

## SUMMARY

The following documents and activities were used to prepare this report and form the information and conclusions contained herein:

- Site visit on January 11, 2018
- Inspection Report prepared by the City of Granbury dated December 11, 2017
- “Fire and Building Inspection Report Summary” undated
- “Opera House Dorms Issues” dated December 18, 2018
- “Limited Asbestos Survey” prepared by Sims & Associates dated February 7, 2014
- Hood County News Article “City shuts doors on Opera dorm” dated December 20, 2017

The City of Granbury (COG) owns a one story building located at 116 S. Houston Street in Granbury, Texas that is referred to as the Opera Dorm building. The building has been leased to the Granbury Theatre Company (GTC) and has a five year lease agreement with the COG to use it for housing actors and stagehands that perform at the Granbury Opera House. The date of the original construction was not determined. It appears to be a 1940 or 1950 vintage building.

The COG issued an eviction notice based on the inspections referenced above. The COG determined that the building was not a safe environment and “presents a significant danger to the occupant’s life and safety”. The highlights of the COG inspection noted the following deficiencies:

- Lack of emergency notification devices or systems
- Lack of fire alarm and adequate smoke detectors
- Lack of adequate fire suppression system
- Electrical system deficiencies
- Lack of emergency lighting
- HVAC system deficiencies
- Lack of proper exiting
- Electrical service concerns
- Non-operable windows in sleeping rooms
- Decaying wood structure
- General disrepair of the building
- Capped plumbing vents
- Lack of GFI receptacles
- Improperly vented dryer vents

The building was not occupied when PGAL visited the site on January 11, 2018. There is a notice posted on the front door prohibiting occupancy. It appeared that the previous occupants were in the progress of moving out of the building. There was a dog penned in the one of the rooms indicating that occupants were still entering the building.

The existing building is a one story 8,900 square foot building that was originally constructed as a health care facility, reportedly a Group I-2 hospital use. The building has masonry exterior walls with a wood framed flat roof with deep overhangs on two elevations. The building has punched single pane steel framed windows that appear inoperable. The front door of the building is located on Houston Street and is accessed via a 3 step stair. A side double door entrance off of E. Bluff Street is accessed via a 2 step stair. Two back doors are located on the west side of the building accessed via a single step in a narrow yard. There is a side parking lot with approximately 20 parking spaces. It is not clear if this is COG property or an adjacent property. The site is relatively flat.

## **CONTAMINATION**

The building has been determined to contain asbestos containing materials (ACM) throughout the building including floor tiles, mastic, linoleum flooring and drywall board systems. The referenced report that identify the ACM materials was completed in 2014. It does not appear that these materials have been removed from the building since the time of the report. Many of the areas identified as ACM are currently in a disturbed condition.

The building may contain lead paint. Many buildings build at the time of the original construction used lead paint. This has not been verified.

## **BUILDING STRUCTURE, SYSTEMS AND SKIN**

The building appears to be a slab on grade structure with CMU walls and a wood framed flat roof. The slab is in reasonably good condition. The foundation appears stable. The exterior walls appear to be stable and in reasonable condition. The roof structure is visibly rotting. To determine the extent of the deterioration of the roof will require additional destructive testing. It appears that roof structure is structurally compromised.

The roof appears to be a flat coal tar roof with batt insulation below the roof. The roof appears to have several areas where it has active leaks. There are four roof top mechanical units that are connected to units located in closets throughout the building. The mechanical system appears to be a heat pump system. There are window units in some spaces.

The main electrical distribution and meter is located on the back of the building. The main electrical panel is located on the outside of the building in the back. The roof leaks near the switchgear and has reportedly caused the system to shut down several times.

The level, extent or type of insulation that exists in the building is not readily apparent and would require destructive testing to make a complete assessment. Roof insulation appears to be batt insulation with a maximum value of R 19. The wall insulation is hidden from view and is expected to be minimal. The exterior wall construction appears to be original to the building and would expect the insulation R value to be minimal.

