










Building: Public Works Garage
449 South 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							
	This building was designed and built to house Public Works. Additionally, it serves as bus storage for the school system. There are immediate problems with the roof, rear CMU wall and other overdue maintenance items. If an analysis of space needs was performed; they lack adequate program space and are using every inch they can.						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos



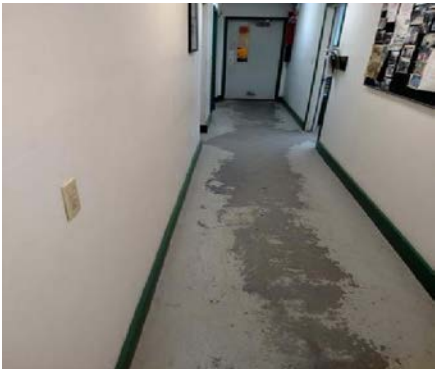

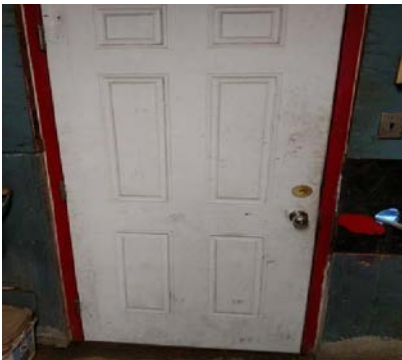
Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	778,Paint Surface	3		8	\$2.50 sq.ft.	While clean, this wall still should be painted.		
	777,Paint Surface	4		8	paint \$2.50 sq.ft. Clean \$1.50 sq.ft. Repair \$1.00 sq.ft.	Paint all painted surfaces, items are degrading and will cost a lot more to replace than paint.		
								
	775Control Joint	5	0	2	\$7.00 lineal foot	All control joints need to be dug out and re-caulked typical.		


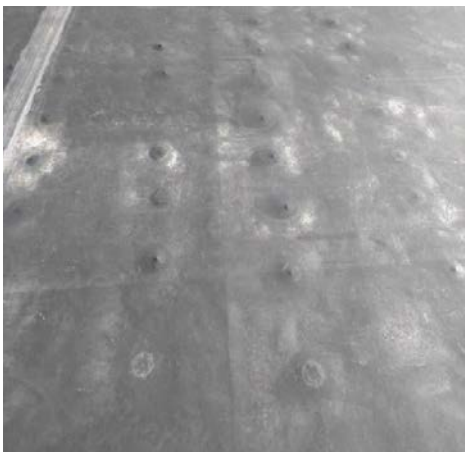



Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	776							
	774, ADA Issues:				\$15k per bathroom	Bathrooms do not meet ADA requirements.		
	406,General Comment:	5	0	5	\$2000	Grade is over wood sills, lower grade to min 6" below siding, wood, etc.		
	404,General Comment:			10		Foundation not insulated, at some point this wall should be insulated anywhere it is heated.		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	403, General Comment:			5	\$4,000 per opening	Busses back out 2x every day; should install overhead doors for drive thru capabilities.		
	402, Roofing	5	0	3		Small roof dormers have no covering, cover with new roofing. Board has rotted and will need to be replaced.		
	401, Flooring	5	0	3	\$2.50 sq.ft.	VCT? Floor cracked needs replacement, other painted floors worn thru to concrete, should be re-painted or VCT added	 	
	400, Door	4	5	3	\$1,500	Back door should have vision window and sturdier door		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	397,Roofing	5	0	1	\$18.00 sq.ft. 19,800 sq.ft. \$356,400	Original tar & gravel replaced with membrane in 1990, poor install, fasteners backing out, last 6' flat and holds water, numerous patches .60 mil membrane, added 2-3 inches of insulation slopes 15" front to back. This roof is 60 mil is usually warranted for 20 years, this roof is 27 years old and should go to the top of the list for roof replacement.		
								
	396,General Comment:			7	\$600	Insulated ceiling and roof but gap from lower ceiling to roof. Close gap		
	395,Door	4	0	3	\$500 /door Paint and weather strip	All overhead doors single pane, no weather strip, no insulation and in need of paint		

Town of Newport, Building Assessment July 31,2017


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





Structural Description: This is a one-story, high bay building with a 20,000 square foot footprint, used for vehicle maintenance, administrative office and vehicle storage uses. The building has a grade-supported floor slab in the maintenance and office areas. The vehicle storage area at the north end of the building has an exposed earth floor (i.e., no slab). There are two wood-framed mezzanines located over the office area in the central portion of the building. One mezzanine is original to the building, the other is a later addition. The original date of construction for this facility is circa 1959. The building footprint is rectangular, measuring approximately 246’ along the front face and 80’ front-to-rear.

