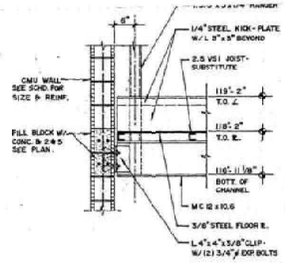
Project Title :
OLD SCHOOL SQUARE
DELRAY BEACH, FLORIDA

Client Approval :

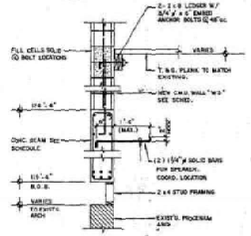
Revisions :
1 FEB. 14, 1992
2 APRIL 29, 1992

Drawing Title :
FOUNDATION PLAN DETAILS

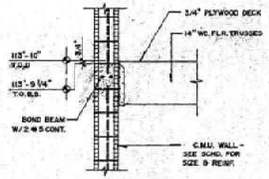
Date : NOV. 1, 1991
Drawn By : M.B.
Job Number :
Drawing Number : S-1
4-4-C01



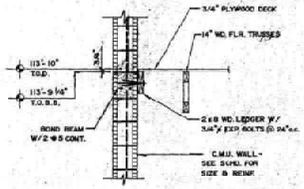

5 S-2 SECTION



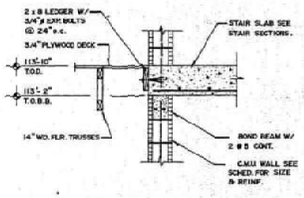

6 S-2 SECTION



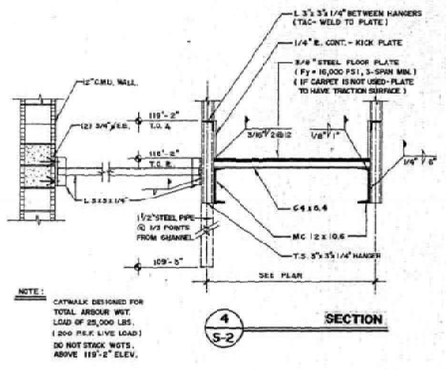

1 S-2 SECTION




2 S-2 SECTION

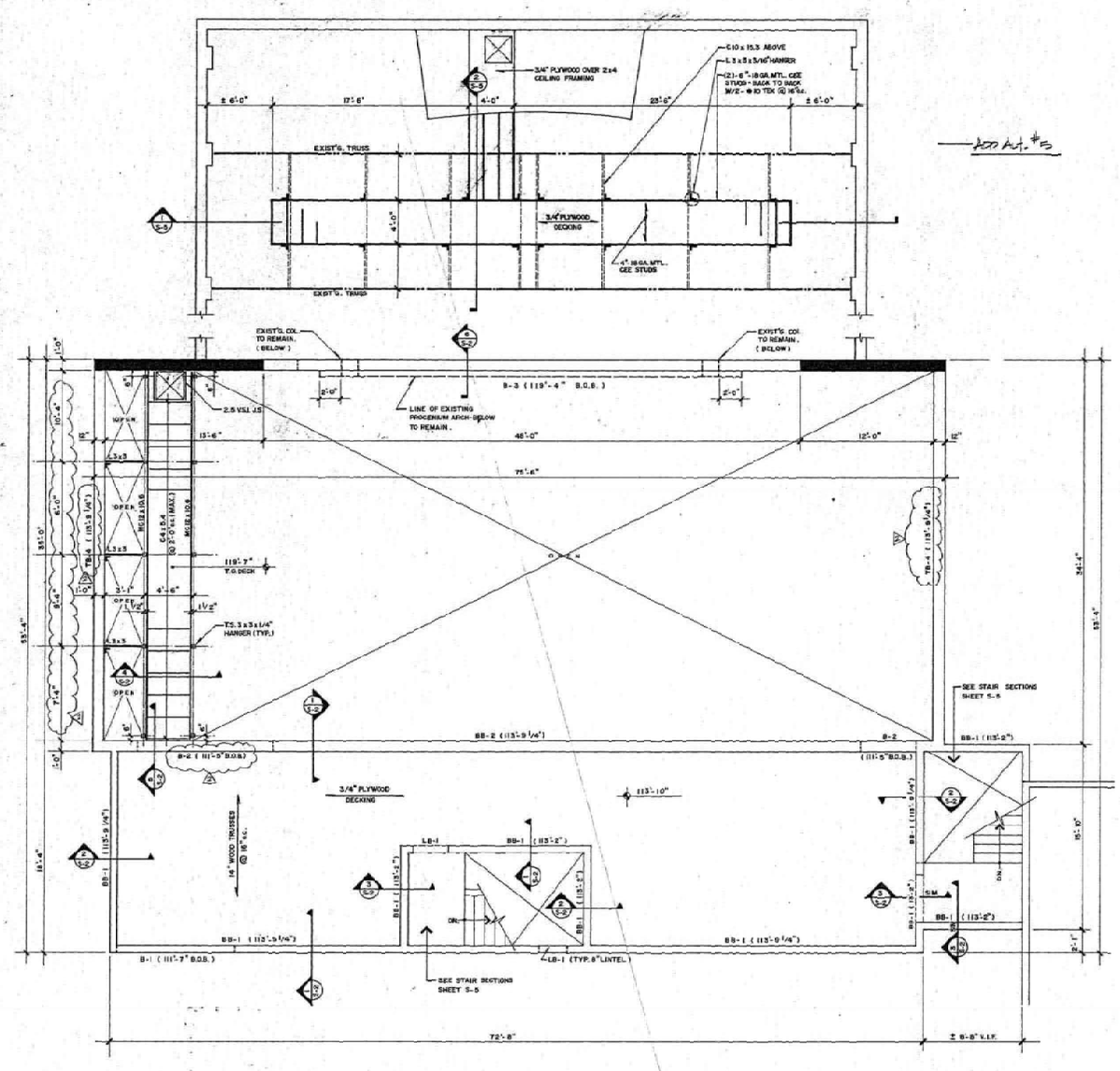



3 S-2 SECTION



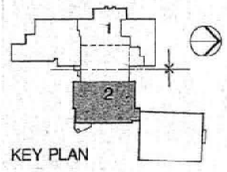

NOTE:
CATWALK DESIGNED FOR TOTAL ARBOUR WT. LOAD OF 25,000 LBS. ( 200 P.S.F. LIVE LOAD )
DO NOT STACK WGTS. ABOVE 119'-2" ELEV.

4 S-2 SECTION




## UPPER-BACKSTAGE FRMNG. PLAN
## SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"




KEY PLAN

O'Donnell, Naccarato & Mignogna, Inc.
Structural Engineers
150.01E

CURRIE SCHNEIDER ASSOCIATES AIA, PA
Architects, Planners & Interior Designers

25 Seabreeze Avenue
Delray Beach, Florida 33483
407/276-4685, 737-9295
305/428-1588
FAX 407/265-8854

Issued For : NOV. 1, 1991
Bids : NOV. 1, 1991
Permit :
Construction :
Seal :

Project Title :
OLD SCHOOL SQUARE

DELRAY BEACH, FLORIDA

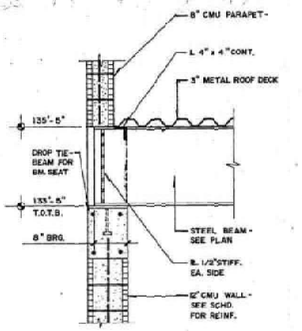
Client Approval :

Revisions :
1 Feb. 14, 1992
2 APRIL 20, 1992

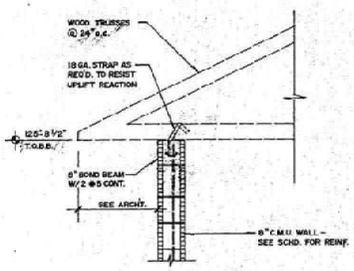
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SECOND FLOOR FRAMING
INTERMEDIATE FRAMING DETAILS

Date : NOV. 1, 1991
Drawn By: M.B.
Job Number :

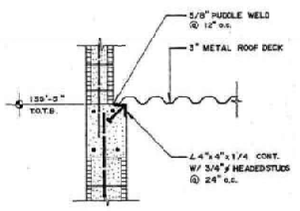
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S-2
4-4-C01



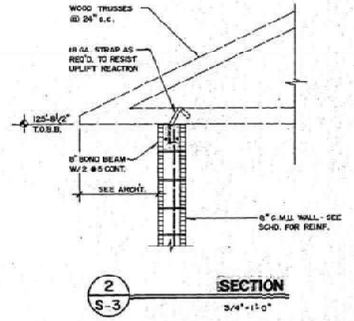

5/S-3 SECTION 3/4"=1'-0"



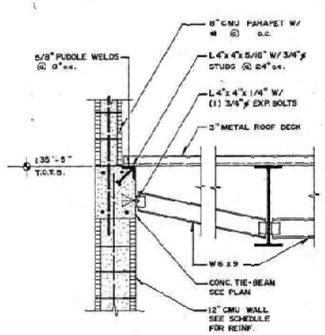

1/S-3 SECTION 3/4"=1'-0"




6/S-3 SECTION 3/4"=1'-0"



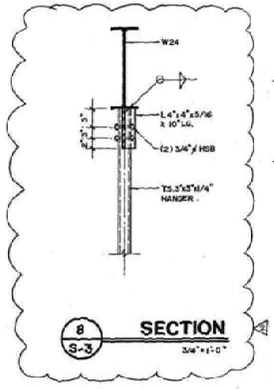

2/S-3 SECTION 3/4"=1'-0"



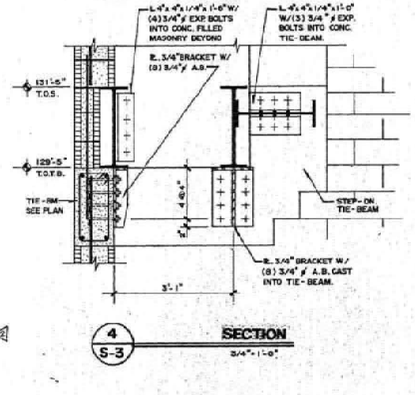

7/S-3 SECTION 3/4"=1'-0"



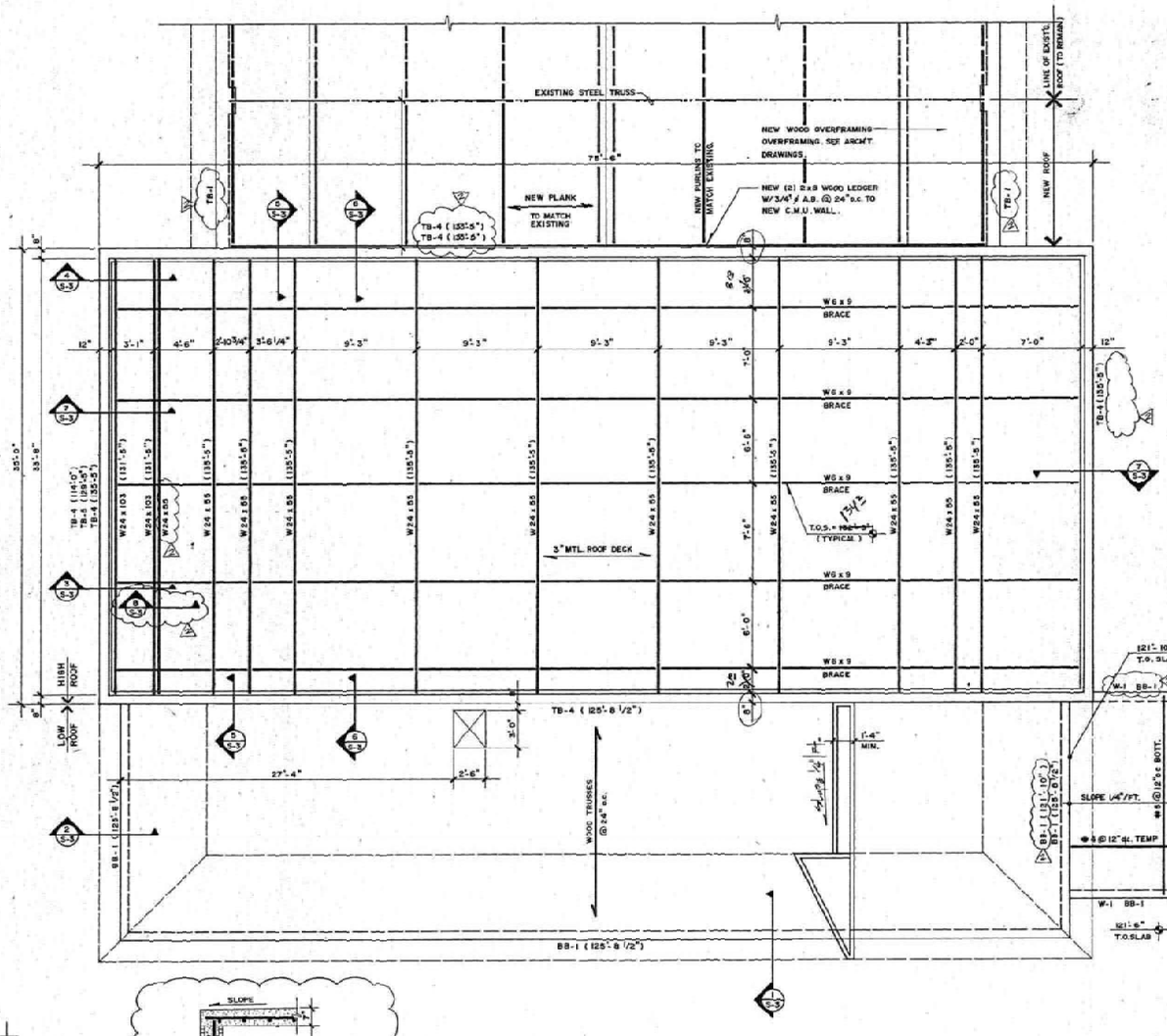

3/S-3 SECTION 3/4"=1'-0"




8/S-3 SECTION 3/4"=1'-0"

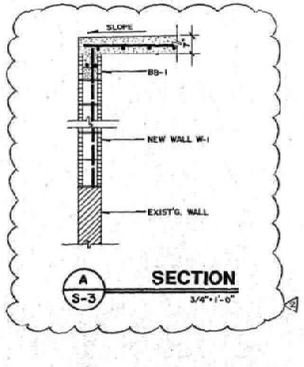



4/S-3 SECTION 3/4"=1'-0"

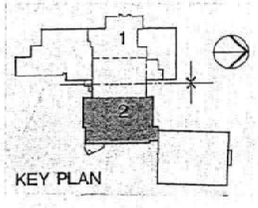



## ROOF FRAMING PLAN

1/4"=1'-0"




A/S-3 SECTION 3/4"=1'-0"




KEY PLAN

O'DONNELL, NACCARATO & MACINNIS, INC.
STRUCTURAL ENGINEERS
156.012

CURRIE SCHNEIDER ASSOCIATES AIA, PA
Architects, Planners & Interior Designers
25 Seabreeze Avenue
Delray Beach, Florida 33483
407/278-4851, 737-2279
305/429-1066
FAX: 407/243-8184

Issue For : NOV. 1, 1991
Bids : NOV. 1, 1991
Permit :
Construction :
Seal :

Project Title :
OLD SCHOOL SQUARE
DELRAY BEACH, FLORIDA

Client Approval :
Revisions :
1 APRIL 29, 1992

Drawing title :
ROOF FRAMING PLANS DETAILS

Date : NOV. 1, 1991
Drawn By : M.B.
Job Number :
Drawing Number : S-3
4-4-C01

# EXISTING ARCHITECTURAL DRAWING

Atlantic Fire Systems

Issued for For Reference Only on 6/1/1992

| REVISIONS | BY |
|---|---|
| | |

OLD SCHOOL SQUARE

PHASE II - PART III

AUDITORIUM & BACKSTAGE

DELRAY BEACH, FLORIDA

ATLANTIC FIRE SYSTEMS INC.
2915 S. CONGRESS AVE., DELRAY BEACH, FL 33444 • 407 278 8353

MATCH LINE: FP-9

MATCH LINE
SEE PARTIAL SECTION B/A42

MATCH LINE
MATCH LINE
SEE CROSS SECTION A/A42

4/A43 7/A43

B/A42

10'R.

30°

60°

10'R.

30°

2'-10"

4'-0"

TOP/PARAPET EL. 142'-10"

TOP/PARAPET EL. 139'-10"

TOP/PARAPET EL. 139'-4"

TOP/PARAPET EL. 138'-10"

TOP/DECK SLAB EL. 135'-4"

NEW ROOF STRUCTURE

EXISTING ROOF

NEW ROOF - SEE TYPICAL NOTES ON ROOF PLAN SHEET A24

PREFAB FIRE VENT

PREFABRICATED WD. TRUSSES @ 24" O.C.

SLOPE TO DRAIN

SEE ROOF PLAN

TOP/BEARING EL. 128'-10"

2x8 BATT. INSL (BAND JOIST)

NOTE: BACKFILL DO NOT INCLUDE FINISHES AND INTERIOR FRAMING @ SECOND FLOOR

STAIRWAY #1 SEE 1/A1 PLAN SHEET A/A4

MASONRY WALL SEE FLOOR PLAN.

WD. FLOOR JOIST @ 16" O.C. SEE STRUCTL.

2x8 FIN FL. (BEDROOM) EL. 118'-10"

PROVIDE 2 LAYERS TYPE 'X' GWB FOR MIN. 1 HR FIRE RAT.

NOTE: BACKFILL SHALL INCLUDE FINISHES AND INTERIOR FRAMING @ FIRST FLOOR ONLY

EXTERIOR STAIRWAY

MTL RAILING

CONC. SLAB

EXIST GRADE

FIN FLOOR EL. 101'-5"

FOOTING SEE STRUCTL. FOR SIZE & REINF.

PARTIAL SECTION
3/4"=1'-0"

B/A42

1-/A45

ROOF BEYOND

ROOF SLOPING

MECH.

DIGT.

ACCESS LADDER

DRESSING

9'-0"

NOTE: FINISHED W.D. FLOOR DRESSING AREA TO BE PART OF ADD ALT. #7

2x8 FIN FL. (BEDROOM) EL. 118'-10"

PROVIDE (2) LAYERS 5/8" TYPE 'X' GWB

DRESSING

TOP/SLAB EL. 101'-5"

BATT/STEEL BEAM EL. 133'-6" W.F.

RAILING SEE SECTION 2-A30

LOADING GALLERY CATWALK FLOOR EL. 119'-7"

6"x3" STEEL TUBE (TYP.)

W.D. FLOORING SEE FIN. SCHEDULE

BACKSTAGE

TOP/SLAB EL. 101'-2 1/8"

TOP/STAGE W.D. FIN. EL. 101'-5"

STAGE

STAIRS BEYOND

EXISTING FTGS. & COL. TO BE TORN DOWN TO REMAIN

SEE STRUCTURAL DRAWINGS FOR FOOTING

EXISTING MILLENNIUM ARCH. STRUCTURE W/ COLUMNS TO REMAIN

BOT./PRECAST EXIST. BEAM EL. ± 115'-5"

LIMIT OF PLASTER EL. 121'-8"

TORMENTOR BARS, SEE DETAIL 3/A42

BOT./PRECAST EL. 120'-5"

BOT./NEW TRUSS EL. 122'-8"

BOT./EXIST. TRUSS EL. 120'-5"

FOLLOWSPOT BOOTH

BALCONY

KNOCK DOWN PLASTER CLG. BELOW BALCONY

BALCONY RAILING & STRUCTURE TO REMAIN

SEE FLOOR PLAN FOR TYP. NOTE

AUDITORIUM

SLOPED FLOOR THRU DRAIN W/ EXPOSED PROTECTION POINTS ON CENTERLINE OF ROOM

FIN. FLOOR EL. 100'-0"

FIN. FLOOR/ FRONT AISLE EL. 97'-11"

6'-0"

± 9'-0"

HOT SLOPED

28'-4"

5'-0"

HOT SLOPED

NEW CONC. SLABS PROVIDE VAPOR BARRIER ON POISON SOIL

THIS DRAWING FOR REFERENCE ONLY

| | |
|---|---|
| DRAWN | DLV |
| CHECKED | RW |
| DATE | 6-1-92 |
| SCALE | 1/4"=1'-0" |
| JOB NO. | |
| SHEET | FP-10 |

OF 11 SHEETS

4-4-801

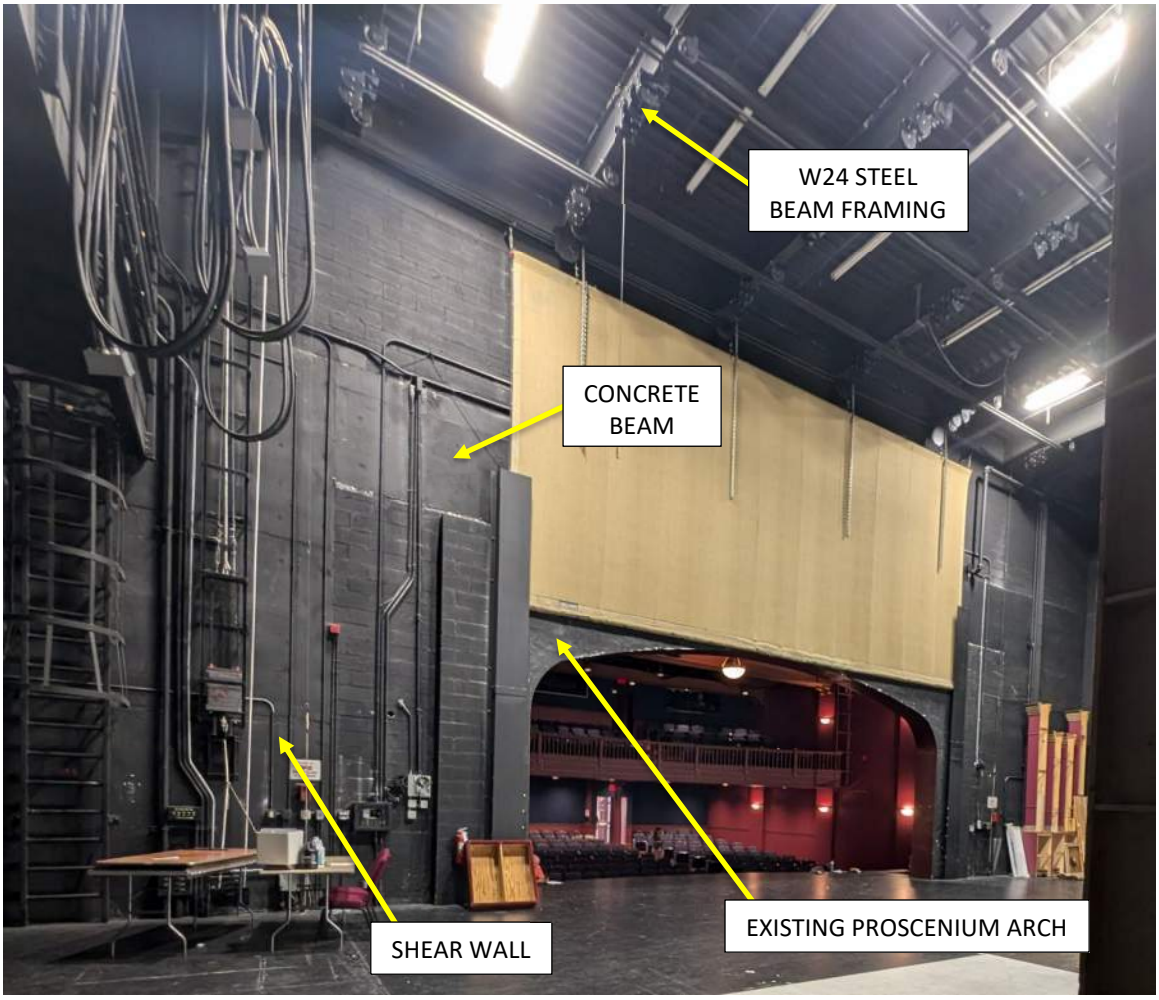
ATLANTIC ENGINEERING SERVICES

# APPENDIX B

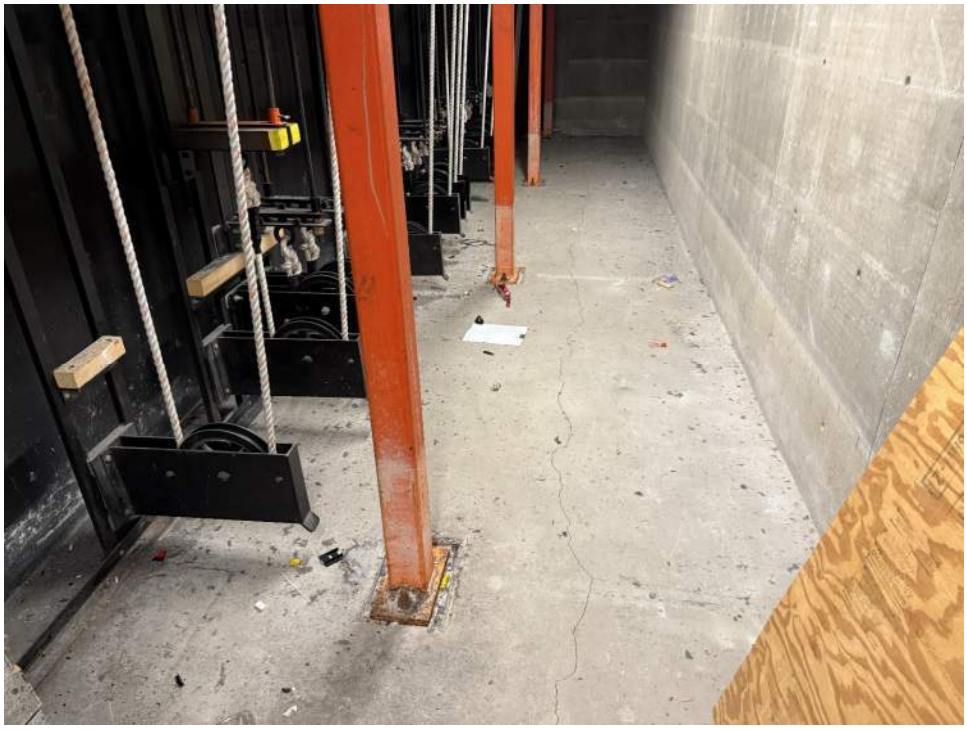
# PHOTOGRAPHS



**Photograph 1 - Steel Trusses in Auditorium**




**Photograph 2 - Proscenium**



**Photograph 3 - Arbor Well**



**Photograph 4 - Roof Framing in Backstage**



**Photograph 5 - Catwalk Framing at Stage Left**

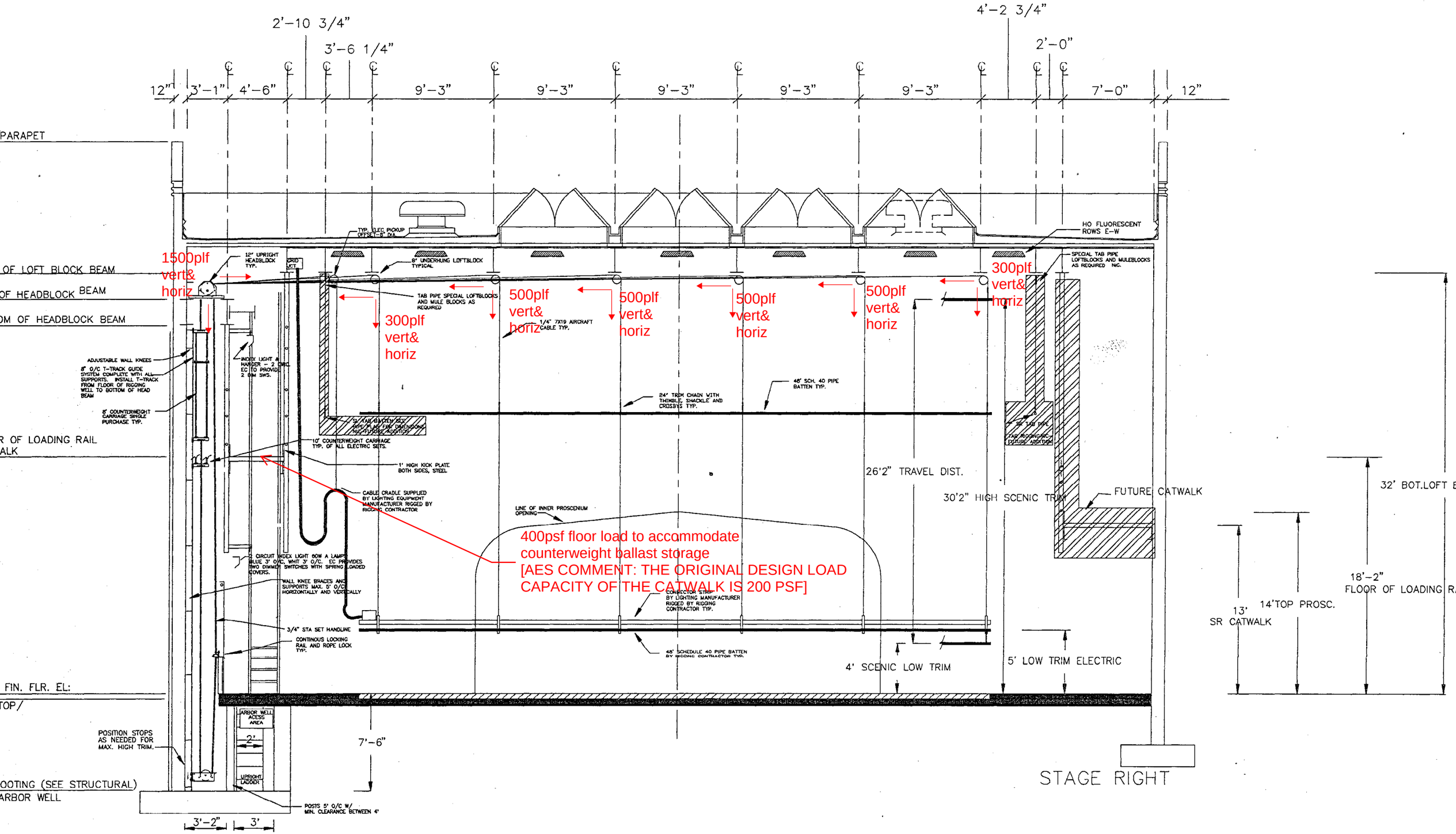
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# APPENDIX C

# LOADS TYPICALLY RECOMMENDED FOR COUNTERWEIGHT RIGGING SYSTEMS (PROVIDED BY SCHULER SHOOK)

# LOADS TYPICALLY RECOMMENDED FOR COUNTERWEIGHT RIGGING SYSTEMS

## PROVIDED BY SCHULER SHOOK



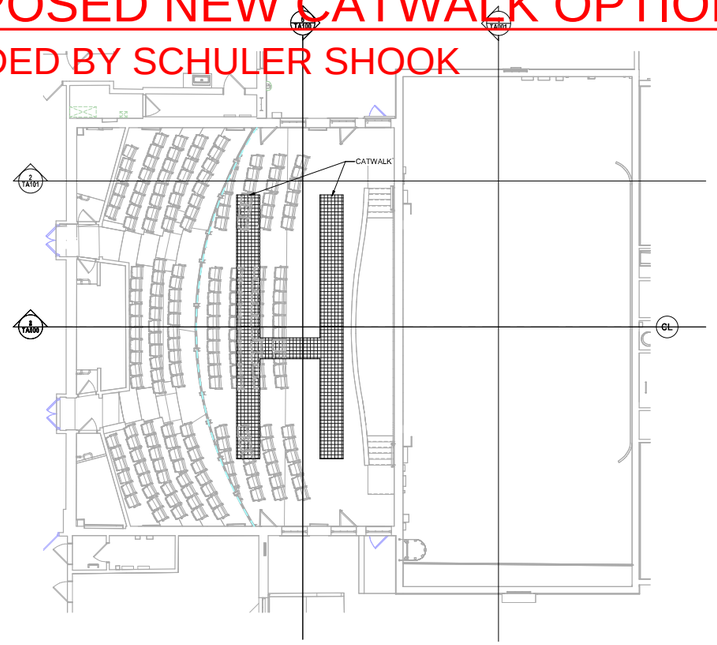
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# APPENDIX D

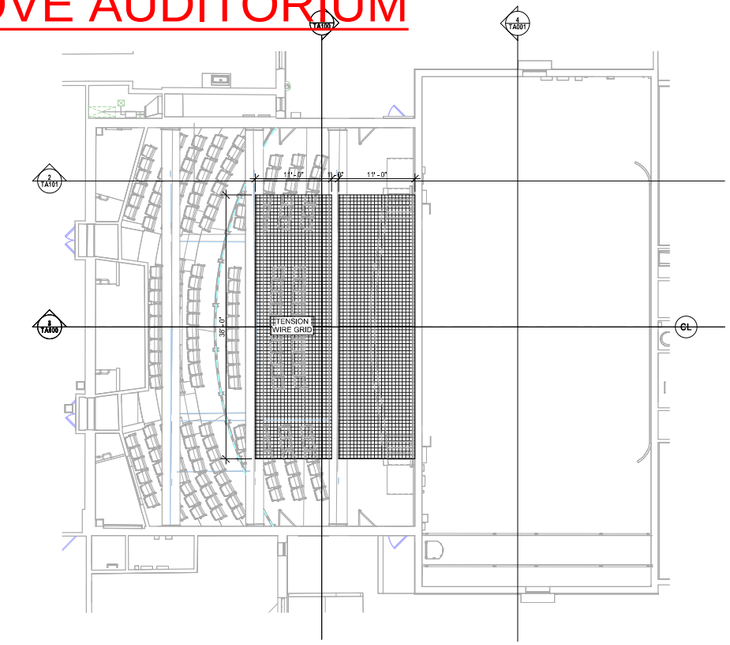
# PROPOSED NEW CATWALK OPTIONS ABOVE AUDITORIUM (PROVIDED BY SCHULER SHOOK)

# PROPOSED NEW CATWALK OPTIONS ABOVE AUDITORIUM

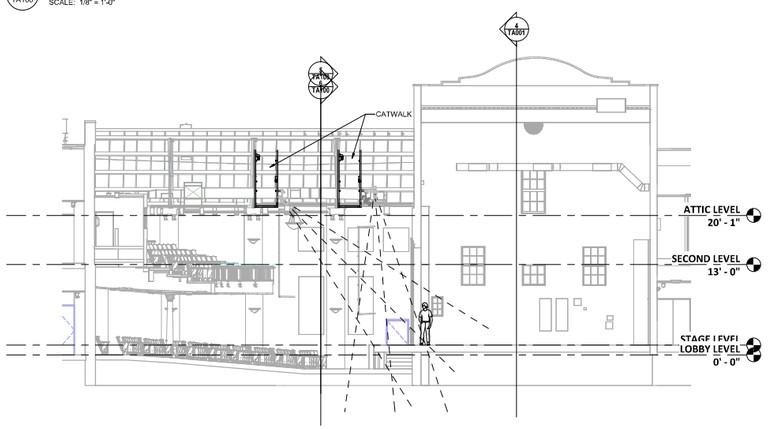
## PROVIDED BY SCHULER SHOOK



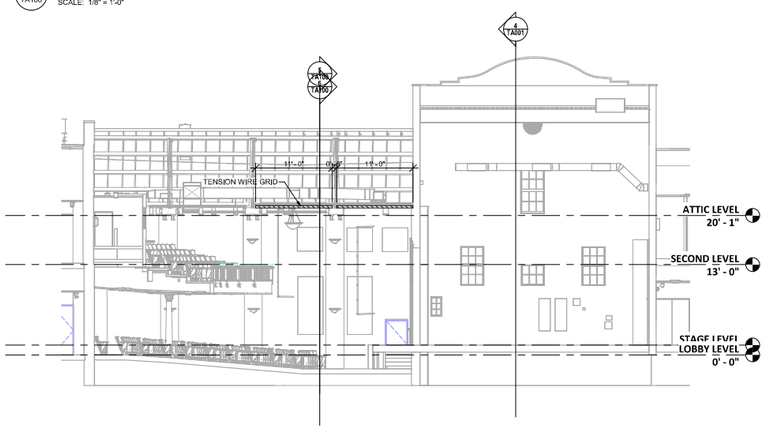

1 TA100 CATWALK PLAN
SCALE: 1/8" = 1'-0"



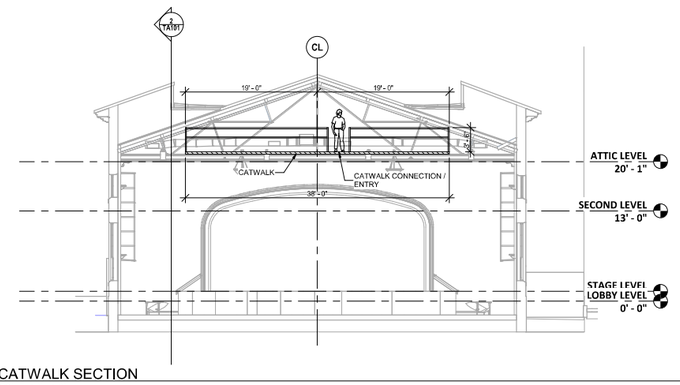

3 TA100 TENSION WIRE GRID PLAN
SCALE: 1/8" = 1'-0"



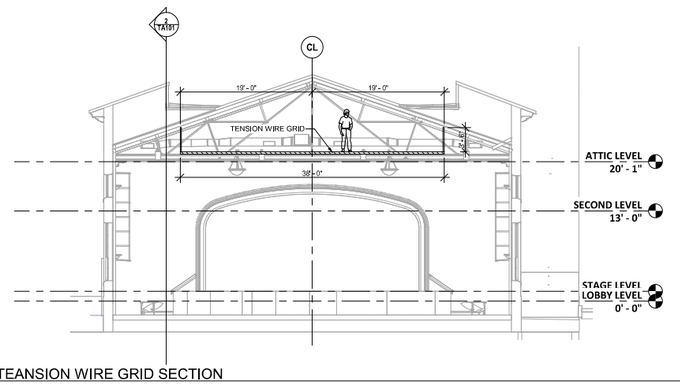

2 TA100 CATWALK SECTION
SCALE: 1/8" = 1'-0"




4 TA100 TENSION WIRE GRID SECTION
SCALE: 1/8" = 1'-0"




6 TA100 CATWALK SECTION
SCALE: 1/8" = 1'-0"




5 TA100 TEANSION WIRE GRID SECTION
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" @ ARCH E

Schuler Shook
LIGHTING DESIGN / THEATRE PLANNING / AUDIO VIDEO DESIGN
Minneapolis
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schulershook.com

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THIS DRAWING INDICATES GENERAL LAYOUT AND DESIGN OF STAGE SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

**CREST THEATER**
**Delray Beach, FL**

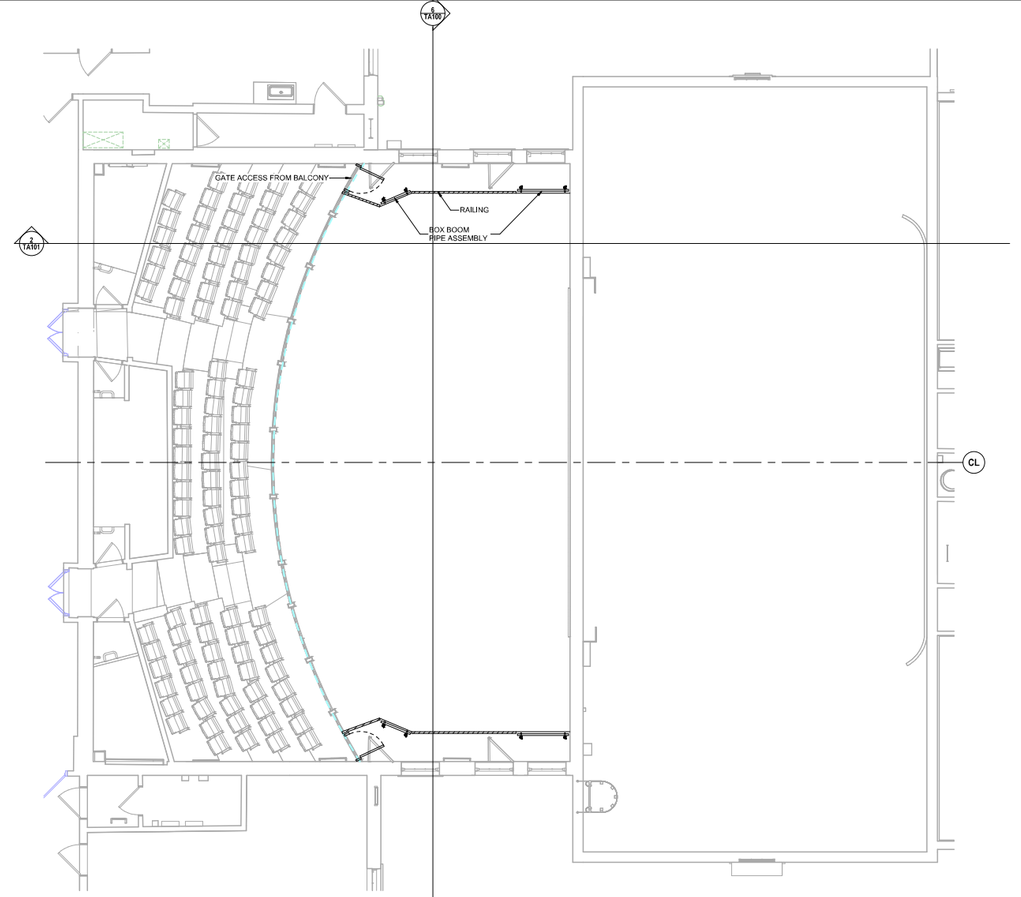
Owner

| ISSUANCES | | |
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| # | DESCRIPTION | DATE |

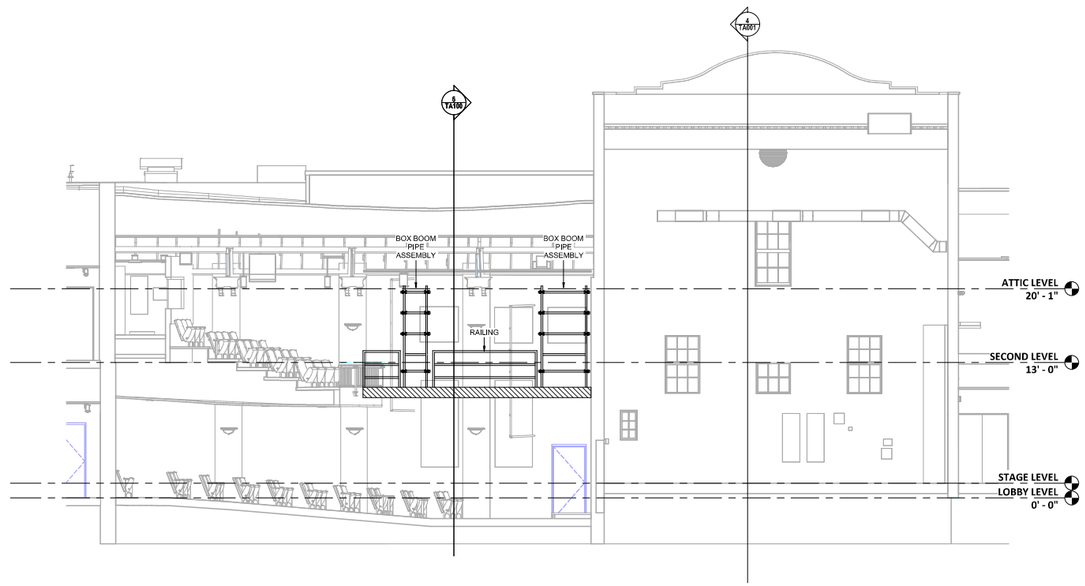
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|---|---|
| DATE: | 12/04/25 |
| SCALE: | 1/8" = 1'-0" @ ARCH E1 |
| DRAWN: | Author |
| APPROVED: | Approver |
| PROJECT #: | 2504 |

CATWALK SECTIONS

**TA100**




1 TA101 BOX BOOM PLAN
SCALE: 3/16" = 1'-0"




2 TA101 BOX BOOM ELEVATION
SCALE: 3/16" = 1'-0"

3/16" = 1'-0" @ ARCH E

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# CREST THEATER
## Delray Beach, FL

Owner

| ISSUANCES | | |
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| # | DESCRIPTION | DATE |

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|---|---|
| DATE: | 12/04/25 |
| SCALE: | ~~3/16" = 1'-0" @ ARCH E1~~ |
| DRAWN: | Author |
| APPROVED: | Approver |
| PROJECT #: | 2504 |

BOX BOOM PLAN

**TA101**

ATLANTIC ENGINEERING SERVICES

# APPENDIX E

# DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE

ATLANTIC ENGINEERING SERVICES

**DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE**
(From ACI 201.1R-08)

## 1 CRACKING

*Crack*- A complete or incomplete separation, of either concrete or masonry, into two or more parts produced by breaking or fracturing.

