

Town of Newport, New Hampshire

Building Assessment | July 31, 2017



Building: Gazebo/Info Booth
1 North Main Street
Newport, New Hampshire

Condition	
1	Fully operational, new, recently replaced
2	Fully operational, 0-25% of life expectancy used, no issues, no concerns,
3	Fully operational, 25-50% life expectancy used, periodic problems
4	Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed
5	Operational only with constant attention, 100% life expectancy used, failure imminent

Priority is scaled 1-10 with 1 being urgent





Architectural

Gazebo - Recently restored matching the existing historic gazebo. Only comments are: needing some paint and reduce grade to keep skirt out of grade.







Info Booth - Small clapboard building on the town common next to the Gazebo. Fairly simple building that lacks ADA access. Building is generally in good repair but could use paint and shrubbery removed that is close to siding. Additionally grading and investigation into sloped floor

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
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Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	<u>839,Info Booth</u> ADA					Space does not meet ADA requirements.		
	<u>838,Info Booth</u> Paint Surface			7	\$ 2.50 sq.ft	Paint all surfaces.		
	<u>837,Info Booth</u> Exterior Note:	4	4	2	\$100	Cut back shrubs at least 3' from buildings typical.		
	<u>836,Info Booth</u> Exterior wood siding	3	15	10	\$2.50/sq.ft .Paint	Clapboard in good condition.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	<u>426,Info Booth</u> General Comment:	4	2	2	\$1,000	Building appears to have concrete foundation skirt boards that are in stone, need to lower grade 6".		
	<u>Y840Info Booth</u> Roof	4	5	6	\$ 7.00 sq.ft 200 sq.ft. \$1,400	Roof is beginning to weather replacement should be planned.		
	<u>425,Gazebo</u> General Comment:	2	4	6	\$ 2.50 sq.ft	Skirt newer and appear pt, underpinning pt only comment could use paint and lower grade as skirt is in stone.		
	<u>423,Gazebo</u> Roof	1	45	10		New wood roof expected life 50 years.		


Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Structural

	<p>Info Booth - This building is a small, one-story, wood frame, one room information booth, with plan dimensions of approximately 12’x12’. The building is of wood frame construction, with clapboard siding and asphalt shingle roofing. The roof is a hip configuration. All floor, roof and wall framing is concealed by finish work and was inaccessible for inspection. The perimeter foundations appear to be cast-in-place concrete frost walls.</p> <p>The building has a wood framed floor deck that is noticeably out of level. The reason for this condition could not be ascertained, but the floor elevation is only about 6” to 7” above the level of the surrounding grade. Additionally, the surrounding grade does not slope away from the building. This close proximity to the ground surface may have contributed to rot or deterioration of the sills and/or the floor joists. It is also possible that the out-of-level condition of the floor is due to foundation issues. Partial removal of the floor deck and/or local excavation of the foundation wall is recommended to determine the cause(s) of the distress evident in this floor.</p>						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		




Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		
	<u>313, Info Booth</u>	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	5 to 10 Years	9	\$500	Window A/C installed seasonally.	




Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	<u>312,Gazebo & Info Booth</u>	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$2000	Electric Meters for information booth and gazebo. Maintained by the electrical supplier.		
	<u>311.Gazebo & Info Booth</u>	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$3000	200 - AMP Panel board supplies power to town common site lighting, info booth and gazebo. Panel is exposed to the elements. Recommend panel cover to be lockable.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	<u>298,Info Booth</u>	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10		Three 10 KVA transformers are located on Cheney Street. Service is overhead from transformers for two poles then underground to info booth. Maintained by electrical supplier.		
	<u>297,Gazebo</u>	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2000	100 - AMP Sub panel is fed from info booth 200 – AMP panelboard. Panel and receptacle are located just above grade level and are exposed to indirect moisture. Recommend lockable cover.	 	

Site

	<u>Gazebo</u> - Asphalt sidewalk is cracked and slightly uneven, otherwise it does not appear in significant distress that would require its immediate replacement. <u>Info Booth</u> - Other than a small paver sidewalk, no other sidewalks connect with this building. The paver sidewalk leads directly to the street in an area where there is a lot of traffic. It would make sense to add a walk to the east connecting to street parking.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
		3	5	9	PT \$2.80 sq.ft.	Plan on recoat in 5 years	