

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **6**

Name: **MAINTENANCE HANGAR**

GENERAL INFORMATION

Type Code per IBC - **2B – Non-combustible
Unprotected**

Property Number:
Facility ID:
Category Code: **21105**

Current Use: **MAINTENANCE HANGAR**

Year Built: **2005**

Date acquired by Government (M/D/Y): **2006**

Government Cost: **Unk.**

Approximate (L)ength x (W)idth x (H)eight:

Approximate Area (SF): **166,335 S.F.**

Location:
(Northing):
(Easting):

ARCHITECTURAL

Current building use:

Support and administration for two wings with 3 hangars each.

Program:

two identical wings, each wing has:
3 hanger bays, Administration, Staff support, locker rooms, Training rooms, Maintenance shops, Cargo equipment and storage.

Foundation:

Slab on grade, Exterior and bearing walls supported on strip footings, columns on square footings, Good condition.

Exterior Building Walls:

Exterior walls at hanger, Split faced CMU base wall tied to steel structure, Insulation in CMU cavities Metal siding above CMU base wall, Metal girts tied to steel structure, Batt insulation between girts, Good condition.

Exterior Building Roof:

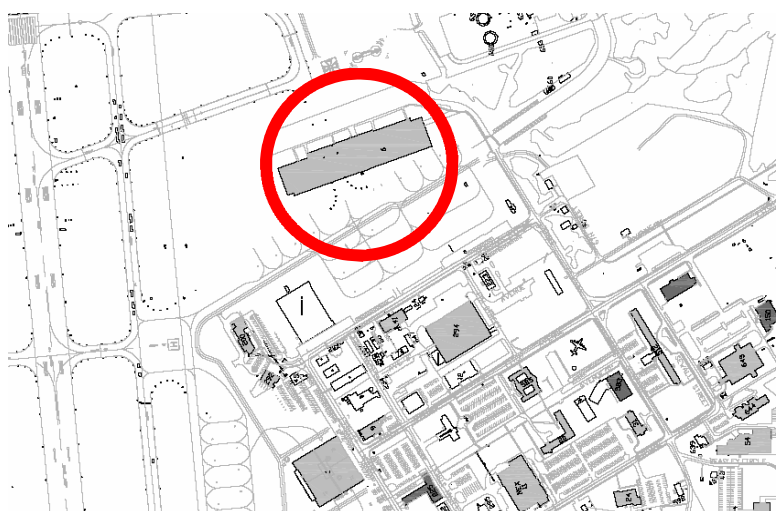
Hanger roof, Fully adhered single ply roofing, R-38 rigid insulation, Metal decking, Roof supported on web joists and girders, Roof insulation sloped to drain to interior roof drains, Good condition, not directly observable.

Exterior Building Windows and Doors:

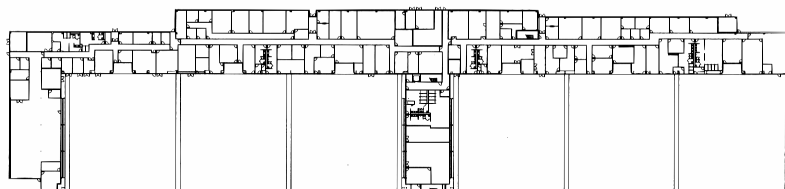
Hollow metal frames, Hollow metal doors, Metal fixed and operable windows, Interior hollow metal doors and frames throughout, Large, powered, sliding walls provide airplane access to flight line, Good condition.



South Elevation



Key Plan



Floor Plan

Exterior Building Trim:

Brake formed metal flashings and trim, Good condition.

Interior Building Floors:

VCT in most areas, Ceramic tile in lobby, Carpet in offices, Sealed concrete in hangar bays. Sloped to trench drains., Good condition.

Interior Building Walls:

Metal framed walls with painted gypsum wallboard in most locations, Vinyl wall covering in corridors, Hollow metal doors and frames at interior, Good condition.

