



TOWN OF  
**NEWMARKET**  
NEW HAMPSHIRE

**TOWN OF NEWMARKET, NH  
FACILITIES MASTER PLAN  
REQUEST FOR PROPOSALS  
(RFP#2022-002)**

Town of Newmarket, New Hampshire  
Facilities Master Plan  
Request for Proposals (RFP #2022-002)

The Town of Newmarket is soliciting proposals from experienced, qualified professional architectural, engineering and planning firms to perform a space needs analysis and develop a facilities master plan for the Town of Newmarket's municipal facilities and operations. The Town is interested in receiving proposals from multi-disciplined firms or joint ventures that can provide a comprehensive plan for both short and long-term planning. The selected firm is expected to have the capabilities for evaluating complex interrelationships among programmatic spaces which support Newmarket's operation and delivery of exceptional public service to the community. Proposals will be received at the Town Managers Office, 186 Main Street Newmarket, NH 03857, until 10:00am, Wednesday, November 02, 2022.

The Request for Proposals may be obtained from the Town Manager's Office, at the above address or on the Town's website at [newmarketnh.gov/procurement](http://newmarketnh.gov/procurement).

The Town of Newmarket reserves the right to accept or reject any and all proposals or parts of proposals, to waive minor informalities and to make an award or cancel this RFP if it is in the Town's best interest to do so.

## **INTRODUCTION**

As part of a full-service municipal operation, the Town of Newmarket has multiple municipal facilities and departments serving the community. Over the years the Town has performed facility condition studies, major capital improvements/upgrades and developed plans for individual department expansions. A Town Facilities Survey, dated March 2018, provides a basic summary/assessment of existing conditions at many of the facilities included in this RFP. The summary report from that survey is included in this RFP as Attachment B. Other studies, reports and plans on record for the Town's municipal facilities can be made available to the selected firm prior to project kick-off. The Town is now looking to build on past work and develop a comprehensive master plan for municipal facilities and operations. The plan will focus on the preservation and potential redevelopment of current facilities as well as the identification of new facilities to establish a framework for the Town's municipal facilities needs over the next decade and beyond.

The planning process will be inclusive with broad-based input from department managers, staff, and officials. A representative of the Town will meet regularly to guide the process so that the plan will be completed and submitted to the Town Council for budget considerations in Summer 2023.

The selected firm is expected to have the capabilities for evaluating complex interrelationships among programmatic spaces which support Newmarket's operation and delivery of exceptional public service to the community. Experience in Public Safety environments, building codes and design requirements specific to New Hampshire Police, Fire and EMS facilities and municipal services and operations is required.

The Town Departments included in this RFP: Administration, Police, Fire/Rescue, DPW/Engineering, Community Development, Finance and Personnel, IT, Recreation, Assessing, SAU 31, Newmarket Community Television, Environmental Services and Town Clerk – Tax Collector.

The Town has renovated or upgraded some municipal facilities, such as the Wastewater Treatment Facility, in recent years. While such facilities do not need to be assessed or analyzed in great detail they should be noted and incorporated in the Facilities Master Plan. The Town will work closely with the selected firm to ensure that all municipal facilities are documented and incorporated in the plan. The Town's municipal facilities to be assessed/analyzed as part of this RFP include:

- Newmarket Town Hall – 186 Main Street – this will include the top level, which is owned by School Administrative Unit 31, the Newmarket School District.
- Newmarket Public Works/Fire Department – 4 Young Lane.
- Police Department – 70 Exeter Street
- Newmarket Community Center – 1 Terrace Drive.
- Sunrise – Sunset Senior Center – 2 Terrace Drive.
- Public Library – 1 Elm St.
- Historical Fire House – 172 Main Street
- Beech Street Community Building – 10 Beech Street Extension.
- Former Water Treatment Facility – 54 & 56 Packers Falls Road.

## **SCOPE OF WORK**

The Master Plan will encompass a time horizon of at least 10 years with a longer look at items such as staffing projections if necessary.

The Facilities Master Plan must achieve the following objectives:

- 1) Space Needs Analysis/Programming. Evaluate current locations and their proximity to other departments and town functions, parking needs, operations, future staffing, and growth expectations for the next 10-20 years. Provide a report of anticipated staffing levels with existing positions and estimated positions in 5-, 10- and 20-year increments by Department and/or area of service.
  - a) Utilize existing facility conditions/deficiencies reports and plans, hours of operations, service area, age of facility, document and archive storage, structural issues, ADA compliance, size (sq.ft.), number of staff, equipment, restrooms, utility costs and parking requirements.
  - b) Future Facility Needs; Identify shared space potential, workspace, storage, meeting rooms, sustainable buildings, and energy reductions, IT and Computer equipment.
  - c) Evaluate the physical location of all Town facilities and departments with regard to their current and potential best use and recommend options for relocation if necessary. Of critical importance is Town Hall. The Town currently shares the space with the Newmarket School District. Both entities are beginning to run out of functional space and this effort will need to look at the possibility of either relocating departments or constructing an addition to the facility. Also, the front parking lot is not owned by the Town, but the Archdioceses of Manchester, who allows the Town to use it.
- 2) Evaluate Existing Conditions at each facility to identify major renovation needs and/or system upgrades to meet current public safety requirements and building codes. Information from previous surveys/studies can be used as a starting point for this task.
- 3) Evaluate Safety and Security needs while providing efficient working space in a customer service friendly environment.
- 4) Evaluate potential for lease space or other options for existing Town facilities including re-use potential.
- 5) Evaluate feasibility and provide cost analysis and benefit/cost analysis for the recommendations.
- 6) Phasing/implementation plan with consideration for maintaining current operations and limiting interruptions in services provided.
- 7) Develop a public outreach campaign to assist Town staff in raising awareness about the Facilities Master Plan and the need for facility upgrades. Attend necessary meetings, develop educational materials, prepare a final report, and present report findings and recommendations to Town Council.

