

Town of Newport, New Hampshire
Building Assessment | July 31, 2017



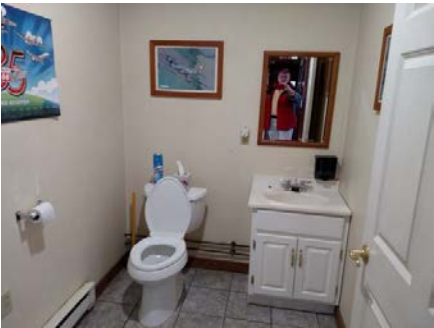
Building: Hanger/Office
8-14 Airport Road
Newport, New Hampshire

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							
	Classic 1930's aircraft hangar with corrugated steel walls and roof and industrial sash. In relatively good condition with original hangar door that has been replaced; original door has been stored for re -use. Office is a simple framed building in good repair nothing to note historically but gets the job done.						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
	790,792,Siding	3	5	5	\$2.50 sq.ft. Painting Cover insulation \$5.00 lineal ft.	Siding is in good condition needs paint and cover exposed insulation	 

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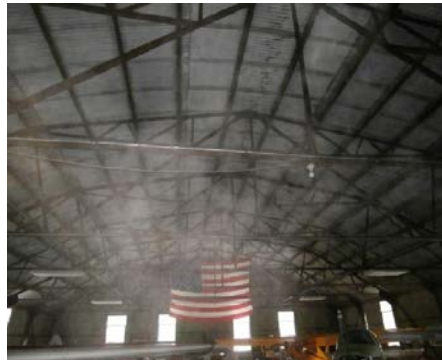
	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	794,ADA				ADA ramp	no real ada access and bathroom does not meet ADA		
	791,Roof	4	5 years	5	\$7.00 sq.ft. 700 sq.ft. \$4,900	Age of roof 20 years and shingles are starting to curl		
	793,Flooring	3	10	4	\$.75 sq.ft	Carpet is in good repair but could use cleaning		
	338,Flooring	1	10	10	\$3.50 sq.ft	Painted concrete floor in good repair.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	341,Roof	5	2-5	3	\$3.50 sq.ft 5,000 sq.ft \$52,500	Roof is same panel as walls and has some holes and is leaking. It appears that the top span may have been bent or is sagging and holding water. Paint this roofing with a substantial product that will protect the roof. They make many with a silver finish, spray on to apply evenly and maintain corrugations in panel.		
	787,Paint Surface	5	2-5	3	\$3.50 sq.ft	Paint metal walls and windows. Windows should be repaired. If replaced, the replacement should match existing.		
	786,Paint Surface	5	2-5	3	\$3.50 sq.ft	Re-coat metal surface above door infill. Ultimately restore the Original hangar door which I was told has been saved		

Structural

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	Hanger: This is a one-story aircraft hanger, with plan dimensions measuring approximately 96’ x 80’. The roof structure is comprised of bowstring roof trusses spaced at 16 feet on centers, with C8 channel purlins between the trusses. The trusses bear on posts in the sidewalls of the building that are comprised of C8 channels. The barrel roof and the sidewalls are entirely clad with corrugated metal panels. The building is uninsulated and unheated and there are no ceilings; the entire structure is exposed to view from the inside. The roof trusses are 80’ clear span and are comprised of WT chords and single angle web members. The floor of the hanger is a grade-supported concrete slab. The age of the hanger is unknown, but it likely dates from the 1930s. Commentary: The age of the structure seems to demonstrate its adequacy, however the construction of the building and of the roof trusses in particular is very light. It is doubtful that analysis and rating of the roof structure would result in an acceptable load rating, relative to current code design standards. Office: This is a one-story, gable roof lobby/office/lounge, entirely of wood frame construction. The exterior siding is T1-11. Details of the roof and wall framing are entirely concealed by finish work. The lounge area has a cathedral ceiling that follows the underside of the roof rafters. In the absence of collar ties (there are none), this configuration is structurally acceptable only if there is a ridge beam. The age of the structure is unknown.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	446,Foundation					Poor drainage - standing water against foundation.		
	341,Roof					Corrugated metal panel siding and roof panels throughout.		
	340,Truss					Bowstring steel trusses @ 16’ on center clear span, 80 foot span.		
					Trusses comprised of WTs and single angles.			
					Steel columns (double channels) purlins are steel channels (C8, probably).			