**1.1** *Checking*- Development of shallow cracks at closely spaced but irregular intervals on the surface of plaster, cement paste, mortar, or concrete (See also *cracks* and *crazing*).

**1.2** *Craze cracks*- Fine random cracks or fissures in a surface of plaster, cement paste, mortar or concrete. *Crazing*- The development of craze cracks; the pattern of craze cracks existing in a surface (See also *checking* and *cracks*).

**1.3** *D-cracks*- A series of cracks in concrete near and roughly parallel to joints and edges.

**1.4** *Diagonal crack*- In a flexural member, an inclined crack, caused by shear stress, usually at approximately 45 degrees to the axis; or a crack in a slab, not parallel to either the lateral or longitudinal directions.

**1.5** *Hairline cracks*- Cracks in an exposed-to-view concrete surface having widths so small as to be barely perceptible.

**1.6** *Longitudinal cracks*- A crack that develops parallel to the length of the member.

**1.7** *Map cracking*- 1) Intersecting cracks that extend below the surface of hardened concrete; caused by shrinkage of the drying surface concrete that is restrained by concrete at greater depths where either little or no shrinkage occurs; vary in width from fine and barely visible to open and well defined; or 2) the chief symptom of a chemical reaction between alkalis in cement and mineral constituents in aggregate within hardened concrete; due to differential rate of volume change in different members of the concrete; cracking is usually random and on a fairly large scale and, in severe instances, the cracks may reach a width of 12.7 mm (0.50 in.) (See also *checking* and *crazing*; also known as *pattern cracking*).

**1.8** *Pattern cracking*- Cracking on concrete surfaces in the form of a repeated sequence; resulting from a decrease in volume of the material near the surface, or an increase in volume of the material below the surface, or both (see *map cracking*).

**1.9** *Plastic shrinkage cracking*- Cracking that occurs in the surface of fresh concrete soon after it is placed and while it is still plastic.

**1.10** *Random cracks*- Uncontrolled cracks that develop at various directions away from the control joints.

**1.11** *Shrinkage cracking*- Cracking of a structure or member due to failure in tension caused by external or internal restraints as reduction in moisture content develops, carbonation occurs, or both.

**1.12** *Temperature cracking*- Cracking due to tensile failure, caused by temperature drop in members subjected to external restraints or by a temperature differential in members subjected to internal restraints.

**1.13** *Transverse cracks*- Cracks that occur across the longer dimension of the member.

## 2 DISTRESS

*Deterioration*- 1) Physical manifestation of failure of a material (for example, cracking, delamination, flaking, pitting, scaling, spalling, and staining) caused by environmental or internal autogenous influences on rock and hardened concrete as well as other materials; or 2) Decomposition of material during either testing or exposure to service (See also *disintegration*).

**2.1** *Chalking*- Formation of a loose powder resulting from the disintegration of the surface of concrete or an applied coating, such as cementitious coating.

**2.2** *Curling*- The distortion of concrete member from its original shape such as the warping of a slab due to differences in temperature or moisture content in the zones adjacent to its opposite faces (See also *warping*).

**2.3** *Deflection*- Movement of a point on a structure or structural element, usually measured as a linear displacement or as succession displacements transverse to a reference line or axis.

**2.4** *Deformation*- A change in dimension or shape.

**2.5** *Delamination*- A separation along a plane parallel to a surface, as in the case of a concrete slab, a horizontal splitting, cracking, or separation within a slab in a plane roughly parallel to, and generally near, the upper surface; found most frequently in bridge decks and caused by the corrosion of reinforcing steel or freezing or thawing; similar to spalling, scaling, or peeling except that delamination affects large areas and can often only be detected by non-destructive tests, such as tapping or chain dragging.

**2.6** *Disintegration*- Reduction into small fragments and subsequently into particles (See also *deterioration*).

**2.7** *Distortion*- See *Deformation.*

**2.8** *Drummy area*- area where there is a hollow sound beneath a layer of concrete due to a delamination, poor consolidation, or void (See also *delamination*).

**2.9** *Dusting*- The development of a powdered material at the surface of hardened concrete (See also *chalking*).

**2.10** *Efflorescence*- A deposit of salts, usually white, formed on a surface, the substance having emerged in solution from within either concrete or masonry and subsequently been precipitated by a reaction, such as carbonation or evaporation.

**2.11** *Exfoliation*- Disintegration occurring by peeling off in successive layers; swelling up, and opening into leaves or plates like a partly opened book.

**2.12** *Exudation*- A liquid or viscous gel-like material discharged through a pore, crack, or opening in the surface of concrete.

**2.13** *Joint deficiencies*- Expansion, contraction, and construction joints not functioning in intended service conditions.

- **2.13.1** *Joint spall*- A spall adjacent to a joint.
- **2.13.2** *Joint sealant failure*- Joints opened due to a cracked and/or debonded sealant.
- **2.13.3** *Joint leakage*- Liquid migrating through the joint.
- **2.13.4** *Joint fault*- Differential displacement of a portion of a structure along a joint.

**2.14** *Leakage*- Contained material is migrating through the concrete member.

- **2.14.1** Leakage, liquid- Liquid is migrating through the concrete.
- **2.14.2** Leakage, gas- Gas is migrating through the concrete.

**2.15** *Mortar flaking*- A form of scaling over coarse aggregate.

**2.16** *Peeling*- A process in which thin flakes of mortar are broken away from a concrete surface, such as by deterioration or by adherence of surface mortar to forms as forms are removed.

**2.17** *Pitting*- Development of relatively small cavities in a surface; in concrete, localized disintegration, such as a popout; localized corrosion evident as minute cavities on the surface.

**2.18** *Popout*- The breaking away of small portions of a concrete surface due to localized internal pressure that leaves a shallow, typical conical, depression with a broken coarse aggregate at the bottom.

- **2.18.1** *Popouts, small*- Popouts leaving depressions up to 10 mm (0.4 in.) in diameter, or the equivalent.
- **2.18.2** *Popouts, medium*- Popouts leaving depressions between 10 and 50 mm (0.4 and 2 in.) in diameter.
- **2.18.3** *Popouts, large*- Popouts leaving depressions greater than 50 mm (2 in.) in diameter.

**2.19** *Scaling*- Local flaking or peeling away of the near-surface portion of hardened concrete or mortar (See also *peeling* and *spalls*).

- **2.19.1** *Scaling, light*- Loss of surface mortar without exposure of coarse aggregate.
- **2.19.2** *Scaling, medium*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth and exposure of coarse aggregate.
- **2.19.3** *Scaling, severe*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth with some loss of mortar surrounding aggregate particles 10 to 20 mm (0.4 to 0.8 in.) in depth.
- **2.19.4** *Scaling, very severe*- Loss of coarse aggregate particles as well as surface mortar, generally to a depth greater than 20 mm (0.8 in.).

**2.20** *Spall*- A fragment, usually in the shape of a flake, detached from a concrete member by a blow, by the action of weather, by pressure, by fire, or by expansion within the larger mass.

- **2.20.1** *Small spall*- A roughly circular depression not greater than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in any dimension.
- **2.20.2** *Large spall*- May be roughly circular or oval or, in some cases, elongated, and is more than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in greatest dimension.

**2.21** *Warping*- Out-of-plane deformation of the corners, edges, and surface of a pavement, slab, or wall panel from its original shape (See also *curling*).

## 3 TEXTURAL FEATURES AND PHENOMENA RELATIVE TO THEIR DEVELOPMENT.

**3.1** *Air void*- A space in cement paste, mortar, or concrete filled with air; an entrapped air void is characteristically 1 mm (0.04 in.) or greater in size and irregular in shape; entrained air void is typically between 10 µm and 1 mm (0.04 mil and 0.04 in.) in diameter and spherical or nearly so.

**3.2** *Blistering*- the irregular raising of a thin layer at the surface of placed mortar or concrete during or soon after the completion of the finishing operation; also, bulging of the finish plaster coat as it separates and draws away from the base coat.

**3.3** *Bugholes*- Small regular or irregular cavities, usually not exceeding 15 mm (0.6 in.) in diameter, resulting from entrapment of air bubbles at the surface of formed concrete during placement and consolidation (Also known as surface air voids).

**3.4** *Cold joint*- A joint or discontinuity resulting from a delay in placement of sufficient duration to preclude intermingling and bonding of the material in two successive lifts of concrete, mortar, or the like.

**3.5** *Cold-joint lines*- Visible lines on the surfaces of formed concrete indicating the presence of a cold joint where one layer of concrete had hardened before subsequent concrete was placed.

**3.6** *Discoloration*- Departure of color from that which is normal or desired (See also *staining*).

**3.7** *Honeycomb*- Voids left in concrete due to failure of the mortar to effectively fill the spaces among coarse aggregate particles.

**3.8** *Incrustation*- A crust or coating, generally hard, formed on the surface of concrete or masonry construction or on aggregate particles.

**3.9** *Laitance*- A layer of weak material known as residue derived from cementitious material and aggregate fines either: 1) carried by bleeding to the surface or to the internal cavities of freshly placed concrete; or 2) separated from the concrete and deposited on the concrete surface or internal cavities during placement of concrete underwater.

**3.10** *Sand pocket*- A zone in concrete or mortar containing fine aggregate with little or no cement material.

**3.11** *Sand streak*- A streak of exposed fine aggregate in the surface of formed concrete, caused by bleeding.

**3.12** *Segregation*- The differential concentration of the components of mixed concrete, aggregate, or the like, resulting in nonuniform proportions in the mass.

**3.13** *Staining*- Discoloration by foreign matter.

**3.14** *Stalactite*- A downward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid from the surface of concrete, commonly shaped like an icicle (See also *stalagmite*).

**3.15** *Stalagmite*- An upward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid, projecting from the surface of rock or of concrete, commonly roughly conical in shape (See also *stalactite*).

**3.16** *Stratification*- The separation of overwet or overvibrated concrete into horizontal layers with increasingly lighter material toward the top; water, laitance, mortar, and coarse aggregate tend to occupy successively lower positions in that order; a layered structure in concrete resulting from placing of successive batches that differ in appearance; occurrence in aggregate stockpiles of layers of differing grading or composition; a layered structure in a rock foundation.

ATLANTIC ENGINEERING SERVICES

# APPENDIX F

# EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA

ATLANTIC ENGINEERING SERVICES

**EXISTING STRUCTURAL CONDITIONS**
**EVALUATION CRITERIA**

The following criteria are used in this Report to qualify the condition of the structure.

Note that the Engineer may specify that specific areas or types of elements are in one condition, while the remainder of the structure is in a different condition. For example, "the steel framing and connections adjacent to the expansion joint are in poor condition, but the remainder of the framing is in good condition."

In the following descriptions, "structural distress" shall include deflections, displacement, cracking, undue vibrations, bulging, buckling, sagging, corrosion, and other observable phenomenon related to the overload or deterioration of structural elements.

| | |
|---|---|
| **EXCELLENT** | No significant deflections, cracking, vibrations, or distress is apparent.<br>Normal weathering of the structure is evident consistent with the age of the structure.<br>Superficial distress of cosmetic elements may be evident. |
| **GOOD** | Deflections, cracking, vibrations may be observable.<br>Minor distress or deterioration of structural elements is apparent.<br>No reduction in structural capacity is likely based on observed conditions. |
| **FAIR** | Deflections, cracking, vibrations, structural distress is apparent.<br>Portions of structure are clearly distressed.<br>Some reduction in structural capacity is likely based on observed conditions. |
| **POOR** | Deflections, cracking, vibrations, structural distress is apparent.<br>Structural damage or distress is commonly observable throughout the structure.<br>Reduction in structural capacity is anticipated. |
| **EXTREMELY POOR** | Substantial structural damage or distress is commonly observable throughout the structure.<br>Distress is widespread throughout the structure involving multiple systems.<br>Major reduction in structural capacity is anticipated.<br>Partial collapse is a distinct possibility. |

Powell & Hinkle Engineering, P.A.
Ph: 904.264.5570 | Fx: 904.278.2646
1409 Kingsley Avenue Bldg. 12A | Orange Park, FL 32073 5557
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# Mechanical Narrative

Date: Friday, October 31, 2025

**Crest Theater , Delray Beach Florida**

**Existing Mechanical Systems**

I. Existing theater is served by 30 ton split system (AHU/CU-14) located in mechanical room adjacent to theater. Supply duct routes up and serves room from exposed duct. Return travels under floor and terminates under stage. Return through stairs located on either side of the stage. Condensing unit is located on grade behind existing theater. Unit was manufactured in 2018 and appears to be in good working condition. Unit provided with existing outside air intake and motorized damper.

II. Existing stage is served by 10 ton package rooftop unit located on flat roof above back of house area. Ductwork routed above second floor ceiling with exposed supply and sidewall return above stage. Unit was installed in 9/2024 and appears to be in good working condition. Unit equipped with outside air intake.

III. First floor back of house served by 2.5 ton residential style split system (AHU/CU-13) located above ceiling. Central return located in ceiling and supply located above ceiling with 2x2 and surface mounted supply diffusers. Condensing unit is located on grade behind existing theater. Unit was installed in 12/2023 and appears to be in good working condition. Unit location and duct work to be evaluated based on proposed new layout. First floor back of house restrooms provided with ceiling mounted exhaust fans ducted to exterior wall. Fans appear to be working, but are original to last renovation.

IV. Second floor back of house served by two 2.5 ton residential split systems (AHU/CU-16 AND AHU/CU-17). AHU-16 located in closet. Unit was relocated from above ceiling. Unit return is directly to bottom of unit and outside air connection is not provided. Existing roof intake for outside air in place and to be reused for outside air intake to unit. Condensing unit is located on grade behind existing theater. Unit manufactured in 9/2021 and appears to be in good working condition. Unit location and duct to be determined based on proposed layout. AHU-17 located above ceiling. Supply and return duct routed above ceiling. Unit provided with outside air intake from roof. Unit manufacture date not listed on equipment. Condensing unit is located on grade behind existing theater. Unit appears to be older but in working condition. Unit location and duct to be determined based on proposed layout. Second floor back of house restrooms provided with inline exhaust fans ducted to exterior wall. Fans appear to be working, but are original to last renovation.

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# Electrical Narrative

Date: Friday, October 31, 2025

**Crest Theater , Delray Beach Florida**

**Existing Electrical System**

I. The Building's electrical service consists of a 2000A @ 120/208V, three phase Main Switchboard which is located in the electrical room adjacent to the Existing theater's East (interior) wall. This switchboard distributes power throughout the building via multiple branch circuit panelboards with are located throughout the building. There is a 600A/3P breaker in the MSB which is labeled dimmer rack. The dimmer rack appears to have been removed.

II. The house lighting in the Auditorium appeared to be sufficient, with adequate exit signage. There are circuits labeled in the existing Theater Lighting Panel (in the existing Electrical Room) which has circuits allocated for emergency lighting which would indicate emergency lighting likely was an integral part of the theatrical lighting which was removed at some point. It may be the Auditorium does not have adequate emergency lighting and so this will require further investigation.

III. There appeared to be an abundance of spare conduits routed between the existing Electrical Room and the various Theater components – specifically the Sound and Lighting Booths as well as the Stage area.

IV. The fire alarm system appeared to be intact and operational. No deficiencies were observed.

**Electrical System – Summary**

I. The Building's electrical system appears to be in good condition. It is likely the system's capacity is suitable to facilitate continued use of this space as a Theater or similar venue without the need to be upgraded or expanded. Additional electrical panels could be added (if needed) as there are provisions in the system for additions. There are also a reasonable amount of existing raceways that could be utilized if needed. The emergency lighting would likely need to be added however doing this could be done in a way that would be integrated into whatever new lighting controls and lighting fixture types are used in a new design.

Schuler Shook
LIGHTING DESIGN / THEATRE PLANNING / AUDIO VIDEO DESIGN

# CREST THEATRE

## THEATRICAL SYSTEMS ASSESSMENT AND RECOMMENDATIONS

**REPORT – 10 November 2025**


240 W 40TH STREET, 2ND FLOOR, NEW YORK, NY 10018

# 1. INTRODUCTION

The following assessment summarizes our findings from the October 9th, 2025 site survey at the Crest Theatre. The survey includes observations of production lighting, house/work lighting, production rigging, theatre conditions, and support spaces. As a working document, this report will evolve based on client feedback and continued analysis of the identified topics.

The City of Delray Beach, Florida, is exploring options for renovation and general improvements to the existing Crest Theatre. Our evaluation encompasses a comprehensive review of the current facility conditions along with specific recommendations for equipment upgrades and infrastructure improvements. These recommendations aim to enhance the venue's flexibility and functionality while supporting a variety of anticipated performance requirements.

The recommendations consider both immediate needs and long-term operational goals, with particular attention to current industry standards and best practices for community theatre spaces.

# 2. CREST THEATRE THEATRICAL SYSTEM REVIEW AND ASSESSMENT

The Crest Theatre is an approximately 320-seat proscenium theatre. Originally part of the 1925 Delray High School, the theatre saw a significant restoration project in 1993. Elements have been upgraded or replaced over the years, but during a recent change in operations, many of these systems have been removed or made inoperable. The theatrical systems review and assessment will be divided into these components:

- Production lighting system and control
- Distribution
- Lighting data network and control
- Production lighting and house lighting fixtures
- Theatrical rigging and curtains
- AV Systems and speakers
- General observations.

General theatre design elements, such as stage floor, seating, and ADA accessibility will be addressed at the end of this report.

## 2.1 Production lighting system and control

The production lighting power system consisted of hybrid dimmed and switched power consisting of multiple 96-circuit dimmer racks and 24-circuit DMX relay

panels. While this system when installed in 1993 was considered robust and professional-grade equipment, most modern spaces have moved away from dimmed circuits. The theatre industry's ongoing transition from traditional dimming circuits to switched power circuits has prompted many venues increasingly to adopt LED-based theatrical lighting fixtures in conjunction with a replacement of legacy dimming equipment

The system included the following:

- (2) – 96-circuit dimmer racks
- (1) – 48-circuit DMX relay panel
- (1) – 400A Company Switch
- (1) – Lighting control rack (see section below)
- Multiple control entry stations
- Multiple control data stations

Currently, as referenced above, a recent change in occupancy has resulted in the majority of the above system components having been removed from the building. Remnants of their respective power feeds and data inter-connection remain, but the core components are no longer in the building.

Given these circumstances, we recommend replacing the entire system with a new and modern switched power and robust data system. This will transition to an all-LED theatrical lighting system, allowing the theatre to modernize its lighting inventory and restore full functionality.

### 2.2 Distribution

The theatrical space appears to retain a generally functional electrical infrastructure, with plug boxes distributed throughout the theatre, stage electric cable swags at the stage and raceways in limited front of house positions. These end points appear in good condition and provide an appropriate quantity of circuits in the necessary locations for theatrical operation.

While the endpoints themselves remain serviceable, the underlying wiring infrastructure will require further investigation to navigate and understand. Given the relatively recent (by theatrical standards) restoration in 1993, we assume that the wiring is intact and code compliant. Additional engineering analysis will be required at the time of design. Additionally, we expect several new distribution points will be added to improve flexibility and better support performance needs.

### 2.3 Lighting Data Network and Control

The existing lighting system has, as referenced above, been essentially gutted. All of the data and control system hardware has been removed from the theatre. While the wiring appears to be intact, this will require further evaluation and analysis during a design phase.

It is also noteworthy that the lighting console and related accessories are also missing from the theatre. A newer modern console will be required as part of the project to restore the theatre to functionality.

To address this, we recommend implementing a comprehensive upgrade to the lighting infrastructure. The foundation of this upgrade should be a robust, dedicated Ethernet network for lighting control data. This network should include connection points strategically placed throughout the facility, including the stage areas, front of house, box booms, and primary console locations. This infrastructure will support both in-house equipment and rented components such as consoles, relays, automated fixtures, and effects equipment.

The architectural lighting control system also requires modernization and replacement. The core infrastructure is missing and several of the user interface points have been gutted. We recommend installing a new system with user-friendly preset options for rehearsals and performances. Control panels should be positioned adjacent to selected auditorium and stage entry doors to ensure convenient access for all faculty and staff. Importantly, the architectural and theatrical lighting controls should be integrated into one cohesive system, allowing for seamless operation of the entire lighting infrastructure.

These comprehensive upgrades will create a modern, flexible lighting system that not only meets current requirements but also provides a foundation for future expansion and technological advancement.

### 2.4 Production lighting and house lighting fixtures

The theatre does not appear to have any production lighting fixtures, equipment or accessories.

To restore the theatre's lighting capabilities, we recommend acquiring a new theatrical lighting fixture inventory that will provide flexibility and coverage for the stage. A comprehensive replacement should include a diverse selection of LED-source fixtures, including profiles, pars, Fresnels, cyclorama lights, and follow spots. This inventory will provide more creative options for lighting design and transition the theatre toward current industry standards.

The house lighting system, which currently uses incandescent fixtures, also requires attention. Contemporary facilities are increasingly adopting LED-based house lighting systems for their improved efficiency and versatility. We recommend a complete replacement and upgrade of the entire house lighting system to align with current industry practices and improve the venue's overall functionality.

### 2.5 Theatrical rigging and curtains

The infrastructure is in place for a single purchase counterweight rigging system consisting of nineteen (19) linesets. There is room on the t-bar wall to add linesets. With the exception of one lineset, which appears to be in good working order, all linesets have had battens, liftlines and counterweight ballast removed from the premises, rendering them useless. The lift lines were removed by cutting them above the arbor termination. Those terminations will have to be removed and replaced.

Four of the linesets were designated to be electrics sets, having a multicable with saddle connected to them. Three of these are still rigged with a single cable from the arbor top to the multi-cable saddle. One multicable is tied off and not connected to an arbor. The pinrail has 9 pins which is not a full complement, but likely sufficient for most uses.

The existing linset system is based upon 8” centers between sets; however, the steel angles that support the arbor guides are only punched for the existing sets. If any linesets are added, these angles will need to be modified to accept additional arbor guides. The lockrail, on the other hand, is fully punched to accept rope locks on 8” centers throughout. Some rope locks require maintenance.

The dimensions of the remaining counterweight system components imply a per lineset capacity of 2000#. We will recommend that new components, when introduced, are for lower capacity sets.

The out trim of the counterweight battens is approximately 29’-4”, which is extremely low. It could be increased by about 4” when re-rigging work is performed. The fact that the proscenium is only 12’ tall makes this low out trim workable, but raising the proscenium height, if such is contemplated, would not be advisable.

The short line loft block is slightly higher than the head block; therefore, this loft block should be a multi-line block. The balance of the loft blocks do not have idlers, which would improve performance.

There is an index striplight above the lockrail. The fixture has both white and blue

lamps, indicating that there are two circuits allowing for white worklight or blue running lights. However, only the white circuit appears to have been wired to a switch, which is located on the wall stage left of the proscenium opening.

The fire curtain and rigging appear to be operational, but several questions emerge.

- The height of the stagehouse is less than the height that generally triggers a code requirement for a fire curtain.
- The automatic release of the fire curtain is only actuated by fusible links, which does not meet industry standards and most code requirements.
- There is no means of deceleration as the fire curtain nears the floor. This does not conform with industry practice or codes.

The counterweight pit is not safely accessible, even as a technical work area. There is a fall hazard at the top of the ladder leading to the load floor.

Smoke hatch system cannot be activated from the stage floor. Release rigging is needed.

### 2.6 Audio / Video Production Systems

There appear to be no viable AV system components in the theatre. Infrastructure throughout the theatre is layered and inconsistent, due to piecemeal additions over time. A full replacement of signal, network, speaker, and intercom cabling is recommended to support the proposed systems. Relocating the mixing position may improve sound mixing. Finally, AV-specific power requirements should be addressed by installing transformer-isolated ground circuits or new isolation-grounded circuits to protect against electrical interference and signal dropouts. These collective improvements are intended to establish a modern, reliable, and educationally accessible AV environment in the theatre.

### 2.7 General Observations

During our assessment, several additional observations emerged that warrant consideration for future improvements to the theatre space. These items would require broader study and coordination with additional design team members:

1. The theatre would benefit significantly from the addition of double-door sound and light lock vestibules at the main entrances located at the rear of the seating area. This modification would require careful consideration of spatial relationships with the lobby, building circulation, and egress paths, necessitating a more comprehensive architectural study.

2. The control area is not accessible, and consideration should be given for relocating the control area, providing an accessible route to the existing area, or creating an alternative area within the rear seating to accommodate crew who need accessibility accommodation. The latter could function as an improved audio mix location.
3. There are limited and difficult to access front-of-house (side wall and ceiling pipe) lighting positions. Consideration should be given to improving these lighting positions with easier access and improved functionality.
4. The back-of-house areas are not connected to the lobby. This can be an important connection.
5. The dressing rooms are not accessible. Consideration of accessibility and overall space usage should be given to improve the performer and crew spaces.
6. Loading access to the stage and production areas is very difficult by way of loading the dock. This should be studied further for improvement.
7. There is a drainage issue on the loading dock platform that should be addressed. Also, the canopy over the loading dock platform is in disrepair.

## 3. SUMMARY OF RECOMMENDATIONS

The following general recommendations are provided to meet the stated needs and future goals of the facility:

### 3.1 Production Lighting System and Equipment (Sections 2.1, 2.2, 2.3, 2.4 above)

Suggested Scope: Base

- Restore the base functionality of the production lighting power control system by installing new relay panels, circuit interconnects, and power feeds.
- Replace existing wiring where required.
- Replace distribution, as needed, on a one-to-one basis.
- Restore base functionality of lighting control system by installing new control rack.
- Replace existing control wiring where required.
- Replace existing control stations, as needed, on a one-to-one basis.
- Provide basic production lighting fixture and equipment inventory.
- Provide new basic lighting console.

Suggested Scope: Option One

- Install new company switch.
- Install new power distribution and control to new lighting positions.
- Upgrade lighting console.

- Enhanced production lighting fixture and equipment inventory.

Suggested Scope: Option Two

- Install additional power distribution and data at new lighting positions.
- Enhance lighting inventory with automated lighting fixtures.

Recommended work by others – Base:

- Have electrical engineer confirm power systems.
- Have electrical engineer review existing wiring.

Recommended Work by others– Option One:

- Electrical engineer to document wire and conduit for new distribution.

Recommended Work by others – Option Two:

- Electrical engineer to document wire and conduit for new distribution.

### 3.2 Theatrical Rigging and Curtains

Suggested Scope: Base

- Restore the four electrics linesets and sufficient additional linesets to operate a basic masking plot and projection screen. Lock off remaining lineset equipment, and perform a general cleanup and major maintenance.
- Add projection screen in from of main curtain
- Add basic masking plot of legs and borders, main curtain and rear traveler with track
- Remove hard cyc currently on stage
- Rig smoke hatches
- Remove fire curtain and rigging, if removal is approved by AHJ.

Suggested Scope: Option One

- Restore all existing linesets to full operating condition.
- Provide full masking plot of legs and borders, main curtain, mid-stage and rear travelers with tracks, rear cyc and scrim
- Add blue light circuit for index striplight

Suggested Scope: Option Two

- Restore all existing linesets to full operating condition, except for the four electrics sets
- Provide fixed speed motorized rigging for the four electrics sets
- Add additional single purchase linesets in all unobstructed locations on the t-bar wall

- Add side tabs on walk-along tracks
- Add side lighting ladders

Recommended work by others – Base:

- Have structural engineer confirm load capacity of the load floor and pinrail
- Have structural engineer confirm that the capacity of the head block and loft block beams are consistent with the existing nineteen (19) linesets. The existing rigging system has a designed capacity of approximately 2000# for each of the fifteen standard linesets, and 2400# for each of the four electrics.

Recommended Work by others– Option One:

- Have structural engineer determine what additional capacity exists, if any, in the rigging and/or roof steel to permit the addition of more linesets. Loading criteria to be supplied by Schuler Shook.

Recommended Work by others – Option Two:

- Have structural engineer determine what additional capacity exists, if any, in the rigging and/or roof steel to permit the addition of more linesets and motorized rigging. Loading criteria to be supplied by Schuler Shook.

### 3.3 Audio Video Production Systems

Suggested Scope: Base

- Provide grounded company switch for AV power
- Provide separately grounded AC power outlets on each side of the stage, upstage, and at a designated sound mixing location in the audience chamber
- Provide new audience chamber speakers and wiring as needed
- Provide in-house mixing location
- Provide ALS

Suggested Scope: Option One

- Provide basic playback and PA systems including surround sound, cinema sound, wireless microphones, monitors onstage and to BOH areas

Suggested Scope: Option Two

- Provide for live streaming

### 3.4 General space improvements

Suggested Scope: Base

- Review and improve existing front-of-house lighting positions.

- Review and improve accessible routes to the stage.
- Review and improve accessible routes to the back-of-house area
- Provide in-house mixing location

Suggested Scope: Option One

- Add new front of house lighting positions:
    - Motorized Rigging or
    - Catwalks or
    - Tension wire grid
- Improved accessible route to the stage (non-ada lift based).
- Provide accessible route from front-of-house/lobby to stage and back-of-house.
- Provide vestibules at theatre entries.
- Provide vestibules at stage entries.

Suggested Scope: Option Two

- Add new front of house lighting positions in place of Option Two:
    - Catwalks or
    - Tension wire grid
- Add new side lighting positions to theatre with rear access.
    - Box boom and torm positions
    - Provide access to Catwalks or tension wire grid above

**END OF REPORT**

# Existing Conditions Report - Acoustics

## CREST THEATER, DELRAY BEACH, FL

### October 31, 2025

This document provides existing conditions information pertaining to acoustics and is based on a site survey performed October 09, 2025. Numbered items correspond to numbered values on the accompanying plan drawings.

1. **Stage Load-In Door:** There is currently a single door (pair) between loading dock and upstage left, and has a separate “pass-through door” to allow cabling to run from outside to inside. The door and pass-through door is not equipped with sound seals at perimeter and bottom, allowing light and sound from exterior to bleed into the performing area.

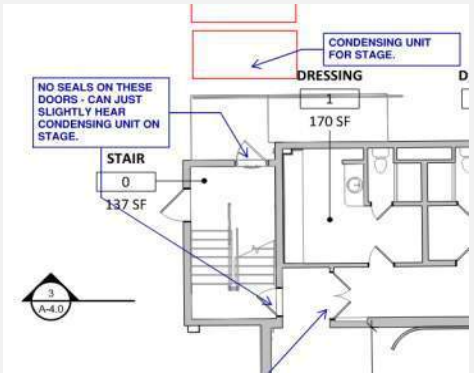


2. **Stage Load-In Door: See photo above.** Raw opening in upstage wall leading to load-in corridor provides a potential light and sound issue, including access to stage level dressing room corridor/crossover during performances, unless blocked by stage draperies.

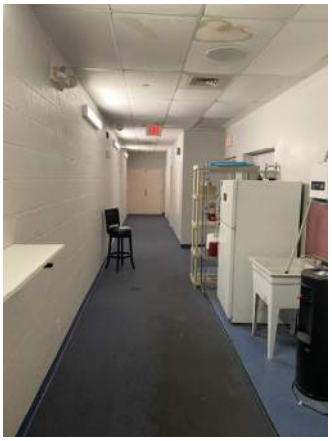
3. **Up-Stage Right (USR) door to stairwell & entry to stage from USR: (**Shown at right of ladder in photo). Door to stair does not have perimeter sound gasketing and leads to outside door opening onto condensing units serving stage. Noise from condensing unit can be heard through the door combination. Door to stair and doors to dressing room corridor open directly onto stage and is a light and sound concern without a curtain at the upstage wall opening (similar to load-in side).




4. **Stair "0" Exterior Door USR:** Door opens directly to condensing unit for stage. Noise audible on stage through stairwell. Doors do not have perimeter sound gasketing.




5. **BOH Dressing Areas:** Areas are served by in-ceiling and closet-type fan coil units that have been recently replaced/installed per discussion with DPW employees. Noise from these units, particularly in the hallway on level 2, is evident (not problematic), but may be deemed acceptable given the nature of these spaces. Noticeable vibration from rooftop air handler unit serving stage, but vibration (low frequency rumble) appears to be confined to the BOH area and does not appear to be affecting stage or theater spaces. First floor corridor opens on both sides directly onto the stage and can be problematic from a light and sound bleed aspect if doors are left open during performances (as we expect they do).



6. **Stage Smoke Hatches:** Shown to left of photo. Review of rigging report (9/24/24) indicates these hatches do not have hatch release cables connected to fire protection systems and are reported to have light intrusion, indicating some loss of weather protection (not observed). Systems should be fully inspected.



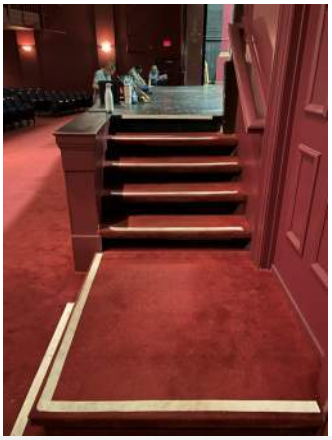
7. **Stage Supply and return systems:** Systems are provided at high level sides (supply), with two return grilles at upper Up-Stage wall. Systems was in operation at time of visit and appear to be working appropriately and sufficiently quiet. Verification with earlier drawings (1992) shows these systems having appropriate noise control features including silencers and internally lined ductwork.



8. **Stagehouse:** CMU construction and appears to be sufficient to protect from outside noises (doors are weak links however. Roof construction was not verified at time of visit and not possible to assess adequate protection from rain noise. Stage in it's raw condition is reverberant, and this reverberation bleeds into the house and can lead to difficulty in audio clarity in the house. Use of stage draperies will reduce this effect. Permanent installation of sound absorbing materials at underside of roof deck and upper wall surfaces can also reduce this effect with or without use of stage draperies.