## **MANDATORY PRE-PROPOSAL MEETING**

A mandatory pre-proposal meeting will be held at 10:00am on Wednesday, October 12, 2022 at Town Hall. There will be no walkthroughs of the municipal facilities, however, interested firms are encouraged to visit the facilities included in this RFP prior to the pre-proposal meeting.

## **QUESTIONS, ADDENDUM, OR MODIFICATIONS**

Questions concerning this RFP must be submitted in writing to Steve Fournier, Town Manager, at [SFournier@newmarketnh.gov](mailto:SFournier@newmarketnh.gov). Questions must be received by 12:00pm on Wednesday, October 19, 2022 to be considered. Written responses will be posted on the Town's website at [newmarketnh.gov\procurement](http://newmarketnh.gov/procurement) by Addendum by 12:00pm, Friday, October 21, 2022.

If any changes are made to this RFP, an Addendum will be posted on the Town's website. It is the sole responsibility of the interested firm to ascertain the existence of any addenda and/or modifications issued by the Town. The Town accepts no liability for and will provide no accommodations to firms that fail to check for addendums and/or modifications to this RFP and subsequently submit an inadequate or incorrect proposal.

## **PROPOSAL SUBMISSION REQUIREMENTS**

Proposals will be received until 10:00am on Wednesday, November 02, 2022, at the following address:

Newmarket Town Manager  
Town Hall  
186 Main Street Newmarket, NH 03110  
ATTN: RFP #2022-002 Facilities Master Plan

Proposals submitted after the appointed time and date will not be considered.

Submission shall include 1 printed hard copy and one digital copy (in PDF format on a portable USB flash drive). All technical proposals shall include, at a minimum, the following information:

### *MINIMUM QUALIFICATIONS*

- The firm shall employ professional engineers and/or architects, licensed in the State of New Hampshire, and who have at least fifteen years of experience in performing facility studies and/or developing master plans, engineering or architectural design services, permitting assistance, and cost/benefit analysis for renovation or construction of municipal buildings/facilities.
- The firm shall have completed or been involved in at least five projects of a similar nature for municipal buildings/facilities.
- The firm shall comply with all applicable federal, state and local laws and regulations and must not be debarred from State or Federal projects.

### *GENERAL INFORMATION*

- Name of firm.
- Address of firm.

- Name of contact person.
- Names and addresses of all partners, officers, and directors and any other person with an ownership interest greater than 5%.
- Names of any Town officials or employees who are related to any of the partners, officials or directors of the firm or have any ownership interest in the firm.
- Names and resumes of personnel who may be assigned to work on the project including any registrations and certifications.
- A list of recent projects including names, location, cost for services, date, name of owner, name, and phone number of owner's representative for which services were provided during the last five years. Identify projects as completed or underway and note if any were in New Hampshire and/or New England.
- If a joint venture proposal, provide the information for all parties to the joint venture.
- Insurance Certificates.
- A brief description of the general skills of the firm, and any specific skills to be brought to this proposal.

#### *PROJECT APPROACH*

- Provide a reasonable phase breakdown and approach to this project. Please indicate if the work will be done in-house or by sub-consultant(s). If portions of the work will be completed by sub-consultants, please indicate which portions and include sub-consultant information.
- Provide a schedule based on the approach above, with corresponding phases/tasks. Please note that final deliverables must be completed by June 30, 2023.

#### *FEE PROPOSAL*

- Provide a fee schedule/ hourly rates for all personnel/positions who may be assigned to work on this project. Also include any travel time rates.
- Proposal corrections, modifications, or withdrawals may be submitted until the proposal deadline; any such shall be delivered to the Town Manager as indicated above.

#### **EVALUATION AND SELECTION**

To be considered for selection, firms must be responsive to the requested information set forth in the Request for Proposals. Proposing firms will be evaluated and rated based on the qualifications and experience presented in their proposal. The Town may choose to interview selected proposing firms as a factor in determining an overall rating and selection. The Town may also choose to accept multiple firms and/or split services as it deems necessary.

The Town of Newmarket reserves the right to accept or reject any and all proposals or parts of proposals, to waive minor informalities and to make an award or cancel this RFP if it is in the Town's best interest to do so.

