

EXHIBIT M

**Mechanical, Electrical, Plumbing, and Fire Protection Existing Conditions Report by
Alderson Engineering, Inc.**



ALDERSON ENGINEERING, INC.
CONSULTING ENGINEERS

September 8, 2013

IPic Entertainment
433 Plaza Real
Suite 335
Boca Raton, FL 33432

att: Mr. Lawrence Reznik, Director of Construction & Facilities
re: 13-690 / Boyd Theater / MEP & FP Existing Conditions Report

Dear Lawrence;

Pursuant to your request, and in accordance with the scope of work outlined our proposal to you, we have prepared the attached "Mechanical, Electrical, Plumbing, and Fire Protection Existing Conditions Report" for the above referenced project.

The report has been prepared within the bounds of reasonable engineering certainty and subject to revisions, should additional information become available.

If there are any questions, or if we can be of any further service, please contact our office.

Sincerely,

Travis Alderson, P.E., LEED™ AP, CBCP®
Alderson Engineering, Inc.

Title:

**"Mechanical, Electrical, Plumbing,
and Fire Protection Existing Conditions Report"**

AEIPR-13-0390

Boyd Theater
1810 Chestnut Street
Philadelphia, PA 19103

Report Prepared for:

IPAC, Inc.
2531 Ritzville
Bryn Mawr, PA 19001
Local 1581 P.E. 34521

Architect: Lawrence Rezak

Prepared by:

Alderson Engineering, Inc.
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David Alderson, P.E., LEED AP, CBCPO

Reviewed by:

Howard Alderson, P.E.

Date:

September 8, 2013

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EXECUTIVE SUMMARY

IPic Entertainment has retained Alderson Engineering, Inc. to prepare a "MEP & FP Existing Conditions Report" for the Boyd Theater in Philadelphia, PA. The following summarizes our findings regarding the MEP & FP systems:

HVAC Systems

The existing Heating, Ventilation, and Air Conditioning systems are in **VERY POOR** condition and are not operational. It is unlikely that the systems can be repaired to be made operational. Total system replacement would be needed to occupy the building in the future.

Electrical Systems

The existing Power Distribution, Lighting, and Life Safety systems are in **VERY POOR** condition and are not operational. It is unlikely that the systems can be repaired to be made operational. Total system replacement would be needed to occupy the building in the future.

Plumbing Systems

The existing Domestic Water and Sanitary systems are in **VERY POOR** condition and are not operational. It is unlikely that the systems can be repaired to be made operational. Total system replacement would be needed to occupy the building in the future.

Fire Protection Systems

The existing Sprinkler systems are in **VERY POOR** condition and are not operational. It is unlikely that the systems can be repaired to be made operational. Total system replacement would be needed to occupy the building in the future.

INTRODUCTION

iPic Entertainment has retained Alderson Engineering, Inc. to prepare a "MEP & FP Existing Conditions Report" for the Boyd Theater in Philadelphia, PA. The purpose of this report is to identify, and document the current condition of the existing MEP & FP systems.

Location
1910 Chestnut Street
Philadelphia, PA 19103



EXISTING MECHANICAL SYSTEM DESCRIPTION

General Description

The existing main theater space is heated and cooled via a large constant volume air handler located above the theater space in the catwalk area. The remainder of the building, including corridors, projector rooms, offices, actor dressing rooms, etc. are heated only with cast iron steam radiators.

Theater Air Handler

The theater air handler appears to be original to the construction of the building. The air handler is manufactured by Carrier Corporation, and utilizes steam for heating, and DX coils with multiple circuits for cooling. Three condensing units serving this air handler are located on the roof and were manufactured in 1986. The unit originally utilized chilled water but was converted to DX presumably in 1986 when the condensing units were installed. It is assumed the unit was converted from chilled water cooling to DX when the original chiller failed. The main theater air handler is not serviceable and needs to be replaced. (See Photos # 9, 12, 13, 14)

Chilled Water System

The existing chilled water system is composed of a single chiller, chilled water pumps, piping, and cooling tower. The existing chiller is located in the basement and manufactured by Carrier Corporation and appears to be original to the construction of the building. The chiller is not serviceable and cannot be repaired. (See Photos # 28, 29, 31)