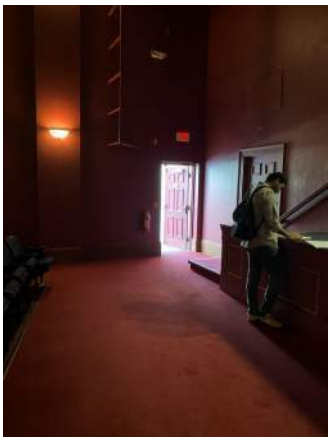


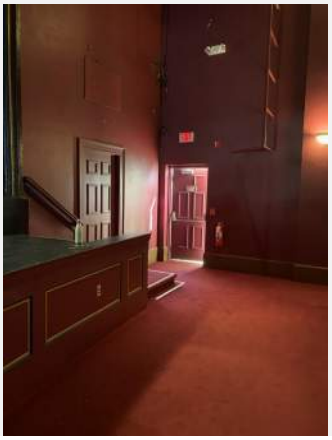
9. **Return Air plenum Under Stage Apron:** return air for the audience chamber is brought through the risers in the stage stairs to a plenum below the stage apron. Duct in floor of the plenum brings air back to the remote air handling unit. Noise levels are slightly elevated and audible close to the stairs (noise levels in theater measured at NC-35 max). Reduction of noise levels can be addressed relatively easily if desired. Attention to open area for air flow is important if stage stairs are reworked.





10. **House Right/House Left Doors to Exterior:** both doors are located at the front (stage) end of the room, and open close to or on to outdoor areas where condensing units are currently located. Doors are not equipped with perimeter sound gasketing and noise is audible in the house with doors closed.

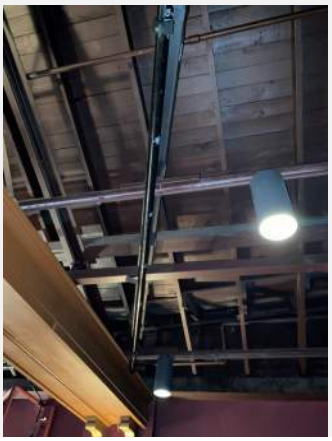




11. **House Left outdoor condensing area:** Condensers located adjacent to house left theater door. These serve other areas of the building and are currently protected by open fencing – this does not prevent noise transmission into the theater through the door.



12. **Theater Roof:** the ceiling over the theater audience seating is exposed wood plank, supported by the structural roof system. Roof construction has not been identified/confirmed, nor has it been identified when the roof has undergone any significant repair or replacement. It is currently unknown if there are any negative issues related to rain noise into the theater, and these should be identified through further investigation, and addressed in concert with any future roof improvements.



13. **Theater Interior:** Theater walls appear to be gypsum board with no insulation in cavity (hollow when thumped) and most likely furred out from CMU or concrete structural substrate. Flooring is painted/stained concrete under seating areas with carpeting in main circulation aisles, front and rear. 1” thick acoustic panels are installed on upper half of rear walls on both main and balcony levels and are in good condition. The room feel is intimate and sounds



appropriately controlled with the current finishes with no excessive reverberation other than that emanating from the empty stagehouse. It should be noted that some seating areas in the balcony do have compromised sightlines to all parts of the stage, even with open balcony rail.



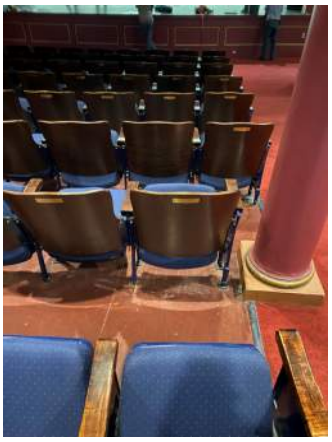




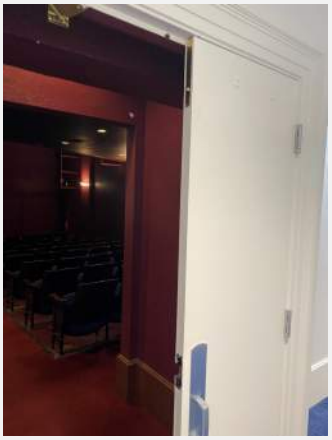


14. **Audience Seating:** Audience chairs appear worn, but in workable condition. Seats have hard (metal) seat pans and wood backs which are desirable for room acoustic and audience participation aspects. These elements should be retained in any modification, refurbishment or replacement. Wood seat pans should be considered.





15. **Theater Entry Doors from Lobby:** Entry to the theater from Lobby is through one set of double doors (two entry points at each level). Entry doors do not have perimeter sound/light gasketing. This combination can lead to significant light and noise issues between the theater and lobby. Each entry point does appear to lead to a small vestibule before entering the theater – an additional set of doors or curtain may be explored to reduce sound/light bleed. The need for panic hardware on all entry doors also increases risk of noticeable noise and annoyance in the theater during performances.





16. **Control Rooms (House Left/Right):** These rooms are small but functional for single users. Windows to the theater are currently single pane ¼” glass in what appears to be a medium duty operable (sliding) track system. All glazing is installed vertically in the wall. Thickness of glass is typically not appropriate to block operator voices from audience members seated nearby. Door to balcony level is not equipped with sound gasketing, making conversations by operators potentially audible in the audience area.



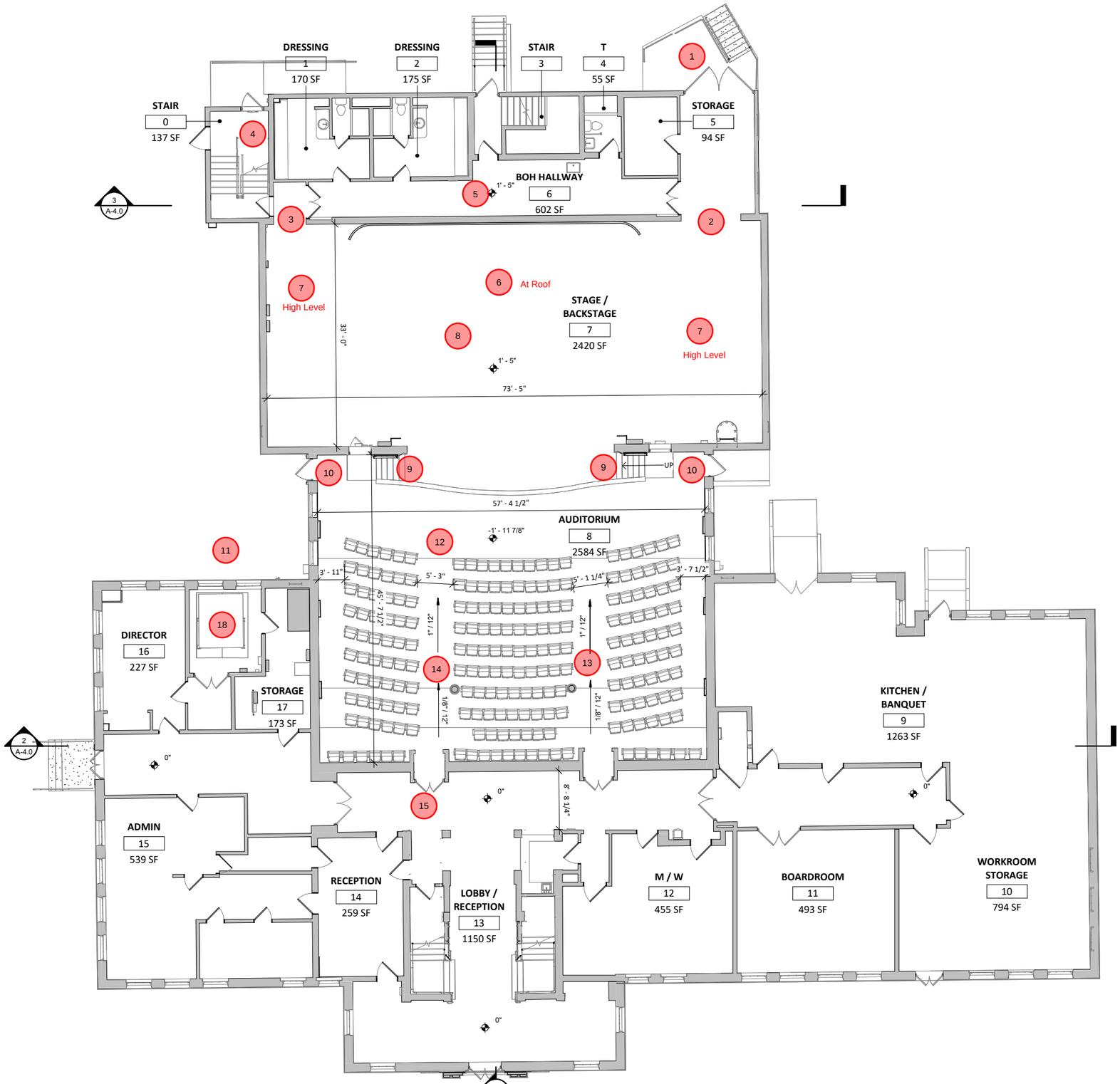
17. **Followspot Room:** Appropriate size and condition. Door to balcony level is not equipped with perimeter sound gasketing making conversations by operators potentially audible in the audience area. Glazing is single layer ¼" glass in aluminum frame, installed vertically in wall opening. Thickness, type and angle of glass may not be appropriate to reduce light reflection from followspots nor audience members from hearing operator conversations.



18. **Theater Air Handling Room:** Supply air handler serving the Theater audience area is located in a dedicated room within the Electrical Room remote from, but adjoining, the Theater. As such there is no noise impact to the theater from this unit, nor from the supply ductwork system which appears to be properly equipped with lined ductwork and silencers. This unit is installed on top of plenum systems with steel rails and external spring isolators.



**END OF EXISTING CONDITIONS REPORT**




## FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- PARTITION TYPE
- CURTAIN WALL, STOREFRONT, WINDOW TYPE
- DOOR TYPE & TAG
- EXISTING DOOR & TAG
- COLUMN LINE

## GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IN THESE DRAWINGS AND RELATED SPECIFICATIONS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF CONSTRUCTION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK AND FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.
3. ALL MATERIAL TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE.
4. REFER TO SPECIFICATIONS AND ALL TRADE DRAWINGS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT AND SHORING.

## 1 FIRST FLOOR PLAN

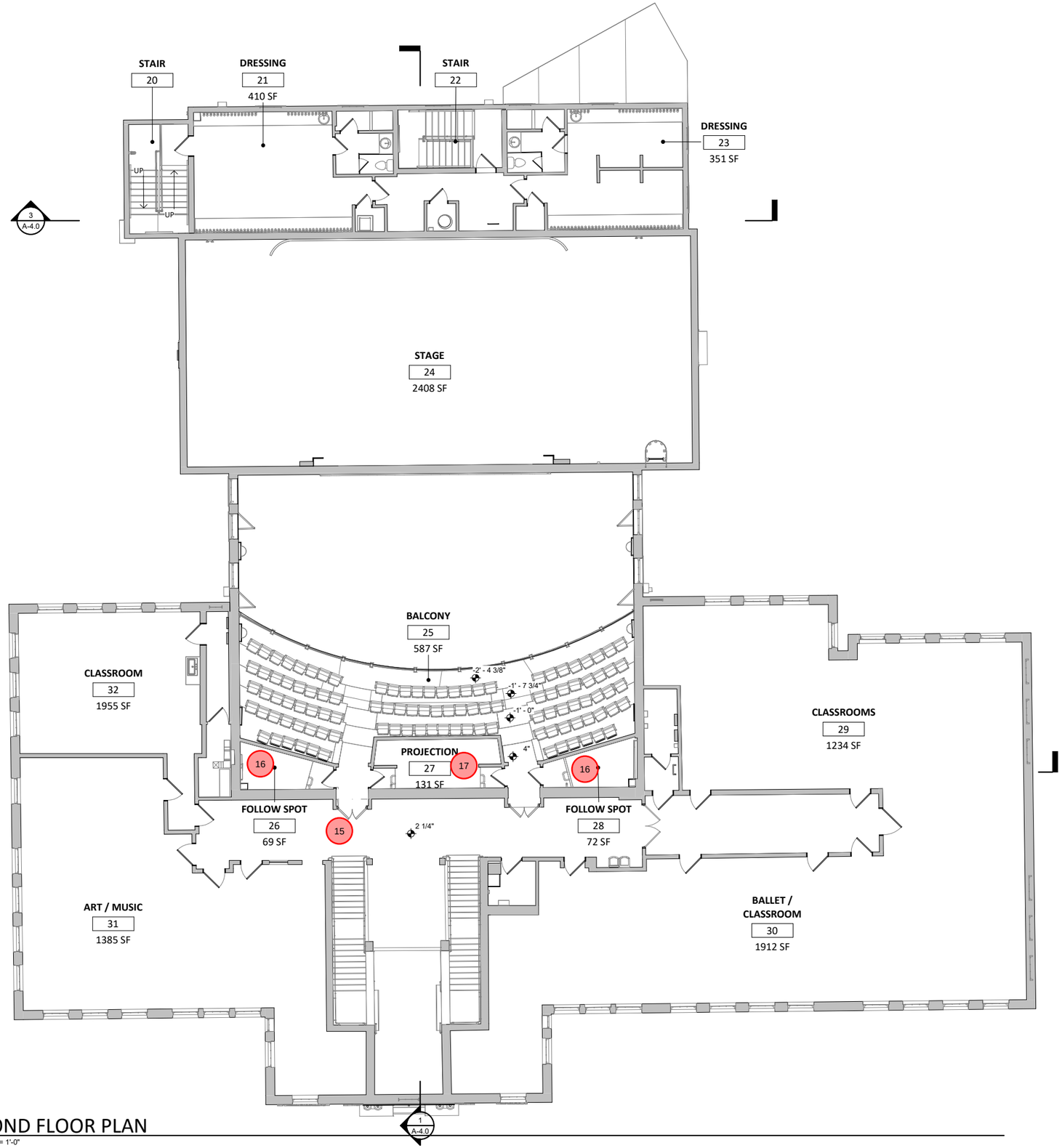
SCALE: 1/8" = 1'-0"

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

As indicated
10/06/25
M+Sa # 2504

M+Sa
Mills + Schnoering Architects, LLC
Architecture + Historic Preservation

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## FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- PARTITION TYPE
- CURTAIN WALL, STOREFRONT, WINDOW TYPE
- DOOR TYPE & TAG
- EXISTING DOOR & TAG
- COLUMN LINE

## GENERAL FLOOR PLAN NOTES

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## 1 SECOND FLOOR PLAN

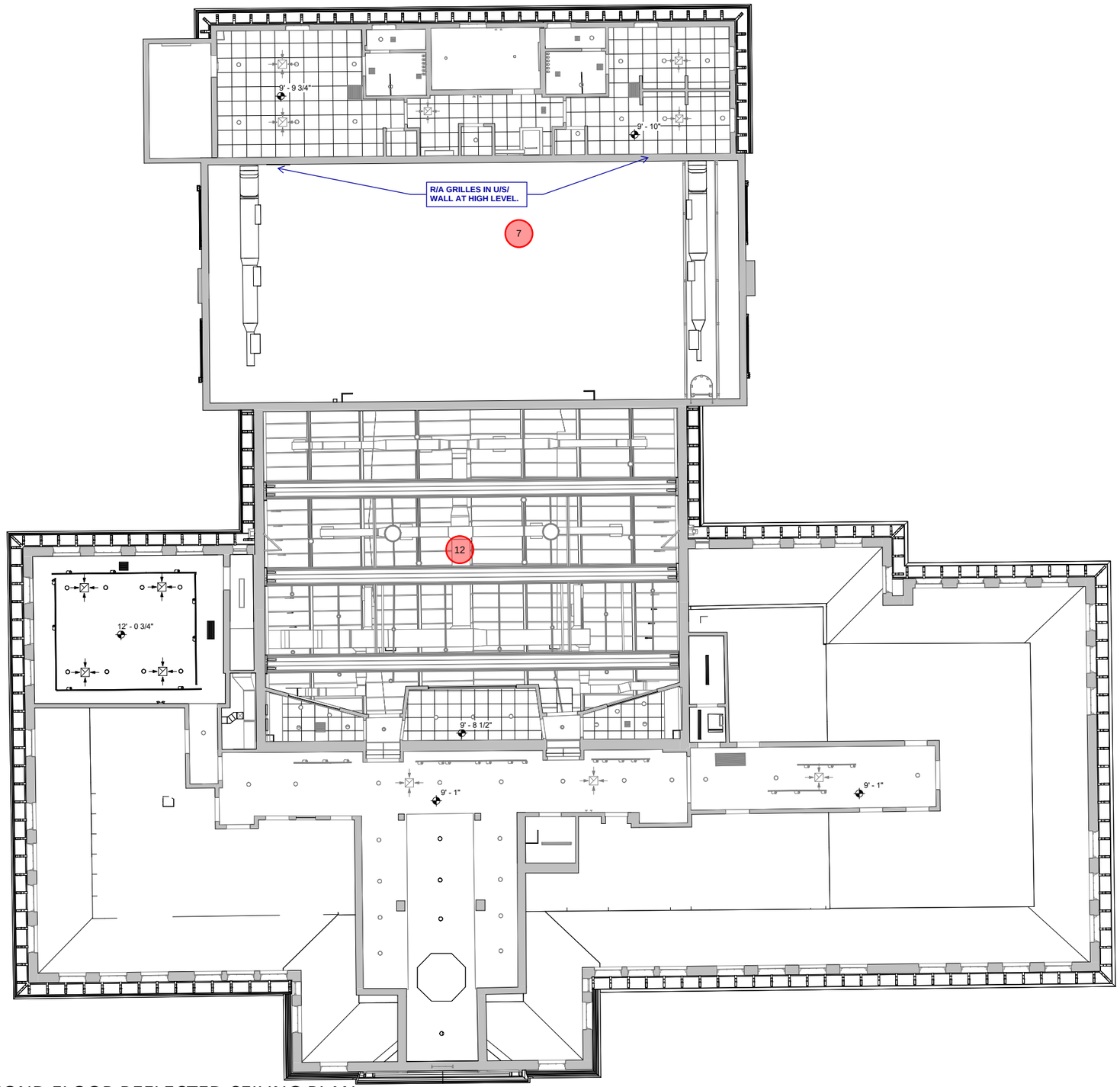
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Architecture + Historic Preservation

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1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

## CEILING PLAN LEGEND

| | |
|---|---|
| X'-X" | CEILING HEIGHT ABOVE FINISHED FLOOR |
| | ACOUSTICAL CEILING TILE 2'x2' |
| | ACOUSTICAL CEILING TILE 2'x4' |
| | GYP BOARD CEILING |
| | SLOPED CEILING |
| | SUPPLY AIR DIFFUSER |
| | RETURN AIR REGISTER |
| | LINEAR DIFFUSER |
| | RECESSED DOWNLIGHT FIXTURE |
| | 2'x2' FLUORESCENT LIGHT FIXTUREDWGS. |
| | 2'x4' FLUORESCENT LIGHT FIXTURE |
| | 1'x4' FLUORESCENT LIGHT FIXTURE |
| | FLUORESCENT STRIP LIGHT |
| | PENDENT MOUNTED LIGHT FIXTURE |
| | PENDENT MOUNTED LINEAR LIGHT FIXTURE |

## CEILING PLAN GENERAL NOTES

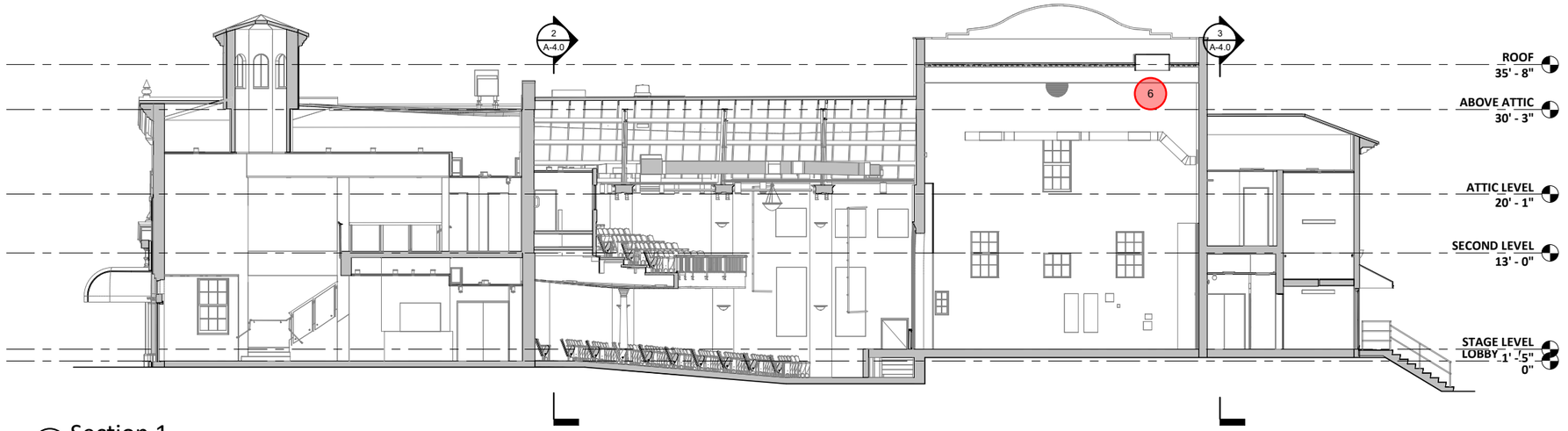
1. MECHANICAL & ELECTRICAL DEVICES, LIGHTING, FIRE ALARM DEVICES, AND SPRINKLER HEADS ARE SHOWN FOR PLACEMENT ONLY. REFER TO SYSTEM DRAWINGS FOR TYPES & NUMBER OF DEVICES.
2. PROVIDE GWB RETURN AT ALL GWB SOFFITS.
3. CENTER ALL DEVICES IN CENTER OF CEILING TILE UNLESS OTHERWISE NOTED.
4. SEE FINISH SCHEDULE FOR MATERIALS & ADD'L INFORMATION.

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

As indicated
10/06/25
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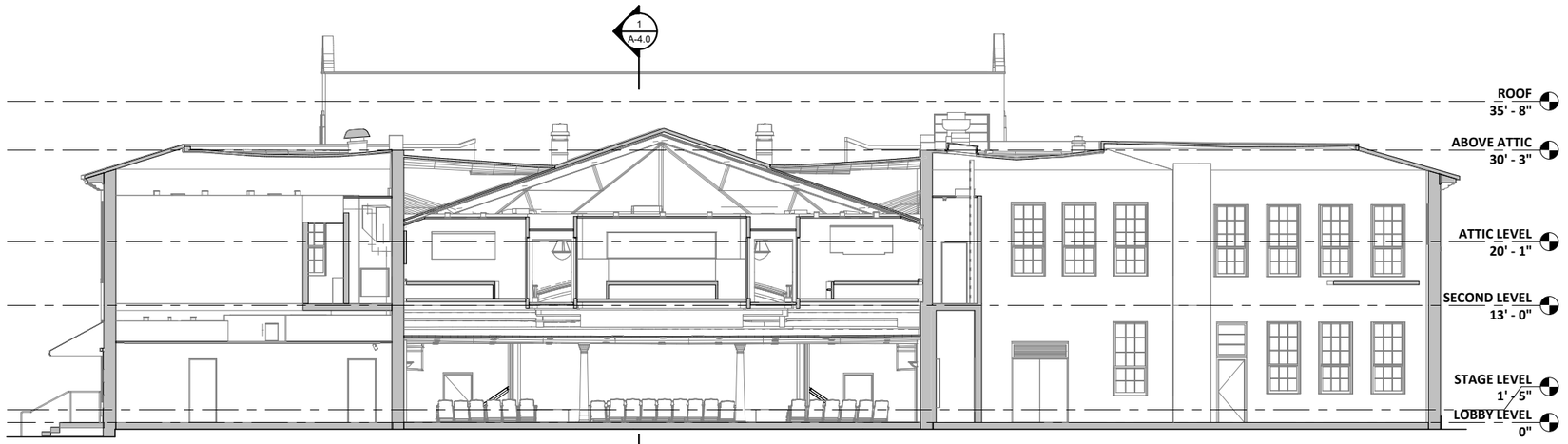
M+Sa
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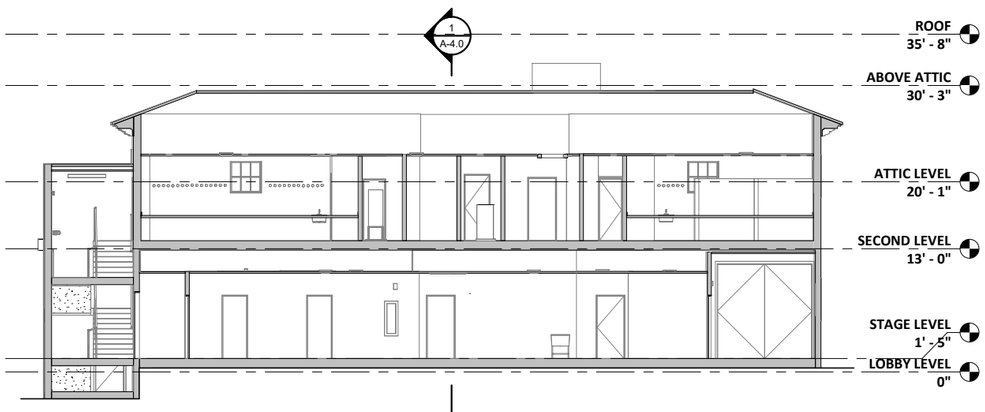

## 1 Section 1

SCALE: 1/8" = 1'-0"




## 2 Section 2

SCALE: 1/8" = 1'-0"




## 3 Section 3

SCALE: 1/8" = 1'-0"

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

1/8" = 1'-0"
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# III. CODE REVIEW

SARAH RYAN
ARCHITECT

10/23/25 revised 12/11/25

Crest Theatre Renovation
Preliminary Code review

SUMMARY
The theatre is generally life-safety compliant, however, separation of the A-1 theatre from the rest of the building needs to be studied. The handicapped accessibility items including, seating, floor slope, railings, stage access, and backstage spaces all need to be brought into compliance.

Governing Codes:
2023 Florida Building Code, Existing Building. 8th Edition
- No Change of use
- No Change of Occupancy
- Level 3 Renovation

2023 Florida Building Code, Accessibility. 8th Edition
2023 Florida Building Code, 8th Edition (By Reference)
2023 Florida Fire Prevention Code, 8th Edition
NFPA 1 and NFPA 101 (by reference)
ICC/ANSI A117.1 2010

Jurisdiction:
City of Delray Beach
Development Services - Building Division
100 N.W. 1st Ave, Delray Beach, FL 33444

Flood Zone X - outside the 500-year flood plain with less than 0.2% annual probability of flooding.

Use Group:
Assembly Group A-1 (FBC 303.2)
Assembly Occupancy ≥300≤100 (NFPA 1: 6.1.2.1)

The theatre is technically mixed use in that it is an A-1 occupancy within a larger building of Business Group B (Educational occupancies for students above the 12th grade,) and Assembly Group A-3 (exhibition halls, lecture halls, and galleries).

Separation of Assembly occupancy (A-1) and Business occupancy (B) is 1 hour per FBC 508.4 while no separation is required between A-1 and A-3 occupancies. Separation of Assembly Occupancy ≥300≤100 and Business per NFPA Table 6.1.14.4.1 is 2 hours.

Fire separation assemblies and connections to the mixed uses are outside the scope of the renovation area. It appears that the theatre, lobby, and stairways are, or can be, separated from the B and A-3 uses.

Construction Type: III-B per FBC Section 601

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

| BUILDING ELEMENT | TYPE III | |
|---|---|---|
| | A | B |
| Primary structural frame | 1 | 0 |
| Bearing walls | | |
| Exterior | 2 | 2 |
| Interior | 1 | 0 |
| Nonbearing walls and partitions Interior | 0 | 0 |
| Floor construction and associated secondary members | 1 | 0 |
| Roof construction and associated secondary members | 1 | 0 |

Building Height:
Tabular Height: 75 feet (FBC 504.3 Sprinkled)
2 stories (FBC 504.4 Sprinkled)
Actual Height: 35’-8”
2 stories

Building Area:
Tabular Allowable: 8,500 square feet (FBC 506.2 Sprinkled)
Actual area, separated: ±7,500 square feet

Occupant Load:

| | | |
|---|---|---|
| House: | 215 | Inc. 4 Wheelchair spaces (Table 221.2) |
| Balcony: | 107 | Inc. 2 Wheelchair spaces (Table 221.2) |
| Stage: | 162 | |

Fire Protection Systems:
Automatic sprinkler systems – provided per FBC 903.2.1.1
FEBC 904.1.4
NFPA 1:13.3.2..5.2

Automatic fire alarm system –Provided per FEBC 904.2.2

Smoke alarm system – Not required

Means of Egress:
First floor:
Required: 2 (FBC 1006.2.1.1)
Provided: 6

Balcony:
Required: 2 (NFPA 14.9.1 and NFPA 101:13.2.4.7)
Provided: 2

Railings:
NFPA 101:13.2.2.3.1 guards lower except at aisles

Smoke Venting:
5% of stage area per NFPA 13.4.7.5.2.2

Accessibility:
House:
No compliant wheelchair accessible spaces
No compliant companion spaces
It appears that the floor slope is non-compliant - 1:48 per 305.2
No access to the stage. A platform lift is permitted per 206.7
Seating for line of sight between heads needs to be corrected
No accessible balcony seating

Backstage:
No Handicapped access at all

No access to common dressing area
No accessible bathrooms

Proscenium separation from House:
The stage is 35'-8" tall from the floor to the roof, which means that, according to the NFPA, it is not a "legitimate stage". Many decades ago someone installed a fire curtain at the proscenium opening even though both the Florida Construction Code and the Florida Fire Prevention Code (NFPA 101) say that one is not required. Our height stage height is almost 15' lower than that of a "legitimate stage" so the fire curtain is not required. Here are the applicable Code sections:

*FCC*
*410.3.4 Proscenium wall.*
*Where the stage height is greater than 50 feet (15 240 mm), all portions of the stage shall be completely separated from the seating area by a proscenium wall with not less than a 2-hour fire-resistance rating extending continuously from the foundation to the roof.*

*410.3.5 Proscenium curtain.*
*Where a proscenium wall is required to have a fire-resistance rating, the stage opening shall be provided with a fire curtain complying with NFPA 80, horizontal sliding doors complying with Section 716 having a fire protection rating of at least 1 hour, or an approved water curtain complying with Section 903.3.1.1 or, in facilities not utilizing the provisions of smoke-protected assembly seating in accordance with Section 1029.6.2, a smoke control system complying with Section 909 or natural ventilation designed to maintain the smoke level not less than 6 feet (1829 mm) above the floor of the means of egress.*

*NFPA 101*
*12.4.7.6 Proscenium Walls.*
*Legitimate stages shall be completely separated from the seating area by a proscenium wall of not less than 2-hour-fire-resistive, noncombustible construction.*

*A legitimate stage is defined by NFPA as follows:*
*3.3.285.1 Legitimate Stage.*
*A stage with a height greater than 50 ft (15 m) measured from the lowest point on the stage floor to the highest point of the roof or floor deck above.*

*12.4.7.7.1*
*Where required by 12.4.7.6, the proscenium opening shall be protected by a listed, minimum 20-minute opening protective assembly, a fire curtain complying with NFPA 80 or an approved water curtain complying with NFPA 13.*

# IV. RECOMMENDATIONS

## PRELIMINARY STUDIES

1. Hazardous materials assessment
2. Mold remediation at back of house ceilings
3. Inspect four smoke hatches over stage.
4. Conduct roof core on roof of auditorium to determine assembly.

## BASE OPTION

General:

1. Replace finishes: carpet, paint, counters
2. Seating: Replace seating with refurbished end standards. Considerations include:
   a. Improve layout to correct for line of sight between heads
   b. Provide wood seat pans for improved acoustics
   c. Add front row of seating at orchestra level
   d. Add end standard lighting
3. Add railings at balcony aisles and steps
4. Remove left and right control rooms at Balcony.
5. Provide compliant stair access to Followspot control room from one side. Infill floor and door at opposite side.
6. Provide egress door at loading dock and new acoustic overhead loading door with sound seals.
7. Replace fabric canopies at rear elevation with new canopies with hard cover such as sheet metal.
8. Replace railings at exterior rear/loading dock with code compliant railings with infill, guardrail and handrails.
9. Replace railing sockets at loading dock at removable railing locations.
10. Provide small kitchenette at second floor BOH.

Accessibility:

11. Replace existing wheelchair lift at loading dock.
12. Provide accessible dressing room at first floor BOH.
13. Provide ramped access to Stage
14. Provide accessible seating platforms in Auditorium and Balcony with companion spaces.

15. Replace doors at entry to Auditorium and Balcony with single, 36” doors. Provide sound and light gasketing.
    a. Panic hardware noise should be considered/mitigated.

Theater – Space Improvements

16. Provide lighting control and audio mixing location at back of Auditorium.
    a. Cut 6” trench in concrete floor slab for control cable run to stage.
17. Improve existing front-of-house lighting positions.
    a. Add new pipe at lighting positions.
18. Reduce/block light and sound at stage entries:
    a. Remove existing double doors at cross-over
    b. Add new double doors at loading side. Fix one in place during performance. Open both for loading.
    c. Provide wing wall to block light at stair side due to egress access and add a single door.
    d. All new doors at rear of stage to be acoustic doors.

Theater – Production Lighting System and Equipment

19. Restore the base functionality of the production lighting power control system by installing new relay panels, circuit interconnects, and power feeds.
20. Replace existing wiring where required.
21. Replace distribution, as needed, on a one-to-one basis.
22. Restore base functionality of lighting control system by installing new control rack.
23. Replace existing control wiring where required.
24. Replace existing control stations, as needed, on a one-to-one basis.
25. Provide basic production lighting fixture and equipment inventory.
26. Provide new basic lighting console.
27. Add new front of house lighting positions via motorized rigging.

Theatrical Rigging and Curtains

28. Restore the four electric linesets and sufficient additional linesets to operate a basic masking plot and projection screen. Lock off remaining lineset equipment and perform a general cleanup and major maintenance.
29. Add projection screen in from of main curtain
30. Add basic masking plot of legs and borders, main curtain and rear traveler with track
31. Remove hard cyc currently on stage
32. Rig smoke hatches
33. Remove fire curtain and rigging.

Audio Video Production Systems:

34. Provide grounded company switch for AV power
35. Provide separately grounded AC power outlets on each side of the stage, upstage, and at a designated sound mixing location in the audience chamber

36. Provide new audience chamber speakers and wiring as needed
37. Provide in-house mixing location
38. Provide ALS

Acoustics

39. Provide sound seals at backstage doors and stair door adjacent to condensing units.
40. Stage: Provide permanent installation of sound absorbing materials at upper wall surfaces to reduce reverberation.
41. Reduce noise levels at return air plenum under stage apron.
    a. Line plenum with duct liner or plenum insulation board.
    b. Rebuild stair(s) at stage apron. Infill open risers with perforated metal with required total clear area for mechanical air flow.
42. Provide new hardware and doors with sound gasketing at house right and house left doors to exterior.
43. Provide closed fencing at exterior condensing units to reduce noise transmission.
44. Balcony followspot room: Replace window. Increase thickness of glazing and provide sound gasketing at doors.
45. Replace fabric-wrapped acoustic wall panels in kind.
46. Seal openings to two roof vents in existing ceiling over Auditorium.

Electrical

47. Lighting: LED lighting upgrades
48. Add emergency lighting

Plumbing:

49. Replace plumbing fixtures with new.

## OPTION 1

In addition to the base scope of work, except where noted, add the following:

Theatre – Space Improvements

1. Add new front of house lighting positions:
    a. Catwalks
2. Program space:
    a. Provide Wardrobe /laundry area
    b. Provide Green Room
    c. Dimmer / Amp Room (Provide in existing Electrical Room #17)
    d. Provide Kitchenette at BOH first floor

Accessibility:

3. Provide new BOH Elevator and stair addition
    a. Remove existing BOH Stair 002
    b. Exterior materials: Stucco on block with flat roof.
    c. Relocate trash enclosure
    d. Maintain existing locations of the two Trane condensing units at the rear of the site. Maintain existing clearances around units for maintenance.
4. Provide exterior addition for accessible patron/FOH access to Stage (in lieu of ramped access to stage in Base Option).
    a. Relocate condensing units.
    b. Relocate electrical service path.
    c. Exterior materials: Stucco on block with clay tile roof to match existing. Provide for windows on exterior wall facing street.
    d. Provide sidewalk and landscaping adjustments around the addition that integrate with the existing site and pathways.

Theater – Production Lighting and Equipment

5. Install new company switch.
6. Install new power distribution and control to new lighting positions.
7. Upgrade lighting console.
8. Enhanced production lighting fixture and equipment inventory.

Theatrical Rigging and Curtains

9. Restore all existing linesets to full operating condition.
10. Provide full masking plot of legs and borders, main curtain, mid-stage and rear travelers with tracks, rear cyc and scrim
11. Add blue light circuit for index striplight

Audio Video Production Systems:

12. Provide basic playback and PA systems including surround sound, cinema sound, wireless microphones, monitors onstage and to BOH areas

Electrical

13. Provide new wire and conduit for new distribution.

Structural:

14. Structural upgrades to FOH trusses to accommodate catwalk or tension wire grid.

## OPTION 2

In addition to the base scope of work and Option 1, except where noted, add the following:

Theater – Space Improvements

1. Add new front of house lighting positions in place of Option 1:
    a. Tension wire grid
2. Add new side lighting positions to theatre with rear access via side technical mezzanine.
    a. Box boom and torm positions
    b. Provide access to Catwalks or tension wire grid above

Theater - Production Lighting System and Equipment

3. Install additional power distribution and data at new lighting positions.
4. Enhance lighting inventory with automated lighting fixtures.