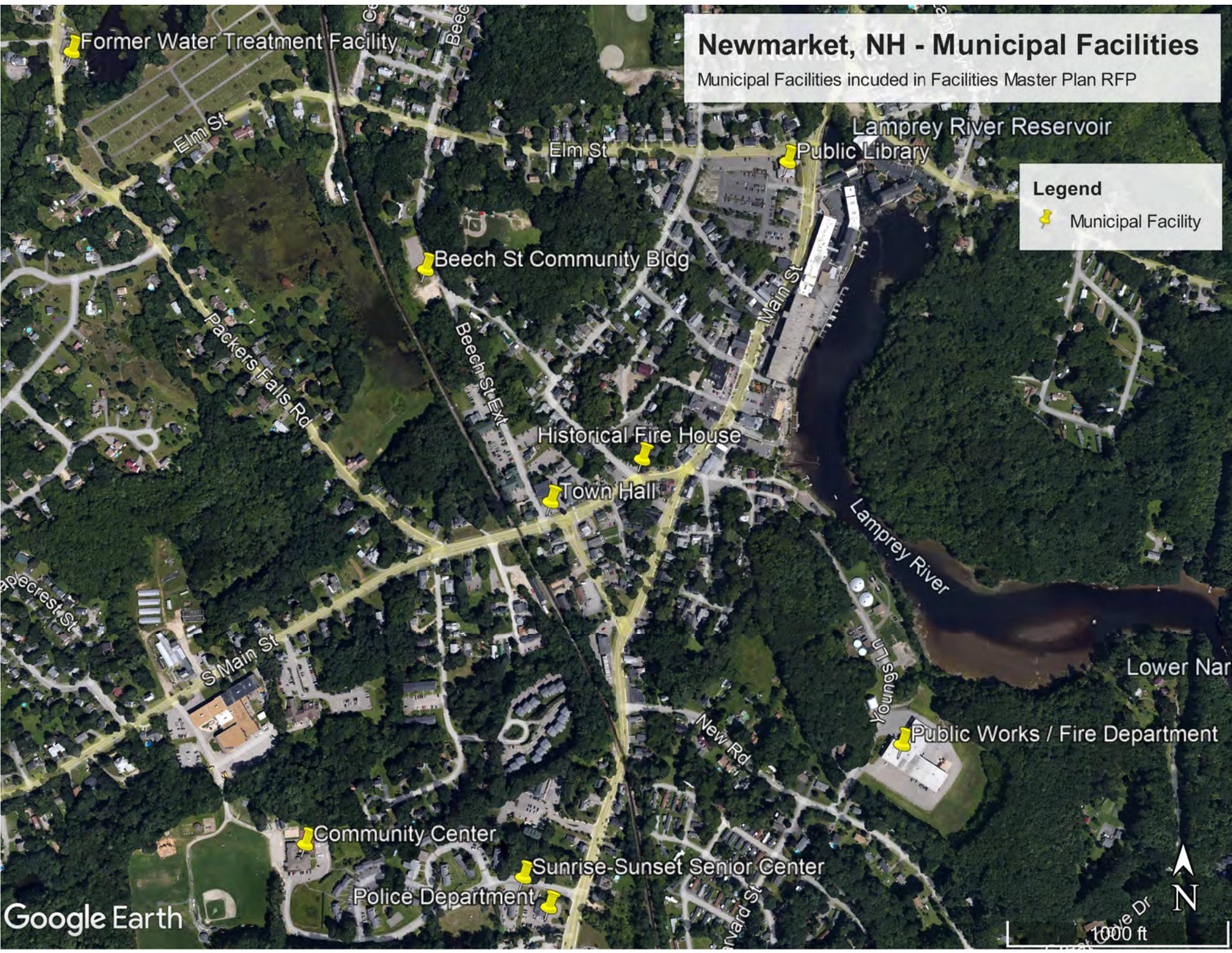
**RFP #2022-002 ATTACHMENT A**  
**Facilities Location Map & Photos**

# Newmarket, NH - Municipal Facilities

Municipal Facilities included in Facilities Master Plan RFP

**Legend**

-  Municipal Facility



Town of Newmarket, New Hampshire  
Facilities Master Plan  
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Newmarket Town Hall – 186 Main Street  
Date of Photo: September 2022



Newmarket Public Works/Fire Department – 4 Young Lane  
Date of Photo: September 2022

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Newmarket Police Department – 70 Exeter Street  
Date of Photo: September 2022



Newmarket Community Center – 1 Terrace Drive  
Date of Photo: September 2022

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Sunrise – Sunset Senior Center – 2 Terrace Drive  
Date of Photo: September 2022



Newmarket Public Library – 1 Elm Street  
Date of Photo: September 2022

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Historical Fire House – 172 Main Street  
Date of Photo: September 2022



Beech Street Community Building – 10 Beech Street Extension  
Date of Photo: September 2022

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Former Water Treatment Facility – 54 & 56 Packers Falls Road  
Date of Photo: September 2022



Former Water Treatment Facility (Pump House) – 54 & 56 Packers Falls Road  
Date of Photo: September 2022

**RFP #2022-002 ATTACHMENT B**  
**Town Facilities Survey Report**



## Newmarket Facilities and Grounds Department

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6. Custodial and grounds
7. Conclusions
8. General Property Descriptions
9. Cost projections per facility with Preventive and Operational maintenance
10. Facility Photographs with descriptions
11. Roof condition report
12. Guidelines for Life Cycle cost Analysis (Stanford University October 2005)
13. Asset Lifecycle Model (IFMA June 2002)
14. Life Cycle projection chart
15. EPA Phasing out HCFC
16. References

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## Facility Study Process and Executive Summary

We conducted a facility study on thirteen (13) town-owned facilities and offered observation on the Newmarket Public Library. The Water and Sewer Department locations were not reviewed as a part of this project as well as the Macallen Dam, cemeteries, and athletic fields. The Macallen dam is a part of a larger study currently underway and the field and parks will be surveyed at a later date.