The existing cooling tower is located on the roof and appears to be original to the construction of the building. The cooling tower has signs of major corrosion, structural damage, and is not serviceable and cannot be repaired. (See Photos # 11)

Boiler

The existing steam boiler is located in the basement and appears to be original to the construction of the building. The boiler was manufactured by Smith Twin Tubular Company in Philadelphia, PA and originally utilized coal for fuel, but was converted to natural gas at a unknown time. The boiler has been partially demolished and is not serviceable and cannot be repaired. Steam is piped to the main theater air handler and miscellaneous cast iron steam radiators. The majority of the steam radiators have been removed from the building. (See Photos # 17, 33, 36, 37)

EXISTING ELECTRICAL SYSTEM DESCRIPTION

General Description

The existing electrical power distribution system includes two PECO 2,400v service entrance switches, three step down transformers, and distribution panels. All of the existing power distribution equipment appears to be original to the construction of the building, is not serviceable, and needs to be replaced.

Power Distribution Equipment

The existing 2,400v dual services provided by PECO enter the building into a basement electrical room. The voltage is stepped down to 208v and distributed throughout the building. The existing power distribution panels are switch and fuse style, with exposed buss. It was observed that much of the original copper wire has been removed from the building, and many of the power distribution panels interior "guts" have been removed leaving just a sheet metal box. The existing power distribution system is not serviceable and needs to be replaced. (See Photos # 5, 6, 7, 8, 10, 16, 19, 20, 21, 22, 23, 24, 25)

Lighting

No permanently installed light fixtures are currently installed. The original light fixtures have been removed from the building. The building is currently sparsely lit in select areas utilizing temporary construction lights. It is required that either the existing light fixtures be re-installed or new light fixture be installed. (See Photos # 2, 4, 15)

Life Safety Systems

There is no currently operational life safety systems within the building. No fire alarm system (smoke detection, annunciation, initiation devices, etc.) exist. The existing emergency generator is not serviceable and appears to be partially demolished, and water damaged. All new life safety systems are required. (See Photos # 26)

EXISTING PLUMBING SYSTEM DESCRIPTION

General Description

The existing domestic water and sanitary sewer systems have been mostly removed from the building. There was no copper domestic water distribution observed within the building. There is no means of domestic hot water heating present in the building. The existing cast iron sanitary sewer piping observed in the ceiling of the basement appears to be original to the construction of the building, and is in generally poor condition. Visible signs of corrosion and previous leaks are present. Most of the plumbing fixtures have also been removed from the bathrooms, and the fixtures that remain are damaged and need to be replaced. All new plumbing systems are required. (See Photos # 27)

Natural Gas Service

The existing natural gas service and meter are located in the basement. The original meter is not functional, and the incoming service has been disconnected from the piping distribution within the building. A temporary gas meter, and flexible natural gas pipe has been "recently" installed within the last ten years and is piped to two temporary gas heaters located in the area proximate of the main stage. The natural gas distribution downstream and including the service is not serviceable and needs to be replaced. (See Photos # 32)

EXISTING FIRE PROTECTION SYSTEM DESCRIPTION

General Description

The existing fire protection system is composed of a main fire line entering into the basement, a base mounted end suction fire pump, and standpipes with hose cabinets. The existing incoming fire line and associated backflow preventer have been disconnected and was observed laying on the floor of a room adjacent to the fire pump. The fire pump is not original to the building, but is not operational and has been disconnected from the sprinkler piping mains. A new fire pump will need to be installed. The building contains no sprinkler heads. (See Photos # 30, 35)

