Qualls Engineering

Structural Engineering Services

4403 Manchester Ave #203 | Encinitas, CA, 92024 | (760)652-9257

May 21, 2020

Mr. Jonathan Lightfoot
Associate Planner City of San Clemente

Project: Miramar Events Center
1700 N. El Camino Real,
San Clemente, CA, 92672`

Subject: Existing Finish Preservation Feasibility

Mr. Mr. Jonathan Lightfoot:

In accordance with your request, we have reviewed the feasibility of preserving the exterior finishes of the existing bowling alley structure for incorporation into the new design. We do not recommend this for several reasons, noted below:

- Mold – The existing interior finishes appear to be heavily affected by what appears to be black mold. Although we are not black mold specialists, it seems that this would pose significant health concerns if not appropriately abated.
- Shoring – The existing walls and finishes would need to be shored in place during construction of the new building design which includes a full subterranean basement. This would be exceptionally complex to support and brace the wall while a new basement including retaining walls with heavy shoring is being constructed. Additionally, the shoring would have to remain in place for the duration of the construction phase without interfering with the structural soil shoring components.
- Footing – The existing structure is built on a slope, and the superstructure is leveled on concrete stem walls from the footing with a concrete slab on grade floor. These stem walls and footings would be subject to significant vibration and impact from heavy equipment during the removal of the building slab and associated elements. Preserving the finishes would require also preserving the stem walls and footings without compromising the structural integrity. The high probability of the footings to be compromised during the removal of the slab would also compromise the ability of the wood framed stud walls to be properly supported
- Wood – The existing wood stud wall, including the sill plates, has significant rot damage in the visible areas along the bottoms of the walls. The wood walls need to be replaced, which necessarily makes the preservation of the exterior finish extremely difficult and costly.

Based on our review, we have determined that there is a very low feasibility to preserve the existing building finishes. We recommend pursuing alternatives, such as recreating the existing finishes and texture with the new finishes.

We realize that there may be some items of interest to you that have not been discussed in this letter. Therefore, we encourage you to contact us with any additional questions you may have.

Respectfully submitted,

Brian Qualls P.E.
Principal
Qualls Engineering