Newport City Hall, Newport, Rhode Island
Building Assessment and Recommendations

Final Report
June 17, 2019



Submitted To:

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Building Assessment and Recommendations

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INTRODUCTION

I. INTRODUCTION

In February 2019, DBVW Architects conducted a limited building assessment of Newport City Hall. The goal of this assessment was to evaluate the condition of the masonry facades, roofs and drainage, windows and doors, interior conditions associated with water infiltration, exterior lighting, site conditions and particularly the condition of the central tower and cupola.

On February 5th, 2019, Martha Werenfels, AIA, Principal and Michael Swanson, Associate, of DBVW met with Mr. William Riccio, Director of Public Services and Mr. Thomas Harrop, Superintendent of Facilities Management to review the goals and objectives of the assessment and to discuss known deficiencies in the building. As a result of this meeting it was evident that the most pressing concerns are the membrane roof system over the main flat roof and the condition of the cupola at the top of the central masonry tower. The DBVW team was escorted up to the roof and into the cupola as well as onto the roof of the adjacent school building to the north in order to see more clearly the roof of the cupola. A follow-up visit to the building was conducted on February 14th, 2019 by Michael Swanson and Loren Yoder of Yoder & Tidwell, Ltd., the team's structural engineering consultant, to conduct a structural assessment, with a focus on the cupola.

Our findings and recommendations are contained within the body of this report. Order of magnitude cost estimates are included at the end of the report.



Cupola

II. BUILDING BACKGROUND

III. BUILDING BACKGROUND

Newport City Hall, located at the corner of Broadway and Bull Street, was originally constructed in the late 1890's and completed in 1900. The building was designed by John Dixon Johnston, a local architect with a long list of projects in the Newport area. The original Romanesque design featured thick granite exterior walls, round arched top windows, and a symmetrical plan., French Second Empire characteristics in the original design included a projecting entry tower and steeply sloping mansard roofs, curved roofs at the corner pavilions, cast iron cresting and a prominent cupola. A major fire in 1925 caused extensive damage, which led to a renovation and reconstruction effort from a design provided by the firm of W. Cornell Appleton & Frank A. Stearns of Boston, MA. The renovations stripped away the mansard roofs and replaced the entry pavilion and central tower with a tower set back close to the face of the main building in a Neo-Georgian style. A flat roof was added over the fourth floor, which was clad in a buff colored cast stone. The tower is crowned with a tall painted wood cupola capped with a gilded copper conical roof and weathervane.

The building's functions are spread across four floors with a double story space at the council chambers. The ground floor level contains mechanical and electric rooms, building support offices, probate clerk's office and files kept in a high density storage system and property records room. The elevated first floor contains the main entrance to the building and various clerical departments. The Mayor's and City Manager's offices are located on the second floor with the City Council chambers located across the central corridor. The third floor is occupied by various departments and offices including Planning, Engineering, and the Building Department. This floor also provides access to the two public galleries that flank the City Council chamber below. The building is approximately 33,500 gross square feet (gsf) in area, with an average floor area of approximately 8,400 gsf.

The exterior walls are constructed as a composite wall of gray granite over a brick masonry backup wall, with clay tile furring behind plaster walls. The third floor walls, constructed after the 1925 fire, are cast stone with masonry backup. The central tower at the base of the cupola is constructed of the same material as the third floor, while the cupola is constructed of wood. The building has a steel frame typically encased in concrete with load-bearing exterior walls. The roof is covered with a black EPDM single ply membrane that has reached the end of its service life. The cupola is constructed with a heavy timber frame surrounded by wood finishes. The exterior walls are painted wood with flat seamed copper roofs and gutters with a gilded copper domed roof.



Historic Photograph circa 1900

III. ARCHITECTURAL ASSESSMENT

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A. Cupola and Tower

The tower located at the center of the West elevation over the main entrance was constructed in the 1925 reconstruction of the building. The tower face was pulled back from the original design and projects out from the face of the building roughly twelve inches. From the outside, the tower visually starts at the second floor from the Mayor's balcony and rises up to the roof level where the tower extends back over the roof. It then rises another story where the wood cupola begins.

The tower is clad in the same cast stone as the third floor exterior wall, composed of rectangular stones in a running bond coursing. The cupola is comprised of a painted, wooden, cylindrical drum capped by a copper flat-seamed roof. Above this roof is a space open to outdoors and ringed with a colonnade of wood columns that encloses the heavy timber structural columns that originate at the base of the drum and continue up to the base of the cupola roof. Capping the colonnade is a bell shaped roof of painted and gilded copper, topped by a Viking ship weathervane.

At the base of the drum there is a cornice of painted metal with a balustrade of painted wood balusters and wood top and bottom rails with metal flashing on the upper surfaces for protection from the elements.

The cast stone cladding of the tower has been the subject of previous repair campaigns, most recently in 2016. These included patching, repointing and replacement of cast stone pieces. Areas of spalling of the cast stone were found on the faces of the tower that are visible from the roof.

At the former elevator machine room located at the base of the tower, roughly three feet above the main roof, there are sections of missing masonry backup wall. These are the result of removing the decommissioned elevator and the hoisting machinery. The support legs for this equipment were embedded in the wall and the masonry was built around it. When the machinery was removed the pockets in the masonry wall were not rebuilt. The small voids should be infilled with bricks and mortar. The total area is approximately five square feet.



Cupola and tower



Previous repairs to cast stone



Balustrade at the base of the drum

The area most in need of repair is the wood balustrade that surrounds the base of the drum. The horizontal rails, although capped in copper flashing, are rotting, as are many of the wooden balusters. There are also some missing balusters. The corner piers of the balustrade, like much of the rest of the cupola structure, are in need of repair or replacement of rotted wood members and repainting. The piers are capped in copper flashing, which should be closely inspected and repaired as necessary.

Above the top course of the cast stone of the tower is an entablature of painted copper. The projecting cornice at one time may have contained an integral gutter, but it has since been covered by the flat seamed copper roof at the base of the drum. This roof, like the roof at the top of the drum, appears to be reaching the end of its useful life. There is water staining of the wood roof timbers and deck planking and at the base of the wood boards that sheath the drum. Cracks can be seen in the soldered seams of the copper sheets. Due to the costs involved in removing the paint and patina on the copper before resoldering these joints and the age of the metal, we recommend replacement of the roofs. A careful inspection of the copper cornices should be conducted at the time of the roof replacement to ensure the layers of existing paint are not hiding deterioration of the copper seams and thus allowing water infiltration.

From what can be observed, the structure of the cupola is intact and without any signs of distress. Several of the through-bolts that pin the two vertical members of each heavy timber columns together have loosened over time. This condition is not of



Framing and roof decking at the top of the drum



Structural framing at the base of the drum



Flat seamed copper roof at the top of the drum showing cracking of soldered seams



Typical flat roof condition

structural concern but the bolts should be checked and tightened periodically.

RECOMMENDATIONS:

- Patch areas of flaking and spalled cast stone.
- Repair or replace components of the wood balustrade, including balusters and top and bottom rails.
- Repair or replace painted wood members of the drum and column enclosures.
- Prep and paint all painted surfaces of the cupola.
- Remove and replace the existing flat-seamed copper roofs at the base and top of the drum.
- Rebuild portion of missing masonry walls at the interior of the former elevator machine room.

B. Main Roof

The main, flat roof is covered with an EPDM single ply membrane, over an assumed layer of rigid board insulation, over the existing concrete roof deck. The roof membrane is suffering from the "pillowing effect" in several areas, the worst being on the east side of the cupola near the steel stairs which provide access into the cupola base. Pillowing is caused by air getting under the membrane and lifting it off the insulation substrate and is indicative of a failure of the membrane adhesives. As the temperature increases the trapped air expands and lifts the membrane up creating an air supported "pillow". Pillows in the membrane are more susceptible to puncture and increase the stress on surrounding seams and transition details in the membrane.

The membrane is also soft and spongy in some areas which indicates that water is getting beneath the membrane and breaking down the insulation underneath. This problem will become worse over time as more water penetrates the membrane.

The roof is drained by four roof drains spread across the central portion of the roof with water being directed to them by tapered roof insulation. The



Roof coping at low parapet

drains are covered with slotted, aluminum domes. The drainage system appeared to working well as there were no areas of ponding water seen.

The flat roof is bordered by a low parapet, 8" to 10" high, and covered by a metal coping. The metal coping appears to be lead-coated copper, as there are signs of oxidized copper showing where the lead has worn away. The coping is also somewhat marred by atmospheric staining. The seams in the coping have been sealed with either sealant or covered with a membrane flashing material adhered to the metal. It's unclear if adequate expansion capacity was built into the copings, if not the metal may have formed stress cracks at the joints which could expalin the sealant and membrane patches. This and the fact that the copings would have to be disassembled in order to reroof the building leads us to recommend replacement of the copings.

There are two domed skylight structures located on the roof, presumably at the location of former ventilators. The skylights are set on top of twelve inch high curbs and covered with opaque, white plastic domes, which appear to be in good condition.

There is a brick masonry chimney at the northeast corner of the roof which appears to have been recently repointed and is capped with an aluminum shroud and vent. The chimney looks to have been extended or repaired, as the top five courses of brick do not match those below. There are two compressor units installed on the roof that serve the air conditioning system.

RECOMMENDATIONS:

- The membrane roof is at the end of its serviceable life. Remove the existing roof membrane, cover boards if they exist, roof insulation and any other substrates down to the concrete roof deck and replace with new single ply PVC membrane, protection board and roof insulation compliant with the current Energy Code.
- Carefully remove the parapet coping and base flashings and inspect the substrate for any water infiltration damage and corrosion of the metal copings. Install new zinc coated copper copings and flashings in conjunction with the new membrane roof installation.



Typical section of upper wall with cast stone



Spalling of cast stone and exposed reinforcing steel to the right of the window.



Spalled areas of cast stone just below the projecting cornice.

C. Exterior Walls

Cornice and Third Floor:

The upper portions of the exterior walls are comprised of pre-cast concrete composite also known as cast stone. This material was used throughout the upper story of the building and was installed as part of the 1925 reconstruction of the top story. It begins at a belt course just above the second floor windows and continues to the roof coping and has two projecting cornices, one at the third floor line and another above the third floor windows.

This portion of the exterior wall was addressed in a restoration effort in 2016 and appears to be in good condition with most if not all of the stone joints being repointed or sealed. The joints in the stones at the wall have been repointed with a buff colored mortar and the joints in the projecting cornices have been sealed with a white sealant.

There are three locations where spalling has occurred in the cornices and exposed the reinforcing steel to the elements. In each case the spalling and exposed rebar are limited to sections approximately six inches long. There are additional areas in the cast stone that exhibit a shallower spalling, most notably on the south elevation of the building. It's unknown if this spalling was present at the time of the last repair effort in 2016 and not addressed or if it's happened since then. There are three vertical joints at the southeast corner of the lowest frieze where the mortar was cut out but not repointed.

RECOMMENDATIONS:

- Repair all spalled and flaking areas with a patching mortar mix to match the existing cast stone.
- At exposed reinforcing steel, remove additional cast stone material to reveal steel that has not rusted, clean and prime the steel or replace with new rebar if badly corroded. Patch the area as described above.
- Repoint all open joints.

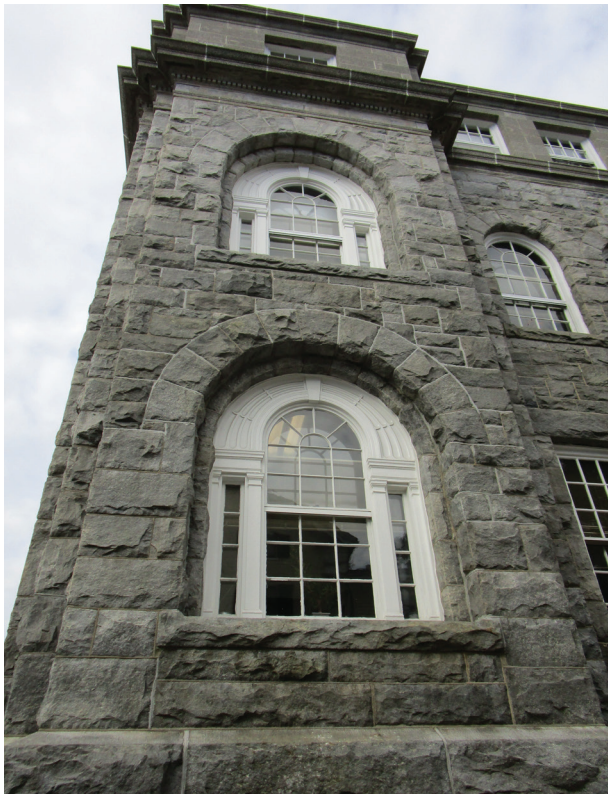
Granite Exterior Walls:

The remaining portions of the exterior walls consist of a quarry faced gray/blue granite ashlar in a somewhat random pattern. This granite dates to the original construction at the turn of the 19th century. Its coursing, finish and arrangement are typical of the Romanesque style. The joints in the stone are filled with mortar with exposed aggregate and tooled with a large, rounded, bead or "grapevine" joint. The granite has a fine grain and is generally in good condition with a few cracks and holes from old anchors. The backup walls are solid multi-wythe brick masonry and granite castoffs. The interior sides of the walls are furred out with clay tiles and covered with plaster.