The Town Facilities included in this study were Town Hall, Police Station, Fire Station, Tiger/tub House, Public Works, Round House, Community Center, Sunrise Center, Senior Center, Band Stand/Memorial Pavilion, Stone Museum, and Community Center gazebo. We collected data from several different sources with regards to age, general condition, mechanical survey, roofing survey, and reported issues. Plans were not available for all facilities but where available they were reviewed for construction practices.

As part of this study a walkthrough of all facilities were conducted, condition data was compiled, code review where applicable, Life Safety, and ADA were noted during this process. The current condition of systems, envelope, life cycle review and recommended upgrades or replacement schedules were created. A cost analysis was created based on a 1 through 8 year period as well as an over 10 year period for items that have a longer life cycle. The surveys had repeated site visits, consultation with vendors and suppliers of goods/services, and photographs were added to this report as informational references.

The assessment report for each building is broken down into two sections; Capital Improvement Projects costs for each location and operational and preventative maintenance. The threshold for the delineation of these costs are based on one time Capital expenditures over a period of 10 years, regular operational needs, and the dollar cost for improvements. We used any one time expenditures greater than \$5, 000.00 as a target for Capital Improvements, under \$5,000.00 for operational improvements, and ongoing regular operational. We did not study space needs, additions, or new construction projects as a part of this study.

The survey and report is intended to provide the Town Council and Town Administration with short and long term planning needs for existing facilities as well as creating a long term Capital expenditure plan. It is recommended that this document becomes a “living” type document with annual adjustments regarding project completion, life cycle, and additional projects or operations going forward.

We have surveyed all of the properties listed above, created a ten (10) plus year capital investment plan, an annual preventive maintenance plan, and an operations plan. We have not included grounds maintenance and improvements to our surveys at this point with a plan to look at these needs going forward. We also have not included operational utility costs, custodial costs, custodial supplies or staffing analysis. The report contain spreadsheets for each facility surveyed along with projected annual costs. This report along with the full energy audit will help to provide with short and long range planning to improve and protect our facilities in Newmarket.

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## **Deferred Maintenance impacts:**

Overall general observations of our facilities show although we have a few newer facilities all are in need of improvements and capital investment to protect the asset for years to come. The majority of the facilities show signs of deferred maintenance which is causing inefficiencies for operations, energy, and asset protection. Many of the heating/cooling plants in building such as the Town Hall, the Sunrise Sunset Center, Police Station, and Beech Street Center all are showing their age and are in need of replacement. We have noted that several building with brick, block, or stone are in need of repointing and repairs to prevent continued degradation of these areas. As water enter the exposed cracks and gaps and freezes it starts to move materials out of the joints and some case loosen the brick, block, or stone out of place weakening the structural support. Deferred maintenance of these areas impacts life cycle of the structure over a period of time creating much higher costs with major capital projects.

Regular and on-going preventive measures should be taken on a scheduled intervals to prevent continue joint failures. Given the economics over the past several years it is not unusual to see deferred maintenance to help stabilize or limit the impact to property taxes for many Municipalities. Unfortunately deferred maintenance does take its toll on facilities and can create a large funding gaps over a period of time. Capital Investment can be based on 1 ½ to 2 ½ percent of asset value per year to keep up with general capital needs and to keep with asset maintenance protection levels.

Deferred Maintenance Backlog Deterioration/Plant (Facilities) Deterioration Rate Facilities and equipment are in a constant state of degradation. While identified deficiencies/requirements are being corrected, other deficiencies/requirements are continuously being created over time. The rate of deterioration may be expressed as a percentage of current replacement value per year. While degradation rates vary as a function of multiple variables such as building type, current conditions, geographic location, etc., a benchmark deterioration rate for a reasonably well maintained facility is approximately 2.5% per annum. Varying annual capital reinvestments into the physical plant and equipment may alter the degradation rate. The facility condition index (FCI) can be used as comparative metric to help monitor degradation rates.

Reference: Asset Lifecycle Model for Total Cost of Ownership Management: June 2002

## **EPA Refrigerant Phase-out impact:**

Several of our facilities with cooling systems operate utilizing R-22 refrigerant which is being phased out and currently illegal to manufacture equipment and refrigerant after January 2020. Currently R-22 refrigerant pricing structure has increased considerably with phasing out as required by the Environmental Protection Agency (EPA). The cost for this refrigerant will greatly impact servicing of our old equipment with pricing for a 30 pound container as of the date of this report selling wholesale between \$500.00 and \$600.00 with a retail cost about \$25.00 to \$26.00 per pound. As the EPA continues to increase phasing out fees the pricing will continue to rise in some cases 2 to 3 times a year. These increases to fee structures are designed to require the end user to replace equipment as servicing will become very cost prohibited and will cost the Town of Newmarket to replacement equipment on an accelerated schedule. The accelerated schedule is not reflected on the cost analysis as it depends on operating condition of each piece of equipment. Facilities such as Town Hall will be impacted sooner than Public Works and Fire Station.

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## **General grounds and Playgrounds:**

We have conducted a general overview of our grounds especially looking at several of our athletic facilities. The Public Works crews have done an excellent job keeping these facilities usable, but play surfaces, water control methods, and ancillary fixture/structures/surfacing are in need of major overhauls. Our playground facilities do not meet the US Consumers Report Guidelines for playground servicing, fall protection, and maintenance. We have several areas without proper fall protection, required setbacks to other structures, annual reporting, and repairs which can affect safe use of these facilities.

