

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



Building: Town Hall
20 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

Another great building in the town. This one also brick construction that was a former school. Great proportions with some upgrades over the years. The building could use an elevator to allow access to all floors and eliminate the maintenance prone exterior ramp. At some point, a central air system utilizing heat pumps should be budgeted. This will provide more consistent A/C and the benefit of the most efficient heat source down to 0 degrees outside air. A schedule should be developed to replace windows and make sure they are the same size as the existing. Finishes in general need to be scheduled for replacement particularly first floor.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
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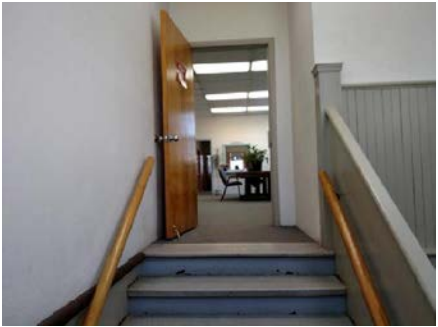
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	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	715,Paint Surface	4	4	3	\$10,000	In general, all wood surfaces need to be scraped, sanded, primed and painted. An alternate would be to wrap flat surfaces in vinyl or white aluminum.		
	714, Window Single Pane	4	10+	8	\$1,200 per opening	Windows in general are original with aluminum storms. Windows should be periodically painted and puttied as well as tightened up to minimize air infiltration. A few windows have been replaced in the basement level; the muntins do not match the rest of the building. Any window replacement should approximate the muntin and original size of window with care to keep/match the trim to brick.		
	713,Brick	5	25+	2	Repoint \$5-10 sq.ft. Clean \$1.50 sq.ft	Brick exterior is in good condition, could use a cleaning and a few areas in close proximity to ground/splashing need re-pointing.		

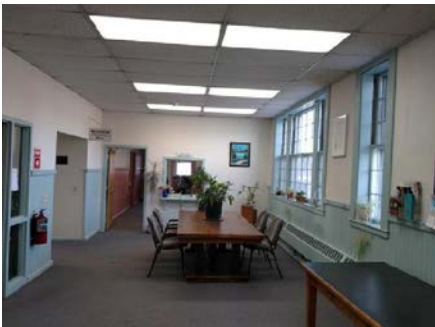
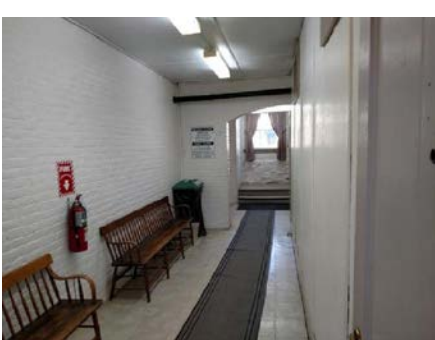
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	712, Asphalt Shingle	2	0	4	\$ 7.00 sq.ft. \$55,734	Installed in 1989 - while not leaking, it is at the end of its life and should be replaced.		
	721,Fire Escape	4		4	\$5,000	Clean rust and paint with industrial epoxy paint		
	711,ADA Issues:				\$250,000	While a ramp is provided for the first floor (not compliant with ADA), no ADA access is provided for the basement (main entrance for many) or second floor which contains offices and the selectmen's meeting room.		

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	710, Exterior Note:	5	0	2	\$25,000	HC ramp is in poor condition, rails are rusted, concrete has spalled and paint has peeled. I would suggest a comparison between repair costs and a lift be evaluated, or combine with elevator for entire building		
								
	726,General Comment:					Suggest a central A/C system be installed which will be more efficient than window units and can contribute heat more effectively than oil heat.		
	724, Code Issue:			1	\$1,500	Fire stair door should not be left propped open. If this is desired an electric hold open should be installed tied into the fire alarm.		