It is unknown what the makeup of the foundation walls is as there is little below grade construction that can be seen. There is an area at the north wall where the finish grade has been lowered and there is brick with a cementitious coating visible. It is likely that the foundation is composed of brick and rubble stone. The parging along the base of this wall is failing and in need of replacement. At least some repointing of the brick behind the parging should be expected.

The exterior walls were inspected for cracking and the status of the joints and mortar. In general, the granite is in excellent condition, with a few very minor exceptions. A hairline crack was found in a stone at the northwest corner near grade. The crack ran the width of the stone and was probably the result of drilled holes in the stone from prior anchoring devices. The holes should be filled with repair mortar and the crack should be epoxied.

The existing mortar joints were inspected around the building. The original mortar joints have a large, 3/8" beaded joint profile. There is evidence of multiple previous repointing efforts with the most recent being done in 2016. The repointing does not always match the original joints in color or profile. The mortar joints were generally in good condition but, there are multiple


Typical example of granite exterior walls.


Cracked stone originating from drilled hole.

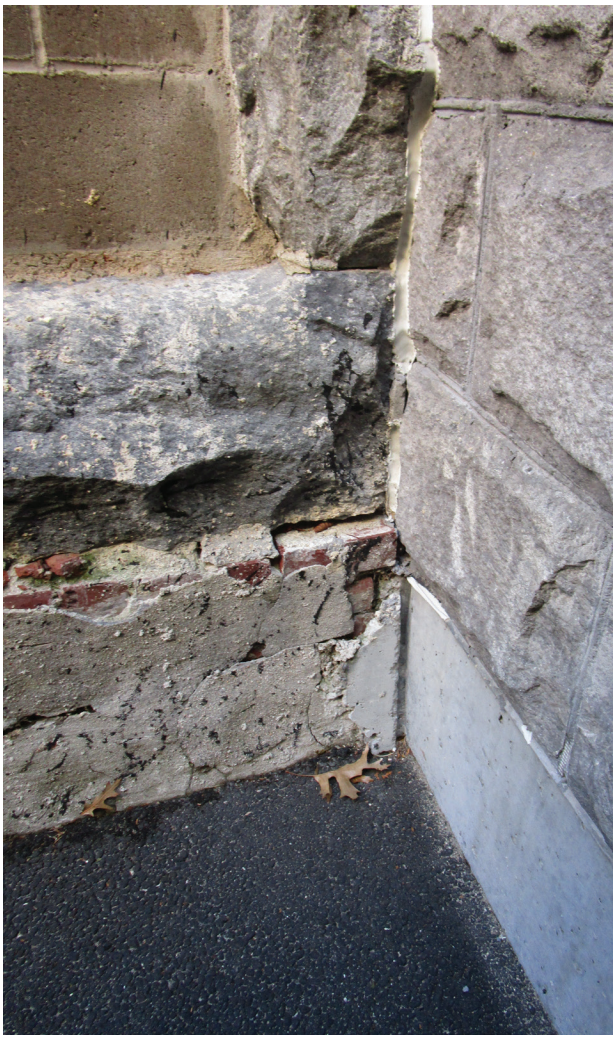

Cracked stone window sill at ground floor.



Previous repointing with non-matching mortar.



Cracked mortar joint at repointed joint.



Brick masonry at base of wall that needs reparging.

areas where repointing is needed to maintain the integrity of the wall and prevent or end water infiltration as a result of damaged or missing mortar or shrinkage and hairline cracks. This is most notable in the area of the southeast corner where damage to the interior plaster finish on the exterior walls could be the direct result of water infiltration through open or cracked mortar joints.

A granite window sill at the ground floor in this area is cracked from the face of the stone back to the face of the window and continues down through the stone to below grade. This crack could be providing water with a direct path to the interior and the stone should be replaced.

RECOMMENDATIONS:

A repointing effort should be made that addresses approximately 25% of the exterior granite joints. More work may be discovered once a mason is on site and able to more closely evaluate all of the joints for soundness. In the event a project of this magnitude cannot be undertaken in the near future, all open joints and serious cracks should be addressed in the immediate future. The immediate need represents approximately 5% of all mortar joints.

GENERAL RECOMMENDATION REGARDING MORTAR JOINTS:

In general, mortar joints that have deteriorated or failed should be repointed using mortar that matches the original mortar in composition, strength, appearance and joint profile. The exception to this is skyward-facing joints, such as coping stones and beltcourses, where sealant is recommended in the joints. Sealant is also recommended between dissimilar materials, such as stone and metal flashing, to allow for differential movement. Sealant, however, does not last as long as mortar and must be replaced periodically. The service life of sealants depends on the type used but is generally in the 15 to 20 year range, whereas a properly installed mortar joint can last 50 years or more.

D. Entrance Pavilions, Stairs and Balconies

The Main Entrance to City Hall is located on the first floor located one story above grade. Access is gained via a monumental exterior stair on the west side of the building facing Broadway. The stairs are comprised of granite slabs supported by a series of concrete walls in the void below. The stairs are bounded by quarry faced granite cheek walls which are capped with smooth granite slabs. There is a bronze handrail at the centerline of the stairs.

At the top of the stairs there is a covered entry pavilion comprised of large corner piers of granite with two polished granite, Doric columns are inset towards the center of the entry. The piers support a large balcony which is accessed through the Mayor's office on the second floor. The piers and columns support an entablature and above that a balustrade around the balcony. All of these elements are constructed of the same cast stone as the upper portion of the exterior wall. The space below the first floor pavilion is open and allows access to the ground floor of the building. The entry pavilion was reconstructed after the 1925 fire and only the portion of the structure below the first floor is from the original construction.



Main Entrance stair.



Brick pier under the stair header requiring repair.



Underside of Main Entrance Portico showing signs of water infiltration from above.



Main Entrance Portico paving joints that require regrouting.



Cast stone lintels exhibiting damage from water infiltration.

The granite stairs are in good condition and the joints have all been sealed with a white sealant. This sealant was also applied to the joints in the granite capstones on the cheekwalls. The mortar joints in the sides of the cheekwall have all been repointed on the inboard sides (facing the stairs). There are a few areas on the outer side of the cheekwalls that require repointing due to missing or cracked mortar. Access was gained to one of the spaces under the stairs and it could be seen that water infiltration from above had caused damage to the brick backup of the granite pier that supports the beam at the top of the stair and the edge of the entry pavilion floor structure. This pier and the others should be rebuilt in order to maintain their structural integrity.

At the top of the entry stairs is a portico covered by the Mayor's balcony above. The floor of this space is covered with large stone pavers. The mortar in the joints of the pavers has deteriorated or is non-existent in many areas, particularly along the edges where it meets the low stone sidewalls of the portico. This condition is allowing water to infiltrate below the pavers and find its way out along the perimeter of the structural slab and into the exterior space below. Water may also be collecting beneath the pavers and penetrating the concrete slab and potentially impacting the reinforcing in the concrete slab. There were not any signs of slab deterioration from below, but by the time its visible the damage will have already been done and structural repairs would be necessary.

The portico is bounded to the north and south by low stone walls that are capped with the same granite as the stair cheek walls. The granite cap on the north side is cracked completely through and shows signs of previous repair attempts. The low walls are framed by granite piers and half-column pilasters made from cast stone. Above the piers are cast stone lintel beams that form the architrave of the entablature. These cast stone sections are in poor condition and exhibit signs of water staining, spalling, cracking and crumbling, as well as heavy efflorescence oozing from the cracks.

This efflorescence indicates that water is infiltrating the cast stone sections and carrying salts from the concrete out and forming these calcium deposits on the underside of the beams. It is not known exactly what the structural composition of these elements is but there has to be steel reinforcing of some kind within. It is likely made up of steel reinforcing rods, but could also be structural steel shapes.

The original drawings suggest that the beams are made of reinforced cast stone, but the type of reinforcement is not identified. Regardless of the type of reinforcing, the presence of water within is

likely causing rusting of the steel. The rusting and the resulting expansion of the steel will continue to degrade the cast stone around it and worsen the conditions that are evident now. These conditions are seen on the exterior vertical faces of the frieze panel and projecting cornice, and are worst on the north side. This may be due to the faster warming and drying out of the stone on the south and west sides.

The waterproofing system was replaced on the balcony above in 2016 and undoubtedly improved the water infiltration issue. Some repair work was completed at the southwest corner of the entablature, however, it does appear as though water infiltration is still an issue. It is important to note that the deterioration of the beams in the portico could mean that the beams are structurally compromised. This condition should be addressed immediately and a structural engineer should be involved.

As stated above, the waterproofing system under the Mayor's balcony pavers was recently replaced and there were no reports from the maintenance staff of any problems directly associated with that system. There are two roof drains under the balcony pavers that lead to copper downspouts and the downspouts show signs of leaks. The leaking is occurring at the joints in the sections which have little to no overlap from one section to another or the downstream section is fitted incorrectly to the upstream section, causing water to back up at the joint. The quality of the soldering is very poor, which makes the situation worse. The ceiling of the porch is plaster which contains many cracks, most of which have been repaired. There are also water and biologic stains and damage to the plaster where the downspouts penetrate the ceiling.

The balustrade and rails that surround the three open sides of the balcony are made from cast stone. There is one baluster that is very deteriorated and the top rail on the north side has lifted off the balusters below. The joints in the cornice below the balustrade are failing and need to be repointed. Some have been recently repaired with sealant.



Cracked and spalled baluster at the Mayor's balcony.



Failed joint at copper downspout.



Spalling of cast stone entablature at the south entrance.



Repointing and cleaning of biological stains at the south entrance stairs.



Ground floor exit door at the east side, needs handrails at stairs.

RECOMMENDATIONS:

- Repair/rebuild brick masonry piers under the stair header beam.
- Seal joints in stone pavers, investigate waterproofing and or drainage system below.
- Disassemble cast stone entablature at north and west sides to investigate level of steel corrosion. Repair/replace any corroded steel and repair or replace cast stone elements.
- Re-solder joints in copper downspouts, add strap anchors to support downspouts.

The south entrance is similar in form and composition to the main entrance, but at a slightly reduced scale. Access to the building on this side is also gained by a monumental stair from grade up to the first floor, similar to the main stair but, narrower. The stair treads are a single granite slab with a bronze handrail in the center. The stair treads are in good condition but the sealant between risers is older and is failing. The cheekwalls are quarry faced granite capped with granite slabs. There are several instances of missing or failing mortar in the cheekwalls and other joints that have been repointed recently but do not match the color of the original mortar and don't have the fine exposed aggregate seen in the original mortar. There is also a green biological staining on the stone.

At the top of the south stair there is a small porch covered by a balcony. The architectural arrangement is similar to the main entry with corner piers of large quarry faced granite and polished granite Doric columns. A similar entablature, also of cast stone, is supported by the columns and piers. Above the entablature is a balustrade of cast stone balusters and rails that surround a small roof. Unlike the Mayor's balcony, this one is not readily accessible and there are no stone pavers. The membrane roof is new and was replaced at the same time as the Mayor's balcony.

The cast stone entablature at the south portico is in better condition than the main entry, but there are instances of flaking and spalling stone and signs of previous repairs. Although some of the joints in this assembly have been resealed or repointed, there are many that do require it.

On the wall behind the balcony is a cast stone element consisting of two pilasters flanking windows located in the south stairwell. There is a cast stone spandrel panel between the windows. A hairline crack runs vertically through the center of the spandrel panel. Above the upper window is a cast stone entablature that forms a lintel over the window. This lintel has a significant crack that runs the full width of the window. The cause of this cracking is likely to have been caused by water infiltration and the resulting corrosion and expansion of the steel within. There is also some evidence of water infiltration on the interior side of this wall at the stair landing.