The roof structure in the south end maintenance bay is comprised of gravel ballasted roofing over a plywood roof deck, supported on 80’ span, 52” deep Trus-Joist “H” (“TJH”) series trusses spaced at 2’-0” on centers. These trusses bear on a structural steel frame along the east (front) side of the building and upon 2x6 wood stud bearing walls along the west exterior wall. TJH series trusses are a pre-engineered, proprietary component that features tubular steel truss web members. The roof structure over the office area and the north end vehicle storage bays is comprised of a plywood roof deck over 40’ span, prefabricated metal plate connected 2x wood roof trusses. There is a central line of structural steel beams and columns in the office and vehicle storage areas, dividing the 80’ depth of the building into two 40’ bays. The structural steel framing lines along the east exterior wall and on the central spine is in a “cantilever-and-suspended span” configuration, in both cases.




The building has a flat roof, entirely in a single plane, with a very shallow pitch draining downward to the rear (west side) eave line. The exterior walls are of 2x6 wood stud construction with plywood sheathing and a masonry veneer. The east and north sides of the building have a brick veneer, whereas the south and west elevations have a 4” CMU veneer. The top of the perimeter foundation wall is raised above the slab elevation on the north, south and west elevations to provide vehicular impact resistance in those areas. The interior walls that subdivide the three building uses (i.e., maintenance/office/vehicle storage) include diagonal lateral bracing to resist wind loads acting against the long sides of the building. The vehicle maintenance bay features overhead doors on both the east and west elevations. The floor slab in this maintenance area is pitched to trench drains located near the overhead doors. Both mezzanines have very limited headroom. The more recently constructed mezzanine area appears to have been constructed without the involvement of either structural designers or experienced carpenters.


Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		
Control Joint					Control joint needs caulking/ seal-type.	
466, Veneer					Broken, cracked CMU veneer.	

Town of Newport, Building Assessment July 31,2017






	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	Slab on Grade					No slab in bus bays at east end.		
	463,General Comment:					Water, moss on rear CMU wall.		
	462,Foundation					Foundation wall crack.		
	461,Roof					Roof leak, possible truss damage.		
	460,Rigging					Crane rail not on column line.		

Town of Newport, Building Assessment July 31,2017





	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	459,Foundation					Foundation wall crack.		
	458,Floor Framing					Tire mezzanine may not be original.	 	

Mechanical								
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	413,Fintube	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	8	\$150 per ft.	Typical throughout office area.		

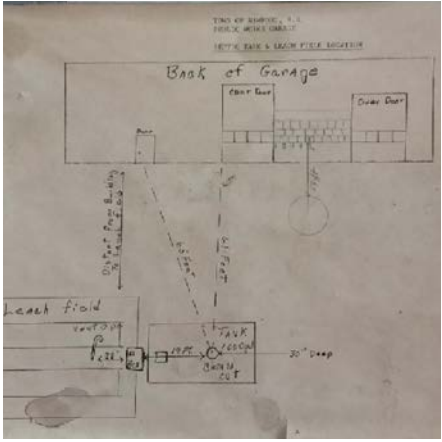



Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	412,235,000 BTU Reznor Model: RA235	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	6	\$7,500	Ceiling hung waste oil burner, heats truck bay only. Recommend annual service.		
	411,Shower, wall mounted urinal with flush valve and wall mounted lavatory with single handle faucet	3 Fully operational, 25-50% life expectancy used, periodic problems	10	10	\$1,000 per fixture			
								



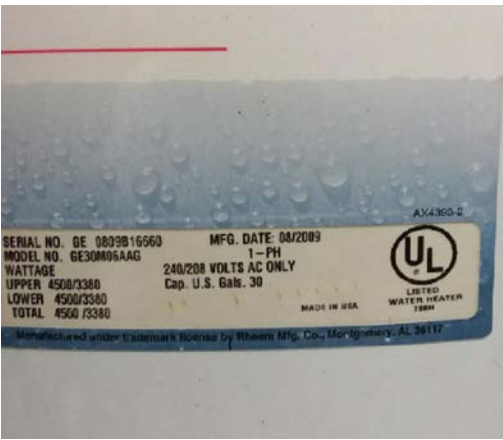


Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	408,Fantech - Inline exhaust fan Unable to locate name plate	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	8	\$1,200	Exhaust bathrooms and breakroom. Fan exhausts to a sidewall vent hood.		
	407,Floor mounted tank type toilet and wall mounted lavatory with single handle faucet.	3 Fully operational, 25-50% life expectancy used, periodic problems	10	8	\$1,000 per fixture			
	388,500 Gallon diesel fuel tank	3 Fully operational, 25-50% life expectancy used, periodic problems	10	8	\$2,500	Provides fuel for generator, not currently in operation, and boiler. Tank is located in an unconditioned building attached to the main building. Tank is installed within a containment enclosure.		




Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	387,1000 Gallon septic tank Unknown date of install					Tank is located approximately 65 feet in back of the garage. Septic tank leaches to an unknown leaching field location. Recommend getting tank inspected.		
	386,Well Cap	3	20	10	\$5,000-10,000	600 to 800 Foot drilled well. Well cap is approximately 75 feet away from building. Pressure tank is located on the mezzanine	 	
	385,Trench drain Unknown date of install					Trench drain is piped to 1000 Gallon underground tank. Tank is pumped annually. The tank appears to be buried on property but no location is confirmed.		