## **Custodial Services and staffing:**

As a part of our facility review process we looked at custodial needs and general conditions. Based on this general review it is felt that the Building and Grounds crew have done a commendable job given the lack of correct levels of custodial staffing. The impact to these staffing short falls create an impact the overall condition of our facilities and shorten life cycle in many areas. Carpet, paint, and resilient flooring shows the impact first, thus requiring replacement at an accelerated pace compared to life cycle averages. We noted that the Public Works facility does not have a custodian and several other facilities share a part time custodian. Staff in several facilities have stepped up with helping out to keep the facilities clean, but true dedicated staffing is limited. The International Sanitary Supply Association (ISSA) provides guidelines for staffing coverage based on square footage areas of cleaning per hour and location. In our type of facilities a custodian should be able to cleaning 3000 to 3500 square feet per hour on average; this is general cleaning and does not include any special requirements, access or event set-up. In doing rough numbers of cleaning area (not building areas) we would need approximately 2.2 fulltime dedicated custodians to meet the cleaning need of our facilities. We are need to work on standardizing clean chemicals and shifting to “green cleaning” products as well as standardizing our consumables (paper/plastic) goods. We have as the date of this report solicited submissions from custodial supply vendors with the hope of standardizing not only the Town facilities but utilizing the same products at the Schools.

## **Conclusion:**

The Town facilities are showing the effects of prolonged deferred maintenance, lack of full custodial services, and lack of capital infrastructure funding. Increasing general maintenance to our facilities will show rapid improvement to the look and feel couple this with additional custodial services the impact would very noticeable. The capital investment to our facilities will protect our assets for many years, it allows for our assets to maximize life expectancy, and will help to diminish the unexpected capital funds outlays. Our facilities are in need of infusion of capital so prolonging investments in our facilities will create a higher financial impact going forward. In general, our facilities are functional and operationally good, but are in need of increased maintenance and capital investment to protect our asset over the long run.

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## **General Property Description:**

### **Town Hall                    186 Main Street**

- The Town Hall is a brick and stone construction with interior wood framing, wooden roof truss system and flat EDPM roof. The building consists 2 above ground floors, one partial below ground floor and a small below ground basement area housing the heating plants. The building was originally a private school owned by the Catholic Diocese constructed in the early 1900s.

### **Police Station                70 Exeter Road**

- The Police station is a wood framed structure with interior framing and wood truss system with a pitched shingled roof. The building consists of 2 above ground floors with HVAC being serviced from the second floor, one garage area (Sally Port), and small detached storage building. The building was constructed in 1994 as the Police station.

### **Fire Station                    Young's Lane**

- The fire station is connected directly to the Public Works facility as an addition and is of newer construction than the rest of the building. The fire station consists of fire equipment bays, lower level office spaces, and a second story storage/possible fire staff lodging area/weight room. The building is constructed of steel framing, steel exterior, interior walls metal framed, and insulated vinyl wall in the garage. The roofing consists of slight tapered flat EPDM roof. The fire station was a part of a renovation and addition to the existing Public Works Facility.

### **Public Works                 Young's Lane**

- The Public Works building is connected to the Fire Station and is metal framed construction with steel exterior panels, interior metal framed walls and finished in sheetrock in the office areas. The roofing system consists of EPDM and pitched fastened metal roofing. The building has equipment bays, offices and storage areas.

### **Tiger/Tub House            176 Main Street**

- The Tiger house is a historic registered fire house which currently houses historical horse draw firefighting equipment from the past. It is a wood framed building with wood exterior, plaster interior, two stories, and two garage bays. The building is not actively used consisting of storage of the firefighting artifacts from the early late 1800s and early 1900s.

### **Round House                 1 Terrace Drive: Leo Landroche Field**

- The round house is located at Leo Landroche field and was constructed to provide restroom, concessions, and storage for the athletic fields. It is currently being used for storage and non-public restroom access. The building is wood framed with wood exterior and wood interior partitions that are covered by gypsum wall board.

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### **Community Center 1 Terrace Drive**

- The Community Center is wood framed, with wood interior partitions, gypsum wall board and a pitched shingled roof. The building was constructed in 1994 with a single story with a penthouse mechanical room housing the facilities HVAC equipment. On the property are 2 storage garages, storage container, basketball court, and skate park. The garage are used for equipment storage for the Community Center programming and Public Works equipment storage.
- The Community Center has a large playground and gazebo attached to the Leo Landroche field area and is used for Community Center activities as well as public can use the space. The gazebo is about 1200 square feet in an octagon design with a steel frame and wood siding. The floor is current dirt with a current Request for Proposals in place to pour a concrete slab.

### **Sunrise Sunset Center: 7 Terrace Drive**

- The Sunrise Sunset Center is wood framed, with wood interior partitions, gypsum wall board, and a pitched shingled roof. The building was renovated from its prior use as an ambulance facility, current houses a large open room, smaller open room, commercial kitchen facilities, and general storage/mechanical room.

### **Stone Museum: Granite Street**

- The Stone Museum houses the Newmarket Historical Society with active exhibits on the first and second floors. The building is constructed of stone and wood framing with a shingled pitched roof and restroom facilities.

### **Memorial Pavilion: South Main**

- The Memorial Pavilion is a brick and concrete structure with wood roof framing and a flat EPDM roof. The site is improved with electrical service, irrigation system and gated crawl space.

