



MUNICIPAL AND SCHOOL FACILITIES STUDY AND MASTER PLAN

City of Brockton
Brockton, Massachusetts

Volume 3—Municipal Facilities Assessment

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Volume 3 **MUNICIPAL FACILITIES STUDY**

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ACKNOWLEDGEMENTS

This planning study was managed by the Department of Planning and Economic Development in the City of Brockton, Massachusetts.

MUNICIPAL PARTICIPATION

The planning process for Volumes 3 and 4 of this study included input, ideas, and feedback gathered from many municipal staff that responded to surveys, participated in interview discussions, provided input during meetings, and offered data that shaped the findings contained in these reports.

The team was lead by:

MAYOR

Bill Carpenter

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Rob May, Director of Planning and Economic Development

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MUNICIPAL STUDY CONSULTANT TEAM

Arrowstreet, Architecture and Planning

Ken Buckland, Urban Planner

Tom Lynott, Data analyst

During the planning process, the team referenced many preceding studies and reports that were provided to the consultant team. These previously conducted research and background resources were a springboard for this Municipal and Educational Facilities Master Plan and became crucial in developing recommendations that adhered to the overall vision and master plan for the City of Brockton.

The following preceding relevant documents were reviewed as part of this study:

2017—*A Blueprint For Brockton: Comprehensive Master Plan*

2016—*Brockton Downtown Action Strategy*

2013—*Open Space and Recreation Plan*

2013—*Revitalization of the Campello Neighborhood*

2011—*City of Brockton Development Planning: Downtown McCabe Report*

2010—*Task Force on Economic Growth and Development*

2008—*Brockton Two Rivers Master Plan*

The over arching theme of these documents is that “Brockton will be valued and increasingly recognized as a high quality and affordable place to live, work, and/or visit because it offers all dimensions of a 21st century city”. (A Blueprint for Brockton: Vision for Brockton, page 3, of the Comprehensive Master Plan). While several of these prior planning efforts were directed towards downtown revitalization, this is the first plan undertaken to create a comprehensive strategy towards municipal and education facilities for the City of Brockton.

Section 1 **EXECUTIVE SUMMARY**

1.1 Introduction

INTRODUCTION

This Municipal and School Facilities Study and Master Plan is intended to understand the City of Brockton’s current municipal and school building inventory, and develop recommendations for a Master Plan to address future growth, facility improvements, and long term visions to offer all dimensions of a 21st century city.

The study is divided into three phases which is documented in the following four Volumes:

SCHOOL FACILITY REPORT AND MASTER PLAN	
Volume	Phase
1	Phase I—Inventory and Assessment
2	Phase II—Project Definition Phase III—Recommendation

MUNICIPAL FACILITY REPORT AND MASTER PLAN	
Volume	Phase
3	Phase I—Inventory and Assessment
4	Phase II—Project Definition Phase III—Recommendation

1.2 Project Overview

MUNICIPAL FACILITIES ASSESSMENTS

Phase I—Inventory and Assessment is a critical first step in this study to assess and define the City’s current existing municipal building inventory, determine the conditions and programmatic needs for each of the buildings, and evaluate the condition and capacity of the existing municipal building portfolio in its entirety. With this tangible data, the team will recommend a road map for improving, maintaining, replacing, or potentially re-purposing existing municipal buildings to serve the community.

This study surveyed and assessed a total forty-four buildings that included twenty-four educational and twenty municipal facilities. This Volume 3 — Municipal Facilities Study was a critical first phase in this study to assess and define the City’s current existing municipal building inventory, determine the conditions and programmatic needs for each of the buildings, and evaluate the use and capacity of the existing municipal building portfolio holistically.

SURVEYED MUNICIPAL BUILDING INVENTORY	
Type	Quantity
Libraries	3
Fire Stations plus Fire Alarm	7
Head Quarters	
Municipal and Public Safety	10
Total Municipal Building Inventory	20

1.3 Process

The Municipal Facility Study and Master Plan team visited each of the twenty municipal buildings with the purpose to:

- Understand the common trends observed in facilities throughout the City of Brockton
- Determine the conditions of the existing facility inventory
- Assess if greater efficiencies in office space could be obtained that would result in overall cost reductions to operate the City operation with more efficient use of space
- Identify and prioritize areas of improvement

The following outline explains the process of collecting and understanding the current facility status:

PAINT THE PICTURE

The team began by collecting, compiling, and organizing a variety of background data for the City of Brockton Municipal building. The topics included: city demographics, geographic location, building historical information, walkscore, facility maintenance information, and department leadership input.

GROUP PROGRAMS

For purpose of grouping and identifying the facilities throughout this study, the team utilized the identifying building labels, which are used through this report:

- “L -” Public Libraries
- “F -” Fire Stations
- “C -” Civic Buildings
- “M -” Miscellaneous

ANALYZE DATA

The collected data was interpreted, evaluated, and analyzed to discover themes and patterns observed throughout the district. Interviews were conducted with each of the city department heads to assess and determine current conditions and desired needs.

VISIT FACILITIES

The design team visited each of the twenty municipal facilities to observe and evaluate the facility condition. A through building review report was used to evaluate Life Safety Code, physical condition of each building, ADA/ MAAB compliance, site conditions, building configuration, security, and building system observations. The grading scale used in the report ranked the conditions from 'Good' to 'Poor'.

DETERMINE FACILITY PRIORITY

The building review report revealed building condition averages that determined priority ranking for each of the buildings. These are identified as:

Priority 1: Current Critical



Priority 2: Potentially Critical



Priority 3 and 4: Not yet Critical and For Consideration



The remainder of the Municipal study is found in Volume 4 — Municipal Master Plan Recommendations:

STUDY AND CONSIDER OPTIONS

MAKE RECOMMENDATIONS

DEVELOP MUNICIPAL FACILITY MASTER PLAN

1.4 Facility Assessment Criteria

ASSESSED AREAS

The assessment, analysis, and prioritization of the facilities were categorized as follows:

- **Site Assessment:** The quality, condition, and capacity of the parking and landscaping on site.
- **Building Assessment:** The quality and condition of the exterior envelope, interior spaces, life safety, building systems, and suggested code compliance of the facility.
- **Programming Effectiveness:** The facility serves the needs of the city in a functional way. An evaluation of the general efficiency of space, and fire/records storage evaluation.
- Rapid deterioration
- Potential life safety hazards
- Environmental non-compliance
- Fire suppression non-compliance
- Open classroom configuration
- Student population above MSBA recommendation

PRIORITY CRITERIA SCALE

Deficiencies have been categorized with the following scale, rating each facility, on a scale ranging from “critical” to “for consideration”, defined as follows in the Request for Proposal.

Priority 1—Current critical

Conditions require immediate action to:

- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility to operation
- Correct an environmental/ Air quality hazard
- ADA non-compliance in public service building

Priority 2—Potentially critical

Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include:

- Intermittent operations

Priority 3—Necessary / not yet critical

Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

- ADA/ MAAB non-compliance

Priority 4—For Consideration

Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/ or reduce long-term maintenance costs.

Priority 5—Does not meet current codes/ standards

Priority 5 was defined in the RFP, but was not categorized in the determination for the Priority Criteria Scale. Items may become triggered to Priority 5 if certain thresholds of work are met on existing buildings.

“Grand-fathered” conditions in this category include items that do not conform to existing codes, but are “grand-fathered” in their condition. No action is required at this time, however, should substantial work be undertaken in the contiguous area, certain existing conditions may require correction.

1.5 Municipal Building Priority Rating

	Site		Building						Program		FACILITY AVERAGE
Libraries	Parking Lot	Landscaping	Life Safety (i.e egress)	Exterior (Roof, facades,)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Program Effectiveness	Storage organization / Records	
L-1 Main Branch	3	4	4	2	4	1*	4	4	4	4	3.4
L-2 West Branch	2	4	3	3	2	2	3	2	2	2	2.5
L-3 East Branch	2	4	4	4	4	4	4	2	2	4	3.4

* Library Main Branch—In November 2016, an *Indoor Air Quality Assessment Report* was generated by the Massachusetts Department of Public Health which reported elevated relative humidity conditions in over half of the areas tested. According to the report, “the test results indicate that the HVAC system needs to be repaired/adjusted to remove moisture from the air.”

CRITERIA SCALE

Priority 1	Current critical
Priority 2	Potentially critical
Priority 3	Necessary / not yet critical
Priority 4	For consideration

LEGEND

n/a	Not Applicable. This item does not pertain to this building.
1*	See explanation at end of chart

	Site		Building						Program		FACILITY AVERAGE
	Parking Lot	Landscaping	Life Safety (i.e egress)	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Program Effectiveness	Storage organization/ Records	
Fire Stations											
F-1 Fire Station #1 Central	2	3	2	1*	1*	2	3	2	2	1*	1.9
F-2 Fire Station #2 Campello	3	3	2	1*	1*	3	3	2	4	n/a	2.5
F-3 Fire Station #3 Montello	n/a	n/a	2	1*	1*	3	3	2	4	n/a	2.4
F-4 Fire Station #4 East	3	4	4	1*	3	3	3	2	4	n/a	3.0
F-5 Fire Alarm Headquarters	3	3	2	1*	4	3	1*	2	4	2	2.5
F-6 Fire Station #6 West	3	4	4	1*	2	3	3	2	4	2	2.8
F-7 Fire Station #7 Cary Hill	2	4	4	3	3	3	3	2	4	n/a	3.1

CRITERIA SCALE

Priority 1 Current critical
 Priority 2 Potentially critical
 Priority 3 Necessary / not yet critical
 Priority 4 For consideration

LEGEND

n/a Not Applicable. This item does not pertain to this building.
 1* See explanation on next page

- * FIRE STATION #1 CENTRAL
- * FIRE STATION #2 CAMPELLO
- * FIRE STATION #3 MONTELLO
- * FIRE STATION #4 EAST
- * FIRE ALARM HEADQUARTERS
- * FIRE STATION #6 WEST

Exterior (Roofs, Facades): The exterior brick masonry of several of the fire stations appears to be in general disrepair with missing mortar and broken bricks. Consideration should be given to repointing and reinforcing masonry facades. Additionally, consideration should be given to lining and structurally reinforcing the chimney masonry at several of the stations.

- * FIRE STATION #1 CENTRAL
- * FIRE STATION #2 CAMPELLO
- * FIRE STATION #3 MONTELLO

Interior Finishes: The interior finishes are generally in poor condition. Future upgrades should consider an interior renovation and restoration to original finishes.

* FIRE STATION #1 CENTRAL

Storage Organization/Records: There is an excessive amount of record storage and original paper documents on site dating back to the 1800's stored in the attic. It is recommended that these files and records be addressed. Once accounted for and categorized, consideration should be given to appropriate and proper secure off-site storage as part of the Records Management strategy.

* FIRE ALARM HEADQUARTERS

ADA/ MAAB Compliance: The building is in need of improvements with the primary concern regarding public accessibility to the second floor Fire Prevention Bureau.

	Site		Building						Program		FACILITY AVERAGE
Civic	Parking Lot	Landscaping	Life Safety (i.e egress)	Exterior (Roof, Facades)	Interior Finishes	Building Systems	ADA/ MAAB Compliance	Fire Suppression	Program Effectiveness	Storage organization/ Records	
C-1 City Hall	4	4	4	1*	3	3	3	2	3	1*	2.8
C-2 War Memorial	4	4	4	4	4	3	4	4	2	2	3.5
C-3 Police Station	1*	2	4	2	2	2	1*	2	1*	3	2.0
C-4 Crosby Admin Building	2	4	2	1*	2	2	3	2	2	2	2.2
C-5 Parent Info Center	4	4	4	3	4	4	4	4	4	3	3.8
C-6 Parks Department Maintenance	2	3	4	4	2	2	3	2	4	4	3.0
C-7 Parks Department	4	4	4	3	4	4	4	2	4	1*	3.4
C-8 Kennedy Senior Center	3	4	4	4	4	4	4	4	2	4	3.7
C-9 Animal Control	2	n/a	4	3	3	3	3	2	2	2	2.7
M-1 Public Property	2	n/a	4	3	3	3	3	2	4	4	3.1

CRITERIA SCALE

Priority 1 Current critical
 Priority 2 Potentially critical
 Priority 3 Necessary / not yet critical
 Priority 4 For consideration

LEGEND

n/a Not Applicable. This item does not pertain to this building.
 1* See explanation on next page

*** CITY HALL**

Exterior (Roof, Facades): The existing slate roof is observed to be leaking in several areas causing water infiltration in walls and buckling the paint finishes. It is recommended to repair the roof.

Storage Organization/Records: There are an excessive amount of storage boxes and drawings on-site in the clock tower and at the top of the circular tower on the east. Consideration should be given to appropriate and proper secure storage as part of the Records Management strategy.

*** POLICE STATION**

Parking Lot: The site is steep with parking very limited for police cruisers, staff, and also for visitors. The switch-back configuration of the driveway makes access difficult.

ADA/ MAAB Compliance: The elevator does not extend to the lower level.

Program Effectiveness: Staff reported that the holding cells are inadequate and an area of cells are unable to be used due to their unsafe condition. A prior atrium space was closed over with floor to create offices. These offices are surrounded by a corridor and therefore have no windows or access to natural light.

*** CROSBY ADMINISTRATION BUILDING**

Exterior (Windows, Roof, Facade): It was reported that occupants have been instructed to keep the majority of the windows closed as sashes will fail. Signs were noticed on windows that directed the windows to remain closed. The existing roof is observed to be leaking in several locations, with reports of damage from snow dams. The building is recorded in the National Register of Historic Places and consideration should be given to a restoration of the copula and exterior.

*** PARKS DEPARTMENT**

Storage Organization/Records: Original records, files, documents, and drawings appear to be insecurely and improperly stored in the storage area. Consideration should be given to appropriate and proper secure storage as part of the Records Management strategy.

Section 2 **DEMOGRAPHICS**

The team worked closely with the City of Brockton and the Department of Planning and Economic Community Development to understand the current city demographics to identify areas of population density and composition.

Based on data collection from the 2015 American Community Survey, U.S. Census, we observed the following demographic trends, which are graphically represented on the following pages.

POPULATION DENSITY (FIGURE 2.1)

- The most dense concentration of people is clearly in the center of the city with some high pockets of population to the North and South of the city center
- The lower concentration of population density are around the perimeter boundary of the city

HOUSEHOLD INCOME LEVELS (FIGURE 2.2)

- The population with a higher income level appears to be concentrated in the north-east, south-east, and south west areas
- The lowest income level is in the center of the city, surrounded by lower income levels

HOUSEHOLD WITH INCOME BELOW POVERTY LEVEL (FIGURE 2.2)

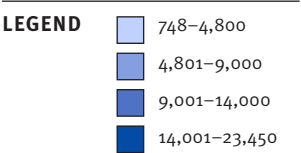
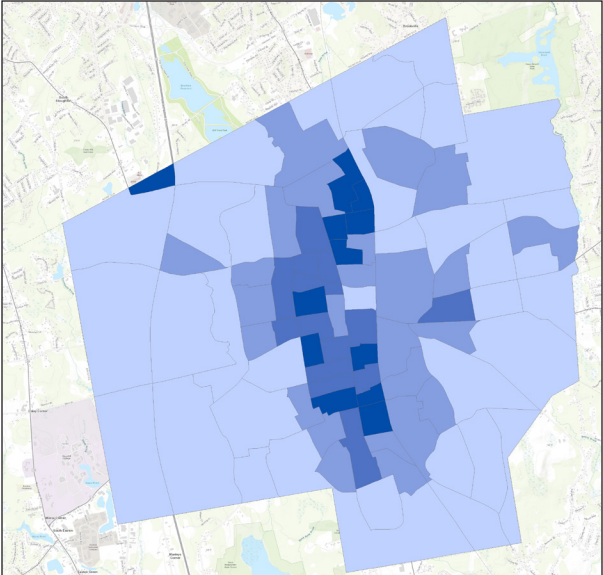
- In parallel to Household Income Levels noted above, the areas that have the most amount of households with income below poverty level are in the center of the city.
- The areas with the least amount of the population with income below poverty level are the east and west areas of the city.

AGE OF POPULATION (FIGURE 2.3)

- The age disbursement for populations less than 64 years old is somewhat evenly distributed throughout the city, without a high density or concentration in any one location.
- There appears to be a smaller population that is more than 65 years old.

2.1 Population Density

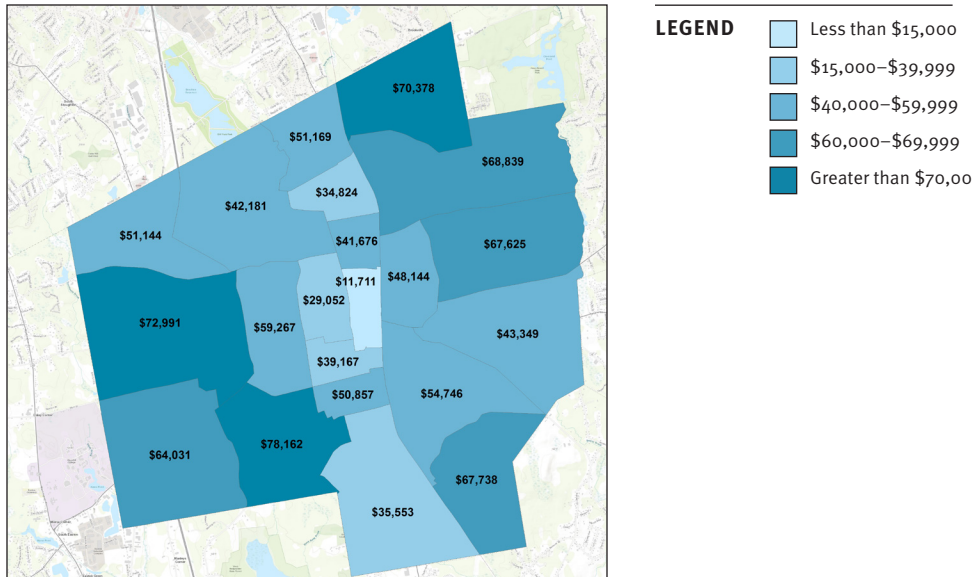
PEOPLE PER SQUARE MILE



Source: 2015—American Community Survey, U.S. Census

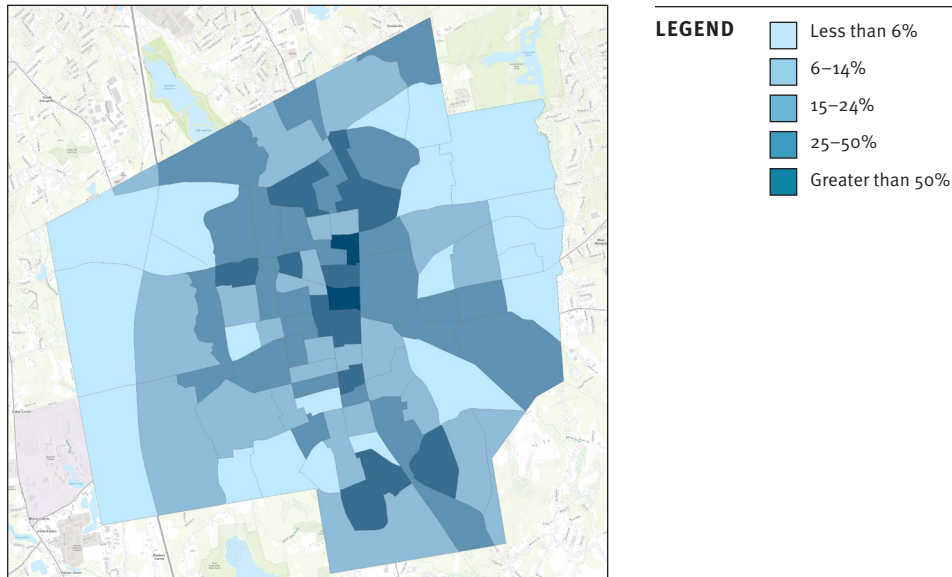
2.2 Household Income Levels

MEDIAN INCOME



Source: 2015—American Community Survey, U.S. Census

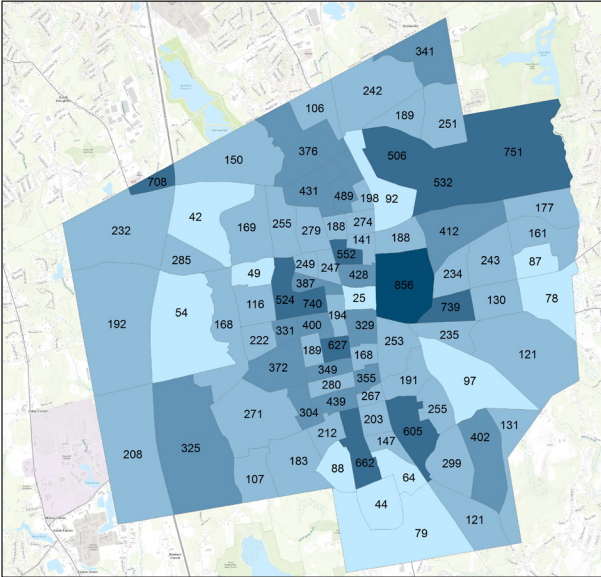
HOUSEHOLDS WITH INCOME BELOW POVERTY LEVEL



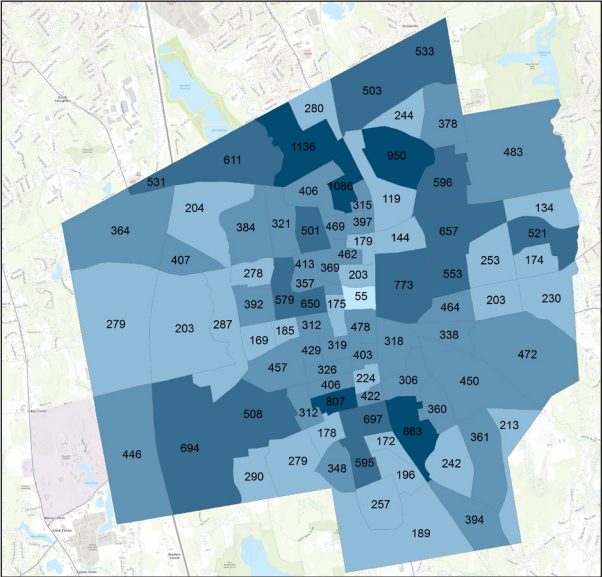
Source: 2015—American Community Survey, U.S. Census

2.3 Age of Population

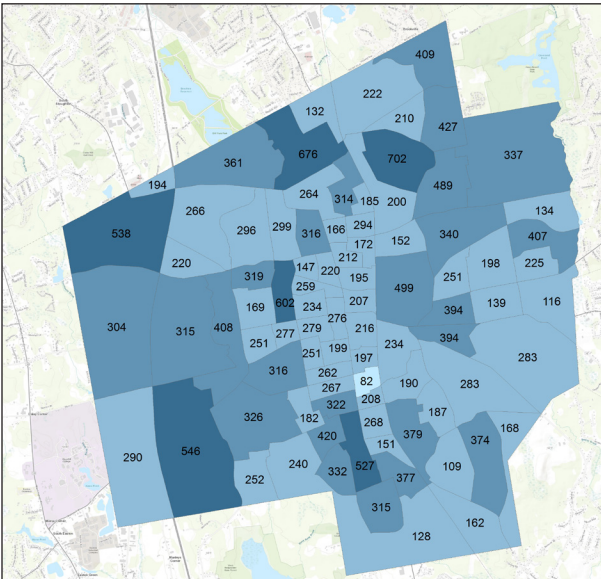
POPULATION LESS THAN 18 YEARS OLD



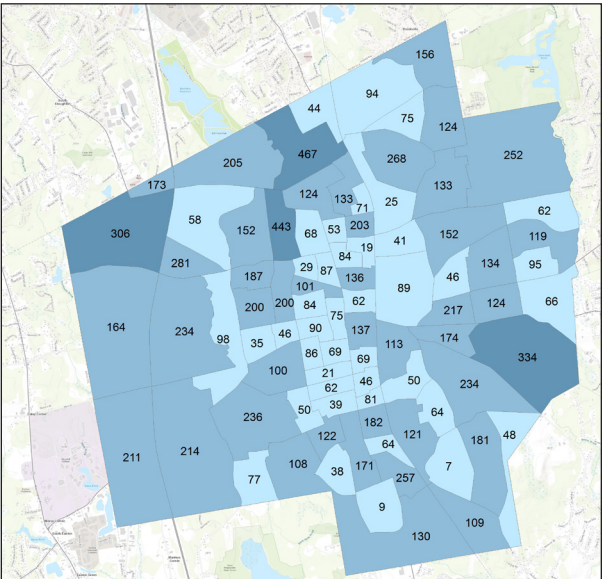
POPULATION 18 - 44 YEARS OLD



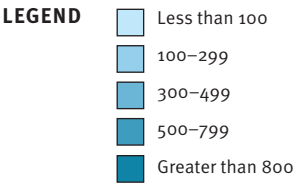
POPULATION 45 - 64 YEARS OLD



POPULATION MORE THAN 65 YEARS OLD



Source: 2015—American Community Survey, U.S. Census



Section 3 SURVEY OF EXISTING MUNICIPAL FACILITIES

L-1	Brockton Public Library—Main Branch.....	24
L-2	Brockton Public Library—West Branch.....	31
L-3	Brockton Public Library—East Branch.....	35
F-1	Fire Station #1—Central	42
F-2	Fire Station #2—Campello	48
F-3	Fire Station #3—Montello	52
F-4	Fire Station #4—East	56
F-5	Fire Alarm Headquarters	60
F-6	Fire Station #6—West	64
F-7	Fire Station #7—Cary Hill	68
C-1	City Hall	74
C-2	Auditorium/War Memorial	83
C-3	Police Station	90
C-4	School Department Office/Crosby Administration Building	96
C-5	Parent Information Center	103
C-6	Parks Department Maintenance Building ...	108
C-7	Parks Department	112
C-8	Mary Cruise Kennedy Senior Center	116
C-9	Animal Control Building.....	121
M-1	Public Property.....	126

3.1 Understanding the Evaluations

WHAT DOES THIS EVALUATION INCLUDE?

For each of the buildings, there was data reported for the facility, information collected about the existing building, results of interview discussions with the department directors, and a methodical assessment report of each of the municipal facilities. This research was catalogued in the following format for each of the buildings:

FIRST PAGE OF BUILDING EVALUATION

- A. Building name and address
- B. Building identity consistent throughout report
- C. Building location map
- D. Aerial photo showing building location
- E. Exterior photo of building
- F. Facilities information including department(s), year built, and renovated, if applicable
- G. Site area in acres, building area in gross square feet

SECOND PAGE OF BUILDING EVALUATION

- H. Summary of general building overview and observations
- I. Site information including topography, flood zone and wetlands data from the Federal Emergency Management Agency, historic designation as listed in the Massachusetts Cultural Resource Information System (MACRIS), primary orientation of the building, and Walk Score® criteria, described on page 19.

SECTION 3 / Survey of Existing Municipal Facilities

A. **Brockton Public Library—Main Branch**
304 Main Street
Brockton, MA 02301

B. L-1

C. MAIN BRANCH

D.

E.

F. FACILITIES INFORMATION
DEPARTMENT **F.** Department
YEAR(S) BUILT 2001-2003

G. SITE & BUILDING AREA
SITE AREA 0.53 Acres
BUILDING AREA 2,000 GSF

LOCATION MAP

AERIAL PHOTO

NORTH ELEVATION

SECTION 3 / Survey of Existing Municipal Facilities

Brockton Public Library—Main Branch

L-1

H. **BUILDING OVERVIEW**
Constructed in 1913, the Public Library Main Branch is located downtown Brockton. In 2001-2003 there was a major renovation to the existing building and a large multi-story addition added moving the main public entry from Main Street to White Avenue. In September of 2013 the building was recommended for listing in the National Register of Historic Places as a contributing resource in a potential Brockton Downtown Historic District. The building appears structurally sound. It is reported that the mechanical roof top unit #4 has not been operating correctly for some time. Occupants have reported that the interior relative humidity can be uncomfortable. In November 2016, an Indoor Air Quality Assessment Report was generated by the Massachusetts Department of Public Health. It was reported at the time of the assessment (September 23, 2016) that the HVAC system was awaiting parts for repair. The assessment performed on June 22, 2017 for this report did not observe that the issues were resolved. Dehumidifiers located throughout the building show uncomfortable moisture conditions which may be contributing to mold formation throughout the building. The air distribution and quality should be further investigated to increase thermal comfort and help mitigate any mold growth. The Brockton Main Library is in excellent condition. The building appears to be ADA compliant, sprinklered, and the interior spaces have been renovated.

I. **SITE INFORMATION**
TOPOGRAPHY Flat site
LOCATED IN A FLOOD ZONE Yes, Property is located in a flood zone
WETLANDS ON-SITE No
HISTORIC DESIGNATION Included in the MACRIS Database #BR0.22; 2013
ORIENTATION OF BUILDING East-west orientation with main entry facing North
NEIGHBORHOOD WALK SCORE 86 Very Walkable
NEIGHBORHOOD TRANSIT SCORE 47 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON 1 minute by car
2 minutes by bicycle
7 minutes walking

THIRD PAGE OF BUILDING EVALUATION

- J. Summary of findings review key observations discovered during the building walk through, review of programming needs, possible future considerations for the facility, and key comments from the department director.

FOURTH PAGE OF BUILDING EVALUATION

- K. Facility priority rating and color identification
- L. Facility assessment report used during the building evaluation walk through to determine the quality of the following items:

Site	Parking spaces and availability, vehicle paving condition, traffic flow, landscaping conditions, drainage adequacy, sidewalk condition pedestrian and walkway access, fencing considerations, parking lot efficiency, and site wall conditions
Exterior	Condition of roofing and flashing, gutter/ downspout efficiency, window type and insulation (single or double pane), exterior wall material identification and condition, security adequacy
Interior	Physical and aesthetic conditions of the wall, floor and ceiling finishes, door conditions
Toilet Rooms	Toilet room fixture locations, types, and appearances. Maintenance and cleanliness of fixtures and flow of fixtures. Physical and aesthetic conditions of the wall, floor and ceiling finishes

Section 3 / Survey of Existing Municipal Facilities

L-1

Brockton Public Library—Main Branch

SUMMARY OF FINDINGS

Recent Improvements

- Between 2001–2003, there was a major renovation to the existing building with a large multi-story addition including the primary entry and adding square footage to the library.

Physical Building Condition

- The library has documented **air quality** concerns throughout the building; see *Conclusions and Recommendations in the November 2016 Indoor Air Quality Assessment Report*. The report identifies dehumidification and mold issues which are reportedly impacting patrons, staff, and library materials. The report recommends these issues be addressed as quickly as possible.
- Decay and deterioration were observed on the **exterior brick** located on the original building. Replacing the brick be repointed at original 1912 building.

Code Compliance

- The building appears to be generally **ADA compliant** with newer toilet rooms, an elevator, adequate door hardware and clearances.
- The building is observed to be **sprinklered** for fire suppression.

Infrastructure Conditions

- Some areas have occupancy sensors for **lighting control**. Occupancy sensors in work rooms, offices, rest rooms and storage areas can help with energy efficiency and operation.