On the east elevation of the building along the service drive there is a single aluminum entry door that provides access to the ground floor of the building. Due to the higher grade at this side of the building the threshold of this door is approximately two feet below grade. As a result, access to the door is gained by a small set of wooden stairs set in a concrete areaway. The door and stairs appear to be in fair condition and not in the areaway. The door, while marked with an exit sign, swings into the building contrary to current building code requirements that require means of egress doors to swing in the direction of egress.

The arrangement of the exterior stairs and the size of the areaway will not allow for this since the space allowed for the landing at the bottom of the stair will not allow an out swinging door to open completely. The size of this exterior landing is also not in compliance with the current building code. A code violation that could be corrected is the fact that this stair does not have any handrails, only guard rails that flank the areaway.

RECOMMENDATIONS:

- Disassemble lintel over the south entrance balcony and investigate level of steel reinforcing corrosion. Repair/replace steel as required, repair or replace cast stone lintel. Rout and reseal or repoint all joints in the cast stone assembly above the lintel.
- Patch areas of flaking and spalled cast stone at portico entablature.
- Repoint joints in granite joints of stair cheekwalls.
- Repair crack in cast stone spandrel panel.



Crack in cast stone lintel over the window.



Cracked cast stone spandrel panel.



Typical window at the first floor.



Main entrance doors.

E. Windows and Doors

The majority of the windows in the building are wood, double-hung, single-paned with an eight over eight configuration. The windows at the first floor have a twelve over twelve configuration and the second floor windows are arched. There are Palladian windows at the corners of the building at the first and second floors and at the central tower.

Many of the windows on the east elevation at the first floor have metal trim on the interior and wired glass. The exterior trim is also metal, the sill in one location has rusted away and exposed the wood sub-sill below. Many of the windows have a storm window system consisting of a single polycarbonate sheet on the interior that is held in place with magnetic strips along the edges. On the exterior there is a screen mounted on the meeting rail of the upper sash that pulls down out of a rail flush with the upper sash and runs along a track mounted to the jambs. This system has been in place for many years and is not entirely functional.

Overall, the windows are in fair to good condition and have been recently caulked around the perimeter and repainted.

The exterior entry doors are glass and aluminum with a medium bronze finish. The doors at the east, west and south entries all appear to be of the same age and type and appear to be in fair condition with no issues reported. The entry door at the ground floor elevator lobby was recently installed as part of the elevator addition project. It along with the ground floor door under the main entry portico provide the handicapped accessible entries for the building.

F. New Elevator Addition at North Elevation

Cracks within the recently completed masonry work of the elevator addition were observed while conducting an inspection of the main roof. The cracks at the roof level followed the joints of the cast stone veneer in a stepping fashion. These types of cracks were observed at both of the southern corners of the hoistway enclosure which bear on the existing exterior wall. Another crack was seen at the northeast corner of the structure originating at a projecting beltcourse of cast stone and continuing vertically through the next piece of stone veneer and then appearing to run in a stepped fashion through several courses of the cast stone.

Water was observed on this wall coming from behind a roof edge flashing and gutter. It appears that the roof membrane lap flashing was not installed at the edge of the drip edge flashing, allowing water to get under and behind the flashing. The exposed heads of steel fasteners can be seen at the roof surface and are rusting. The workmanship seen at the detailing of seams and corners is very poor. The gutter at this roof edge was holding a significant amount of standing water even though there had been no rain for six to eight hours. Typically standing water in a gutter is a sign of clogged downspouts or a gutter with insufficient pitch.

RECOMMENDATIONS:

- Repoint joints in the cast stone that are cracking and repair or replace the stone that is cracked.
- Rework roof edge detail and provide a lap splice at drip edge flashing. Replace rusting fasteners.
- Reposition gutter so that water drains out to the downspout. Provide a splash block at the downspout to protect the roof membrane.



Roofing detail at the roof of the new elevator hoistway.



Cracking in joints of new elevator hoistway exterior wall.



Cracking in joints and cast stone at the new elevator hoistway exterior wall.



War memorials at the west lawn.

G. Interior Conditions Associated with Water Infiltration

Several areas of damaged plaster on the ground floor of the building were pointed out during the site investigations. The damage consisted of peeling paint, blistering and bubbling of the plaster, and delamination of the finish coat of plaster. This type of damage is typically associated with moisture and salts migrating through the exterior masonry wall. The locations of the damaged plaster correlate to areas on the exterior wall where repointing is being recommended elsewhere in this report. The locations are also close to the exterior grade level and it is possible that water is being wicked up the wall from below grade.

RECOMMENDATIONS:

Repairs should be made to water damaged portions of the existing plaster once the moisture infiltration issues have been resolved.

H. Site Conditions

Newport City Hall is located at the junction of Broadway and Bull Street with the main entrance facing Broadway to the west. There are concrete sidewalks along Broadway and Bull Street. At the base of the main entrance stairs and continuing out to the street stone pavers are used in lieu of cast in place concrete sidewalks. There are painted metal bollards along the curb at Broadway where the pavers meet the street. Concrete sidewalks flank the entry stair and lead to the ground floor entry doors under the main entry portico.

On either side of the main entry stairs are lawn areas raised above the sidewalks and edged with granite curbs. On the south lawn there a several memorials to Newport citizens who have died in our country's various wars. Two of the larger memorials have gravel paths leading to them from the sidewalk. These pathways are not accessible to the disabled due to the six inch high granite curbs at the edge of the sidewalk. The public sidewalk continues up



Plaster damage at the southwest corner of the ground floor.



Lighting fixtures at the Main Entrance with mismatched diffuser to the left.



Ceiling mounted light fixtures at entry porticos.

Bull Street past the south entrance of the building. A concrete sidewalk leads up to the entry staircase and there is an asphalt parking area with eight stacked employee parking spaces adjacent to the stairs.

Along the east boundary of the site the property is separated from the neighboring property by a stone retaining wall. The wall steps up in height, but averages approximately four feet in height. A concrete paved service drive runs the length of building along this side of the property.

Beginning at the northwest corner of the property is a recently placed asphalt walkway leading from the public sidewalk up to the ramped entry at the new elevator addition. This entry is served by a concrete ramp with handrails on either side both installed as part of the new elevator project in 2016. The asphalt walkway serves both the City Hall and the adjacent Thompson Middle School just over twenty feet away and continues to an exterior stair and a retaining wall at the end of the service drive.

RECOMMENDATIONS:

Consideration should be given to modifying the curbs at the lawn areas in order to provide for wheelchair access to the memorials.

I. Exterior Lighting

At the base of both of the entry stairs there are decorative wrought iron lamp posts with multi-headed lamps. At the top of the main entry stairs there are two similar, single lamp fixtures flanking the entry and mounted to the granite piers. The globe shaped glass diffuser on the fixture at the northern pier does not match the others.

On the ceilings of the two entry porticos are surface mounted fixtures that are simple and utilitarian. These are fixtures that are replacements for fixtures that were previously removed. While these fixtures may provide adequate light levels they are not very sympathetic to the architecture or to the stature of the building. Consideration should be given to replacing these with fixtures with something more suitable to the building.

Along the East and North elevations of the building there are surface mounted light fixtures used to light the service drive and the new entry at the elevator lobby. These fixtures are fed from surface mounted raceways and junction boxes. These fixtures are fairly unobtrusive and out of sight of most visitor traffic. The anchors into the stone work should be checked to ensure that they are sealed against water infiltration. There are accent lighting fixtures at the top of each of the four corner piers at the base of the cupola, used for lighting the cupola.

RECOMMENDATIONS:

- Replace mismatched globe diffuser at the main entry.
- Replace portico ceiling mounted light fixtures.

IV. PRIORITIZED LIST OF RECOMMENDATIONS

IV. PRIORITIZED LIST OF RECOMMENDATIONS

The following recommended improvements have been identified in the architectural assessment. The items are summarized below, with a level of priority assigned based upon professional judgment. The priority scale ranges from 1-3, with "1" being the highest and "3" the lowest priority. Please refer to Drawings in the Appendix for a graphic representation of recommended work.

PRIORITY 1 (1-3 YEARS) $1,080,828

1. Cupola and Tower: Repair or replace components of the wood balustrade, including balusters and the top and bottom rails. Assume 50% replacement of wood elements and 100% of copper elements.

2. Cupola and Tower: Scrape, repair or replace all of the painted wood and metal components of the cupola. Assume 20% replacement of wood and copper components.

3. Cupola and Tower: Remove existing flat seamed copper roofing at the base and top of the drum and replace with zinc coated copper flat seam roofing.

4. Cupola and Tower: Replace missing sections of interior brick masonry backup wall, assume 10 square feet.

5. Main Entrance Stair and Portico: Repair/rebuild brick masonry piers under the stair header beam.

6. Main Entrance Portico: Seal joints in stone pavers, investigate waterproofing and/or drainage system below.

7. Main Entrance Portico: Disassemble cast stone entablature at north and west sides to investigate level of steel corrosion. Repair/replace any corroded steel and repair or replace cast stone elements. Replace damaged cast stone balusters and reset and repoint the balustrade rails at the Mayor's balcony.

8. Main Roof: Remove existing roof membrane, cover boards (if existing), roof insulation and any other substrates down to the roof deck and replace with new single ply PVC membrane, protection board and roof insulation compliant with the current Energy Code. Carefully remove the parapet coping and base flashings and inspect the substrate for any water infiltration damage and corrosion of the metal copings. Install new zinc coated copper flashings and coping in conjunction with the new membrane installation.

9. Entrance Porticos: Re-solder joints in copper downspouts, add strap anchors to support downspouts at the main entrance portico.

10. Windows and Doors: Replace rusted window sill at first floor window on the east elevation.

PRIORITY 2 (3-5 YEARS) $351,272

1. Tower: Patch spalled and flaking areas of cast stone at base of cupola.

2. Cornice and Upper Wall: Repair all spalled and flaking areas with a patching mortar to match the existing cast stone. At exposed reinforcing steel, remove additional cast stone material to reveal steel that has not rusted, clean and prime the steel or replace with new rebar if badly corroded. Patch the area as described above. Repoint all open joints.

3. Entrance Stairs: Repoint stone joints in cheek walls and portico base at both entry stairs. Clean biological staining from stone at cheek walls at the south entrance stair and portico base.

4. Granite Exterior Walls: An overall repointing effort should be made that would encompass roughly 20% of the exterior granite joints, additional work may be discovered once a mason is on-site and able to more closely evaluate all of the joints for soundness.

5. Granite Exterior Walls: Repoint all open joints and repair cracks in the granite with epoxy. Replace stones that have large cracks.

6. Exterior Walls: Parge areas of exposed masonry foundation, repoint brick masonry as required at areas of deteriorated existing parging.

7. South Entrance Stair and Portico: Patch flaking and spalling areas of the cast stone entablature. Repair crack in cast stone spandrel panel between windows above the balcony. Repair crack at the bottom of the cast stone lintel over the second floor window, expose rebar at the bottom of the lintel to determine extent of damage. Repair or replace rebar as required and patch stone to match. Rout and reseal all joints in the cast stone assembly above the lintel.

PRIORITY 3 (LONG TERM) $95,343

1. Site Conditions: Provide accessible path at the war memorials on the front lawn.

2. Exterior Lighting: Replace globes at the pier mounted light fixture to the left of the entry. Replace the light fixtures at the entry porch ceilings.