DESCRIPTION OF PHOTOGRAPHS

- Photograph #1: Typical fire hose cabinet.
- Photograph #2: Light fixture has been removed.
- Photograph #3: Unprotected duct penetration.
- Photograph #4: Missing egress lighting fixture.
- Photograph #5: Damaged / Demolished power distribution equipment.
- Photograph #6: Damaged / Demolished power distribution equipment.
- Photograph #7: Damaged / Demolished power distribution equipment.
- Photograph #8: Main theater air handling unit.
- Photograph #9: Main theater air handling unit.
- Photograph #10: Wiring junction box.
- Photograph #11: Existing cooling tower.
- Photograph #12: DX coil added to existing main theater air handling unit.
- Photograph #13: Condensing Units for air handling unit.
- Photograph #14: Condensing Units for air handling unit.
- Photograph #15: Light fixture has been removed.
- Photograph #16: Copper power wiring has been partially removed.
- Photograph #17: Cast Iron steam radiator has been removed.
- Photograph #18: Rooftop gravity ventilation intakes.
- Photograph #19: Incoming PECO 2,400v services.
- Photograph #20: 2,400v Service.
- Photograph #21: Hipot transfer. Exposed buss. Leaking oil and water damaged.
- Photograph #22: Service entrance cables and metering.
- Photograph #23: Exposed copper buss overhead.
- Photograph #24: Power distribution panel. Switches and fuses have been removed.
- Photograph #25: Power distribution panel. Switch and fuse type.
- Photograph #26: Existing emergency generator.

DESCRIPTION OF PHOTOGRAPHS

Photograph #27: Bathroom plumbing fixtures. No supply piping.

Photograph #28: Chilled water pump.

Photograph #29: End of chiller.

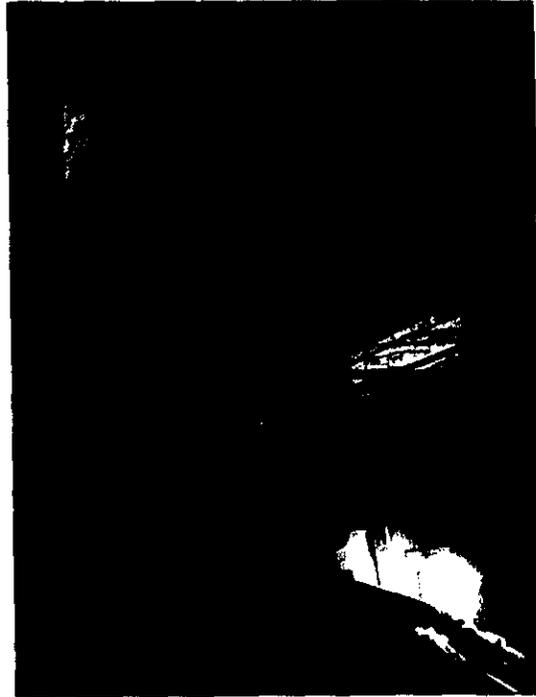
Photograph #30: Fire service backflow preventer.

Photograph #31: Front of chiller.