Theatrical Rigging and Curtains

5. Restore all existing linesets to full operating condition, except for the four electrics sets
6. Provide fixed speed motorized rigging for the four electrics sets
7. Add additional single purchase linesets in all unobstructed locations on the t-bar wall
8. Add side tabs on walk-along tracks
9. Add side lighting ladders

Audio Video Production Systems:

10. Provide for live streaming

Electrical:

11. Provide new wire and conduit for new distribution.

Structural:

12. Structural upgrades to accommodate technical mezzanine and access to catwalk or tension wire grid.

## DESIRABLE FUTURE ENHANCEMENTS:

Additional program spaces were identified but that could not be accommodated within the existing back of house space. These include:

1. Stage Entry and Security
2. Pass through corridor from FOH to backstage
3. BOH Production/Tech Storage

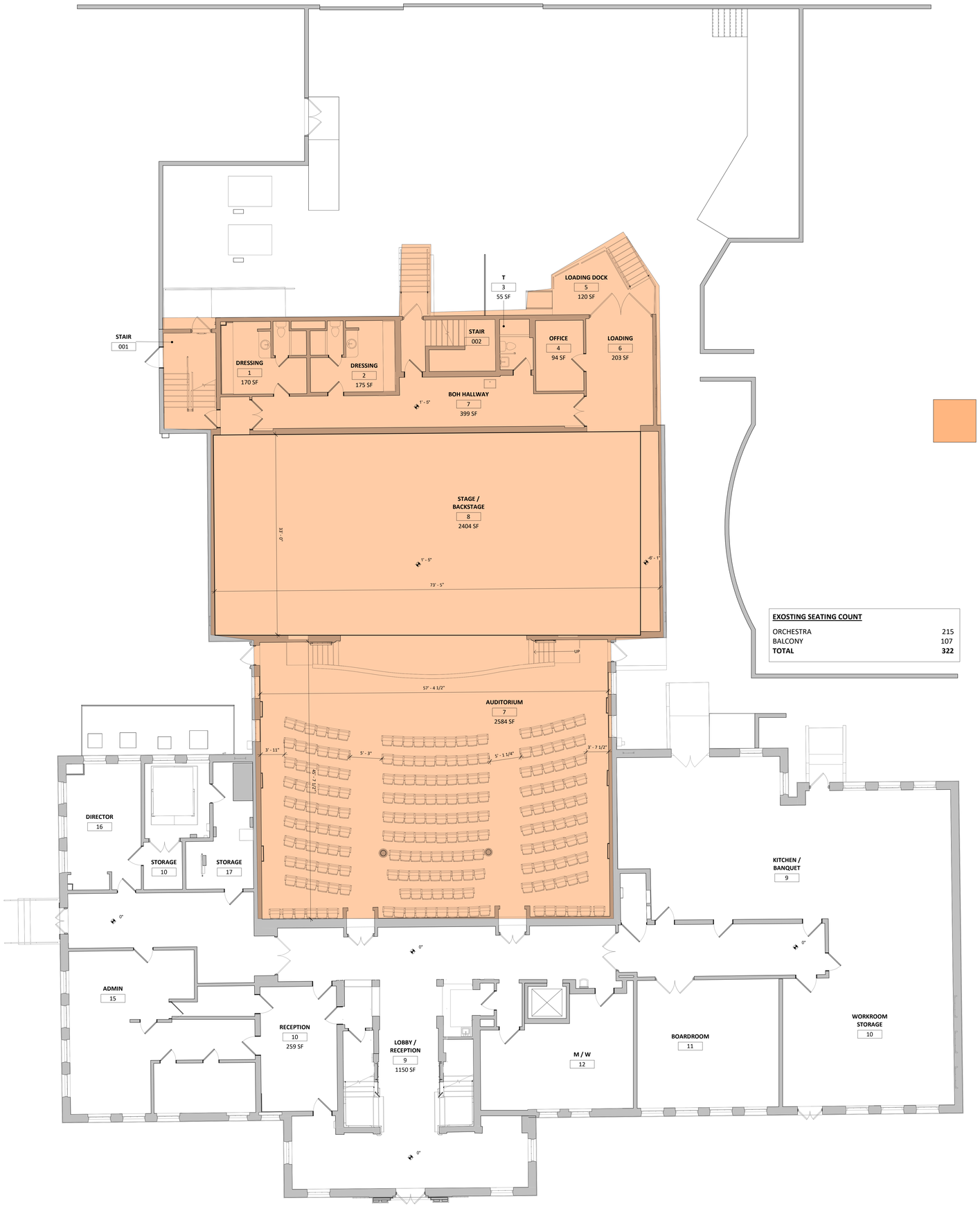
Consideration to be given in the future whether some of these functions can be accommodated within the front of house.

1. Admin / Production Office
2. Stage Manager Office
3. Event Manager Office

## RELATED SCOPE OUTSIDE OF A/E SCOPE OF WORK

1. Replace roofing over Auditorium.
    a. Rain noise should be investigated/mitigated.
    b. Address noise levels in future roofing improvements.
    c. Remove roof vents at back of balcony to improve acoustics

# V. CONCEPT DESIGN DRAWINGS

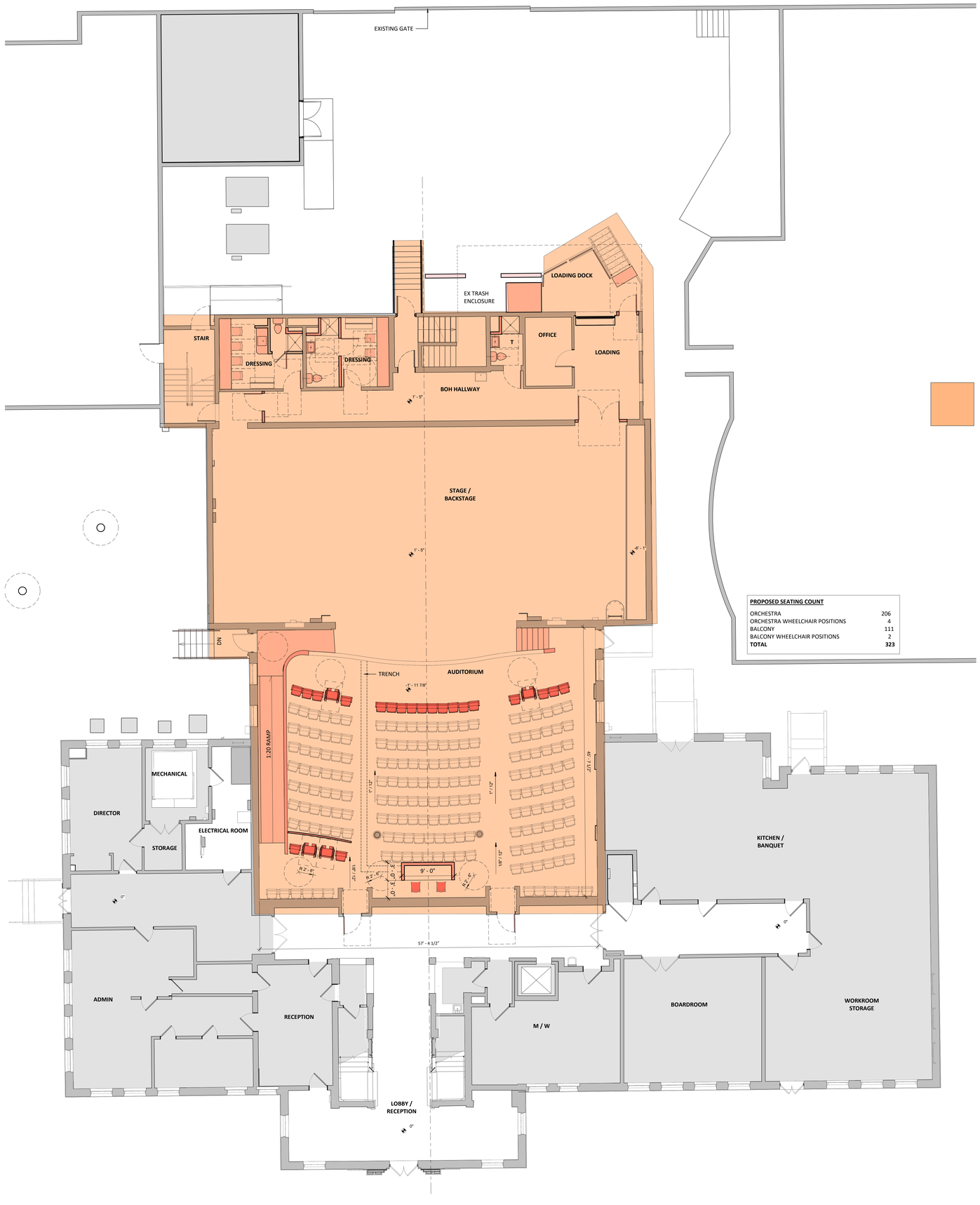



EXTENTS OF PROJECT AREA

**EXOSTING SEATING COUNT**

| | |
|---|---|
| ORCHESTRA | 215 |
| BALCONY | 107 |
| **TOTAL** | **322** |

# EXISTING
## FIRST FLOOR PLAN




**PROPOSED SEATING COUNT**

| | |
|---|---|
| ORCHESTRA | 206 |
| ORCHESTRA WHEELCHAIR POSITIONS | 4 |
| BALCONY | 111 |
| BALCONY WHEELCHAIR POSITIONS | 2 |
| **TOTAL** | **323** |

**EXTENTS OF PROJECT AREA**

# BASE PLAN

## FIRST FLOOR PLAN

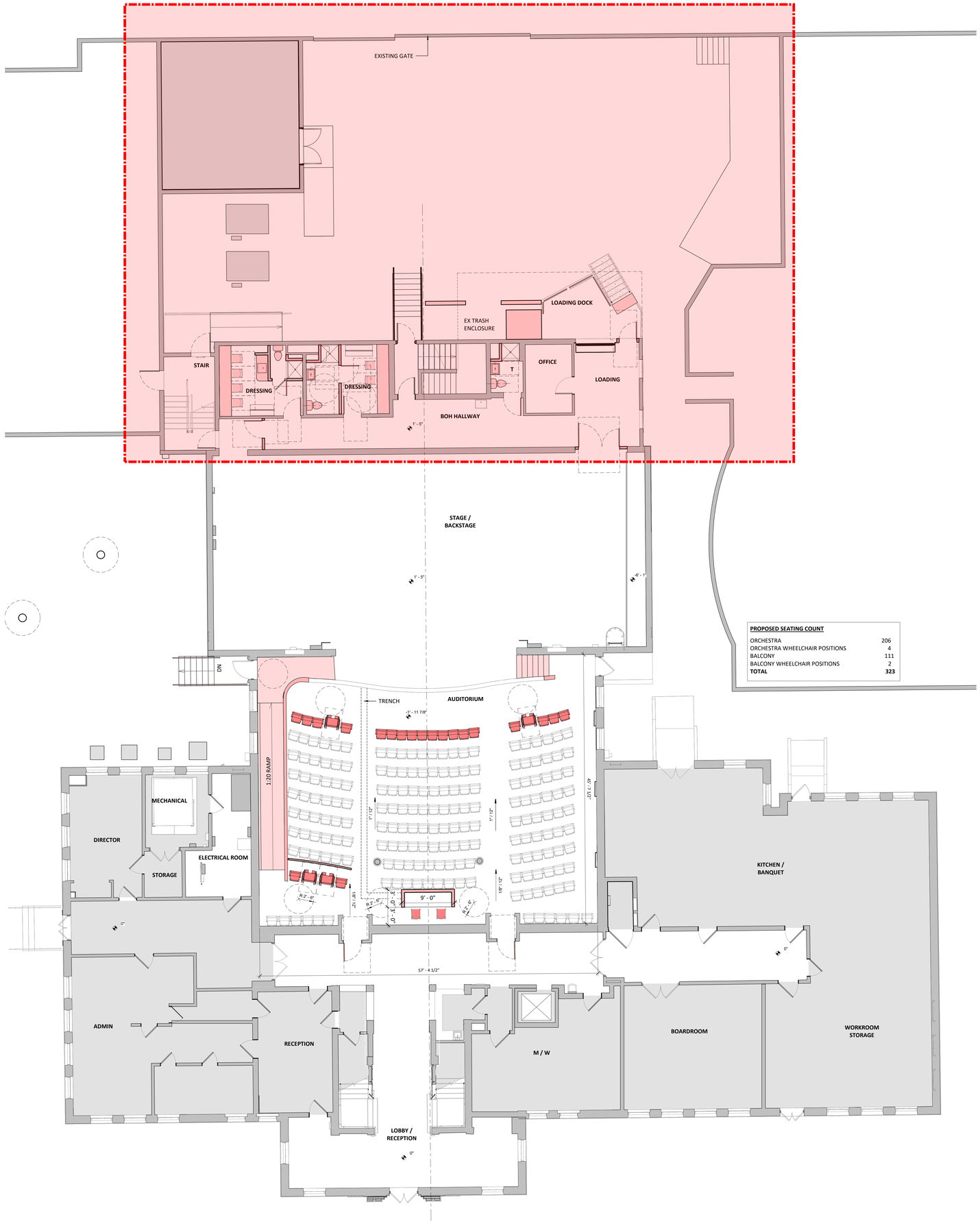
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CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25

M+Sa # 2504

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# BASE PLAN

## FIRST FLOOR PLAN

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

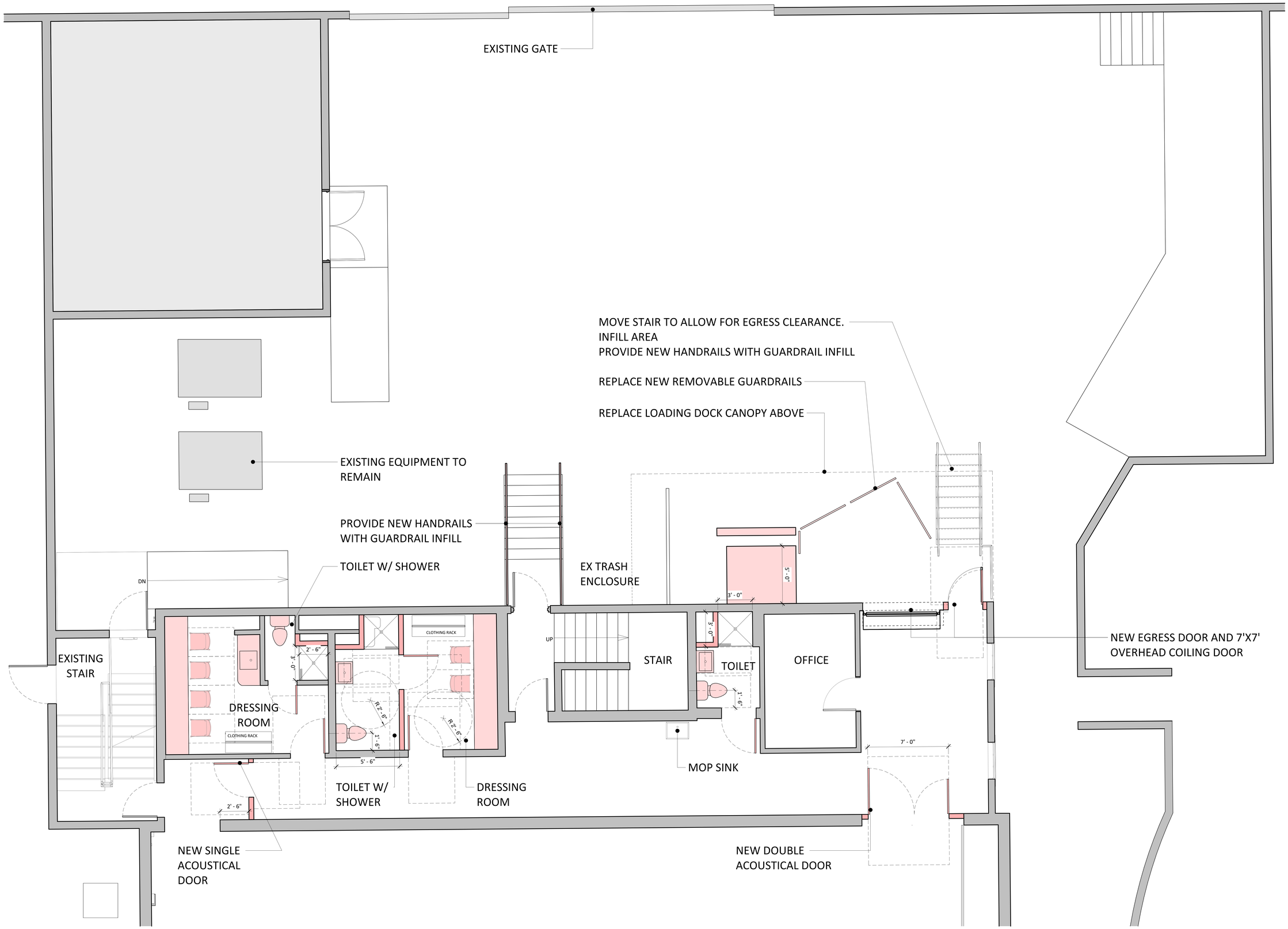
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# BASE PLAN

## FIRST FLOOR PLAN - BACK OF HOUSE UPGRADES

SCALE: 3/8" = 1'-0"

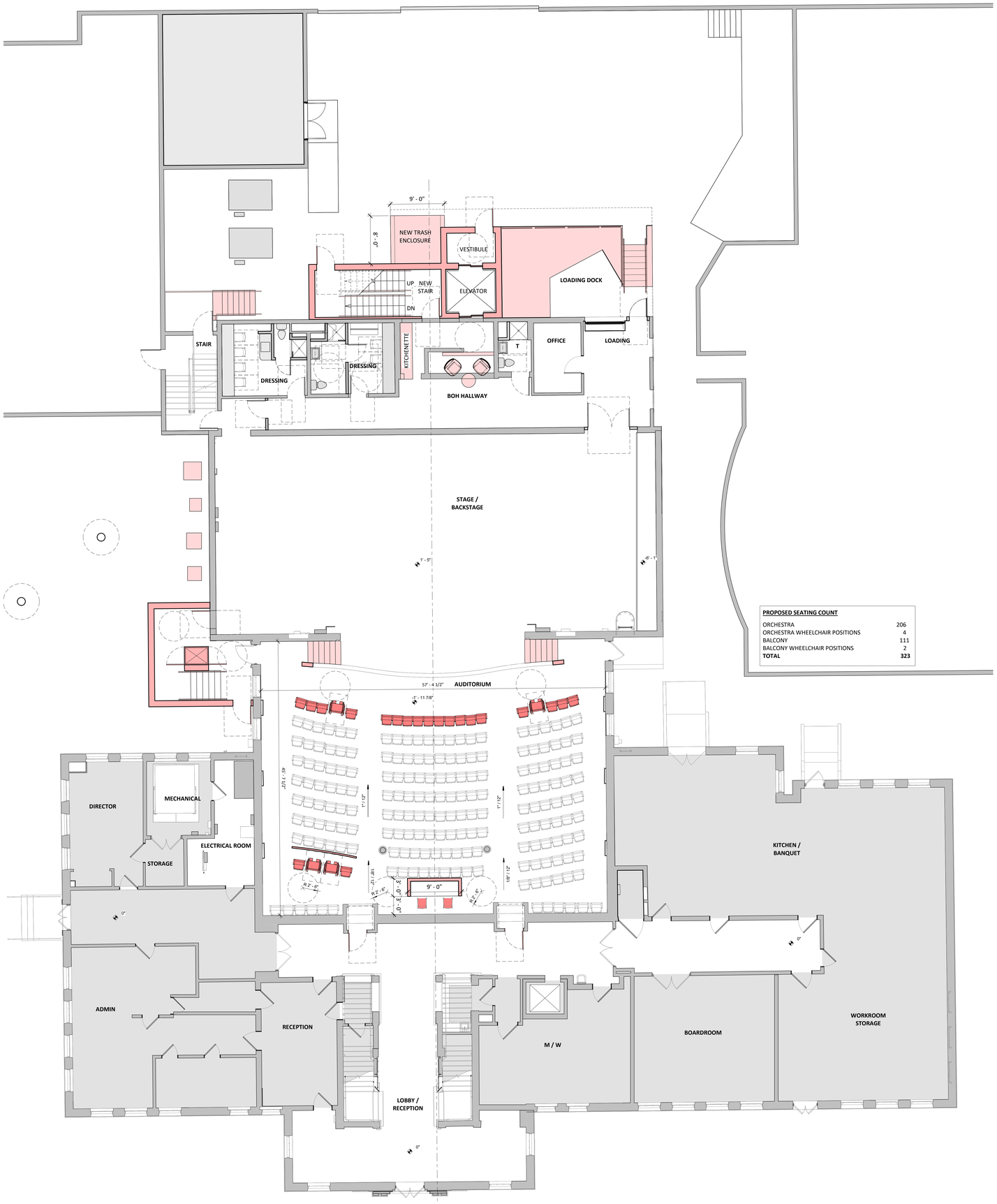
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12/12/25

M+Sa # 2504

M+Sa Mills + Schnoering Architects, LLC
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**PROPOSED SEATING COUNT**

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| **TOTAL** | **323** |

# OPTION 1

## FIRST FLOOR PLAN

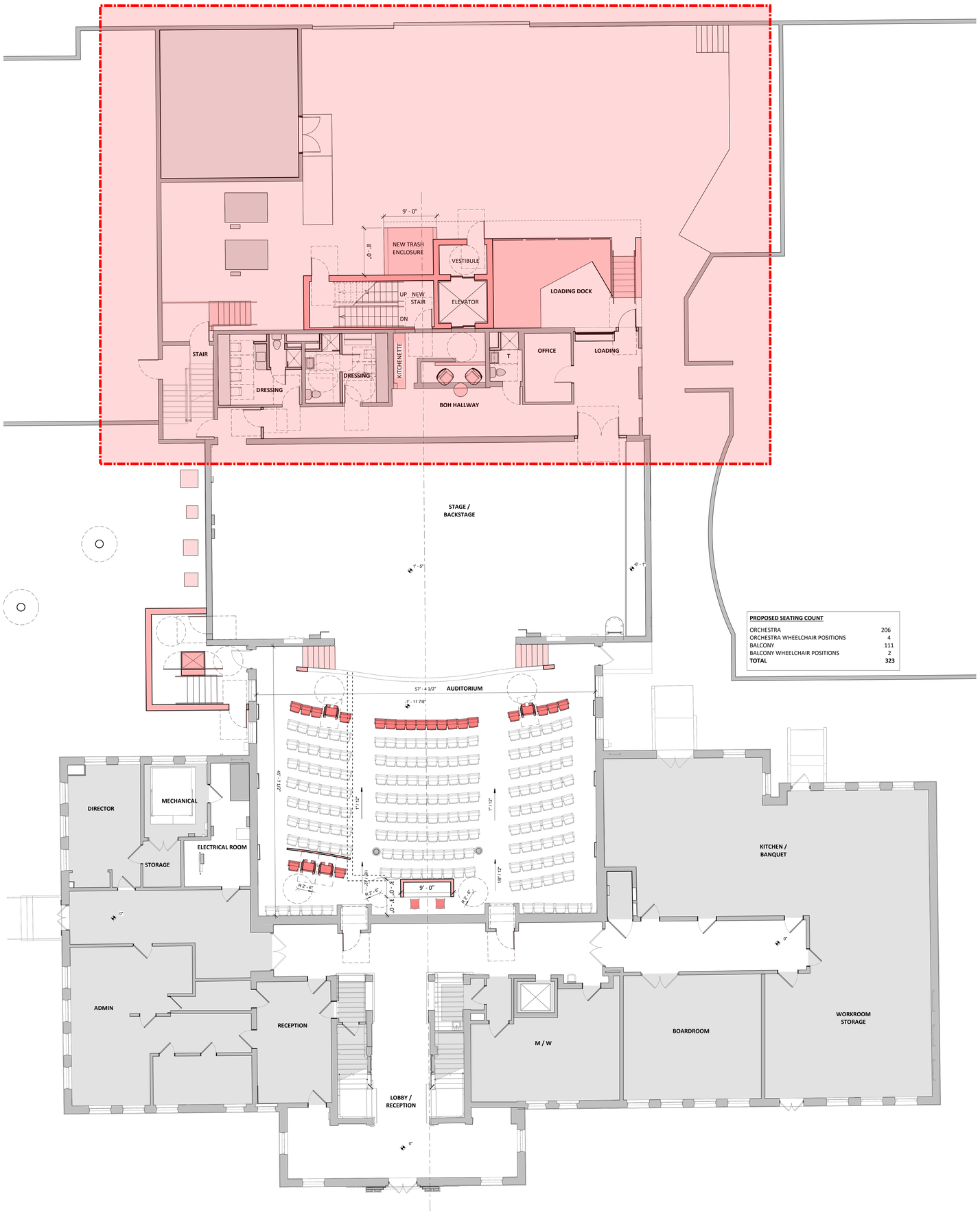
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12/12/25

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# OPTION 1

## FIRST FLOOR PLAN

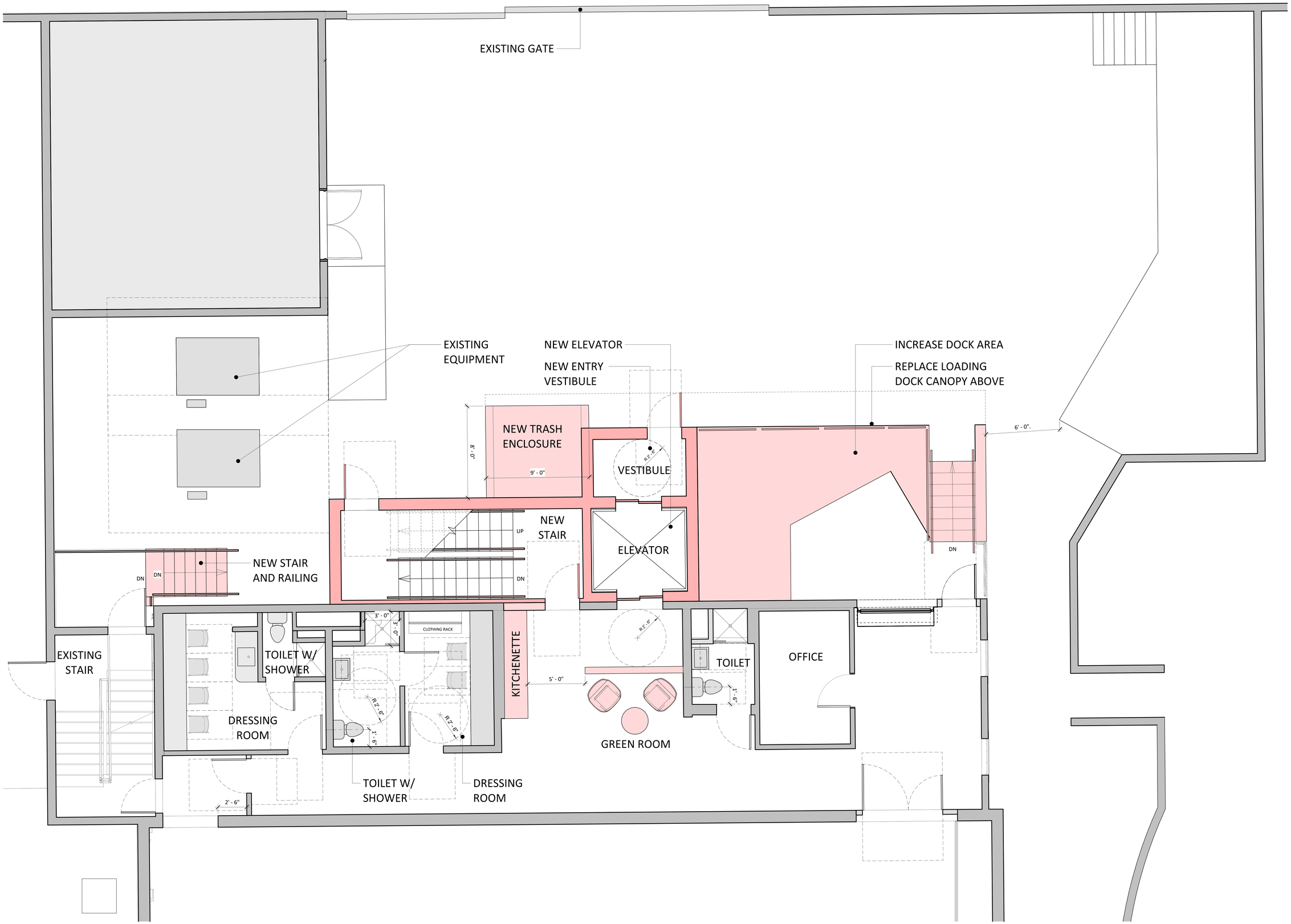
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CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25

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# OPTION 1

## FIRST FLOOR PLAN - BACK OF HOUSE UPGRADES

SCALE: 3/8" = 1'-0"

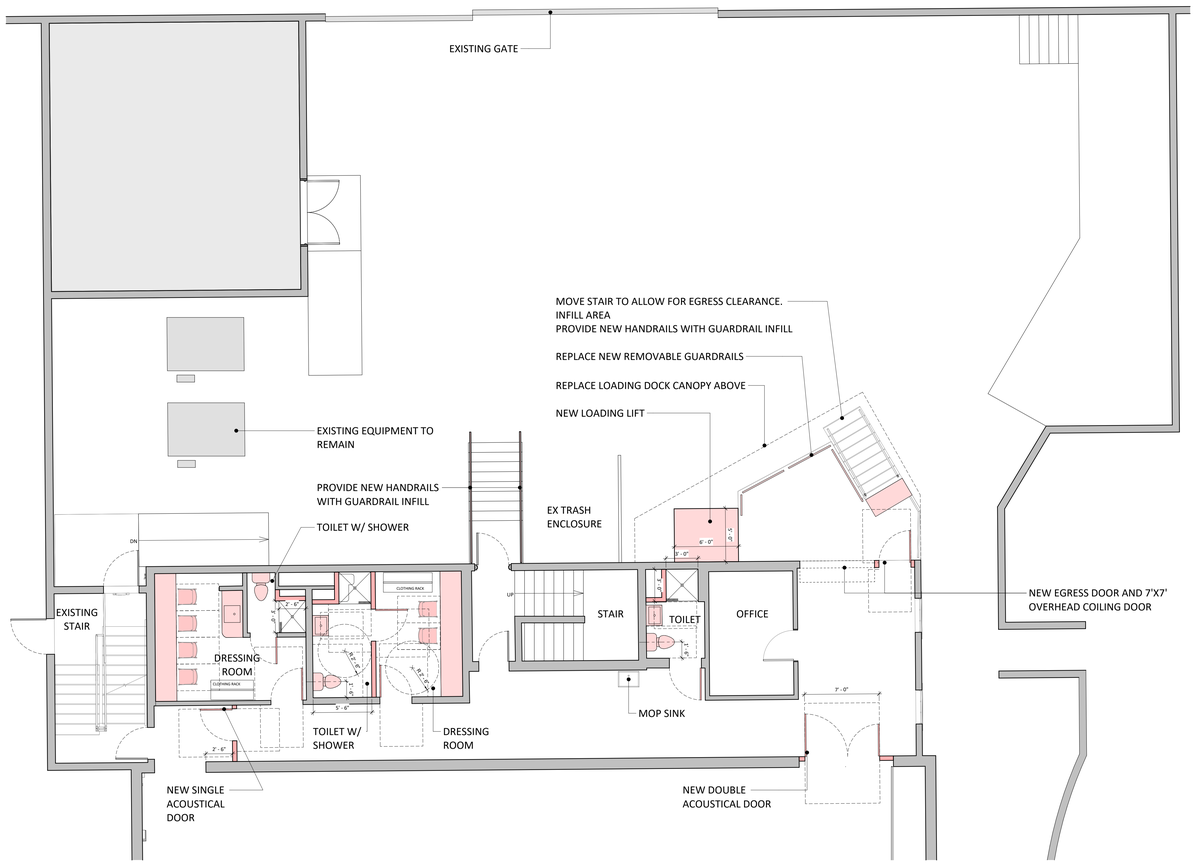
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CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

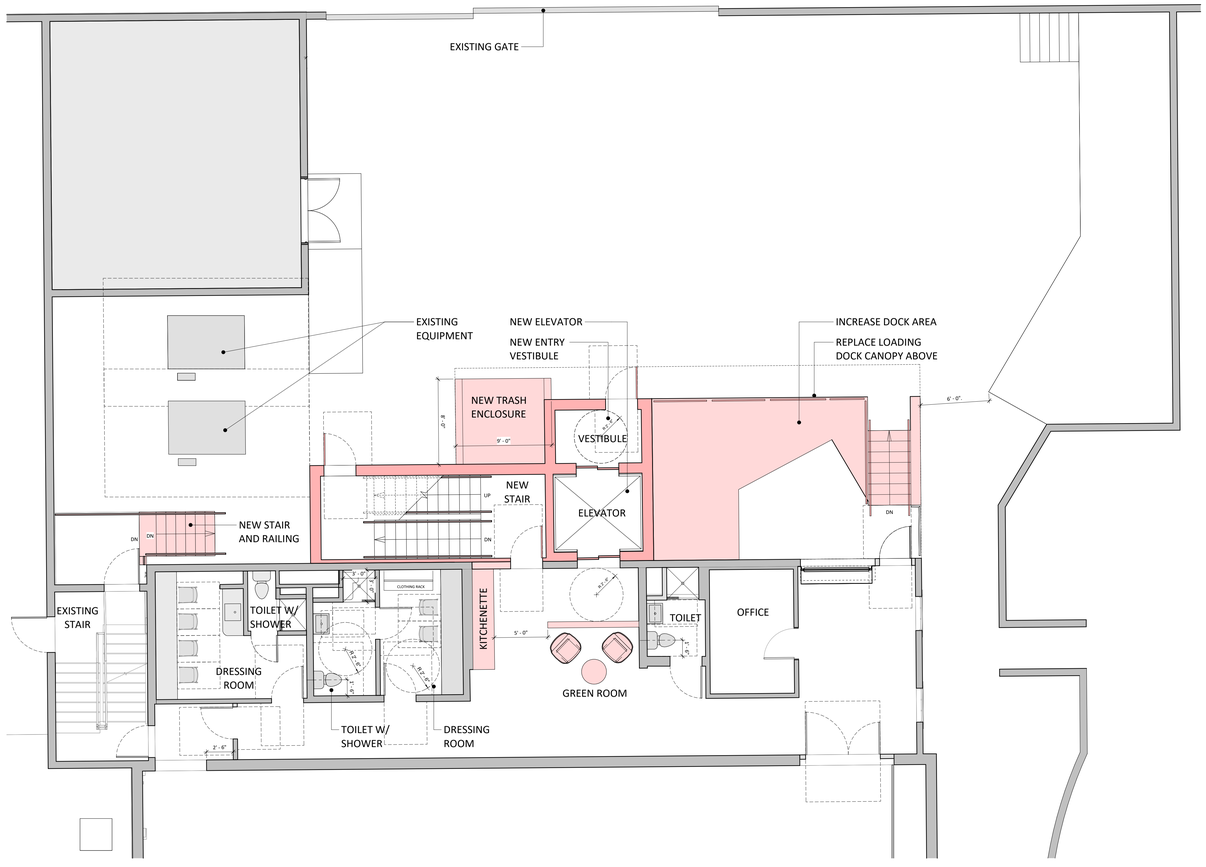
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# BASE PLAN -
# BOH UPGRAGES



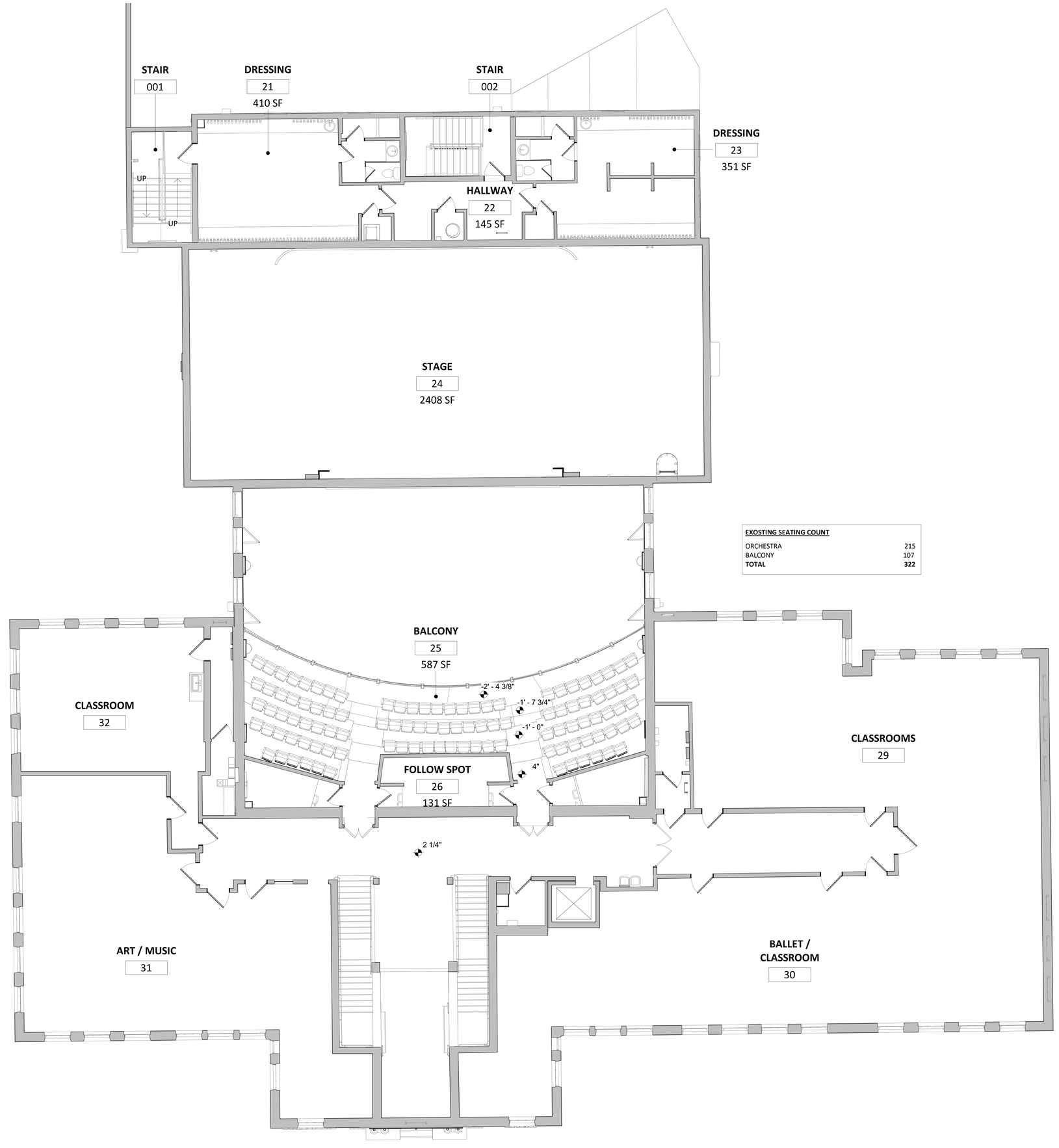

# OPTION 1 -
# BOH UPGRAGES

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25
M+Sa # 2504

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| EXOSTING SEATING COUNT | |
|---|---|
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| BALCONY | 107 |
| **TOTAL** | **322** |

# EXISTING

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

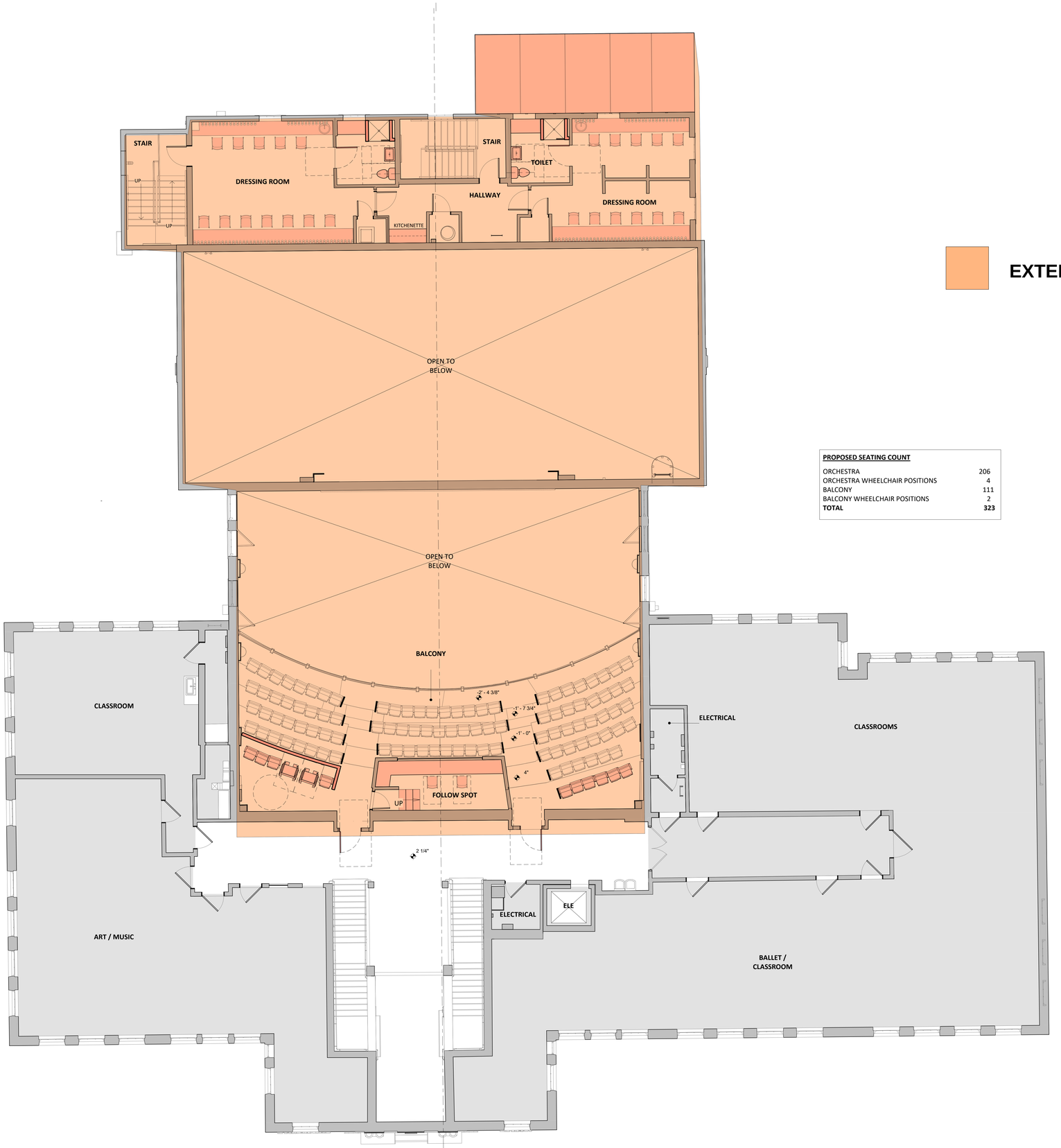
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CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25