Library Department Director Paul Engle interview comments

- Records and drawings are stored on-site from the original "Carnegie Library" in a non-climate controlled space. Paper copies of personnel files from past and present library employees, meeting minutes from trustee meetings, contracts, budget reports, and receipts are stored on-site. Ideally these documents would be scanned into digital format.
- Programs held at Main Branch:
 - Public and Private Meetings
 - Computer lab used for ESL
 - Film screenings
 - Concerts
 - Children's story hour
 - Art gallery, art shows, poetry events
 - Social events
 - Spaces on ground floor at Main Library are rentable
 - "City Lights" fund-raising event (library transformed to become a night club)
- There is currently a security guard and security cameras inside and outside.
- Library Department Director recommended changes in operation:
 - Expand hours which means expand staff
 - Upgrade technology for the patrons (i.e. new computers/ machines)

SECTION 3 / Survey of Existing Municipal Facilities

K.

Brockton Public Library—Main Branch

● Facility Priority 3-4

L-1

	PRIORITY	1	2	3	4	
FACILITY	FACILITY NAME	FACILITY TYPE	FACILITY STATUS	FACILITY COMMENTS	FACILITY PRIORITY	FACILITY ACTION
BIBLIOTHECA	READING ROOM	✓	✓	Asphalt, parking, existing, parking in some areas		
	LIBRARY/CLUB	✓	✓	Michael Green' lawn. Low soil with existing concrete in some areas		
	CLUBHOUSE	✓	✓	Concrete, existing		
	BOILER	✓	✓	Heavy staff rooms of the roof/ceiling which has been unconservatively painted. Sealing observed in skylights.		
	GUTTERS/DOWNSPOUTS	✓	✓	Interior to building, no known report		
	WATER HEATING	✓	✓	Water heating for the main area water mixing in some areas. Heating installed in good condition. Much pipes damaged. Sealed.		
	WASHROOMS	✓	✓	Original building has water damage from water treatment equipment, installed in some areas. Additional heat double pane installed.		
	ACCUSED	✓	✓	Original building in original condition, wood frame. Building exterior shows a good condition		
	SECURITY	✓	✓	Interior cameras, lighting, security system		
	FOUNDATIONS	✓	✓	Water in good condition, concrete on some building shows "spalls". Efficient drainage at entry.		
OFFICE	OFFICE	✓	✓	✓		
	RECEPTION	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
	CLUBHOUSE	✓	✓	✓		
TELEVISION	TELEVISION	✓	✓	✓		
	TELEVISION	✓	✓	✓		
	TELEVISION	✓	✓	✓		
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OFFICE	OFFICE	✓	✓	✓		
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TELEVISION	TELEVISION	✓	✓	✓		
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	TELEVISION	✓	✓	✓		
	TELEVISION	✓	✓	✓		
TELEVISION	TELEVISION	✓	✓	✓		
	TELEVISION	✓				

Kitchen	Physical and aesthetic conditions of the wall, floor and ceiling finishes, and kitchen equipment, if applicable
Elec	Review of electrical service type, lighting type, lighting switching/occupancy sensors
HVAC	Condition and efficiency of heating distribution systems, ventilation distribution systems, location and appearance of air conditioning units, and boilers
Fire	Presence and condition of sprinklers, type and age of system and components.
Code	General compliance with the Americans with Disabilities Act, adequate ramps, available and right sized elevators, compliant door hardware, proper clearances, accessible water fountains, accessible toilet facilities and accessories, adequate and properly placed exit signage, path of egress direct and unencumbered exits

Common abbreviations used in report

“ACT” Acoustical Ceiling Tile

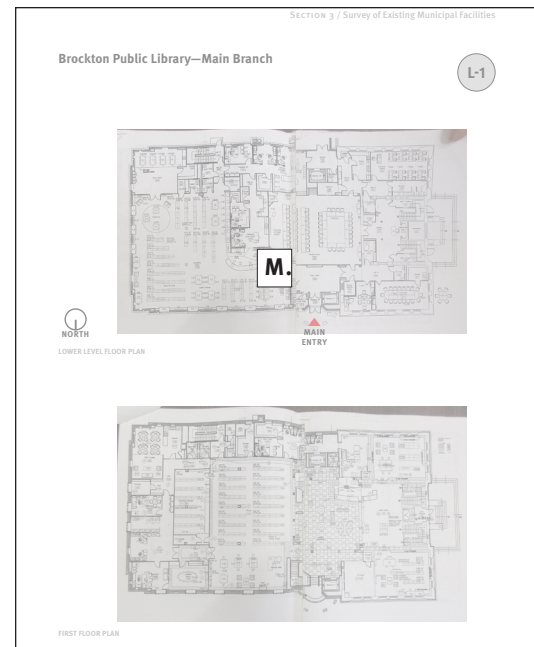
“CMU” Concrete Masonry Unit

“GWB” Gypsum Wall Board

“VCT” Vinyl Composition Tile

FIFTH PAGE OF BUILDING EVALUATION

- M. Building floor plans, when available, provided by the Building Department



WALK SCORE® CRITERIA

Www.Walkscore.com

Walk Score measures the walkability of any address, Transit Score measures access to public transit, and Bike Score measures whether a location is good for biking.

For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

WALK SCORE®	DESCRIPTION
90–100	Walker’s Paradise Daily Errands do not require a car
70–89	Very Walkable Most errands can be accomplished on foot
50–69	Somewhat Walkable Some errands can be accomplished on foot
25–49	Car-Dependent Most errands require a car
0–24	Car-Dependent Almost all errands require a car

TRANSIT SCORE

Transit Score is a patented measure of how well a location is served by public transit. Transit Score is based on data released in a standard format by public transit agencies.

To calculate a Transit Score, Walk Score® assigns a “usefulness” value to nearby transit routes based on the frequency, type of route (rail, bus, etc.), and distance to the nearest stop on the route. The “usefulness” of all nearby routes is summed and normalized to a score between 0 - 100.

TRANSIT SCORE	DESCRIPTION
90–100	Rider’s Paradise World-class public transportation
70–89	Excellent Transit Transit is convenient for most trips
50–69	Good Transit Many nearby public transportation options
25–49	Some Transit A few nearby public transportation options
0–24	Minimal Transit It is possible to get on a bus

WHAT DOES THIS EVALUATION NOT INCLUDE?

The facility assessment was performed by the architectural team walking the building and site with a facility member familiar with the history of the building. The facility assessment report was based solely on visual observations, comments from the maintenance staff, and occasional feedback gathered from the building users. There was no testing of systems or materials. There were no engineers present to review or assess existing building systems.

CODE ANALYSIS

The facility assessment does not include a code summary or through code review of the building. However, the team made visual observations for compliance of typical code conformance, such as ADA clearances, general handicap accessibility, egress compliance, and overall life safety criteria.

SPACES OBSERVED

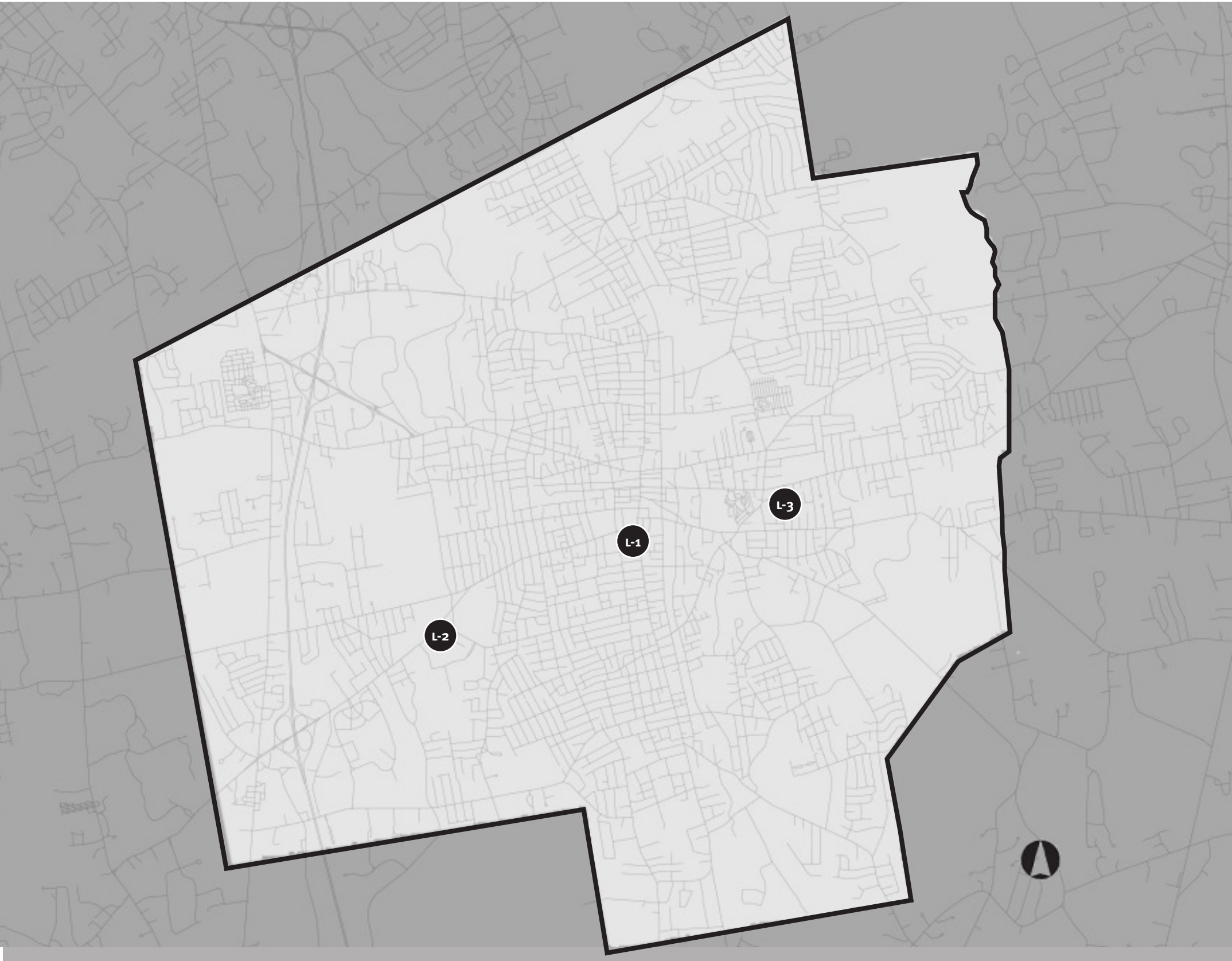
Each facility was visually assessed, and only those spaces that were accessible were observed. For example, the roof was not accessed. In facilities where there was redundancy in the program, for example school classrooms, only a selected sampling of the program spaces were observed to generate the findings.

DETERMINATION OF ASBESTOS

Until the 1970s, asbestos was widely used in construction industry in the United States. In 1989, asbestos was banned when the Environmental Protection Agency published the Asbestos Ban and Phase-Out Rule. As a general guideline, buildings built prior to the mid-1980's have a high likelihood to contain asbestos-containing products, between the mid-1980s and 1990 it is likely that the building has asbestos containing products, and after 1990 it is unlikely that the building has significant asbestos-containing products.

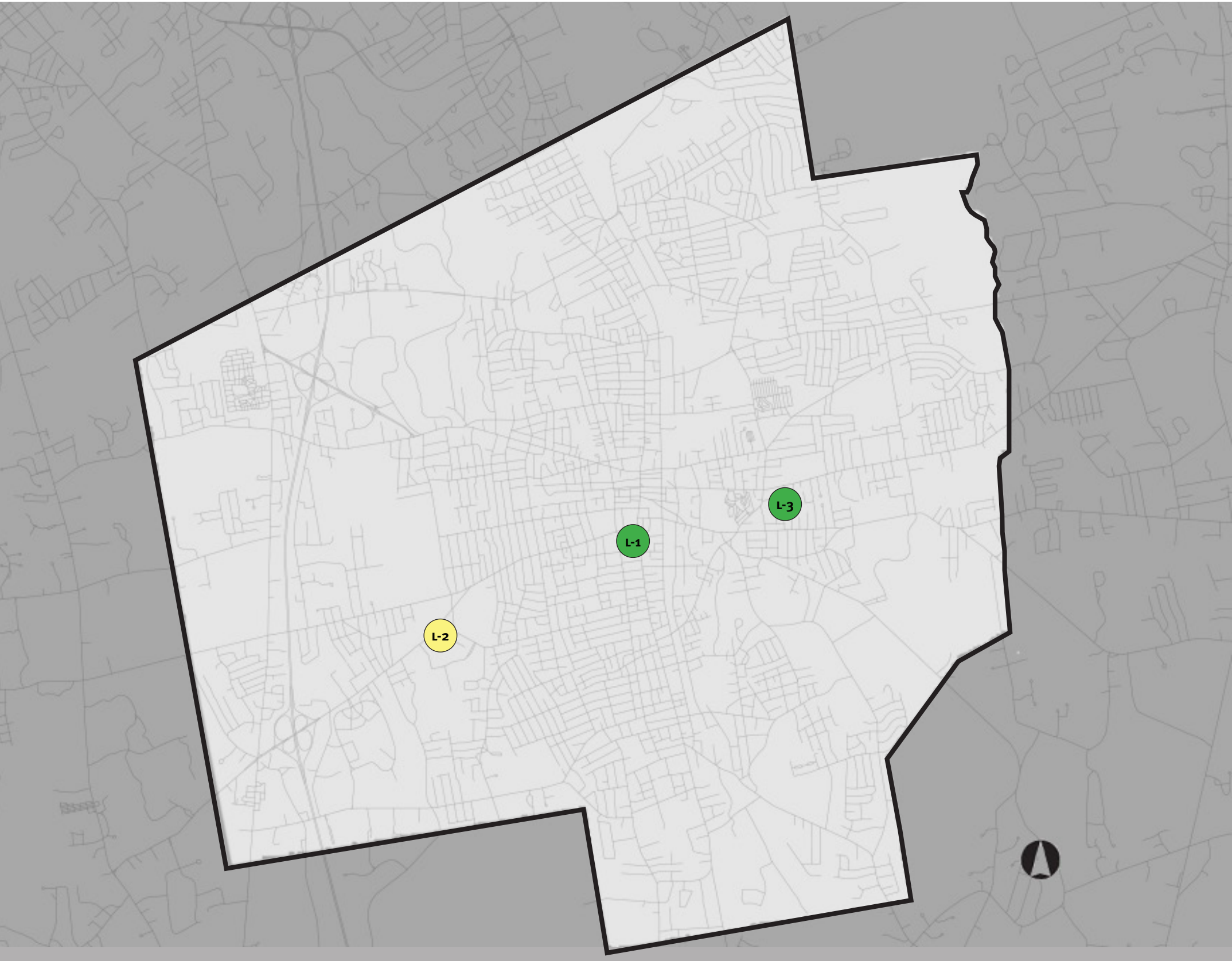
There was no asbestos testing performed for the facility assessment. Observations and assumptions were made based on age of the building, and common older building materials that typically have been identified to contain asbestos.

3.2 Locations of Public Library Buildings



L-1	Main Library	304 Main Street
L-2	West Branch	540 Forest Avenue
L-3	East Branch	54 Kingman Street

3.3 Priority Rating of Public Library Buildings



Legend

Priority 1: Current Critical	2.0 and Less	
Priority 2: Potentially Critical	2.1–3.0	
Priority 3 and 4: Not yet Critical, and For Consideration	3.1 and Greater	

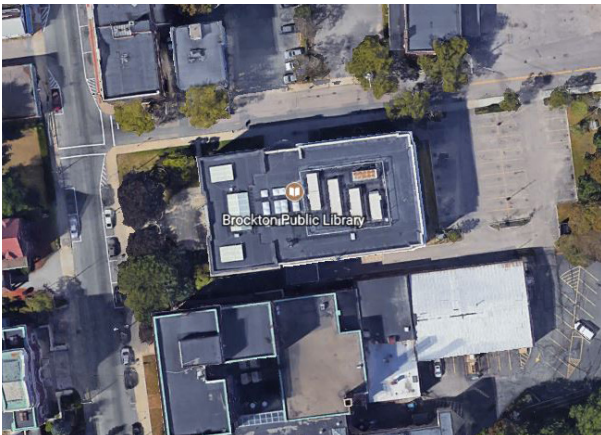
Public Libraries		Facility Priority
L-1	Main Library	3.4
L-2	West Branch	2.5
L-3	East Branch	3.4

Brockton Public Library—Main Branch

304 Main Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Library Department
YEAR(S) BUILT	1913, 2001–2003

SITE & BUILDING AREA

SITE AREA	0.53 Acres
BUILDING AREA	47,000 GSF

Brockton Public Library—Main Branch


 L-1

BUILDING OVERVIEW

Constructed in 1913, the Brockton Public Library Main Branch is located downtown Brockton. In 2001–2003 there was a major renovation to the existing building and a large multi-story addition added moving the main public entry from Main Street to White Avenue.

In September of 2013 the building was recommended for listing in the National Register of Historic Places as a contributing resource in a potential Brockton Downtown Historic District.

It is reported that the mechanical roof top unit #4 has not be operating correctly for some time. Occupants have reported that the interior relative humidity can be uncomfortable, and appears to affect the library materials.

In November 2016, an *Indoor Air Quality Assessment Report* was generated by the Massachusetts Department of Public Health. It was reported at the time of the assessment (September 23, 2016) that the HVAC system was awaiting parts for repair. The assessment performed on June 22, 2017 for this report did not observe that the issues were resolved. Dehumidifiers located throughout the building show uncomfortable moisture conditions which may be contributing to mold formation throughout the building. The air distribution and quality should be further investigated to increase thermal comfort and help mitigate any mold growth.

The Brockton Main Library is generally in excellent condition, with the exception of the previously identified HVAC concerns. The building appears to be ADA compliant, sprinklered, and the interior spaces have been renovated.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	Yes, Property is located in a flood zone
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	Included in the MACRIS Database #BRO.22; 2013
ORIENTATION OF BUILDING	East-west orientation with main entry facing North
NEIGHBORHOOD WALK SCORE	86 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	47 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 2 minutes by bicycle 7 minutes walking

NATIONAL REGISTER OF HISTORIC PLACES

ADDED	Eligible for designation: 2013
HISTORIC SIGNIFICANCE	Architecture; Art; Community Planning; Education; Politics Government
ARCHITECT, BUILDER, OR ENGINEER	Nathaniel Smith (1913), Burt Hill Kosar Rittlemann Associates (2003)
ARCHITECTURAL STYLE	Classical Revival
AREA OF SIGNIFICANCE	Contributing resource in a potential Brockton Downtown Historic District

Brockton Public Library—Main Branch


 L-1

SUMMARY OF FINDINGS

Recent improvements

- Between 2001–2003, there was a **major renovation to the existing building with a large multi-story addition** shifting the primary entry and adding square footage to the library.

Physical Building Condition

- The library has documented **air quality** concerns throughout the building; see Conclusions and Recommendations in the November 2016, *Indoor Air Quality Assessment Report*. The report identifies dehumidification and mold issues which are reportedly impacting patrons, staff, and library materials. The report recommends these issues be addressed as quickly as possible.
- Decay and deterioration were observed on the **exterior brick** located on the original building. Recommend the brick be repointed at original 1912 building.

Code Compliance

- The building appears to be generally **ADA compliant** with newer toilet rooms, an elevator, adequate door hardware and clearances.
- The building is observed to be **sprinklered** for fire suppression.

Infrastructure Conditions

- Some areas have occupancy sensors for **lighting control**. Occupancy sensors in work rooms, offices, rest rooms and storage areas can help with energy efficiency and operation.

Library Department Director Paul Engle interview comments

- Records and drawings are stored on-site from the original “Carnegie Library” in a non-climate controlled space. Paper copies of personnel files from past and present library employees, meeting minutes from trustee meetings, contracts, budget reports, and receipts are stored on-site. Ideally these documents would be scanned into digital format.
- Programs held at Main Branch:
 - Public and Private Meetings
 - Computer lab used for ESL
 - Film screenings
 - Concerts
 - Children’s story hour
 - Art gallery, art shows, poetry events
 - Social events
 - Spaces on ground floor at Main Library are rentable
 - “City Lights” fund-raising event (library transformed to become a night club)
- There is currently a security guard and security cameras inside and outside.
- Library Department Director recommended changes in operation:
 - Expand hours which means expand staff
 - Upgrade technology for the patrons (i.e. new computers/ machines)

Brockton Public Library—Main Branch

A circular icon with a gray background and a black border. Inside the circle, the text "L-1" is written in a bold, black, sans-serif font.

- There is a new maker space room located at the Main Branch. Ideally, the Director would like to expand the program with additional equipment. Mr. Engle discussed an aspiration for the library to be a gathering place. He expressed concern that the current hours of 9am to 5pm are not accessible to some users.

Brockton Public Library—Main Branch

● Facility Priority 3.4

L-1

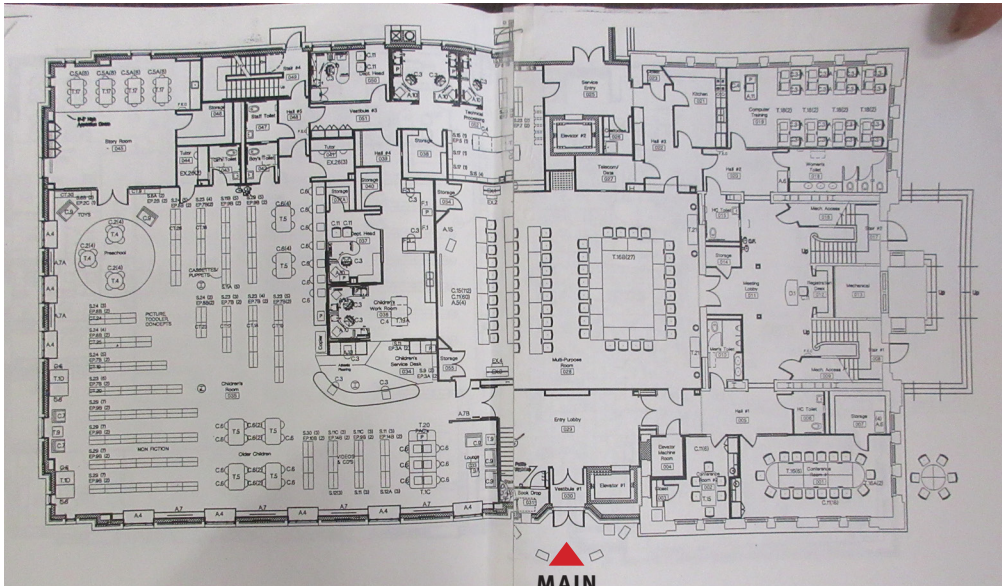
		PRIORITY	4	3	2	1	
		VISIT DATE: June 22, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING		✓				Asphalt; potholes, missing curbing in some areas
	LANDSCAPING			✓	✓		Minimal grass/ lawn. Low site wall missing capstone in some areas
	SIDEWALKS		✓				Concrete; cracking
	OTHER						
EXTERIOR	ROOF				✓		Library staff reports of the roof leaking which has been unsuccessfully patched. Staining observed at skylights.
	GUTTERS/DOWNSPOUT		✓				Internal to building, no issues reported
	WALLS		✓		✓		Original building has brick masonry with mortar missing in some areas. Building addition in good condition. Mech grills dented/ damaged in some areas.
	WINDOWS		✓				Original building has newer double pane insulated double hung, installed in 2001. Addition has fixed double pane insulated.
	DOORS		✓		✓		Original building in marginal condition; wood, heavy. Building addition doors in good condition
	SECURITY		✓				Exterior cameras, lighting, security system
	FOUNDATIONS		✓				Stone in good condition, corner stone on main building reads "1912". Efficient drainage at entry.
INTERIOR	OTHER						
	FLOORS		✓		✓		Carpet; dirty, fraying in some areas/ at seams that have been repaired with tape. Dampness due to moisture observed in some locations. Stairs have rubber tread in good condition. Original tile mosaic, original hardwood floors. Terrazzo tiles at newer atrium space.
	WALLS		✓				Newer painted GWB in building addition. Older, original murals in 1912 building, well maintained in good condition.
	CEILINGS		✓		✓		Newer 2' x 2' ACT. Assumed mold forming on tiles around some return grills. Glass skylights.
	DOORS		✓				Wood doors, some with vision panels. Observed ADA-accessible hardware and clearances in most locations
TOILET ROOMS	OTHER						
	FLOORS		✓				Newer ceramic tiles
	WALLS		✓				Newer ceramic tile wainscot with paint above
	CEILINGS		✓				Newer 2' x 2' ACT
	FIXTURES		✓				Newer wall mounted sinks and toilets throughout, most with ADA accessible grab bars
KITCHEN	OTHER						
	FLOORS		✓				Newer 12" x 12" VCT tile
	WALLS		✓				Newer painted GWB
	CEILINGS		✓				Newer painted GWB
	GREASE TRAP						Unknown
	KITCHEN EQUIPMENT		✓				Newer residential grade stove/ range, dishwasher, refrigerator. Accessible sink.
ELEC	OTHER						Kitchen in lower level used for community programs, reportedly renovated in 2001
	SERVICE/DISTRIB.		✓				New (2017) interior high-efficiency transformer switchgear and circuit breakers
HVAC	LIGHTING/POWER		✓				Pendant up lights and recessed can fixtures. Lighting has reportedly been upgraded by Ameresco throughout. Some spaces are observed to have occupancy sensors.
	SUPPLY/DISTRIB.		✓				Natural gas. Two new boilers installed in 2001, maintained and services in 2015. Forced hot/ cool air. Sump pump reportedly in working order
	UNIT SOURCES				✓		Reports that RTU #4 is not working, leaking. Not dehumidifying air therefore reports of mold forming. Free standing dehumidifiers and fans were observed throughout the building. Newer hot water heater.
FIRE	SPRINKLERS		✓				Sprinklers were observed
	DETECTION		✓				Fire panel and standpipe
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS		✓				None reported
	LEAD		✓				Reported to be located above ceiling in 1912 building
	HANDICAP-ACCESSIBLE		✓				Building appears to be ADA accessible with elevator, restrooms, clearances, hardware
	OTHER						

Brockton Public Library—Main Branch

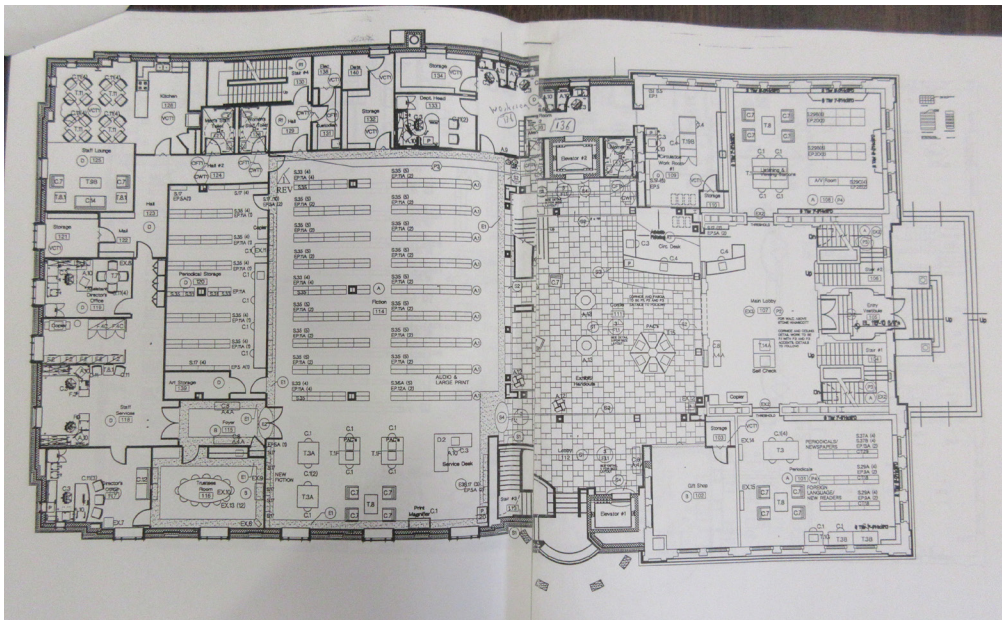
L-1



LOWER LEVEL FLOOR PLAN

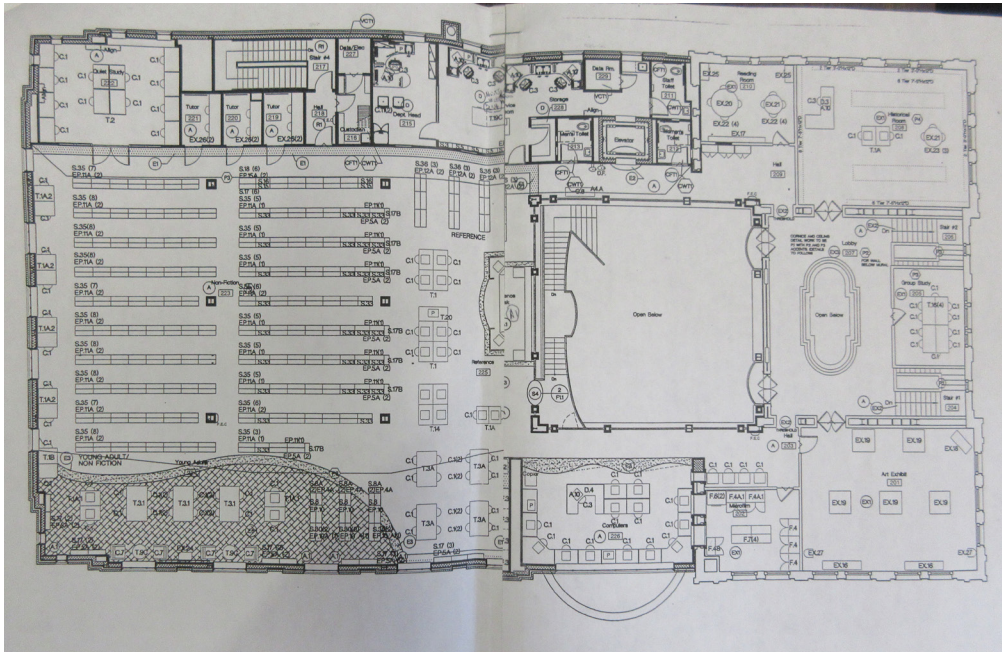


FIRST FLOOR PLAN



Brockton Public Library—Main Branch

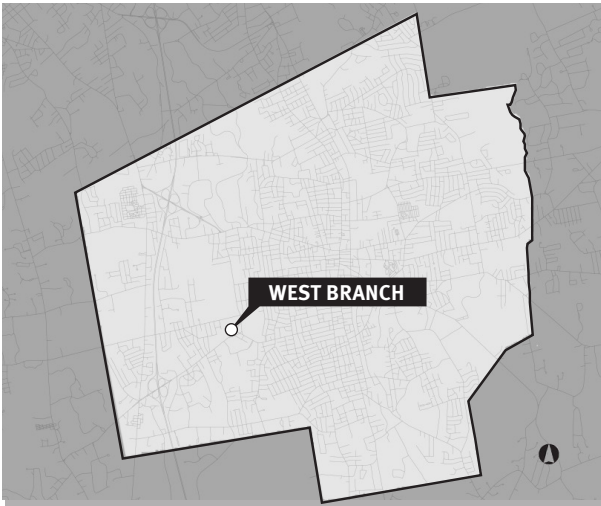
L-1



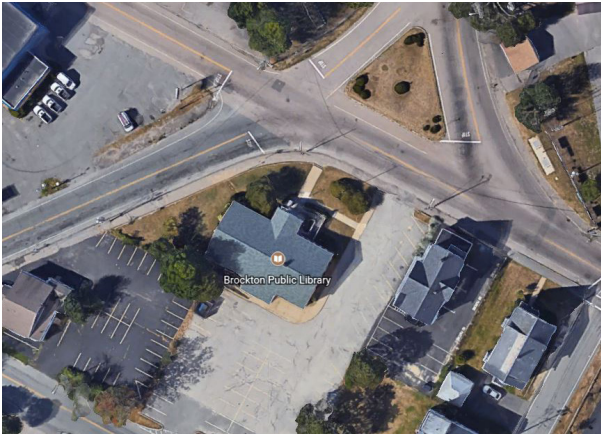
SECOND FLOOR PLAN

Brockton Public Library—West Branch

540 Forest Avenue
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH-EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Library Department
YEAR(S) BUILT	1969

SITE & BUILDING AREA

SITE AREA	0.45 Acres
BUILDING AREA	3,753 GSF

Brockton Public Library—West Branch


 L-2

BUILDING OVERVIEW

The West Library is located in close proximity to Brockton High School on the south-west side of the city. Constructed in 1969, many of the original finishes, shelving, plumbing, mechanical units, and kitchen appliances remain, leaving the facility needing substantial renovation.