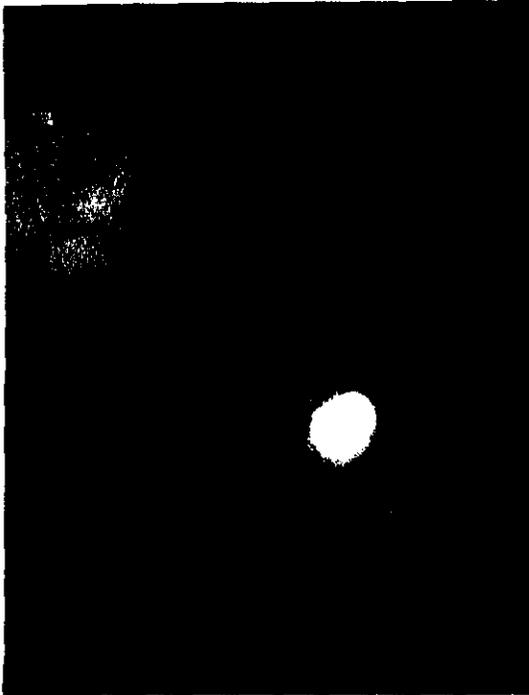
PHOTOGRAPHS



PHOTOGRAPH #1



PHOTOGRAPH #2



PHOTOGRAPH #3

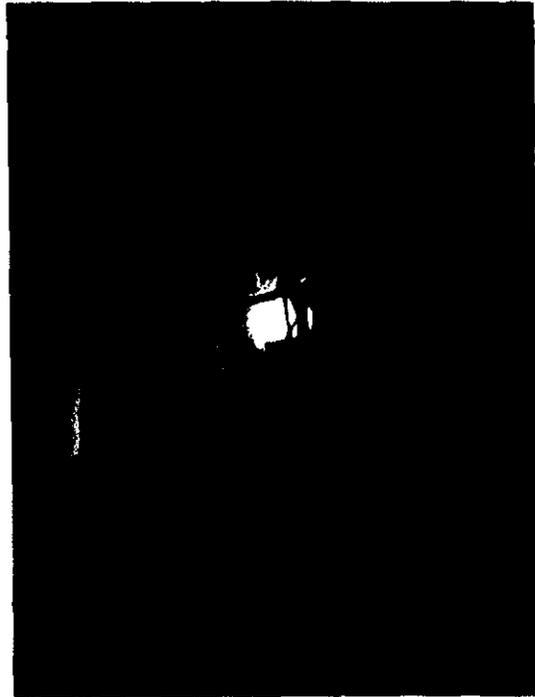


PHOTOGRAPH #4

PHOTOGRAPHS



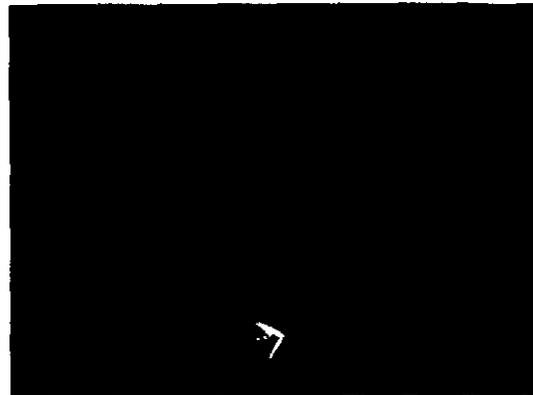
PHOTOGRAPH #5



PHOTOGRAPH #6

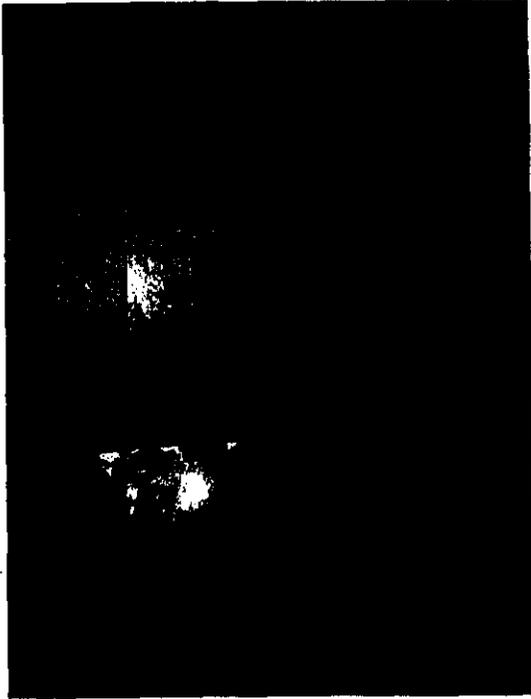


PHOTOGRAPH #7