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**EXTENTS OF PROJECT AREA**

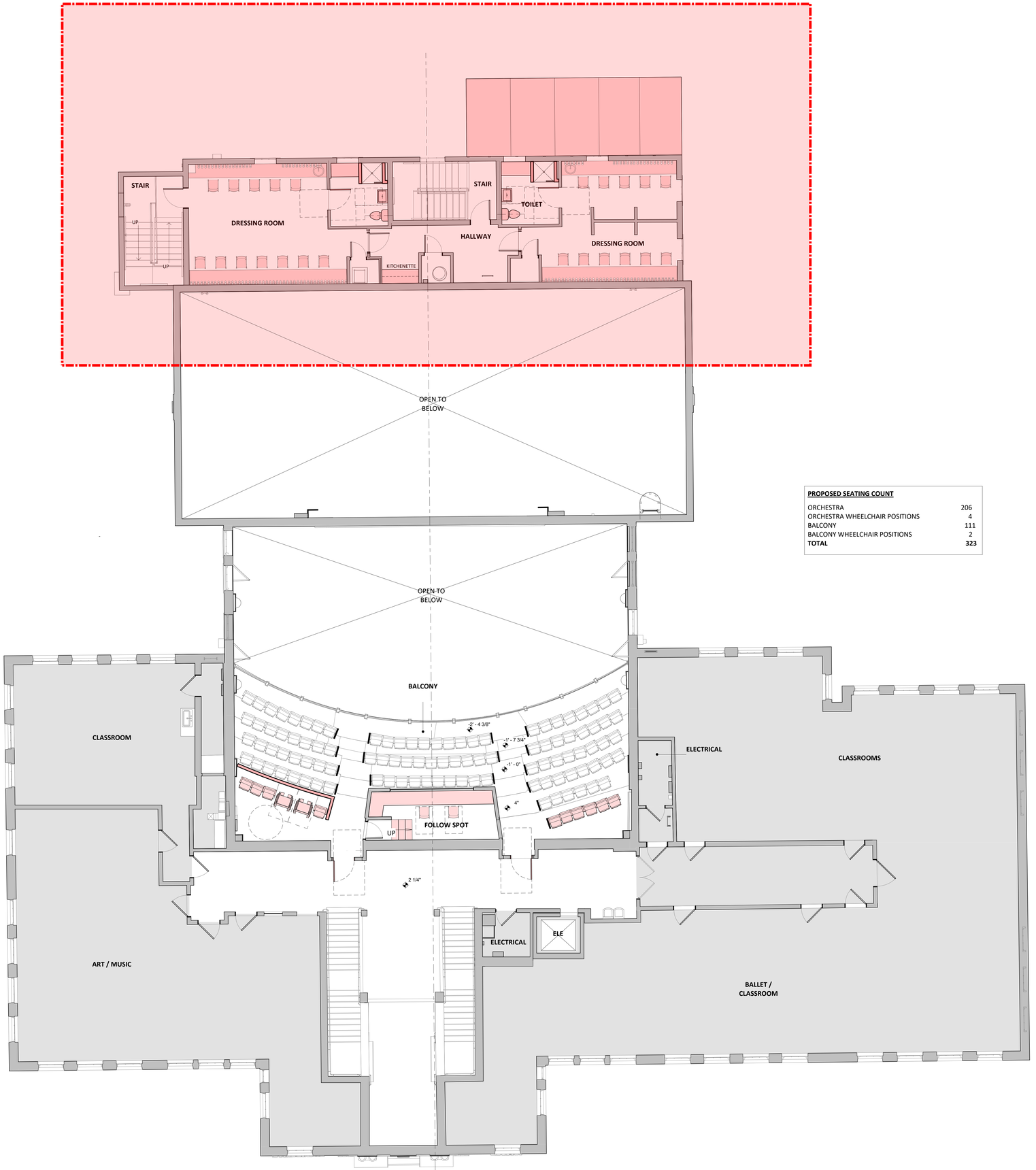
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# BASE PLAN

## SECOND FLOOR PLAN

N



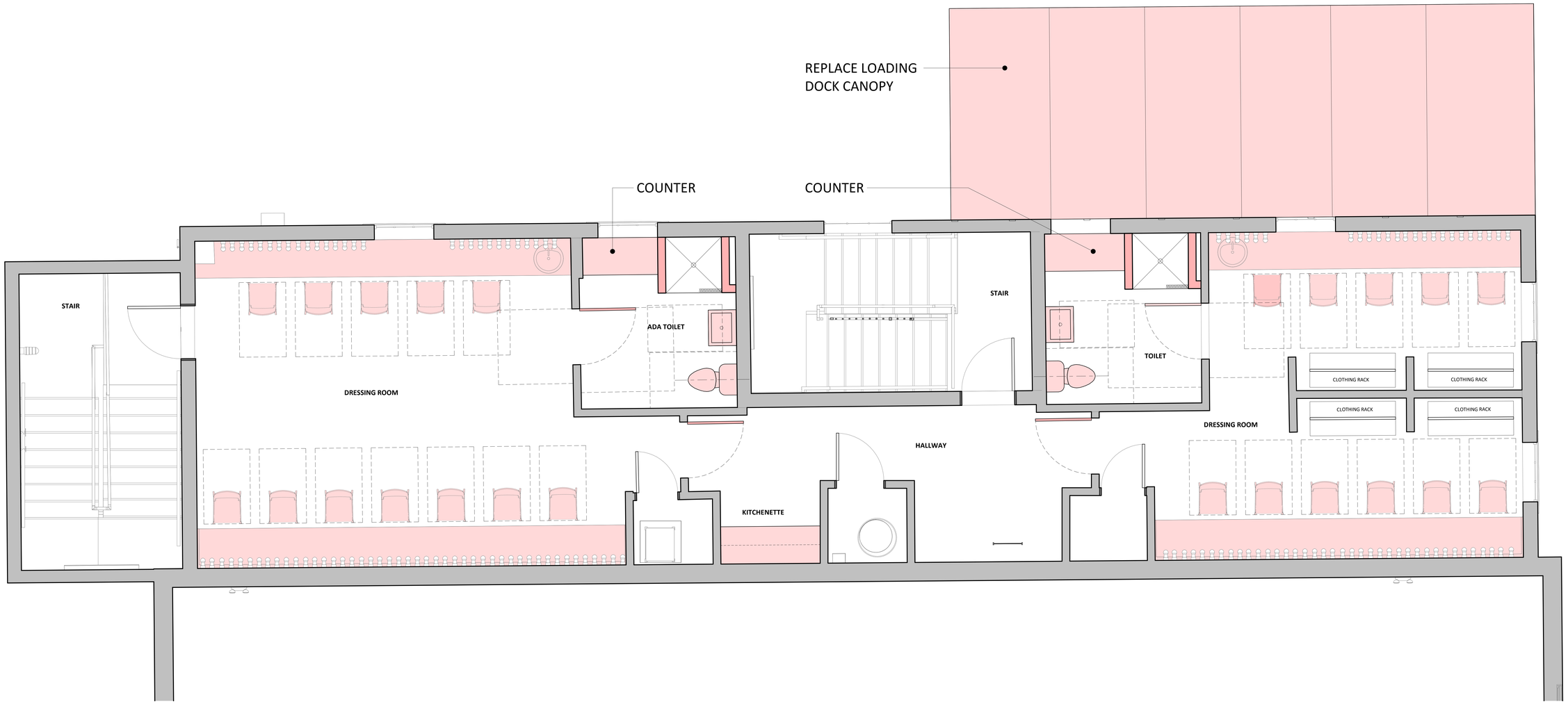

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# BASE PLAN

## SECOND FLOOR PLAN

N




# BASE PLAN - BOH UPGRAGES

## SECOND FLOOR PLAN

SCALE: 1/2" = 1'-0"

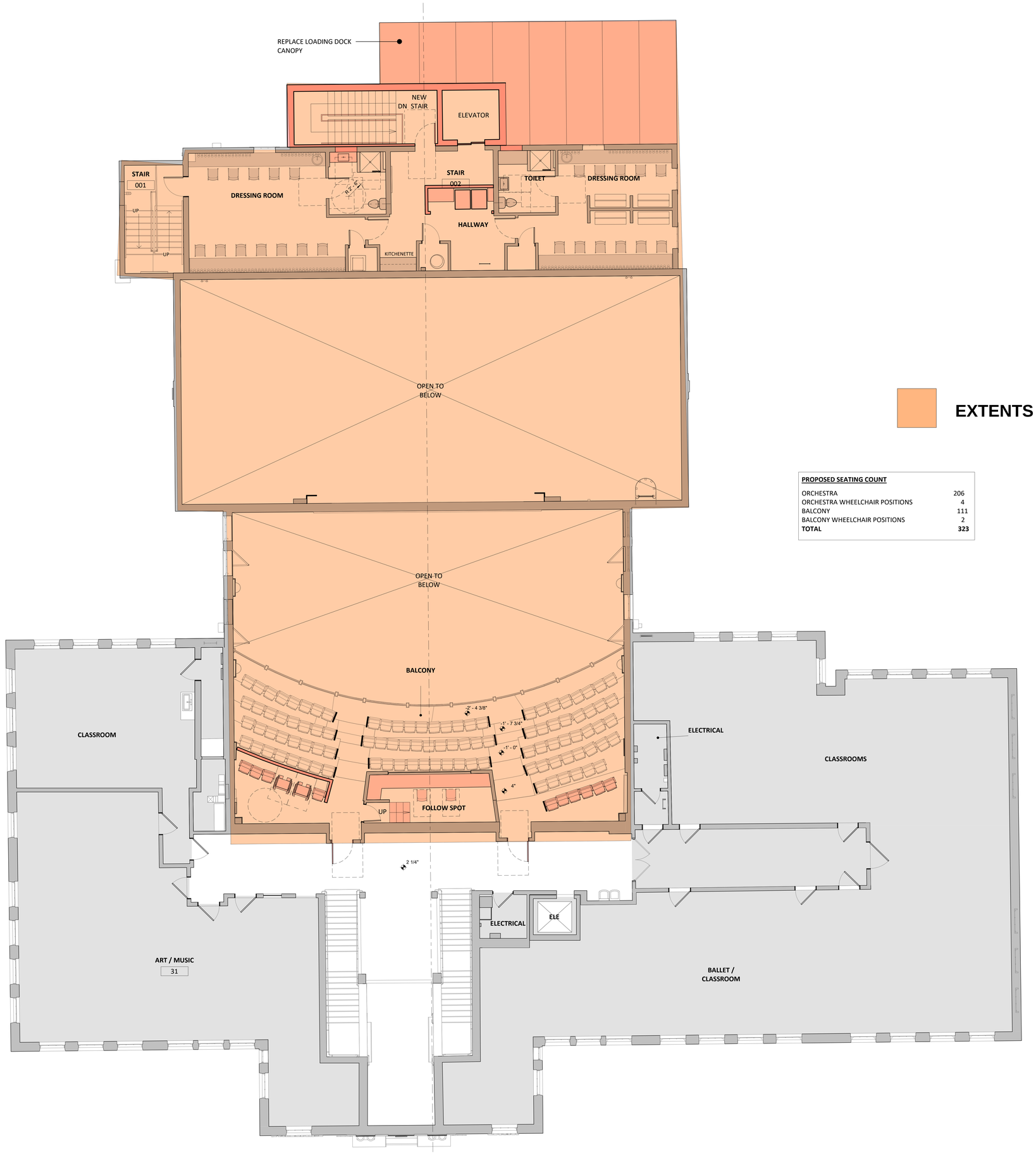
N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25

M+Sa # 2504

M+Sa
Mills + Schnoering Architects, LLC
Architecture + Historic Preservation




EXTENTS OF PROJECT AREA

**PROPOSED SEATING COUNT**

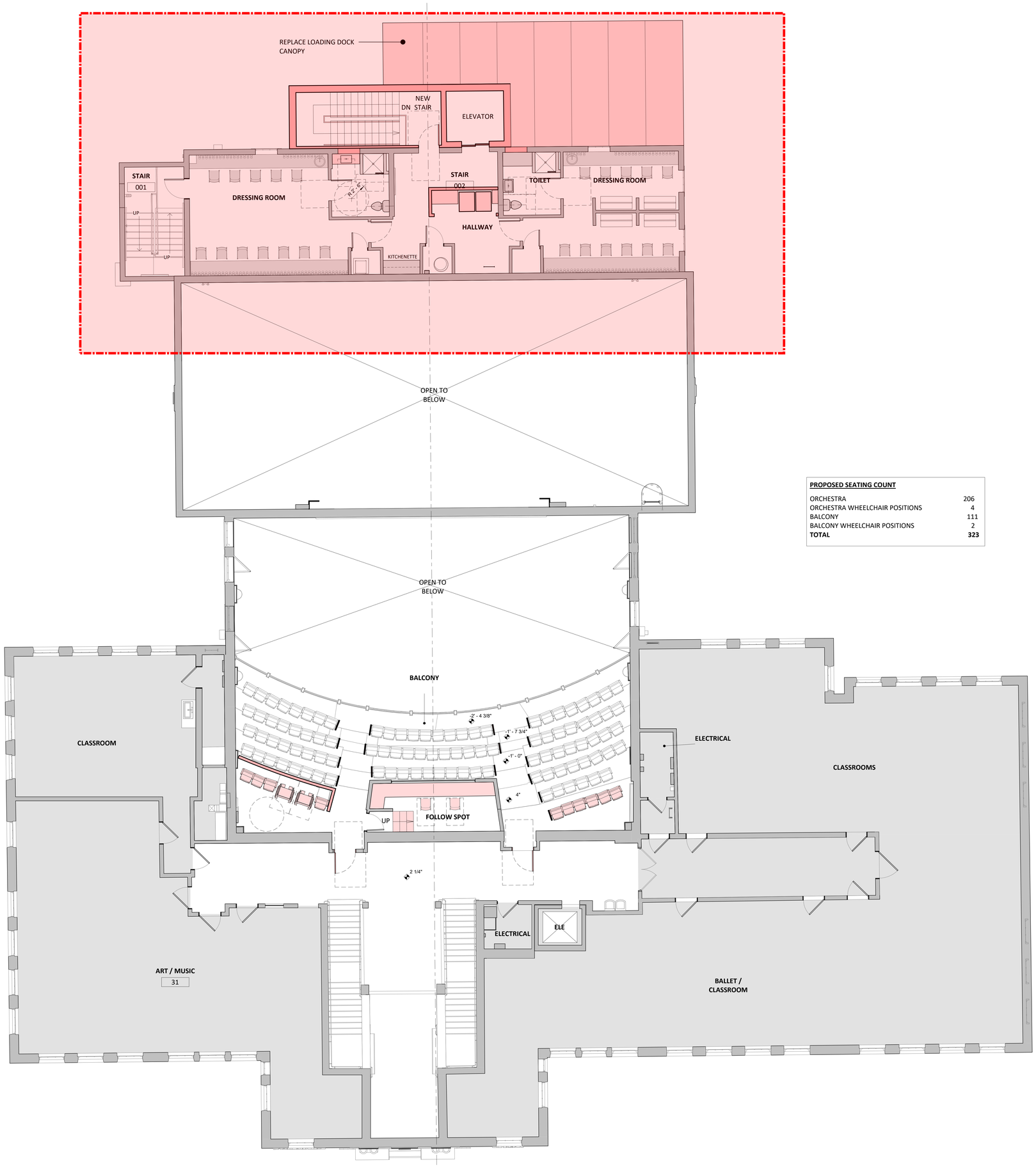
| | |
|---|---|
| ORCHESTRA | 206 |
| ORCHESTRA WHEELCHAIR POSITIONS | 4 |
| BALCONY | 111 |
| BALCONY WHEELCHAIR POSITIONS | 2 |
| **TOTAL** | **323** |

# OPTION 1

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

N




**PROPOSED SEATING COUNT**

| | |
|---|---|
| ORCHESTRA | 206 |
| ORCHESTRA WHEELCHAIR POSITIONS | 4 |
| BALCONY | 111 |
| BALCONY WHEELCHAIR POSITIONS | 2 |
| **TOTAL** | **323** |

# OPTION 1

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

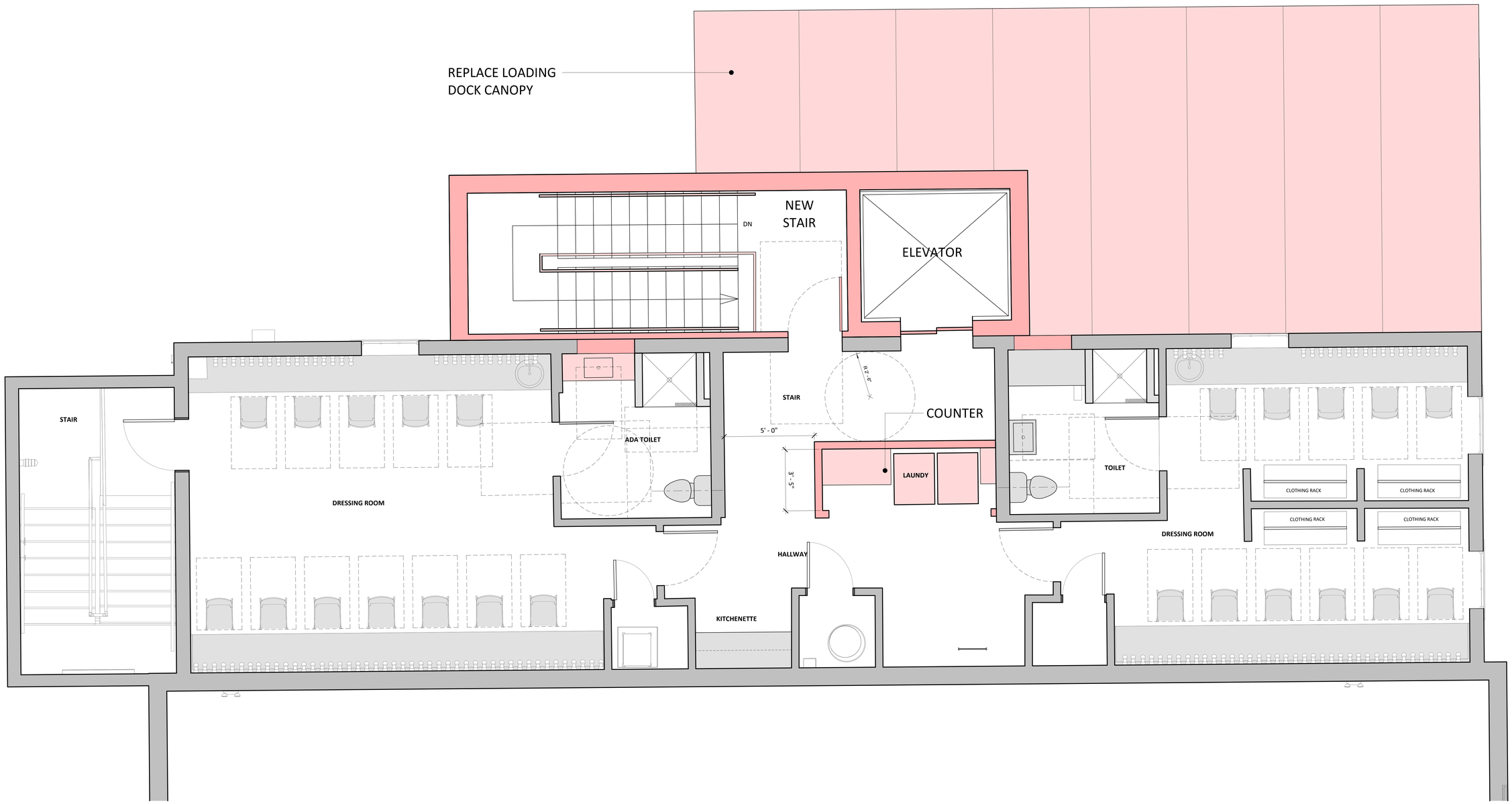
12/12/25

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M+Sa

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# OPTION 1 - BOH UPGRAGES

## SECOND FLOOR PLAN

SCALE: 1/2" = 1'-0"

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

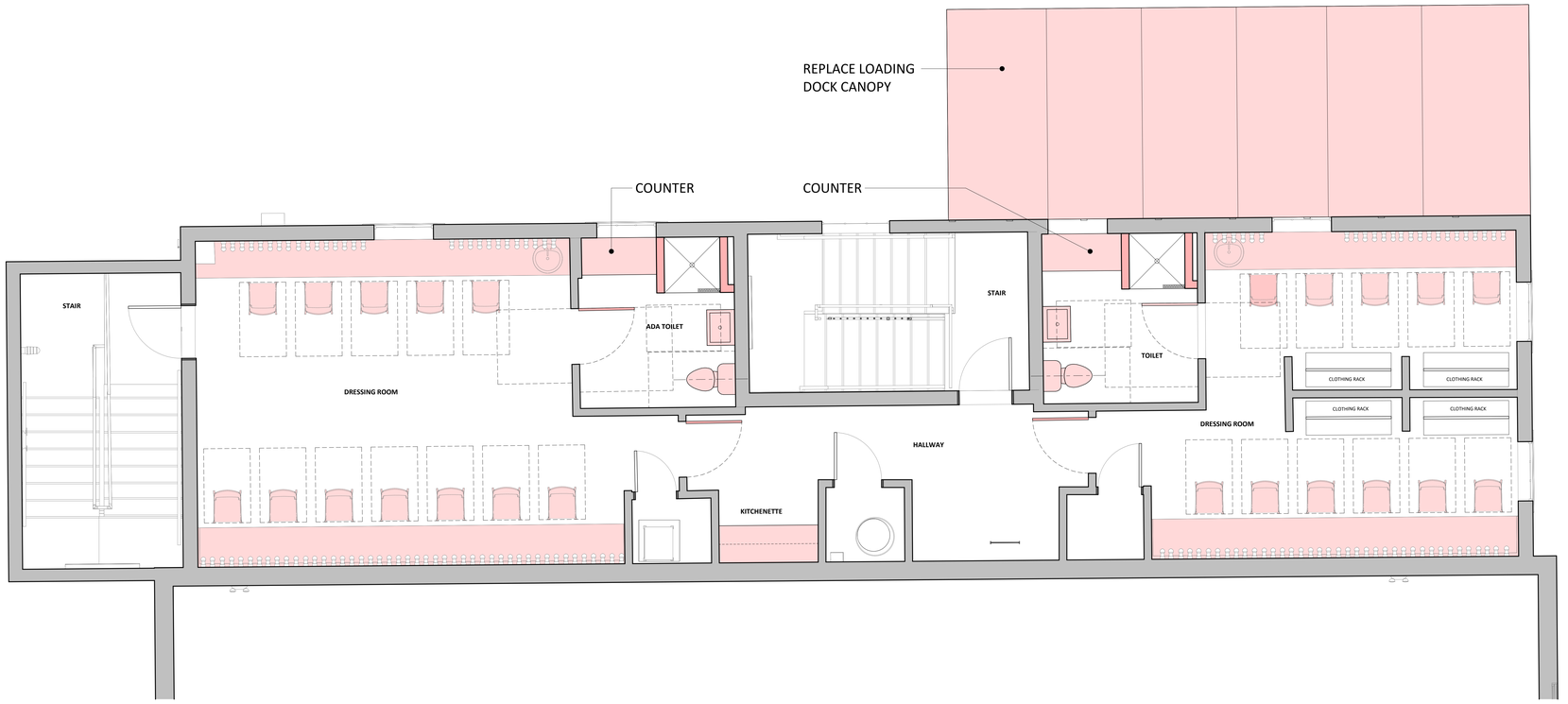
12/12/25

M+Sa # 2504

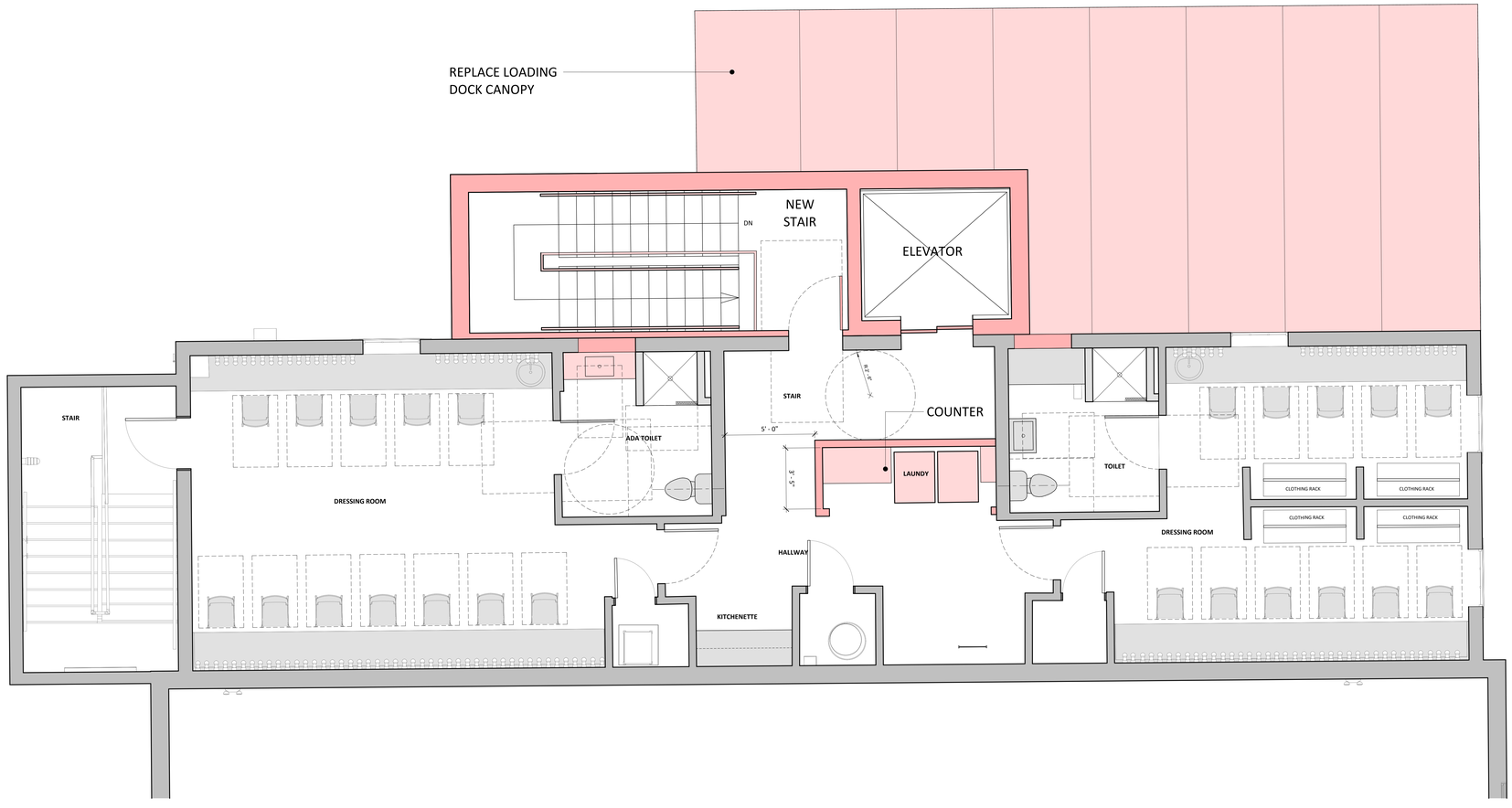
M+Sa

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# BASE PLAN - BOH UPGRAGES



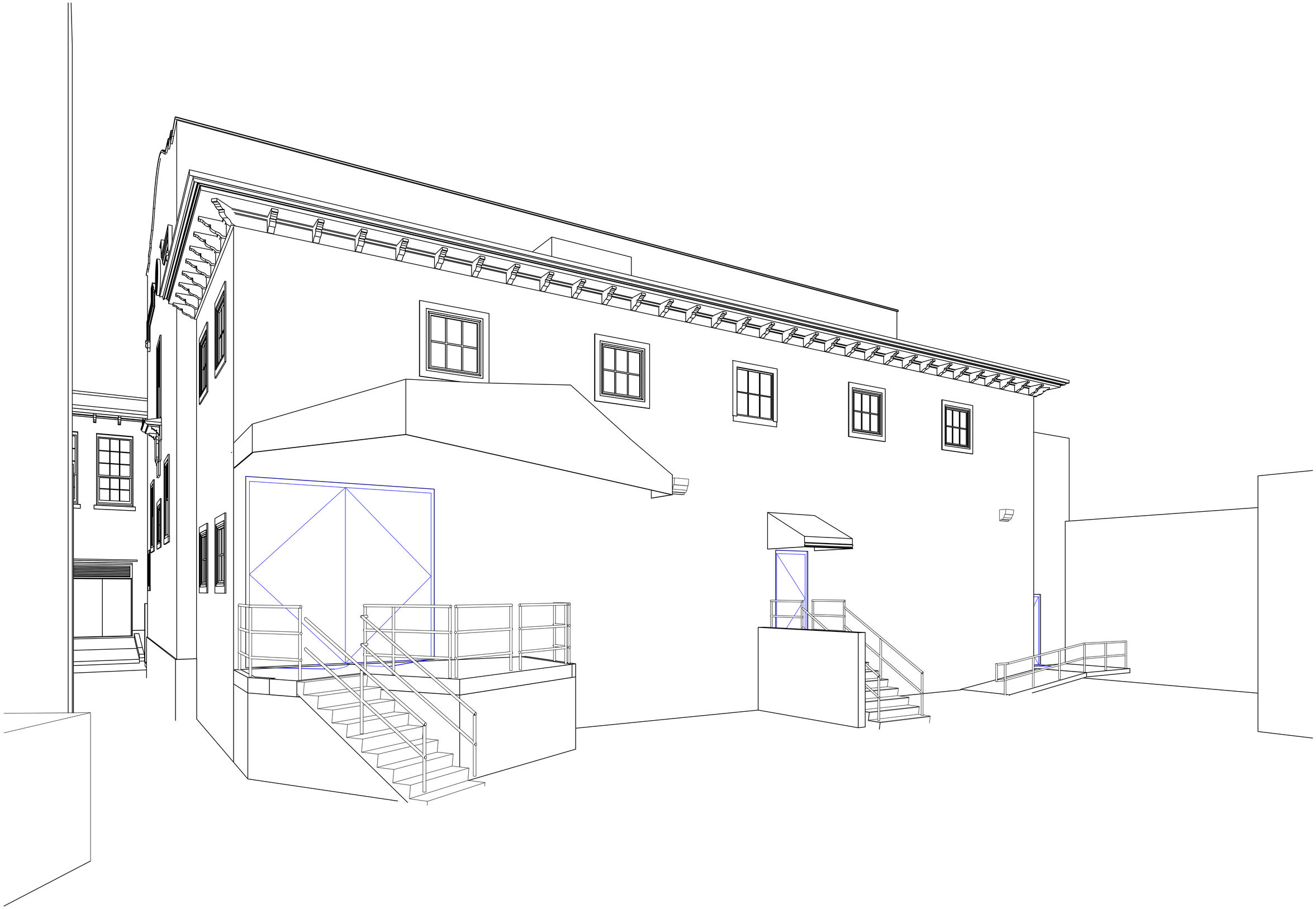

# OPTION 1 - BOH UPGRAGES

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

12/12/25
M+Sa # 2504

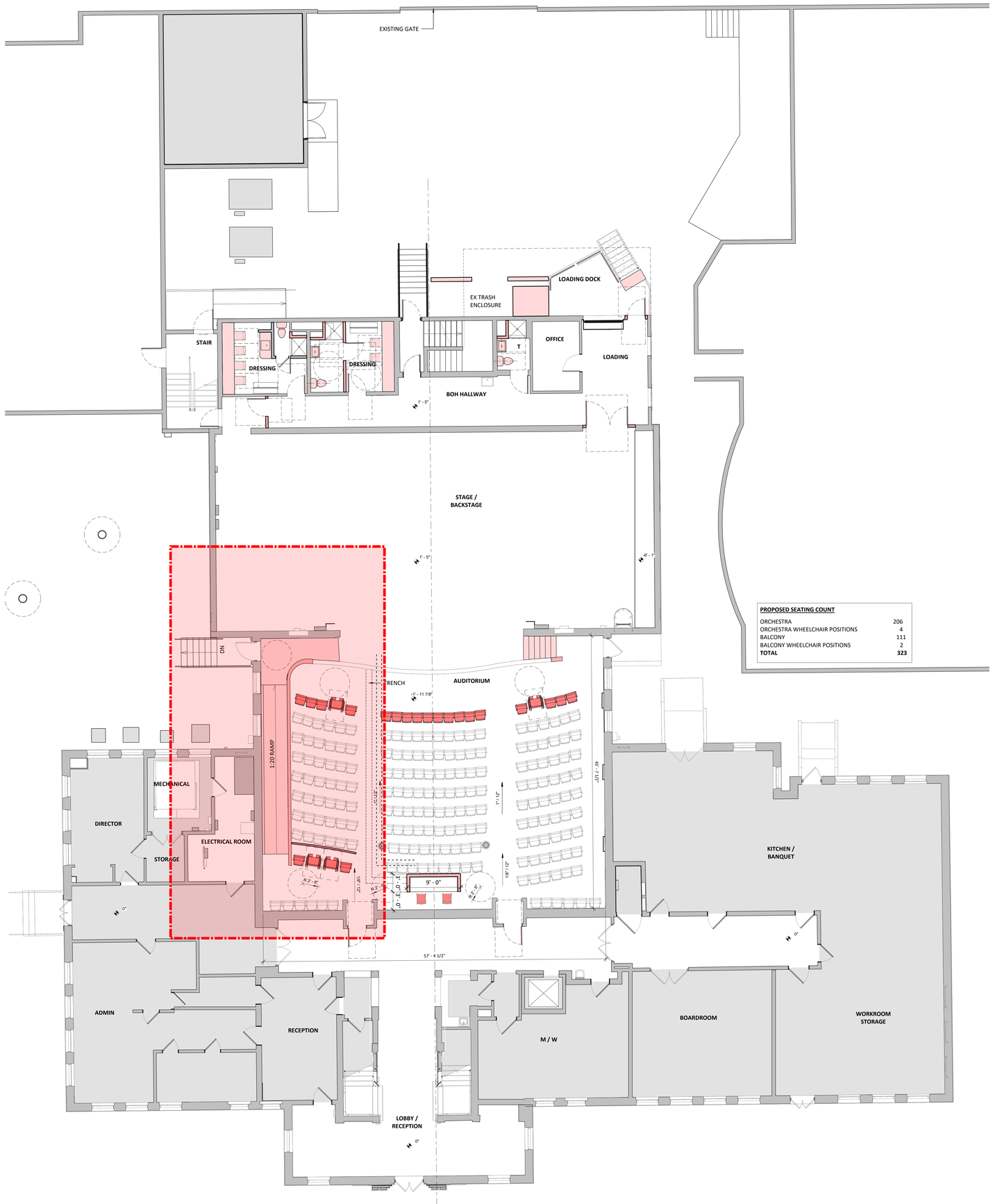
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# EXISTING CONDITIONS



