









Building: Recreation Building
65 Belknap Ave.
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						
	A well-built former armory building that contains classic proportions and nice details. A sloped roll roof was added to the leaking flat roofs which have alleviated leaking and were an inexpensive fix. Previous bond vote for a new recreation building failed; at some point either a new building should be constructed or a regular schedule of money and repairs needs to occur. The grand windows will continue to deteriorate without maintenance.					
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations
						Photos





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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	765,Exterior Note:	4	2	4	\$5.00 sq.ft	Install vinyl ceiling.		
	759,General Comment:					At a minimum, tighten up insulation system. Best course would be to replace It.		
	Floor Carpet	5	1	1	\$3.00 sq.ft.	Carpet is tired and should be replaced.		
	757,Code Issue:					While ADA rails have been added, this bathroom does not meet ADA requirements.		
	428,Code Issue:					No ADA access without going outside and around. No access to lower floors and even exercise area has step from basketball court level		


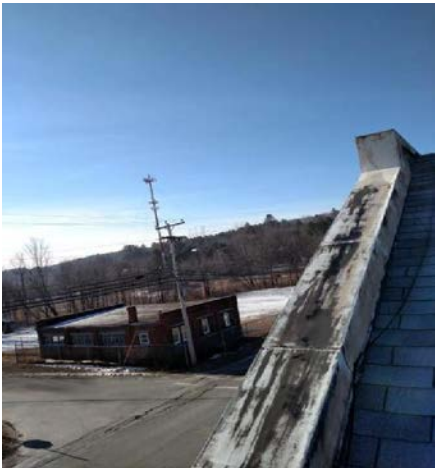



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	758,Exterior Note: Code Issue:	4	3	4	\$3.50 sq.ft	Suggest wood planks be painted with 'Rescue It' by Olympic and general painting of handrail and walls. Handrail does not meet code		
	392,Wood floor	4	3	3	\$5.00 sq.ft	Floor in good shape, many coats of poly is chipping in places. Should be sanded down and a program to scrim a coat away and add a coat every year		
	390,ADA					Basement exercise room. No ada access		
	772,Exterior Note:	1	3	4	\$150	Correct vent.		









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	771,Exterior Note:	3	10	4	labor	Secure roofing.		
	769,Exterior Note:	4	4	4	\$ 2.50 sq.ft	Paint all wood surfaces or cover in aluminum/vinyl.		
	768,Exterior Note:	4	5	5	\$ 18/sq.ft	Budget for re-roof of this shed.		
	Exterior Note:	1	9	9	\$ 18/sq.ft	Roll roofing Should install rubber roofing		

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	766,Exterior Note:	2	15	10	\$7.00 sq.ft	Asphalt shingle		
	767,Exterior Note:	5	2	2	\$ 2.50 sq.ft	Re-coat flashing.		
	764, Exterior Note:	5	0	1	\$20.00 sq.ft. Storms \$50-60 sq.ft. windows	Windows are single pane and in poor condition. Minimum work should be to add storm windows, best would be to restore windows and then add storms. Maintenance work will be less expensive than replacement.	 	
	763,Exterior Note:	5	0	1	\$5-10 sq.ft.	Re-point all brick sills.		



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	762, Exterior note	5	0	2	\$4,000	Repair or replace these doors. If replaced they should mimic the original style and trim.		
	761, Exterior Note:	5	0	1	\$5,500	Repair trim with synthetic concrete repair.		
	Exterior note	4	3	2	\$ 2.50 sq.ft	Paint all doors, repair frames as necessary		
	760, Exterior Brick	4	50	4	\$5-10 sq.ft.	Overall in good condition with the exception of re-pointing and some Spalling.		



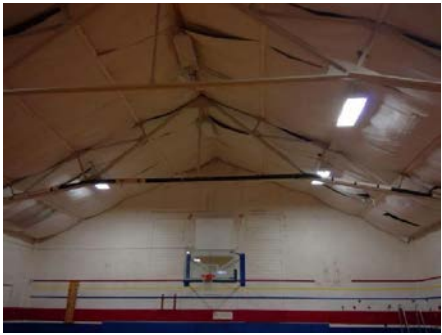


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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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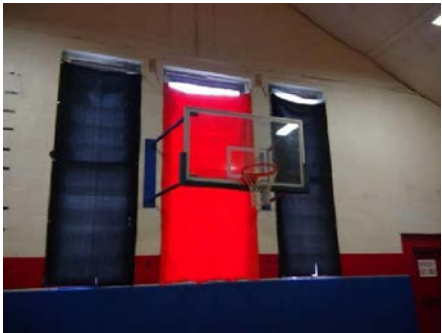
Structural