Town of Newport, Building Assessment July 31,2017

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	383, TACO inline Circulation pump Installed in 2010	2 Fully operational, 0-25% life expectancy, no issues, no concerns	15 Years	8	\$2,500	Supplies heating hot water to heating terminals.		
	382, 30 Gallon Electric water heater GE Model : GE30M06AA6 Installed 2010	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	6	\$2,000	Water heater provides domestic hot water throughout building.	 	
	378,780,000 BTU oil fired sectional boiler Burnham model: P4 505 Installed in 1980	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	2 to 5 Years	3	\$12,000	Provides heating water for building. Boiler is atmospherically vented through roof. It appears unit has been maintained but has reached its life expectancy.	 	






Town of Newport, Building Assessment July 31,2017

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	375,Ceiling hung fan powered hot water unit heater	5 Operational only with constant attention, 100% life expectancy used, failure imminent	1 to 3 Years	2	\$2,500 each unit	Only one of the four unit heaters is in operation, Parts are no longer available. All four units need to be replaced.		
	374,Sidewall Prop fan	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	8	\$3,500	Exhausts truck bay garage. Fan is operated by on/off toggle switch.		
	385,Trench drain is piped to 1000 Gallon underground tank					Tank is pumped annually.		





Town of Newport, Building Assessment July 31,2017

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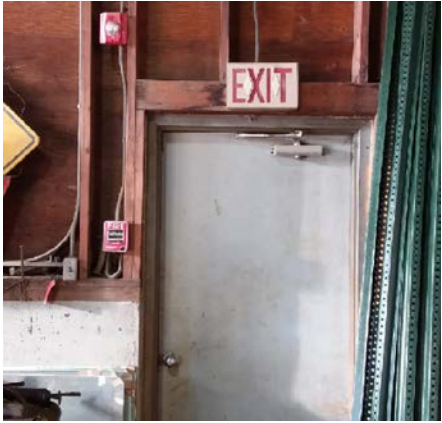





Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	416,Fire alarm annunciator panel. Fire alarm system was installed in 2013	1 Fully operational, new, recently replaced	25 Years	10	\$3,000			
	410,Three - 15 KVA pole mount transformers	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provide power to building through underground service. Maintained by power supplier.		
	409,Electrical Meters	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Unable to determine why there are two electrical meters. The meter on the right is directly piped to the current, although not in operation, generator. The other meter is piped to the MDP. Maintained by power supplier.		

Town of Newport, Building Assessment July 31,2017



	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	389,Fire Alarm	1 Fully operational, new, recently replaced	25 Years	10	\$8,000	FACP. Fire alarm system was installed in 2013.		
	384,Generator switchgear	5 Operational only with constant attention, 100% life expectancy used, failure imminent	1 to 2 Years	2		Currently not in operation. Will need to be interlocked with new generator, if applicable or replaced.	 	
	377,Diesel Generator	5 Operational only with constant attention, 100% life expectancy used, failure imminent	1 to 2 Years	2		Currently not in operation. Installation of new generator is in negotiations.		

Town of Newport, Building Assessment July 31,2017

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	376,Exit signs, horn strobe light and pull stations typical at all exits.	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$600 each	All appear to be in working order. Some fixtures are in unconditioned areas.		
	373,400 - AMP 120/ 208 Volt 3-phase surface mount panel board	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$4,000			
	372,100 - AMP 120 /208 Volt 3-phase surface mount panel board.	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000	Panelboard is fed from 100 - AMP breaker in main distribution panel.		
	368, Lighting fixtures are a mix of fluorescent, incandescent and HP sodium	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$500 eachxs			

Town of Newport, Building Assessment July 31,2017

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Site								
	This site is unpaved except for an asphalt paved entrance to the site, and an asphalt paved area approximately 150 ft by 30 ft (length x width) at the front side of the building. The entrance to the site evidenced potholes previously filled with asphalt binder, cracking and aggregate polishing. Pavement at building front appeared in relatively good condition. Other areas around the building were unpaved, the surface material appeared to be a fine gravelly silty sand, consistent with other unpaved areas in town.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	879,Gravel			9	50,000 sq.ft	Typical gravel around the rest of the building. Fine gravelly silty sand Could use additional gravel that is processed graded gravel.		
	878,Pavement	5	2	3	\$2,500	Pavement at entry to site. The previous patches at the entrance should be cut out (use carbide saw to make square cuts, remove the old pavement and gravel to the subgrade and replace with a full depth asphalt patch to match the elevations in the adjacent cut areas		
	877, Pavement	5	2	3	\$2.80 sq.ft 4,000 sq.ft. Overlay \$11,200 \$7.17 8000 sq.ft. Full box \$57,360	Small paved apron in front of doors. The asphalt pad in front of the building should have any cracks cleaned and filled with liquid asphalt and fine aggregate. The area then may be given a shim coat of wearing surface to even out any settled areas.	