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	339,General Comment:					No separate rear storage space - entire hanger is one open room – no partitions. This tax map implies an interior division of space that does not exist.		
	338,Slab on Grade					Hanger floor (info) - slab on grade.		

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Mechanical								
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	571,General Comment:	Unknown condition				10,000 - Gallon underground fuel tank and fuel pumps contain jet fuel to supply aviation equipment.		
	524,Buried Septic Tank Unknown capacity Installed between 2000 and 2003	3 Fully operational, 0-25% life expectancy used, periodic problems	10 Years	10		Located between the hangar and office building. *But should be pumped and inspected.		
	514,Floor mounted tank type toilet, cabinet mounted lavatory with dual handle faucet	3 Fully operational, 0-25% life expectancy used, periodic problems	10 Years	10	\$1,000 per fixture	Bathroom in hanger office building. Building is infrequently occupied.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	512,Three-quarter inch copper water entrance and meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	25 Years	10	By water dept.	Meters water for hanger office building.		
	511,10 - Gallon Electric water heater Make: GE Model: GE10PGA	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	25 Years	10	\$300	Provides hot water for hanger office building. Building is infrequently occupied.	 	

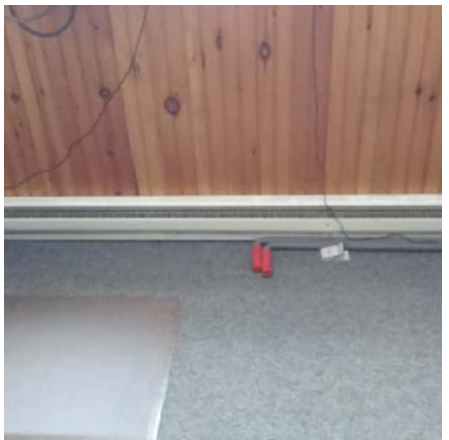
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Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	574,2X4 - Foot fluorescent light fixtures typical of 6	3 Fully operational, 25-50% life expectancy used, periodic problems	5 Years	5	\$250 each	Lighting used in the unheated hanger.		
	573,Sub panel in hanger	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	10 – 15 Years	10	\$2,000	Fed from 100 – AMP 2 pole circuit breaker in main panelboard in office building.		
	572,Security cameras	Unknown condition or install date				For in house visualization of hangar and office area. Installed and monitored by volunteer personnel. Not by Newport employee.		

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	525,Electric Meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	Maintained by power supplier.		
	521,Fire Alarm: Gamewell box number 786 with Knox Box	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$10,000	Maintained by the Fire Dept.		
	513,Electrical radiation	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$300 each	Typical throughout building. Building is infrequently occupied.		

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	516,Surface mount fluorescent (T-8) fixtures	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	8	\$250 each	Typical throughout building. Building is infrequently occupied.		
	510,120 / 208 volt single phase 200 - AMP flush mount panelboard	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$3,000	Provides power for office and hanger panelboard, has room to expand.		

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Site								
	Airport Road is significantly worn and has extensive alligator cracking which may be the result of a failed or inadequate base course. The pavement itself is weathered, and exhibits a brittle texture associated with age and oxidation. The parking area in front of the Airport office and hanger buildings appears newer than that associated with the roadway. These pavements show some longitudinal/transverse cracking centered at the flagpole monument. There is an obvious crack between the older pavement associated with Airport Road and that of the parking area.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	864,pavement	5	6-7 y	4	\$2.80 sq.ft. top \$7.17 sq.ft. Full box	Will not last 14,707 full box		
	866,pavement	2	10	10	\$3.50 sq.ft. Pavement 37,000 sq.ft \$129,500	The parking area in front of the Airport office and hanger buildings, appears newer than that associated with the roadway. Grind off the existing wearing surface (approx. ¾-inches) and using smaller walk behind unit grind out the longitudinal cracks to a width of 6-8 inches wide, replace with new binder and apply thin lift of new wearing surface over the entire area.		