PHOTOGRAPH #8

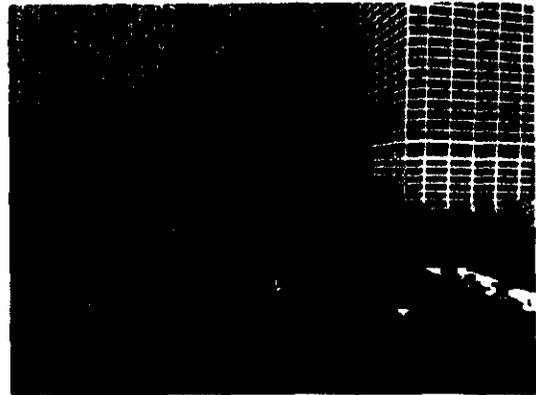
PHOTOGRAPHS



PHOTOGRAPH #9



PHOTOGRAPH #10



PHOTOGRAPH #11

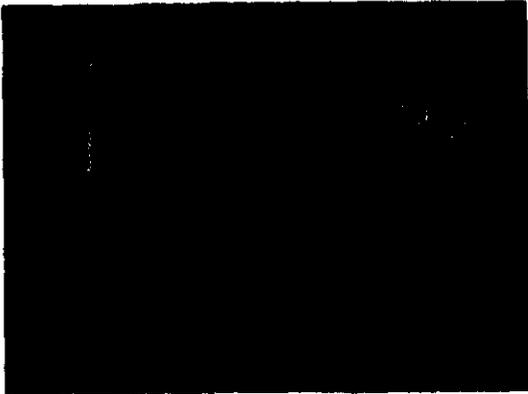


PHOTOGRAPH #12

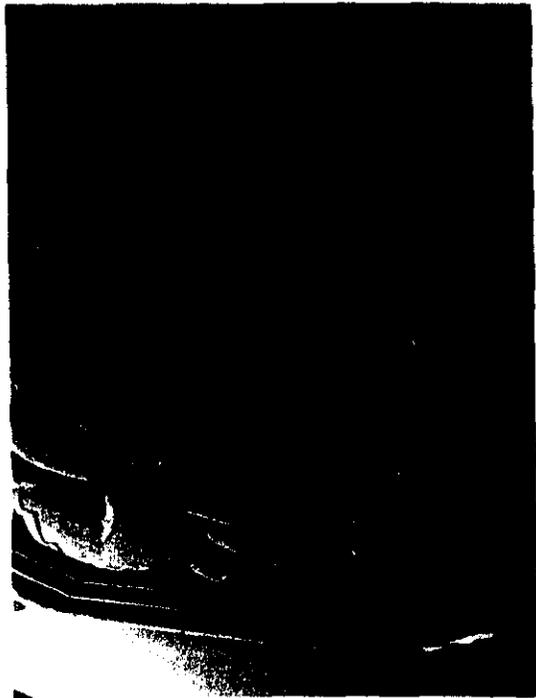


PHOTOGRAPH #13

PHOTOGRAPHS



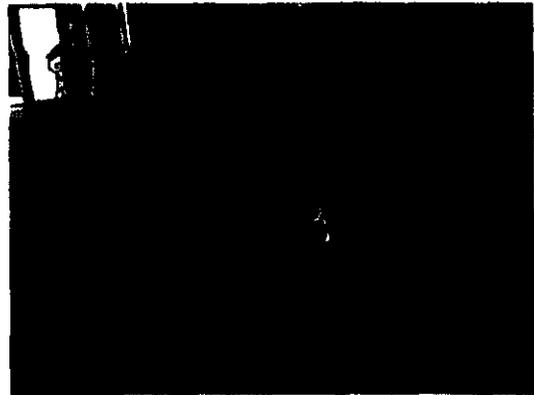
PHOTOGRAPH #14