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	723,Floor VCT	2	10	9	\$1.00 sq.ft	Could use a strip and wax.		
	722,Floor Carpet	4	2	3	\$3.00 sq.ft.	Carpet has wrinkles and should be replaced.		
	Floor Carpet	5	0	1	\$3.00 sq.ft.	Replace in kind or remove as this is a safety hazard.		
	720,Floor VCT	5	3	4	\$3.00 sq.ft.	Floor should be replaced, suggest wall to wall matting to control dirt.	 	

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	719,Acoustic	4	10	8	\$ 3.00 sq.ft.	With the exception of the front lobby, ceiling tiles are tired and should be replaced.		
	718,Floor Carpet	4	2	3	\$3.00 sq.ft.	Carpet has ripples and should be replaced.		
	717,Floor VCT	4	4	8	\$4.00 sq.ft.	VCT should be replaced.		
	716,Floor Carpet	2	10	10	\$3.00 sq.ft.	Generally in good repair.		

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Structural

Structural Description: The Town Office building is a three story, including the finished basement space that is at grade (i.e., walkout condition) on the south side of the building. The estimated date of construction is circa 1900. The building is rectangular in plan, with a hip roof that features two large masonry chimneys/air shafts. The exterior walls are of wood stud construction, with a brick masonry exterior veneer. Interior load-bearing walls are predominately of wood stud construction, with some use of masonry bearing walls and cast iron columns at the basement level. The framed floors are comprised of wood floor boards on dimensional lumber joists, with 2x8 joists used at the main floor and 2x12 joists used for the second floor (and also for the attic floor). The first floor framing also includes 6x10 interior timber beams, supported in part by the 5” diameter cast iron columns at the basement level.

The floor joists at all levels span in the east-west direction. The roof structure is exposed to view in the unfinished attic, which is accessible via a second floor ceiling hatch, using a ladder. The roof framing is comprised of 1” board roof deck, 2x12 rafters and a line of heavy timber purlins and posts located halfway up the roof slope, between the eave line and the ridge. The public lobby areas of the building, including the service window areas, have been modified by past renovation projects. There is a concrete handicap-accessible ramp at the east end of the building and two wood frame “doghouse” entry canopies on the south (rear) elevation. The south elevation also features an iron fire escape and a series of at-grade asphalt-paved concrete curbs that are intended to direct runoff away from the building foundation.

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Rafters					Roof Rafters: 2x12 @ 20” on center, in a two-span condition over purlins. Rafters are large, but purlins are undersized, poorly supported and lap spliced at inappropriate locations.	
189, Purlin					Roof Purlin - inadequate support.	
Purlin					Roof Purlin - inadequate size for the span, ineffective bolted lap splice - missing supports.	

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	191, Purlin					Roof Purlin - inadequate size, ineffective bolted lap splice.		
	Floor Framing					Second floor and attic floor framing: 2X12.75 @ 12" on center, wood board floor deck. (information only- no issues)		
	Floor Framing					Typical First Floor Framing: 2x8 @ 12" on center, wood stud bearing walls flanking interior brick masonry shafts, carrying beams 6x10 in three span condition over 5" pipe columns. Wood board floor deck. (information only - no issues).		
	186,Post	5	0	2	\$750	Post beneath access ramp is rotted.	 	

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	185,Post	5	0	2	\$750	Corner post on "doghouse" entry is rotted.		
								
	184,Foundation					Concrete/Asphalt wash at grade level is broken into pieces.		

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Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	225,10,000 Gallon buried tank Installed in 1994	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 & Per state DES	10	\$15,000	Provides fuel oil for the town office building, opera house and the fire department. Tank should be inspected at the 25 year mark.		
	144,1 inch copper entrance with remote read meter and PRV valve	3 Fully operational, 25-50% of life expectancy used, periodic problems	10	8		Maintained by water dept.		
	27, Wall mounted water bubbler	3 Fully operational, 25-50% of life expectancy used, periodic problems	10 Years	10	\$2,500	Not ADA compliant.		