The library is currently open 9 hours per week: 3 hours on Monday and 6 hours on Wednesday. It is closed for the remainder of the week. The facility is used for voting, and also has a community room in the lower level that is accessed by a non-compliant ramp along the exterior rear of the building.

The structure is very similar to the East Library in architecture, square footage, floor plan configuration, and building age.

The overall structure is in need of improvements with moderate to significant wear and tear on the interior. The building is in need of a considerable renovation, site upgrades, accessibility upgrades, and fire suppression system.

SITE INFORMATION

TOPOGRAPHY	Gradually sloped site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-West to South- East with Main entry facing North-East
NEIGHBORHOOD WALK SCORE	64 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	25 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	7 minutes by car 10 minutes by bicycle 35 minutes walking

Brockton Public Library—West Branch


 L-2

SUMMARY OF FINDINGS

Physical Building Condition

- The **interior finishes** are in general disrepair. Future upgrades should consider an interior renovation to remove older and original finishes and furniture (desks and shelving) and replace with new.
- Some of the **rest room plumbing fixtures** are dated and possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms should be evaluated per plumbing code.
- The **mechanical system** appears to be older and is reported to not be fully functional. The original building was not air conditioned. Future upgrades should consider to replace mechanical system with a new system, and add central air conditioning.

Code Compliance

- The building currently does not have a **sprinkler system**. Consideration should be given to adding a fire suppression system appropriate to the books and materials within the library.
- The building currently is not **handicap accessible** as there is no accessible route to the main or lower levels. The addition of an elevator would be required to meet MAAB compliance. Future upgrades should consider to remove and replace the existing original wood ramp which is in unsatisfactory condition.

Infrastructure Conditions

- While working and functional, the **kitchen on the lower level** is likely original and not energy efficient nor commercial grade for its use.
- A **community room** is located on the lower level.
- The lower level is used for **storage** of computers and furniture. An evaluation of the current supply and storage inventory should take place to verify the best use of the building storage space.
- Some areas have occupancy sensors for the **lighting control**. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Library Department Director Paul Engle interview comments

- Would like to have West Library renovated. Basement is musty and unusable.
- Replace the West Library original boiler as it is inefficient.

Brockton Public Library—West Branch

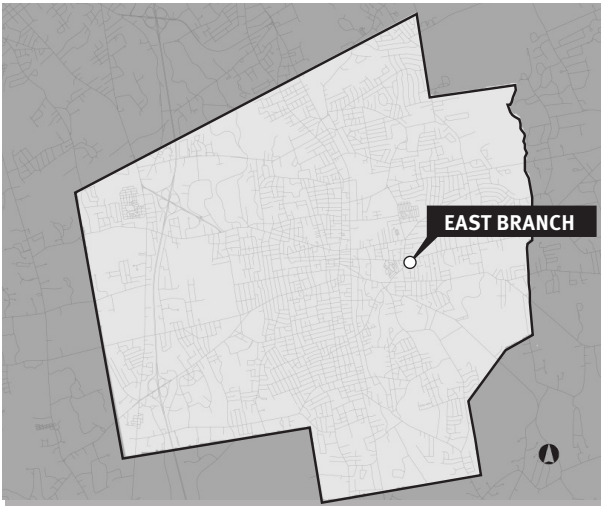
● Facility Priority 2.5

L-2

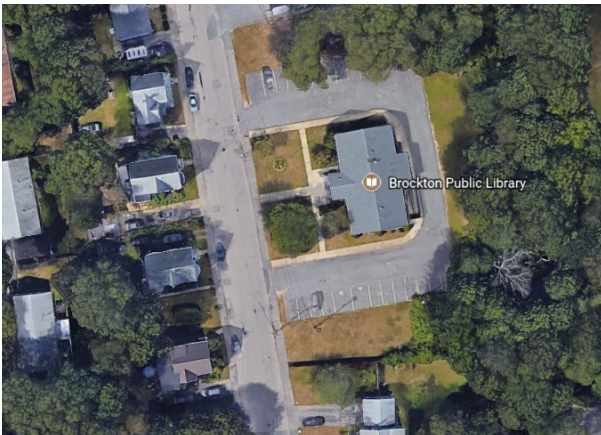
		PRIORITY	4	3	2	1	
			GOOD	ADEQUATE	MARGINAL	POOR	
		VISIT DATE: June 22, 2017					COMMENTS
SITE	PARKING				✓		Asphalt; potholes, cracking
	LANDSCAPING				✓		Grass, bushes, flowers, trees, empty plant beds at front entry
	SIDEWALKS	✓			✓		Concrete in good condition. Old wood ramp entry, non-ADA accessible
	OTHER						
EXTERIOR	ROOF	✓					Newer shingled roof, no reports of leaking
	GUTTERS/DOWNSPOUT		✓				Aluminum gutters and downspouts, some downspouts disconnected
	WALLS				✓		Brick masonry with wood shutters; mortar missing in some locations, mechanical grills damaged in some areas
	WINDOWS	✓					Newer double hung windows
	DOORS				✓		Older original door and frame
	SECURITY		✓				Exterior cameras, lighting, alarmed security system
	FOUNDATIONS	✓					Concrete in good condition, window wells along east and west elevations
	OTHER						
INTERIOR	FLOORS				✓		Original/ old wall-to-wall carpet; dirty, worn, fraying, taped as repair in some locations
	WALLS				✓		Old painted GWB
	CEILINGS				✓		Original/ old 2' x 4' ACT
	DOORS				✓		Original/ old doors
	OTHER						Original/ old bookshelves
TOILET ROOMS	FLOORS	✓			✓		Original/ old mosaic tiles, worn, cracked, tile grout dirty. Newer renovated bathroom with 12" x 12" VCT
	WALLS	✓			✓		One bathroom original/ old ceramic tile wainscot with paint above, cracked, holes from previous fixtures. Newer renovated bathroom with paint in good condition
	CEILINGS	✓			✓		One bathroom original/ old painted. Newer renovated bathroom has 2' x 2' ACT in good condition
	FIXTURES	✓			✓		Original/ old floor mounted tank toilet, wall mounted sink. Fixtures do not have ADA accessible handles, faucets, heights. Newer bathroom has been renovated and meets ADA accessibility with clearances, grab bars, and heights
	OTHER						
KITCHEN	FLOORS				✓		Older VCT tile
	WALLS				✓		Older painted CMU
	CEILINGS				✓		Older painted GWB
	GREASE TRAP						None
	KITCHEN EQUIPMENT				✓		Original/ old stove, sink, refrigerator unit which is outdated
	OTHER						
ELEC	SERVICE/DISTRIB.		✓				Fuse box and circuit breakers
	LIGHTING/POWER		✓				Recessed 2' x 4' ACT, energy efficient lamps
HVAC	SUPPLY/DISTRIB.	✓					Natural gas, one boiler. Newer water heater
	UNIT SOURCES				✓		Original/ old radiators, window A/C units. Reported that not all heaters are functioning.
FIRE	SPRINKLERS				✓		None, no sprinkler system observed
	DETECTION				✓		Heat/ smoke detectors, fire strobes and pulls
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed in flooring, potentially on pipes
	LEAD				✓		Unknown
	HANDICAP-ACCESSIBLE	✓					Wood ramp at front of building not ADA accessible due to slope/ landings, materials, handrail, spindles. Lower level not handicap accessible.
	OTHER						

Brockton Public Library—East Branch

54 Kingman Street
Brockton, MA 02302



LOCATION MAP



AERIAL PHOTO



WEST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Library Department
YEAR(S) BUILT	1969

SITE & BUILDING AREA

SITE AREA	1.42 Acres
BUILDING AREA	3,753 GSF

Brockton Public Library—East Branch



BUILDING OVERVIEW

The East Branch is located in a residential neighborhood on the East side of the city. Constructed in 1969, the structure is very similar to the West Library in architecture, square footage, floor plan configuration, and building age. Unlike the West Library, the East Library has undergone substantial renovation in recent years. It appears to be handicap accessible. Asbestos has reportedly been mitigated, and a majority of the finishes have been updated.

The library is open to the public for a total of nine hours per week: three hours on Tuesdays; six hours on Thursdays; closed for the remainder of the week. The facility is a polling place during elections. There is a community multipurpose room in the lower level that is accessed by an elevator lift inside of the building.

The overall building is in excellent condition with minor repairs and updates needed to the interior. Consideration should be given to repairing or replacing the exterior roof wood fascias that appear to be rotting. Consider replacing missing curbing and potholes in the asphalt parking lot.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North to South orientation with Main entry facing West
NEIGHBORHOOD WALK SCORE	64 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	38 Car-Dependent
EST. COMMUTE TO DOWNTOWN BROCKTON	3 minutes by car 5 minutes by bicycle 17 minutes walking

Brockton Public Library—East Branch


 L-2

SUMMARY OF FINDINGS

Recent improvements

- The condition and age of the **interior finishes and furniture** (desks and shelving) are newer and in excellent condition.
- Several of the **rest rooms** have been fully renovated and updated. Future upgrades should consider to renovate remaining rest rooms and replace all plumbing fixtures with new water conservation type fixtures.
- A renovated and updated **community/multipurpose room** is located on the lower level.

Code Compliance

- The building currently is observed to be **handicap accessible** with an accessible lift from the exterior to access the main level and the lower level. Additionally, there is a handicap accessible rest room on each level.
- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system appropriate to the books and materials within the library.

Physical Building Condition

- **Site drainage** is a concern and should be addressed. It was observed that the lower level currently utilizes sand bags at the doors to prevent water infiltration under the doors. Recommend to investigate proper drainage to mitigate water seepage into the lower level.

Infrastructure Conditions

- Some areas have occupancy sensors for the **lighting control**. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- While working and functional, the **kitchen on the lower level** is possibly original and not energy efficient, nor commercial grade for its use.

Brockton Public Library—East Branch

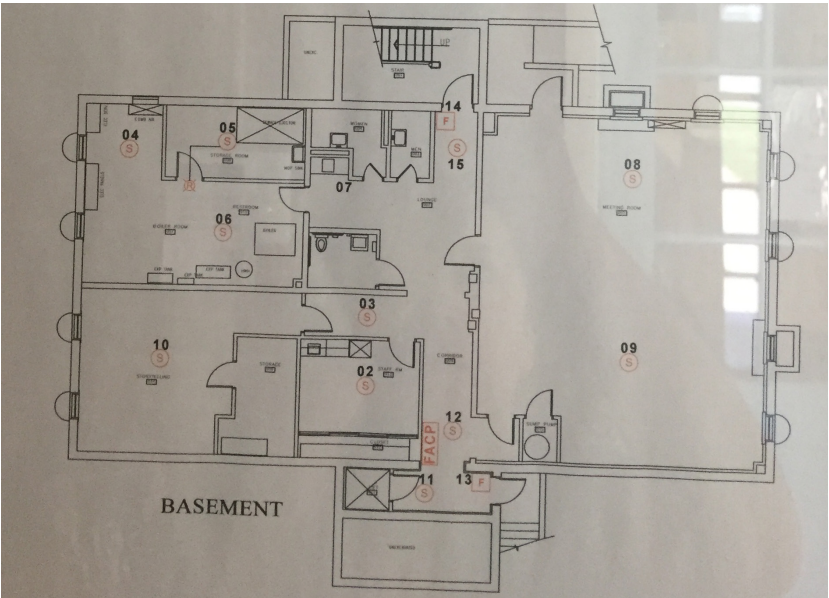
● Facility Priority 3.4

L-2

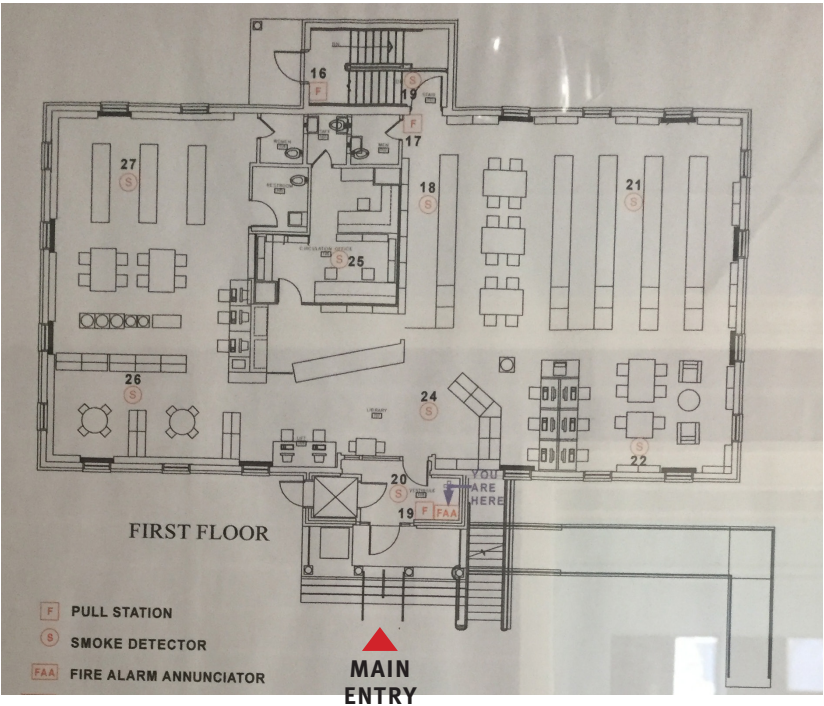
		PRIORITY	4	3	2	1	
		VISIT DATE: June 22, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; potholes and cracking observed, curbing missing
	LANDSCAPING	✓					Grass, bushes, flowers, trees, flagpole
	SIDEWALKS	✓					Concrete in good condition
	OTHER						
EXTERIOR	ROOF	✓					Newer shingled roof, reportedly replaced in 2004
	GUTTERS/DOWNSPOUT	✓				✓	Aluminum gutters and downspouts in good condition. Wood rotting, paint peeling at fascia and soffit
	WALLS		✓				Brick masonry with wood shutters; mortar missing in some locations
	WINDOWS	✓					Double hung windows
	DOORS					✓	Original wood, door, frame and threshold
	SECURITY	✓					Exterior cameras, lighting, alarmed security system, security screens on windows
	FOUNDATIONS	✓				✓	Poured concrete in good condition. Window wells rusting.
	OTHER						
INTERIOR	FLOORS	✓					Newer rolled carpet
	WALLS	✓					Newer painted CMU
	CEILINGS	✓					Newer 2' x 2' ACT
	DOORS	✓					Newer, with observed ADA accessible lever door hardware
	CASEWORK	✓					Newer bookshelves, circulation counter
TOILET ROOMS	FLOORS	✓				✓	Original/ old mosaic tiles, worn, cracked, grout dirty . Newer bathrooms have been renovated with 12" x 12" VCT.(good)
	WALLS	✓				✓	Original/ old ceramic tile wainscot with paint above, cracked, holes from previous attachments. Newer bathrooms have been renovated with paint (good).
	CEILINGS	✓				✓	Original/ old painted. Newer bathrooms have 2' x 2' ACT (good).
	FIXTURES	✓				✓	Original/ old floor mounted tank toilet, wall mounted sink. Fixtures do not appear to have ADA accessible handles, faucets, heights. Two newly renovated Handicap Accessible toilet rooms (one on upper level, one on lower level.) Newer bathrooms meet ADA compliance with clearances, grab bars, and heights.
	OTHER						
KITCHEN	FLOORS	✓					Newer 12" x 12" VCT
	WALLS	✓					Newer painted CMU
	CEILINGS	✓					Newer 2' x 2' ACT
	GREASE TRAP						None
	KITCHEN EQUIPMENT					✓	Original/ old stove, sink, refrigerator unit which is outdated
	OTHER						
ELEC	SERVICE/DISTRIB.	✓					Fuse box and circuit breakers, no issues reported
	LIGHTING/POWER	✓					Newer recessed 2' x 4' up lights, energy efficient lamps
HVAC	SUPPLY/DISTRIB.	✓					Natural gas, one boiler. Newer water heater
	UNIT SOURCES	✓					Forced hot air and cooling. Free standing dehumidifier reportedly used frequently in lower level
FIRE	SPRINKLERS					✓	None, no sprinkler system observed
	DETECTION	✓					Heat/ smoke detectors throughout, fire alarm control panel, pull stations observed
		POSSIBLE	NO	MAYBE	UNKNOWN		
CODE	ASBESTOS		✓				Asbestos was reportedly mitigated during the 2004 renovation, unknown if asbestos remains elsewhere
	LEAD					✓	Unknown
	HANDICAP-ACCESSIBLE	✓					Building has some ADA accessible updates with elevator lift and handicap accessible rest rooms
	OTHER						

Brockton Public Library—East Branch

L-2

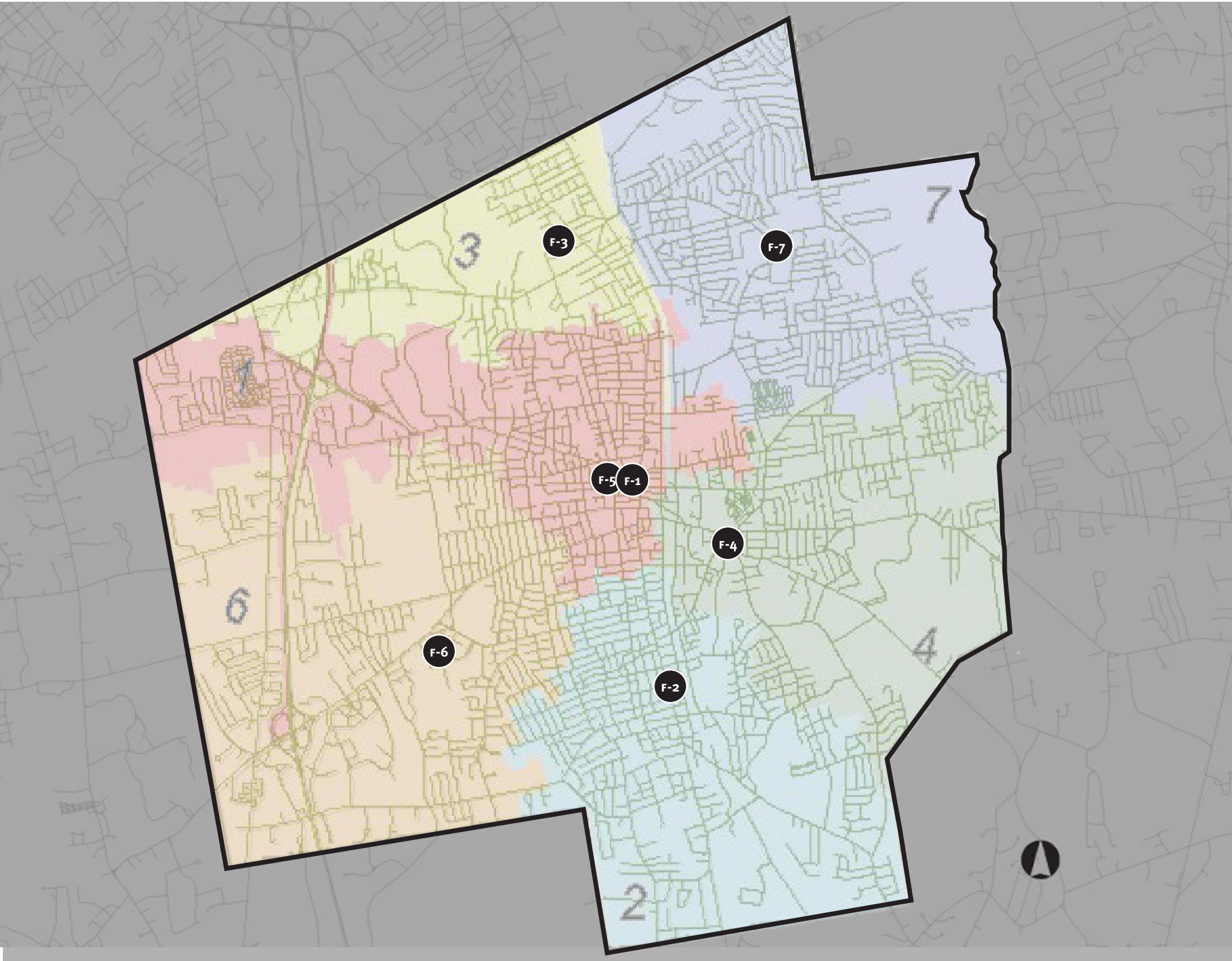


LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN

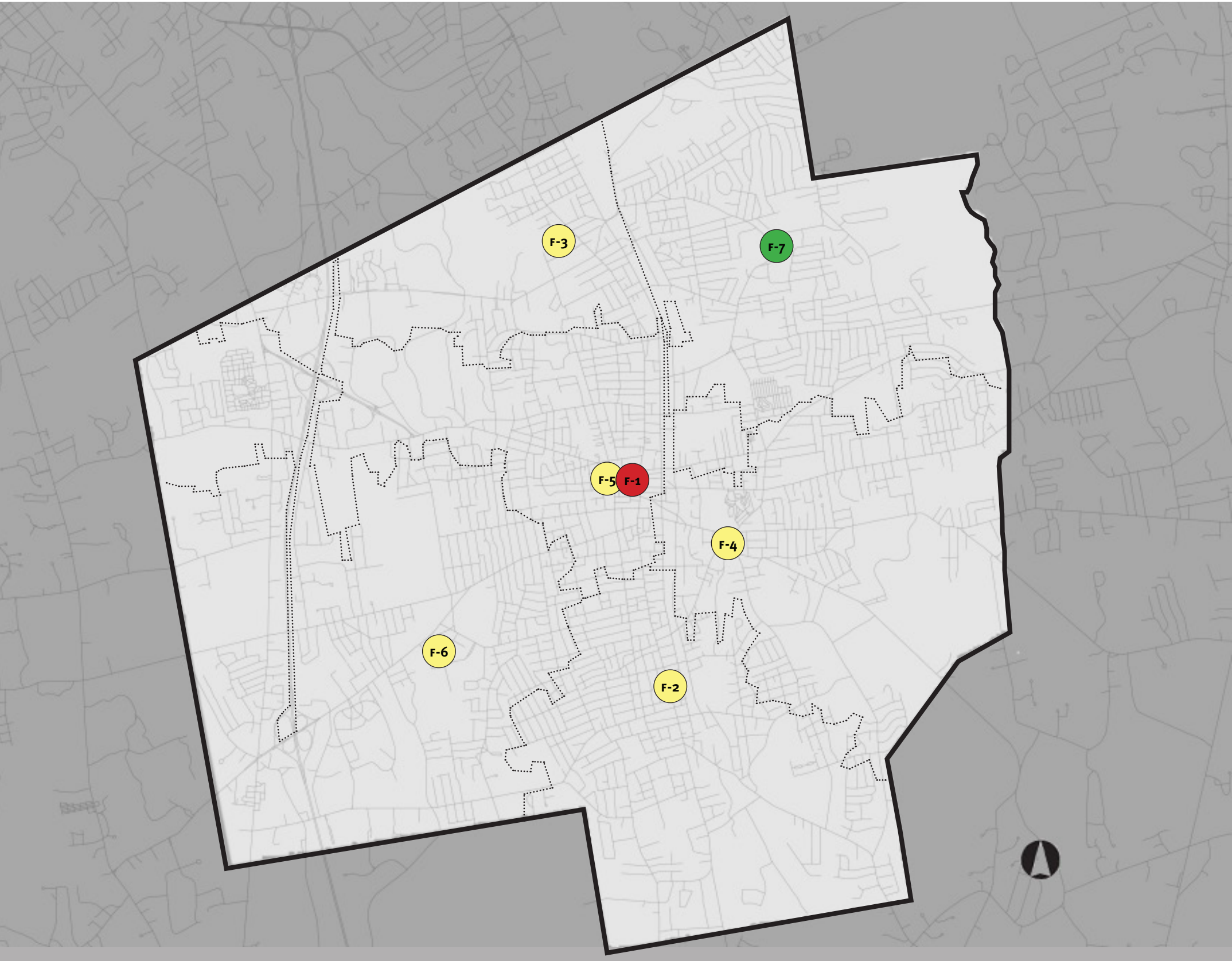
3.4 Locations of Fire Stations



F-1	Fire Station #1 - Central	42 Pleasant Street
F-2	Fire Station #2 - Campello	945 Main Street
F-3	Fire Station #3 - Montello	916 North Main Street
F-4	Fire Station #4 - East Side	305 Crescent Street
F-5	Fire Alarm Headquarters	52 Pleasant Street
F-6	Fire Station #6 - West Side	540 West Street
F-7	Fire Station #7 - Cary Hill	605 North Cary Street

LEGEND	
	Zone 1
	Zone 2
	Zone 3
	Zone 4
	Zone 5
	Zone 6
	Zone 7

3.5 Priority Rating of Fire Station Buildings



FACILITY PRIORITY

Legend		
Priority 1: Current Critical	2.0 and Less	
Priority 2: Potentially Critical	2.1–3.0	
Priority 3 and 4: Not yet Critical, and For Consideration	3.1 and Greater	

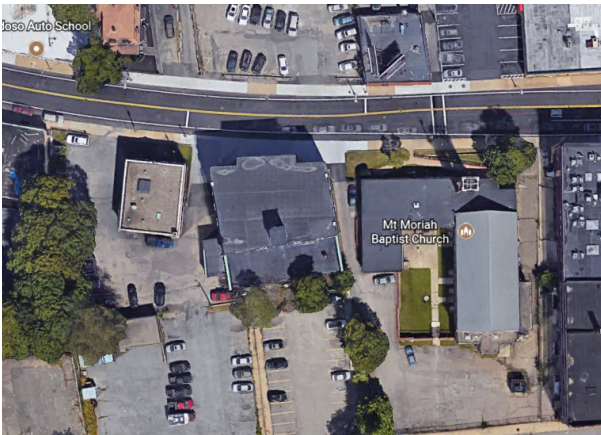
Fire Stations		Facility Priority
F-1	Fire Station #1—Central	1.9
F-2	Fire Station #2—Campello	2.5
F-3	Fire Station #3—Montello	2.4
F-4	Fire Station #4—East Side	3.0
F-5	Fire Alarm Headquarters	2.5
F-6	Fire Station #6—West Side	2.8
F-7	Fire Station #7—Cary Hill	3.1

Fire Station #1—Central

42 Pleasant Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1884

SITE & BUILDING AREA

SITE AREA	0.26 Acres
BUILDING AREA	12,513 GSF

Brockton Assessors Database lists address as 42 Pleasant Street

Fire Station #1—Central



BUILDING OVERVIEW

Fire Station #1, also known as “Central”, is located in the center of Brockton. This station was constructed in 1884 and is deteriorating. The building should be given priority for renovation or replacement.

The building is designated on the Historic National Register Individual Property (7/25/1977) as the first fire station in the country to be electrically equipped, with the installation supervised by Thomas Edison.

Programmatically, FS #1 has a training room (classroom style) that is well utilized by the fire department for training and classes.

Regarding the apparatus, all stations have been retrofitted to use a Plymovent (Fire station vehicle exhaust system). At FS #1, the Plymovent exhaust mechanics are located in the attic.

Currently there are 60 firefighters stationed at FS #1 on multiples shifts.

The overall structure is in need of improvements with significant wear and tear on the interior, and attention needed to the exterior brick masonry condition. The building is in need of a considerable renovation, exterior masonry brick stabilization, accessible upgrades, a fire suppression system, and increase in plumbing fixture locations and counts.

SITE INFORMATION

TOPOGRAPHY	Flat site with a slope at the rear
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	Yes, listed in the National Register of Historic Places #77000193 (1977)
ORIENTATION OF BUILDING	Main entry facing North
NEIGHBORHOOD WALK SCORE	87 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	48 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 2 minutes by bicycle 8 minutes walking

NATIONAL REGISTER OF HISTORIC PLACES

ADDED	1977
HISTORIC SIGNIFICANCE	Event, Architecture/ Engineering
ARCHITECT, BUILDER, OR ENGINEER	Howard, Waldo V.
ARCHITECTURAL STYLE	Second Empire
AREA OF SIGNIFICANCE	Invention, Architecture
PERIOD OF SIGNIFICANCE	1875–1899
OWNER	Local
HISTORIC FUNCTION	Government
HISTORIC SUB-FUNCTION	Fire Station
CURRENT FUNCTION	Government
CURRENT SUB-FUNCTION	Fire Station

Fire Station #1—Central


 F-1

SUMMARY OF FINDINGS

Recent improvements

- New **air conditioners** were recently installed in the training room.
- **New garage doors** were recently installed at all Fire Stations.
- All fire stations have been retrofitted to use a **plymovent system** in the apparatus bay for vehicle exhaust.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff described best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean.
- **Fire props training facility** (equipment to practice drills/fire saving conditions) currently located in the apparatus bay, basement of FS #1, and attic. A designated space for fire props and drill practice that is accessible is needed. Primarily use **rubber hoses** as opposed to canvas as the rubber takes less time to dry. Rubber hoses are still stored on-site.
- Every firefighter has **two sets of gear**: dirty and clean, which are currently located in the same space. An area for the clean gear that is separate from the apparatus bay (which becomes dirty due to fire runs) is needed. Additionally, recommend a second blower to dry gear to expedite the drying process is desired.
- There is a **boat** stored at FS #1

Physical building conditions

- The **existing roof** is observed to be leaking in several areas. Investigation of the general roof condition and source of leak(s) should take place.
- Floors observed to be **settling and sloping**. Wood support reinforcements are currently being used in the attic, however the structure should be analyzed if additional supports are required for structural stability.
- The **interior finishes** are generally in poor conditions. Future upgrades should consider an interior renovation and restoration to original finishes as permitted per the historical designation of the building.
- For structural reinforcement, **solid concrete in the basement** supports one of the Fire Truck bays on the apparatus floor.
- Exposed original wood studs in the attic are buckling and leaning which is believed to be the result of the **building settling**.
- The **exterior brick masonry** appears to be in general disrepair and unsafe with missing grout and broken bricks. Additionally, consideration should be given to lining and structurally reinforcing the chimney masonry.
- Daylight was observed at the attic **masonry brick chimney/mansard roof** connection which indicates likely areas of air and water leakage.