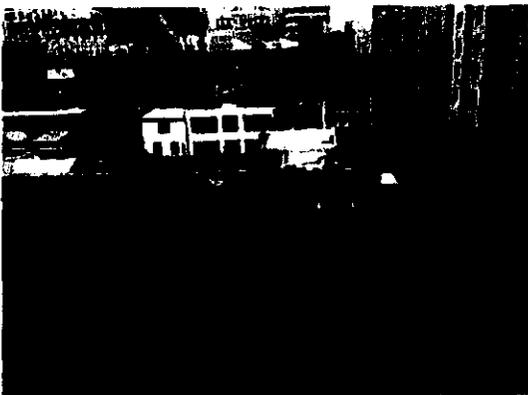
PHOTOGRAPH #15



PHOTOGRAPH #16

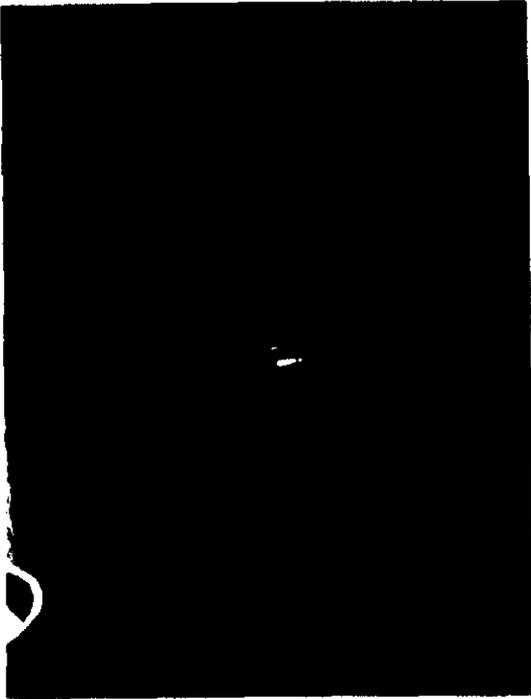


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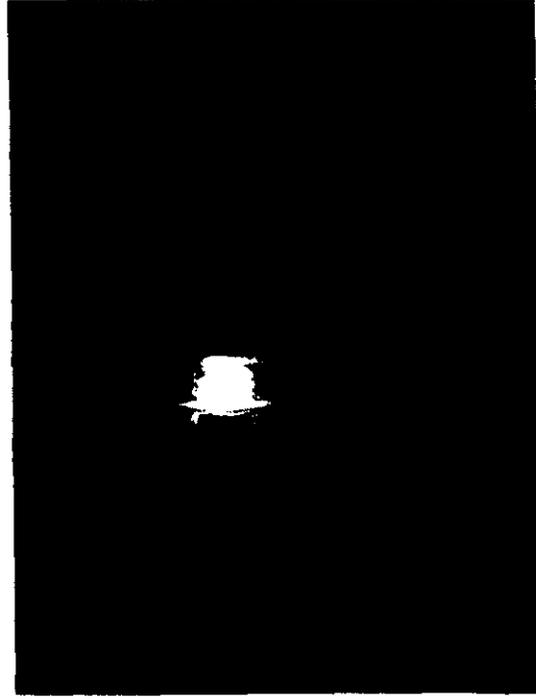


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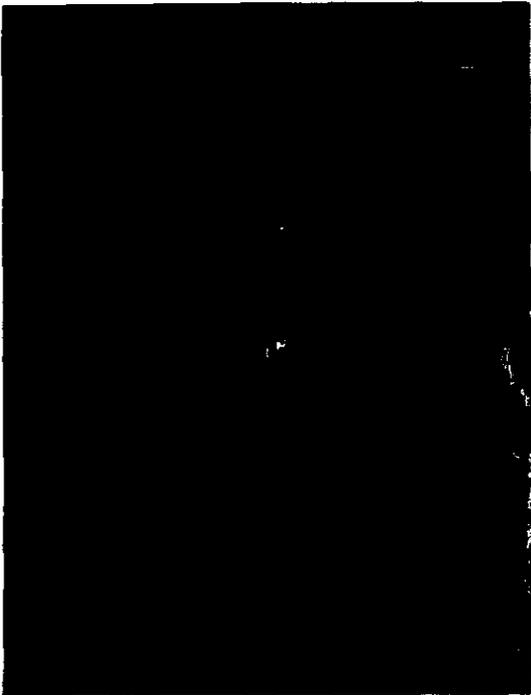
PHOTOGRAPHS