### **Newmarket Public Library:**

- We did not conduct a full survey of the library as a part of this report, but we did however visit the facility several times with the following observations. The slate roofing system has several leaks as well as daylight being visible at the stairwell going to the former performance space. The boiler plant was replaced within the past two years but it was noted that a few violations should be addressed. The lower level was being used for book sales with no secondary means of egress. The use of the space for has been changed to storage only as of the date of this report. The main entrance and surround front area is not easily acceptable for people with mobility needs. The interior plaster and finishes are in need of repairs and refinishing. The lighting systems and building envelope should be addressed for efficiency purposes. We have met with the Library Trustee and will be looking deeper into their facility in the future for maintenance, capital investments and exterior upgrades.

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# Newmarket Town Hall



Carpet seams opening



Surface damages



Town Hall Carpeting



Past Life Cycle

Average life cycle period 7 to 8 years

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Town Hall Stairway



Rise/run heights, railing heights requirements



Town Hall parking lot repairs & Crack filling and seal coating



Town Hall Stone work condition



Additional stone work

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Mortar failure



Mortar failure



Mortar failure



Mortar Failure



Mortar Failure



Repointing using caulking trapping water

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Town Hall Roof hatch No fall protection as required within 10 feet of the roof edge



Tin façade back side roof view



Tin Façade

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Rusting and deteriorating condition



heavy rusting



Façade deteriorating condition



Transition bar failure



Seam failure

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Seams opening



Additional gapping



Outside Condensing units (25 plus years)



Electrical Riser (note holes)



Basement sump pump



Main distribution panel (basement)

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Old abandoned in place boiler in basement



Old boiler plant



Current boiler plants in basement (1990)



Underground oil tank circa 1985



Old plumbing fixture lower level men's room

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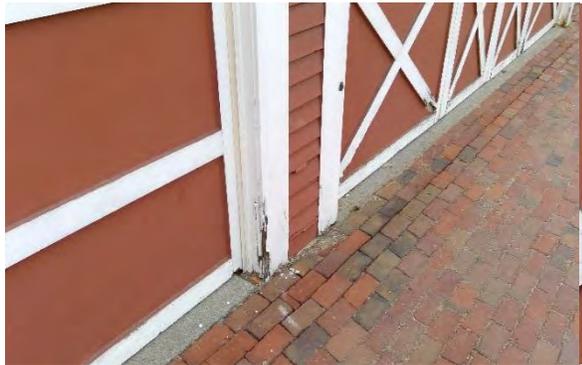
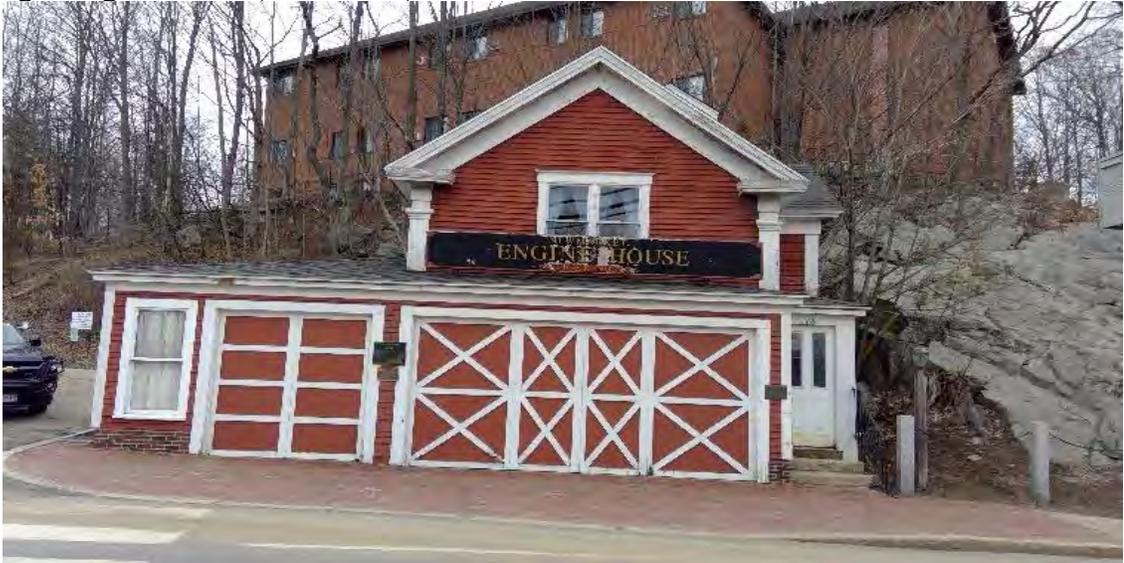
## Newmarket Town Center Memorial Pavilion



Memorial Pavilion EPDM roofing

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Tiger Engine House (Tub House)



Trim rot at garage doors



Entry door rusting and not period correct



Window sill and sash rot



Window rot, glazing failure, sill rot

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Propane tank for point of use heating system



Roof general condition

### Newmarket Police Department



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Main entrance: No ADA powered opener



Main office entrance

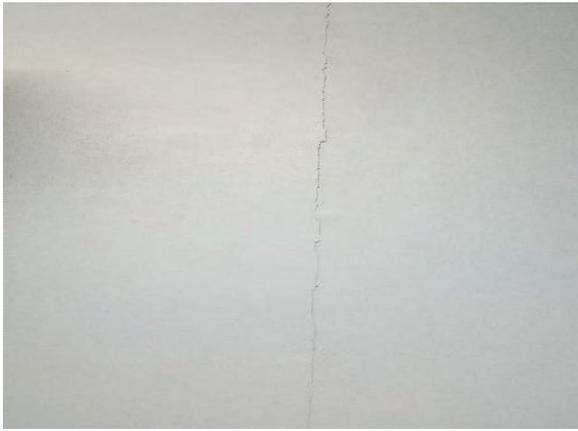


Second floor access (only means of egress)



