










Building: Police Station  
59 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




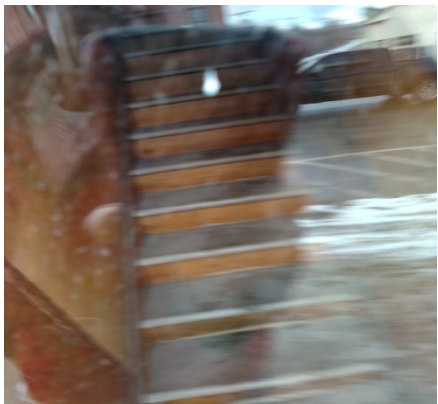


Priority is scaled 1-10 with 1 being urgent

Architectural							
	My understanding is, a failed bond vote for a new building resulted in renovating storefront space into a police station. The facility appears to function adequately with some maintenance items due such as painting and a new roof. Code issues should be addressed in the basement and second egress from the second floor.						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
	ADA					Retained during renovation. Not ADA	

Town of Newport, Building Assessment July 31,2017





	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	675,Exterior Note:	1	15	10	\$5.00 Sq.ft.	Vinyl siding.		
	660,Exterior Note:	5		5	\$500	Complete finish on trim and siding		
	673,Exterior Note:					Brick, storefront, wood trim.		
	662,Rubber Roof	3	5	4	\$ 18/sq.ft 4,177 sq.ft. \$75,186	Roof should be corrected in relation to transitions, asphalt is not compatible with rubber, there are many repairs needed.  I think a new roof would be more cost effective.		

Town of Newport, Building Assessment July 31,2017



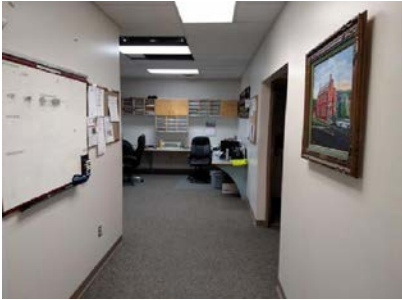
	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
								
	661,Code Issue:					Unusual arrangement For second egress from second floor. Very narrow unrated stair shared with another building. Could not get into stair but suspect there is no fire rating on it.		
	660,Exterior Note:	4	3	7	\$500	Add vinyl or aluminum wrap, material is already degrading.		
	415,Asphalt Shingle	2	15	9	\$7.00	Added architectural shingle roof, some tabs broken from shoveling		





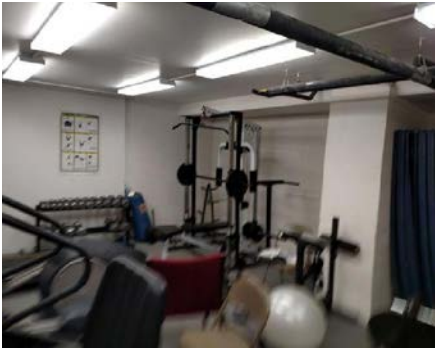


Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	422,Roof	3	25+	10		Copper trim , gutter and downspout on back side should be preserved		
	421,Roof				Correct with new roof	Door opens but barely misses pitch pocket for A/C unit, need to move around pitch pocket precisely & close to roof edge, should have guard typical.		
	420,Roof				Correct with new roof	Vinyl siding down to 4" above roof, should be 12" minimum rubber, attachment of siding has probably pierced rubber, no walk way pads to equipment.		
	658,Roof				Correct with new roof	Resolve transition between this building and both abutting buildings, now somewhat temporary		






Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	417,Roof				Correct with new roof	Does not appear to slope, 1/4" roof has trouble with seams in places.		
	Code issue			1	\$50	While convenient this door from corridor to kitchen is supposed to stay closed . If there is a fire especially in the kitchen the egress corridor is protected from smoke and or fire. Reinstall door		
	Code issue:			1	\$250	Door hardware and closer missing lower floor, fire stairs exit into elevator lobby and corridor then outside. Reinstall hardware and closer presently a fire will spread quickly.		
	Floor Carpet	3	5	4	\$.75 sq.ft.	Carpet is serviceable and could use cleaning and small repairs.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	671, Floor VCT	1	15		\$2.50 sq.ft.	VCT is in good repair		
	670, Ceramic Tile	1	35			Ceramic Tile is in good repair		
	667, Code Issue:					Various areas have been finished <b>ad hoc</b> and there does not appear to be any ventilation.		
	666, Code Issue:					This space was finished off by others and it does not appear the finishes would meet code, this corridor and exit should have fire rated walls and openings and no flammable materials can be stored in an egress corridor.		