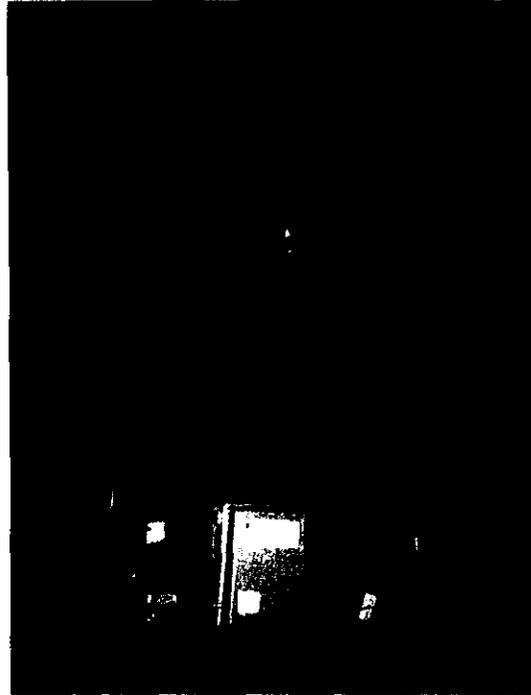
PHOTOGRAPH #19



PHOTOGRAPH #20



PHOTOGRAPH #21

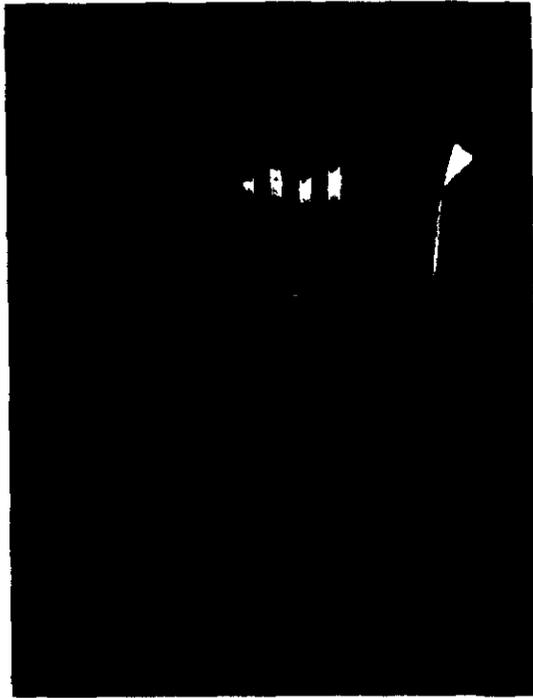


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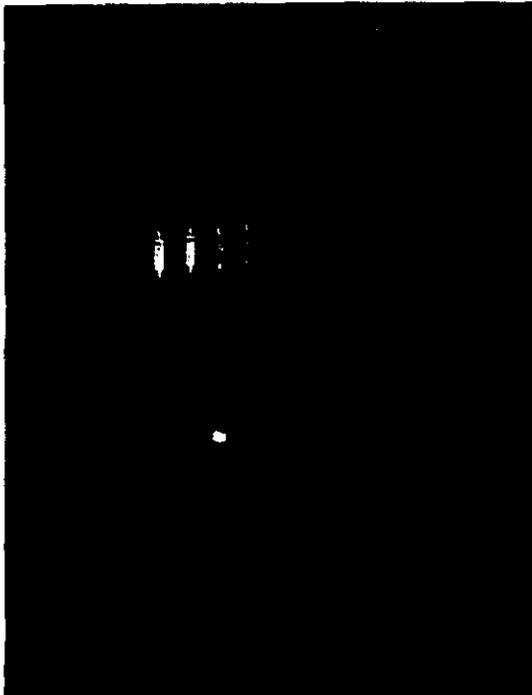
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PHOTOGRAPH #23