Landing area second floor access

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Settlement cracking second floor access



Heating plant (1) Life cycle issues



Condensing units (one unit new) (R-22 phase-out)



Cooling system operating on obsolete refrigerant



Heating plant (2)

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Police Department training room (note filing cabinets for floor loading)



Parking lot drainage issues



General exterior is in good shape

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Stone Museum



Main entrance (non-ADA accessible)



Back entrance (Non-ADA accessible)



Stone work with standard mortar



Stone work low lime mortar

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Replacement window



Second floor secondary egress

Propane tanks under fire egress (OSHA/NFPA Issues)

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Newmarket Public Works Department



Public Works Garage



Fire cabinets

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Newmarket Public Works garage facilities (roof replacement needed in this area)



Trough Drain Preventative Maintenance



Foundation cracking



Conference room



Hallway (VCT Condition)

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Public Works and Fire station roofing (roofing in the forefront is in very bad condition)  
Roof top heating and cooling systems for the offices and fire department located on back roofing area



Public Works garage bays



Unit heater garage bay (Typ 8) (unit replaced 2018)

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Electrical distribution center



Domestic water heater



Main Reception area for Public Works Department

### Newmarket Fire Department



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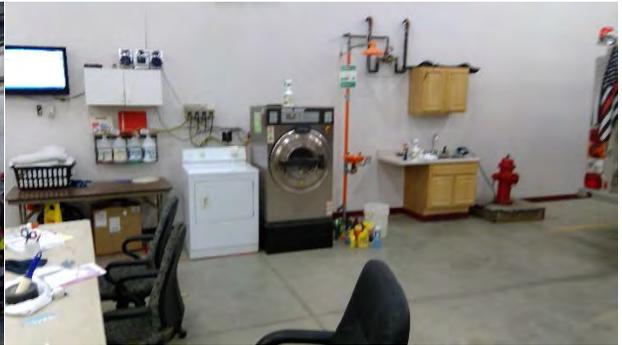
Fire Department equipment bay



Fire Department Equipment bay



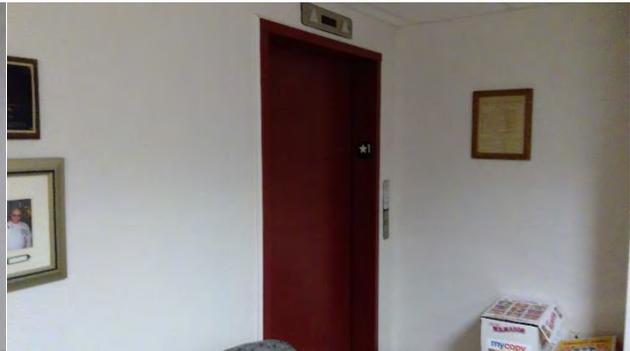
Newmarket Fire Department Equipment bays



Laundry facilities



Interior hallway Fire Station



FD/PWD Elevator (FD Side)

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Sunrise Sunset Center



ADA Egress



Main ingress



New ADA access door with opener (main entry)



New egress and ingress

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Commerical Kitchen area



Ceiling supporting system issues



Wall damage



older condensing unit



Newer Ductless split condensing unit



Slab separating and tile cracking

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Radiant Boiler and piping (excellent condition)



Boiler plant



Gas Fire water heater and older Bard warm air furnace

### Community Center Gazebo



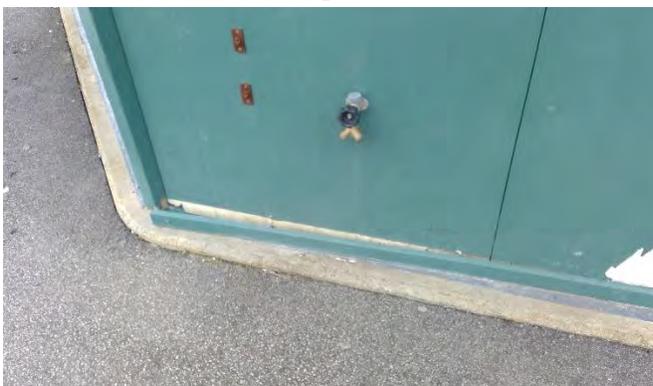
Proposed concrete floor to allow for expanded use

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Roundhouse at Leo Landroche Memorial Field



Roof structure condition poor



General exterior condition



Entry doors

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Exterior deterioration



Wood rot and deterioration

### Newmarket Community Center



### Storage facilities at the Community Center



Painting and wood rot repairs needed



Missing 908 door casing

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T1-11 Plywood rot



Electrical service and general building condition



T1-11 wood rot



Trim wood rot



Door alignment and hinge failure



High bay lighting (To be replaced)