Town of Newport, Building Assessment July 31,2017



	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	664, Exterior Note:	5	2	5	\$750	Remove lichen ,wood finger-jointing has separated due to lack of repair, may be able to sand, putty, prime and Paint.		
	651,Flooring	4	5-10	1	\$500	Correct transition and repair or replace stair tread. Install rubber treads with epoxy at nosing if necessary	 	
	142,General Comment:					Water staining, roof has been patched many times.		



Town of Newport, Building Assessment July 31,2017

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

Structural




	Structural Description: The Police Station occupies a 1-1/2 story commercial building that was formerly a restaurant. The building has a full basement, which is mostly finished space. The original date of construction is circa 1958. The building has an elongated, rectangular footprint, with the east (narrow) end fronting on the Main Street sidewalk and close adjacencies to other Main Street commercial spaces on the north and south sides. The framed floors and flat roof construction are similar at all levels, consisting typically of tongue and groove timber deck supported on dimensional lumber 2x12 floor joists spanning in the east-west direction spanning between structural steel beams, with the beams spaced typically at 10 to 12 feet on centers. The steel beams vary in size but are typically 15” to 18” in depth. With one exception, all of the steel beams clear span the narrow width of the building. Welded moment splices visible in some of the steel beam spans suggest that the steel framing was probably recycled from a previous project.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	204,Load Condition					Floor locally overloaded by records storage.		
	203,Floor Framing					Two consecutive 2x12 floor joists cut for plumbing installation.		








Town of Newport, Building Assessment July 31,2017

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







Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	129,Oil Fill Connections					Recommend to extend to a more accessible location. Currently located in alley way between buildings.		
	126,Exhaust Fan #2  Greenhecksidewall exhaust fan  Model: GW-60-DGEX-QD	3  Fully operations, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Provides exhaust for the evidence room.	 	

Town of Newport, Building Assessment July 31,2017


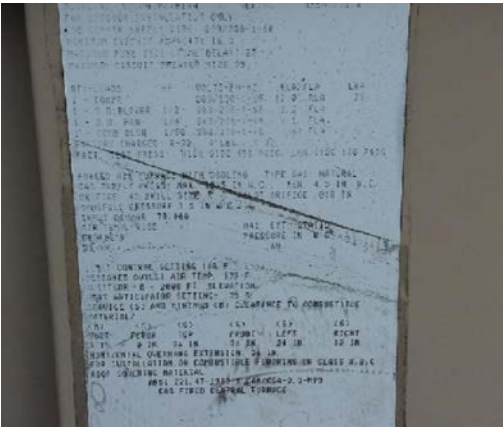



	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	123,1,500 Gallon LP underground fuel tank  Unknown install date					Provides fuel for rooftop heating units.		
	109,PVC Vent through the roof							
	106,Exhaust Fan #3  Greenheck curb mounted exhaust fan  Model: G -70-DGEX-QD	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Provides exhaust for the holding cells.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	107,Exhaust Fan #4  Dayton curb mounted upblast exhaust fan  Model: 4HZ366	2  Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,500	Exhausts bathrooms on first level.		
	105,Exhaust Fan #5  Greenheck curb mounted exhaust fan  Model: G-85-DGFX-QD	3  Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Exhausts the sallyport.		
	118,xhaust Fan #8  Greenheck Roof mounted exhaust fan  Model:G-70-DGEX-QD	3  Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Exhausts second floor bathrooms.		