3. Interior: Repair areas of damaged plaster once water infiltration issues have been remediated at the Ground Floor.

4. Areaway: Provide painted metal handrails at exit door on east side of building from the ground floor.

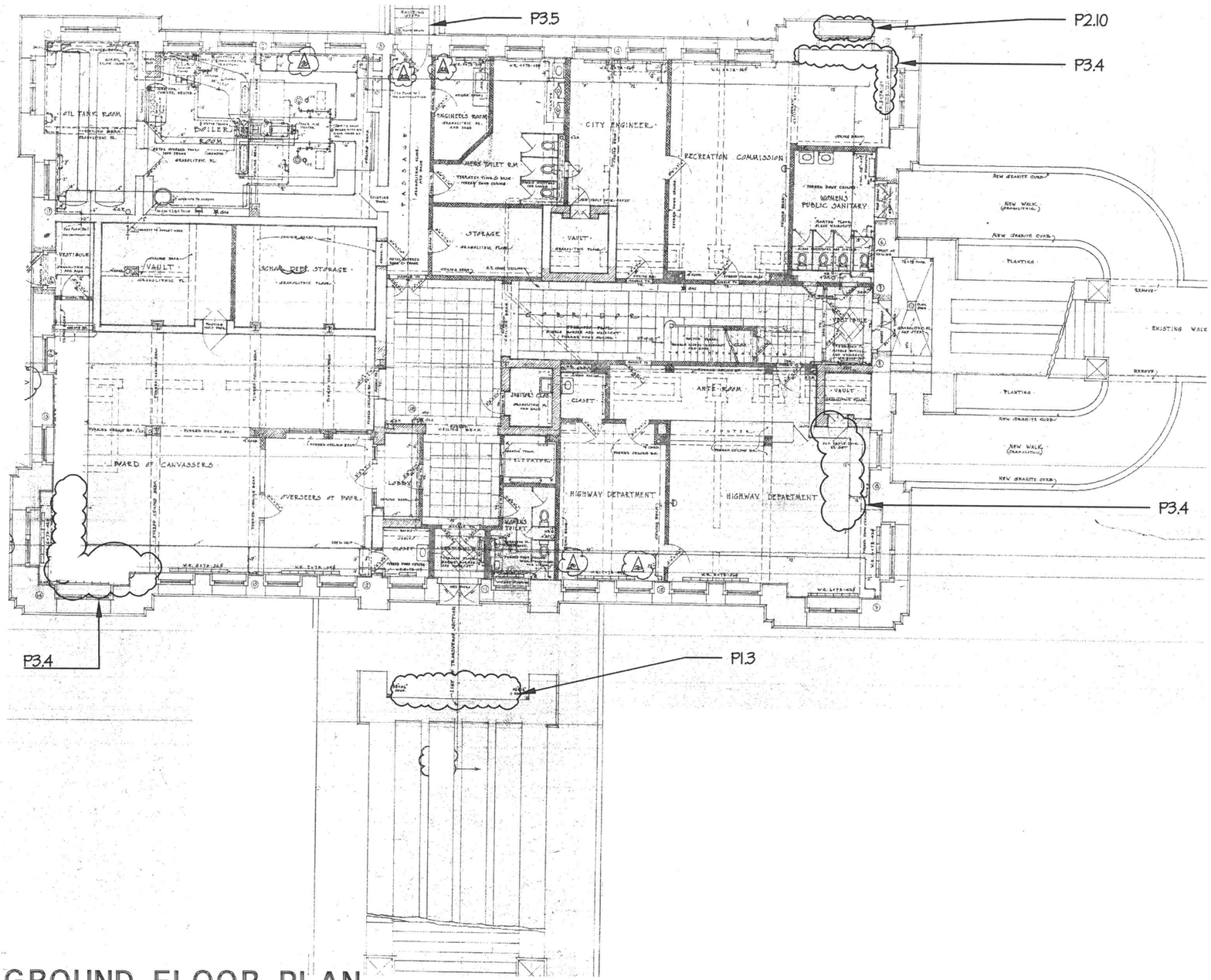
5. Windows: Replace windows.

General Notes:

All repairs should conform to the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

All repointing mortar should match the historic mortar in terms of composition, appearance, strength and joint profile.

V. APPENDIX



1 GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEY NOTES:

PRIORITY 1

P1.1 - REPAIR/REPLACE WOOD BALUSTERS AND TOP AND BOTTOM RAILS, ASSUME 50% REPLACEMENT. REPLACE COPPER SHEETING AT RAILS WITH ZINC COATED COPPER.
P1.2 - SCRAPE, REPAIR OR REPLACE PAINTED WOOD COMPONENTS OF CUPOLA, REPAINT ALL SURFACES.
P1.3 - REBUILD BRICK MASONRY PIERS UNDER THE STAIR HEADER.
P1.4 - CUT OUT AND REGROUT ALL JOINTS IN STONE PAVERS.
P1.5 - DISASSEMBLE CAST STONE ENTABLATURE, REPAIR/REPLACE REINFORCING STEEL AND REPAIR OR REPLACE CAST STONE ELEMENTS.
P1.6 - REPLACE DAMAGED CAST STONE BALUSTERS, ASSUME 3 BALUSTERS TOTAL REPLACEMENT.
P1.7 - REMOVE EXISTING ROOF MEMBRANE, INSULATION AND UNDERLAYMENTS AND REPLACE WITH NEW INSULATION, PROTECTION BOARD AND PVC ROOF MEMBRANE.
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P1.9 - REPLACE RUSTED METAL SILL AT WINDOW.
P1.10 - RESOLDER JOINTS IN COPPER DOWNSPOUTS, ADD STRAP ANCHORS.
P1.11 - REMOVE AND REPLACE THE FLAT SEAMED COPPER ROOFS AT THE BASE AND TOP OF THE DRUM.
P1.12 - REBUILD MASONRY WALL DISPLACED BY FORMER ELEVATOR MACHINE EQUIP'T, ASSUME 10 SQUARE FEET

PRIORITY 2

P2.1 - REPOINT JOINTS IN GRANITE CHEEKWALLS AND PORTICO BASE, ASSUME 20% AT THE MAIN ENTRY AND 50% AT THE SOUTH ENTRY.
P2.2 - CLEAN BIOLOGICAL STAINS AT CHEEKWALLS OF STAIR.
P2.3 - REPAIR FLAKING AND SPALLED AREAS AT CAST STONE. REPAIR OR REPLACE EXPOSED REINFORCING STEEL AND PATCH CAST STONE.
P2.4 - REPOINT OPEN OR CRACKED JOINTS IN THE GRANITE VENEER. ASSUME 5% OF JOINTS IN THE ELEVATION.
P2.5 - PARGE BRICK MASONRY WALL AT GRADE.
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P2.7 - REPAIR CRACK IN CAST STONE SPANDREL PANEL.
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PRIORITY 3

P3.1 - PROVIDE AN ACCESSIBLE PATH TO THE MEMORIALS ON THE SOUTHWEST LAWN.
P3.2 - REPLACE GLOBE SHAPED DIFFUSER.
P3.3 - REPLACE LIGHT FIXTURE AT CEILING OF PORTICO.
P3.4 - REPAIR AREAS OF DAMAGED PLASTER AT INTERIOR.
P3.5 - PROVIDE PAINTED METAL HANDRAILS AT EXIT DOOR.

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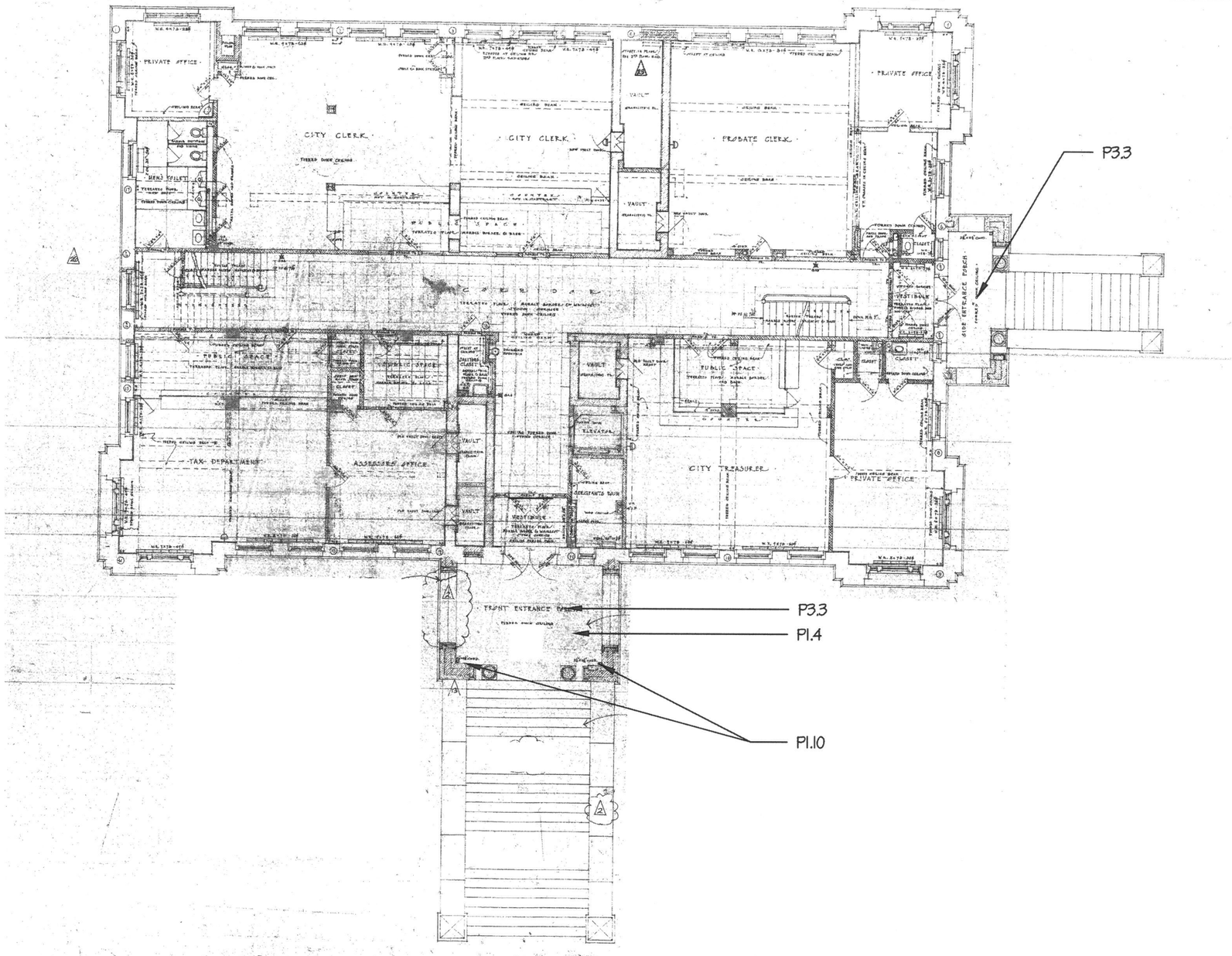
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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
Ground Floor Plan

ISSUED FOR: -
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A200



1 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

FIRST FLOOR PLAN

KEY NOTES:

PRIORITY 1

P1.1 - REPAIR/REPLACE WOOD BALUSTERS AND TOP AND BOTTOM RAILS, ASSUME 50% REPLACEMENT. REPLACE COPPER SHEETING AT RAILS WITH ZINC COATED COPPER.
P1.2 - SCRAPE, REPAIR OR REPLACE PAINTED WOOD COMPONENTS OF CUPOLA, REPAINT ALL SURFACES.
P1.3 - REBUILD BRICK MASONRY PIERS UNDER THE STAIR HEADER.
P1.4 - CUT OUT AND REGROUT ALL JOINTS IN STONE PAVERS.
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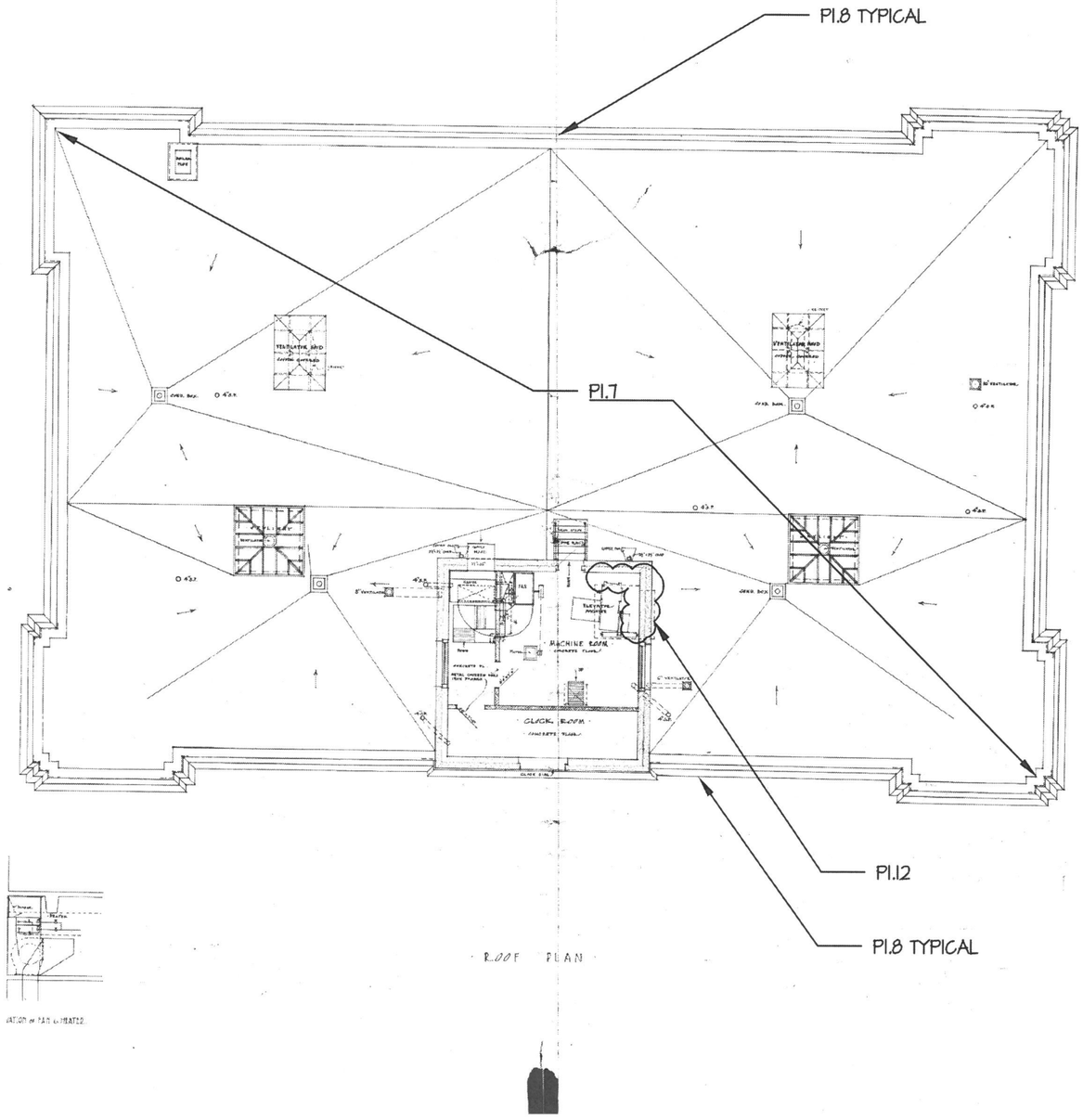
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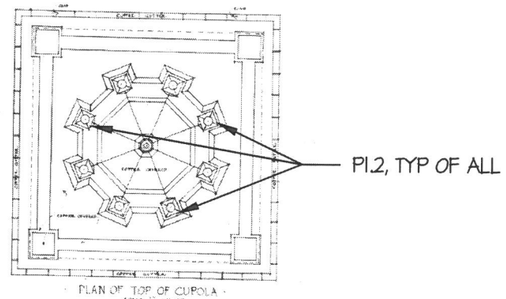
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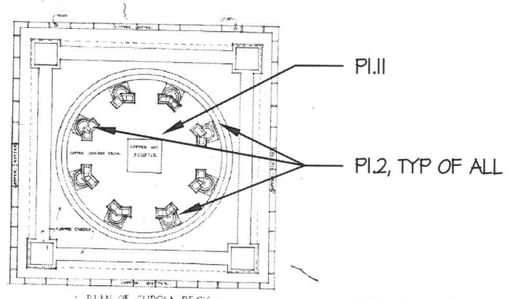
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First Floor Plan

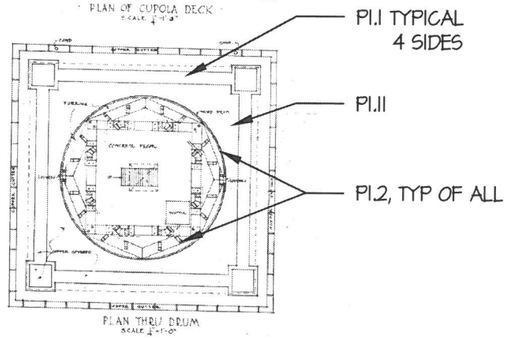
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KEY NOTES:

PRIORITY 1

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1 ROOF PLAN

SCALE: 1/16" = 1'-0"

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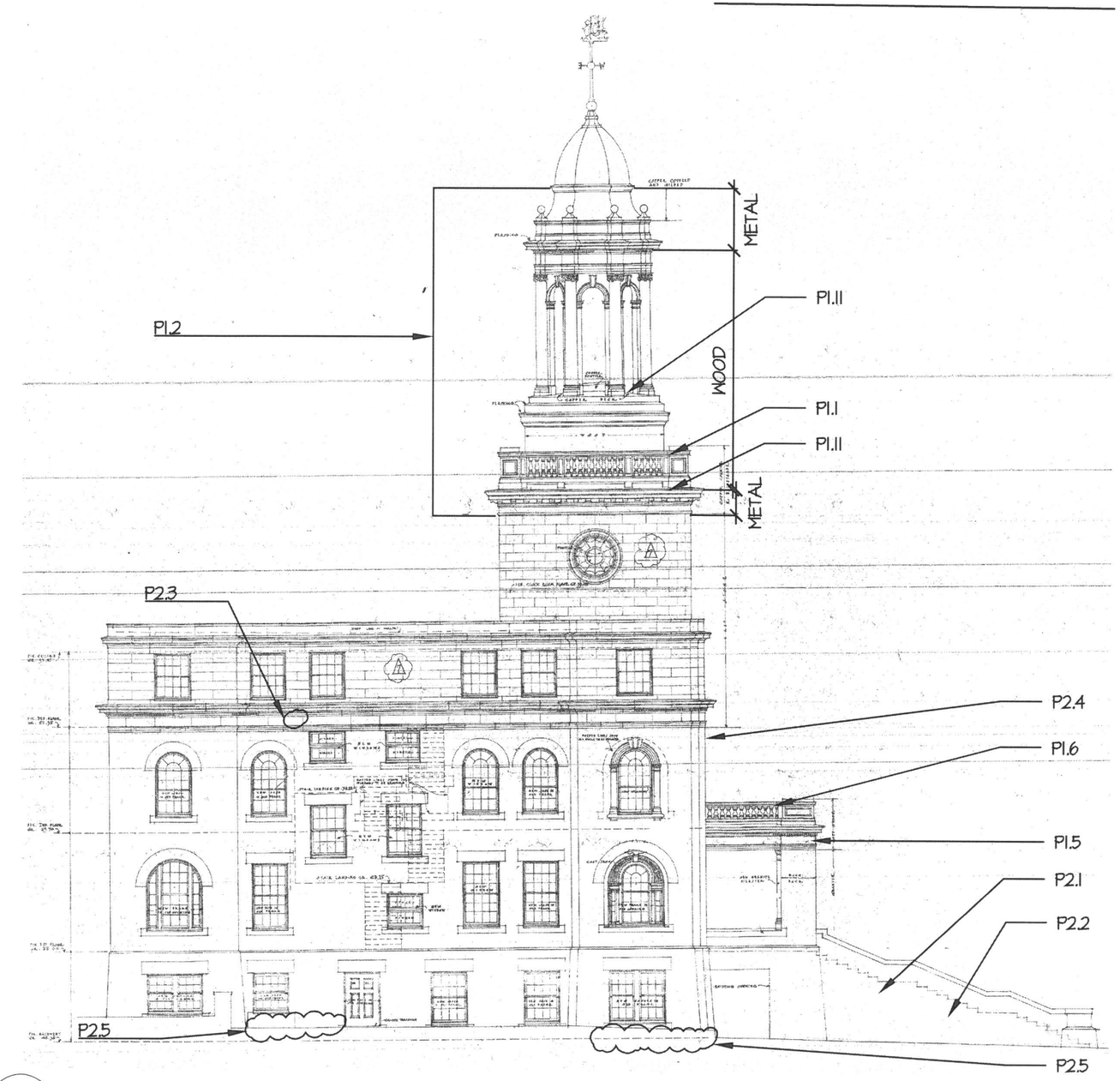
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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
Roof Plan

ISSUED FOR: -
DATE ISSUED: -
REVISION DATE: -

A204



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

KEY NOTES:

PRIORITY 1

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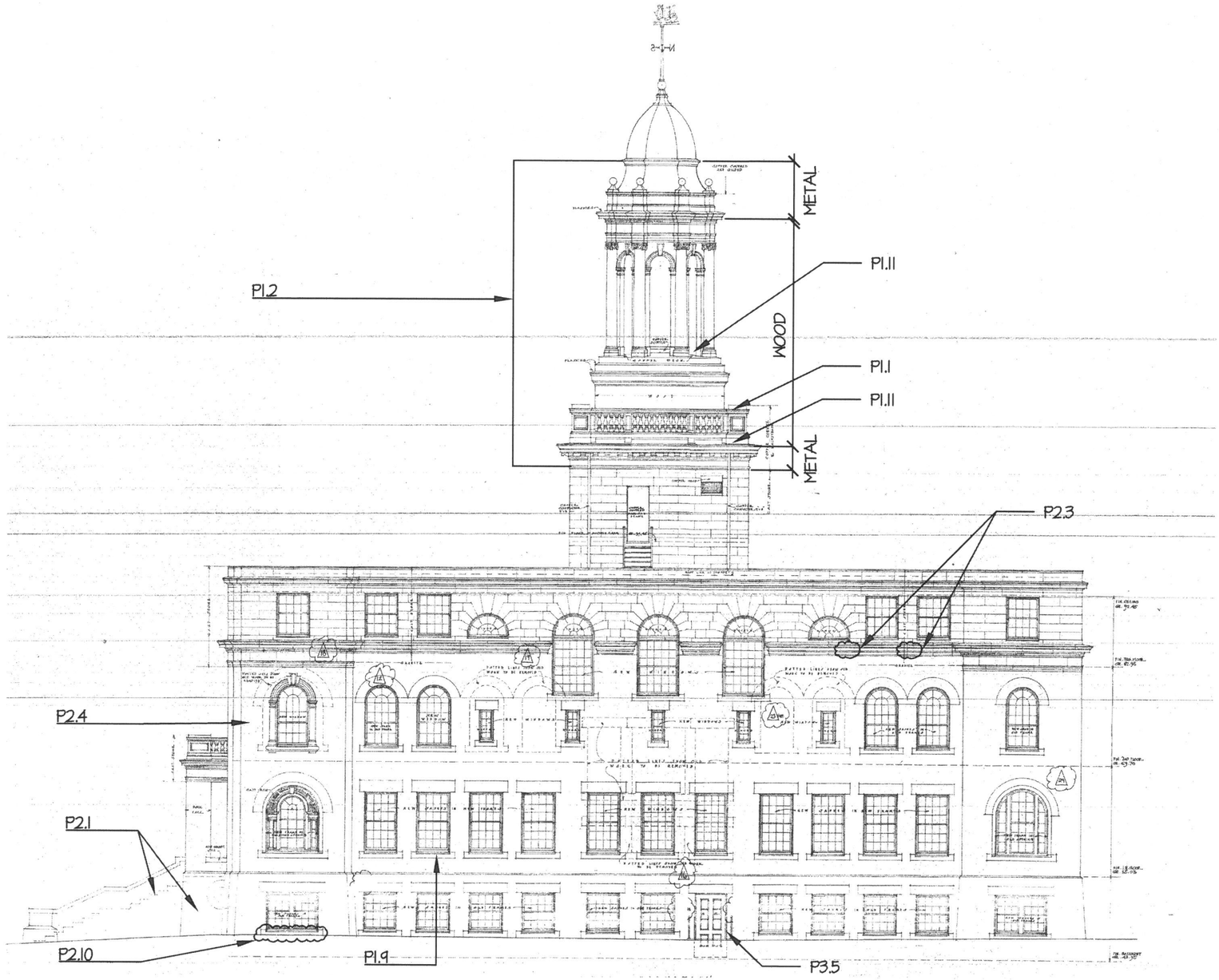
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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
North Elevation

ISSUED FOR: -
DATE ISSUED: -
REVISION DATE: -

A300



1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

KEY NOTES:

PRIORITY 1

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P2.5 - PARGE BRICK MASONRY WALL AT GRADE.
P2.6 - PATCH SPALLED AREAS OF SOUTH ENTRANCE ENTABLATURE.
P2.7 - REPAIR CRACK IN CAST STONE SPANDREL PANEL.
P2.8 - REPAIR CRACK IN CAST STONE LINTEL OVER STAIR WINDOW. REPAIR OR REPLACE REINFORCING STEEL AS REQUIRED AND PATCH CAST STONE.
P2.9 - REPAIR CRACKED STONE WITH EPOXY AND FILL HOLES IN STONE WITH MORTAR.
P2.10 - REPLACE CRACKED STONE WITH NEW TO MATCH EXISTING.
P2.11 - PATCH SPALLED AND FLAKING AREAS OF CAST STONE.