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Community Center kitchen



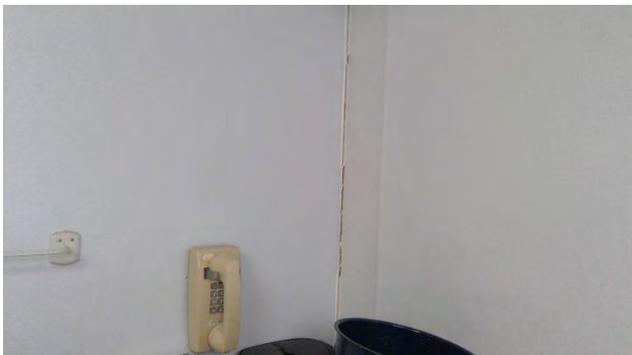
Exhaust hood never installed



Stove and counter condition



Sink and counter condition



Wall cracking and separating



second stove and counter condition



Door gapping and frame rusting



Electrical MDP (excellent condition)

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Existing heating plants to be replaced



25 years old systems



Door and hinge failure



Storage issues



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Building Exterior overall in good condition



Skateboard park



Skateboard equipment pulling apart

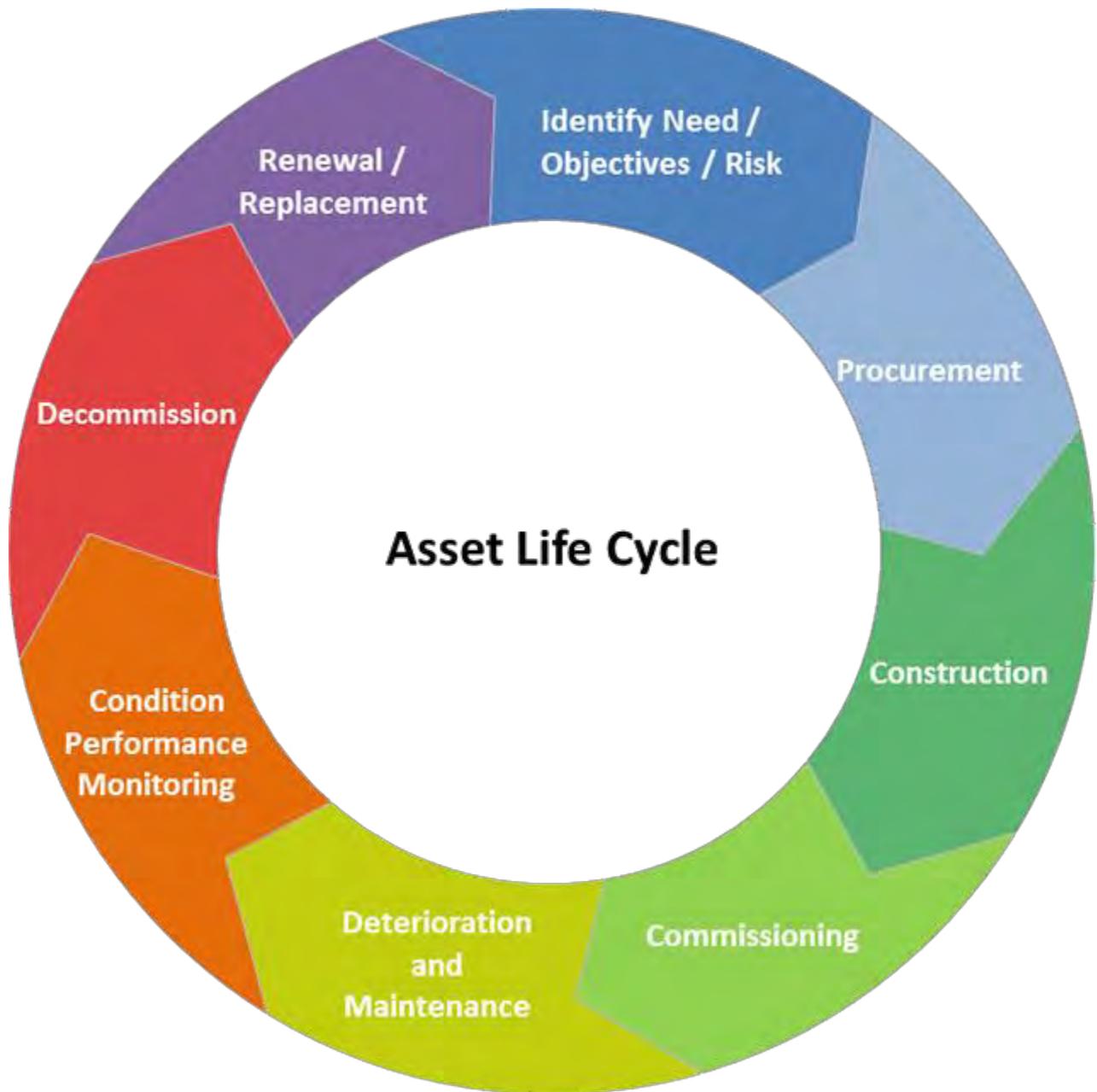


Failed seams



Basketball court (could use resurfacing)

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## References:

- Asset Lifecycle Model for Total Cost of Ownership Management June 2002
- International Facility Management Association  
o Greg Marles member in good standing
- Guidelines for Life Cycle Cost Analysis (LCCA) October 2005  
Stanford University
- The Total Cost of Ownership February 2013  
US Builders Association
- Life Cycling Chart protecting life years HVAC ASHREA 62 1998  
American Society of Heating, Refrigeration, and Air Conditioning Engineers  
o Greg Marles member in good standing
- Phasing out HCFC Refrigerants to Protect The Ozone Layer Handout  
Environmental Protection Agency (EPA-430-F-09-080)  
o Greg Marles Universal CFR 608 & 609 Certified

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