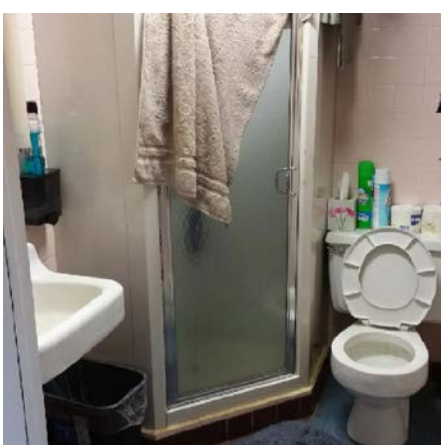


Town of Newport, Building Assessment July 31,2017





	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	112,RTU for 2 <sup>nd</sup> Floor AC	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$7,500	This R-22 refrigerant unit provides air conditioning only for second level.  Name plate has faded which makes it unable to visualize.		
	110,105,000 BTU L.P. Gas fired Lennox roof top unit  Model: TGA060B2DM1	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$8,500	Serves the first level.		
	PVC Plumbing Vent	1 Fully operational, new, recently replaced	20 Years	10				








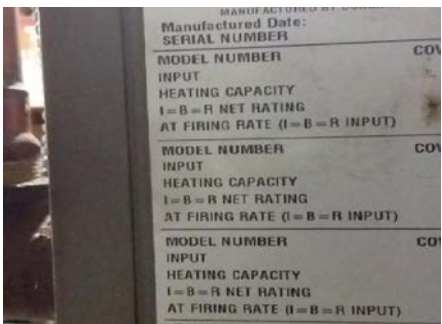
Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	104,Roof-mounted R-22 air conditioning condenser  Condenser was installed 2015 which replaced original.	1  Fully operational, new, recently replaced	15	10	\$5,000	Serves AH-1 which is located above ceiling on the first level.		
	88,Fin Tube	3  Fully operational, 25-50% life expectancy used, periodic problems	10	10	\$150 per foot			
	Bathroom Plumbing	3	10	8	\$1,000 per fixture			

Town of Newport, Building Assessment July 31,2017





	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	Fin Tube	3	10	10	\$150 per foot	Fintube radiation typical throughout building		
	82, Wall-mounted lavatory with single handle faucet, floor mounted tank type toilets, wall mounted urinal and single handle shower faucets are typical of the building.	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000 per fixture			
	81,Counter mounted lavatory	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	Lavatory water and drain piping should have ADA under counter water and drain protection.		
	80,Air Handler AH-1  Carrier 1-1/2 ton air handler with R- 22 DX coil  Air handler was installed in 1997	5 Operational only with constant attention, 100% life expectancy used, failure imminent	2-5 Years	3	\$7,000	Provides air conditioning through above ceiling ductwork to first floor (lobby area is not air conditioned).		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	79,275 Gallon Fuel Tank	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 to 20 Years	10	\$2,000			
	78,Rheem 80 Gallon capacity electric water heater  Model: 81V80D  Unknown install date	4 Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	2 to 5 Years	4	\$2,000	Provides domestic hot water throughout building through two pipe insulated system.  Tank shows signs of wear at top seam.	 	
	77,Lennox 210,000 BTU oil-fired boiler  Model: COWB2-4 - 1.50Z  Boiler was installed in 2010	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$10,000	Provides heating water to fin tube radiation in basement, front lobby and second floor. Boilers atmospherically vented to brick chimney.  Recommend continue annual cleaning.	 	
								



Town of Newport, Building Assessment July 31,2017




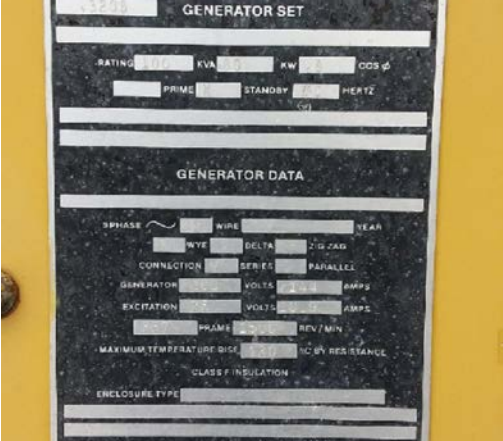
	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	76,Rain leader discharge piping is combination of PVC and cast iron							
	75,1" copper water entrance with remote read meter and RPZ	2	15	10	\$800	Maintained by water dept.	 	
	71,DWV piping is a combination of both PVC and cast iron					Appears to be in good condition.		






