Preliminary Engineering Assessment (PEA)

Gulfside Pavilion at Casino Beach

Pensacola Beach, FL 32561

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Executive Summary

Escambia County, Florida procured Thompson Consulting Services to aid with the post storm condition assessments of the Gulfside Pavilion at Casino Beach in the aftermath of Hurricane Sally. Hurricane Sally made land fall on Florida's gulf coast on September 16, 2020 with maximum sustained winds of 105 mph. This report will focus on the Gulfside Pavilion at Casino Beach, Pensacola Beach, Florida. The Gulfside Pavilion at Casino Beach is located at 20 Casino Beach Boulevard in Pensacola Beach, Florida and serves as the entrance to the public access beach. The pavilion is located due south of the Pensacola Beach water tower and is a bus stop for the travelling public. The pavilion was observed to be supported by masonry structural columns with 2' x 2' EIFS capitals located near the top of each column. The façade was noted as being traditional three-coat stucco, and the roof a pitched standing seam roof.

This report will provide background to the site, the existing condition post Hurricane Sally, general repair recommendations to restore the site to pre-storm condition, and an order of magnitude of probable costs. Thompson Consulting Services with support from Thompson Engineering performed one site visit assessing and collecting data to determine repair and replacement recommendations as summarized below:

- **Gulfside Pavilion at Casino Beach**
  - Observation: Observed impact damages and cracking in the stucco façade. Observed impact damages to several of the EIFS capitals located near the tops of structural columns.
  - Major Repairs: Replace damaged stucco facade. Replace damaged EIFS capitals.

1) Background

1.1 General Information

Gulfside Pavilion at Casino Beach is located at 20 Casino Beach Boulevard in Pensacola Beach, FL and see below in **Fig 1.1**. The beach pavilion is located due south of the Pensacola Beach water tower and serves as the bus stop for the public access beach. Public parking is located across the street from the pavilion, and that is where the Pensacola Beach water tower is located also. The site consist of an open air structure with brightly colored stucco façade and metal roof. Walking through the pavilion leads out onto the Pensacola public beach.

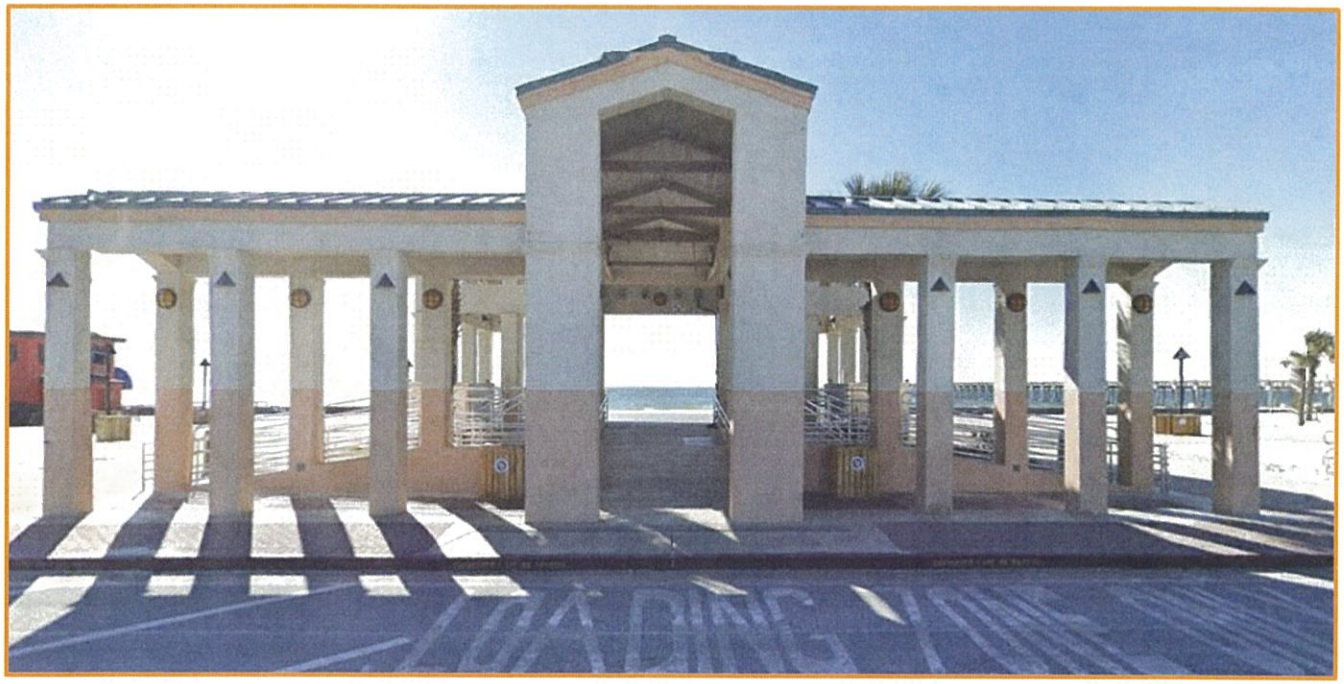
Figure 1.1 Vicinity Map

The building site for the beach pavilion structure encompasses an approximate 4,500 square foot footprint. **Fig 1.2** is an aerial view and **Fig 1.3** is a street image.