Fire Station #1—Central



Code compliance

- Access and egress to the upper levels are by way of **two narrow parallel stairs** which are centrally located in the building. The width does not appear to meet current code nor are the handrails at the correct size, distance, and height.
- The eastern stair from the attic level to the 2nd floor is blocked at the 2nd floor by a locked storage unit. As a result, **Emergency egress** from the attic level is likely hazardous and unsafe as this causes a dead end condition.
- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- **Roof access** is via a tall vertical ladder through a hatch.
- Currently, **cleaning supplies for all of the Brockton fire stations** are stored at FS #1.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation..
- Located at the rear of the site, there is free-standing **garage and four shipping containers** used for storage.

Fire Department Chief Williams and Deputy Scott interview comments

- There is a lack of fire protection coverage in the North-West corner of the city. Would want a station on Oak Street.
- There is a need for more storage for two sets of gear—dirty and clean. Ideally would have gear washers, gear dryers, and a gear extractor at each station.
- Fire Department should have a storage space/ room allocated for the records and documents related to:
 - Training Division
 - Fire Department
 - Personnel records of retired Fire Fighters
- For all Fire Stations, a wish list includes:
 - Decontamination and gear room
 - Commercial grade kitchen equipment
 - Classrooms with technology
 - Training facility (currently use public library)
 - New headquarters with training and administration. (FS #1 is the ideal location for this program.)

Infrastructure Conditions

- The **rest room plumbing fixtures** are dated and possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- There is **record storage and original reports** dating back to the 1800's stored in the attic. These documents are insecurely and improperly stored. An evaluation of the storage inventory should take place to verify the best use of the building storage space as part of the city-wide Records Management Strategy.

Fire Station #1—Central

F-1

- Fire Station #1 has:
 - Classroom
 - No Elevator
 - Training facility (for physical training and mock conditions)
- There is a need for more storage on site for personal vehicles.
- Ideally would like all stations to be on one level as the pole can be unsafe. Some firefighters take stairs.

Fire Station #1—Central

● Facility Priority 1.9

F-1

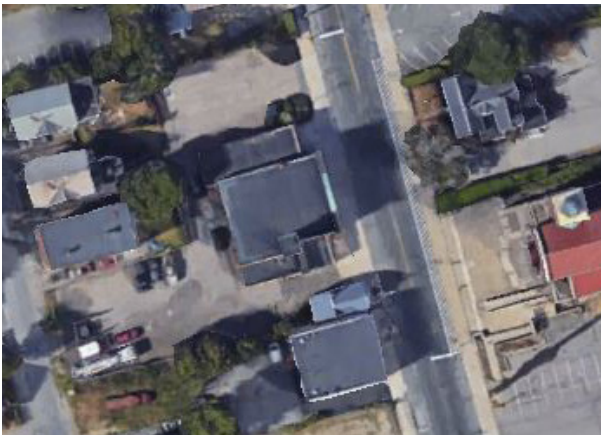
		PRIORITY				COMMENTS
		4	3	2	1	
VISIT DATE: May 17, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING				✓	Asphalt; potholes, cracking, crumbling
	LANDSCAPING				✓	Minimal. Asphalt adjacent to building
	SIDEWALKS	✓				Concrete
	OTHER					
EXTERIOR	ROOF				✓	Rubber; signs of leaking, scheduled to be replaced. Mansard slate, cracking. Wood rafters in attic.
	GUTTERS/DOWNSPOUT				✓	PVC downspouts. Staining shows evidence of gutter overflow.
	WALLS				✓	Brick masonry; mortar missing in some areas.
	WINDOWS				✓	Old, sashes observed to be missing/ broken. Wood sills appear to be rotting due to water damage. Condensation in glass was observed.
	DOORS				✓	Metal; steps at exterior threshold. Painted wood frames; chipping
	SECURITY				✓	None observed
	FOUNDATIONS				✓	Basement walls in need of repair
	CHIMNEY				✓	Facilities staff noted that chimneys are in need of relining/ repointing. Original wood barn doors (for horse hay) still in place; appear to be rotting.
INTERIOR	FLOORS				✓	Concrete at apparatus bay; cracking, holes. Wood at living quarters; splintered, loose. 9" x 9" tiles; chipping.
	WALLS				✓	Painted plaster; cracking, chipping, worn. Older/ original wood panels.
	CEILINGS				✓	Painted wood in apparatus bay; peeling. Evidence of leaking, stains, peeling, bubbling paint throughout. 2' x 4' ACT; sagging, stained, torn, missing
	DOORS			✓		Original wood
	CASEWORK				✓	Lockers: Existing green colored lockers are reportedly adequate in size. All others are reportedly not sufficient in size.
TOILET ROOMS	FLOORS				✓	Older, possibly original tiles, grout missing in some areas
	WALLS				✓	FRP (Fiber Reinforced Panels) wainscot and paint
	CEILINGS				✓	2' x 4' ACT; old, sagging, stained
	FIXTURES				✓	Older surface mounted sinks with cabinets below. Floor mounted, tank toilets. Wall mounted urinals.
	PARTITIONS				✓	Metal floor mounted; rusting
KITCHEN	FLOORS				✓	Older vinyl
	WALLS				✓	Older tiles and FRP; worn
	CEILINGS				✓	Older 2' x 2' ACT; sagging
	GREASE TRAP					There is no grease trap observed
	KITCHEN EQUIPMENT			✓		6 burner stove; residential grade appliances. Staff noted a need for more refrigerators.
	OTHER					
ELEC	SERVICE/DISTRIB.	✓				Elec panels
	LIGHTING/POWER	✓				Reportedly LED energy efficient lamps installed by Ameresco
HVAC	SUPPLY/DISTRIB.	✓				Newer air conditioners in the training room and eating area
	UNIT SOURCES				✓	Air conditioner window units. Mold observed in a few filters. Boiler reportedly in the process of switching to gas.
	OTHER					PlymoVent Vehicle Exhaust Removal System in place
FIRE	SPRINKLERS				✓	There are no sprinklers or exit signs observed.
	DETECTION	✓				Smoke/ heat detectors and Fire alarm system observed.
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				Assumed at pipes
	LEAD	✓				Assumed at paint
	HANDICAP-ACCESSIBLE	✓				Building does not comply with ADA access
	OTHER					

Fire Station #2—Campello

945 Main Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



SOUTH - EAST CORNER

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1888

SITE & BUILDING AREA

SITE AREA	0.21 Acres
BUILDING AREA	7,623 GSF

Fire Station #2—Campello


 F-2

BUILDING OVERVIEW

Fire Station #2 services the southern area of Brockton and is located in the “Campello” neighborhood. Originally a police station, FS #2 was constructed in 1888 with an additional apparatus bay added in 1999. Decommissioned jail cells still remain in the lower level.

On July 12, 1976 the building was recommended for listing in the National Register of Historic Places as the second oldest fire house in the City of Brockton when horse drawn engines were still utilized.

The station has been retrofitted to use a Plymovent (Fire station vehicle exhaust system).

Structurally, to accommodate new heavier fire trucks, the basement has been structurally reinforced below one of the apparatus bays.

At FS #2, currently there are four revolving groups with seven to eight firefighters per group. There are two trucks stationed at FS #2.

The overall structure is in need of improvements with significant wear and tear on the interior. The building is in need of a considerable renovation, exterior masonry brick stabilization, ADA-accessible upgrades, a fire suppression system, and increase in plumbing fixture counts to accommodate occupants.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No, Form B, Recommended for listing in the Nat'l Register of Historic Places filed in July 1976
ORIENTATION OF BUILDING	Main entry facing East
NEIGHBORHOOD WALK SCORE	73 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	34 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	4 minutes by car 6 minutes by bicycle 23 minutes walking

Fire Station #2—Campello


 F-2

SUMMARY OF FINDINGS

Recent improvements

- A new **air conditioner** was installed in the Kitchen area. Additionally, the **kitchen was recently renovated** with new appliances, cabinets, counter top, and room finishes
- **New garage doors** were recently installed at all Fire Stations.
- Fire Station #2 has been retrofitted to use a **Plymovent system** for vehicle exhaust.
- The basement has been **structurally reinforced** below one of the apparatus bays to accommodate a new heavier fire truck in the fleet.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff reports that best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean.
- There are currently **three showers and two toilets** for the building. This is reportedly insufficient for timely decontamination for the fire fighters.
- FS #2 will assist schools with **practice fire drills** and fire evacuations.

Physical building condition

- The **existing roof** is observed to be leaking in several area. Investigation of the general roof condition and source of the leak should take place.
- **Flashing at existing windows** appear to be failing as observed by evidence of rotting sills/frames, peeling/bubbling paint, and evidence of moisture at the window.

- The **exterior brick masonry** is in general disrepair with missing grout and broken bricks.
- The **interior finishes** are in general disrepair. Future upgrades should consider an interior renovation and restoration to original finishes as permitted per the historical designation of the building.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.

Infrastructure Conditions

- The **rest room plumbing fixtures** appear to be possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- Currently there is one thermostat for the building. A window air conditioning unit is used in the bedroom on the upper level. **Temperature reportedly runs at both extremes**. Future upgrades should assess mechanical system to create consistent temperatures throughout.

Fire Station #2—Campello

● Facility Priority 2.5

F-2

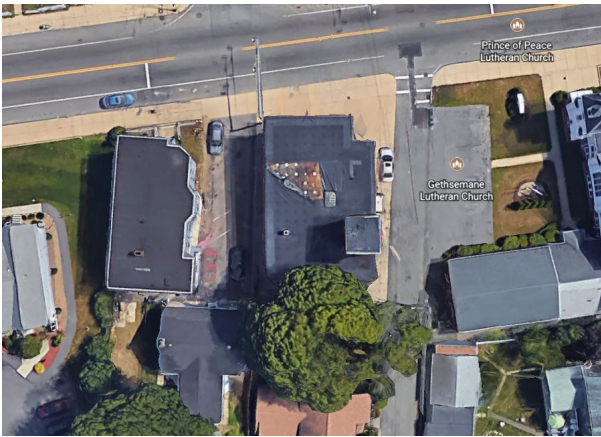
		PRIORITY	4	3	2	1	
		VISIT DATE: April 4, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; potholes, cracking, crumbling
	LANDSCAPING				✓		Minimal; a few bushes
	SIDEWALKS	✓					Newer concrete
	OTHER						
EXTERIOR	ROOF					✓	Rubber, flat; leaking, water staining at interior walls. Hose tower reportedly has indication of a leaks
	GUTTERS/DOWNSPOUT					✓	Missing in some areas
	WALLS				✓		Brick masonry; mortar missing in some areas
	WINDOWS					✓	Aluminum double hung; older, leaking, do not stay open. Sashes reported missing/ broken, wood sills are rotting, window shades torn.
	DOORS					✓	Metal frames observed to be rusting. Wood doors appear to be rotting, paint chipping
	SECURITY	✓					Building is reportedly locked at all times with card key access
	FOUNDATIONS						
	CHIMNEY						Facilities staff reports that chimneys are needing to be relined
INTERIOR	FLOORS					✓	Concrete at apparatus bay, weight room, and office; appears to be cracking, peeling. Wood at living quarters; splintering, loose. 9" x 9" tiles throughout; chipping, missing, cracked
	WALLS					✓	Lath and plaster; crumbling, wood panel peeling; delaminating
	CEILINGS					✓	Some newer 2' x 4' ACT with damage from water stains. Some ceilings painted, peeling
	DOORS					✓	Original wood
	OTHER						
TOILET ROOMS	FLOORS					✓	Older tiles
	WALLS					✓	Older lath and plaster; crumbling
	CEILINGS					✓	Older plaster; sagging, stained
	FIXTURES					✓	Counter mounted sinks, floor mounted toilets with tanks. Three toilets and two showers total.
	OTHER						
KITCHEN	FLOORS	✓					Newer 12" x 12" VCT
	WALLS	✓					Newer painted plaster
	CEILINGS	✓					Newer 2' x 4' ACT
	GREASE TRAP						None
	KITCHEN EQUIPMENT	✓					Newer appliances, residential grade
	OTHER	✓					Newer cabinets throughout
ELEC	SERVICE/DISTRIB.	✓					Elec panels
	LIGHTING/POWER	✓					Reportedly LED energy efficient lamps
HVAC	SUPPLY/DISTRIB.	✓					Natural gas, no generator back up observed or reported
	UNIT SOURCES	✓					Radiators, few window units for air conditioning. In kitchen, new in-wall air conditioner
FIRE	SPRINKLERS					✓	Building does not appear to have sprinklers. No exit signs observed.
	DETECTION	✓					Smoke/ heat detectors and Fire alarm system observed
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed on pipes in basement, assumed in 9" x 9" floor tiles throughout
	LEAD	✓					Assumed in paint
	HANDICAP-ACCESSIBLE		✓				Building does not show signs of ADA compliance
	OTHER						

Fire Station #3—Montello

916 North Main Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH-EAST CORNER

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	(Assessor Database lists 1898), 1910

SITE & BUILDING AREA

SITE AREA	0.15 Acres
BUILDING AREA	5,636 GSF

Fire Station #3—Montello


 F-3

BUILDING OVERVIEW

Fire Station #3 services the northern area of Brockton and is located in the “Montello” neighborhood. FS #3 was constructed in 1898.

On August 13, 1976 the building was recommended for listing in the National Register of Historic Places for its wooden construction that soon became obsolete.

The Fire Station #3 has been retrofitted to use a Plymovent (Fire station vehicle exhaust system).

There have been several improvements in the recent years to FS #3. To accommodate new heavier fire trucks, the basement has been structurally reinforced below one of the apparatus bays. Also, heat was added to the apparatus bay in 2017.

The overall structure is in need of improvements with significant wear and tear on the interior. The building is in need of a considerable renovation, exterior masonry brick stabilization, a second means of egress from the second floor, accessible upgrades, a fire suppression system, and increase in plumbing fixture counts to accommodate occupants.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No; Recommended for listing in the Nat'l Register of Historic Places in 1976
ORIENTATION OF BUILDING	North to South orientation with the Main entry facing North
NEIGHBORHOOD WALK SCORE	69 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	40 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	7 minutes by car 12 minutes by bicycle 38 minutes walking

Fire Station #3—Montello



SUMMARY OF FINDINGS

Recent improvements

- **New heating** at the apparatus bay and boiler.
- **New garage doors** were recently installed at all Fire Stations.
- FS #3 has been retrofitted to use a **Plymovent system** in the apparatus bay for vehicle exhaust.
- The basement has been **structurally reinforced** below one of the apparatus bays to accommodate newer, heavier fire trucks in the fleet.
- **Kitchen recently renovated** with new appliances, cabinets, counter top, and room finishes.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff reports best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean.

Physical building condition

- The **existing roof** is observed to be leaking in several areas. Additionally, **existing skylights** appear to be leaking and in disrepair.
- The **sashes at the existing windows** are failing as observed by boards keeping windows open. Also, condensation noticed on some windows.
- The **exterior brick masonry** is in need of improvements with missing grout and broken bricks.
- The **interior finishes** are in general disrepair. Future upgrades should consider an interior

renovation and restoration to original finishes as permitted per the historical designation of the building.

Code compliance

- The building currently does not have a sprinkler system or any heat detection devices. Future upgrades to this building should consider adding a fire suppression system and heat detection devices to meet current codes.
- Access and egress to the upper levels is by **one stairway only**. There is not two means of egress from the second floor. Additionally, the width does not appear to be adequate nor are the handrails at the correct size/distance/height.
- There is an **original heating furnace** located in the basement that likely is encased in asbestos material.

Infrastructure Conditions

- The **rest room plumbing fixtures** appear to be possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- Currently there is **only one toilet** on the first floor with no accompanying sink for hand washing.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Fire Station #3—Montello

 Facility Priority 2.4

F-3

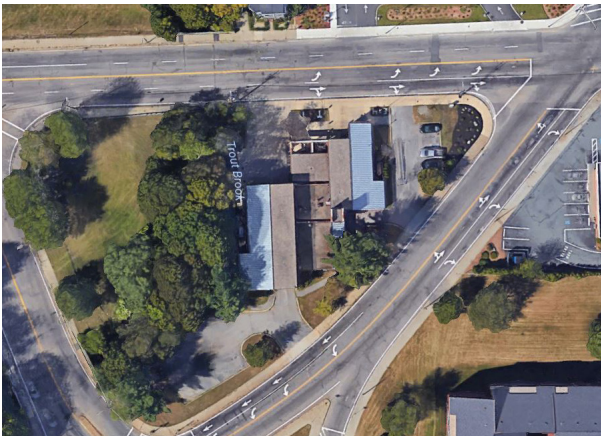
		PRIORITY	4	3	2	1	
		VISIT DATE: May 17, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING						No parking on site
	LANDSCAPING						No landscaping. Wire-mesh fence; rusting, tilting
	SIDEWALKS		✓				Concrete
	OTHER						
EXTERIOR	ROOF				✓		Rubber; old, evidence of leaking observed
	GUTTERS/DOWNSPOUT	✓					PVC, no leaks have been reported
	WALLS				✓		Masonry brick; mold, mortar missing
	WINDOWS				✓		Double pane, aluminum; rope sashes are broken, gaskets failing (condensation observed)
	DOORS	✓			✓		Original wood; old. Metal lintels rusting. Garage doors recently replaced in good condition
	SECURITY		✓				Card key entry
	FOUNDATIONS			✓			Stone; cracking. Stone foundation and cornice was cut at garage doors to widen opening for fire truck. Window wells concrete; chipping
	CHIMNEY						
INTERIOR	FLOORS				✓		Original/ old wood plank flooring; splintering, unfinished
	WALLS				✓		Painted horse hair plaster; cracking, peeling. Glazed brick in apparatus bay
	CEILINGS				✓		Painted tin; peeling
	DOORS				✓		Original wood
	CASEWORK				✓		Wood lockers
TOILET ROOMS	FLOORS				✓		Painted concrete; cracked, peeling
	WALLS				✓		Painted; cracked, peeling
	CEILINGS				✓		Painted; peeling
	FIXTURES	✓			✓		Floor mounted tank toilets, new fiberglass shower in good condition. Older counter mounted sinks
	OTHER						
KITCHEN	FLOORS				✓		Older 12" x 12" VCT
	WALLS			✓			Painted brick; peeling in some areas
	CEILINGS	✓					Newer 2' x 4' ACT
	GREASE TRAP						None observed
	KITCHEN EQUIPMENT	✓					Newer appliances, residential grade
	OTHER	✓					Newer cabinets throughout, kitchen recently renovated
ELEC	SERVICE/DISTRIB.	✓					Newer electric panels/ circuit breakers
	LIGHTING/POWER				✓		Old/ original push button switches
HVAC	SUPPLY/DISTRIB.	✓					Natural gas. Reportedly awaiting installation of gas meter. Temporarily/ currently on existing original oil fired steam.
	UNIT SOURCES		✓				Radiators throughout. Forced hot air in apparatus bay. Window A/C units.
	OTHER	✓					PlymoVent vehicle exhaust removal system in place
FIRE	SPRINKLERS				✓		There are no sprinklers or exit signs observed
	DETECTION	✓					Smoke/ heat detectors and Fire alarm system observed
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed on piping and existing decommissioned boiler in basement
	LEAD	✓					Assumed at paint
	HANDICAP-ACCESSIBLE		✓				Building does not show signs of ADA accessibility
	OTHER						

Fire Station #4—East

305 Crescent Street
Brockton, MA 02302



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1979

SITE & BUILDING AREA

SITE AREA	0.93 Acres
BUILDING AREA	8,847 GSF

*Brockton Assessors Database lists address as o(zer) Crescent Street

Fire Station #4—East



BUILDING OVERVIEW

Fire Station #4- “East” is one of the newer Fire Stations in Brockton, constructed in 1979. The building is a similar age to FS #6/“West” and FS #7/“Cary Hill” .

FS #4 has a ladder bay and an engine bay. There is also a ‘Repair Shop Garage’ at this location where repairs to the fire fleet are performed, in addition to the storage of all mechanical parts for the trucks.

Situated on the east side of Brockton, the one-story fire station is located on a triangular parcel surrounded by three streets; Crescent Street, Lyman Street, and Summer Street. This configuration allows the station to have one pull through garage for the repair shop so that the fire engines do not need to back out of the garage in reverse. Ideally, all bays should be pull through.

Fire Station #4 has been recently retrofitted to use a Plymovent (Fire station vehicle exhaust system).

At FS #4, currently there are six to eight firefighters per group, in addition to two shop workers.

The building is in moderate condition, well maintained, with the need to renovate the remaining interior finishes and rest rooms. Consideration should be given to installing a fire suppression system, increasing the shower and toilet fixture counts, repairing exterior brick masonry, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	Yes - Property is located in a flood zone
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North to South orientation with the Main entry facing North
NEIGHBORHOOD WALK SCORE	76 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	45 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	2 minutes by car 3 minutes by bicycle 11 minutes walking

Fire Station #4—East



SUMMARY OF FINDINGS

Recent improvements

- **New garage doors** were recently installed at all Fire Stations.
- FS #4 has been retrofitted to use a **Plymovent system** for vehicle exhaust.
- The **Kitchen** has been recently renovated with new appliances, cabinets, counter top, and room finishes.
- A new **split unit ductless air conditioner** was installed in the Kitchen area.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff recommends best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean. At a minimum, separate the gear from the apparatus floor.
- There are currently only **two showers** for the firefighters to use to decontaminate. Additional showers are needed.
- Currently the staff of the shop use the same rest rooms as the firefighters. Shop staff would like **designated rest room and shower** for the shop employees.

Physical building condition

- The **exterior brick masonry** appears to be cracked and chipped in some areas with missing grout and broken bricks.
- Due to the age of some of the **interior finishes**, future upgrades should consider an interior renovation to remove older and original finishes and replace with new.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- There is the possibility that **asbestos** remains on some of the pipes in the mechanical room. Hazardous material testing should be done prior to any work to the facility.

Infrastructure Conditions

- The **rest room plumbing fixtures** appear to be possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Fire Station #4—East

Facility Priority 3.0

F-4

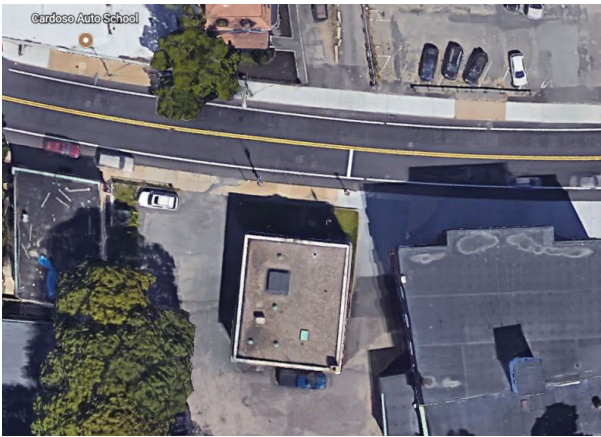
		VISIT DATE: May 17, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; poor condition, potholes, cracking, crumbling, curbs missing in some areas. Staff reports not enough parking on site.
	LANDSCAPING	✓				✓	Grass, trees, bushes, gravel at perimeter. Masonry brick cracking at site wall
	SIDEWALKS	✓					Newer concrete
	OTHER					✓	Shed on site. Metal pod on site used for storage.
EXTERIOR	ROOF					✓	Standing metal seam at sloped area, roof ballast with rubber; reports of leaking.
	GUTTERS/DOWNSPOUT	✓					Internal, no reported leaks
	WALLS				✓		Brick masonry; corner bricks chipped/ damaged. Metal sheets at locations of missing grills
	WINDOWS					✓	Original single pane
	DOORS					✓	Original metal
	SECURITY					✓	No cameras observed. Card key access.
	FOUNDATIONS						None
	OTHER						
INTERIOR	FLOORS	✓				✓	Concrete at apparatus bay and weight room, 12" x 12" VCT throughout in good condition. Older, worn carpet in office in office
	WALLS	✓					Painted masonry units and GWB
	CEILINGS	✓				✓	Older 2' x 4' ACT, some areas newer 2' x 2' ACT
	DOORS		✓				Original, metal
	OTHER		✓				Metal lockers
TOILET ROOMS	FLOORS					✓	Older mosaic tile; cracked, dirty
	WALLS					✓	2" x 2" wainscot tile with paint above
	CEILINGS					✓	Older, original 2' x 4' ACT; stained, worn, ripped
	FIXTURES					✓	Counter mounted sinks, wall mounted urinals, floor mounted tank toilets. Tiled showers, missing tiles
	TOILET PARTITIONS					✓	Metal floor mounted partitions; rusting
KITCHEN	FLOORS	✓					Newer 12" x 12" VCT
	WALLS	✓					Newer painted plaster
	CEILINGS	✓					Newer 2' x 4' ACT
	GREASE TRAP						None observed
	KITCHEN EQUIPMENT	✓					Newer appliances, residential grade
	OTHER	✓					Newer cabinets throughout
ELEC	SERVICE/DISTRIB.					✓	Original circuit breakers and panel; reportedly close to maximum capacity
	LIGHTING/POWER	✓					Reportedly LED energy efficient lamps
	OTHER	✓					Emergency generator is reportedly maintained
HVAC	SUPPLY/DISTRIB.	✓					Natural gas, hot water unit ventilator
	UNIT SOURCES	✓					Window and wall cooling units
FIRE	SPRINKLERS					✓	None, no sprinklers observed. Few exit signs were observed.
	DETECTION					✓	Hardwired smoke/ heat detectors
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Possibly at pipes in mechanical room
	LEAD	✓					Possibly in paint
	HANDICAP-ACCESSIBLE		✓				Building does not show signs of ADA accessibility
	OTHER						

Fire Alarm Headquarters

52 Pleasant Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1922

SITE & BUILDING AREA

SITE AREA	0.19 Acres
BUILDING AREA	4,472 GSF

Fire Alarm Headquarters



BUILDING OVERVIEW

Located next to Fire Station #1 in the center of Brockton, the Fire Alarm Head Quarters is occupied by the departments of Fire Prevention, Traffic Signal Repair, and Fire Alarm Dispatch (911 calls.). Also, all hard-wired phones for the fire departments originate at this location.

The building was constructed in 1922 and is two-stories high with one non-fire rated staircase to access the second floor. The building is occupied 24/7/365 due to the call center. At times, this makes renovation timing difficult as construction can not be performed while 911 call operators are taking calls.

The first floor is occupied by the phone-line receiving room, and Traffic signal repair storage and shop. On the second floor is the Fire Alarm Dispatch and also the Fire Prevention Bureau which services the public. There is no accessible ramp or means to access the second floor. In this situation, Fire Prevention Bureau staff meets public/individual(s) at first floor for the transaction. Also, the office hours are limited to Monday through Friday for 1.75 hours in the morning, and 1 hour in the afternoon.

The building is in need of improvements with the primary concern regarding public access to the second floor Fire Prevention Bureau. Consideration should be given to installing a fire suppression system throughout, increasing the toilet fixture counts, increasing the storage capacity, repairing exterior brick masonry and access, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat site with sloping at the rear
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North to South orientation with the Main entry facing East along the alley
NEIGHBORHOOD WALK SCORE	87 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	48 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 2 minutes by bicycle 8 minutes walking

Fire Alarm Headquarters

F-5

SUMMARY OF FINDINGS

Recent improvements

- The **Kitchen** has been recently renovated with new appliances, cabinets, and counter top.

Programming

- Currently there are approximately ten occupants of the Fire Alarm HQ at one time. The building only has one toilet room. Consider increasing **toilet fixture count**.
- The Fire Alarm Dispatch supervisor does not currently have a **visual connection** to the dispatch center. Interior glazing between the Supervisor and Dispatch would provide a connection. The fire/EMS dispatch consists of a minimum of two, sometimes three people.
- Currently, interviewing occurs in the open office and further **privacy** is needed.

Physical building condition

- The **exterior brick masonry** appears to be in general disrepair and unsatisfactory condition with missing grout and broken bricks.

Code compliance

- The building currently does not appear to have a **sprinkler system** throughout. Fire suppression was observed on the first floor only. Consideration should be given to adding a fire suppression system.
- Access and egress to the upper levels is by **one stairway only**. There are not two means of egress from the second floor. Additionally, the width is not adequate nor are the handrails at code compliant size, distance, and height.

- There is the possibility that **asbestos** remains on some of the pipes in the mechanical room. Hazardous material testing should be done prior to any work to the facility.

Infrastructure Conditions

- The **rest room plumbing fixtures** appear to be possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- **Vehicle storage** is reportedly needed at this location. Staff recommends providing a space-frame structure for staff vehicular storage and the boat used by the fire department, currently stored at FS#1.
- The **Signal Shop**, which currently occupies the entire first floor of FA HQ does not need to be located at this location, and could be relocated elsewhere in the city. This relocation would alleviate and address storage concerns on-site.
- **Files currently on-site** do not appear to be securely stored. Consider a review of existing files and documents as part of the city-wide Records Management strategy.

