

Executive Summary

On Thursday, May 26th 2022, the Bennett Partners team performed a facilities assessment at the Fort Worth Community Arts Center (FWCAC) and W.E. Scott Theater located at 1300 Gendy Street, Fort Worth, Texas. The purpose of the assessment was to observe the conditions of the site, facility, and systems to provide a prioritized list of items to be addressed by the Owner for continued use of the property. Also included is a preliminary cost estimate of the work identified herein.

The assessment is organized by discipline and separated into two categories for the Owner's consideration. The two categories identify issues that, in the opinion of the Architect or Engineer, are required OR recommended to be addressed by the Owner. All assessment issues identified are based on how the facility is currently being used. A comprehensive evaluation of the property was not performed as the assessment was not intrusive in nature. The assessment team relied on what was easily visible for observation as well as the completeness and accuracy of the information provided by the Owner and user group representatives.

Building Summary

The FWCAC and W.E. Scott Theater are one contiguous building that is a commercial facility open to the public for the general use of the art galleries and performing arts theaters. During the site visit walkthrough, it was apparent that the majority of the building was being used for various art and performing arts functions for which it is well suited. Situated in the heart of the Cultural District, the building functions well as an art gallery and performing arts facility with multiple access points for large scale art or set design pieces as well as ample interior and exterior space for a variety of art displays and performances.

Made up of two main floors with a basement and small sub-basement, the building is approximately 79,617 gross square feet in size. The primary building structural materials are cast-in-place reinforced concrete, and structural steel framing. Exterior materials include limestone square paneling, stucco, painted brick, and aluminum glazing. The roofing material appears to be a modified bitumen roofing system. All of which appear to be in good condition commensurate with the age of the building.

There are three freight elevators and seven stair wells with access to the basement, first and/or second floors. The two of the seven stairwells access to the sub-basement. The building is also equipped with a fire alarm and fire sprinkler systems however, the systems are not throughout. Additional support spaces include but are not limited to artist studios, performing arts practice spaces, green rooms, dressing rooms, catering pantry, administrative offices, set design and construction, and associated storage spaces.

Historic Significance

The FWCAC and W.E. Scott Theater that can be visited today was built in three phases. The first phase of the building was the main art gallery that opened in 1954, by Architect Herbert Bayer. In 1966 the W.E. Scott Theater was added to the northside of the building, by Architect Joseph R. Pelich. The last addition was added to the east of the museum and front porte cochere in 1974, by Architect O'Neil Ford Associates, giving the building a new front façade and landscaping facing Gendy Street. Many portions

of the building in all three building phases remain intact. The building is not historically registered however, many of the building components and its iconic design are well preserved. The major building structure, exterior cladding, and interior walls appear to be structurally sound with only a few minor repairs identified herein. Where possible, the original historical fabric of the building should be preserved and/or restored.

Major Considerations

Below are major building issues that must be addressed by the Owner for continued use. They include but are not limited to the following:

1. According to the asbestos survey performed in January 2002, there is asbestos present throughout the building. Asbestos was found in the flooring, ceiling, and pipe insulation. While not included in the report, due to the age of the building, it is likely that asbestos is in the roofing assembly as well. According to the 2002 survey, the majority of the hazardous material is non-friable at the time of the survey. However, it is strongly recommended that the Owner obtain an updated asbestos survey to determine if any hazardous materials have become friable since 2002 and thus require remediation and/or abatement. Should any improvements to the property take place, asbestos remediation and/or abatement will be required. The preliminary cost estimate herein assumes a complete asbestos abatement for the entire building due to the widespread nature of the required assessment issues identified herein.
2. During the site visit walk-through, the facilities representative mentioned the presences of groundwater below the building as well as repeated flooding that occurs in the sub-basement of the building below the W.E. Scott Theater. The sub-basement appears to have water damage and staining on the bottom of the walls and stairs due to flooding. The orchestra pit concrete walls appeared to be saturated however, no ponding was observed. Additionally, the repeated water damage has rendered the orchestra pit lifts inoperable.

Evidence of heaving at the exterior concrete flatwork and sidewalks were observed. The facilities representative described the heaving being so significant that it prevented select exterior doors from opening, impeding egress in some areas. It is suspected the groundwater and sub-soil swelling is the cause of the movement. At minimum, the Owner must provide concrete flatwork at exterior doors that does not prevent exterior doors from opening for adequate emergency egress.

It is strongly recommended that the Owner further investigate the groundwater below the building and how it may be addressed to prevent further damage and deterioration. This is a larger problem outside the scope and schedule of this assessment and would require additional consultants, intrusive investigation, excavation, and/or sampling to determine the cause and potential solutions to prevent further flooding and deterioration to the building. Due to the unknown nature of this scope, it is not included in the preliminary cost estimate herein. Expanding this facilities assessment to include a civil engineer, forensic architect, geotechnical engineer, etc. may be added at the Owner's request.

- 3.** The facilities representative mentioned during the site visit walk-through that the building's fire alarm system was dated and damaged, preventing the ability to update or add fire alarm components to the building. It is strongly recommended the Owner replace the fire alarm.
- 4.** Typical of most buildings built in the '50s, '60s, and '70s, the building does not meet current ADA accessibility requirements. It is strongly recommended the Owner bring major building and site elements up to current ADA and Texas Accessibility Standards and requirements. The building and site components needing improvement include but are not limited to the following:
 - a.** ADA parking spaces with accessible access to the building and bus stop
 - b.** Public elevator access to the basement, first, and second floors
 - c.** ADA accessible restrooms
 - d.** ADA accessible door approach clearances as well as lever door hardware in lieu of knob hardware.
 - e.** ADA accessible seating at W.E. Scott and Sanders Black Box Theaters
- 5.** The North Loading Dock lacks stormwater drainage and waterproofing. Significant water leakage is evident at interior spaces directly below the Loading Dock. During the site walk-through, water was actively leaking on to the building main electrical service wiring creating a significant safety risk and risk to the building electrical systems. Water damage is apparent at First Floor and Basement Floor levels. Adequate drainage and waterproofing must be provided to prevent further damage. Repair to the building structure, walls, and expansion joints are required as well. Improvements include but are not limited to the following:
 - a.** Remove and replace existing asphalt paving down to CIP concrete lid below loading dock
 - b.** Provide waterproofing assembly to seal and protect enclosed spaces below loading dock
 - c.** Repair and replace flashing, sealants, and expansion joints at loading dock connection
 - d.** Add stormwater drainage and rework paving to slope to drain(s)
 - e.** Repair and replace waterproofing at loading dock walls to seal and protect enclosed spaces below
 - f.** Provide drip pan and/or protective cover over electrical service wiring and equipment below loading dock
- 6.** As noted in the mechanical, electrical, and plumbing (MEP) engineer's executive summary herein, the building mechanical and plumbing systems are outdated and need to be replaced. Please refer to the MEP engineer's assessment for more information.
- 7.** Additional assessment items are on the following pages to describe and identify issues in further detail.