PHOTOGRAPH #24

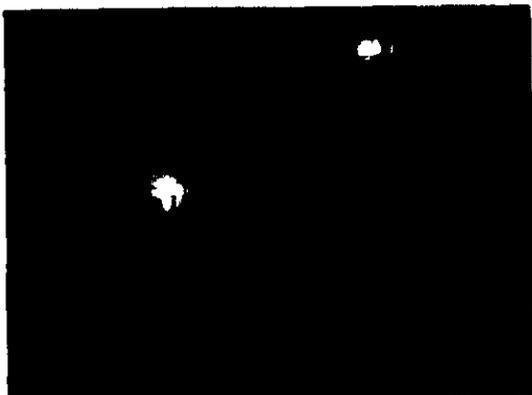


PHOTOGRAPH #25



PHOTOGRAPH #26

PHOTOGRAPHS



PHOTOGRAPH #27



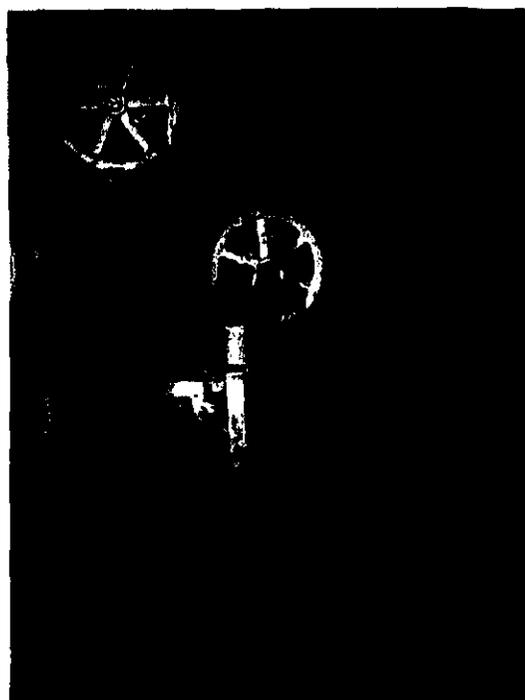
PHOTOGRAPH #28



PHOTOGRAPH #29



PHOTOGRAPH #30



PHOTOGRAPH #31

PHOTOGRAPHS



PHOTOGRAPH #32



PHOTOGRAPH #33

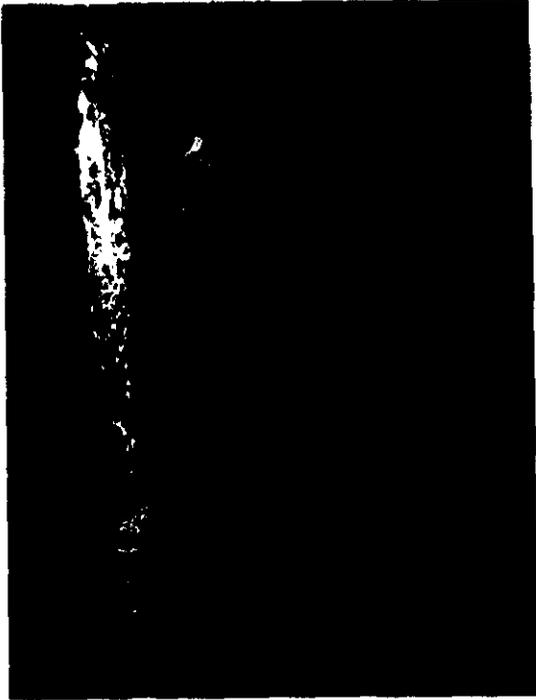


PHOTOGRAPH #34

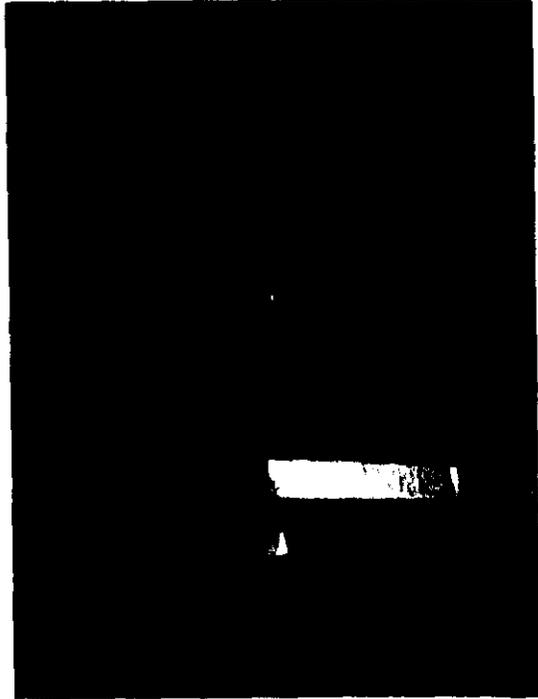


PHOTOGRAPH #35

PHOTOGRAPHS



PHOTOGRAPH #36



PHOTOGRAPH #37