Fire Alarm Headquarters

● Facility Priority 2.5

F-5

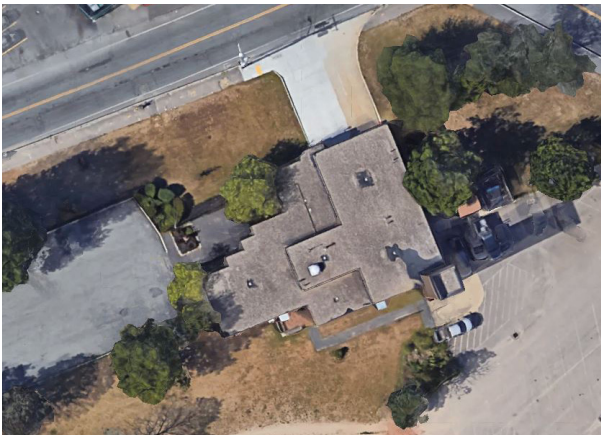
		PRIORITY	4	3	2	1	
		VISIT DATE: May 17, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; potholes, cracking, crumbling
	LANDSCAPING		✓				Grass along Pleasant Street, trees, bushes along front. Flag pole and memorial bell at front lawn.
	SIDEWALKS		✓				Concrete
	OTHER					✓	Step and columns at entry along side of building crumbling and cracked
EXTERIOR	ROOF					✓	Existing rubber/ ballast roof; reports and signs of leaking. Scheduled to be replaced with rubber
	GUTTERS/DOWNSPOUT					✓	Copper gutters; staining shows signs of possible overflow, stone cornice cracking, PVC downspouts
	WALLS					✓	Brick masonry; mortar, missing
	WINDOWS					✓	Metal lintels; sagging, rusting. Stone sills; crumbling. Signs of efflorescence below windows.
	DOORS					✓	Possibly original; concrete step at threshold; cracking. Frames rusting, rotting.
	SECURITY		✓				Cameras, lighting
	FOUNDATIONS					✓	Stone; cracking
	OTHER					✓	Garage door at rear older and not operating correctly
INTERIOR	FLOORS		✓			✓	Newer carpet on 2nd floor in good condition. 9" x 9" tiles at Signal shop on first floor
	WALLS		✓				Newer painted GWB on second floor
	CEILINGS		✓				Newer 2' x 4' ACT
	DOORS		✓				
	LOCKERS		✓				19 metal lockers well utilized. Sufficient for current staff. Staff noted that there is no room for growth. Newer file cabinets.
TOILET ROOMS	FLOORS		✓				Mosaic tile
	WALLS		✓				Ceramic tile wainscot and paint
	CEILINGS		✓				2' x 2' ACT
	FIXTURES		✓				Wall mounted urinal, floor mounted toilet, counter mounted sink
	OTHER						
KITCHEN	FLOORS		✓				Newer carpet; painted concrete floor at the perimeter
	WALLS		✓				Newer painted GWB on second floor
	CEILINGS		✓				Newer 2' x 4' ACT
	GREASE TRAP						N/A
	KITCHEN EQUIPMENT		✓				Newer residential grade appliances
	OTHER						Kitchen recently renovated; shares a space with the Fire Dispatch room
ELEC	SERVICE/DISTRIB.				✓		Hard wired phones for the Fire Department reportedly originate from this location.
	LIGHTING/POWER				✓		Reportedly scheduled to be upgraded by Ameresco to LED
	OTHER		✓				IP phone system; two years old. Have a backup internet system.
HVAC	SUPPLY/DISTRIB.		✓				Natural gas fired boiler
	UNIT SOURCES		✓				Wall and window air conditioning units observed
FIRE	SPRINKLERS		✓			✓	Only first floor/ Signal shop is sprinklered. There are no sprinklers observed in the common space or second floor.
	DETECTION			✓			Fire alarm panel
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS		✓				Assumed in floor tile on first floor, possibly at pipes in mechanical room
	LEAD		✓				Possibly in paint
	HANDICAP-ACCESSIBLE			✓			Building does not show signs of ADA accessibility. There is no elevator, and no exterior ramp to access entry door. Staff meets public/ individuals at first floor that are unable to climb stairs.
	OTHER						

Fire Station #6—West

540 West Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1979

SITE & BUILDING AREA

SITE AREA	Undefined Acreage*
BUILDING AREA	6,161 GSF

*FS#6 was built on the High School property and the acreage includes the adjacent Baseball stadium plot.

Fire Station #6—West



BUILDING OVERVIEW

Fire Station #6- “West” is one of the newer Fire Stations in Brockton, constructed in 1979. The building is similar in age to FS #4-“East” and FS #7-“Cary Hill”.

FS #6 has two bays with one ladder truck. At this site is also the office for the Fire Chief and supporting staff. This is the only site where there are currently female firefighters.

Situated on the west side of Brockton, the one-story fire station is located next to Campanelli Stadium and is the most westerly station, servicing the south-west quadrant of the city. Discussions with firefighters noted that it would be beneficial to have an additional fire station located in the north-west of Brockton to service areas around the MA- 24/27 Intersection.

Fire Station #6 has been recently retrofitted to use a Plymovent (Fire station vehicle exhaust system).

At FS #6, currently there are three to four firefighters per group, with four groups assigned to this station.

The building is in need of improvements, with the priority to replace the roof. Additionally, consideration should be given to renovating the interior finishes and rest rooms, installing a fire suppression system, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main entry facing North
NEIGHBORHOOD WALK SCORE	42 Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	25 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	7 minutes by car 12 minutes by bicycle 60+ minutes walking

Fire Station #6—West

F-6

SUMMARY OF FINDINGS

Recent improvements

- **New garage doors** were recently installed at all Fire Stations.
- FS #6 has been retrofitted to use a **Plymovent system** for vehicle exhaust.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff discussed best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean. At a minimum, separate the gear from the apparatus floor.
- There are currently only **two showers** for the firefighters to use to decontaminate. It was unclear at the time of the visit if both are in operation as there was storage in the shower room. Additional showers are needed to serve the current staff.
- There are **records and files stored on-site** which are insecurely and improperly stored, and should be addressed. Once accounted for and categorized, they should be stored appropriately and securely off-site as part of the Records management strategy.

Physical building condition

- The **existing roof** is observed to be leaking in several areas.
- Due to the age of some of the **interior finishes**, future upgrades should consider an interior renovation to remove older and original finishes and replace with new.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- The **original diesel tank** on-site currently is enclosed with a chain link fence. Recommend to securely enclose with a wall.

Infrastructure Condition

- The **restroom plumbing fixtures** are old. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- Firefighters noted that when there is an event at the adjacent Campanelli Stadium, the **parking in the rear lot** is not designated for stadium parking versus fire station parking. Parking lot signage is needed to create clear distinction to delineate parking lot use.

Fire Chief Williams and Deputy Scott interview comments

- FS#6 Living quarters living areas could be expanded.
- HR records for all stations located at FS#6

Fire Station #6—West

● Facility Priority 2.8

F-6

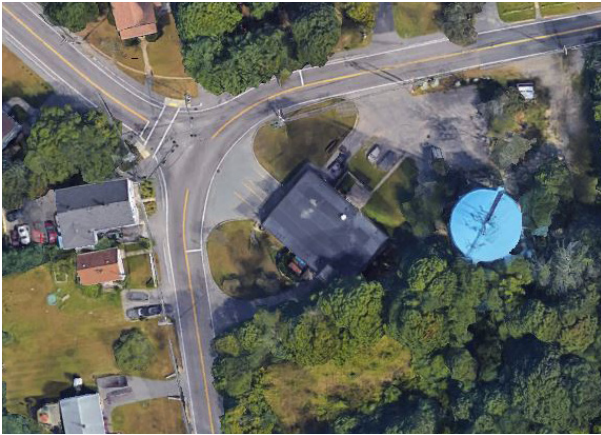
		PRIORITY	4	3	2	1	
		VISIT DATE: August 14, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING	✓					Asphalt
	LANDSCAPING	✓					Grass, trees, bumper/ bollards along edge of building
	SIDEWALKS				✓		Concrete; cracking. Staff reports that the apparatus bay apron at the front of building previously had radiant heat for snow melt. Heating element has since been removed.
	OTHER						
EXTERIOR	ROOF				✓		Rubber with stone ballast; reports of leaking. Original decking; peeling
	GUTTERS/DOWNSPOUT				✓		Internal, reports and evidence of leaking
	WALLS	✓					Brick masonry in good condition. Garage metal lintels; sagging
	WINDOWS				✓		Original, double pane, awning windows; condensation observed
	DOORS				✓		Original painted metal; peeling. Frames rotting at threshold
	SECURITY	✓					Lighting, cameras
	FOUNDATIONS		✓				Concrete
	CHIMNEY						
INTERIOR	FLOORS		✓		✓		Concrete at apparatus bay and weight room; cracked. 12" x 12" VCT throughout, chipped, missing in some areas
	WALLS				✓		Painted CMU and GWB, possibly original
	CEILINGS				✓		2' x 4' ACT; sagging, old, stained, damaged. Apparatus bay wood ceiling painted; peeling
	DOORS			✓			Original metal
	OTHER						
TOILET ROOMS	FLOORS			✓			Mosaic tile
	WALLS			✓			Paint with tile wainscot, floor-to-ceiling ceramic tile at shower area
	CEILINGS			✓			Older 2' x 4' ACT; stained
	FIXTURES			✓			Sinks counter mounted, toilets floor mounted, urinal wall mounted
	TOILET PARTITIONS			✓			Floor mounted metal
KITCHEN	FLOORS		✓				Newer 12" x 12" Tile
	WALLS		✓				Painted CMU
	CEILINGS				✓		2' x 4' ACT; old, water stained
	GREASE TRAP						None
	KITCHEN EQUIPMENT		✓				Residential grade, working
	OTHER						
ELEC	SERVICE/DISTRIB.		✓				Original circuit breakers and panel
	LIGHTING/POWER				✓		Recessed fluorescent
HVAC	SUPPLY/DISTRIB.		✓				Natural gas, one boiler (possibly original). Diesel fuel tank on site for truck refueling
	UNIT SOURCES	✓					Wall air conditioning units throughout, base board heat
FIRE	SPRINKLERS				✓		There are no sprinklers observed. Few exit signs were observed.
	DETECTION				✓		Few smoke/ heat sensors observed throughout; not in all areas. Newer Fire Alarm control panel and pulls observed.
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed at pipes in mechanical room
	LEAD	✓					Possibly in paint
	HANDICAP-ACCESSIBLE		✓				Building does not show signs of ADA accessibility
	OTHER						

Fire Station #7—Cary Hill

605 North Cary Street
Brockton, MA 02302



LOCATION MAP



AERIAL PHOTO



NORTH CORNER

FACILITIES INFORMATION

DEPARTMENT	Fire Department
YEAR(S) BUILT	1977

SITE & BUILDING AREA

SITE AREA	0.58 Acres
BUILDING AREA	3,850 GSF

Fire Station #7—Cary Hill


 F-7

BUILDING OVERVIEW

Fire Station #7-“Cary Hill” is one of the newer Fire Stations in Brockton, constructed in 1977. The building is similar in age to FS #4- “East” and FS #6-“West”.

Situated on the North side of Brockton, the one-story fire station is located on a corner lot with adjacent parking. FS #7 is the smallest fire station at 3,850 GSF and has three firefighters per shift.

Fire station #7 has been recently retrofitted to use a Plymovent (Fire station vehicle exhaust system).

The building is in need of improvements, with the need to renovate the interior finishes and rest rooms. Consideration should be given to installing a fire suppression system, replacing the roof, increasing the shower and toilet fixture counts, repairing exterior brick masonry, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-West to South-East orientation with the Main entry facing North-West
NEIGHBORHOOD WALK SCORE	28 Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	24 Minimal Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	8 minutes by car 13 minutes by bicycle 41 minutes walking

Fire Station #7—Cary Hill


 F-7

SUMMARY OF FINDINGS

Recent improvements

- **New garage doors** were recently installed at all Fire Stations, in 2017 for FS #7.
- FS #7 has been retrofitted to use a **Plymovent system** for vehicle exhaust.
- **Radiant heat** has been installed in the fire truck apparatus bay.

Programming

- There currently is no **area allocated for decontamination** after a fire run. Staff discussed best practice is to create a linear set-up for decontamination upon return from a call: dirty gear to wash then dry and shower for firefighters to clean.

Physical building condition

- The **existing roof** is observed to be leaking in several area. Investigation of the general roof condition and source of the leak should take place.
- The **exterior brick masonry** is in general disrepair and cracking.
- Due to the age of some of the **interior finishes**, future upgrades should consider an interior renovation to remove older and original finishes and replace with new.

Code compliance

- There is an older, possibly original, rusty, **diesel gas tank** located on-site to fill the fire trucks. Its condition should be evaluated and possibly replace with new.
- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.

Infrastructure Conditions

- The **rest room plumbing fixtures** are old and possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms, sinks and showers should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- There is currently **no central air conditioning** in the building which reportedly becomes uncomfortably hot in the summer months. Future upgrades should consider installing air conditioning units throughout.

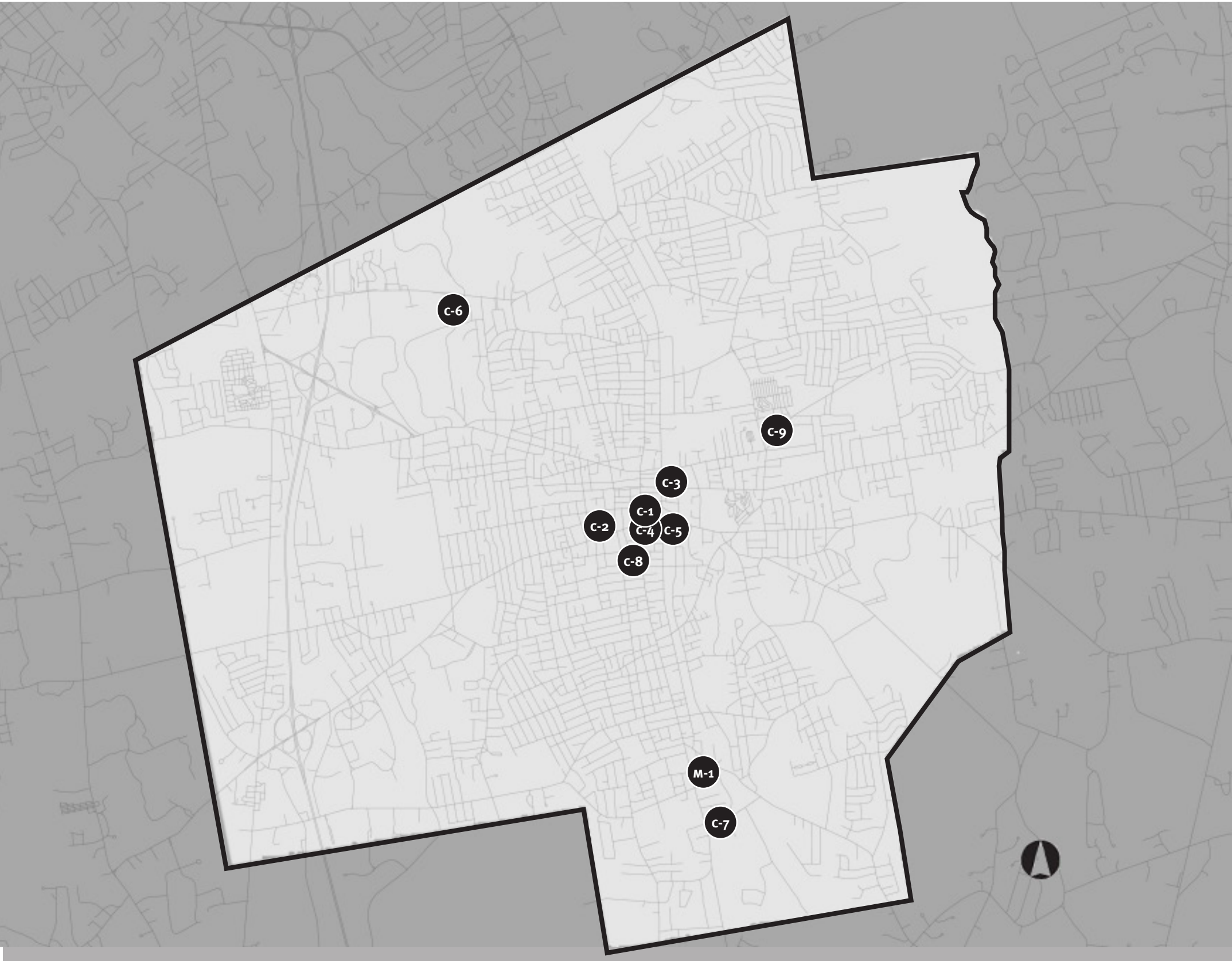
Fire Station #7—Cary Hill

● Facility Priority 3.1

F-7

		PRIORITY	4	3	2	1	
		VISIT DATE: May 17, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; dirt, cracking, crumbling, insufficient drainage
	LANDSCAPING		✓				Grass, trees. Bushes cover oil tank along side of building
	SIDEWALKS						None
	OTHER						
EXTERIOR	ROOF		✓				Rubber roof has been patched with no issues reported since repair
	GUTTERS/DOWNSPOUT	✓					Aluminum at hose tower. Internal, no reported concerns
	WALLS		✓		✓		Brick masonry. Reported air-born fungus covers a portion of the wall. Some cracking in brick assumed to be from settling. Wood rotting observed at grills/ Air conditioning units
	WINDOWS			✓			Aluminum, double pane, awning
	DOORS	✓			✓		Possibly original painted metal; peeling. Frames observed to be rotting at threshold. New garage doors in 2017
	SECURITY				✓		Card key access to station door. No cameras observed.
	FOUNDATIONS			✓			Concrete; dirty
	OTHER						
INTERIOR	FLOORS	✓				✓	Concrete at apparatus bay and weight room; cracked. 12" x 12" VCT throughout in good condition
	WALLS					✓	Painted masonry units and GWB, possibly original
	CEILINGS					✓	2' x 4' ACT; sagging, old
	DOORS		✓				Original metal
	OTHER						
TOILET ROOMS	FLOORS					✓	Mosaic tile
	WALLS		✓				Tile wainscot with paint above, floor-to-ceiling tile at shower area
	CEILINGS					✓	Older 2' x 4' ACT
	FIXTURES		✓				Sinks counter mounted, toilets floor mounted, urinal wall mounted
	TOILET PARTITIONS		✓				Floor mounted metal
KITCHEN	FLOORS		✓				12" x 12" tile
	WALLS		✓				Painted CMU; peeling
	CEILINGS					✓	2' x 4' ACT; old, water stains
	GREASE TRAP						None observed
	KITCHEN EQUIPMENT		✓				Residential grade, reportedly working and functional
	OTHER						
ELEC	SERVICE/DISTRIB.					✓	Original circuit breakers and panel
	LIGHTING/POWER					✓	Low lighting levels reported throughout
HVAC	SUPPLY/DISTRIB.					✓	Natural gas, one boiler (assumed to be original). No back up observed
	UNIT SOURCES					✓	Staff reported radiant heat in apparatus bay. Wall air conditioning units throughout
FIRE	SPRINKLERS					✓	There are no sprinklers and few exit signs observed
	DETECTION	✓					Smoke/ heat sensors observed in some areas, not throughout. Newer Fire Alarm control panel observed
CODE			POSSIBLE	NO	MAYBE	UNKNOWN	
	ASBESTOS	✓					Possibly at pipes in mechanical room
	LEAD	✓					Possibly in paint
	HANDICAP-ACCESSIBLE		✓				Building does not show signs of ADA- accessibility
	OTHER						

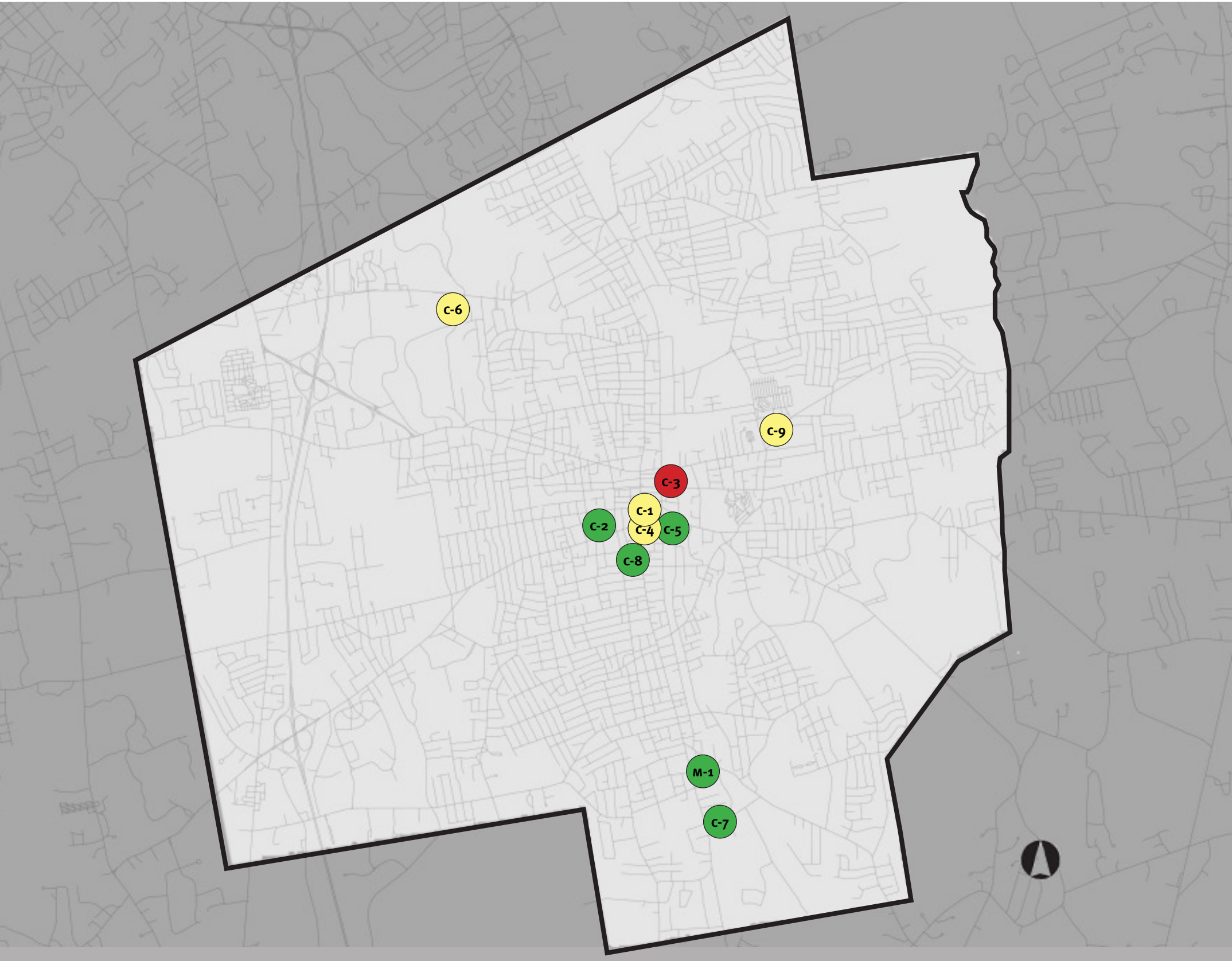
3.6 Locations of Civic Buildings



C-1	City Hall	45 School Street
C-2	Auditorium/ War Memorial	156 West Elm Street
C-3	Police Station	7 Commercial Street
C-4	School Department Office/ Crosby Administration Building	43 Crescent Street
C-5	Parent Information Center	60 Crescent Street
C-6	Parks Department Maintenance Building	388 Oak Street
C-7	Parks Department	45 Meadow Lane
C-8	Mary Cruise Kennedy Senior Center	10 Father Kenney Way
C-9	Animal Control Building	446 Court Street

M-1	Public Property	69 Plain Street
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3.7 Priority Rating of Civic Buildings



FACILITY PRIORITY

Legend		
Priority 1: Current Critical	2.0 and Less	
Priority 2: Potentially Critical	2.1–3.0	
Priority 3 and 4: Not yet Critical, and For Consideration	3.1 and Greater	

Civic Buildings		Facility Priority
C-1	City Hall	2.8
C-2	Auditorium/ War Memorial	3.5
C-3	Police Station	2.0
C-4	School Department Office/ Crosby Administration Building	2.2
C-5	Parent Information Center	3.8
C-6	Parks Department Maintenance Building	3.0
C-7	Parks Department	3.4
C-8	Mary Cruise Kennedy Senior Center	3.7
C-9	Animal Control Building	2.7
Miscellaneous		
M-1	Public Property	3.1

City Hall

45 School Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENTS	Mayor's Office
	City Council Chambers
	City Clerk
	Assessors Department
	Auditing Department
	Building Department
	City Solicitor/ Law Department
	Department of Public Works
	Engineering Division
	Personnel Department
	Planning Department
	Procurement Department
	Treasurer/Collector Department
	Weights and Measures Dept.
YEAR(S) BUILT	1895, Rehab 2010/2015

SITE & BUILDING AREA

SITE AREA	1.42 Acres
BUILDING AREA	35,313 GSF

City Hall



BUILDING OVERVIEW

City Hall is located in downtown Brockton and is the location of many city's municipal departments. The building is situated on a sloped site with the handicap access to the South along a plaza. The non-ADA accessible north entry, below the clock tower, is accessed by exterior steps leading visitors to the first level and the rotunda. The west entry, adjacent to an amphitheater, enters on a landing halfway between the basement and first level.

The three-story building was constructed in 1892 and is on the National Register of Historic Places as an Individual Property (3/26/1976) with a Preservation Restriction (10/17/2011).

The overall structure is in moderate condition with some wear and tear on the interior. The exterior brick was reportedly sandblasted in the past which removed a ceramic glaze on the original masonry. The building is in need of accessible upgrades, chimney stabilization and lining, elevator replacement, a fire suppression system, document storage management, roof repair, removal of existing stacked safes, and an increase in plumbing fixture locations and counts.

SITE INFORMATION

TOPOGRAPHY	Sloped site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	National Register of Historic Places #76000296 (1976); Preservation Restriction (10/17/2011)
ORIENTATION OF BUILDING	East to West orientation with the entrances facing North, West, and South
NEIGHBORHOOD WALK SCORE	87 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	49 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	less than 1 minute by car 1 minute by bicycle 2 minutes walking

NATIONAL REGISTER OF HISTORIC PLACES

ADDED	1976
FILE NUMBER	76000296
HISTORIC SIGNIFICANCE	Event, Architecture/ Engineering
ARCHITECT, BUILDER, OR ENGINEER	Minor, Wesley Lyng
ARCHITECTURAL STYLE	No Style Listed
AREA OF SIGNIFICANCE	Politics/ Government, Art, Architecture
PERIOD OF SIGNIFICANCE	1875–1899
OWNER	Local
HISTORIC FUNCTION	Government
HISTORIC SUB-FUNCTION	City Hall
CURRENT FUNCTION	Government
CURRENT SUB-FUNCTION	City Hall

City Hall


 C-1

SUMMARY OF FINDINGS

Recent improvements

- The historic records note that **masonry repairs** have been completed at the tower, **HVAC upgrades**, and **15 replacement windows** installed at the tower in 2011.
- The **Kitchen** has been recently renovated with new appliances, cabinets, counter top, and room finishes.

Programming

- There are multiple departments located at City Hall. Various departments could be served better through combining counter services. This will be further explored in Volume 3 of this study.

Physical building condition

- The **existing slate roof** is observed to be leaking in several areas causing water infiltration in walls and buckling the paint finishes. Investigation of the roof condition should take place.
- Reports that the **exterior brick masonry** was sandblasted in 1979 according to Historic Records. This negatively impacted the integrity of masonry. Options to restore previous glazed masonry condition should be reviewed.
- Currently there are **original safes/vaults** that are stacked throughout the building. The combinations are unknown for a majority of the locks. Consider dismantling and removing all vaults from the building or removing all locking mechanisms on vaults for safety.

- The **interior finishes** are in general disrepair. Future upgrades should consider an interior renovation and restoration to original finishes and water damaged areas as permitted per the historical designation of the building.

Code compliance

- Facilities reported that the **elevator** is unsafe and frequently breaks down. A sign was observed on the elevator door that reads: "Maximum capacity of elevator three persons at any one time." Additionally, the mechanics that operate the elevator at the top of the shaft appear to be old and were observed to spark when the elevator was in operation.
- The building is does not appear to be fully **ADA accessible**.
- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- Currently there are **vertical shafts** through the building that are not fire rated, nor do they have intermittent fire stops. An evaluation of these conditions is needed to assess adequate fire separation needs.

Infrastructure Conditions

- Currently there is **no emergency generator** observed on-site.
- The **rest room plumbing fixtures** are old and possibly original. Future upgrades to the building should consider using low flow fixtures.

City Hall

C-1

Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms and sinks should be evaluated per plumbing code.

- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- There are an **excessive amount of storage boxes and drawings** on-site in the clock tower and at the top of the circular tower on the east. These documents are insecurely and improperly stored, and unorganized/unlabeled. It is recommended that these files and records be addressed. Once accounted for and categorized, they should be stored appropriately and securely off-site as part of the Records management strategy.
- Individual departments should assess **document storage** in a records management strategy. There are documents on-site, some legal, that date back to 1893 and should be adequately, safely, and securely stored.
- The **existing windows** are older and reportedly not air tight and show evidence of condensation.

Procurement Department, Chief Procurement Officer, Michael Morris interview comments

- Recommended that City Hall provide another conference room for meetings that need to accommodate 50 to 60 people.
- Mr. Morris commented that other cities are not digitizing their procurement files. If Brockton pursues to moving towards digitizing for future file storage, he suggested to outsource with an outside consultant to perform this task rather than relying on procurement staff for this effort.

Building Department, Superintendent of Buildings, James Casieri interview comments

- Document storage is currently in multiple locations. Ideally, all documents would be in one location. Recommend to scan documents into digital/electronic format.
- Every inspector is issued a vehicle which is currently stored at their individual residence.
- Peak times for the Building Department are between 8:30 to 10am and 1 to 2pm. The department sees an increase in permits for sheds, decks, and pools in the spring season.

Auditing Department, Assistant Auditor, AnnMarie Raymond interview comments

- Currently, auditing staff includes eight auditing employees, plus two finance employees. There is also one part-time staff. All employees have similar workspace layouts.
- While their department is compact in the space they have, there is adequate room for their department. Internal meetings are held within their space.
- The Auditing Department interacts directly with the Treasure Department and Personnel Department and would like to remain in close proximity to these Departments.

City Hall

C-1

- The mail for city hall is received and distributed within the Auditing Department.
- There is an existing transaction counter that is well utilized.
- Currently, documents and records are securely stored off-site in cardboard cartons and linear file cabinets at the following locations:
 - School facilities, cage (Accounts payable)
 - War memorial (“Ledger Gasby”)
 - Space above men’s room at City Hall
- P.O. payments are not done electronically. Currently the departments processes approximately 30,000 P.O.’s per year.
- Recommended improvements include the following:
 - One location for all documentation that they don’t need to drive to. Don’t want payroll off of city hall grounds.
 - Create a searchable electronic system. Scanning of the existing documents would need to be performed by an intern.
- On staff is one “Sealer”, with one assistant “Deputy Sealer”.
- Mr. Coyne reports that the Meadowbrook facility is not adequate and needs upgrades. The site is used for storage and as a testing, with no office on-site. There is a need for Air Handling for exhaust.
- No concerns reported with records storage.

Planning and Economic Development, Director of Planning and Economic Development, Rob May, and Administrative Assistant to the Planning Board and Conservation Commission, Pam Gurley combined interview comments

Weights and Measures Department, Sealer of Weights and Measures, Mark Coyne interview comments

- The transaction counter is sufficient for the foot traffic received by the Department.
- Currently, meetings are held with developers at a table within the Department which does not account for privacy.
- Larger attended meetings, such as Planning Board and Conference Board meetings are held in the 2nd floor G.A.R. Room at City Hall. Zoning Board meetings occur in City Chambers at City Hall.
- Mr. May suggested an electronic files/web platform system that can manage electronic format for documents.
- Records storage is needed for:
 - Planning board documents
 - Conservation documents
 - Odd assortment of historical documents
- Weights and Measures has three locations:
 - Bigger testing equipment, test meters, test weights, and the gasoline test truck are stored at Meadowbrook.
 - Smaller equipment is stored at City Hall. There is not a lot of public foot traffic.
 - Test weight trailers are kept at a sewage treatment facility

City Hall

C-1

- The Planning and Economic Development Department suggested a closer proximity to the Building Department and Engineering Department.

