

BROADWAY CENTER THEATERS
Facilities Readiness and Preservation

Building Exterior Envelope Evaluation

THEATER ON THE SQUARE EXTERIOR ENVELOPE REPAIRS										
View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount
Total Value of Exterior Envelope Repairs										\$32,329
Priority #1 - Prevent Wind and Moisture Penetration & Fix Hazards										\$1,769
Roof										\$1,769
South	Roof "A" Parapet	Roof	Coping	The coping attachment is on top of the horizontal surface, which is contrary to industry standards	Inspect each fastener location and replace deteriorated or loose gaskets to ensure that water does not penetrate at the fastener location	1	150	LF	\$4.50	\$675
North West	Roof "A" Parapet	Roof	Coping	The saddle flashing at the end of the coping is not properly installed and is inadequately sealed. Water stains are present in the parapet corner	Remove and reapply the saddle flashing correctly and ensure proper sealing to prevent water seepage that is causing the stains	1	1	EA	\$200.00	\$200
West End	Roof "D" Surface	Roof	HVAC Condensate Drains	Rusty water has coated the roofing membrane	Ensure there has been no damage occur at the rust stained cap sheet and take measures to prevent the flow of rusty water on the roof	1	8	SF	\$18.00	\$144
Field	Roof "D" Surface	Roof	Pitch Pans	The material in all existing pitch pans has shrunk and cracked so that moisture may be able to penetrate	Renew the material in the pitch pans to ensure that water cannot penetrate	1	15	EA	\$18.00	\$270
East & West	Roof "B" Parapet	Roof	Sealant	The terminations of the parapet coping into the yellow feature wall are without sealant at the top horizontal seam	Apply the needed sealant at the seam to prevent water from seeping in	1	2	EA	\$80.00	\$160
East & West	Roof "B" Parapet	Roof	Sealant	Lap seams at the parapet coping each side of Roof "B" are not properly sealed	Apply the needed sealant at the seam to prevent water from seeping in	1	4	EA	\$80.00	\$320

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount
Priority #2 - Plan Projects and Find Funding for the Repairs										\$30,310
Cladding Category										\$28,910
West	Upper	Cladding	Artistic Medium	The decorative grotesques are beginning to deteriorate with cracking plus moss and other organic growth	Retain the original artist to do restorative work and renew the ornamental figures. Plan for such renewal on a five year cycle	2	5	EA	\$500.00	\$2,500
South	Middle	Cladding	Artistic Tubing	The decorative tubing has a loose tie wire and questionable connections where apparent foil tape is tearing loose	Retain the original artist to do restorative work and reattach the ornamental tubing connections. Plan for such renewal on a five year cycle	2	1	LS	\$1,500.00	\$1,500
West	Field	Cladding	Cleaning	The corrugated metal siding is collecting dirt on the horizontal surfaces	Plan for a project to pressure wash the corrugated metal surfaces	2	2500	SF	\$1.00	\$2,500
South	Field	Cladding	Cleaning	The corrugated metal siding is collecting dirt on the horizontal surfaces	Plan for a project to pressure wash the corrugated metal surfaces	2	9000	SF	\$1.00	\$9,000
South	Middle	Cladding	Painted Steel	The capital and base of the figurative column in the opening of the yellow wall is rusting through the paint	Clean up the painted surface and apply additional paint as a maintenance item	2	50	SF	\$45.00	\$2,250
West	Archade Overhead	Cladding	Painted Steel	Pipe supports for graphics in the archade area are rusting through the paint	Clean up the painted surface and apply additional paint as a maintenance item	2	24	SF	\$45.00	\$1,080
West	Middle	Cladding	Painted Steel	Connectors for the "X" brace piping are flaking paint and showing rust	Clean up the painted surface and apply additional paint as a maintenance item	2	24	SF	\$45.00	\$1,080
West	Upper	Cladding	Sealants	Generally the sealant used at seam and joints of the siding application is reaching the end of its servicable life	Plan for a project to inspect and reseal places where the sealant is failing its function. Schedule such renewal work on a five year rotation	2	500	LF	\$2.50	\$1,250

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South	Middle & Upper	Cladding	Sealants	Generally the sealant used at seam and joints of the siding application is reaching the end of its servicable life	Plan for a project to inspect and reseal places where the sealant is failing its function. Schedule such renwal work on a five year rotation	2	3000	LF	\$2.50	\$7,500	
West	Upper	Cladding	Sealants	The sealant at the perimeter of the decorative grotesques is failing	Plan for a project to inspect and reseal places where the sealant is failing its function. Schedule such renwal work on a five year rotation	2	50	LF	\$5.00	\$250	
		Windows Category									\$1,400
West	Window Head	Windows	Sealants	Generally the sealant used at the seam with the store front window system and the metal cladding is reaching the end of its servicable life. There are multiple areas where gaps have opened up in the caulked seam	Plan for a project to inspect and reseal places where the sealant is failing its function. Schedule such renwal work on a five year rotation	2	160	LF	\$5.00	\$800	
South	Window Head	Windows	Sealants	Generally the sealant used at the seam with the store front window system and the metal cladding is reaching the end of its servicable life. There are multiple areas where gaps have opened up in the caulked seam	Plan for a project to inspect and reseal places where the sealant is failing its function. Schedule such renwal work on a five year rotation	2	120	LF	\$5.00	\$600	

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View	Level	Category	Mat'l	Discrepancy	Correction	Rank	Meas'r	Unit	Cost	Amount
Priority #3 - Incorporate Corrective Action into Routine Maintenance										\$250
Cladding Category										\$120
West	Archade Overhead	Cladding	Bird Nesting	Despite the bird deterrent hardware there is evidence of birds nesting in crevaces at the metal decking	Find and clean out all bird nesting sites. Fill in the voids that have been a nesting site	3	4	EA	\$30.00	\$120
Roof Category										\$130
East & West	Roof "A" Drain Locations	Roof	Debris	Accumulations of dirt and debris around roof drains	Clean up the dirt and debris as a regular function of maintenance work twice a year	3	4	EA	\$20.00	\$80
West	Roof "C" Drain Location	Roof	Debris	Accumulations of dirt and debris around roof drains	Clean up the dirt and debris as a regular function of maintenance work twice a year	3	1	EA	\$20.00	\$20
North West	Roof "A" Parapet	Roof	Membrane Flashing	There is an awkward patch at the membrane flashing against the parapet wall	Inspect the patch at regular 3 month intervals to ensure that each fastener location and replace deteriorated or loose gaskets to ensure that the patch does not come apart and allow renewed leaking location	3	1	EA	\$30.00	\$30