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	24, 4" Sewer Discharge	3 Fully operational, 25-50% life expectancy used, periodic problems	10	8	\$200 per foot	4 inch cast iron pipe through slab to town sewer . Drain waste and vent piping consists of a mixture of PVC and cast iron.		
	23, Two- TACO inline Pumps	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,500 each \$5,000	Circulates heating water through a 2 pipe monoflo system throughout the building.		
	21,Pad mounted 633,000 BTU oil-fired boiler	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	8	\$15,000	Supplies heating hot water to fintube radiation throughout building. Boiler is atmospherically vented to chimney.	 	

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Electrical

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	224,Three – 25 KVA pole mounted transformers	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Feed underground service to building. Maintained by power supplier.		
	11,50 KW diesel generator Make: Onan Model: 50DGCA Serial: B970634811. Unknown install date	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$32,500	Provides power to the town office building, fire department and Opera House. Transfer switch gear for all buildings powered by this generator is located in the town office basement.		
	594, Security System	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$5,000	Building security system is installed with Panic buttons and is dispatched to local Dispatch Center.		

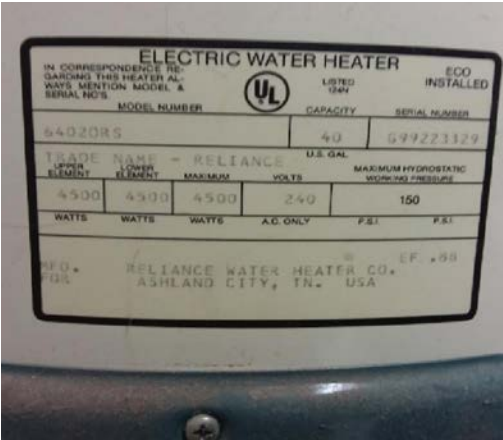
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	17,Panel A	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			
	31,Electric Panelboard A1	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Flush mounted panel board. Unable to determine voltage and amperage.		
	34,Electric Panelboard A2	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			

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	22,Electric Panelboard B 220 Volt	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			
	30,Electric Panelboard B1	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Flush mounted panel board. Unable to determine voltage and amperage. Panel board is located in a restricted access area. Recommend easier access.		
	35, Electric Panelboard B2	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000			

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	26,Electric Panelboard C	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,000	Surface mount panel board. Unable to determine amperage and voltage.		
	33, GE 2.5 Gallon capacity Electric water heater Installed in 2011	1 Fully operational, new, recently replaced	20 Years	10	\$1,000	Provides domestic hot water for this lavatory only.		
	32, Reliance 40 Gallon capacity Electric water heater Unknown install date	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$2,500	Provides domestic hot water for lower level, first level and one bathroom on second level. Provides domestic hot water to fixtures through a uninsulated 2 pipe system.	 	

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	28,Fan Coil Unit	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2,500 each	Floor mounted fan coil unit provides heat to entryway, typical of 2.		
	20,MDP - 120 / 208 Volts 600 - AMP 2 phase main distribution panel	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$6,000	Provides power to panel boards in the town office building, Courthouse and the fire station. This panel provides power through a 70 – AMP circuit to slab heater for the handicap ramp which is no longer in service.		
	19,400 - AMP circuit breaker for courthouse	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000		 	

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	15,Electric Meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$4,000	Meter powers for the courthouse restaurant and museum. Maintained by power supplier.		
	16,Generator Switchgear	1 Fully operational, new, recently replaced	25 Years	10	\$2,000	This switchgear serves town office, opera house and the fire department.		
	18Electric Meters	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	One meter is for the courthouse and the other meter is for the town office building. Maintained by power supplier.		
	14,FACP System was installed in 2013	1 Fully operational, new, recently replaced	25 Years	10	\$4,000	Alarm activations alert to a Dispatch Center.	 	

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Site								
	Concrete ADA ramp is deteriorated and needs repair in all surfaces and metal railings. Parking area is shared by current Town Hall, Opera House and Museum/Restaurant.							
	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.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	Pavement	5	3	3	\$7.00 sq.ft. 24,000 sq.ft \$168,000	Cracking and deteriorating parking, remove old asphalt, install correct base and new asphalt.		