Treasurer/Collector Department, Treasurer/Collector, Martin Brophy interview comments

- Collector's office does not have adequate waiting space for the public. In extreme situations, such as the due date of a bill (i.e. Excise bill), there are long lines for the public.
- Have a staff of 12 clerks which are all full-time. Mr. Brophy reports that the budget will not allow for more staff.
- Meetings are with Auditors, CFO, DPW. Meetings held in Mr. Brophy's office.
- The existing Records Storage of documents are stored as follows:
 - Use cartons with two of the existing building vaults.
 - Payroll is stored in vaults.
 - Binders
 - Treasurers have six to seven drives on the main server.
- Electronically, there are five different payrolls; each organized within the server folders.
- Different bills on different systems/computer programs.
- Recommendations:
 - Getting people to shy away from paper.
 - An organized, accessible, climate controlled storage facility.
- MUNIS (computer software) could be better, more fully utilized.

Personnel Department Director Maureen Cruise interview comments

- Personnel Department currently has a total of four employees
- Activity peak times are Spring for open enrollment and school retirements.
- Currently, the Directors office is used for private meetings, although there is only enough space for five people. If more than five people, they will the GAR room at City Hall and library for meeting space.
- The School Department has their own dedicated Human Resources staff, but the City Hall Personnel Department is responsible for their insurance-related administration.
- The Personnel Department suggested keeping a close proximity to the Treasure Department and Auditors Department as they interact daily.
- Would like more space for private and sensitive conversations.
- Would like to be more digital with paperwork.

Department of Public Works Engineering Division, Superintendent of Engineering, Howard Newton interview comments

- Records are original assessors' maps and invaluable information stored in attic which is fragile and delicate. Documents are 100+ years old in a space that is not climate controlled.

City Hall

C-1

- Would like to have the existing records stored in a climate controlled environment.
- Original records on-site include:
 - There is a record of every property line in the city that was ever recorded.
 - 182 Assessors maps; hand drawn on linen. Still making changes by hand on these linen maps.
- Mr. Newton reported that there were past efforts to scan drawings by a private company, however, DPW does not have access to the files generated from those efforts.
- The DPW department has outgrown the space and there is no room to expand the department.

Law Department, City Solicitor, Philip Nessralla, Jr. interview comments

- There is a need to grow the Department, but currently there is no space to expand for additional employees.
- There is a need to have private offices for confidential matters.
- Mr. Nessralla discussed the importance of keeping the Law Department in close proximity to the Mayor's office.
- Regarding records management, shared filed space is acceptable if the files are located and secured.
- Mr. Nessralla suggested the Law Department be relocated into the current location of the Procurement Department on the First Floor at City Hall.

Assessors Department, Board of Assessors John O'Donnell and Christopher Pike, combined interview comments

- Assessors Department staff includes:
 - three assessors;
 - three clerks ;
 - one Chairman of the Board of Assessor
- The peak busy times for the Department are January, February, and March.
- Mr. O'Donnell reports that there is adequate space for their current department needs, with additional space of two vacant desks plus a visitors desk. There are no public meetings held in their office, therefore, there is no demand for a meeting space.
- The department is in the process of forming a GIS system for the assessors.

City Hall

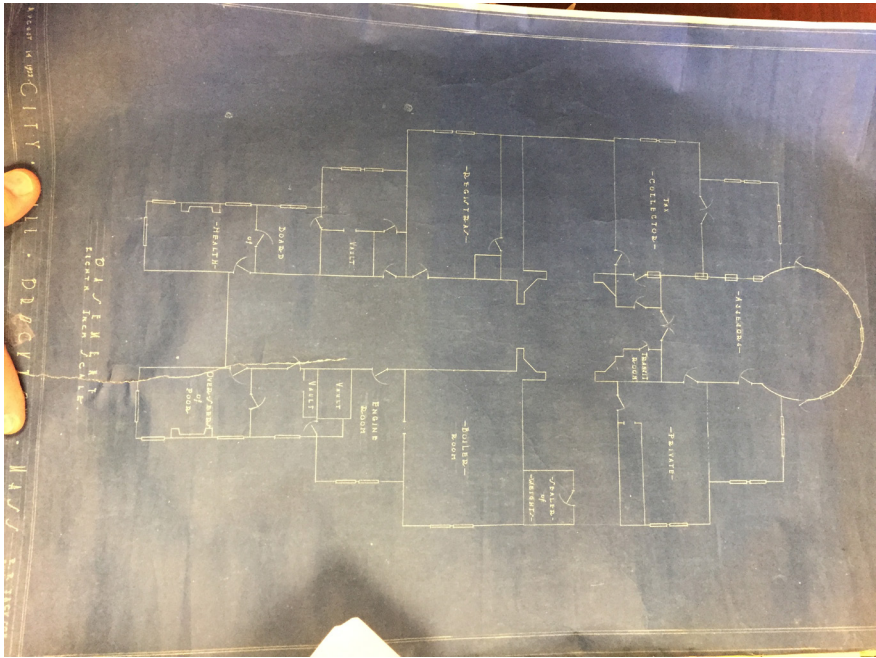
Facility Priority 2.8

C-1

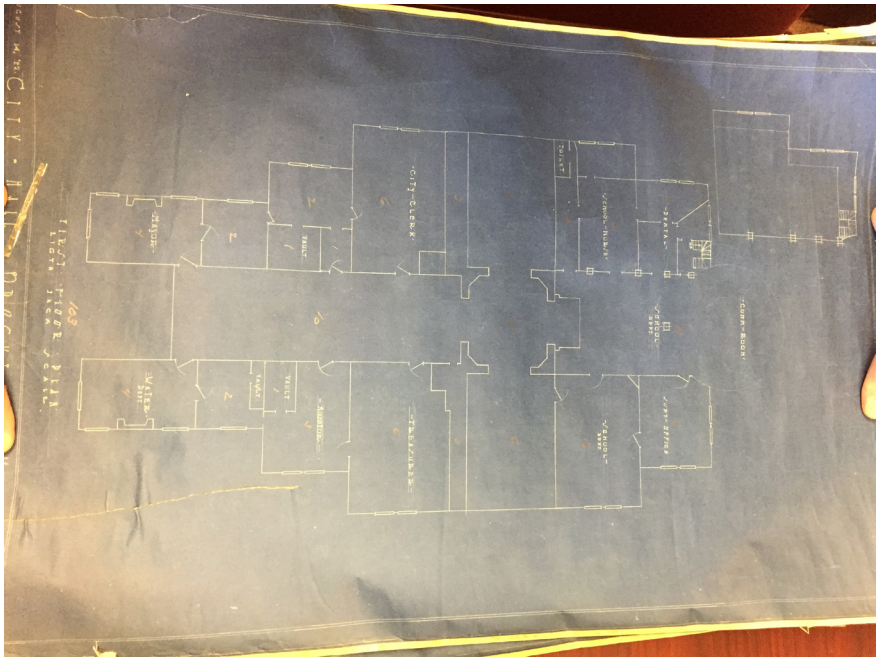
PRIORITY		4	3	2	1	COMMENTS
VISIT DATE: April 14, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING	✓				Asphalt; parking lot in good condition
	LANDSCAPING	✓				Grass; well maintained, newer Memorial and plaza on site at west entry
	SIDEWALKS	✓				Newer concrete
	OTHER		✓			Entry; stone steps, mosaic tiles cracking/ missing
EXTERIOR	ROOF				✓	Slate; evidence of leaking observed
	GUTTERS/DOWNSPOUT				✓	Cast iron internal pipes
	WALLS				✓	Brick masonry; has been sand-blasted which reportedly removed original glazing
	WINDOWS				✓	Double pane; reportedly drafty, condensation observed
	DOORS				✓	Existing aluminum; frames not aligning
	SECURITY				✓	No security system or alarm system observed
	FOUNDATIONS	✓				4' Thick granite; solid, no concerns
	OTHER					
INTERIOR	FLOORS		✓		✓	Terrazzo; settling cracks, carpet; visually worn and old
	WALLS		✓		✓	Painted with wood wainscoting. Some areas show buckling and peeling from water damage
	CEILINGS		✓		✓	Painted and 2' x 4' ACT. Evidence of water damage in some locations
	DOORS		✓		✓	Original solid wood, non- ADA accessible clearances and original hardware
	OTHER					
TOILET ROOMS	FLOORS	✓			✓	Panels and painted; second floor Women's room in good condition, remaining restrooms older and dated
	WALLS	✓			✓	Tile; second floor Women's room in good condition, remaining restrooms older and dated
	CEILINGS	✓			✓	ACT; second floor Women's room in good condition, remaining restrooms older and dated
	FIXTURES				✓	Some toilets floor mounted with tanks
	PARTITIONS					
KITCHEN	FLOORS					Residential kitchen
	WALLS					
	CEILINGS					
	GREASE TRAP					
	KITCHEN EQUIPMENT					
	OTHER					
ELEC	SERVICE/DISTRIB.	✓				Circuit breakers
	LIGHTING/POWER	✓				Ameresco reportedly changing to energy conservation lamps throughout. Server room located on lower level.
HVAC	SUPPLY/DISTRIB.		✓			Gas heat and chilled water. Boilers were reportedly replaced approximately five years ago
	UNIT SOURCES		✓			Window and hallway unit ventilators. Some air conditioners. Air conditioner in IT on lower level
FIRE	SPRINKLERS				✓	No sprinklers observed. Shafts are observed without fire stops.
	DETECTION				✓	Heat and smoke detectors are inconsistent throughout the building/ not in all spaces
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				Observed on pipes
	LEAD	✓			✓	Assumed in paint
	HANDICAP-ACCESSIBLE	✓	✓			Door hardware (original) and door clearances are not ADA accessible. Handicap access to the building is from the lower level. Non-accessible elevator or restrooms. Handicap parking is provided on site.
	OTHER					

City Hall

C-1



BASEMENT FLOOR PLAN



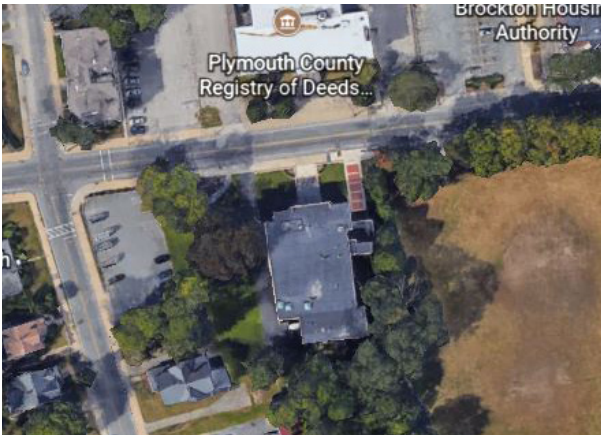
FIRST FLOOR PLAN

Auditorium/War Memorial

156 West Elm Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENTS	Veterans' Services Brockton Emergency Management Agency (BEMA)
YEAR(S) BUILT	1929, Renovated 2010/2016

SITE & BUILDING AREA

SITE AREA	0.62 Acres
BUILDING AREA	13,254 GSF

Auditorium /War Memorial

C-2

BUILDING OVERVIEW

The War Memorial is located on the western edge of downtown Brockton and is occupied by the Veterans' Office department and the Brockton Emergency Management Agency (BEMA) department. There is also a large auditorium with balcony that is used by the public.

In November 2013, the building was recommended for listing in the National Register of Historic Places for its location, design, setting, materials, and associations with the history of Brockton.

The building was constructed in 1929 and is a two-story masonry brick structure. According to the Historical Narrative, the building recently underwent a series of phased renovations. A new roof and floor were added in Phase I. Phase II included new ADA and code compliance elements and updates.

With the exception of maintenance and storage areas in the basement, the War Memorial is in excellent condition. The building appears to be mostly ADA compliant, sprinklered, and a majority of the public interior spaces have been recently renovated.

SITE INFORMATION

TOPOGRAPHY	Sloped
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No; Recommended for listing in the Nat'l Register of Historic Places in November 2013
ORIENTATION OF BUILDING	North to South orientation with Main entry facing North
NEIGHBORHOOD WALK SCORE	74 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	46 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minutes by car 2 minutes by bicycle 9 minutes walking

Auditorium /War Memorial

C-2

SUMMARY OF FINDINGS

Recent improvements

- Recent upgrades include a **new accessible addition with elevator, renovated bathrooms and public spaces, and fully sprinklered interior.**

Programming

- While the building was recently renovated for accessible compliance, the **Auditorium stage** is not accessible by a ramp or lift. A lift, or access by way of an entry point from the rear of the stage would be required to meet MAAB compliance.

Physical building condition

- Currently the building is heated by oil, although it has been piped for gas for the future to make an easy transition to **heat the building by gas.**
- The **exterior windows and doors** from the 1929 building are original, and not insulated.
- The Auditorium reportedly becomes uncomfortably hot in the summer months when used. Future upgrades should consider to **install Air Conditioning** system at this location, and/or throughout the building.
- Due to the age of some of the **interior finishes**, future upgrades should consider an interior renovation to remove older and original finishes and replace with new as permitted per the historical designation of the building.

Infrastructure Conditions

- Currently there is **no emergency generator** on-site.

- The balcony **rest room plumbing fixtures** are dated, possibly original, and have been decommissioned. Future upgrades should consider to replace plumbing fixtures with new water conservation type fixtures, or cap and demolish rest rooms in their entirety.
- Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- There are an **excessive amount of storage supply boxes** in the old squash rooms in the basement. Inventory of these supplies could be addressed, sorted, and organized to create and optimize use for the building storage areas.
- Older records and files** are insecurely and improperly stored in the basement/former bowling alley of War Memorial. Consider a review of existing files and documents as part of the City-wide Records management strategy.

Veterans' Services Officer David Farrell interview comments

- The Veterans' Services Department was previously located in City Hall. The program moved to the War Memorial Building approximately two years ago.
- There is a need for a secure and private interview space.
- There are currently 6,000 veterans in the City of Brockton.

Auditorium /War Memorial

C-2

- Storage cabinets located within the Department contain marriage and birth records, and lease agreements.
- Paper copies of DD Form 214, (Certificate of Release or Discharge from Active Duty) are kept on-site. In the last 18 months the department has been transferring paper documents to digital records.

Emergency Management Agency Director Steve Hooke **interview comments**

- BEMA is the only Department in the city that is considered to be part time. There are three employees that work for 19.5 hours per two week cycle year-round.
- There are four areas of emergency management when local resources are overwhelmed:
 - Preparedness
 - Response
 - Mitigation
 - Recovery—to make sure the city recovers
- There is not a large need of records management storage as most of the Department documentation is digital.

Auditorium /War Memorial

● Facility Priority 3.5

C-2

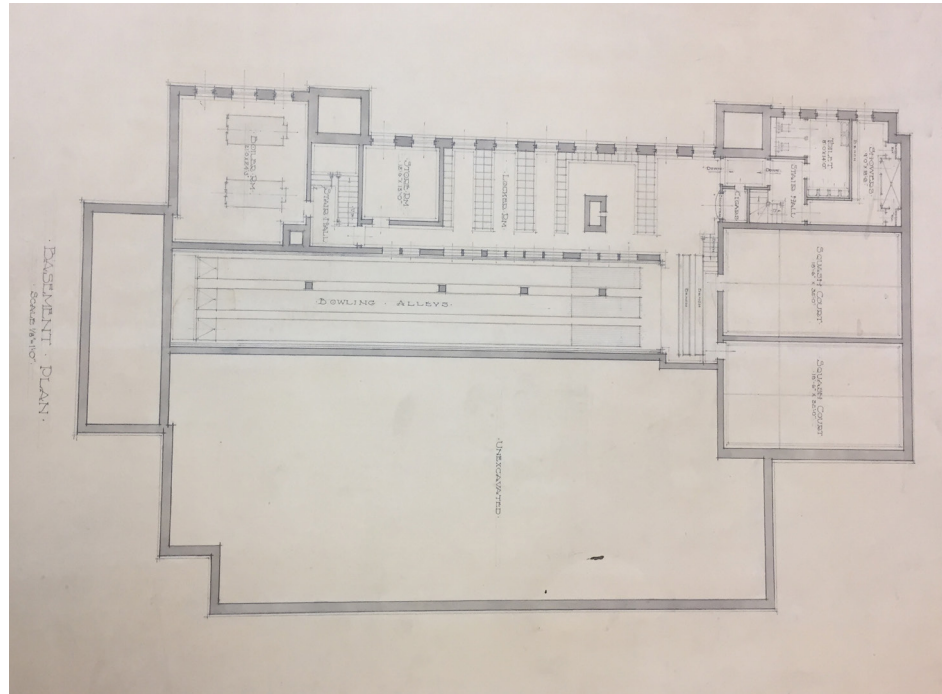
PRIORITY		4	3	2	1	COMMENTS
VISIT DATE: June 22, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING	✓				Asphalt; located to the west of the building, handicap parking. Asphalt driveway along side of building
	LANDSCAPING	✓				Grass, trees, bushes, mulch, flags, Memorial park; well maintained
	SIDEWALKS	✓				New concrete; bollards along path to parking lot. Newer "Dedication Walkway" to newer entry addition
	OTHER	✓				New front steps; sandstone
EXTERIOR	ROOF	✓				Newer rubber roof
	GUTTERS/DOWNSPOUT	✓				Internal; no reported issues
	WALLS	✓				Masonry brick in good condition
	WINDOWS	✓			✓	New metal frame storefront at addition. At 1929 building, original, non-insulated double hung divided-light windows. Wood frames with observed rotting
	DOORS	✓			✓	New at addition. At 1929 building, original doors. Crash bar at basement door.
	SECURITY	✓				Cameras observed
	FOUNDATIONS	✓				Concrete and masonry; no cracking observed
INTERIOR	OTHER					
	FLOORS	✓			✓	New walk off mat and carpet at entry addition, polished terrazzo at original entry, carpet throughout in good condition. Older wood floor in Auditorium and rooms adjacent to main entry. Second floor, newer 12" x 12" VCT.
	WALLS	✓			✓	New painted GWB at addition, rest rooms, public areas throughout. Older painted plaster in some areas. Auditorium wood wainscot and paint.
	CEILINGS	✓				New 2' x 2' ACT throughout. Exposed ceiling in basement. Older painted plaster in some areas in good condition.
	DOORS		✓			Original wood doors
TOILET ROOMS	OTHER					
	FLOORS	✓				New, original in basement and second floor
	WALLS	✓				New paint
	CEILINGS	✓				New 2' x 2' ACT, painted GWB
	FIXTURES	✓			✓	New wall mounted urinals, floor mounted toilets with ADA grab bars, counter under-mounted sinks in good condition. Original plumbing fixtures in basement and second floor
KITCHEN	TOILET PARTITIONS	✓				New stainless steel floor mounted partitions at toilets and wall mounted for urinals.
	FLOORS				✓	12" x 12" VCT; older, dirty, worn
	WALLS				✓	Older painted plaster
	CEILINGS				✓	Exposed
	GREASE TRAP					None observed
	KITCHEN EQUIPMENT	✓				6 burner industrial stove, industrial grade refrigerator
ELEC	OTHER					
	SERVICE/DISTRIB.	✓				Newer panel and circuit breaker
HVAC	LIGHTING/POWER	✓				Energy efficient lighting reportedly installed by Ameresco
	SUPPLY/DISTRIB.	✓			✓	New water heater in 2016. Oil heat, three tanks in basement
	UNIT SOURCES	✓				No cooling. Steam heat radiators. Newer air conditioner in IT closet.
FIRE	OTHER				✓	One portable emergency generator shared between City Hall and War Memorial
	SPRINKLERS	✓				Newer sprinkler system observed
	DETECTION	✓				Smoke and heat detectors observed. Fire command panel.
CODE		POSSIBLE	NO	MAYBE	UNKNOWN	
	ASBESTOS	✓				Assumed on pipes
	LEAD	✓				Assumed lead paint in basement
	HANDICAP-ACCESSIBLE	✓				Elevator access to all floors by a newer hydraulic elevator. Newer handicap entrance and lobby addition. ADA considerations throughout
	OTHER					

Auditorium /War Memorial

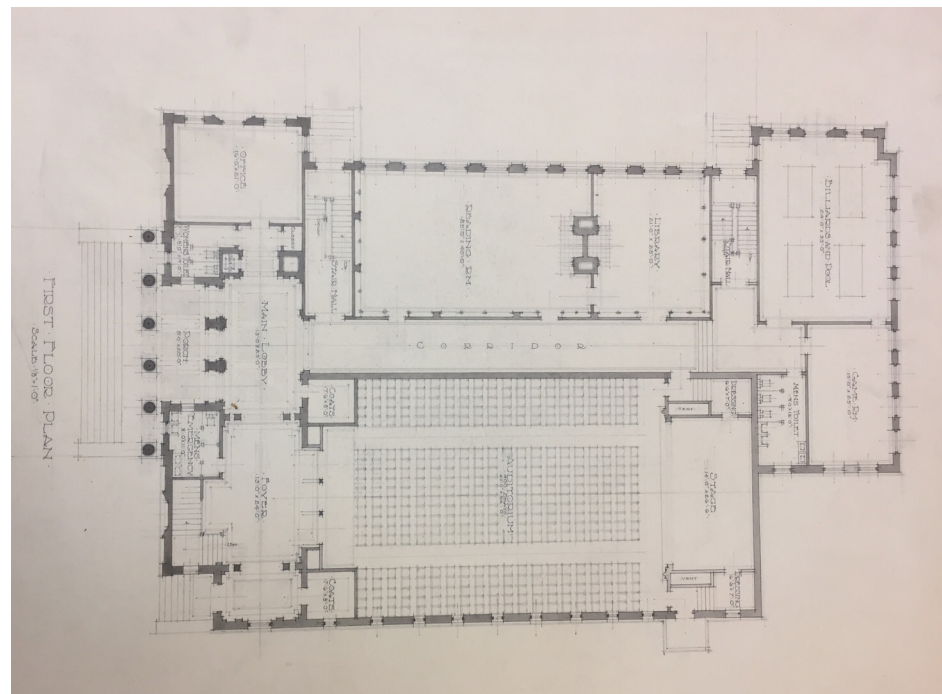
C-2



BASEMENT FLOOR PLAN

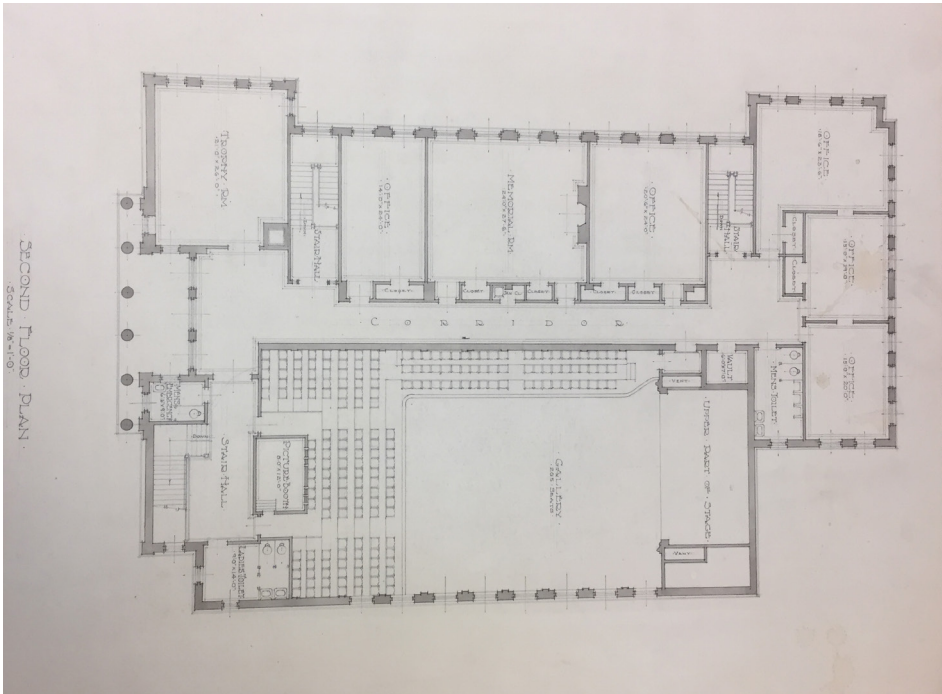


FIRST FLOOR PLAN



Auditorium / War Memorial

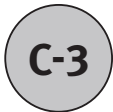
C-2



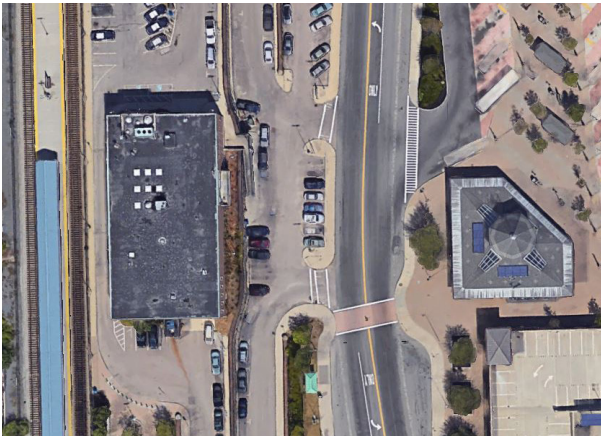

NORTH
SECOND FLOOR PLAN

Police Station

7 Commercial Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



EAST ELEVATION

FACILITIES INFORMATION

DEPARTMENTS	Police Department
	Traffic Commission
YEAR(S) BUILT	1968

SITE & BUILDING AREA

SITE AREA	2.37 Acres
BUILDING AREA	23,088 GSF

Police Station

C-3

BUILDING OVERVIEW

The Police Station is located in the center of Brockton and was previously the location of a train station that was constructed in 1892. Some of the site walls and an interior barrel vaulted hallway remain from the prior use of the site.

The current Police Station building was constructed in 1968 and is situated on a steeply sloping site. Commercial Street is along the East side while the building is bounded by train tracks along the West.

The 1968 building is three stories high with the first level partially embedded into the hillside. The Main entrance for a pedestrian is on the second level at the top of the hill on the West side of the building, adjacent to the MBTA railroad tracks.

The site is steep with very limited parking for police cruisers, staff, and visitors. The switch-back configuration of the driveway makes access difficult, and reportedly impossible for a fire truck to navigate.

The overall building needs to be addressed in regards to site access, and infrastructure /program needs. The building is in need of substantial improvements which include a considerable interior renovation, exterior window and door upgrades, ADA accessibility compliance, a fire suppression system, increase in plumbing fixture locations and counts, increase in training area, and an overall revitalization to create a beacon for the Police Department.

SITE INFORMATION

TOPOGRAPHY	Steeply sloped site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North to South orientation with pedestrian Main entry on the West
NEIGHBORHOOD WALK SCORE	86 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	51 Good Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 1 minute by bicycle 4 minutes walking

Police Station

C-3

SUMMARY OF FINDINGS

Recent improvements

- Two **new garage doors** were recently installed for the police cruisers.
- **Fresh air handlers** are reportedly scheduled to be removed from the building and replaced with new.

Programming

- There is one large room located on the upper floor that is used for meetings and staff training. The space is not adequately sized for the departments needs.
- 911 calls are routed through the lower level at the Police Headquarters. This dispatch room has **no access to windows or natural light**.
- **Quantity of available parking** is a concern expressed by staff. There is not enough parking for staff or visitors on-site. Additionally, fire trucks reportedly can not access the building due to the turning radius of the driveway.

Physical building condition

- A prior atrium space was closed over with a floor to create offices. These offices are surrounded by a corridor and therefore have **no windows or access to natural light**.
- Staff discussed the buildings **close proximity to the train tracks** to be a concern. During the overnight, freight trains travel at faster speeds and do not stop at the adjacent platform. It has been noted that the building will vibrate as the train passes by.
- **Air intake louvers** on the building are located next to the train tracks.

- Staff noted that the **holding cells** are inadequate and an area of cells are not being used due to their condition.
- The **interior finishes** are in general disrepair. Future upgrades should consider an interior renovation to remove older and original finishes and furniture and replace with new.
- A floor to ceiling crack was observed in the second floor CMU wall.
- In the detective office on the middle floor there is a filing system on **eight roller shelves**. Confirm if structure can withstand full capacity of shelving.

Code compliance

- The building currently does not appear to have a **sprinkler system**. There is no fire hose connection noticed at stairwells (standpipe) or at building exterior (Siamese connection). Consideration should be given to adding a fire suppression system.
- There is an office suite on the second floor at the end of a hallway that appears to be beyond the allowable distance from an egress stair and could be considered a dead end corridor condition. A reconfiguration of the layout could better the egress route.
- Interior 9"x 9" floor tiles located throughout the building are worn, chipping and patched. The flooring should be tested for asbestos prior to any renovation or maintenance that would disturb or remove the material.

Police Station

C-3

- The garage does not appear to have **CO₂ detectors** or proper air handling system. The space is not currently heated.
- The **garage doors reportedly remain open** until manually operated to close. Staff expressed concern that this allows unrestricted access to the garage by civilians. Additionally, there is no security buffer for police cruisers entering/exiting the garage.
- Staff reports that there is **inadequate storage** for firearms.
- The exterior windows are reportedly not **bullet-proof**. The check-in window in the lobby is bullet-proof, but the adjacent Records Department room does not have bullet-proof glass.

Infrastructure Conditions

- The **rest room plumbing fixtures** are old and possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms and sinks should be evaluated per plumbing code.
- There appears to be an **excessive amount of payroll and record storage** on-site, particularly in the payroll/accounts payable department. Consider review of the existing files and documents as part of the Records management strategy.
- The department is currently **scanning documents** for police related activity only. Scheduled to be complete by end of Summer 2017. (Accident reports, stolen vehicles reports, incident reports, firearm documents, 2011–2016 missing persons reports).
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- Staff commented that the number of lamps for lighting have been reduced and replaced with energy efficient lamps, therefore less, and **not enough light is emitted**. LED fixtures should be considered for energy efficiency.

Police Department, Police Chief John Crowley, Officer Michael Skinner, and Sergeant Brenda Perez interview comments

- Chief Crowley and Sergeant Perez discussed how the existing building facility is not adequate for the department needs:
 - Lack of security on multiple levels. Staff reports that the facility doesn't comply with current security policy.
 - The building floods
 - Lock up facilities are deficient and inadequate
 - There is no juvenile cell on-site
 - Storage is insufficient and lacking
 - Parking is flawed as Police and civilians park next to each other, and there are not enough spaces
 - Site is concurrently occupied by civilian MBTA pedestrian traffic
 - Police Staff Personnel enter through the public civilian lobby.

Police Station

C-3

- Records Management for payroll is currently in paper/hard copy format stored on-site. Additionally, there is micro film dated from 1994–2000. The department is currently undertaking scanning of older documents from 2011–2016.
- On-site Parking is a concern during normal activities, however during training there is additional demand.
- Training room has a current capacity of 40 people. Ideally the Training Room should be able to accommodate larger groups of 100 in a tiered, fixed seating configuration with updated presentation and communications technology.
- Additionally, would like to have a large enough room for meetings in a location that civilians don't have access to secure areas of Police Department facility.
- Would want to have bathrooms, interview rooms, car seat classes, held outside the secure areas, with a direct connection to a public lobby.