# OPTION 1 - BOH UPGRADES
## REAR ADDITION




# BASE PLAN

## FIRST FLOOR PLAN

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

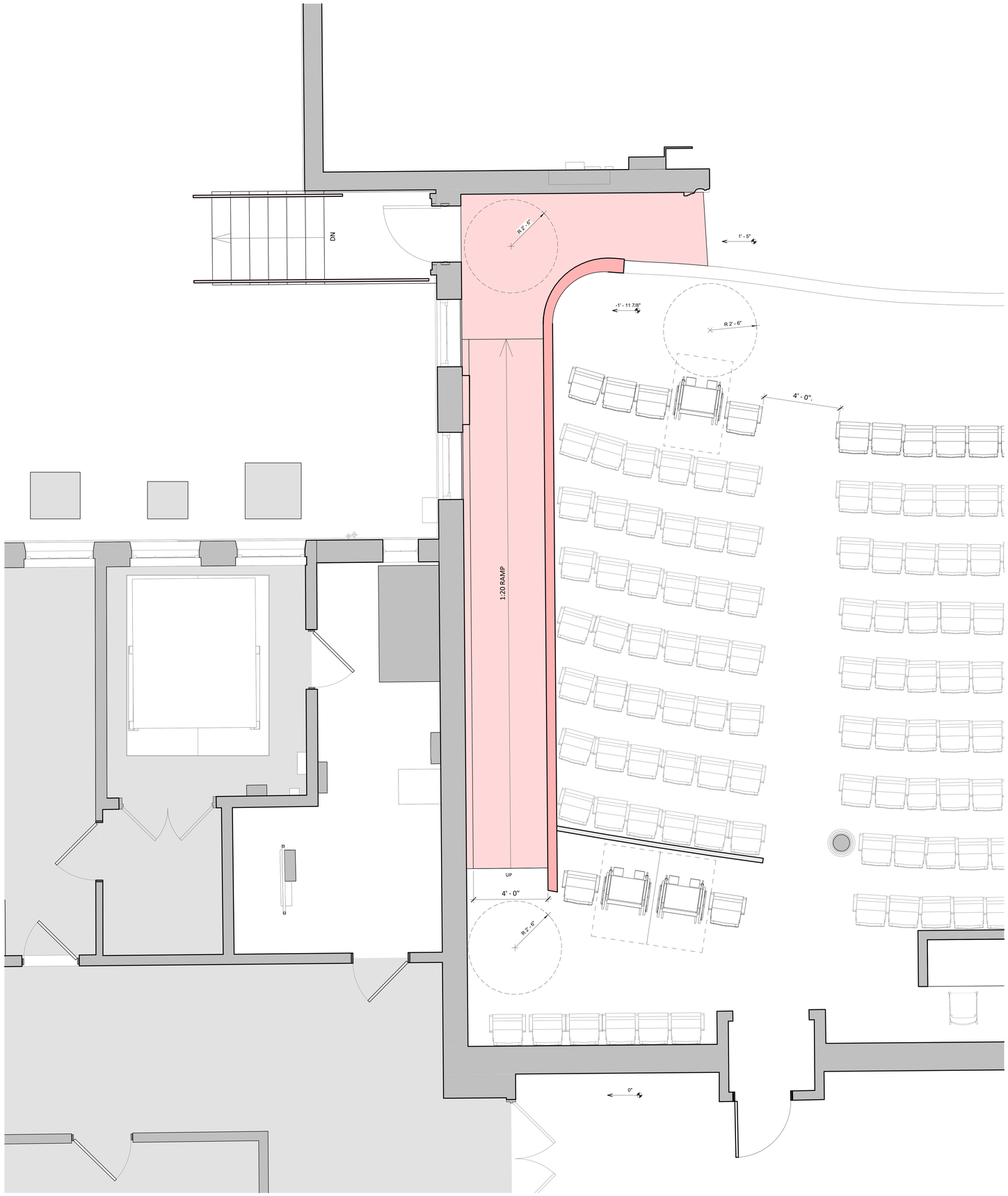
12/12/25

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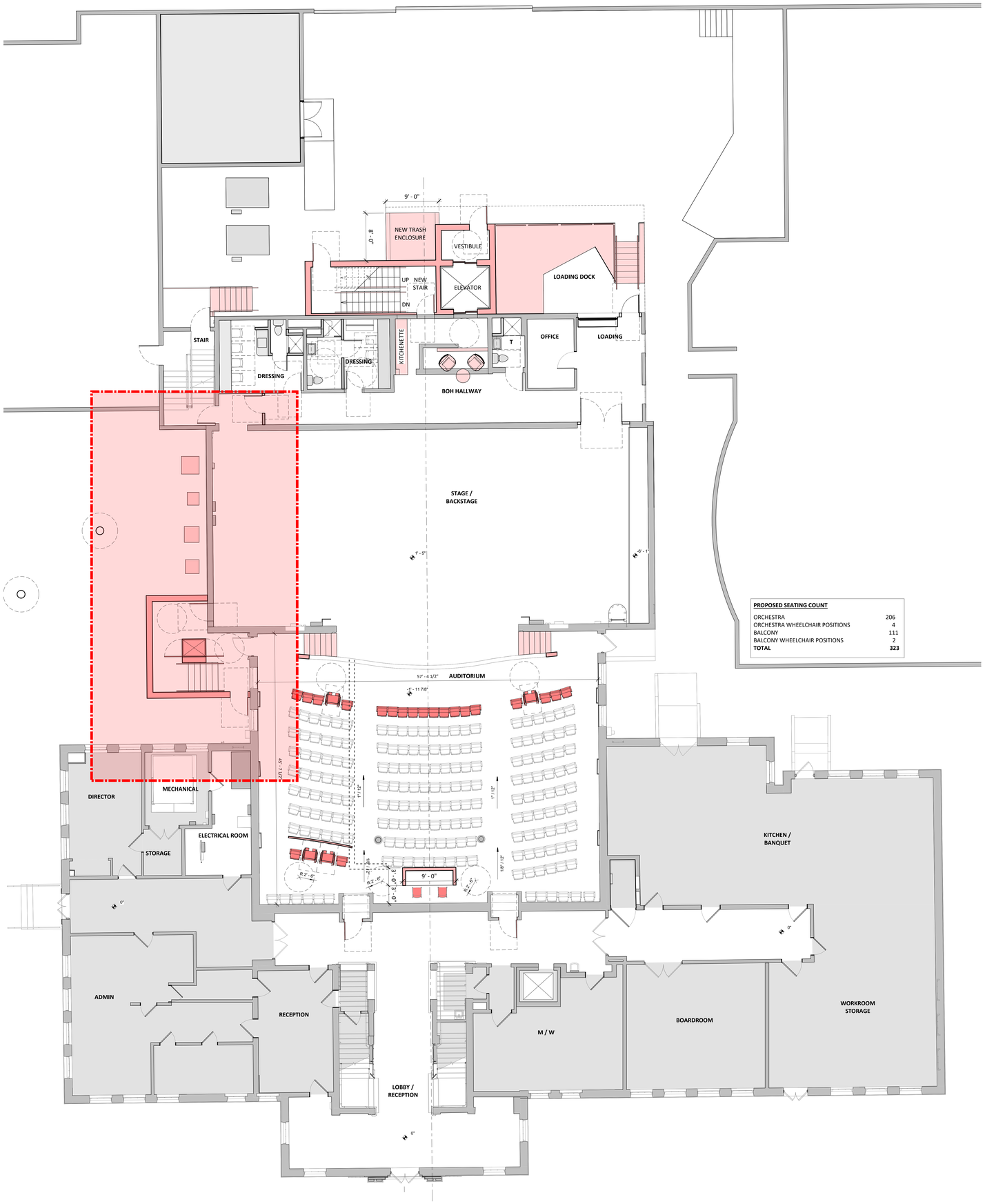
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# BASE PLAN - RAMP

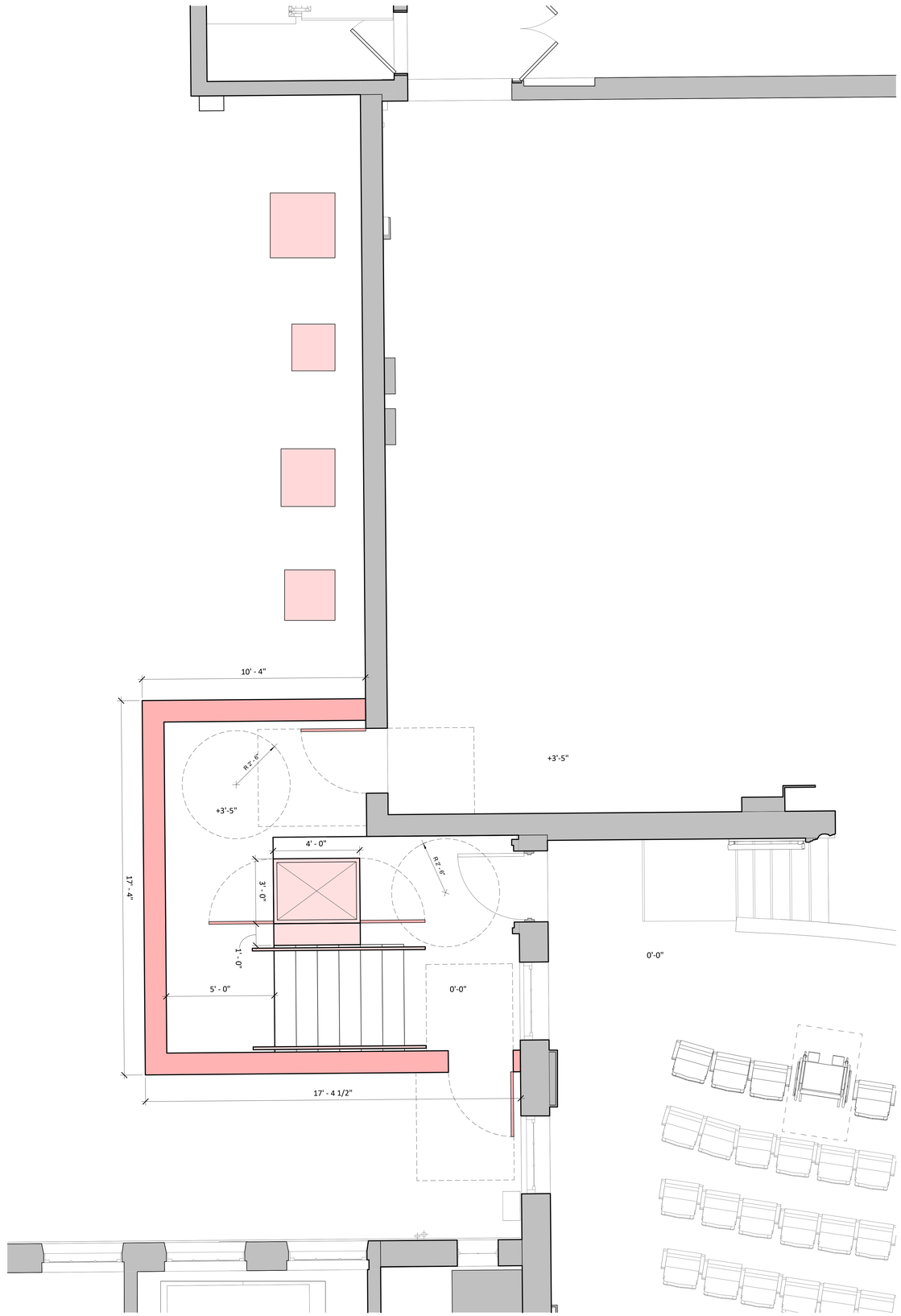
SCALE: 1/2" = 1'-0"

N



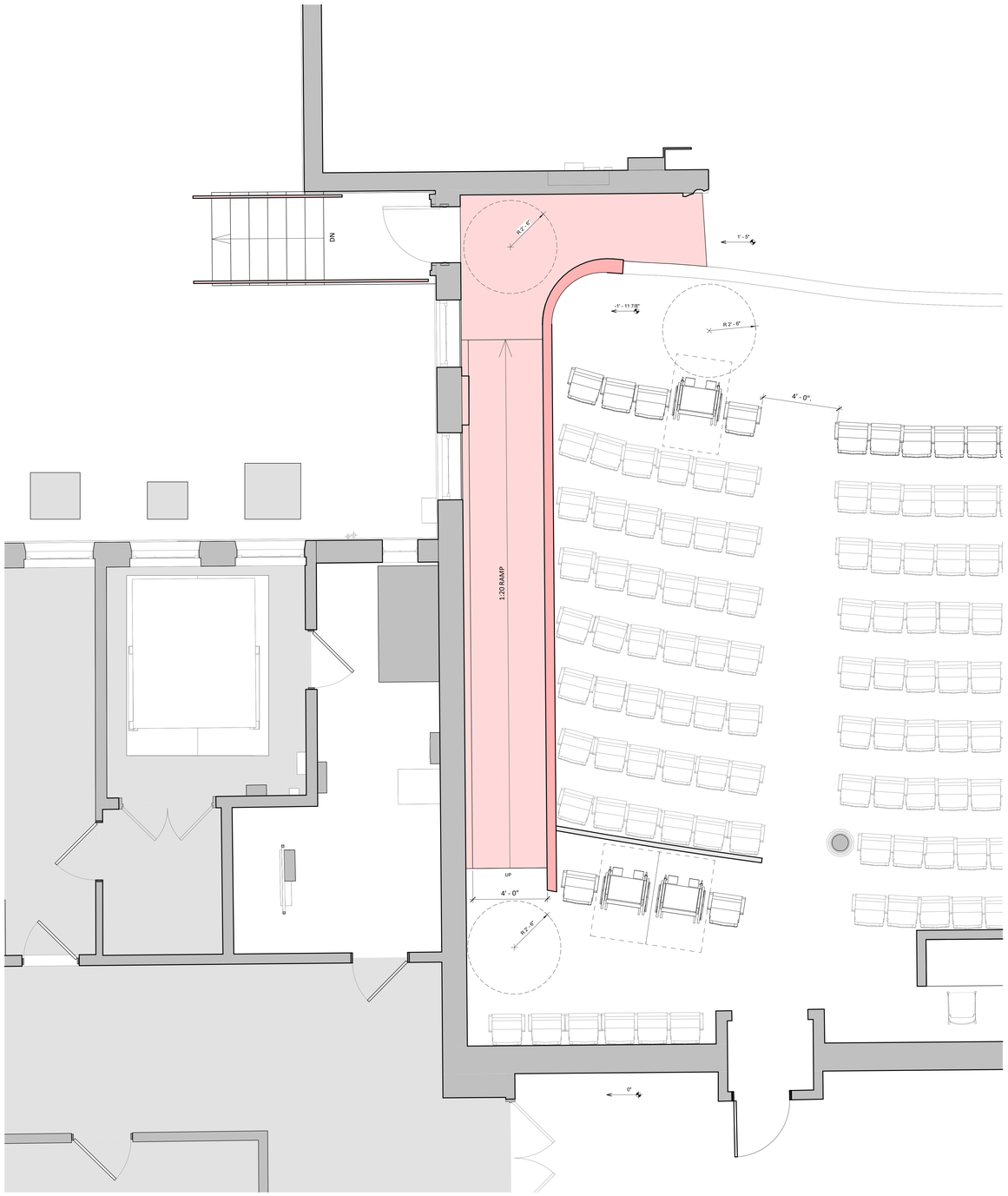

# OPTION 1

## FIRST FLOOR PLAN



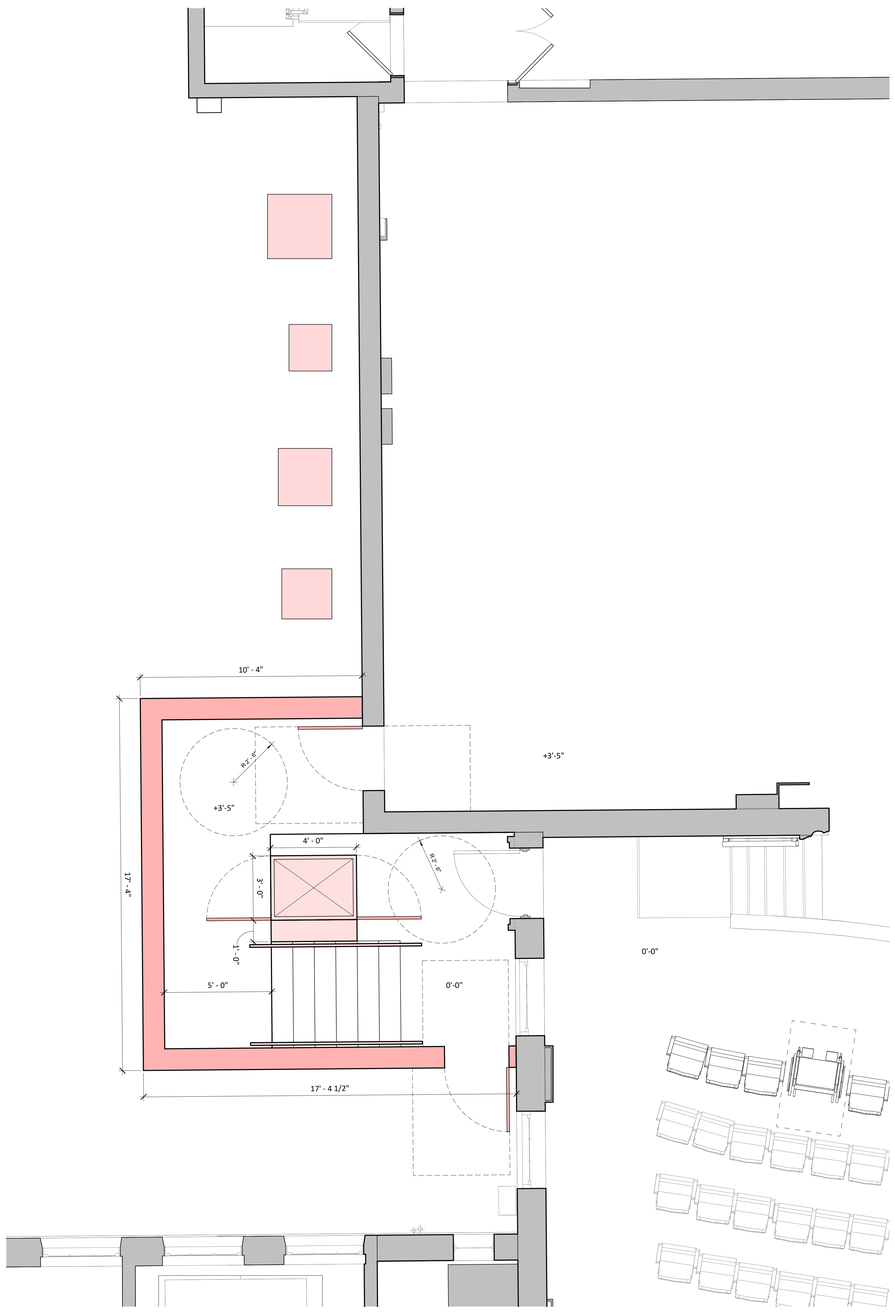

# OPTION 1 - LIFT

SCALE: 1/2" = 1'-0"




# BASE PLAN - RAMP

SCALE: 1/2" = 1'-0"




# OPTION 1 - LIFT

SCALE: 1/2" = 1'-0"

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

N

12/12/25

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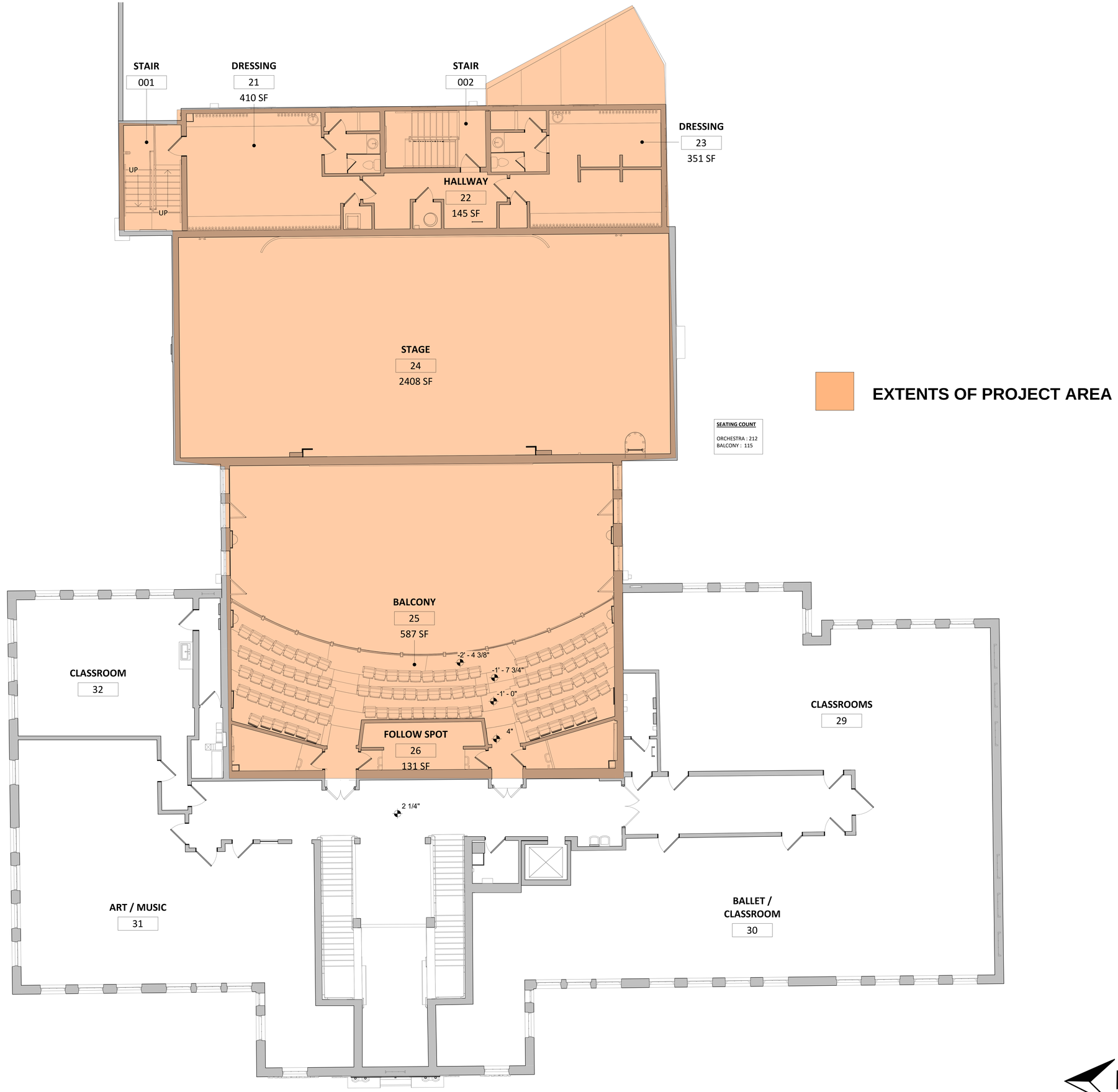
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# EXISTING CONDITIONS



# OPTION 1 - LIFT
# SIDE ADDITION




# EXISTING

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

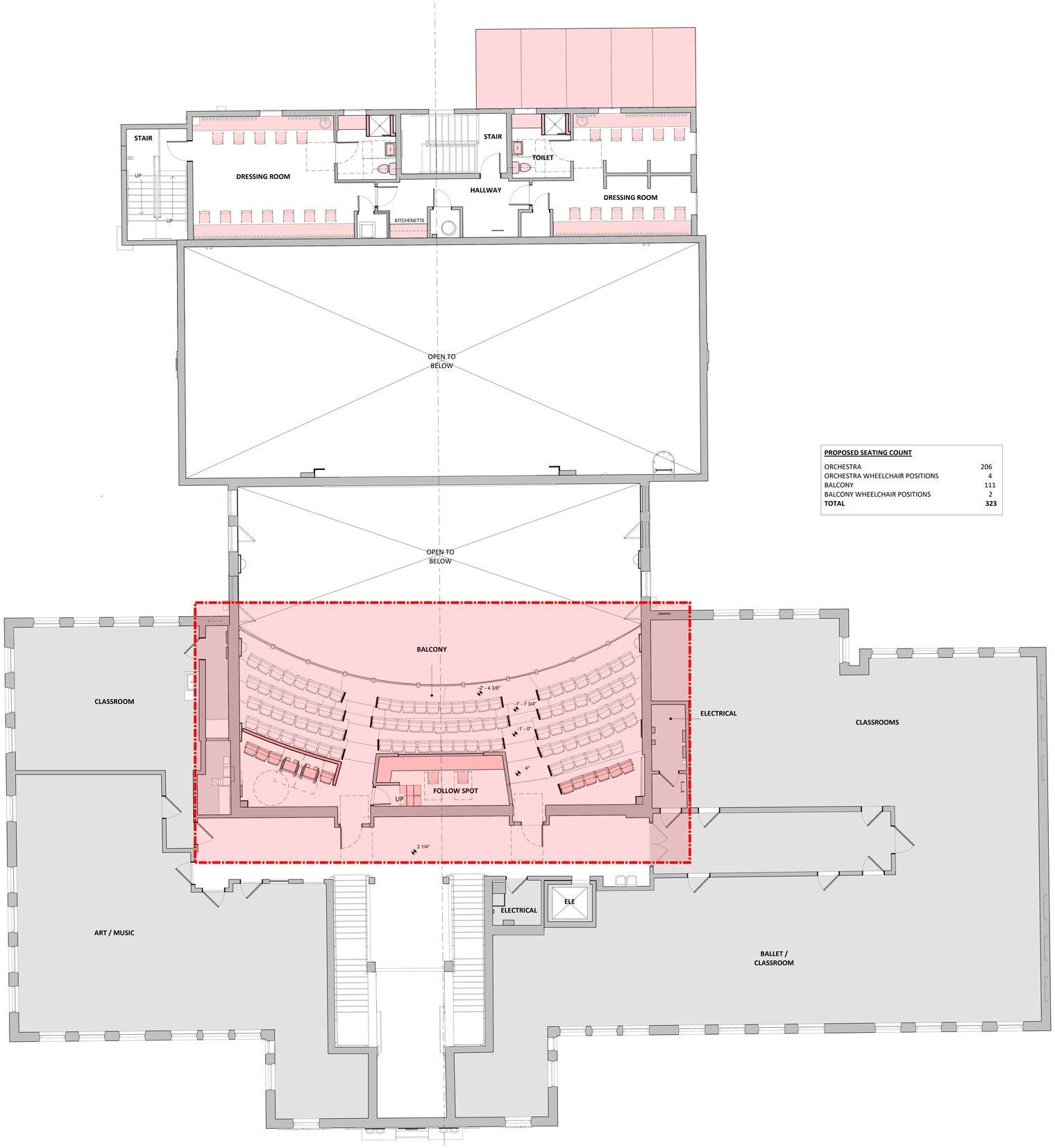
12/12/25

M+Sa # 2504

M+Sa

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**PROPOSED SEATING COUNT**

| | |
|---|---|
| ORCHESTRA | 206 |
| ORCHESTRA WHEELCHAIR POSITIONS | 4 |
| BALCONY | 111 |
| BALCONY WHEELCHAIR POSITIONS | 2 |
| **TOTAL** | **323** |

# BASE PLAN

## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

CREST THEATER | 51 N Swinton Ave, Delray Beach, FL 33444

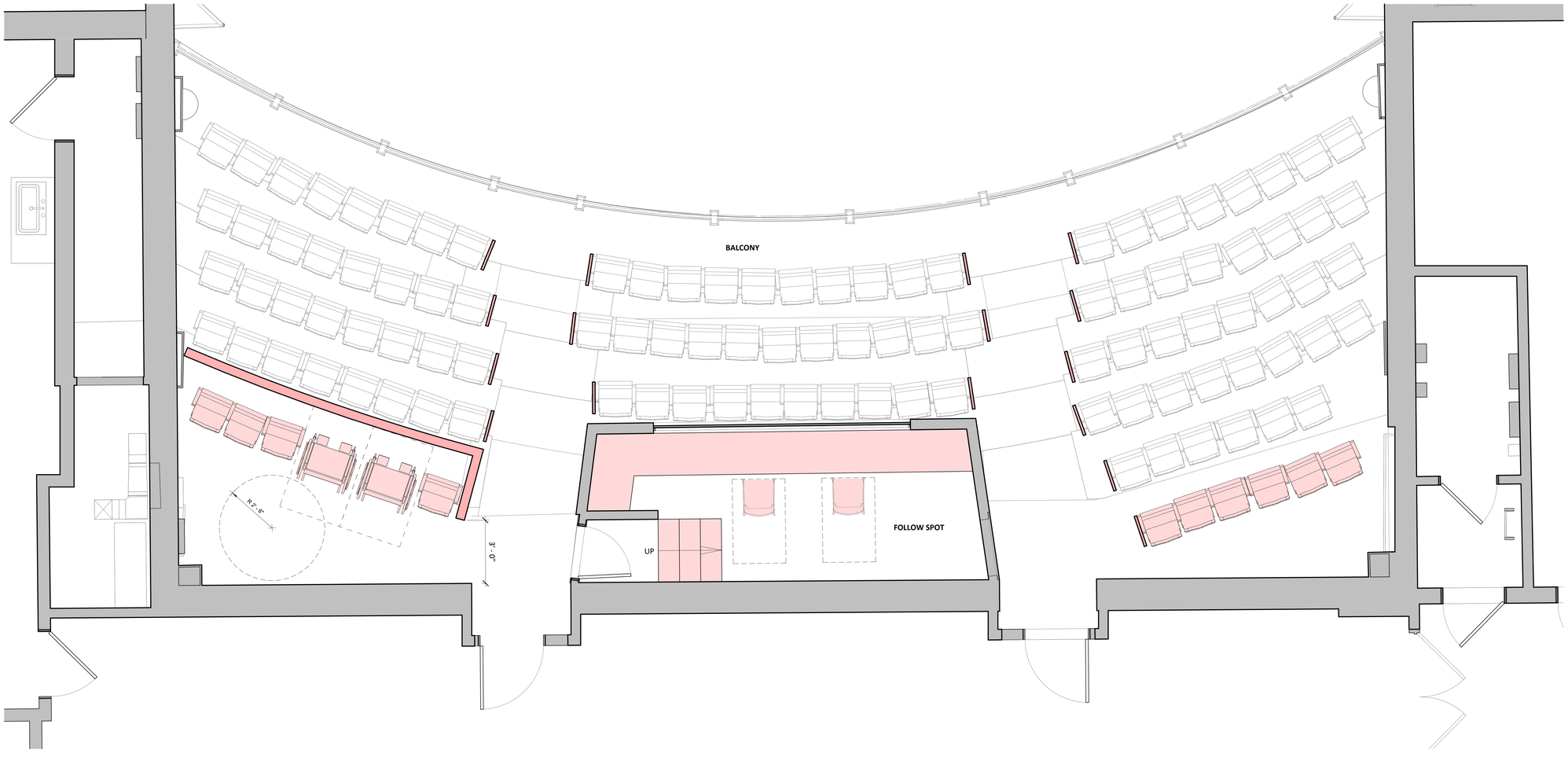
12/12/25

M+Sa # 2504

M+Sa

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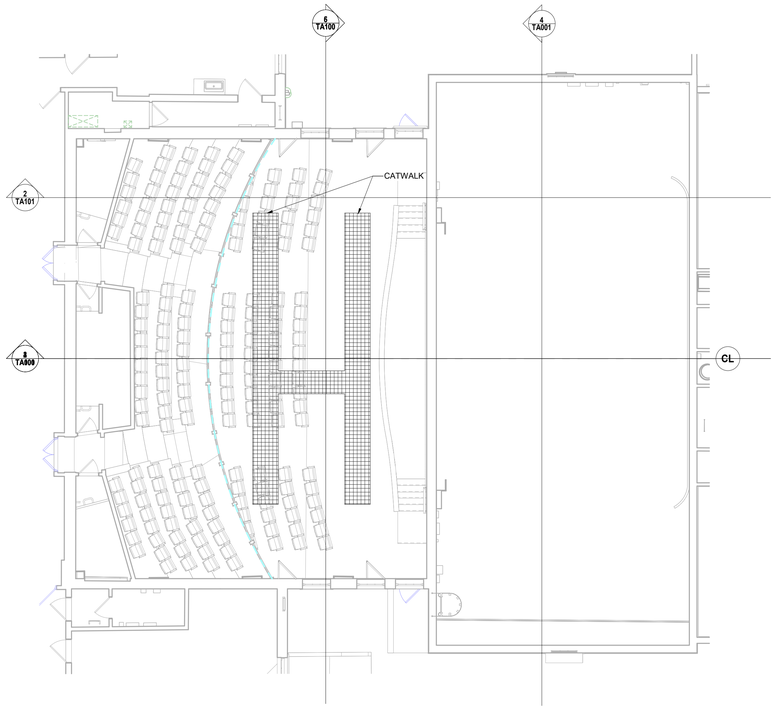
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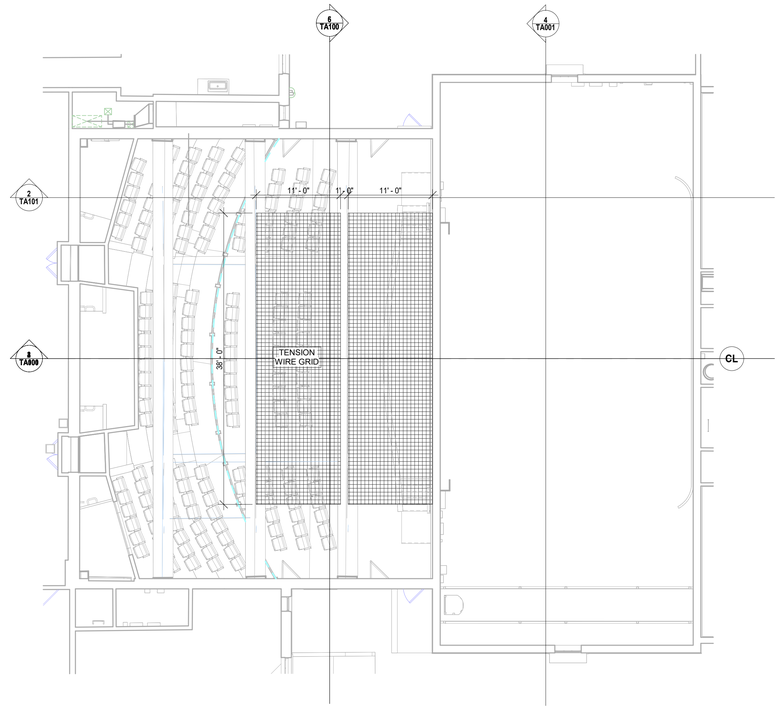

# BASE PLAN - BALCONY

SCALE: 1/2" = 1'-0"

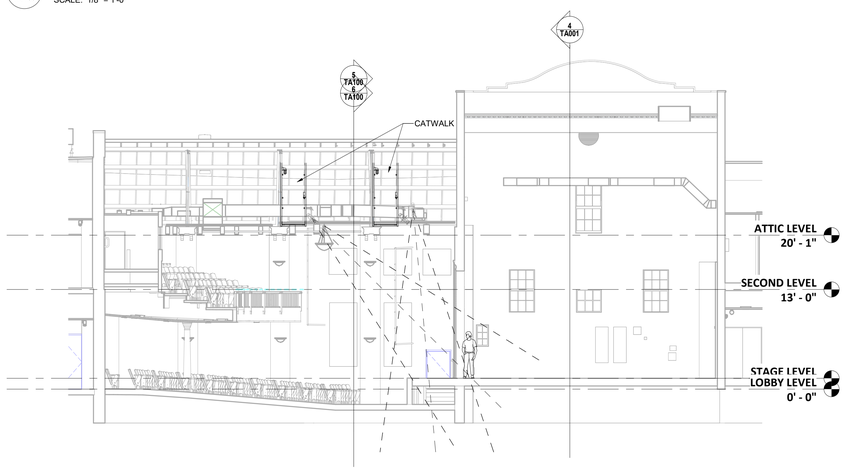
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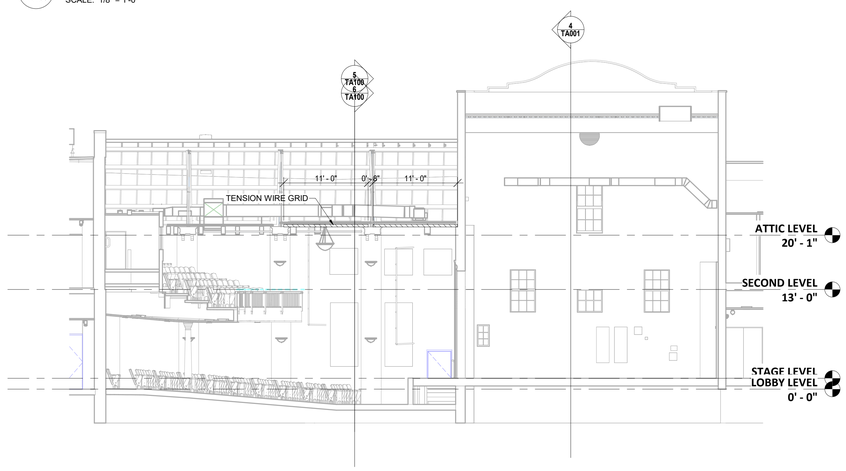

1 TA100 CATWALK PLAN
SCALE: 1/8" = 1'-0"



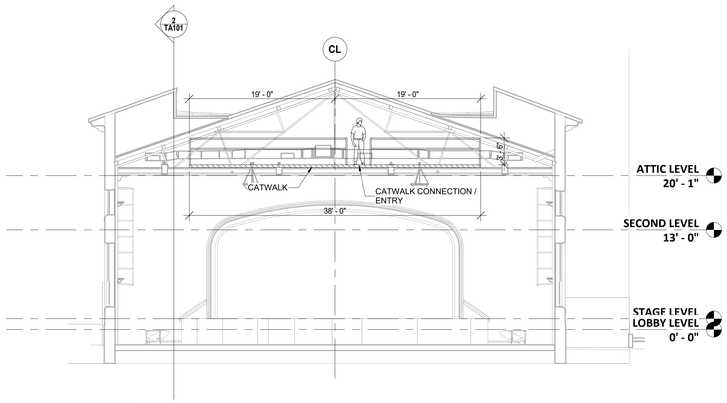

3 TA100 TENSION WIRE GRID PLAN
SCALE: 1/8" = 1'-0"



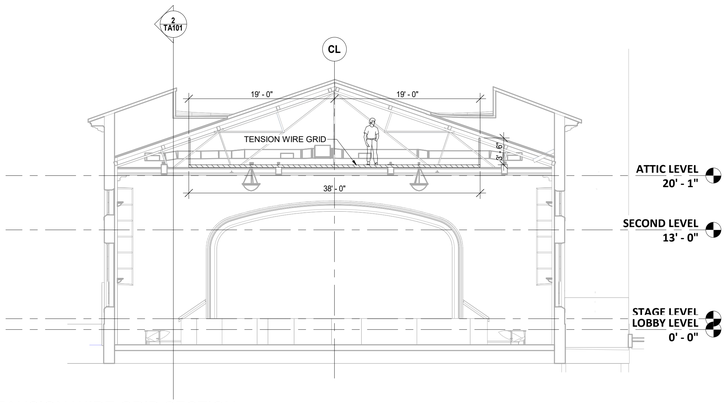

2 TA100 CATWALK SECTION
SCALE: 1/8" = 1'-0"




4 TA100 TENSION WIRE GRID SECTION
SCALE: 1/8" = 1'-0"




6 TA100 CATWALK SECTION
SCALE: 1/8" = 1'-0"




5 TA100 TEANSION WIRE GRID SECTION
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" @ ARCH E

Schuler Shook
LIGHTING DESIGN / THEATRE PLANNING / AUDIO VIDEO DESIGN
Minneapolis
T +1 612 339 5958
schulershook.com

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THIS DRAWING INDICATES GENERAL LAYOUT AND DESIGN OF STAGE SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

# CREST THEATER
## Delray Beach, FL

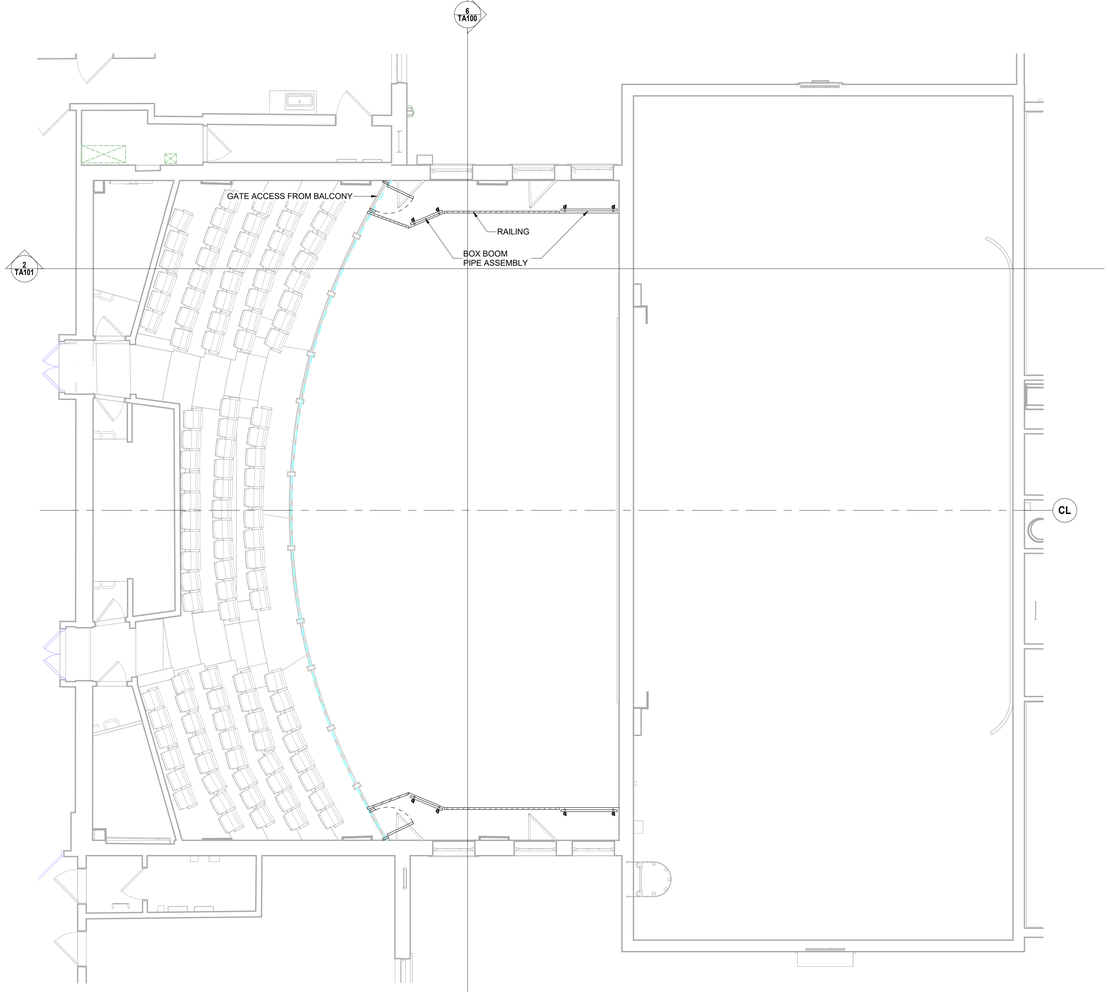
Owner

| ISSUANCES | | |
|---|---|---|
| # | DESCRIPTION | DATE |

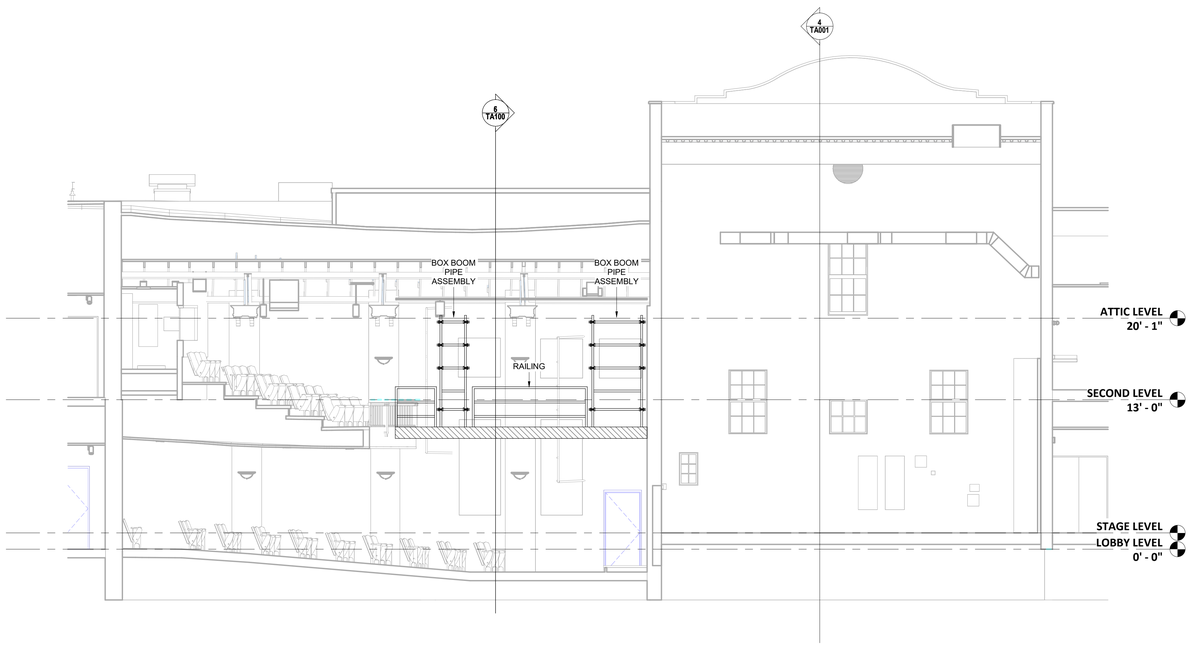
| | |
|---|---|
| DATE: | 12/04/25 |
| SCALE: | 1/8" = 1'-0" @ ARCH E1 |
| DRAWN: | Author |
| APPROVED: | Approver |
| PROJECT #: | 2504 |

CATWALK SECTIONS

**TA100**




1 TA101 BOX BOOM PLAN
SCALE: 3/16" = 1'-0"




2 TA101 BOX BOOM ELEVATION
SCALE: 3/16" = 1'-0"

3/16" = 1'-0" @ ARCH E

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THIS DRAWING INDICATES GENERAL LAYOUT AND DESIGN OF STAGE SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

# CREST THEATER
## Delray Beach, FL

Owner

| ISSUANCES | | |
|---|---|---|
| # | DESCRIPTION | DATE |

| | |
|---|---|
| DATE: | 12/04/25 |
| SCALE: | 3/16" = 1'-0" @ ARCH E1 |
| DRAWN: | Author |
| APPROVED: | Approver |
| PROJECT #: | 2504 |

BOX BOOM PLAN

**TA101**

# VI. COST ESTIMATE

The following is a preliminary study of probable costs, an order of magnitude estimate based on the observations and recommendations made in this report. It is not a complete architectural / engineering cost breakdown based on drawings and specifications and is not intended to guarantee a cost for construction work. The numbers are for planning purposes to assist the City of Delray Beach in developing a program of design and construction based on recommendations provided during the period of inspection. Contractors should not be expected to quote for or carry out the specialized work required without further guidance. The estimate would be updated upon completion of Schematic Design, Design Development, and Construction Documents phases.

