



1 JAMES STREET, BROCKTON (POOL)

Years 0 - 3



- Replacement of the natural gas-fired heating boiler (\$30,000)
- Repair of the surrounding pool tile to replace the tile with parged concrete. (\$25,000)
- Comprehensive replacement of all exterior sealants on the Site (\$5,000)
- Cyclical repairs of the asphalt and concrete to eliminate trip hazards and seasonal deterioration. (\$5,000)
- Replacement of the Built-Up asphalt Roof (BUR) system at the main site building (\$57,530)
- Repair and repaint areas of the steel roof deck where corrosion is present (\$5,000)

1 JAMES STREET, BROCKTON (POOL)

Years 4 - 7



- Resurfacing the hard-court concrete tennis court that is deteriorated (\$45,000)
- Repoint the isolated areas of deteriorated mortar at the concrete block masonry walls at the main Site Building (\$5,000)
- Replacement of six original single glazed (SG) window units at the east elevation of the Site Building (\$5,400)
- Miscellaneous repairs throughout the Site including sandblasting and repainting, pressure washing of concrete slabs, repairs to deteriorated concrete slab, repainting wood benches, etc. (\$7,500)
- Cyclical repairs of the concrete pads surrounding the pool area to eliminate trip hazards and seasonal movement and deterioration (\$5,000)
- An allowance to replace any pool amenities including diving boards, fixtures, pool signage and painting (\$25,000)
- Replacement of one DHW storage tank as it has reached its projected useful service life. (\$7,500)
- Cyclical repairs of the asphalt and concrete systems throughout the term of analysis to eliminate trip hazards and seasonal deterioration (\$5,000)



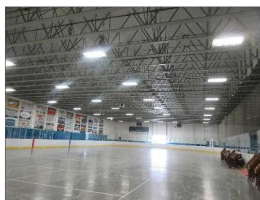
1 JAMES STREET, BROCKTON (POOL)

Years 8 - 10

- Repaving the asphalt surfaced parking areas and walkways throughout the Site within the latter portion of the term (\$156,000)
- Miscellaneous repairs throughout the Site including sandblasting and repainting, pressure washing of concrete slabs, repairs to deteriorated concrete slab, repainting of wood benches, etc. (\$7,500)
- Cyclical repairs of the concrete pads surrounding the pool area throughout the term of analysis to eliminate trip hazards and seasonal movement and deterioration (\$5,000)
- Replacement of one Domestic Hot Water (DHW) unit (\$10,000)



290 DURHAM STREET, BROCKTON (ARENA)



290 DURHAM, BROCKTON (ARENA)



Years 0 - 3

- Replacement of the concrete floor slab and waterproofing near east elevation exterior door (\$5,000)
- Cyclical repairs of the asphalt system and concrete throughout the term of analysis to eliminate trip hazards and seasonal deterioration (\$10,000)
- Comprehensive replacement of all exterior sealants on the Site Building (i.e., windows, doors, control joints, roof penetrations, wall penetrations, etc.) (\$15,000)
- Inspection and repair of the corroded metal decking noted within Change Rooms 1&2 (\$5,000)
- Miscellaneous repairs throughout the Site including repairs to deteriorated vinyl floor tiles, replacement of stained or bowing ceiling tiles, repainting of wood benches, etc. This item has been included as an allowance to complete subjective repairs as needed throughout the interior of the facility. (\$20,000)
- Miscellaneous repairs to the Thermoplastic Polyolefin (TPO) membrane roof systems including clearing of roof drain strainers, cleaning of the roof system, removal of debris, and higher maintenance at the middle of the term due to the roof systems approaching the end of their Projected Useful Life (PUL) (\$15,000)

290 DURHAM, BROCKTON (ARENA)



Years 0 - 3

- Installation of a waterproofing system atop the concrete canopy serving the south main entrance to the Site Building. Repairs to the bent/damaged metal roofing atop the sloped metal canopy on the east elevation (\$25,000)
- Interior finishes in the elevator cab interiors and controls are dated and renewal is required (\$15,000)
- Allowance to install a backflow preventer in the immediate term (\$4,000)
- HVAC code review – Ventilation B52 Alarms/Sensors for Ammonia (\$5,000)
- Allowance to review the gas monitoring system (\$4,000)
- Allowance to complete an infrared scan of the electrical systems (\$3,500)
- Allowance to have the wiring, conduits, breaker panels, and disconnects inspected (\$10,000)
- Allowance for a scope and assessment of the pipe mains (\$10,000)
- Allowance to replace the chiller (\$70,000)
- Compressor (2) Replacement (\$120,000)

290 DURHAM, BROCKTON (ARENA)

Years 0 - 3



- RTU Replacement (\$80,000)
- Allowance for the application of a brine pipe seal (\$9,000)
- Allowance to selectively replace the ventilation systems (\$6,000)
- Allowance to replace the electric unit heaters, the radiant tube heaters, and unit heaters (\$15,000)
- Allowance to complete infrared scan (\$3,500)
- Allowance to replace the electrical disconnects; (\$7,000)
- Allowance to replace circuit breaker panels (\$6,000)

290 DURHAM, BROCKTON (ARENA)

Years 4 - 7



- Replacement of an original Single Glazed (SG) window system at the south portion of the Site Building (\$15,000)
- Cleaning, repainting and repairing of the corroded exterior doors and/or door frames, installation of door sweeps and weather stripping at exterior doors (\$12,500)
- Repaving of the deteriorated asphalt surfaced parking area at the south portion of the Site with an allowance for concrete replacement (\$81,000).
- Repoint the deteriorated mortar throughout the concrete block masonry walls, miscellaneous repairs to damaged concrete block masonry and application of masonry coating to prolong life of masonry cladding. Pinchin has added a building envelope study prior to this project if the township wishes to pursue alternative options at this time. (\$160,000).
- Miscellaneous repairs throughout the Site including repairs to deteriorated vinyl floor tiles, replacement of stained or bowing ceiling tiles, repainting of wood benches, etc. This item has been included as an allowance to complete subjective repairs as needed throughout the interior of the facility. (\$20,000)
- Cyclical repairs of the asphalt system throughout the term of analysis to eliminate trip hazards and seasonal deterioration (\$5,000)



290 DURHAM, BROCKTON (ARENA)

Years 4 - 7

- Allowance for Transformer replacement (\$10,000)
- Allowance for interior light replacement (\$6,000)
- Allowance for electric force flow heater replacement (\$7,000)
- Allowance to replace circuit breaker panels (\$12,000)
- Allowance for boiler replacement (\$30,000)
- Allowance for heat exchanger replacement (\$60,000)
- Hydronic heater replacement (\$15,000)
- Allowance to complete infrared scan (\$3,500)
- Allowance to replace/overhaul brine pumps (\$30,000)



290 DURHAM, BROCKTON (ARENA)

Years 8 - 10

- Repaving of the remainder of the site near the horse palace and surrounding buildings at the late portion of the study (\$304,000)
- Allowance to replace the electrical transformers (\$10,000)
- Allowance to replace interior lighting (\$6,000)
- Allowance to complete infrared scan (\$3,500)
- Domestic water distribution – General Repairs and Replacement (\$30,000)
- Replace dehumidification unit (\$35,000)