Police Station

● Facility Priority 2.0

C-3

PRIORITY		4	3	2	1	COMMENTS
VISIT DATE: May 3, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING				✓	Asphalt; reportedly very limited quantity of parking spaces and not enough parking for cruisers/ employees/ and public
	LANDSCAPING				✓	Minimal; planters at upper level at front along Commercial Street, flag poles
	SIDEWALKS				✓	Concrete; cracking observed
	OTHER					
EXTERIOR	ROOF				✓	Roof access hatch reportedly is inaccessible. Currently access to roof is via a ladder off the east exterior balcony
	GUTTERS/DOWNSPOUT	✓				Gutters are internal, no reported issues
	WALLS		✓		✓	Masonry brick and split faced concrete masonry units. Underside of balcony; separating from exterior. Grills; rusting, damaged
	WINDOWS				✓	Older, single pane, condensation observed. Windows are reportedly not bullet- proof. One second floor window on west elevation used for egress from dead-end suite with no access to grade observed. Frames painted; peeling, chipping.
	DOORS				✓	Sliding entry doors; observed remaining open for extended periods of time. Garage door frames rusting.
	SECURITY				✓	Entry doors remain open, garage doors for police cruisers remain open until closed by staff. Some site lighting.
	FOUNDATIONS	✓				Stone foundation with cap stone reportedly remains from original train station building
	OTHER					
INTERIOR	FLOORS		✓		✓	9" x 9" tile in most locations, old/ worn roll carpet. Some 12" x 12" tile, walk-off mat; worn
	WALLS				✓	Older painted CMU
	CEILINGS	✓			✓	2' x 2' ACT in some locations in good condition. 12"x12" tiles; old, damaged, and missing
	DOORS	✓			✓	Original solid wood. Some door hardware and door clearances not-ADA accessible
	OTHER					
TOILET ROOMS	FLOORS			✓	✓	Older 12" x 12" VCT; cracking, seams separating
	WALLS			✓	✓	Older painted CMU and GWB
	CEILINGS			✓		Older 2' x 2' ACT
	FIXTURES			✓		Older wall mounted toilets and sinks. Some have counter mounted sinks that are non-ADA accessible.
	OTHER					
KITCHEN	FLOORS					No kitchen
	WALLS					
	CEILINGS					
	GREASE TRAP					
	KITCHEN EQUIPMENT					
	OTHER					
ELEC	SERVICE/DISTRIB.				✓	Electric panel is reportedly at it's maximum capacity, unable to add more circuits
	LIGHTING/POWER	✓			✓	Older recessed fixtures; new LED lighting throughout
HVAC	SUPPLY/DISTRIB.	✓			✓	Natural gas, forced hot air. One boiler with no back up.
	UNIT SOURCES	✓			✓	Newer air conditioning for server room. Some offices have cooling.
FIRE	SPRINKLERS				✓	None, no sprinkler system observed
	DETECTION		✓			Smoke/ heat detectors observed in some locations. Fire Alarm control panel located in lower level in a locked electric room.
	GARAGE				✓	There are no CO2 detectors observed in the garage
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				Assumed on pipes and floor tiles
	LEAD	✓				Assumed in paint
	HANDICAP-ACCESSIBLE	✓	✓			Some ADA accessibility. Building has an elevator, although does not extend to Lower Level. Elevator size does not appear large enough for a stretcher.
	CODE				✓	Possible dead-end corridors observed in office suite

School Department Office/Crosby Administration Building

43 Crescent Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	School Department
YEAR(S) BUILT	1898, Addition in 1932 to rear

SITE & BUILDING AREA

SITE AREA	1.38 Acres
BUILDING AREA	35,270 GSF

*Brockton Assessors Database lists address as 45 Crescent Street

SCHOOL DEPARTMENTS

Office of Operations
Office of Financial Services
Office of Human Resources
Office of Learning & Teaching
Office of Student Support Services
Superintendent’s Executive Office Staff

School Department Office/Crosby Administration Building

C-4

BUILDING OVERVIEW

The Brockton Public Schools Central Administrative Personnel Offices are located in the David E. Crosby building. Located in downtown Brockton, the 1898 building was formerly a US Post Office, with an addition added onto the rear in 1932. It is on the National Register of Individual Property for its 70 years serving the City of Brockton as a postal service.

The building is two stories above grade along Crescent Street and slopes towards the rear of the site, allowing access to the lower basement level on Maple Avenue, along the east side of the building. The building is well utilized and at capacity by the school department. The Brockton Public Schools is responsible for the maintenance for this building.

While there have been several interior renovations recently, the overall building is in need of improvements and repair with significant wear and tear on the facility. The building is in need of a new roof, mold and moisture mitigation, upgrade to the mechanical system(s), improved security, a fire suppression system, an increase in plumbing fixture locations and counts, increase in the storage capacity, repair to the exterior brick masonry, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Sloped toward rear
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	National Register of Historic Places #78000474 (1978)
ORIENTATION OF BUILDING	North-South orientation with main entry facing North
NEIGHBORHOOD WALK SCORE	88 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	48 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 1 minute by bicycle 3 minutes walking

NATIONAL REGISTER OF HISTORIC PLACES

ADDED	1978
FILE NUMBER	78000474
HISTORIC SIGNIFICANCE	Event, Architecture/ Engineering
ARCHITECT, BUILDER, OR ENGINEER	Taylor, James Knox
ARCHITECTURAL STYLE	Colonial Revival, Other
AREA OF SIGNIFICANCE	Politics/ Government, Architecture
PERIOD OF SIGNIFICANCE	1875–1899
OWNER	Local
HISTORIC FUNCTION	Government
HISTORIC SUB-FUNCTION	Post Office
CURRENT FUNCTION	Government
CURRENT SUB-FUNCTION	City Hall

School Department Office/Crosby Administration Building

C-4

SUMMARY OF FINDINGS

Recent improvements

- There have been recent upgrades and interior renovations to **select offices and restrooms** in the interior.

Programming

- **Cardboard boxes with supplies** were observed throughout the facility in hallways and occupying usable space in offices and department suites. Consideration should be given to creating a central storage location for supplies and/or only storing necessary supplies on-site.
- The building is well utilized by the School Department. It was observed, reinforced by staff interviews, that the School Department has outgrown the current space. A review of interior space layout, department needs, organizational flow, storage needs, and overall function could identify how to **optimize space utilization** throughout the building.

Physical building condition

- Due to the retrofit of the interior wall partition layout, there are multiple offices that do not have **access to natural light** or windows.
- The condition and age of the **interior finishes** are in general disrepair. Many of the interior ceilings, walls and floors are water-stained, missing, damaged, buckling, or peeling. Future upgrades should consider an interior renovation to the building that is appropriate to the historic designation of the structure.

- Space heaters and dehumidifiers are used throughout the building. Staff commented that **temperatures are often inconsistent**.

Code compliance

- The building currently does not appear to have a **sprinkler system**. There is no fire hose connection noticed at stairwells (standpipe). Consideration should be given to adding a fire suppression system.
- It was reported that occupants have been instructed to keep the **majority of the windows closed** because they are unsafe to open. It was reported that the sashes will fall. Signs were noticed on windows that directed them not to be opened.
- The **handrails at the stairs** do not appear to comply with current code and are unsafe due to the low railing height.
- Title One staff reported that there has been water coming through the basement floor in the lower level, creating **water, mold, and dust issues**.

Infrastructure Conditions

- There is evidence that the **roof appears to be leaking** in multiple locations. An investigation of the roof could identify the sources of the leaks and general condition of the roof.
- **Older records and files** are insecurely and improperly stored in the lower level. Consider a review of existing files and documents as part of the City-wide Records management strategy.

School Department Office/Crosby Administration Building

C-4

- Some **rest room plumbing fixtures** are newer and in excellent condition while others are old and possibly original. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms and sinks should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation. LED fixtures can also improve energy efficiency.

School Department Office/Crosby Administration Building

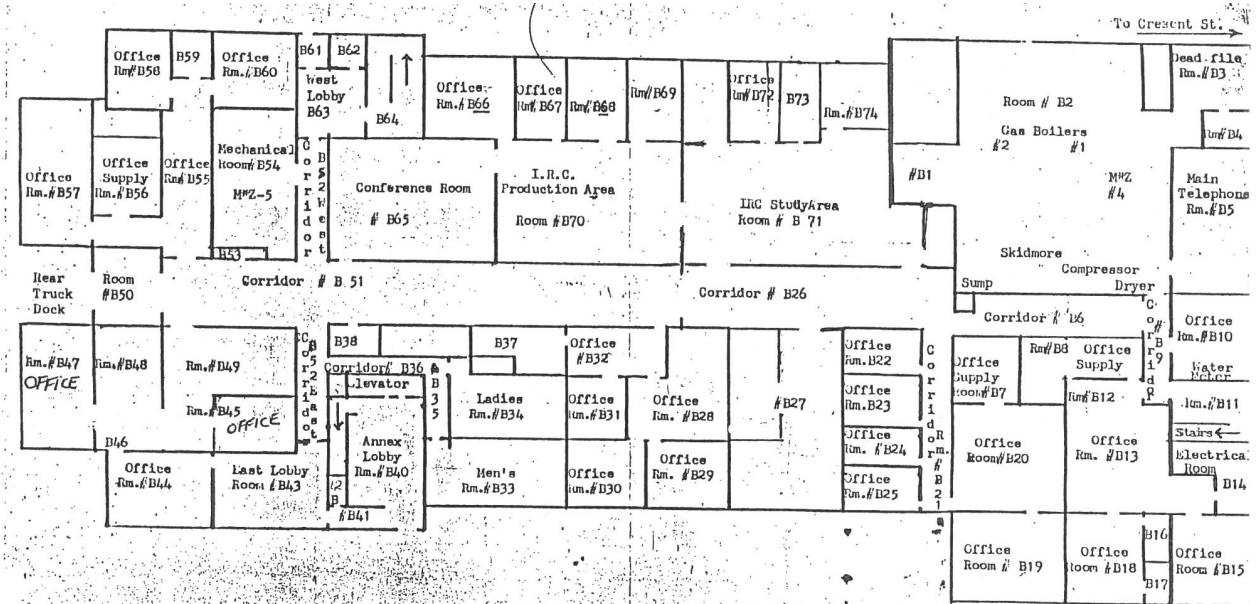
● Facility Priority 2.2

C-4

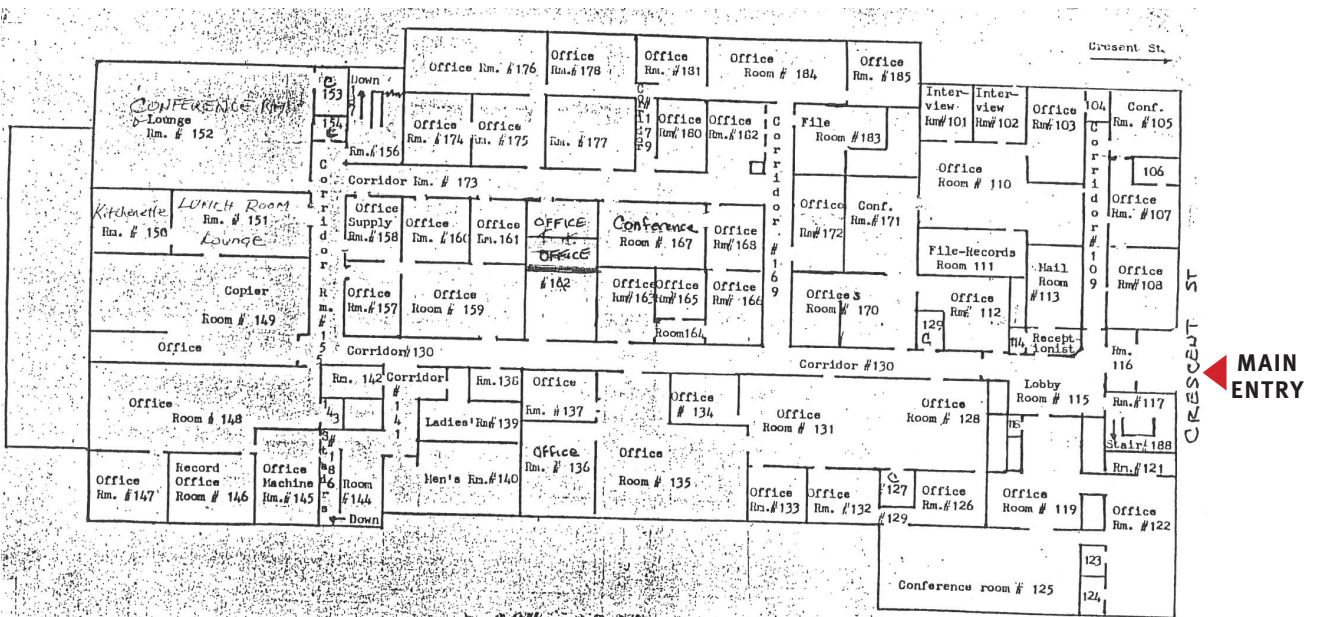
PRIORITY		4	3	2	1	
VISIT DATE: June 27, 2017		GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING				✓	Asphalt; potholes/ sink holes observed. Concrete site walls appears to be crumbling and cracked, failing. Not sufficient drainage.
	LANDSCAPING	✓				Lawn, trees, minimal grass
	SIDEWALKS	✓				Newer concrete, recently replaced
	OTHER					
EXTERIOR	ROOF				✓	Partial slate, partial tar. Has been patched; evidence of leaks
	GUTTERS/DOWNSPOUT	✓				Internal downspouts, no reported issues
	WALLS				✓	Brick masonry, exterior overhang at rear and side of building damaged
	WINDOWS				✓	Older; reported that a majority need to remain closed because they do not remain open. Condensation observed. Exterior wood rotting along the East façade
	DOORS	✓				Newer aluminum doors with glass
	SECURITY	✓			✓	Intercom does not currently extend to entire building. Alarms, exterior lighting, cameras observed
	FOUNDATIONS	✓				Stone foundation
	OTHER					
INTERIOR	FLOORS	✓			✓	Newer carpet in some areas in good condition. Older carpet, ripped, torn, buckling, tripping hazard. Older 12" x 12" VCT; worn. Some offices have the flooring removed. Concrete in basement with mold/ moisture concerns reported.
	WALLS	✓			✓	Newer painted in some areas. Some areas damaged, chipped, peeling, water damaged, cracked
	CEILINGS	✓			✓	Newer 2' x 4' ACT, good. Older 2' x 4' ACT and painted GWB; water stained, missing, damaged, peeling
	DOORS	✓				Painted metal fire doors
	OTHER					
TOILET ROOMS	FLOORS	✓	✓			Older terrazzo. Newer mosaic tile in good condition.
	WALLS	✓			✓	Older marble, some painted; water damaged, stained. Newer floor-to-ceiling glazed tile
	CEILINGS	✓			✓	Older 2' x 4' ACT; stained, missing, damaged. Newer 2' x 2' ACT
	FIXTURES	✓			✓	Older wall mounted toilets and sinks, mostly non-ADA accessible hardware. Newer wall mounted sinks, urinals, toilets
	TOILET PARTITIONS	✓	✓			Metal partitions, some newer floor mounted metal partitions in good condition
KITCHEN	FLOORS		✓			Older 12" x 12" VCT; patched. Ground floor kitchen, newer 12" x 12" VCT
	WALLS		✓			Painted
	CEILINGS				✓	Older 2' x 2' ACT, ground floor kitchen, newer 2' x 2' ACT
	GREASE TRAP					None observed
	KITCHEN EQUIPMENT	✓			✓	Older stove, refrigerator. Ground floor kitchen, residential grade stove, microwave and refrigerator
	CABINETS		✓			Wood
ELEC	SERVICE/DISTRIB.		✓			Circuit breakers
	LIGHTING/POWER		✓		✓	Recessed and surface mounted lighting
HVAC	SUPPLY/DISTRIB.	✓				Natural gas; two boilers
	UNIT SOURCES				✓	Some areas have air conditioning. Forced hot air throughout. Some rooms have personal space heaters as room temperatures are inconsistent. Dehumidifiers observed.
	OTHER					
FIRE	SPRINKLERS				✓	Building not observed to be sprinklered. Minimal/ insufficient exit sign coverage.
	DETECTION	✓				Smoke/ heat detectors observed, although not in all areas.
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS				✓	Unknown
	LEAD				✓	Unknown
	HANDICAP-ACCESSIBLE	✓	✓			Passenger elevator access to all floors. Restrooms and door clearances are non-ADA accessible. Few restrooms have ADA accessible clearances, heights, fixtures, and hardware. Evac- Chair on site (for emergency stairway descent for the mobility impaired).
	OTHER					

School Department Office/Crosby Administration Building

C-4



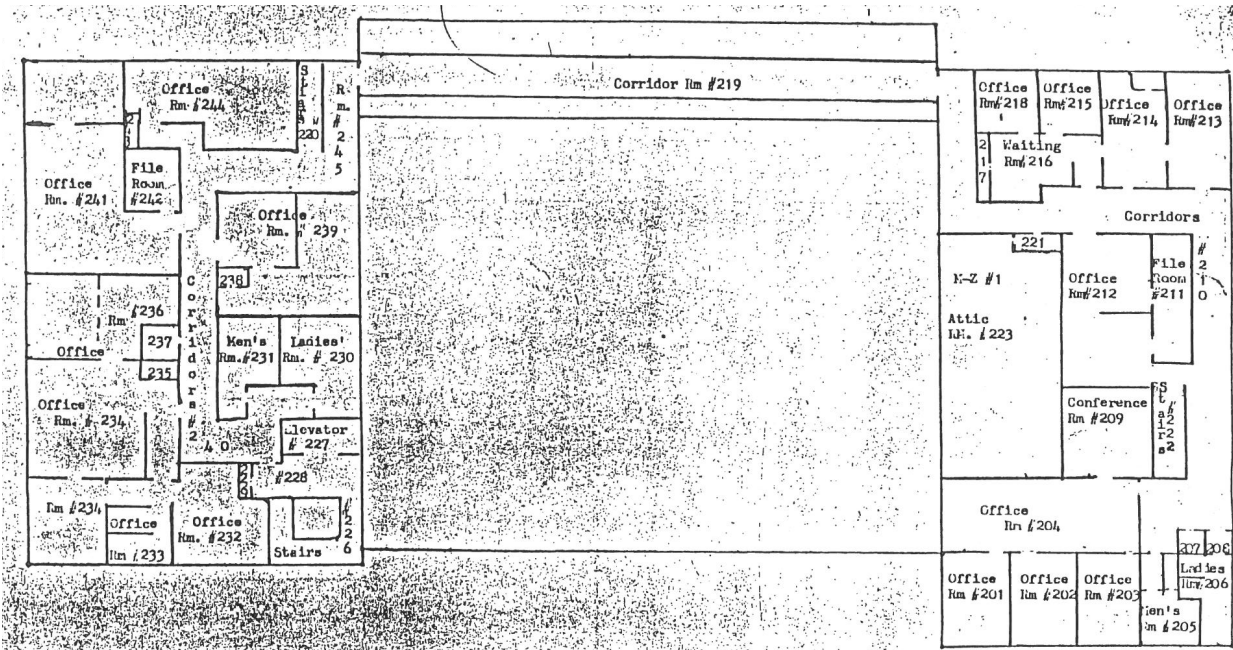
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

School Department Office/Crosby Administration Building

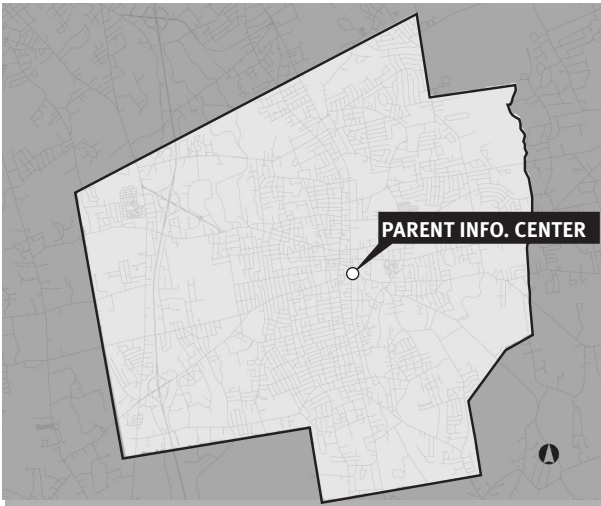
C-4



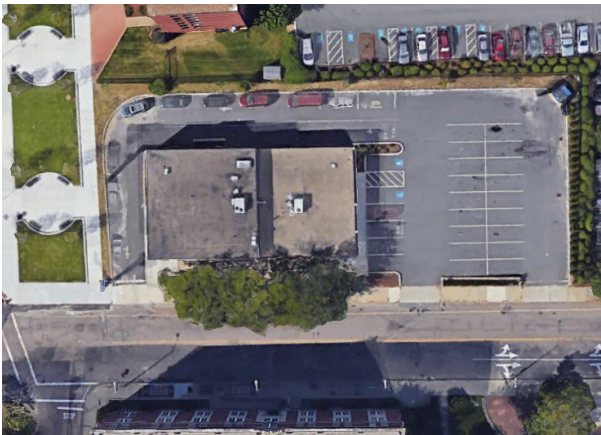
SECOND FLOOR PLAN

Parent Information Center

60 Crescent Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH - WEST CORNER

FACILITIES INFORMATION

DEPARTMENTS	Public Schools Board of Health
YEAR(S) BUILT	1970; Rehab 2015

SITE & BUILDING AREA

SITE AREA	0.63 Acres
BUILDING AREA	8,620 GSF

Parent Information Center



BUILDING OVERVIEW

60 Crescent Street was purchased by the city in 2014 and fully renovated from a bank to the current Parent Information Center and the Department of Health. Located across the street from the Crosby School Administration Building, the Parent Information Center occupies the west half of the building with the Department of Health occupying the east portion. The Brockton Public Schools is responsible for the maintenance for this building.

The one-story building is considered to be in excellent condition with only minor repairs and renovations needed including exterior masonry and roof repair. Energy efficiency upgrades should also be considered.

SITE INFORMATION

TOPOGRAPHY	Sloped East to West
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	East to West orientation with Main entry facing South
NEIGHBORHOOD WALK SCORE	88 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	48 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 1 minute by bicycle 3 minutes walking

Parent Information Center

C-5

SUMMARY OF FINDINGS

Recent improvements

- 60 Crescent Street was purchased by the city in 2014 and **fully renovated** from a bank to the current Parent Information Center and the Department of Health.
- The **vehicular traffic flow** is successful with adequate parking to the east and a loop around the rear of the building to exit.

Programming

- The **Department of Health** has inspectors, a nurse, an animal inspector, ordinance enforcement, department head, and secretaries.

Physical building condition

- The ramp located in the **Department of Health** takes up a large portion of the circulation space.

Infrastructure Conditions

- The **roof appears to be leaking** in an office within the Parent Information Center. The leak is being mitigated with a rubber hose and bucket. Recommend to investigate the source of the leak and repair.
- **Old records stored in cardboard boxes and file cabinets** for the Department of Health and the School Department are insecurely and improperly stored in lower level. Consideration should be given that these documents be addressed, catalogued, and stored appropriately and securely off-site as part of the City-wide records management strategy.

- All **Department of Health documents** are kept in hard copy form which requires physical storage space. Consideration should be given to developing a system for electronic storage of information.
- The **rest room plumbing fixtures** are newer and in good condition. Sink fixtures do not have ADA compliant levers and handles.
- Currently there is **no public rest room** in the Parent Information Center. Rest rooms are only provided in the Department of Health portion of the building.
- The **exterior brick masonry and steel lintel** above the east entry (Department of Health) appear to be in poor condition. The bricks are spalling and the steel lintel is showing rust.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Parent Information Center

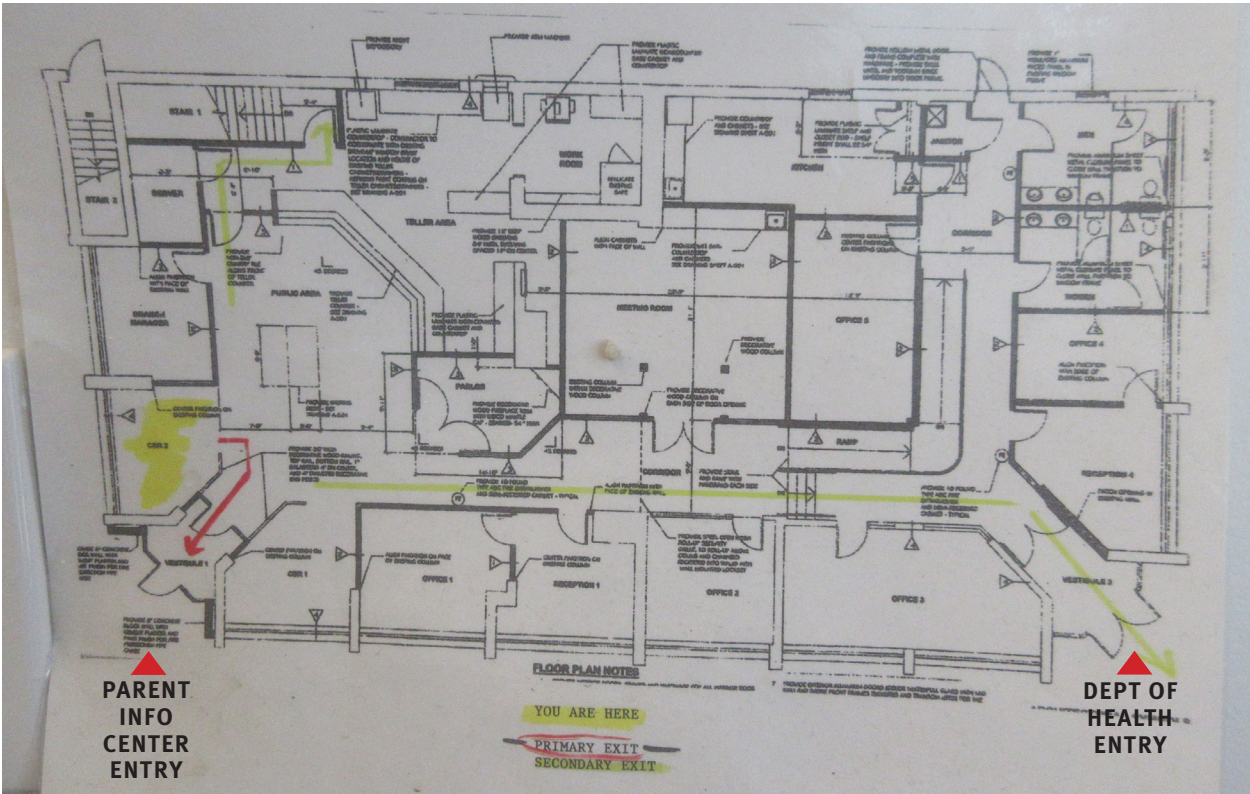
● Facility Priority 3.8

C-5

PRIORITY		4	3	2	1	COMMENTS
VISIT DATE: August 14, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING	✓				Newer asphalt paving, clear lines and traffic flow
	LANDSCAPING	✓				Trees, bushes, grass; well maintained
	SIDEWALKS	✓				Newer concrete, handrails at steps
	OTHER					
EXTERIOR	ROOF				✓	Flat, rubber membrane. Hose and bucket used to collect water leaking.
	GUTTERS/DOWNSPOUT	✓				Internal, no reported issues
	WALLS			✓	✓	Brick masonry; some areas are spalling and cracking. Steel lentils show evidence of rusting
	WINDOWS	✓				Double pane aluminum storefront windows
	DOORS	✓			✓	Front door aluminum frame with side light glazing. Rear door in Health Dept.; rust observed
	SECURITY	✓				Cameras, interior and exterior lighting
	FOUNDATIONS	✓			✓	Concrete in good condition. Column at front has metal mesh reinforcement exposed and rusting
	OTHER					
INTERIOR	FLOORS	✓				Newer carpet throughout
	WALLS	✓				Newer painted GWB
	CEILINGS	✓			✓	Newer 2' x 2' ACT. Some tiles missing, water stained
	DOORS	✓				Newer wood doors
	OTHER					
TOILET ROOMS	FLOORS	✓	✓			Lower level staff bathrooms; 12" x 12" VCT. At ground level, newer mosaic tiles
	WALLS	✓	✓			Lower level staff bathrooms; ceramic wainscot with painted CMU above. At ground level, newer tile wainscot with paint
	CEILINGS	✓	✓			Lower level staff bathrooms; 2' x 2' ACT. At ground level, newer 2' x 2' ACT
	FIXTURES	✓	✓			Lower level staff bathrooms; older wall mounted toilets and sinks, ground level; floor mounted toilet, wall mounted urinal, counter mounted sink. At ground level, newer fixtures
	TOILET PARTITIONS	✓				In Health Dept., newer floor mounted partitions
KITCHEN	FLOORS	✓				Newer 12" x 12" VCT
	WALLS	✓				Newer painted CMU
	CEILINGS	✓				Newer 2' x 2' ACT
	GREASE TRAP					None
	KITCHEN EQUIPMENT	✓				Residential grade, working and functioning
	OTHER					
ELEC	SERVICE/DISTRIB.	✓				
	LIGHTING/POWER	✓				Newer pendant up lights, not LED/ energy efficient
HVAC	SUPPLY/DISTRIB.	✓				Natural gas, one newer boiler. No back up boiler.
	UNIT SOURCES	✓				Forced hot/ cool air. Newer water heater.
FIRE	SPRINKLERS	✓				Sprinklers and exit signs observed throughout.
	DETECTION	✓				Fire alarm strobes and horns and fire alarm panel observed
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				None
	LEAD	✓				None
	HANDICAP-ACCESSIBLE	✓				Building access observed to have handicap accessible considerations with exterior and interior ramps. Existing restrooms on main level do not appear to have ADA accessible sink clearance, fixture handle levers, or appropriate mounting height.
	OTHER					

Parent Information Center

C-5



NORTH

GROUND FLOOR PLAN

Parks Department Maintenance Building

388 Oak Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



WEST AND NORTH ELEVATIONS

FACILITIES INFORMATION

DEPARTMENT	Parks and Recreation
YEAR(S) BUILT	1970

SITE & BUILDING AREA

SITE AREA	334.97 Acres
BUILDING AREA	2,060 GSF

*Acreage is believed to reflect adjacent D.W. Field Park and golf course.

Parks Department Maintenance Building

C-6

BUILDING OVERVIEW

The Parks Department Maintenance Building at 388 Oak Street is the location for all Parks Department maintenance vehicles, except those used for the golf course and cemetery. The building was formerly used by the Parks Police, which disbanded in 1991. In the mid 1990's, the building was converted to the Parks Department Maintenance Building.

There are three shipping containers stored on-site which contain fertilizer, seed, lawn mowers, snow blowers, and other seasonal storage. Empty storage drums on-site should be discarded.