PRIORITY 3

P3.1 - PROVIDE AN ACCESSIBLE PATH TO THE MEMORIALS ON THE SOUTHWEST LAWN.
P3.2 - REPLACE GLOBE SHAPED DIFFUSER.
P3.3 - REPLACE LIGHT FIXTURE AT CEILING OF PORTICO.
P3.4 - REPAIR AREAS OF DAMAGED PLASTER AT INTERIOR.
P3.5 - PROVIDE PAINTED METAL HANDRAILS AT EXIT DOOR.

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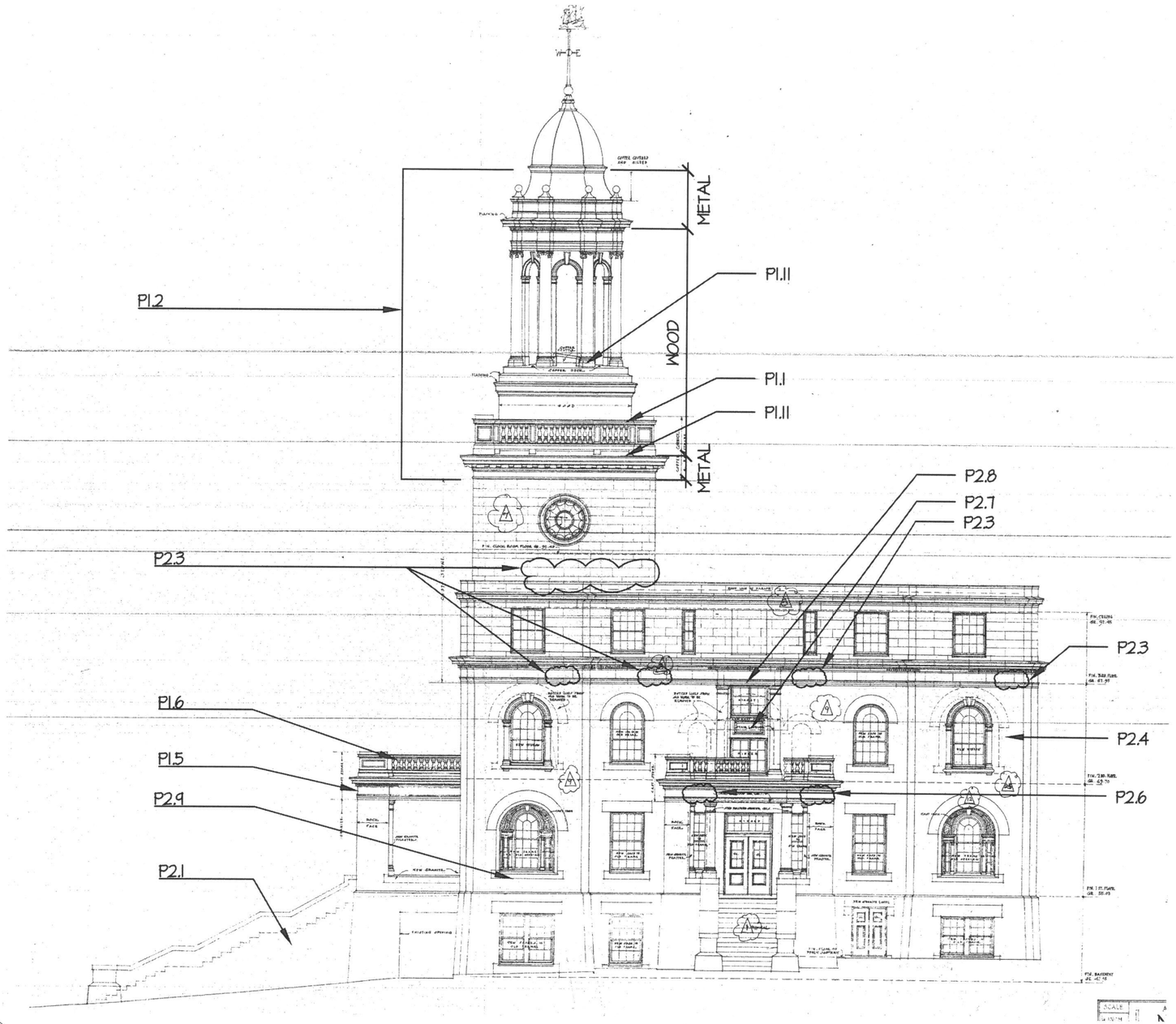
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JOB NO.: 1853

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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
East Elevation

ISSUED FOR: -
DATE ISSUED: -
REVISION DATE: -

A301



1 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

KEY NOTES:

PRIORITY 1

P1.1 - REPAIR/REPLACE WOOD BALUSTERS AND TOP AND BOTTOM RAILS, ASSUME 50% REPLACEMENT. REPLACE COPPER SHEETING AT RAILS WITH ZINC COATED COPPER.
P1.2 - SCRAPE, REPAIR OR REPLACE PAINTED WOOD & METAL COMPONENTS OF CUPOLA, REPAINT ALL SURFACES.
P1.3 - REBUILD BRICK MASONRY PIERS UNDER THE STAIR HEADER.
P1.4 - CUT OUT AND REGROUT ALL JOINTS IN STONE PAVERS.
P1.5 - DISASSEMBLE CAST STONE ENTABLATURE, REPAIR/REPLACE REINFORCING STEEL AND REPAIR OR REPLACE CAST STONE ELEMENTS.
P1.6 - REPLACE DAMAGED CAST STONE BALUSTERS, ASSUME 3 BALUSTERS TOTAL REPLACEMENT.
P1.7 - REMOVE EXISTING ROOF MEMBRANE, INSULATION AND UNDERLAYMENTS AND REPLACE WITH NEW INSULATION, PROTECTION BOARD AND PVC ROOF MEMBRANE.
P1.8 - REMOVE EXISTING COPPER COPINGS AND FLASHING. REPLACE WITH ZINC COATED COPPER COPING AND FLASHING IN CONJUNCTION WITH ROOF REPLACEMENT.
P1.9 - REPLACE RUSTED METAL SILL AT WINDOW.
P1.10 - RESOLDER JOINTS IN COPPER DOWNSPOUTS, ADD STRAP ANCHORS.
P1.11 - REMOVE AND REPLACE THE FLAT SEAMED COPPER ROOFS AT THE BASE AND TOP OF THE DRUM.
P1.12 - REBUILD MASONRY WALL DISPLACED BY FORMER ELEVATOR MACHINE EQUIP'T, ASSUME 10 SQUARE FEET

PRIORITY 2

P2.1 - REPOINT JOINTS IN GRANITE CHEEKWALLS AND PORTICO BASE, ASSUME 20% AT THE MAIN ENTRY AND 50% AT THE SOUTH ENTRY.
P2.2 - CLEAN BIOLOGICAL STAINS AT CHEEKWALLS OF STAIR.
P2.3 - REPAIR FLAKING AND SPALLED AREAS AT CAST STONE. REPAIR OR REPLACE EXPOSED REINFORCING STEEL AND PATCH CAST STONE.
P2.4 - REPOINT OPEN OR CRACKED JOINTS IN THE GRANITE VENEER. ASSUME 5% OF JOINTS IN THE ELEVATION.
P2.5 - PARGE BRICK MASONRY WALL AT GRADE.
P2.6 - PATCH SPALLED AREAS OF SOUTH ENTRANCE ENTABLATURE.
P2.7 - REPAIR CRACK IN CAST STONE SPANDREL PANEL.
P2.8 - REPAIR CRACK IN CAST STONE LINTEL OVER STAIR WINDOW. REPAIR OR REPLACE REINFORCING STEEL AS REQUIRED AND PATCH CAST STONE.
P2.9 - REPAIR CRACKED STONE WITH EPOXY AND FILL HOLES IN STONE WITH MORTAR.
P2.10 - REPLACE CRACKED STONE WITH NEW TO MATCH EXISTING.
P2.11 - PATCH SPALLED AND FLAKING AREAS OF CAST STONE.

PRIORITY 3

P3.1 - PROVIDE AN ACCESSIBLE PATH TO THE MEMORIALS ON THE SOUTHWEST LAWN.
P3.2 - REPLACE GLOBE SHAPED DIFFUSER.
P3.3 - REPLACE LIGHT FIXTURE AT CEILING OF PORTICO.
P3.4 - REPAIR AREAS OF DAMAGED PLASTER AT INTERIOR.
P3.5 - PROVIDE PAINTED METAL HANDRAILS AT EXIT DOOR.

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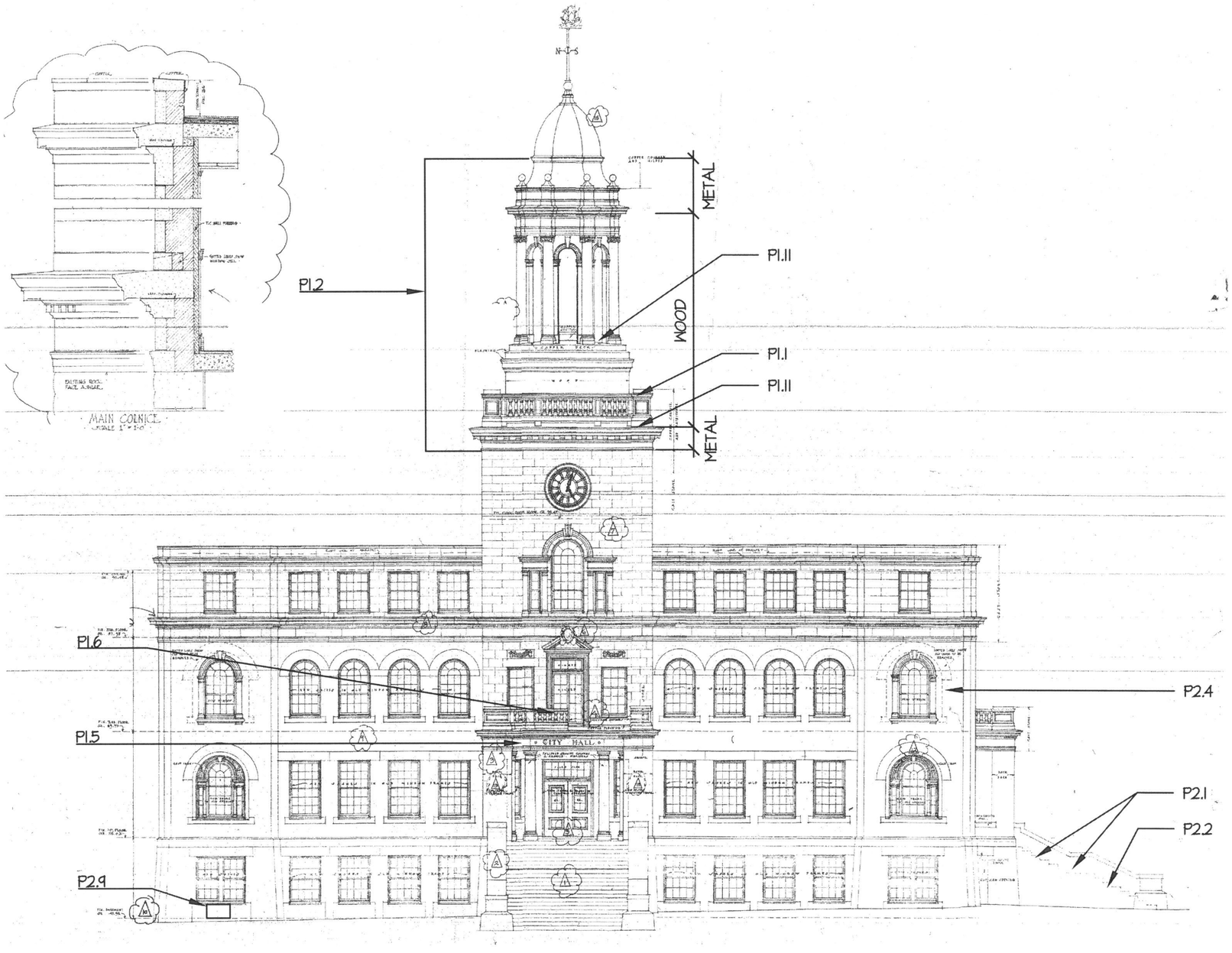
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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
South Elevation

ISSUED FOR: -
DATE ISSUED: -
REVISION DATE: -

A302



1 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"

KEY NOTES:

PRIORITY 1

P1.1 - REPAIR/REPLACE WOOD BALUSTERS AND TOP AND BOTTOM RAILS, ASSUME 50% REPLACEMENT. REPLACE COPPER SHEETING AT RAILS WITH ZINC COATED COPPER.
P1.2 - SCRAPE, REPAIR OR REPLACE PAINTED WOOD & METAL COMPONENTS OF CUPOLA, REPAINT ALL SURFACES.
P1.3 - REBUILD BRICK MASONRY PIERS UNDER THE STAIR HEADER.
P1.4 - CUT OUT AND REGROUT ALL JOINTS IN STONE PAVERS.
P1.5 - DISASSEMBLE CAST STONE ENTABLATURE, REPAIR/REPLACE REINFORCING STEEL AND REPAIR OR REPLACE CAST STONE ELEMENTS.
P1.6 - REPLACE DAMAGED CAST STONE BALUSTERS, ASSUME 3 BALUSTERS TOTAL REPLACEMENT.
P1.7 - REMOVE EXISTING ROOF MEMBRANE, INSULATION AND UNDERLAYMENTS AND REPLACE WITH NEW INSULATION, PROTECTION BOARD AND PVC ROOF MEMBRANE.
P1.8 - REMOVE EXISTING COPPER COPINGS AND FLASHING. REPLACE WITH ZINC COATED COPPER COPING AND FLASHING IN CONJUNCTION WITH ROOF REPLACEMENT.
P1.9 - REPLACE RUSTED METAL SILL AT WINDOW.
P1.10 - RESOLDER JOINTS IN COPPER DOWNSPOUTS, ADD STRAP ANCHORS.
P1.11 - REMOVE AND REPLACE THE FLAT SEAMED COPPER ROOFS AT THE BASE AND TOP OF THE DRUM.
P1.12 - REBUILD MASONRY WALL DISPLACED BY FORMER ELEVATOR MACHINE EQUIP'T, ASSUME 10 SQUARE FEET

PRIORITY 2

P2.1 - REPOINT JOINTS IN GRANITE CHEEKWALLS AND PORTICO BASE, ASSUME 20% AT THE MAIN ENTRY AND 50% AT THE SOUTH ENTRY.
P2.2 - CLEAN BIOLOGICAL STAINS AT CHEEKWALLS OF STAIR.
P2.3 - REPAIR FLAKING AND SPALLED AREAS AT CAST STONE. REPAIR OR REPLACE EXPOSED REINFORCING STEEL AND PATCH CAST STONE.
P2.4 - REPOINT OPEN OR CRACKED JOINTS IN THE GRANITE VENEER. ASSUME 5% OF JOINTS IN THE ELEVATION.
P2.5 - PARGE BRICK MASONRY WALL AT GRADE.
P2.6 - PATCH SPALLED AREAS OF SOUTH ENTRANCE ENTABLATURE.
P2.7 - REPAIR CRACK IN CAST STONE SPANDREL PANEL.
P2.8 - REPAIR CRACK IN CAST STONE LINTEL OVER STAIR WINDOW. REPAIR OR REPLACE REINFORCING STEEL AS REQUIRED AND PATCH CAST STONE.
P2.9 - REPAIR CRACKED STONE WITH EPOXY AND FILL HOLES IN STONE WITH MORTAR.
P2.10 - REPLACE CRACKED STONE WITH NEW TO MATCH EXISTING.
P2.11 - PATCH SPALLED AND FLAKING AREAS OF CAST STONE.

PRIORITY 3

P3.1 - PROVIDE AN ACCESSIBLE PATH TO THE MEMORIALS ON THE SOUTHWEST LAWN.
P3.2 - REPLACE GLOBE SHAPED DIFFUSER.
P3.3 - REPLACE LIGHT FIXTURE AT CEILING OF PORTICO.
P3.4 - REPAIR AREAS OF DAMAGED PLASTER AT INTERIOR.
P3.5 - PROVIDE PAINTED METAL HANDRAILS AT EXIT DOOR.

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NEWPORT CITY HALL
43 Broadway, Newport, RI 02840
West Elevation

ISSUED FOR: -
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A303

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

April 1, 2019

Master Plan Estimate

Architect:

DBVW Architects Inc.
111 Chestnut Street
Providence, RI 02903
(401) 831 1240

Cost Estimator:

Miyakoda Consulting
PO Box 47
Raynham, MA 02767
(617) 799-5832

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

INTRODUCTION

Project Description:

1. The project consists of Exterior Renovations of Newport City Hall in Newport, RI
2. The recommended work will be prioritized in a scale range 1-3:
   Priority 1 (1-3 years)
   Priority 2 (3-5 years)
   Priority 3 (Long term, 5-10 years)

Project Particulars:

1. The design package was received from DBVW Architects Inc. dated March 18, 2019
2. Detailed quantity takeoff from these documents where possible
3. Experience with similar projects of this nature

Project Assumptions:

1. The project will be constructed under the supervision of a Construction Manager
2. It has been assumed that no less than three bids will be received for every filed sub trades. Less than three bids may result in higher pricing
3. Unit rates are based on current dollars
4. Anticipated start of Construction:
   Priority 1 - assume Fall 2019
   Priority 2 - Fall 2022
   Priority 3 - Fall 2024
5. Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office overhead and subcontractor's profit
6. Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications
7. General Conditions and Requirements value have been carried in the Main Summary for on-site supervision staff, site office, temporary utilities, project requirements, overheads
8. Fee markup is calculated on a percentage of direct construction costs

Estimate Exclusions:

1. Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying
2. Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration
3. Work beyond the boundary of the site
4. Interest expense
5. Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation
6. Owner furnished and installed products; furnishings, equipment, artwork, loose case goods, and similar items
7. Utility company back charges during construction
8. Testing & commissioning
10. Computer networking
11. Construction contingency
12. Traffic improvements
13. Building Permit or fees
14. Street/sidewalk permits

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

TOTAL MAIN SUMMARY

	Description	*Building*
	Priority 1 (1-3 years)	$1,080,828
	Priority 2 (3-5 years)	$351,272
	Priority 1 (Long term, 5-10 years)	$95,343
	TOTAL CONSTRUCTION COST	**$1,527,443**

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

PRIORITY 1
MAIN SUMMARY

	Description			*Building*
10	Priority 1			$725,437
12	**Direct Cost**			**$725,437**
14	Design and Estimating Contingency	15.00%	$725,437	$108,816
16	**Direct Cost Total**			
17				**$834,253**
19	HazMat allowance			NIC
21	**Direct Cost**			**$834,253**
23	General Conditions & Project Requirements	18.00%	$834,253	$150,166
24	Performance & Payment Bonds	1.10%	$984,419	$10,829
25	General Liability Insurance	1.50%	$995,248	$14,929
26	Permit	1.50%	$1,010,177	waived
27	Fee	5.00%	$1,010,177	$50,509
29	**TOTAL CONSTRUCTION COST**			**$1,060,686**
31	Escalation to start of construction Fall 2019	1.90%	$1,060,686	$20,142
33	**TOTAL CONSTRUCTION COST**			**$1,080,828**

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 1
DIRECT TRADE COST SUMMARY

	CSI Description			Building
12	02-EXISTING CONDITIONS			$0
13	03-CONCRETE			$0
14	04-MASONRY			$117,870
15	05-METALS			$12,750
16	06-WOOD, PLASTICS, AND COMPOSITES			$123,640
17	07-THERMAL & MOISTURE PROTECTION			$455,877
18	08-OPENINGS			$0
19	09-FINISHES			$15,300
20	10-SPECIALTIES			$0
21	11-EQUIPMENT			$0
22	12-FURNISHINGS			$0
23	14-CONVEYING EQUIPMENT			$0
24	21-FIRE PROTECTION			$0
25	22-PLUMBING			$0
26	25-HVAC			$0
27	26-ELECTRICAL			$0
28				
29	**Direct Cost Subtotal**			**$725,437**
30				
31	Design and Estimating Contingency	15.00%	$725,437	$108,816
32				
33	**Direct Cost Total**			
34				**$834,253**
35	HazMat allowance			NIC
36				
37	**Direct Cost**			**$834,253**
38				
39	General Conditions and Project Requirements	18.00%	$834,253	$150,166
40	Performance & Payment Bonds	1.10%	$984,419	$10,829
41	General Liability Insurance	1.50%	$995,248	$14,929
42	Permit	1.50%	$1,010,177	
43	Fee	5.00%	$1,010,177	$50,509
44				
45	**TOTAL CONSTRUCTION COST**			**$1,060,686**
46				
47	Escalation to start of construction Fall 2019	1.90%	$1,060,686	$20,142
48				
49	**TOTAL CONSTRUCTION COST**			**$1,080,828**
50				

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 1
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
14	**02-EXISTING CONDITIONS**				
15					
16					
17					
18	***02-Existing Conditions Total***				
19					
20					
21	**03-CONCRETE**				
22					
23					
24					
25	***03-Concrete Total***				
26					
27					
28	**04-MASONRY**				
29					
30	Scaffolding and access;	**6,240**	SF	$6.50	$40,560
31	P1.3 - Rebuild brick masonry piers under stair header; Main Entrance Stair & Portico	**2**	LOC	$15,000.00	$30,000
32	P1.4 - Cut out and regrout all joints in stone pavers, seal joints; main entrance	**496**	SF	$35.00	$17,360
33	P1.5 - Disassemble cast stone entablature, repair or replace cast stone elements after replacing reinforcing steel (in Div 05)	**1**		$7,500.00	$7,500
34	P1.6 - Reset and repoint the balustrade rails	**50**	LF	$275.00	$13,750
35	Replace damaged cast stone balusters	**3**	EA	$1,500.00	$4,500
36	P1.12 - Rebuild masonry wall displaced by former elevator machine equip't (10 sf)	**1**	LS	$4,200.00	$4,200
37	***04-Masonry Total***				***$117,870***
38					
39					
40	**05-METALS**				
41					
42	P1.5 - Repair/replace reinforcing steel @ cast stone entablature	**1**	AL	$1,500.00	$1,500
43	P1.9 - Replace rusted metal sill at window	**1**	EA	$1,250.00	$1,250
44	Misc. metals to wood repairs	**1**	LS	$5,000.00	$5,000
45	Misc. metals, exterior	**1**	LS	$5,000.00	$5,000
46	***05-Metals Total***				***$12,750***
47					

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 1
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
48					
49	**06-WOOD, PLASTICS, AND COMPOSITES**				
50					
51	P1.1 - Repair wood blusters and top and bottom rails	**46**	LF	$1,200.00	$55,200
52	50% replacement	**46**	LF	$1,000.00	$46,000
53	P1.2 - Scrape, repair or replace painted wood components of cupola, repaint all surfaces	**1**	AL	$15,000.00	$15,000
54	Roof blocking	**496**	LF	$15.00	$7,440
55	***06-Wood, Plastics, And Composites Total***				***$123,640***
56					
57					
58	**07-THERMAL & MOISTURE PROTECTION**				
59					
60	P1.1 - Replace copper sheeting at rails with zinc coated copper	**92**	LF	$150.00	$13,800
61	P1.7 - Remove existing roof membrane, insulation and underlayments and replace with new insulation, protection board and PVC roof membrane	**9,000**	SF	$30.00	$270,000
62	P1.8 - Remove exist. copper copings and flashing, replace w/zinc coated copper coping and flashing	**400**	LF	$250.00	$100,000
63	P1.10 - Resolder joints in copper downspouts, add strap anchors	**2**	LOC	$2,500.00	$5,000
64	P1.11 - Remove & replace flat seamed copper roofs at base and top of drum	**610**	SF	$110.00	$67,077
65	***07-Thermal & Moisture Protection Total***				***$455,877***
66					
67					
68	**08-OPENINGS**				
69					
70	No work shown				
71	***08-Openings Total***				
72					
73					
74	**09-FINISHES**				
75					
76	P1.1 - Paint wood blusters and top and bottom rails	**46**	LF	$50.00	$2,300
77	P1.2 - Repaint all surfaces @ Cupola	**1**	LS	$8,000.00	$8,000
78	Misc. painting; exterior	**1**	LS	$5,000.00	$5,000
79	***09-Finishes Total***				***$15,300***
80					

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 1
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
81					
82	**10-SPECIALTIES**				
83					
84	No work shown				
85	***10-Specialties Total***				
86					
87					
88	**11-EQUIPMENT**				
89					
90	No work shown				
91	***11-Equipment Total***				
92					
93					
94	**12-FURNISHINGS**				
95					
96	No work shown				
97	***12-Furnishings Total***				
98					
99					
100	**14-CONVEYING EQUIPMENT**				
101					
102	No work shown				
103	***14-Conveying Equipment Total***				
104					
105					
106	**21-FIRE PROTECTION**				
107					
108	No work shown				
109	***21-Fire Protection Total***				
110					
111					
112	**22-PLUMBING**				
113					
114	No work shown				
115	***22-Plumbing Total***				
116					
117	**25-HVAC**				