	This building, originally constructed in 1939, was originally built as a drill hall. It has now been converted to recreational use. The building is comprised of a central, high bay gymnasium, flanked on either side by lower side wings that contain various support spaces. The building has a gable roof comprised of a wood roof deck, wood rafters and purlins supported on 50’ clear span structural steel roof trusses comprised primarily of angle sections. The trusses are exposed to view in the gymnasium, whereas the wood roof components are concealed by insulation and vapor barriers. The gym flooring is installed over a grade-supported concrete slab and is depressed relative to the floor elevation in the side wings on either side of the gym. The exterior walls of the building are load-bearing and are comprised of a 4” exterior brick and 8” concrete masonry. The sidewalls of the gymnasium are also load-bearing 8” concrete masonry construction. The gym is flanked on both sides by low wings that are utilized for office, storage and other recreational purposes. The side wings have wood framed floors consisting of dimensional lumber joists and wood board structural decking. Originally, the side wings had flat roofs, however the roofs were later overframed with low pitch shed roofs, pitched away from the gymnasium. The side wings include some limited basement spaces beneath the main floors, including a boiler room, an old coal bin, and a safe.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	Old Armory Vault (information only)							
	434, Roof					Original flat roof has been overframed with a shed roof. Flat roof overframed recently with shed roof (information only).		
	429, Canopy					Canopy column inadequately supported on building foundation.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
						Canopy column inadequately supported on building foundation.		
	305, floor					Plaster fireproofing hole, boiler room. 2x12 @ 16 (information only).		
	303, truss					Steel scissor trusses across center gym. Secondary framing between trusses is concealed by insulation. (information only)		
	302, Backboard					Backboard attachment to building endwall is inadequate and jeopardizes endwall.	 	





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	301,Bearing Wall					Crack in masonry pilaster.		
	299, Rigging					Backboard attachment to endwall is inadequate (particularly cabling) and jeopardizes stability of endwall.	 	
								





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Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	509,Fire Hydrant					Located at the southwest corner of the building.		
	489,Ceiling hung fan powered steam unit heater Make: Modine	4 Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$2,500	This is one of four units which heat the gym. Some units have been damaged by balls thrown at them.		
	506,Fuel tank fill pipes	3	19	10	\$2,000	Recommend installing bollards to protect from potential vehicle damage		




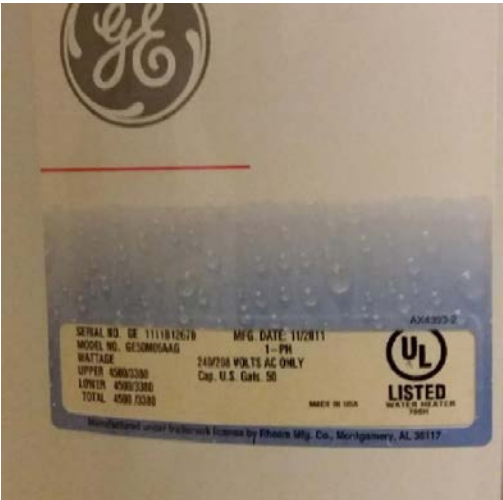
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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	502,Floor mount tank type toilet, wall mount lavatory with single handle faucet	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000 per fixture			
	501,Double bowl S/S countertop sink with dual handle faucet	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000 per fixture			
	499, Cast iron drain piping					No longer in use from locker room above. Pipes may be removed.		



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	497,Wall mount Honeywell thermostat	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$150	This one thermostat controls heat throughout entire building.		
	496, Wall mount steel pipe radiation under each window typical	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,800 each	Recommend annual inspection.		
	494,Two head shower, single valve faucet	5	0		\$1,000 each	Showers are no longer in use.	 	

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	488,4 inch cast iron Sewer discharge	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$200 per foot	Discharges to town sewer. Drain piping is exposed in the lower level.		
	486,Two - 275 Gallon fuel tanks	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Provide fuel for heating plant. Tanks are currently installed without containment methods in place.		
	485,GE Model: GE50M06AAG 50 Gallon Electric water heater Installed 11/27/2011	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Provides domestic hot water to the lavatories.	 	




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	484,WEIL McLain Model #878 886,000 BTU oil fired boiler	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$10,000	Boiler is atmospherically vented to chimney. Generates steam for wall mounted radiation and ceiling hung unit heaters throughout building. Unknown install date.		




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Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	508,Pole mounted exterior lighting around perimeter of building	3 Fully operational, 25-50% life expectancy used, periodic problems	10 years	10	\$200			
	505,Wall mount electrical meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	Maintained by power supplier.		
	504,One - 15 KVA pole mount transformer	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power to building through overhead service. Maintained by power supplier.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	503,Typical receptacles	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$300 each			
	500, 100 - AMP Panel board Unlabeled, no directory	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$1,000	Open Spaces. Panel board unlockable and unsafe. Recommend inspection and make safe as the public utilizes this building.		
	498,Surface mounted Sub panel	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	Feeds office and soda machine. No identification nameplate installed on panelboard.		

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	493,T8 32 Watt 3 lamp fluorescent fixtures typical	3 Fully operational, 25-50% life expectancy used, periodic problems	10 years	10	\$500 each			
	487, 120/240-volt single phase 200 – AMP surface mount panelboard	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			

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Site								
	This building has an asphalt paved sidewalk at the front and west sides of the building, otherwise the building is surrounded by an unpaved parking area consisting of a fine gravel and silty sand material consistent with other municipal sites examined. Sidewalks had some cracking and uneven settlements likely due to age and inadequate/failed base course gravels.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	Gravel	3	25	7	9,800 sq.ft	Unpaved areas could simply be re-graded and fresh gravel applied to re-level depressed areas		
	870,Pavement	5	4	3	1,080 sq.ft. PF \$7.17 sq.ft. \$7,743	Pavement and failed base course gravels from the sidewalk areas could be removed and replaced with new gravel base, pavement (asphalt or concrete) and new curbing	