The overall structure is in need of considerable improvement and renovation in regard to safety, infrastructure and program needs. The building is in need of a interior renovation, energy efficiency upgrades, window and door upgrades, a fire suppression system, improved rest rooms, and exterior repair.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	Yes - Property is located in a flood zone
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North to South bar and East to West bar
NEIGHBORHOOD WALK SCORE	47 Car-Dependent
NEIGHBORHOOD TRANSIT SCORE	31 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	7 minutes by car 13 minutes by bicycle 43 minutes walking

Parks Department Maintenance Building

C-6

SUMMARY OF FINDINGS

Recent improvements

- The existing **rubber membrane roof** was reportedly replaced in 2000.

Programming

- Staff discussed the concept of **moving the vehicles and operation** located on this site to the Parks Department location at 45 Meadows Lane. There is land for a steel frame building to house all program currently at 388 Oak Street.
- The park across Oaks Street is in need of **additional parking**. Staff recommended demolishing the Parks Dept. Maintenance Building and replace the current building location with parking.

Physical building condition

- The building is in disrepair and in need of **considerable interior and exterior renovation**.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- There were no **CO₂ detectors** or ventilation system observed in the garage.

Infrastructure Conditions

- There is only **one restroom** on-site. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms and sinks should be evaluated per plumbing code.

- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Parks and Recreation Department, Superintendent of Parks, Timothy Carpenter interview comments

- Parks and Recreation has three locations:
 - 331 Oak Street Golf course
 - 338 Oak Street Parks Maintenance Facility
 - 45 Meadows Lane (location of monthly Parks and Recreation Commission)
- Cemetery Maintenance facility, located at 88 North Pearl Street, is budgeted for three full time maintenance staff plus one part time clerk
- There are eight cemeteries that are maintained in the city by the Parks and Recreation. Two are 'inactive', however, they still need to maintain the facilities.
- There is not enough space for current equipment inventory. Approximately nine garage bays are needed for all vehicles. Currently there are six garage bays at 388 Oak Street.
- Records storage is needed for:
 - Invoices
 - Photos
 - Old payroll records
 - Field permits
- Mr. Carpenter recommended moving the program currently located at Parks and Recreation Maintenance Building located at 388 Oaks Street to 45 Meadows Lane. Adding a space frame garage will satisfy the need for vehicle storage. Additionally, it will reduce travel time for the Parks and Recreation staff between the three sites.

Parks Department Maintenance Building

● Facility Priority 3.0

C-6

		PRIORITY	4	3	2	1	
		VISIT DATE: August 14, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Asphalt; potholes, crumbing observed. No markings.
	LANDSCAPING					✓	Grass at rear of building; some overgrown. Three shipping containers stored on site, used for storage
	SIDEWALKS						None
	OTHER						
EXTERIOR	ROOF	✓					Newer rubber membrane roof, replaced approximately 2000
	GUTTERS/DOWNSPOUTS					✓	Metal gutter is not attached, not functional. Gutters missing and disconnected
	WALLS					✓	Concrete; cracked, spalling, and crumbling, damaged
	WINDOWS					✓	Original single pane with plexi glass on the interior
	DOORS					✓	Older original metal doors
	SECURITY			✓			Alarm system and lighting on site. No cameras.
	FOUNDATIONS						
	OTHER						
INTERIOR	FLOORS					✓	Carpet in office; worn. Concrete in garage; damaged and pitted
	WALLS					✓	Painted
	CEILINGS					✓	Older 2' x 2' ACT in office; exposed in garage, spray foam insulation
	DOORS					✓	Original metal, original wood frame opening
	OTHER						
TOILET ROOMS	FLOORS					✓	Original painted concrete; worn
	WALLS					✓	Painted
	CEILINGS					✓	Exposed
	FIXTURES					✓	Floor mounted tank toilet, wall mounted urinal, stainless steel sink
	OTHER						Only one toilet room on site
KITCHEN	FLOORS						No kitchen
	WALLS						
	CEILINGS						
	GREASE TRAP						
	KITCHEN EQUIPMENT						
	OTHER						
ELEC	SERVICE/DISTRIB.	✓					One electric circuit breaker panel, no issues reported
	LIGHTING/POWER					✓	Fluorescent utility lights
HVAC	SUPPLY/DISTRIB.	✓					Natural gas for garage; 'Hot Dawg' and 'Modine' space heaters mounted within the garage
	UNIT SOURCES	✓					Electric heater observed in the office area
FIRE	SPRINKLERS					✓	None observed, building not sprinklered. No exit signs observed.
	DETECTION					✓	No smoke/ heat sensors observed, no fire alarm panel or fire alarm pulls. Fire extinguisher on site.
	OTHER						No CO2 detectors observed
		POSSIBLE	NO	MAYBE	UNKNOWN		
CODE	ASBESTOS	✓					Assumed on pipes
	LEAD	✓					Assumed in paint
	HANDICAP-ACCESSIBLE	✓					All on one floor, however door clearances, hardware, thresholds, bathroom fixtures, accessories do not appear to be ADA accessible
	OTHER						

Parks Department

45 Meadow Lane
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH - WEST ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Parks and Recreation
YEAR(S) BUILT	1950

SITE & BUILDING AREA

SITE AREA	1.79 Acres
BUILDING AREA	3,364 GSF

Parks Department



BUILDING OVERVIEW

45 Meadows Lane is the former location of the Edgar B. Davis Memorial Campello Swimming Pool. The in-ground pools have since been demolished and filled in with dirt and grass. In 1998, the public bath house at the site was renovated and converted into the current Parks Department Office.

The Parks Department is located in the southern area of Brockton towards the end of a dead end street. The building receives a lot of foot traffic. Residents acquire field permits and hold meetings for Parks Commission and Garden Club. Additionally, there is storage on-site for Parks Department related items.

The one-story building is considered to be in excellent condition with only minor repairs and renovations needed, notably, adding a fire suppression system, removing abandoned equipment from the basement, and addressing energy efficiency upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat site
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-East to South-West orientation with Main entry facing North-West
NEIGHBORHOOD WALK SCORE	63 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	34 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	9 minutes by car 13 minutes by bicycle 43 minutes walking

Parks Department

C-7

SUMMARY OF FINDINGS

Recent improvements

- 45 Meadows Lane was previously the Campello Swimming Pool bath house. In 1998, the in-ground pools were collapsed and filled with dirt, loomed, and seeded. The prior bath house was **renovated** for the current use as the Brockton Parks Department building.

Programming

- Though not often a reported concern, the **front counter and entry vestibule** cannot accommodate more than a few visitors at one time.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.

Infrastructure Conditions

- **Files currently on-site** do not appear to be securely stored. Consider a review of existing files and documents as part of the city-wide Records Management strategy.
- The **rest room plumbing fixtures** are newer and in excellent condition. Future upgrades to the building should consider using low flow fixtures. Additionally, handicap accessible toilet rooms are not currently provided and the quantity of toilet rooms and sinks should be evaluated per plumbing code.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Parks Department

● Facility Priority 3.4

C-7

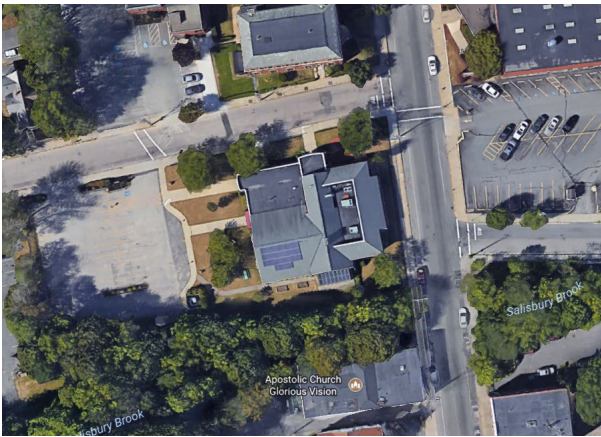
PRIORITY		4	3	2	1	
VISIT DATE: April 7, 2017		GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING	✓				Asphalt parking along road, a dead end street. Handicap parking marked by plaques mounted on wall.
	LANDSCAPING	✓			✓	Grass, trees, and a flag pole. Concrete patio curb cracking, crumbling. Equipment stored on site. Chain link fence. Drawings show that all original pools, concrete, fences, and related utilities were removed and filled with loam and seed
	SIDEWALKS	✓				Concrete front entry sidewalk
	OTHER					There is a 32" - 36" gas main that runs through the property
EXTERIOR	ROOF	✓				Rubber membrane roof installed in 1998 with renovation. Some leaking reported in conference room. Evidence of leaks observed in ACT near ceiling vents and penetrations.
	GUTTERS/DOWNSPOUT	✓			✓	Gutter along the front of the building feeds into an underground pipe that daylights at the north-east. Gutters along west observed to be missing.
	WALLS	✓				Painted CMU. Some evidence of moss observed along lower portion of exterior wall
	WINDOWS	✓				Double pane aluminum windows, no issues reported
	DOORS	✓				Glazed aluminum door with sidelights
	SECURITY	✓				Exterior cameras and lighting. Cameras monitored from inside 45 Meadow Lane
	FOUNDATIONS	✓				Concrete apron at rear
	OTHER					
INTERIOR	FLOORS	✓				Newer carpet throughout office area. Concrete at storage area at north end of building
	WALLS	✓				Newer painted GWB, cove base peeling in some areas. CMU walls in storage closet showing evidence of settling
	CEILINGS	✓				Newer 2'x 4' ACT throughout
	DOORS	✓				Hollow core doors
	OTHER					
TOILET ROOMS	FLOORS	✓				Newer 12" x 12" VCT
	WALLS	✓				Newer painted GWB
	CEILINGS	✓				Newer 2'x 4' ACT
	FIXTURES	✓				Wall mounted toilets, sinks, and one urinal
	OTHER					
KITCHEN	FLOORS	✓				Newer rolled carpet
	WALLS	✓				Newer painted GWB
	CEILINGS	✓				Newer 2'x 4' ACT
	GREASE TRAP					None observed
	KITCHEN EQUIPMENT	✓				Residential grade electric stove and hood, sink, refrigerator
	OTHER					
ELEC	SERVICE/DISTRIB.	✓				Circuit breaker
	LIGHTING/POWER	✓			✓	Electrical outlets at exterior porch do not have weather protection covers
HVAC	SUPPLY/DISTRIB.	✓				Natural gas, forced hot air and air conditioning
	UNIT SOURCES					
	OTHER	✓				Sump pump in basement observed in operation, wet in basement
FIRE	SPRINKLERS				✓	None, no sprinklers observed
	DETECTION				✓	Exit signs by doors. No heat/ smoke detectors observed.
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				
	LEAD	✓				
	HANDICAP-ACCESSIBLE	✓	✓			Door hardware and clearances not consistently ADA accessible. Toilet rooms not accessible (turning radius, door and fixture clearances/ thresholds, hardware, accessories). Front entry vestibule does not meet ADA clearance requirements.
	OTHER					

Mary Cruise Kennedy Senior Center

10 Father Kenney Way
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Council on Aging
YEAR(S) BUILT	2001

SITE & BUILDING AREA

SITE AREA	0.92 Acres
BUILDING AREA	7,333 GSF

Brockton Assessor Database lists address as 345 Main Street

Mary Cruise Kennedy Senior Center



BUILDING OVERVIEW

Constructed in 2001, the Senior Center is relatively a newly constructed building, located in the center of Brockton. Its central geographical location along public transportation routes is ideal for serving the senior community.

With the exception of general maintenance and needed programming space improvements, the overall building structure is considered to be in excellent condition. The Senior Center Building Committee is creating a strategic plan to resolve functional and programming needs for the building. Additional needs include increasing toilet counts for the population, creating separate staff rest rooms, and addressing sustainability upgrades, noting that solar panels are already in place on the roof.

SITE INFORMATION

TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	Yes - Building is located in a flood zone
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Main Entry facing North
NEIGHBORHOOD WALK SCORE	84 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	46 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	1 minute by car 2 minutes by bicycle 9 minutes walking

Mary Cruise Kennedy Senior Center

C-8

SUMMARY OF FINDINGS

Programming

- The Building Committee reports that while the building is aesthetically pleasing, there are **not enough rooms/ areas** for the current program needs. The Committee recommends more rooms of various sizes for multi-purpose/flexible uses.
- Currently, **hot meals** are catered for events. There is no cooking done on-site.

Physical building condition

- The air handling unit that currently services the IT closet and public space causes **temperature fluctuation** and inefficient conditioning for the spaces.
- Some exterior **wood fascias** appear to be rotting. Assess all exterior conditions and repair/replace as needed.

Code compliance

- With visual inspection only, the building appears to have a **sprinkler system** and fire alarm system in place.
- While the building appears to have **accommodations for ADA accessibility**, the rest room sinks do not appear to have proper handle levers and under sink clearances. Consideration should be given to updating one sink per bathroom with ADA accessible fixtures and clearances.

Infrastructure Conditions

- The fireplace has a **gas flame ignition** requiring that it remain ignited at all times.

- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- The main fireplace room reportedly is acoustically loud. **Surface mounted sound absorbing panels** on the walls and ceilings to dampen the room sound reverberation would provide better acoustics for the space.
- The **restroom plumbing fixtures** are newer and in excellent condition. Future upgrades should consider fixture fittings be replaced with new water conservation features.
- Some **acoustical ceiling tiles** are dirty or damaged.

Director Janice B. Fitzgerald with Building Committee member Richard Bath interview comments

- Currently have a strategic plan that will be completed in June 2017 for needs analysis and assessment.
- Programs at the Senior Center include:
 - Support services for elders and their families.
 - Exercise classes, bingo, card games
 - Presentations, art classes
 - Lunch program; delivered, heated and served
 - A small commercial kitchen
 - Social services and assistance with insurance, fraud protection, medicare, prescription drugs, and senior assault protection.
- The Director stated that more general storage is needed.

Mary Cruise Kennedy Senior Center


 C-8

- There is limited parking available with an increase of active driving seniors. Additional overflow parking is provided at the adjacent church.
- The facility has to turn some residents away due to space capacity. An additional 10,000 SF addition would help provide services. The facility is exploring future fund raising for a new addition and associated parking.
- Existing multi-purpose room has a 150 occupant capacity. There is need for space for larger gatherings.
- Currently under staffed with 3 full time staff.
- Current operating Hours: M-F, 9am- 4pm, and is not used on the weekends due to staffing.
- Ms Fitzgerald discussed the desire to partner with Community Schools while creating more programs for the seniors. Would want to share programming, but not space.
- Ms Fitzgerald reports that the sound carries too much in the large fireplace room. If addressed, the room could be used better by more than one group at a time.
- The Director commented that there are not enough toilets for the population. Additionally, the Senior Center staff shares restroom facilities with the public. Separate rest room facilities would be preferable.
- The Director reports that additional office space is needed, especially areas for private, confidential conversations.
- The Building Committee and Director believe that the original design did not accommodate for future programmatic needs and changes.

Mary Cruise Kennedy Senior Center

● Facility Priority 3-7

C-8

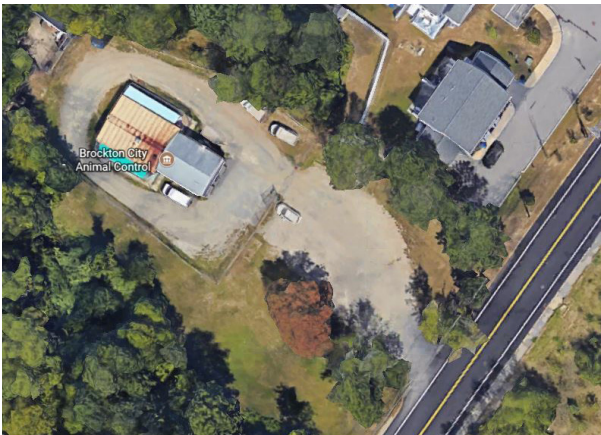
PRIORITY		4	3	2	1	COMMENTS
VISIT DATE: June 27, 2017		GOOD	ADEQUATE	MARGINAL	POOR	
SITE	PARKING	✓			✓	Asphalt. Staff commented on the need for more handicap parking spaces. Currently use neighboring parking lot for overflow.
	LANDSCAPING	✓				Trees, grass, bushes, flowers
	SIDEWALKS			✓		Concrete; some cracking, uneven surfaces observed
	OTHER					
EXTERIOR	ROOF	✓				Rubber on flat portions, shingle on sloped portions; reportedly has been patched due to leaking. Solar panel array on south sloped roof.
	GUTTERS/DOWNSPOUT	✓			✓	Newer internal downspouts in good condition. Some external gutters needing repair. Rotting wood fascias observed.
	WALLS	✓				Newer wood shingles, no reported issues
	WINDOWS	✓				Newer double pane insulated windows, no reported issues
	DOORS	✓				Newer aluminum glazed with ADA accessible hardware, transom windows
	SECURITY	✓				Alarmed, cameras, exterior light poles
	FOUNDATIONS					
INTERIOR	FLOORS	✓				Newer 12" x 12" VCT
	WALLS	✓				Newer painted GWB
	CEILINGS	✓			✓	Wood plank, 2' x 2' ACT; some stained/ sagging
	DOORS	✓				Hollow core wood
	OTHER					
TOILET ROOMS	FLOORS	✓				Newer ceramic tile with floor drains
	WALLS	✓				Newer glazed tile and paint
	CEILINGS	✓				Newer 2' x 4' ACT
	FIXTURES	✓				Newer wall mounted urinals and toilets. Counter mounted sinks.
	OTHER					Women's room: eight toilets, two sinks. Men's room: two toilets, three urinals, two sinks
KITCHEN	FLOORS	✓				Newer vinyl sheet
	WALLS	✓				Newer painted
	CEILINGS	✓				Newer 2' x 4' ACT, assumed washable
	GREASE TRAP	✓				Newer
	KITCHEN EQUIPMENT	✓				Newer commercial-grade appliances
	OTHER					Utilized as a warming kitchen. Staff commented that meals are not prepared on site.
ELEC	SERVICE/DISTRIB.	✓				Circuit breakers and panel. Photovoltaic system located on the roof.
	LIGHTING/POWER	✓				Recessed, pendant, and wall-surface mounted. Reportedly energy efficient lighting throughout.
HVAC	SUPPLY/DISTRIB.	✓				Natural gas
	UNIT SOURCES	✓				Forced hot air and central air conditioning. Gas pilot in fireplace.
FIRE	SPRINKLERS	✓				Recessed sprinklers observed throughout
	DETECTION	✓				Fire panel, heat/ smoke detectors observed
		POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓				
	LEAD	✓				
	HANDICAP-ACCESSIBLE	✓				Handicap accessible; restrooms, door clearances/ hardware, one level floor plan
	OTHER					

Animal Control Building

446 Court Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH - EAST CORNER

FACILITIES INFORMATION

DEPARTMENT	Animal Control Department
YEAR(S) BUILT	1975

SITE & BUILDING AREA

SITE AREA	1.90 Acres
BUILDING AREA	2,340 GSF

Animal Control Building



BUILDING OVERVIEW

The Animal Control Building is open daily and works in partnership with the residents of Brockton. The primary service activities of the department include: control of all animals in the city (primarily dogs); enforcing the leash laws; care for all impounded animals; find new homes for adoptable animals; and handle sick or injured wildlife.

The building is in need of substantial repair and programming updates such as a transaction desk, adoption area, wash room, more bathrooms, accessible compliant upgrades including front door access, egress signage, a fire suppression system, secured storage, improved site drainage and conditions, and an employee break room. The kennel area, reportedly added in the 1970’s, shows evidence of significant wear and tear, with the Supervisor of Animal Control, Thomas DeChellis, noting that the building has been “piece-mealed over the years with a band-aid approach.”

SITE INFORMATION

TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	North-West to South-East with Main entry on South-East
NEIGHBORHOOD WALK SCORE	57 Somewhat Walkable
NEIGHBORHOOD TRANSIT SCORE	43 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	3 minute by car 5 minutes by bicycle 20 minutes walking

Animal Control Building

C-9

SUMMARY OF FINDINGS

Recent improvements

- The current **exterior siding and main entry door** appears to be newer than what is currently shown on the Assessors Database, however it is unknown when this update was performed.
- The **bays in the rear kennel** were recently modified to combine two bays into a single, larger holding area for the animals.

Programming

- Mr DeChellis suggests replacing the existing facility with a **new metal space structure** that meets current animal care standards.
- Mr DeChellis reported that **firearms on-site need to be more securely stored** than their current arrangement of storage.

Physical building condition

- The site access driveway and parking consists of **pea gravel and dirt with poor drainage**. Staff commented that dust from this is excessive when the relative humidity is dry. Often this results in excess dust entering the facility. Attention to various dust control measures both for larger vehicles and for indoor pollutant management should be explored.
- The **barbed wire fence** is observed to be failing in some areas comprising the security of the property.

Code compliance

- The building currently appears not to have a **sprinkler system** nor smoke/heat detection throughout. Consideration should be given to adding a fire suppression system or smoke/heat detectors.
- The **building does not appear to meet ADA accessibility** due to the exterior step at the front entry and internal steps/level changes within the building, path of travel clearances, existing rest room layouts, door hardware, and door clearances.

Infrastructure Conditions

- There is **one non-ADA compliant rest room** on-site. Future upgrades should consider a separate single-use rest rooms for public use and for staff use that are ADA accessible and feature low-water use fixtures.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.
- **Files currently on-site** do not appear to be securely stored. Consider a review of existing files and documents as part of the city-wide Records Management strategy.
- The windows in the front office were reportedly replaced within the last 15–20 years.

Animal Control Building



Animal Control Department Supervisor Thomas DeChellis interview comments

- Would like a waiting area for the public to facilitate visits with animals.
- To provide better security for city employees, a transaction counter is needed.
- Firearms are stored in-securely on-site.
- There is currently no designated storage area for records on-site. Newer record are stored in file cabinet, older records are stored in tubs, very old records stored in the attic in boxes.
- Vans are stored on-site but not in a garage.
- Want a larger facility for the number of staff, records, storage, and more animal cages.
- Facility was designed for dogs only but now accommodates cats and at times livestock (e.g. chicken, roosters.)
- Parking lot not paved, creating mud puddles and holes.
- Current facility is not ADA accessible, and there is one rest room that is shared with the public. There is a step up into the building and steps within to Kennel.

Animal Control Building

● Facility Priority 2.7

C-9

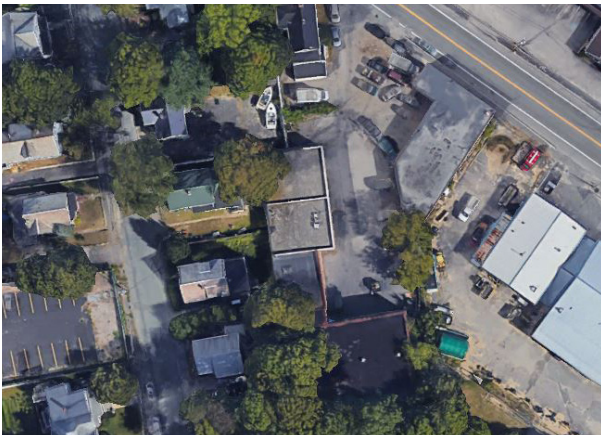
		PRIORITY	4	3	2	1	
		VISIT DATE: May 12, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING					✓	Dirt and gravel; insufficient drainage, puddles, unleveled, no markings
	LANDSCAPING						None
	SIDEWALKS						None
	OTHER						
EXTERIOR	ROOF					✓	Older metal roof over kennel, asphalt shingles over office area. Attic is reportedly insulated. Birds are reported to live in the roof eaves.
	GUTTERS/DOWNSPOUT						None
	WALLS					✓	Older vinyl siding; cracked and pitted in some locations. Metal; rusting observed.
	WINDOWS	✓				✓	Older vinyl; double pane, double hung. Window in office is wood.
	DOORS					✓	Older residential grade; appear to be rotting and rusting
	SECURITY					✓	Staff reported need to secure fire arms, barbed wire fence surrounding site.
	FOUNDATIONS					✓	Concrete; in need of repair, separating, cracked
	OTHER						
INTERIOR	FLOORS		✓			✓	Newer 12" x 12" VCT in office area. Concrete floor in kennel and cat area (near washer/ dryer), pitted and cracking
	WALLS		✓				Painted in office. Metal in kennel with spray foam insulation
	CEILINGS		✓				Older 2' x 2' ACT in office; exposed metal beams in kennel
	DOORS			✓			Older hollow core wood, original wood frame opening
	OTHER					✓	Some doors not full height, undersized and modified to fit opening. Step down at door threshold.
TOILET ROOMS	FLOORS		✓				12" x 12" VCT
	WALLS		✓				Painted floor-to-ceiling wood bead board
	CEILINGS			✓			Older 2' x 4' ACT
	FIXTURES			✓			Floor mounted tank toilet, counter mounted sink. No urinal.
	OTHER						
KITCHEN	FLOORS						There is no kitchen
	WALLS						
	CEILINGS						
	GREASE TRAP						
	KITCHEN EQUIPMENT						
	OTHER						
ELEC	SERVICE/DISTRIB.	✓					Electric panel
	LIGHTING/POWER	✓					LED lighting reportedly upgraded by Ameresco
HVAC	SUPPLY/DISTRIB.						Oil tank observed within building storage area
	UNIT SOURCES	✓					Hot water tank. Office and some rooms have window air conditioning. Reportedly there are two forced hot air heating systems
FIRE	SPRINKLERS					✓	No sprinklers or exit signs observed
	DETECTION					✓	No smoke/ heat sensors observed, no fire alarm panel or fire alarm pulls.
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed on pipes
	LEAD	✓					Assumed in paint
	HANDICAP-ACCESSIBLE		✓				Front entry has one step. One bathroom on site that is not ADA accessible. Level changes within facility non-accessible.
	OTHER						

Public Property

69 Plain Street
Brockton, MA 02301



LOCATION MAP



AERIAL PHOTO



NORTH ELEVATION

FACILITIES INFORMATION

DEPARTMENT	Public Property
YEAR(S) BUILT	1950

SITE & BUILDING AREA

SITE AREA	0.45 Acres
BUILDING AREA	10,475 GSF

Public Property



BUILDING OVERVIEW

69 Plain Street is the central location for the Public Property Facilities Department. Originally an auto service garage, and previously used by the trash/ rubbish department, the one-story 1950 building is an “L” shaped building with two sides of garage doors. Within the building there are bays for a paint shop, carpenter shop, HVAC repair shop, plumbing/ electrical shop, and a large area of storage. Additionally, there is an office and one unisex rest room.

With the exception of the roof, which reportedly leaks, the building is moderate condition with minor repairs and updates needed. Consideration should be given to installing a fire suppression system, CO₂ detectors, replacing the roof, increasing the toilet fixture counts, reinforcing structural settling, and adding accessible upgrades.

SITE INFORMATION

TOPOGRAPHY	Flat
LOCATED IN A FLOOD ZONE	No
WETLANDS ON-SITE	No
HISTORIC DESIGNATION	No
ORIENTATION OF BUILDING	Primarily North to South with a portion East-West
NEIGHBORHOOD WALK SCORE	75 Very Walkable
NEIGHBORHOOD TRANSIT SCORE	36 Some Transit
EST. COMMUTE TO DOWNTOWN BROCKTON	7 minutes by car 11 minutes by bicycle 35 minutes walking

Public Property



SUMMARY OF FINDINGS

Recent improvements

- Newer insulated **garage doors**

Programming

- Staff discussed that the **location of the facility is well located** within the city.
- Staff reports that there is adequate **storage on-site** for plumbing and electrical equipment.
- **Public Property staff** includes two carpenters, two electricians, two plumbers, one HVAC technician, and one supervisor.

Physical building condition

- **Ceilings throughout the garage area** appear to be crumbling.

Code compliance

- The building currently does not appear to have a **sprinkler system**. Consideration should be given to adding a fire suppression system.
- There were no **CO₂ detectors** or ventilation system observed in the garage.

Infrastructure Conditions

- There is **one non-ADA accessible rest room** on-site. Future upgrades should consider a separate single-use rest rooms for public use and for staff use that are ADA accessible and feature low-water use fixtures.
- **Lighting** is currently operated by wall mounted switches. Occupancy sensors in offices, rest rooms and storage areas can help with energy efficiency and operation.

Public Property

Facility Priority 3.1

M-1

		PRIORITY	4	3	2	1	
		VISIT DATE: April 7, 2017	GOOD	ADEQUATE	MARGINAL	POOR	COMMENTS
SITE	PARKING		✓				Asphalt; crumbling, potholes observed
	LANDSCAPING						None
	SIDEWALKS						None
	OTHER						
EXTERIOR	ROOF				✓		Rubber membrane; reports of leaks
	GUTTERS/DOWNSPOUT		✓				Located at rear of building
	WALLS	✓					Split-faced brick masonry, reportedly repointed. Smooth-faced CMU; painted
	WINDOWS						
	DOORS			✓			Frames rotting
	SECURITY	✓					Alarm system
	FOUNDATIONS						
	OTHER						
INTERIOR	FLOORS			✓			Tiles, concrete in workshops
	WALLS	✓					Painted brick and CMU in workshops, settling cracks observed in walls
	CEILINGS	✓					2' x 4' ACT in office, exposed in workshops, plaster cracking/missing in some locations
	DOORS						N/A
	OTHER						
TOILET ROOMS	FLOORS						There is one gender neutral toilet room/ not observed during walk through
	WALLS						
	CEILINGS						
	FIXTURES						
	OTHER						
KITCHEN	FLOORS						No kitchen on site
	WALLS						
	CEILINGS						
	GREASE TRAP						
	KITCHEN EQUIPMENT						
	OTHER						
ELEC	SERVICE/DISTRIB.	✓					Circuit breakers and panels
	LIGHTING/POWER	✓					Motion detectors, no LED lamps reported. Utility lights with exposed fluorescent tubes.
HVAC	SUPPLY/DISTRIB.		✓				Natural gas fired. Shop and carpenter shop have air conditioner units
	UNIT SOURCES		✓				Suspended heaters
FIRE	SPRINKLERS				✓		None observed, building not sprinklered, no exit signs observed
	DETECTION				✓		No smoke/ heat sensors observed, no fire alarm panel or fire alarm pulls. Fire extinguisher noticed on site.
			POSSIBLE	NO	MAYBE	UNKNOWN	
CODE	ASBESTOS	✓					Assumed on pipes
	LEAD	✓					Assumed in paint
	HANDICAP-ACCESSIBLE		✓				All on one level, although door clearances, hardware, thresholds, bathroom fixtures, accessories are not ADA accessible
	OTHER						

Section 4 **NEXT STEPS**

4.1 Conclusion

The first phase of this study was to gather data and methodically quantify the needs of the Brockton Municipal facilities. The information found in this Volume 3 — Municipal Facility Study was designed to inform the recommendations going forward with sound information and a substantial database to make comprehensive decisions for the future of the City of Brockton.

The purpose of this Volume 3 was to determine common themes and patterns throughout the different municipal buildings, and determine if and how the existing facilities are meeting the current district needs. With this information collected and analyzed, the team is now able to anticipate future objectives, determine quantitative recommendations based on existing conditions, identify areas for change, and calculate a road map for the future of Brockton. This report is captured in Volume 4—Municipal Master Plan Recommendations.