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 1
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
118					
119	No work shown				
120	***25-HVAC Total***				
121					
122					
123	***26-ELECTRICAL***				
124					
125	No work shown				
126	***26-Electrical Total***				
127					
128					

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

PRIORITY 2
MAIN SUMMARY

	Description			*Building*
9				
10	Priority 2			$209,717
11				
12	**Direct Cost**			**$209,717**
13				
14	Design and Estimating Contingency	15.00%	$209,717	$31,458
15				
16	**Direct Cost Total**			
17				**$241,175**
18				
19	HazMat allowance			NIC
20				
21	**Direct Cost**			**$241,175**
22				
23	General Conditions & Project Requirements	18.00%	$241,175	$43,412
24	Performance & Payment Bonds	1.10%	$284,587	$3,130
25	General Liability Insurance	1.50%	$287,717	$4,316
26	Permit	1.50%	$292,033	
27	Fee	5.00%	$292,033	$14,602
28				
29	**TOTAL CONSTRUCTION COST**			**$306,635**
30				
31	Escalation to start of construction Fall 2022	14.56%	$306,635	$44,637
32				
33	**TOTAL CONSTRUCTION COST**			**$351,272**
34				
35				
36				

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 2
DIRECT TRADE COST SUMMARY

	CSI Description			*Building*
12	02-EXISTING CONDITIONS			$0
13	03-CONCRETE			$0
14	04-MASONRY			$186,217
15	05-METALS			$8,500
16	06-WOOD, PLASTICS, AND COMPOSITES			$0
17	07-THERMAL & MOISTURE PROTECTION			$0
18	08-OPENINGS			$0
19	09-FINISHES			$15,000
20	10-SPECIALTIES			$0
21	11-EQUIPMENT			$0
22	12-FURNISHINGS			$0
23	14-CONVEYING EQUIPMENT			$0
24	21-FIRE PROTECTION			$0
25	22-PLUMBING			$0
26	25-HVAC			$0
27	26-ELECTRICAL			$0
28				
29	**Direct Cost Subtotal**			**$209,717**
30				
31				
32	Design and Estimating Contingency	15.00%	$209,717	$31,458
33				
34	**Direct Cost Total**			
35				**$241,175**
36	HazMat allowance			NIC
37				
38	**Direct Cost**			**$241,175**
39				
40	General Conditions and Project Requirements	18.00%	$241,175	$43,412
41	Performance & Payment Bonds	1.10%	$284,587	$3,130
42	General Liability Insurance	1.50%	$287,717	$4,316
43	Permit	1.50%	$292,033	
44	Fee	5.00%	$292,033	$14,602
45				
46	**TOTAL CONSTRUCTION COST**			**$306,635**
47				
48	Escalation to start of construction Fall 2022	14.56%	$306,635	$44,637
49				
50	**TOTAL CONSTRUCTION COST**			**$351,272**

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 2
DIRECT TRADE COST SUMMARY

CSI Description	*Building*
51	
52	

Newport City Hall Exterior Renovations

43 Broadway
Newport, RI 02840

33,500 GSF

PRIORITY 2
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
14	**02-EXISTING CONDITIONS**				
15					
16	No work shown				
17	***02-Existing Conditions Total***				
18					
19					
20	**03-CONCRETE**				
21					
22	No work shown				
23	***03-Concrete Total***				
24					
25					
26	**04-MASONRY**				
27					
28	Scaffolding and access	**14,430**	SF	$6.50	$93,795
29	P2.1 - Repoint joints in granite cheekwalls and portico base, assume 20% at the main entry and 50% at the south entry	**257**	SF	$50.00	$12,825
30	P2.2 - Clean biological stains at cheekwalls of stair; both entrances	**815**	SF	$3.25	$2,647
31	P2.3 - Repair flaking and spalled areas at cast stone, repair or replace exposed reinforcing steel and patch cast stone @ cornice and upper wall	**8**	LOC	$2,500.00	$20,000
32	P2.4 - Repoint open or cracked joints in the granite veneer. Assume 5% of joints in all elevations	**700**	SF	$50.00	$35,000
33	P2.5 - Parge brick masonry wall at grade	**2**	LOC	$1,800.00	$3,600
34	P2.6 - Patch spalled areas of south entrance entablature (2 loc)	**1**	LS	$5,300.00	$5,300
35	P2.7 - Repair crack in cast stone spandrel panel	**1**	LOC	$1,050.00	$1,050
36	P2.8 - Repair crack in cast stone lintel over stair window. Repair or replace reinforcing steel as required and patch cast stone	**1**	LOC	$1,500.00	$1,500
37	P2.9 - Repair cracked stone with epoxy and fill holes in stone with mortar	**2**	LOC	$750.00	$1,500
38	P2.10 - Replace cracked stone with new to match existing	**1**	LOC	$1,500.00	$1,500
39	P2.11 - Patch spalled and flaking areas of cast stone	**1**	AL	$7,500.00	$7,500
40	***04-Masonry Total***				***$186,217***
41					
42					
43	**05-METALS**				
44					
45	Misc. metals to exterior façade repairs	**1**	LS	$8,500.00	$8,500

Newport City Hall Exterior Renovations

43 Broadway
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33,500 GSF

PRIORITY 2
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
46	***05-Metals Total***				***$8,500***
47					
48					
49	***06-WOOD, PLASTICS, AND COMPOSITES***				
50					
51	No work shown				
52	***06-Wood, Plastics, And Composites Total***				
53					
54					
55	***07-THERMAL & MOISTURE PROTECTION***				
56					
57	No work shown				
58	***07-Thermal & Moisture Protection Total***				
59					
60					
61	***08-OPENINGS***				
62					
63	No work shown				
64	***08-Openings Total***				
65					
66					
67	***09-FINISHES***				
68					
69	Misc. painting; exterior	**1**	LS	$15,000.00	$15,000
70	***09-Finishes Total***				***$15,000***
71					
72					
73	***10-SPECIALTIES***				
74					
75	No work shown				
76	***10-Specialties Total***				
77					
78					
79	***11-EQUIPMENT***				
80					
81	No work shown				
82	***11-Equipment Total***				

Newport City Hall Exterior Renovations

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33,500 GSF

PRIORITY 2
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
83					
84					
85	**12-FURNISHINGS**				
86					
87	No work shown				_____
88	***12-Furnishings Total***				
89					
90					
91	**14-CONVEYING EQUIPMENT**				
92					
93	No work shown				_____
94	***14-Conveying Equipment Total***				
95					
96					
97	**21-FIRE PROTECTION**				
98					
99	No work shown				_____
100	***21-Fire Protection Total***				
101					
102					
103	**22-PLUMBING**				
104					
105	No work shown				_____
106	***22-Plumbing Total***				
107					
108	**25-HVAC**				
109					
110	No work shown				_____
111	***25-HVAC Total***				
112					
113					
114	**26-ELECTRICAL**				
115					
116	No work shown				_____
117	***26-Electrical Total***				
118					
119					

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PRIORITY 3
MAIN SUMMARY

	Description			*Building*
10	Priority 3			$53,575
12	**Direct Cost**			**$53,575**
14	Design and Estimating Contingency	15.00%	$53,575	$8,036
16	**Direct Cost Total**			
17				**$61,611**
19	HazMat allowance			NIC
21	**Direct Cost**			**$61,611**
23	General Conditions & Project Requirements	18.00%	$61,611	$11,090
24	Performance & Payment Bonds	1.10%	$72,701	$800
25	General Liability Insurance	1.50%	$73,501	$1,103
26	Permit	1.50%	$74,604	
27	Fee	5.00%	$74,604	$3,730
29	**TOTAL CONSTRUCTION COST**			**$78,334**
31	Escalation to start of construction Fall 2024	21.71%	$78,334	$17,009
33	**TOTAL CONSTRUCTION COST**			**$95,343**

Newport City Hall Exterior Renovations

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33,500 GSF

PRIORITY 3
DIRECT TRADE COST SUMMARY

	CSI Description			*Building*
12	02-EXISTING CONDITIONS			$0
13	03-CONCRETE			$0
14	04-MASONRY			$0
15	05-METALS			$4,125
16	06-WOOD, PLASTICS, AND COMPOSITES			$0
17	07-THERMAL & MOISTURE PROTECTION			$0
18	08-OPENINGS			$0
19	09-FINISHES			$18,950
20	10-SPECIALTIES			$0
21	11-EQUIPMENT			$0
22	12-FURNISHINGS			$0
23	14-CONVEYING EQUIPMENT			$0
24	21-FIRE PROTECTION			$0
25	22-PLUMBING			$0
26	25-HVAC			$0
27	26-ELECTRICAL			$5,500
28	32-EXTERIOR IMPROVEMENTS			$25,000
29				
30	**Direct Cost Subtotal**			**$53,575**
31				
32				
33	Design and Estimating Contingency	15.00%	$53,575	$8,036
34				
35	**Direct Cost Total**			
36				**$61,611**
37	HazMat allowance			NIC
38				
39	**Direct Cost**			**$61,611**
40				
41	General Conditions and Project Requirements	18.00%	$61,611	$11,090
42	Performance & Payment Bonds	1.10%	$72,701	$800
43	General Liability Insurance	1.50%	$73,501	$1,103
44	Permit	1.50%	$74,604	
45	Fee	5.00%	$74,604	$3,730
46				
47	**TOTAL CONSTRUCTION COST**			**$78,334**
48				
49	Escalation to start of construction Fall 2024	21.71%	$78,334	$17,009
50				
51	**TOTAL CONSTRUCTION COST**			**$95,343**

Newport City Hall Exterior Renovations

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33,500 GSF

PRIORITY 3
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
14	**02-EXISTING CONDITIONS**				
15					
16	No work shown				
17	***02-Existing Conditions Total***				
18					
19					
20	**03-CONCRETE**				
21					
22	No work shown				
23	***03-Concrete Total***				
24					
25					
26	**04-MASONRY**				
27					
28	No work shown				
29	***04-Masonry Total***				
30					
31					
32	**05-METALS**				
33					
34	P3.5 - Provide metal handrails at exit door (paint in Div 09)	**15**	LF	$275.00	$4,125
35	***05-Metals Total***				***$4,125***
36					
37					
38	**06-WOOD, PLASTICS, AND COMPOSITES**				
39					
40	No work shown				
41	***06-Wood, Plastics, And Composites Total***				
42					
43					
44	**07-THERMAL & MOISTURE PROTECTION**				
45					
46	No work shown				
47	***07-Thermal & Moisture Protection Total***				
48					
49					
50	**08-OPENINGS**				
51					

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33,500 GSF

PRIORITY 3
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
52	Replace windows (not shown in Drawings)				NIC
53	***08-Openings Total***				
54					
55					
56	***09-FINISHES***				
57					
58	P3.4 - Repair areas of damaged plaster at interior, paint	**3**	LOC	$5,025.00	$15,075
59	P3.5 - Paint metal handrails at exit door	**15**	LF	$25.00	$375
60	Misc. painting	**1**	LS	$3,500.00	$3,500
61	***09-Finishes Total***				***$18,950***
62					
63					
64	***10-SPECIALTIES***				
65					
66	No work shown				
67	***10-Specialties Total***				
68					
69					
70	***11-EQUIPMENT***				
71					
72	No work shown				
73	***11-Equipment Total***				
74					
75					
76	***12-FURNISHINGS***				
77					
78	No work shown				
79	***12-Furnishings Total***				
80					
81					
82	***14-CONVEYING EQUIPMENT***				
83					
84	No work shown				
85	***14-Conveying Equipment Total***				
86					
87					
88	***21-FIRE PROTECTION***				
89					

Newport City Hall Exterior Renovations

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33,500 GSF

PRIORITY 3
DIRECT TRADE TOTAL

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
90	No work shown				
91	***21-Fire Protection Total***				
92					
93					
94	***22-PLUMBING***				
95					
96	No work shown				
97	***22-Plumbing Total***				
98					
99	***25-HVAC***				
100					
101	No work shown				
102	***25-HVAC Total***				
103					
104					
105	***26-ELECTRICAL***				
106					
107	P3.2 - Replace globe shaped diffuser at pier mounted light fixture	**2**	EA	$750.00	$1,500
108	P3.3 - Replace light fixture at ceiling of portico	**2**	LOC	$2,000.00	$4,000
109	***26-Electrical Total***				***$5,500***
110					
111					
112	***32-EXTERIOR IMPROVEMENTS***				
113					
114	P3.1 - New accessible path to the memorials on the southwest lawn	**1**	LS	$25,000.00	$25,000
115	***32-Exterior Improvements Total***				***$25,000***
116					
117					