This budget estimate is based on unit costs of materials, current square foot costs, or as appropriate, allowances for certain elements of work. The costs are based on the use of above average materials or assemblies that would offer the longest product life. The estimate was prepared by Dharam Consulting, a firm with extensive national experience in estimating.

The budget consists of the following factors:

1. Labor costs are based on prevailing wage.
2. Estimates are based on 2025 dollars. An estimated escalation value is included, assuming a construction start in the first quarter of 2027. Due to ongoing and unpredictable market conditions, including potential changes in tariffs, supply chain disruptions, and material cost volatility, the pricing reflected in this estimate is based on current information and is subject to change. Final costs may vary depending on the market conditions at the time of procurement and construction.

The preliminary budget estimate should not be construed as a warranty, expressed or implied, of the actual construction cost. Actual costs vary from the estimates depending on a number of factors, including the following:

1. Rapid inflation in the cost of materials and/or labor.
2. Construction Contingency. The field survey for this study included limited removal of surface materials to expose hidden conditions. Additional deterioration uncovered during design and construction, or other unseen condition, could increase the scope of work.
3. Hazmat Inspection and Abatement. Investigation and/or remediation of hazardous materials is not included in the estimate.
4. Owner Soft costs, such as A/E design fees, special inspections, utility connections, insurances, legal fees, off-site costs, misc. expenses are not included in the estimate. We recommend carrying an allowance of 20% of the construction costs for soft costs.

Because the scope of work has not been finalized at this stage, a contingency has been added. As construction documents are developed in more detail, the size of the contingency can be reduced. When work is eventually undertaken, an Owners' Contingency of 10% should be set aside to cover field conditions and unforeseen issues that may arise during construction.

General Conditions and Overhead and Profit have been factored into the scope of work. This includes items such as the contractor's mobilization, demobilization, and profit on work and subcontractors' work.

| | Estimated Construction Cost | Estimated Soft Costs | Estimated Owners' Contingency | Estimated Total Project Cost |
|---|---|---|---|---|
| **Base Scope** | $3,060,000 | $ 612,000 | $306,000 | $ 3,978,000 |
| **Option 1** | $6,394,000 | $ 1,279,000 | $639,000 | $ 8,312,000 |
| **Option 2** | $7,885,000 | $ 1,577,000 | $789,000 | $10,251,000 |

DHARAM
CONSULTING

# Mills + Schnoering Architects
# CREST THEATER
## Concept Estimate
January 28, 2026



CONSTRUCTION COST
& RISK CONSULTANTS

# EXECUTIVE SUMMARY — CREST THEATER

## Concept Estimate — 28-Jan-26

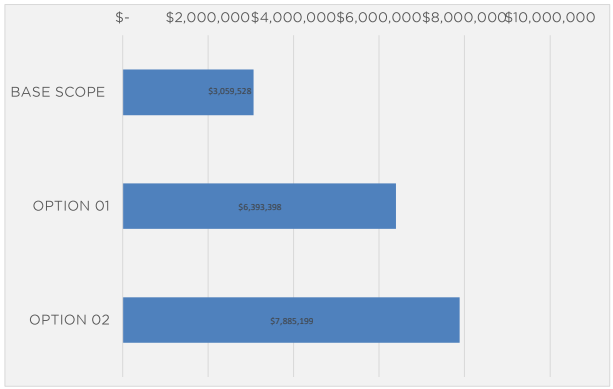
This document provides a Concept Rough Order of Magnitude (ROM) estimate for the renovation of the Crest Theater. There are multiple options included built up of various scope that has been identified by Mills + Schnoering Architects.

## BUILDINGS / PHASES

| COST ELEMENT | GSF | $/SF | CONST $ | PROJECT $ |
|---|---|---|---|---|
| BASE SCOPE | 9,059 | $ 338 | $ 3,059,528 | By Owner |
| OPTION 01 | 10,142 | $ 630 | $ 6,393,398 | By Owner |
| OPTION 02 | 10,142 | $ 777 | $ 7,885,199 | By Owner |

| TOTAL COSTS | As per above Option |
|---|---|
| PROFESSIONAL TEAM | By Owner |
| OTHER FFE CLIENT COSTS | By Owner |
| OWNERS CONTINGENCY | By Owner |

| TOTAL PROJECT COST | As per above Option |
|---|---|




## CONTINGENCY & ESCALATION SUMMARY

| | |
|---|---|
| Project Requirements | 9% |
| General Conditions (If % Driven) | 12% |
| Permits | 1% |
| GL Insurance & Subguard | 4% |
| Design Contingency | 15% |
| Construction Contingency | 5% |
| OH&P | 5% |

## ESCALATION STATEMENT

*Due to ongoing and unpredictable market conditions, including potential changes in tariffs, supply chain disruptions, and material cost volatility, the pricing reflected in this estimate is based on current information and is subject to change. Final costs may vary depending on market conditions at the time of procurement and construction. We recommend early engagement and proactive purchasing strategies to help mitigate potential escalation impacts.*

## Basis of Estimate

Crest Report -Draft Narrative for cost estimate 12.22.25-REDUCED

## Assumptions & Exclusions

1 Escalation is presently includes for Q1 2027.
2 We have included 15% design contingency
3 We have included 5% construction contingency
4 We have included 3.5% for GL & Subguard Insurance
5 We have included 1.0% for GC Bond
6 We have included a 4.5% OH&P
7 We have included 1% for permitting.
8 We have included General Requirements at 6%
9 We have excluded owners design costs , ffe & owners contingency
10 The cost model assumes Union Labor for all trades.
11 To date we have only received Architectural narrative information, so the notes below outline the assumptions made in putting together the estimate. Changes will be made to these assumptions during subsequent reconciliation and design.

Demolition/Enabling
Base Scope
1 Abatement scope has been excluded
2 Estimate includes for saw cut trench for control cable - Allowance based on 50 LF
Option One
2 Assume same as above
3 This option also includes for demolition/openings to existing building for new build portion of the scope
Option Two
4 includes base scope (no additional scope)

Superstructure
Base Scope
1 An allowance has been included for structural alteration. Please note - existing conditions are currently unknown and benchmarked rates have been used.
Option One
2 Assume same as above
3 Includes for superstructure to new build areas - assume steel construction based on 15 PSF
4 Additional allowance for structural alterations has been included for stage gallary
Option Two
5 Assume same as above
6 Additional allowance for structural alterations has been included for side access areas

Exterior Enclosure
Base Scope
1 Estimate includes for adaptions to BOH exit with role up door & canopy replacement
Option One
2 Assume same as above
3 Includes for exterior enclosure to new build areas - assume LGMF construction and assumed 30% glazing
Option Two
4 includes base scope (no additional scope)

Vertical Assumptions
Base Scope
1 Estimate includes for loading dock lift, note specifications are unknown at this point
Option One
2 Assume same as above
3 Estimate includes for 1nr lifts and one ADA wheelchair lift - note specifications are unknown at this point
Option Two
4 includes base scope (no additional scope)

Interior Construction / Finishes
Base Scope
1 Estimate includes for new floor finishes throughout (scope of work area)

2 Allowance has been included for ceiling adaptions ONLY
3 Estimate includes for new paint finishes throughout
4 Estimate EXCLUDES any renewal of high spec finishes not identified within the narrative
5 Estimate includes for acoustical wall fabric replacement.
6 Estimate includes for replacement of 323 theater seats
7 Allowance has been included for acoustical upgrades.
8 Allowance included for FOH lighting positions - exact scope currently unknown. Allowance included is $20,000 (includes for supply & install).

Option One

9 Assume same as above - With exception for Auditorium differences (Base includes for new ramp, Opt 1 includes for new steps)
10 Includes for new finishes to proposed new build area - assume exposed external wall will be furred GWB

Option Two

11 includes base scope (no additional scope)

Fire Protection

Base Scope

1 Estimate includes for fire sprinkler adaptions ONLY

Option One

2 includes base scope (no additional scope)

Option Two

3 includes base scope (no additional scope)

Mechanical

Base Scope

1 Estimate includes for MEP modification allowance ONLY, it is assumed scope will only include the below;
1.1 Ductwork modification - minor adjustments for new AHU unit / potential clash with proposed new scope
1.2 Replacement of exhaust fans to Restrooms
1.3 Allowance for replacement of one AHU (assume no larger than 2,000 CFM)

Option One

2 includes base scope (no additional scope)

Option Two

3 includes base scope (no additional scope)

Electrical

Base Scope

1 Estimate includes for MEP modification allowance ONLY, it is assumed scope will only include the below;
1.1 Estimate includes for new AV infrastructure to support new theater equipment
1.2 Estimate includes for lighting LED upgrades
1.3 Estimate includes for lighting control upgrade
1.4 Estimate includes for power/conduit modifications for new equipment

Option One

1 Assume same as above
2 Estimate includes for new power/conduit to proposed new build parts of the scope
3 AV infrastructure allowance is increased to allow for surround theater audio system

Option Two

1 Assume same as above
2 EO allowance has been included for live streaming system
3 Tension wire grid system included

Equipment

1 Estimate includes for new Theater equipment as per Schuler Shook estimate for all options
2 Estimate includes labor to install new Theater equipment (separate from Schuler Shook estimate)

External Works

1 Estimate includes for adapting stairs and rail to BOH area
2 Estimate includes for garbage enclosure
3 Estimate includes for landscape upgrades (based on 1,500 SF - scope is currently unknown)

Key Exclusions

1 No allowance has been included for high spec finishes
2 No allowance has been included for adapting main stage
3 No sustainability allowances have been included
4 No allowance has been included for roof replacement

5 No allowance has been included for anything outside the highlighted area (that is shown within the M+S document)

## SUMMARY BY PROGRAM

DHARAM CONSULTING

| TRADE | | *Base Scope ONLY* 9,059 GFA BASE SCOPE | / SF | *'ase Scope + New Build Elements* 10,142 GFA Base Scope 1.1 | / SF | *Option 01 - Includes Base + Option 01* 10,142 GFA OPTION 01 | / SF | *Option 02 - Includes Base + Option 01 + Option 02* 10,142 GFA OPTION 02 | / SF |
|---|---|---|---|---|---|---|---|---|---|
| DEMOLITION/ENABLING | | $ 93,346 | $ 10 | $ 108,346 | $ 11 | $ 108,346 | $ 11 | $ 108,858 | $ 11 |
| FOUNDATIONS | | $ 2,750 | $ 0 | $ 35,703 | $ 4 | $ 35,703 | $ 4 | $ 35,703 | $ 4 |
| SUPERSTRUCTURE | | $ 101,855 | $ 11 | $ 246,419 | $ 24 | $ 304,959 | $ 30 | $ 279,359 | $ 28 |
| EXTERIOR ENCLOSURE | | $ 6,250 | $ 1 | $ 242,340 | $ 24 | $ 242,340 | $ 24 | $ 242,340 | $ 24 |
| ROOFING | | $ 28,350 | $ 3 | $ 65,924 | $ 7 | $ 65,924 | $ 7 | $ 65,924 | $ 7 |
| INTERIOR CONSTRUCTION | | $ 119,117 | $ 13 | $ 149,467 | $ 15 | $ 165,793 | $ 16 | $ 218,173 | $ 22 |
| INTERIOR FINISHES | | $ 173,420 | $ 19 | $ 185,980 | $ 18 | $ 204,880 | $ 20 | $ 206,416 | $ 20 |
| STAIRWAYS | | $ 35,750 | $ 4 | $ 147,250 | $ 15 | $ 149,500 | $ 15 | $ 149,500 | $ 15 |
| CONVEYING SYSTEMS | | $ 18,000 | $ 2 | $ 153,000 | $ 15 | $ 153,000 | $ 15 | $ 153,000 | $ 15 |
| PLUMBING | | $ 79,800 | $ 9 | $ 85,870 | $ 8 | $ 88,370 | $ 9 | $ 88,370 | $ 9 |
| HVAC | | $ 162,385 | $ 18 | $ 186,665 | $ 18 | $ 193,009 | $ 19 | $ 193,009 | $ 19 |
| FIRE PROTECTION | | $ - | $ - | $ 10,048 | $ 1 | $ 10,048 | $ 1 | $ 10,048 | $ 1 |
| ELECTRICAL | | $ 796,014 | $ 88 | $ 832,434 | $ 82 | $ 1,575,353 | $ 155 | $ 2,388,293 | $ 235 |
| EQUIPMENT | | $ 105,000 | $ 12 | $ 107,596 | $ 11 | $ 562,596 | $ 55 | $ 682,596 | $ 67 |
| FURNISHINGS | | $ 201,210 | $ 22 | $ 207,701 | $ 20 | $ 217,701 | $ 21 | $ 220,501 | $ 22 |
| SITE PREP | | $ 950 | $ 0 | $ 950 | $ 0 | $ 950 | $ 0 | $ 950 | $ 0 |
| SITE IMPROVEMENTS | | $ 30,000 | $ 3 | $ 30,000 | $ 3 | $ 30,000 | $ 3 | $ 30,000 | $ 3 |
| TOTAL DIRECT COSTS | | $ 1,954,197 | $ 216 | $ 2,795,694 | $ 276 | $ 4,108,472 | $ 405 | $ 5,073,040 | $ 500 |
| Design Contingency | 15.00% | $ 293,130 | $ 32 | $ 419,354 | $ 41 | $ 616,271 | $ 61 | $ 760,956 | $ 75 |
| Construction Contingency | 5.00% | $ 97,710 | $ 11 | $ 139,785 | $ 14 | $ 205,424 | $ 20 | $ 253,652 | $ 25 |
| General Conditions | 9.00% | $ 175,878 | $ 19 | $ 266,759 | $ 26 | $ 443,715 | $ 44 | $ 547,888 | $ 54 |
| Project Requirements | 6.00% | $ 140,702 | $ 16 | $ 201,290 | $ 20 | $ 295,810 | $ 29 | $ 365,259 | $ 36 |
| SUBTOTAL | | $ 2,661,616 | $ 294 | $ 3,822,882 | $ 377 | $ 5,669,691 | $ 559 | $ 7,000,795 | $ 690 |
| Permits | 1.00% | $ 26,616 | $ 3 | $ 38,229 | $ 4 | $ 44,839 | $ 4 | $ 54,485 | $ 5 |
| GL Insurance & Subguard | 3.50% | $ 93,157 | $ 10 | $ 133,801 | $ 13 | $ 156,938 | $ 15 | $ 190,697 | $ 19 |
| Bond | 1.00% | $ 26,616 | $ 3 | $ 38,229 | $ 4 | $ 44,839 | $ 4 | $ 54,485 | $ 5 |
| OH&P | 4.50% | $ 119,773 | $ 13 | $ 172,030 | $ 17 | $ 201,777 | $ 20 | $ 245,182 | $ 24 |
| SUBTOTAL | | $ 2,927,778 | $ 323 | $ 4,205,170 | $ 415 | $ 6,118,084 | $ 603 | $ 7,545,645 | $ 744 |
| Escalation (Assume Q1 2027) | 4.50% | $ 131,750 | $ 15 | $ 189,233 | $ 19 | $ 275,314 | $ 27 | $ 339,554 | $ 33 |
| TOTAL | | $ 3,059,528 | $ 338 | $ 4,394,403 | $ 433 | $ 6,393,398 | $ 630 | $ 7,885,199 | $ 777 |

ESTIMATE SUMMARY
Concept Estimate



## SUMMARY BY PROG

DHARAM CONSULTING

| | Includes Base Scope for Shell & Core (includes External Work) | Includes Base Scope for Shell & Core | Includes Option 01 Scope for Shell & Core (includes External Work) | Includes Option 01 Scope for Shell & Core | Includes Option 02 Scope for Shell & Core |
|---|---|---|---|---|---|
| | 6,492 GFA | 2,567 GFA | 649 GFA | 649 GFA | 10,142 GFA |
| | CORE & SHELL | | | | |
| | FIRST FLOOR - BASE PLAN | SECOND FLOOR - BASE PLAN | FIRST FLOOR - OPTION 01 | SECOND FLOOR - OPTION 01 | TECH MEZZ - OPTION 02 |
| TRADE | TOTALS / SF | TOTALS / SF | TOTALS / SF | TOTALS / SF | TOTALS / SF |
| DEMOLITION/ENABLING | $ 5,250 $ 1 | $ - $ - | $ 7,500 $ 12 | $ 7,500 $ 12 | $ - $ - |
| FOUNDATIONS | $ 2,750 $ 0 | $ - $ - | $ 32,953 $ 51 | $ - $ - | $ - $ - |
| SUPERSTRUCTURE | $ 1,000 $ 0 | $ - $ - | $ 51,740 $ 80 | $ 92,825 $ 143 | $ - $ - |
| EXTERIOR ENCLOSURE | $ - $ - | $ - $ - | $ 128,170 $ 197 | $ 107,920 $ 166 | $ - $ - |
| ROOFING | $ 28,350 $ 4 | $ - $ - | $ 8,360 $ 13 | $ 29,214 $ 45 | $ - $ - |
| INTERIOR CONSTRUCTION | $ - $ - | $ - $ - | $ 15,175 $ 23 | $ 15,175 $ 23 | $ - $ - |
| INTERIOR FINISHES | $ - $ - | $ - $ - | $ 6,490 $ 10 | $ 6,070 $ 9 | $ - $ - |
| STAIRWAYS | $ 31,250 $ 5 | $ - $ - | $ 81,500 $ 126 | $ 30,000 $ 46 | $ - $ - |
| CONVEYING SYSTEMS | $ 18,000 $ 3 | $ - $ - | $ 75,000 $ 116 | $ 60,000 $ 92 | $ - $ - |
| PLUMBING | $ - $ - | $ - $ - | $ 3,035 $ 5 | $ 3,035 $ 5 | $ - $ - |
| HVAC | $ 26,500 $ 4 | $ - $ - | $ 12,140 $ 19 | $ 12,140 $ 19 | $ - $ - |
| FIRE PROTECTION | $ - $ - | $ - $ - | $ 5,192 $ 8 | $ 4,856 $ 7 | $ - $ - |
| ELECTRICAL | $ 2,500 $ 0 | $ - $ - | $ 18,210 $ 28 | $ 18,210 $ 28 | $ - $ - |
| EQUIPMENT | $ - $ - | $ - $ - | $ 1,298 $ 2 | $ 1,298 $ 2 | $ - $ - |
| FURNISHINGS | $ - $ - | $ - $ - | $ 3,245 $ 5 | $ 3,246 $ 5 | $ - $ - |
| SITE PREP | $ 950 $ 0 | $ - $ - | $ - $ - | $ - $ - | $ - $ - |
| SITE IMPROVEMENTS | $ 30,000 $ 5 | $ - $ - | $ - $ - | $ - $ - | $ - $ - |
| TOTAL DIRECT COSTS | $ 146,550 $ - | $ - $ - | $ 450,008 $ 693 | $ 391,489 $ 603 | $ - $ - |
| Design Contingency | $ 21,983 $ 3 | $ - $ - | $ 67,501 $ 104 | $ 58,723 $ 90 | $ - $ - |
| Construction Contingency | $ 7,328 $ 1 | $ - $ - | $ 22,500 $ 35 | $ 19,574 $ 30 | $ - $ - |
| General Conditions | $ 15,827 $ 2 | $ - $ - | $ 48,601 $ 75 | $ 42,281 $ 65 | $ - $ - |
| Project Requirements | $ 10,552 $ 2 | $ - $ - | $ 32,401 $ 50 | $ 28,187 $ 43 | $ - $ - |
| SUBTOTAL | $ 202,239 $ 31 | $ - $ - | $ 621,011 $ 957 | $ 540,255 $ 832 | $ - $ - |
| Permits | $ 2,022 $ 0 | $ - $ - | $ 6,210 $ 10 | $ 5,403 $ 8 | $ - $ - |
| GL Insurance & Subguard | $ 7,078 $ 1 | $ - $ - | $ 21,735 $ 33 | $ 18,909 $ 29 | $ - $ - |
| Bond | $ 2,022 $ 0 | $ - $ - | $ 6,210 $ 10 | $ 5,403 $ 8 | $ - $ - |
| OH&P | $ 9,101 $ 1 | $ - $ - | $ 27,945 $ 43 | $ 24,311 $ 37 | $ - $ - |
| SUBTOTAL | $ 222,463 $ 34 | $ - $ - | $ 683,112 $ 1,052 | $ 594,280 $ 915 | $ - $ - |
| Escalation (Assume Q1 2027) | $ 10,011 | $ - $ - | $ 30,740 $ 47 | $ 26,743 $ - | $ - $ - |
| TOTAL | $ 232,474 $ 36 | $ - $ - | $ 713,852 $ 1,100 | $ 621,023 $ 957 | $ - $ - |

# ESTIMATE SUMMARY
Concept Estimate

CREST THEATER
28-Jan-26

## SUMMARY BY PROG

| | Includes Base Scope for Fit-out | Includes Base Scope for Fit-out | Includes Option 01 Scope for Fit-out | Includes Option 01 Scope for Fit-out | Includes Option 02 Scope for Fit-out (minus amount within Superstructure represents removal of Catwalk) |
|---|---|---|---|---|---|
| | 6,492 GFA | 2,567 GFA | 7,285 GFA | 2,857 GFA | 10,142 GFA |

DHARAM CONSULTING

FITOUT MODEL

| TRADE | FIRST FLOOR - BASE PLAN | | SECOND FLOOR - BASE PLAN | | FIRST FLOOR - OPTION 01 | | SECOND FLOOR - OPTION 01 | | TECH MEZZ - OPTION 02 | |
|---|---|---|---|---|---|---|---|---|---|---|
| | TOTALS | / SF | TOTALS | / SF | TOTALS | / SF | TOTALS | / SF | TOTALS | / SF |
| DEMOLITION/ENABLING | $ 36,160 | $ 6 | $ 51,936 | $ 20 | $ - | $ - | $ - | $ - | $ 512 | $ 0 |
| FOUNDATIONS | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| SUPERSTRUCTURE | $ 62,350 | $ 10 | $ 38,505 | $ 15 | $ 58,540 | $ 8 | $ - | $ - | $ (25,600) | $ (3) |
| EXTERIOR ENCLOSURE | $ 6,250 | $ 1 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| ROOFING | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| INTERIOR CONSTRUCTION | $ 97,374 | $ 15 | $ 21,743 | $ 8 | $ 3,415 | $ 0 | $ 12,911 | $ 5 | $ 52,380 | $ 5 |
| INTERIOR FINISHES | $ 104,022 | $ 16 | $ 69,398 | $ 27 | $ 18,900 | $ 3 | $ - | $ - | $ 1,536 | $ 0 |
| STAIRWAYS | $ 1,750 | $ 0 | $ 2,750 | $ 1 | $ 2,250 | $ 0 | $ - | $ - | $ - | $ - |
| CONVEYING SYSTEMS | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| PLUMBING | $ 36,850 | $ 6 | $ 42,950 | $ 17 | $ 2,500 | $ 0 | $ - | $ - | $ - | $ - |
| HVAC | $ 97,380 | $ 15 | $ 38,505 | $ 15 | $ 6,344 | $ 1 | $ - | $ - | $ - | $ - |
| FIRE PROTECTION | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| ELECTRICAL | $ 731,906 | $ 113 | $ 61,608 | $ 24 | $ 681,587 | $ 94 | $ 61,332 | $ 21 | $ 812,940 | $ 80 |
| EQUIPMENT | $ 105,000 | $ 16 | $ - | $ - | $ 455,000 | $ 62 | $ - | $ - | $ 120,000 | $ 12 |
| FURNISHINGS | $ 161,500 | $ 25 | $ 39,710 | $ 15 | $ 7,500 | $ 1 | $ 2,500 | $ 1 | $ 2,800 | $ 0 |
| SITE PREP | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| SITE IMPROVEMENTS | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| TOTAL DIRECT COSTS | $ 1,440,542 | $ 222 | $ 367,105 | $ 143 | $ 1,236,035 | $ 170 | $ 76,743 | $ 27 | $ 964,568 | $ 95 |
| Design Contingency | $ 216,081 | $ 33 | $ 55,066 | $ 21 | $ 185,405 | $ 25 | $ 11,511 | $ 4 | $ 144,685 | $ 14 |
| Construction Contingency | $ 72,027 | $ 11 | $ 18,355 | $ 7 | $ 61,802 | $ 8 | $ 3,837 | $ 1 | $ 48,228 | $ 5 |
| General Conditions | $ 155,579 | $ 24 | $ 39,647 | $ 15 | $ 133,492 | $ 18 | $ 8,288 | $ 3 | $ 104,173 | $ 10 |
| Project Requirements | $ 103,719 | $ 16 | $ 26,432 | $ 10 | $ 88,995 | $ 12 | $ 5,525 | $ 2 | $ 69,449 | $ 7 |
| SUBTOTAL | $ 1,987,948 | $ 306 | $ 506,605 | $ 197 | $ 1,705,729 | $ 234 | $ 105,905 | $ 37 | $ 1,331,104 | $ 131 |
| Permits | $ 14,405 | $ 2 | $ 3,671 | $ 1 | $ 12,360 | $ 2 | $ 767 | $ 0 | $ 9,646 | $ 1 |
| GL Insurance & Subguard | $ 50,419 | $ 8 | $ 12,849 | $ 5 | $ 43,261 | $ 6 | $ 2,686 | $ 1 | $ 33,760 | $ 3 |
| Bond | $ 14,405 | $ 2 | $ 3,671 | $ 1 | $ 12,360 | $ 2 | $ 767 | $ 0 | $ 9,646 | $ 1 |
| OH&P | $ 64,824 | $ 10 | $ 16,520 | $ 6 | $ 55,622 | $ 8 | $ 3,453 | $ 1 | $ 43,406 | $ 4 |
| SUBTOTAL | $ 2,132,002 | $ 328 | $ 543,315 | $ 212 | $ 1,829,332 | $ 251 | $ 113,579 | $ 40 | $ 1,427,561 | $ 141 |
| Escalation (Assume Q1 2027) | $ 95,940 | $ 15 | $ 24,449 | $ 10 | $ 82,320 | $ 11 | $ 5,111 | $ 2 | $ 64,240 | $ 6 |
| TOTAL | $ 2,227,942 | $ 343 | $ 567,764 | $ 221 | $ 1,911,652 | $ 262 | $ 118,690 | $ 42 | $ 1,491,801 | $ 147 |

First Floor Shell & Core - Base
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| DEMOLITION/ENABLING | 649 | | | $ 5,250 |
| Allowance for demolition of existing slab to make space for loading lift | 1 | ALW | 1,500.00 | $ 1,500 |
| Demo existing guardrail | 25 | LF | 50.00 | $ 1,250 |
| Demo existing canopy | 1 | ALW | 2,500.00 | $ 2,500 |
| FOUNDATIONS | 649 | | | $ 2,750 |
| Allowance for lift pit | 1 | ALW | 1,250.00 | $ 1,250 |
| Allowance for pads to canopy | 1 | ALw | 1,500.00 | $ 1,500 |
| SUPERSTRUCTURE | 649 | | | $ 1,000 |
| Allowance for canopy support / tie into existing building | 1 | ALW | 1,000.00 | $ 1,000 |
| ROOFING | 649 | | | $ 28,350 |
| Allowance for new canopy | 270 | SF | 105.00 | $ 28,350 |
| STAIRWAYS | 649 | | | $ 31,250 |
| Allowance to adapt stairs | 1 | ALW | 5,000.00 | $ 5,000 |
| Allowance for guard rail | 75 | LF | 350.00 | $ 26,250 |
| CONVEYING SYSTEMS | 649 | | | $ 18,000 |
| Allowance for loading dock lift | 1 | ALW | 18,000.00 | $ 18,000 |
| HVAC | 649 | | | $ 26,500 |
| Allowance to replace AHU unit | 2,000 | CFM | 12.00 | $ 24,000 |
| Allowance for duct modification to AHU post new install | 1 | ALW | 2,500.00 | $ 2,500 |
| ELECTRICAL | 649 | | | $ 2,500 |
| Allowance for connection to BOH lift | 1 | ALW | 2,500.00 | $ 2,500 |
| SITE PREP | 649 | | | $ 950 |
| Allowance for site prep for foundations/lift pit | 1 | Alw | 950.00 | $ 950 |
| SITE IMPROVEMENTS | 649 | | | $ 30,000 |
| Allowance to make good hardscape BOH area | 1,500 | ALW | 20.00 | $ 30,000 |
| TOTAL DIRECT COSTS | | | | $ 146,550 |

First Floor Shell & Core - Option 01
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| DEMOLITION/ENABLING | 649 | | | $ 7,500 |
| Allowance for structural openings (incl temp propping) | 1 | ALW | 7,500 | $ 7,500 |
| FOUNDATIONS | 649 | | | $ 32,953 |
| Allowance for foundations to new build area | 649 | SF | 51 | $ 32,953 |
| SUPERSTRUCTURE | 649 | | | $ 51,740 |
| Rate matrix detail - New Construction to new build | 649 | SF | 65 | $ 42,365 |
| Allowance for structural steel to existing building to support new build | 1 | ALW | 9,375 | $ 9,375 |
| EXTERIOR ENCLOSURE | 649 | | | $ 128,170 |
| Allowance for exterior enclosure construction to new build | 649 | SF | 166 | $ 107,920 |
| Allowance for external doors | 3 | NR | 6,750.00 | $ 20,250 |
| ROOFING | 649 | | | $ 8,360 |
| E/O allowance for Opt 01 canopy structure | 1 | ALW | $ 8,360 | $ 8,360 |
| INTERIOR CONSTRUCTION | 649 | | | $ 15,175 |
| Rate matrix detail - New Construction to new build | 607 | SF | 25 | $ 15,175 |
| INTERIOR FINISHES | 649 | | | $ 6,490 |
| Rate matrix detail - New Construction to new build | 649 | SF | 10 | $ 6,490 |
| STAIRWAYS | 649 | | | $ 81,500 |
| Allowance for guard rail | 120 | LF | 350 | $ 42,000 |
| Stairs flights | 2 | FLIGHTS | 15,000 | $ 30,000 |
| Egress Stairs | 2 | FLIGHTS | 3,000 | $ 4,500 |
| Form new ramp | 1 | ALW | 5,000 | $ 5,000 |
| CONVEYING SYSTEMS | 649 | | | $ 75,000 |
| Elevators | 1 | Stops | 60,000 | $ 60,000 |
| Allowance for ADA lift | 1 | Stops | 15,000 | $ 15,000 |
| PLUMBING | 649 | | | $ 3,035 |
| Rate matrix detail - New Construction to new build | 607 | SF | 5 | $ 3,035 |
| HVAC | 649 | | | $ 12,140 |
| Rate matrix detail - New Construction to new build | 607 | SF | 20 | $ 12,140 |

First Floor Shell & Core - Option 01
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| FIRE PROTECTION | 649 | | | $ 5,192 |
| Rate matrix detail - New Construction to new build | 649 | SF | 8 | $ 5,192 |
| ELECTRICAL | 649 | | | $ 18,210 |
| Rate matrix detail - New Construction to new build | 607 | SF | 30 | $ 18,210 |
| EQUIPMENT | 649 | | | $ 1,298 |
| Rate matrix detail - New Construction to new build | 649 | SF | 2 | $ 1,298 |
| FURNISHINGS | 649 | | | $ 3,245 |
| Rate matrix detail - New Construction to new build | 649 | SF | 5 | $ 3,245 |
| TOTAL DIRECT COSTS | | | | $ 450,008 |

Second Floor Shell & Core - Option 01
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | | TOTAL |
|---|---|---|---|---|---|
| DEMOLITION | 649 | | | $ | 7,500 |
| Allowance for structural openings (incl temp propping) | 1 | ALW | 7,500 | $ | 7,500 |
| SUPERSTRUCTURE | 649 | | | $ | 92,825 |
| Rate matrix detail - New Construction to new build | 649 | SF | 143 | $ | 92,825 |
| EXTERIOR ENCLOSURE | 649 | | | $ | 107,920 |
| Rate matrix detail - New Construction to new build | 649 | SF | 166 | $ | 107,920 |
| ROOFING | 649 | | | $ | 29,214 |
| Rate matrix detail - New Construction to new build | 649 | SF | 45 | $ | 29,214 |
| INTERIOR CONSTRUCTION | 649 | | | $ | 15,175 |
| Rate matrix detail - New Construction to new build | 649 | SF | 23 | $ | 15,175 |
| INTERIOR FINISHES | 649 | | | $ | 6,070 |
| Rate matrix detail - New Construction to new build | 649 | SF | 9 | $ | 6,070 |
| STAIRWAYS | 649 | | | $ | 30,000 |
| Stairs flights | 2 | SF | 15,000 | $ | 30,000 |
| CONVEYING SYSTEMS | 649 | | | $ | 60,000 |
| Elevators | 1 | STOPS | 60,000 | $ | 60,000 |
| PLUMBING | 649 | | | $ | 3,035 |
| Rate matrix detail - New Construction to new build | 649 | SF | 5 | $ | 3,035 |
| HVAC | 649 | | | $ | 12,140 |
| Rate matrix detail - New Construction to new build | 649 | SF | 19 | $ | 12,140 |
| FIRE PROTECTION | 649 | | | $ | 4,856 |
| Rate matrix detail - New Construction to new build | 649 | SF | 7 | $ | 4,856 |
| ELECTRICAL | 649 | | | $ | 18,210 |
| Rate matrix detail - New Construction to new build | 649 | SF | 28 | $ | 18,210 |
| EQUIPMENT | 649 | | | $ | 1,298 |

Second Floor Shell & Core - Option 01
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| Rate matrix detail - New Construction to new build | 649 | SF | 2 | $ 1,298 |
| FURNISHINGS | 649 | | | $ 3,246 |
| Rate matrix detail - New Construction to new build | 649 | SF | 5 | $ 3,246 |
| TOTAL DIRECT COSTS | | | | $ 391,489 |