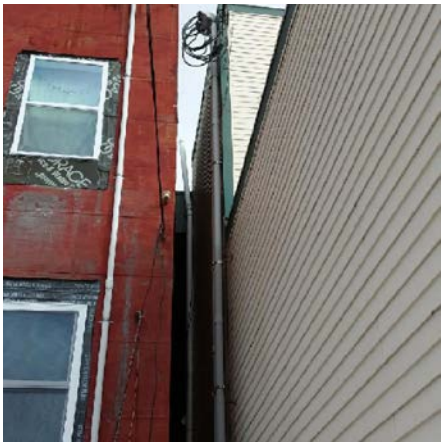
Town of Newport, Building Assessment July 31,2017

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






Electrical

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations			
128,One – 50 KVA pole mounted transformer	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power through overhead service.  Maintained by power supplier.			
127,Pad mounted 100 KVA diesel fired generator	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$50,000	Provides emergency power for the complete building.  Generator is housed under an overhang which allows it to be exposed to snow/rain and salt from driveway plowing.			





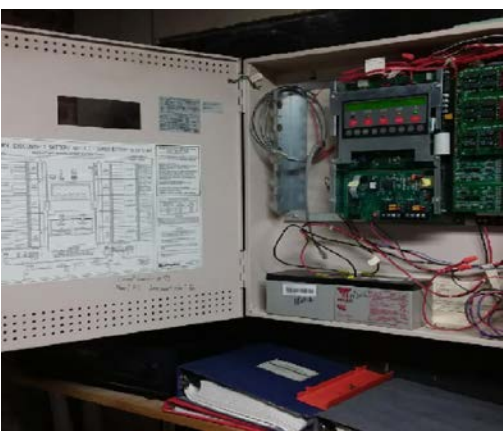
Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
								
	121,Electrical Meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Maintained by power supplier.		
	120,Conduit risers to the electrical meter from overhead service drop	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10				

Town of Newport, Building Assessment July 31,2017




	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	116, Code issue .This is one of two smoke detectors throughout the building	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$250 each	Appears the building has been renovated but not updated with life/safety compliant issues.		
	601,32 watt fluorescent lamp fixtures	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10		Typical throughout the building.		
								

Town of Newport, Building Assessment July 31,2017



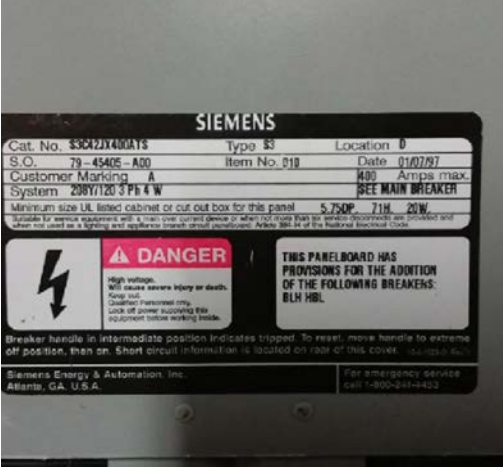


	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	119, Fire Alarm Annuciator	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$3,000			
	Code issue Smoke Detector	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$250 each	It appeared that the Life/Safety devices throughout the building were limited. Two smoke detectors were all that could be found throughout the building.		
	73, FACP Installed in 2013	1 Fully operational, new, recently replaced	15 to 20 Years	10	\$5,000	Dispatches to the first level of this building which is the Central Dispatch Center.		



Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	Telephone/Data	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$3,000			
	70,200 - AMP 120 /240 volt single phase surface mount panel board	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			
	69,Electrical Panelboard P1  125 - AMP 120 / 208 volt 3 phase surface mount panel board	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			

Town of Newport, Building Assessment July 31,2017



	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	68,Electrical Panelboard L1  125 - AMP 120 / 208 volt 3-phase surface mount panel board	2  Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			
	267,Electrical Panelboard MP	2  Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$4,000		 	
	63,Elevator Power Unit	2  Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10			 	

Town of Newport, Building Assessment July 31,2017

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

Site

Concrete pavers at the front side of the building are worn, missing in places and have settled forming a gap along the center of the sidewalk. Curbing has shifted out of vertical in places. Pavements at the rear of the building are in relatively good condition with some transverse cracking along the access to the back lot from Main Street.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
884,Pavement	2	20	3	\$1,000	Replace and reset pavers and curb.		
882,Pavement	2	15	4	\$1,000	Clean cracks and fill with liquid asphalt.	