No information was provided to Thompson Consulting Services on the pre-storm conditions. All pre-storm site remarks are assumptions based off of the general knowledge of the area, similar sites, and information gathered from the 2011 photo.

Figure 1.2 Aerial View

Figure 1.3 Street Image



1.2 Existing Gulfside Pavilion at Casino Beach Construction

The Gulfside Pavilion at Casino Beach building site encompasses an approximate 4,500 square foot footprint. The foundation of the structure is slab-on-grade; concrete was also used to build the two (2) ADA certified handicap ramps as well as the stairs and platform at the back of the pavilion. Brick paved walkways surround the structure on all sides, and there is a modicum of landscaping scattered around the back half of the structure. The pavilion is an open air structure supported by masonry columns. These columns are covered with a traditional three-coat stucco façade, brightly colored, and near the top of each column is a 2' x 2' exterior insulation and finish system (EIFS) band serving as a decorative capital. Metal handrails were noted between the columns and leading down the steps and ramps. There are lights throughout the pavilion either on the columns or on the beams between columns. The roof supports are constructed from wood beams and trusses, and the roof deck was observed as being tongue and groove wood planking. The roof itself is a pitched standing seam metal roof colored a bright shade of green. There are also metal details in the upper half of the structure, specifically in the back half of the pavilion.

No information was provided to Thompson Consulting Services on the pre-storm design and fabrication. All pre-storm site remarks are assumptions based off the general knowledge of the area, similar sites, and information gathered from the site visit.

2) Condition Assessment

2.1 Condition Assessment Criterion

Thompson Consulting Services with support from Thompson Engineering performed one site inspection to collect data and assess the extent of the storm damage. The assessment encompassed the following components of the site: the exterior façade (stucco and EIFS capitals). The assessment of the structure was performed on foot and inspected visually; no destructive testing was performed.

**Note – Due to significant time differentials between the claim's date of loss and the above mentioned inspection date, Thompson personnel was guided to known damage locations for observation.*

2.2 Condition Assessment Observations

Damage to the Beach Pavilion was caused by forceful impacts from flying debris during the storm. The damages were limited to the exterior façade, which includes the stucco covering and EIFS capitals. Several areas of stucco covering were observed as having either notable impact damage or severe cracking caused by storm-related damage. The EIFS capitals located near the tops of the columns were also impact damaged. **Table 2.1** provides a detailed breakdown of all damaged components observed during the inspection.

Table 2.1 Beach Pavilion

Location	Observed Damage	Condition Assessment Recommendations	Quantity	Reference Image
Stucco Façade	Impact damage and cracking	Remove and Replace	330 SF of exterior stucco demolition 330 SF of double-ply weather barrier 36.7 SY of stucco mesh metal lath 36.7 SY of 3 coat stucco with float finish 330 SF of paint and waterproofing	Figure 2.2.1.1 Figure 2.2.1.2 Figure 2.2.1.3 Figure 2.2.1.4 Figure 2.2.1.5
EIFS Capitals	Impact damage	Remove and Replace	56 SF of EIFS demolition 56 SF of weather barrier 56 SF of EIFS drainage/vent cavity 56 SF of 1" EPS insulation 6.2 SY of EIFS metal lath substrate 56 SF of leveling base coat 56 SF of sealing base coat	Figure 2.2.2.1

Figure 2.2.1.1

Figure 2.2.1.2

Figure 2.2.1.3

Figure 2.2.1.4

Figure 2.2.1.5

Figure 2.2.2.1

3) Repair Recommendations

3.1 Repair Criteria

The repair recommendations outlined in **Section 3.2** are for in-kind Post Hurricane Sally repairs only. These repairs shall not be considered improvements or upgrades of any kind; they are to restore the structure to its original pre-hurricane condition.

3.2 In-Kind Repair Recommendations

The damage sustained to the **Gulfside Pavilion at Casino Beach** was limited to the exterior façade coverings. While limited to just two (2) building assemblies, replacing said building assemblies will be a major effort. Some of the impacted stucco is at ground level making those relatively easy to repair, but the noted cracking and impact damages further up in the structure will be harder to make. The affected coverings need to be demolished down to an acceptable substrate and rebuilt accordingly. Once the stucco has been replaced, it needs to be painted with like aesthetic. Replacing the EIFS capitals will be harder given their height and irregular shape. These too need to be removed and replaced as they are susceptible to moisture damage. All repairs need to color match existing conditions to the best possible end.