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| DEMOLITION/ENABLING | 6,492 | | | $ 36,160.00 |
| Allowance for abatement | 6,492 | SF | exl | $ - |
| Allowance for sawcut to slab for cable route | 1 | ALW | $ 2,500.00 | $ 2,500.00 |
| Demolition of existing lift platform to BOH | 1 | ALW | $ 1,200.00 | $ 1,200.00 |
| Allowance for demolition through (carpet finishes/walls/general prep for proposed scope) | 6,492 | SF | $ 5.00 | $ 32,460.00 |
| SUPERSTRUCTURE | 6,492 | | | $ 62,350.00 |
| Allowance for structural altercations | 4,988 | SF | $ 12.50 | $ 62,350.00 |
| EXTERIOR ENCLOSURE | 6,492 | | | $ 6,250.00 |
| Allowance for adaptions to BOH opening | 1 | ALW | $ 2,500.00 | $ 2,500.00 |
| Allowance for overhead coiling door (incl for adaptions to exterior enclosure) | 1 | ALW | $ 3,750.00 | $ 3,750.00 |
| INTERIOR CONSTRUCTION | 6,492 | | | $ 97,374.00 |
| Allowance for new drywall partitions | 800 | SF | $ 22.00 | $ 17,600.00 |
| Allowance for adaptions to ramp - assume raised floor construction | 205 | SF | $ 35.00 | $ 7,175.00 |
| Allowance for rough carp/adaptions | 6,492 | SF | $ 0.75 | $ 4,869.00 |
| Allowance for new doors - Acoustical standard | 6 | NR | $ 4,500.00 | $ 27,000.00 |
| Allowance for new doors (dbl) - Acoustical standard | 1 | NR | $ 8,500.00 | $ 8,500.00 |
| Allowance for 5ft support walls | 50 | LF | $ 320.00 | $ 16,000.00 |
| Allowance for acoustical improvements | 6,492 | SF | $ 2.50 | $ 16,230.00 |
| INTERIOR FINISHES | 6,492 | | | $ 104,022.00 |
| Allowance for new finishes throughout (assume carpet) | 721 | SY | $ 75.00 | $ 54,100.00 |
| Allowance for ceiling modifications | 2,200 | SF | $ 6.00 | $ 13,200.00 |
| Allowance for new paint finishes throughout | 6,492 | SF | $ 3.50 | $ 22,722.00 |
| Allowance for acoustical fabric replacement | 400 | SF | $ 35.00 | $ 14,000.00 |
| STAIRWAYS | 6,492 | | | $ 1,750.00 |
| Allowance for new steps to stage | 1 | ALW | $ 1,750.00 | $ 1,750.00 |
| PLUMBING | 6,492 | | | $ 36,850.00 |
| Allowance for replacement of stalls | 3 | Nr | $ 4,500.00 | $ 13,500.00 |
| Allowance for replacement of basins | 4 | NR | $ 3,500.00 | $ 14,000.00 |
| Include pipework for above | 180 | LF | $ 45.00 | $ 8,100.00 |
| Allowance for ADA | 1 | ALW | $ 1,250.00 | $ 1,250.00 |
| HVAC | 6,492 | | | $ 97,380.00 |

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| Minor allowance for HVAC modifications (assume no major scope or movement of ductwork) - include scope for replacement of exhausts to Rest Rooms | 6,492 | SF | $ 15.00 | $ 97,380.00 |
| FIRE PROTECTION | 6,492 | | | $ - |
| Minor allowance for modification to fire sprinklers (for potential clash with proposed works) - Exl (assume not Required) | 6,492 | SF | $ - | $ - |
| ELECTRICAL | 6,492 | | | $ 731,906.00 |
| Allowance for FOH lighting | 1 | ALW | $ 20,000.00 | $ 20,000.00 |
| Allowance for AV infrastructure for Theater Equipment | 4,988 | SF | $ 5.00 | $ 24,940.00 |
| Allowance for power/conduit adaptions | 6,492 | SF | $ 8.00 | $ 51,936.00 |
| Allowance for lighting adaptions (BOH areas) | 1,504 | SF | $ 5.00 | $ 7,520.00 |
| Allowance for lighting adaptions (include for controls) - To Stage/Auditorium | 4,988 | SF | $ 7.50 | $ 37,410.00 |
| Allowance for Production Lighting System and Equipment - As per Schuler Shook Estimate | 1 | LS | $ 296,500.00 | $ 296,500.00 |
| Allowance for installation of the above | 1 | LS | $ 118,600.00 | $ 118,600.00 |
| Allowance for Production Rigging Systems and Equipment - As per Schuler Shook Estimate | 1 | LS | $ 125,000.00 | $ 125,000.00 |
| Allowance for installation of the above | 1 | LS | $ 50,000.00 | $ 50,000.00 |
| EQUIPMENT | 6,492 | | | $ 105,000.00 |
| Allowance for AV Systems and Equipment- As per Schuler Shook Estimate | 1 | LS | $ 75,000.00 | $ 75,000.00 |
| Allowance for installation of the above | 1 | LS | $ 30,000.00 | $ 30,000.00 |
| FURNISHINGS | 6,492 | | | $ 161,500.00 |
| Allowance for replacement of seats to Theater space | 323 | NR | $ 500.00 | $ 161,500.00 |
| TOTAL DIRECT COSTS | | | | $ 1,440,542.00 |

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| DEMOLITION/ENABLING | 2,567 | | | $ 51,936.00 |
| Allowance for abatement | 2,567 | SF | exl | $ - |
| Allowance for demolition through (carpet finishes/walls/general prep for proposed scope) | 2,567 | SF | $ 5.00 | $ 51,936.00 |
| SUPERSTRUCTURE | 2,567 | | | $ 38,505.00 |
| Allowance for structural alterations | 2,567 | SF | $ 15.00 | $ 38,505.00 |
| INTERIOR CONSTRUCTION | 2,567 | | | $ 21,742.75 |
| Allowance for new drywall partitions | 200 | SF | $ 22.00 | $ 4,400.00 |
| Allowance for rough carp/adaptions | 2,567 | SF | $ 0.75 | $ 1,925.25 |
| Allowance for new doors - Acoustical standard | 2 | NR | $ 4,500.00 | $ 9,000.00 |
| Allowance for replacement of seats to Theater space - incl on FF | 0 | NR | $ 700.00 | $ - |
| Allowance for acoustical improvements | 2,567 | SF | $ 2.50 | $ 6,417.50 |
| INTERIOR FINISHES | 2,567 | | | $ 69,398.17 |
| Allowance for new finishes throughout (assume carpet) | 285 | SY | $ 75.00 | $ 21,391.67 |
| Allowance for ceiling modifications | 2,567 | SF | $ 6.00 | $ 15,402.00 |
| Allowance for new paint finishes throughout | 2,567 | SF | $ 3.50 | $ 8,984.50 |
| Allowance for acoustical fabric replacement | 300 | SF | $ 35.00 | $ 10,500.00 |
| Allowance for tiling to Kitchenette / Showers / Splashback | 410 | SF | $ 32.00 | $ 13,120.00 |
| STAIRWAYS | 2,567 | | | $ 2,750.00 |
| Form new stairs to follow spot | 1 | LS | $ 2,750.00 | $ 2,750.00 |
| PLUMBING | 2,567 | | | $ 42,950.00 |
| Allowance for replacement of stalls | 2 | NR | $ 4,500.00 | $ 9,000.00 |
| Allowance for replacement of basins | 4 | NR | $ 3,500.00 | $ 14,000.00 |
| Allowance for Shower | 2 | NR | $ 2,500.00 | $ 5,000.00 |
| Include pipework for above | 210 | LF | $ 45.00 | $ 9,450.00 |
| Allowance for Kitchenette | 1 | ALW | $ 5,500.00 | $ 5,500.00 |
| HVAC | 2,567 | | | $ 38,505.00 |
| Minor allowance for HVAC modifications (assume no major scope or movement of ductwork) - include scope for replacement of exhausts to Rest Rooms | 2,567 | SF | $ 15.00 | $ 38,505.00 |
| FIRE PROTECTION | 2,567 | | | $ - |
| Minor allowance for modification to fire sprinklers (for potential clash with proposed works) - Exl (assume not Required) | 2,567 | SF | $ - | $ - |
| ELECTRICAL | 2,567 | | | $ 61,608.00 |

Second Floor Fit-out - Base Plan
Concept Estimate
Mills + Schnoering Architects

CREST THEATER
28-Jan-26

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| Allowance for AV infrstructure for Theater Equipment | 2,567 | SF | $ 4.00 | $ 10,268.00 |
| Allowance for lighting adaptions - including lighting to Dressing Room counters | 2,567 | SF | $ 8.00 | $ 20,536.00 |
| Allowance for power/conduit adaptions | 2,567 | SF | $ 12.00 | $ 30,804.00 |
| FURNISHINGS | 2,567 | | | $ 39,710.00 |
| Allowance for kitchenette | 1 | ALW | $ 4,800.00 | $ 4,800.00 |
| Allowance for PLAM finish countertops to Dressing Room | 78 | LF | $ 225.00 | $ 17,550.00 |
| Allowance for clothes rack detail | 4 | NR | $ 1,250.00 | $ 5,000.00 |
| Allowance for counters | 2 | NR | $ 1,500.00 | $ 3,000.00 |
| Allowance for mirrors | 1 | ALW | $ 9,360.00 | $ 9,360.00 |
| TOTAL DIRECT COSTS | | | | $ 367,104.92 |

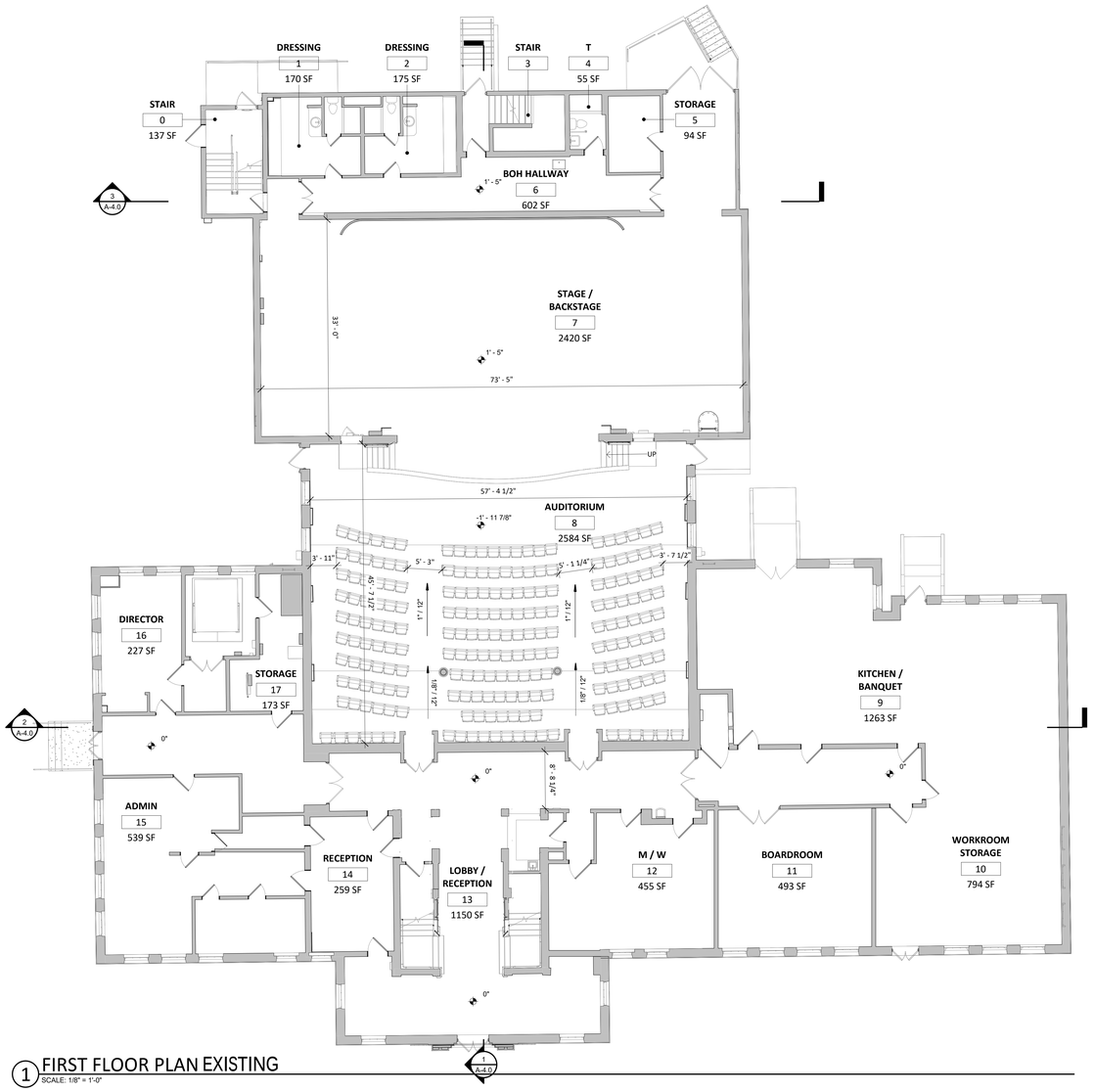
| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| SUPERSTRUCTURE | 7,285 | | | $ 58,540.00 |
| Allowance for structural altercations (EO above base scope) - Accounting for Catwalk | 4,988 | SF | $ 5.00 | $ 24,940.00 |
| Allowance for catwalks | 280 | SF | $ 120.00 | $ 33,600.00 |
| EXTERIOR ENCLOSURE | 7,285 | | | $ - |
| Allowance for adaptions to BOH opening (included as part | 1 | ALW | incl | $ - |
| Allowance for overhead coiling door (included as part of base scope) | 1 | ALW | incl | $ - |
| INTERIOR CONSTRUCTION | 7,285 | | | $ 3,414.50 |
| Allowance for new drywall partitions (EO above base scope) | 250 | SF | $ 22.00 | $ 5,500.00 |
| Allowance for adaptions to ramp - assume raised floor construction (remove from base scope opt) | (205) | SF | $ 35.00 | $ (7,175.00) |
| Allowance for rough carp/adaptions (EO above base scope) | 793 | SF | $ 1.50 | $ 1,189.50 |
| Allowance for new doors - Acoustical standard (EO above base scope) | 3 | NR | $ 4,500.00 | $ 13,500.00 |
| Allowance for new doors (dbl) (EO above base scope) | 0 | NR | incl | $ - |
| Allowance for dwarf walls (remove from base scope opt) | (30) | LF | $ 320.00 | $ (9,600.00) |
| | | | | $ - |
| Allowance for replacement of seats to Theater space (included as part of base scope) | 323 | NR | incl | $ - |
| Allowance for acoustical improvements (included as part of base scope) | 6,492 | SF | incl | $ - |
| INTERIOR FINISHES | 7,285 | | | $ 18,899.83 |
| Allowance for acoustical fabric replacement (included as part of base scope) | 400 | SF | incl | $ - |
| Allowance for new finishes throughout (EO above base scope) | 88 | SY | $ 75.00 | $ 6,608.33 |
| Allowance for ceiling modifications (EO above base scope) | 793 | SF | $ 12.00 | $ 9,516.00 |
| Allowance for new paint finishes throughout (EO above base scope) | 793 | SF | $ 3.50 | $ 2,775.50 |
| STAIRWAYS | 7,285 | | | $ 2,250.00 |
| Allowance for new steps to stage (E/O from base scope) | 1 | ALW | $ 2,250.00 | $ 2,250.00 |
| PLUMBING | 7,285 | | | $ 2,500.00 |
| Allowance for sump pump to elevator | 1 | ALW | $ 2,500.00 | $ 2,500.00 |
| HVAC | 7,285 | | | $ 6,344.00 |
| Allowance for HVAC to new build area | 793 | SF | $ 8.00 | $ 6,344.00 |
| ELECTRICAL | 7,285 | | | $ 681,587.00 |
| Allowance for FOH lighting (included as part of base scope) | 1 | ALW | incl | $ - |
| Allowance for AV infrstructure for Theater Equipment - incl for surround sound cinema system (EO above base scope) | 4,988 | SF | $ 8.00 | $ 39,904.00 |
| Allowance for power/conduit to new build area | 793 | SF | $ 15.00 | $ 11,895.00 |

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| Allowance for lighting to new build area | 793 | SF | $ 8.00 | $ 6,344.00 |
| Allowance for power/conduit adaptions Based on meeting with Theater Equipment supplier minimum uplift is needed from base | 4,988 | SF | $ 5.00 | $ 24,940.00 |
| Allowance for upgrading lighting consoles w/ new power distribution and controls (EO base scope) | 4,988 | SF | $ 8.00 | $ 39,904.00 |
| Allowance for Production Lighting System and Equipment - As per Schuler Shook Estimate (EO above base scope) | 1 | LS | $ 177,000.00 | $ 177,000.00 |
| Allowance for installation of the above (EO above base scope) | 1 | LS | $ 70,800.00 | $ 70,800.00 |
| Allowance for Production Rigging Systems and Equipment - As per Schuler Shook Estimate (EO above base scope) | 1 | LS | $ 197,000.00 | $ 197,000.00 |
| Allowance for installation of the above (EO above base scope) | 1 | LS | $ 78,800.00 | $ 78,800.00 |
| Allowance for Motorized FOH Rigging - As per Schuler Shook Estimate (EO above base scope) | 1 | LS | $ 35,000.00 | $ 35,000.00 |
| EQUIPMENT | 7,285 | | | $ 455,000.00 |
| Allowance for AV Systems and Equipment- As per Schuler Shook Estimate (EO above base scope) | 1 | LS | $ 325,000.00 | $ 325,000.00 |
| Allowance for installation of the above (EO above base scope) | 1 | LS | $ 130,000.00 | $ 130,000.00 |
| FURNISHINGS | 7,285 | | | $ 7,500.00 |
| Allowance for Kitchenette | 1 | ALW | $ 7,500.00 | $ 7,500.00 |
| TOTAL DIRECT COSTS | | | | $ 1,236,035.33 |

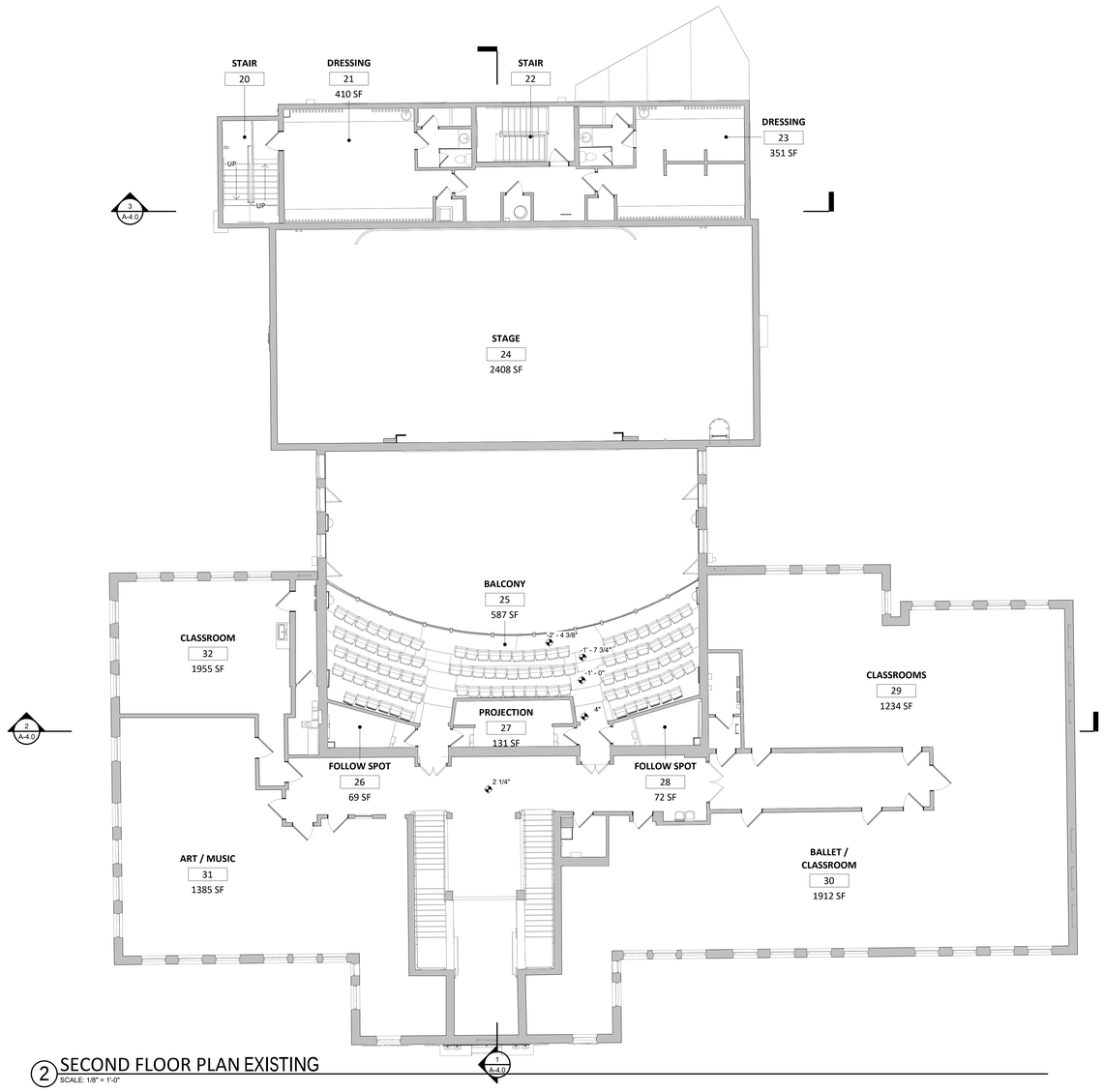
| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| SUPERSTRUCTURE | 2,857 | | | $ - |
| Allowance for structural altercations (included as part of base scope) | 2,857 | SF | $ - | $ - |
| INTERIOR CONSTRUCTION | 2,857 | | | $ 12,911.25 |
| Allowance for new drywall partitions (EO above base scope) | 220 | SF | $ 22.00 | $ 4,840.00 |
| Allowance for rough carp/adaptions (EO above base scope) | 2,857 | SF | $ 1.25 | $ 3,571.25 |
| Allowance for new doors - Acoustical standard (EO above base scope) | 1 | NR | $ 4,500.00 | $ 4,500.00 |
| Allowance for dwarf walls (included as part of base scope) | 0 | LF | incl | $ - |
| Allowance for replacement of seats to Theater space - incl on FF | 0 | NR | incl | $ - |
| Allowance for acoustical improvements | 6,492 | SF | incl | $ - |
| INTERIOR FINISHES | 2,857 | | | $ - |
| Allowance for acoustical fabric replacement (included as part of base scope) | 0 | SF | incl | $ - |
| Allowance for new finishes throughout (included as part of base scope) | 0 | SY | incl | $ - |
| Allowance for ceiling modifications (included as part of base scope) | 0 | SF | incl | $ - |
| Allowance for new paint finishes throughout (included as part of base scope) | 0 | SF | incl | $ - |
| ELECTRICAL | 2,857 | | | $ 61,331.50 |
| Allowance for AV infrastructure for Theater Equipment (EO above base scope) | 2,857 | SF | $ 2.50 | $ 7,142.50 |
| Allowance for power/conduit adaptions Based on meeting with Theater Equipment supplier minimum uplift is needed from base | 2,857 | SF | $ 5.00 | $ 14,285.00 |
| Allowance for AV infrstructure for Theater Equipment - incl for surround sound cinema system (EO above base scope) | 4,988 | SF | $ 8.00 | $ 39,904.00 |
| FURNISHINGS | 2,857 | | | $ 2,500.00 |
| EO allowance for furnishings shown to hallway | 1 | ALW | $ 2,500.00 | $ 2,500.00 |
| TOTAL DIRECT COSTS | | | | $ 76,742.75 |

| TRADE | QTY | UNIT | RATE | TOTAL |
|---|---|---|---|---|
| SUPERSTRUCTURE | 128 | | | $ (25,600.00) |
| EO for structural adaptions (included as part of base scope/Opt 01) | 128 | SF | incl | $ - |
| Allowance for structural support upgrades | 1 | ALW | 8,000.00 | $ 8,000.00 |
| Remove Catwalk cost | (1) | ALW | 33,600.00 | $ (33,600.00) |
| INTERIOR CONSTRUCTION | 128 | | | $ 52,380.00 |
| Install new mezzanine to upper floor | 128 | SF | $ 180.00 | $ 23,040.00 |
| Allowance for guard rail | 50 | LF | $ 350.00 | $ 17,500.00 |
| Allowance for new doors - Acoustical Standard (EO above base scope) | 2 | NR | $ 4,500.00 | $ 9,000.00 |
| Allowance for rough carpentry (EO above base scope) | 128 | SF | $ 5.00 | $ 640.00 |
| Allowance for drywall (EO above base scope) | 100 | SF | $ 22.00 | $ 2,200.00 |
| INTERIOR FINISHES | 128 | | | $ 1,536.00 |
| Allowance for finishes to new mez | 128 | SF | $ 12.00 | $ 1,536.00 |
| ELECTRICAL | 128 | | | $ 812,940.00 |
| EO for live streaming supply (incl both infrastructure and system | 7,845 | ALW | $ 12.00 | $ 94,140.00 |
| Allowance for supplies to Theater Equipment (assume 4 points) | 1 | ALW | $ 10,000.00 | $ 10,000.00 |
| Allowance for Production Lighting System and Equipment - As per Schuler Shook Estimate | 1 | ALW | $ 223,000.00 | $ 223,000.00 |
| Allowance for installation of the above | 1 | ALW | $ 89,200.00 | $ 89,200.00 |
| Allowance for Production Rigging Systems and Equipment - As per Schuler Shook Estimate | 1 | ALW | $ 269,000.00 | $ 269,000.00 |
| Allowance for installation of the above | 1 | ALW | $ 107,600.00 | $ 107,600.00 |
| General Space improvements as per Schuler Shook Estimate | 1 | ALW | $ 20,000.00 | $ 20,000.00 |
| EQUIPMENT | 128 | | | $ 120,000.00 |
| Allowance for Tension Wire Grid - As per Schuler Shook Estimate (EO above base scope) | 1 | LS | $ 120,000.00 | $ 120,000.00 |
| FURNISHINGS | 128 | | | $ 2,800.00 |
| Allowance for furnishings to new mezz floor | 1 | ALW | $ 2,800.00 | $ 2,800.00 |
| TOTAL DIRECT COSTS | | | | $ 964,568.00 |

# VII. APPENDIX -EXISTING DRAWINGS




1 FIRST FLOOR PLAN EXISTING
SCALE: 1/8" = 1'-0"



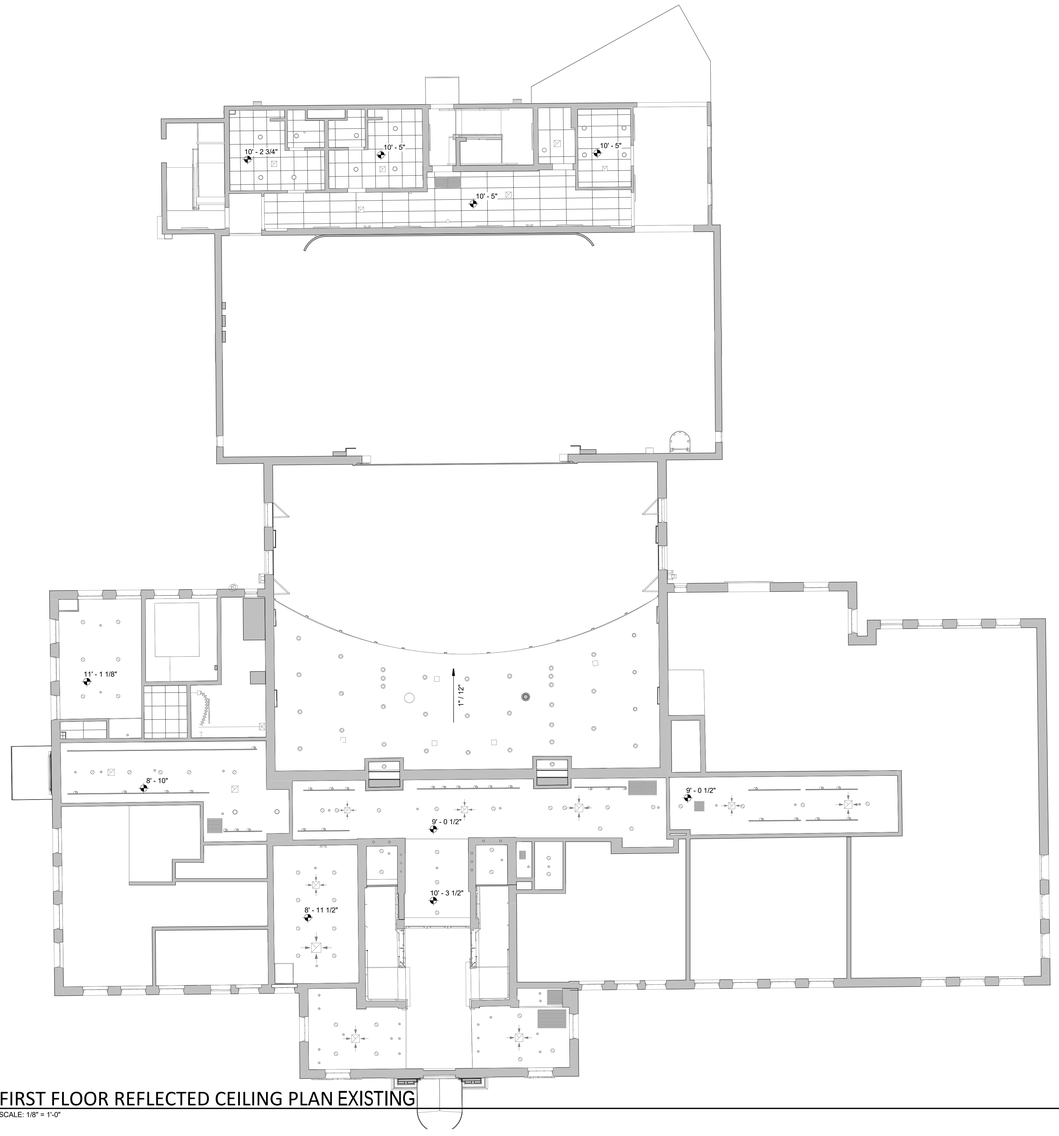

2 SECOND FLOOR PLAN EXISTING
SCALE: 1/8" = 1'-0"

# APPENDIX

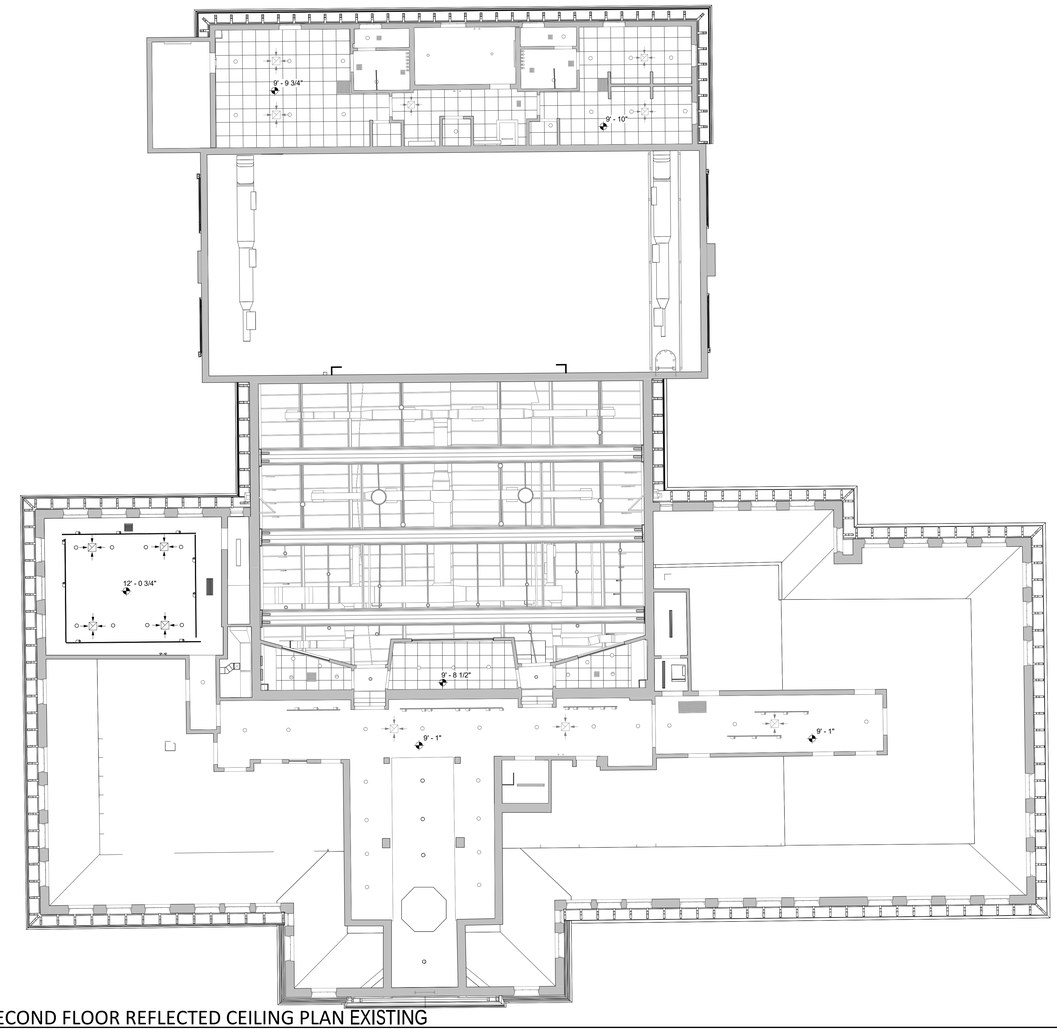
CREST THEATER | 51 N Swinton Ave,
Delray Beach, FL 33444

12/12/25
M+Sa # 2504

M+Sa
Mills + Schnoering Architects, LLC
Architecture + Historic Preservation




1 FIRST FLOOR REFLECTED CEILING PLAN EXISTING
SCALE: 1/8" = 1'-0"




2 SECOND FLOOR REFLECTED CEILING PLAN EXISTING
SCALE: 1/8" = 1'-0"




1 NORTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"




2 SOUTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

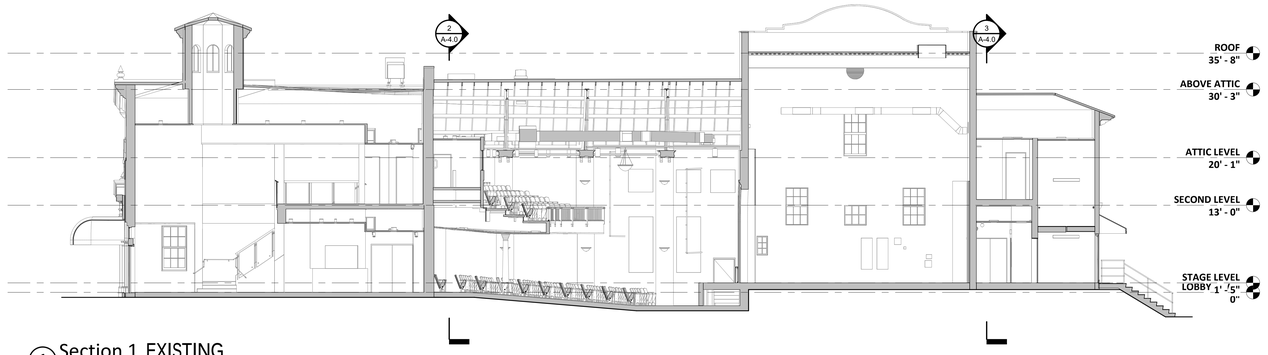



3 EAST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

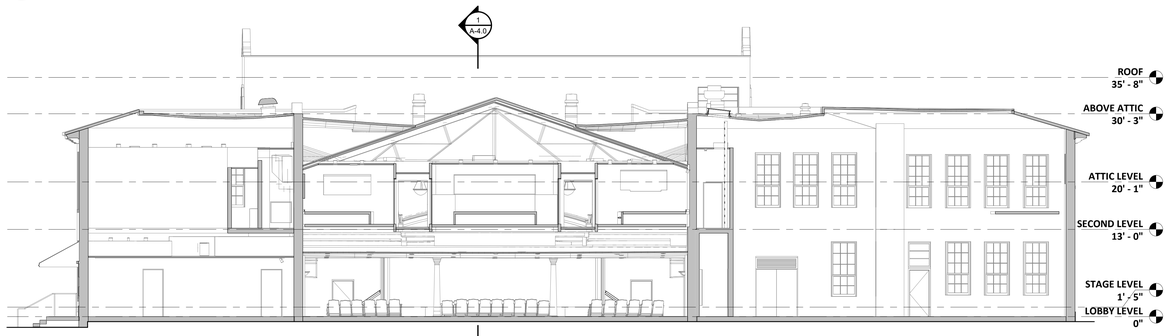



4 WEST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

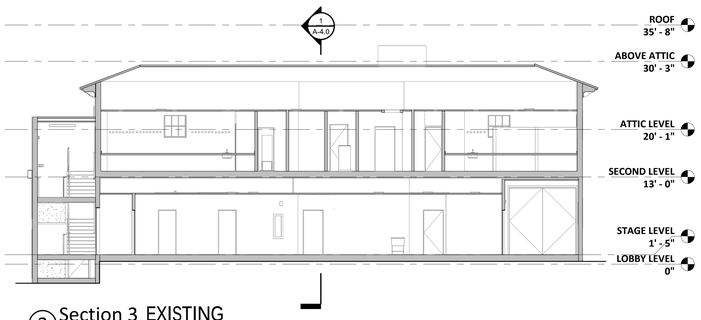
# APPENDIX




1 Section 1 EXISTING
SCALE: 1/8" = 1'-0"




2 Section 2 EXISTING
SCALE: 1/8" = 1'-0"




3 Section 3 EXISTING
SCALE: 1/8" = 1'-0"

# VIII. APPENDIX – LETTER ON BALCONY STRUCTURE

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

January 15, 2026

Mr. Michael R. Schnoering, FAIA
Mills + Schnoering Architects, LLC
200 Forrestal Road, Suite 3A
Princeton, NJ 08540-6605

Re: Crest Theatre - Concept Study
51 North Swinton Avenue
Delray Beach, Florida

AES Project: #325-024

Dear Michael:

This letter presents the findings and recommendations of Atlantic Engineering Services of Jacksonville, Inc. (AES) regarding the structural assessment of the balcony of the historic Old School Square Crest Theatre in Delray Beach, Florida.

On October 9, 2025, Megan S. Beery, PE (with AES) visited the site to survey the building, and the report of our findings has been provided.

As documented in the report, the existing structure of the balcony was completely covered in architectural finishes. There were no visual signs of deflection, distress or deterioration of the finished surfaces. Per documentation that has been provided, it has been confirmed that the fixed seating balcony will continue to be used as a fixed seating balcony (with a uniformly distributed live load of 60 psf), which conforms to its original design. Given the lack of visual deflection, distress or deterioration during the site visit, no further structural assessment is necessary.

Based on our review of the balcony, which is limited to the provided documentation and the observations on site, it is our opinion that the current balcony is structurally sound and fully functional for the use intended by this study.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Megan S. Beery, PE
Project Engineer

Jude T. Kostage, PE
Principal

MSB/JTK/amk

Jude T Kostage
Digitally signed by Jude T Kostage
DN: CN=Jude T Kostage, dnQualifier=A01410C00001922952B91E000307E0, O=H.W. Keister Associates Inc., C=US
Reason: I am certifying this document
Date: 2026-01-15 15:59:43-05'00'

JUDE T. KOSTAGE
LICENSE
NO. 53931
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 1/15/2026 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.