



RFP 2025-007 - Change Order #1
Sunrise Theatre Assessment of Additional Work

On Wednesday, March 11, 2026, Airstron LLC. contacted me, Marisa Quijano - the Sunrise Theatre Project Manager for RFP 2025-007, regarding the steel beams that serve as the chiller stand.

While the area had been surveyed prior to installation and the steel beams seemed to be in adequate conditions from the exterior view, once the old AC Chiller was removed from the beams, the deterioration of the steel was exacerbated. Both the workers from Airstron LLC. and the Sunrise Theatre Maintenance Manager, Walter Price, assessed the condition of the beams. Both parties agreed that the steel has deteriorated so badly that they would be an unsafe foundation for the new chiller to be placed on.

I assessed the condition from photos provided and Mr. Price verbally explained the condition of the beams and how their current state is not safe. While deterioration can be expected at a rapid rate in Florida's climate, it is also clear that the steel beams had not been maintained properly over the decades. I am unsure of the installation date of the current steel beams, but it is assumed they are at least twenty years old, if not older. In Florida's climate, outdoor materials like this need to be assessed annually and resealed with a galvanized coating to increase its lifespan.

With the installation of a new chiller, I agree with the assessment of both Airstron LLC. and Walter Price, the Sunrise Theatre Maintenance Manager, that a new steel chiller stand is required to complete the project of replacing the chiller. To do this work at a later time, or within a separate project, would require the uninstallation and removal of the new chiller which would require scheduling large machinery such as a crane. By adding the extra cost to this project, we can guarantee the installation of new steel beams with the proper galvanized protection as well as ensuring the maintenance of the area is added to the annual facility operations.

Marisa Quijano

Interim Executive Director

Sunrise Theatre