## **BUILDING CONFIGURATION**

The building was originally constructed for a health care use. The current configuration appears to be similar to the original configuration. Rooms that appear to have been originally used as patient rooms are currently being used as dorm rooms. Some of these rooms have windows and some do not. Most of these rooms have a shared restroom that opens into the dorm room.

There is a kitchen space located in the center of the building. The kitchen appears to be used for preparation and cooking of food. This is evidenced by the existence of a range that does not have a hood of any kind. There is a sink, four refrigeration/freezer units and a dishwasher.

Other uses of the rooms in the building are offices, storage, closets, laundry facilities, a movie room and a lobby. The finishes are generally painted gypsum board walls and ceilings with tile or linoleum sheet flooring. The lobby has an acoustical tile ceiling that is bonded to the gypsum board ceiling above.

## **CODE COMPLIANCE**

The building appears to be classified by the COG as a Residential Group R-2 Dormitory building. The building has four exits. One of the exits is a double door and the other three exit doors are a single door. Adequate panic hardware is not present. The building does not have adequate exit signs. The large storage rooms are not adequately separated with rated partitions.

A portion of the building has what appears to be a sprinkler system that does not look functional. The COG has determined that the sprinkler system is not active and does not provide adequate coverage.

The building does not appear to have adequate smoke detectors or an active fire alarm system. The building does not appear to have any carbon monoxide detectors.

The building does not have emergency lighting.

### **ADA COMPLIANCE**

The building is required to meet the requirements of Americans with Disabilities Act (ADAAG), Texas Accessibility Standards (TAS) and the Fair Housing Act. The building is not close to compliance with any of these requirements. Making the building's restroom facilities accessible will require extensive renovation of the building.

### **TEXAS ENERGY CODE**

The building's skin, insulation, HVAC systems and lighting will not meet the requirements of the Texas Energy Code. Any renovation of the building will be required to be totally compliant with the Texas Energy Code.

### **REQUIRED REPAIRS**

The building will require extensive reconstruction to allow for renewed occupancy. The primary extent of the required repairs include the following:

#### **Abatement:**

The building will be required to be abated where ever construction happens. Based on the assumed renovation, a complete abatement will be required. If lead paint exists, it will be required to be abated prior to renovation or demolition.

#### **Life Safety/Code Compliance:**

For a dormitory use, the renovation will require complete new life safety systems to include a fire alarm system, smoke detectors, fire sprinkler system compliant with NFPA 13, exit signs, emergency lights and carbon monoxide detectors. All building exits would need to comply with the building code and be completely accessible. The renovation will be required to comply with the local building code and pass all inspections. The wood partitions may not be fire treated.

#### **Accessibility:**

The renovated building will be required to fully meet all applicable accessibility codes including the ADAAG, TAS and Fair Housing Act.

#### **Building Skin:**

While the CMU walls appear to be stable, the roof framing will need to be completely replaced. The exterior windows will need to be replaced to comply with the Texas Energy Code. All sealants and waterproofing systems will need to be replaced.

**MEP Systems:**

The MEP systems will likely be completely replaced. The existing mechanical systems will not likely meet the Texas Energy Code. The lighting may need to be completely replaced with low energy usage fixtures. The plumbing systems will likely be completely replaced to make the plumbing fixtures accessible and low flow fixtures. A code compliant commercial hood will be required over the range. Dryer vents will need to be replaced and code compliant. The electrical system will be required to be completely replaced.

**Doors:**

The existing doors might be able to be salvaged but the hardware will need to be replaced to meet ADAAG and TAS. The required door clearances in many areas are not compliant will need to be relocated at a minimum.

**Finishes:**

The finishes will need to be completely replaced. The gypsum board has ACM and the floor coverings has ACM. This will require all finishes to be replaced. The extensive wall reconfiguration will require new finishes.

**CONCLUSION**

The only existing building system that may be salvageable under a renovation option will be the concrete slab and exterior CMU walls. Replacement of the roof system will likely require replacement of the exterior walls as well as they are currently load bearing walls.

The extensive nature of the required renovation will push the cost of the renovation beyond the cost of replacement of the same size, assuming the replacement facility will have the same program size. See the attached project budgets.