











Building: Opera House
 20 Main Street
 Newport, New Hampshire

	only ant 00% ncy re at	1 to 2 Years	1		Boiler to be replaced soon.		





Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	583,Wall-mounted lavatory with dual handle faucets, floor mounted tank type toilet	4 Fully operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	3 to 5 Years	3	\$1,000 per fixtures	This bathroom serves the backstage dressing room area and is used regularly.		
	288,Electric water heater Make: STATE	3 Fully operational, 25-50% life expectancy used, periodic problems	5 to 10 Years	7	\$1,000	Provides domestic hot water to backstage dressing room area. Unable to visualize nameplate. Recommend installing a water tight drain pan under water heater to prevent a safety hazard if water heater was to fail. Also, pipe pressure relief away from people using the bathroom.		
	284, Steam condensate metering					Pumps are no longer in service. Steam services should be removed completely if not longer used.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	283,Abandoned in place steam piping and valves					Steam services should be removed completely if not longer used.		
	282,Sprinkler system	4 Fully operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	1 to 5 Years	1	\$4.00 sq.ft.	Consists of one wet zone in occupied areas and one dry zone in the attic area. Sprinkler is mostly run exposed to view. System appears to have been installed 35 plus years ago. During our visit, a leak developed.		
	279,Floor mounted tank type toilets, wall mounted lavatories with single handle faucets, wall mounted urinals with single handle flush valves and exposed waste piping	3 Fully operational, 25-50% life expectancy used, periodic problems	5 Years	6	\$1,000 per fixture	Typical for bathrooms in lower level below multipurpose hall. Fixtures are not water conservation type.		






Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
								
	276, Water entrance 3/4" copper pipe with remote read meter and PRZ					Maintained by water dept.		
	275, Model-GE30M06AAG 30 Gallon Electric water heater Installed 10/25/12	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$2,000	Provides domestic hot water throughout building except backstage dressing room area bathroom.	 	





Town of Newport, Building Assessment July 31,2017

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

Electrical

	273,Fire alarm panel in US Cellular room in attic	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$5,000	Installed in 2013, this panel may not belong to the town of Newport. It's located in US Cellular room in attic area.		
	272,Outdoor lighting	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$600 each	Illuminates the Clock Tower. Exterior lighting is controlled through timer panel.		
	287,FACP Installed in 2013	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$6,000	Main fire alarm control panel for Opera House and County Building. Control panel is dispatched to the police department which is the central dispatch.		





Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	286,Meters	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$3,000	One meter provides metering for the county courthouse and the other meter provides metering for the Town of Newport. Maintained by power supplier.		
	285,120 / 240 volt 400 AMP surface mount panelboard	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$8,000			
	274,100 AMP surface mount panelboard No identification nameplate on panel board	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$2,000			

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	267,Pull stations horn strobe at all exits	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$250 each			
	581,Surface mount fluorescent lighting fixture	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	1 to 5 Years	3	\$300 each	Research with power supplier for lighting rebate options. Light lenses have discolored and require ballast replacements occasionally.		
	582,100 AMP flush mount panel No name plate for identification	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000	Serves courtroom in office area lighting and power. Panel is labeled but recommend confirming labeling is correct.	 	


Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	580,Fire department connection	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10				
	278,Emergency light at Exit Sign typical	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$500 each			
	281,120 / 208 volt 225 AMP 3-phase surface mount panelboard	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	20 Years	10	\$4,000	No panelboard name plate for identification.	 	

Site

Town of Newport, Building Assessment July 31,2017

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

	Parking area is shared by current Town Hall, Opera House and Museum/Restaurant. Pavers out front on Main Street should be repaired as they have settled. Asphalt pavements show typical alligator cracking, settlement and potholing in several areas. It appears that some areas may have had two or more lifts of asphalt applied to correct settlement/drainage issues as well as cracking/wear in the interior parking area behind the Town Hall							
	914,Pavement	4	3	2	PF \$7.17 sq.ft.	Potholes in lower parking area.		
	912,Pavement	2	15+	10	\$25.00 sq.ft.	Pavers at sidewalk are in good condition	