Interior Building Ceilings:

Acoustical Ceiling Board ceilings with recessed lighting in offices, Exposed structure in hangar bays and shop areas, Good condition.

ACCESSIBILITY

Building is a two floors with no level changes at each floor.

Building has a mezzanine level.

Elevator is present.

Door swings, thresholds and widths are acceptable.

Toilet rooms are non-accessible.

Covered drop off canopies.

STRUCTURE

Foundation Type: Cast-in-place Concrete Frost Walls or Grade Beams – Good Condition.

Exterior Wall Structure Framing Type: CMU and Vertical Metal Panels – Good Condition.

Roof Structure Framing Type: Structural Steel Frame and Bar Joists – Good Condition.

Floor Structure: Cast-in-Place Concrete Slab on Grade – Good Condition.

Interior Wall Construction Type: CMU and GWB on Studs – Good Condition.

Lateral Force Resisting System: Steel Bracing – Good Condition.

Electrical

2500A 277/480V 3PH service in good condition.

240 KW natural gas generator in good condition

Interior lighting is HID hi-bay in Hanger Bays and fluorescent in support and offices in good condition.

HVAC

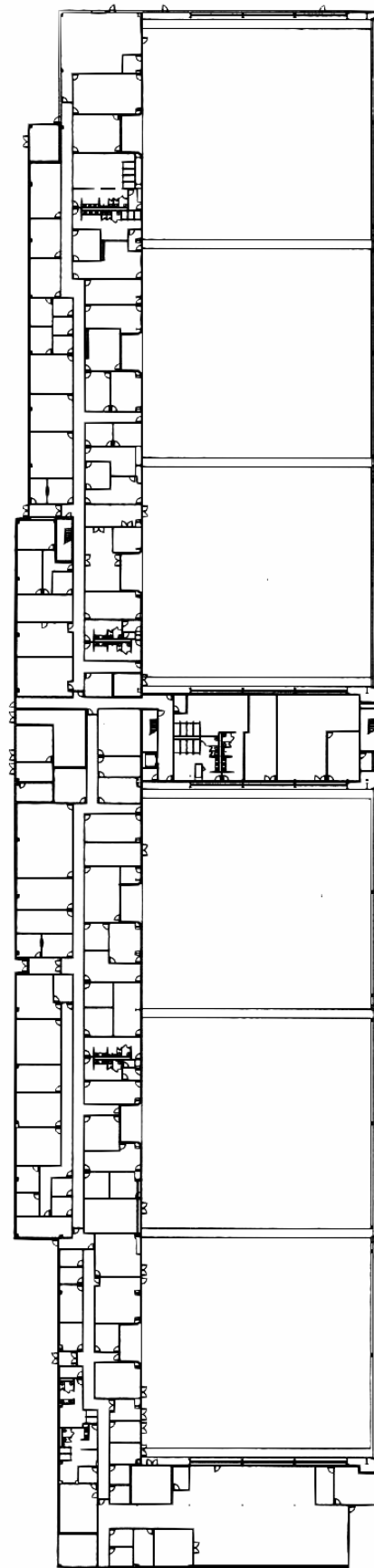
Three Cleaver-Brooks dual fired flex tube boilers in good condition.

DDC Control systems in good condition

Combination of unit heaters and air handling units serve building and are in good condition.

Plumbing

4" domestic water service with 2 3" backflow prevention devices in good condition.



Enlarged Floor Plan

Natural Gas water heaters located in mechanical rooms in good condition.

Plumbing fixtures are in good condition.

Fire Alarm System

Zoned fire alarm system in good condition with radio transmitter by King Fisher.

Sprinkler System

Wet pipe sprinkler system for entire facility and AFFF (Aqueous film-forming foam) spray system in Hanger bays.

Fire extinguishers are present.

SITE

Exterior sidewalks and paved access in front and side of building are new construction. Good condition.

Exterior lighting is shoe-box style, downward mounted and facing fixture, bronze painted 4" square steel poles. 15' mounting height.

Building mounted "wall-pack" style lighting is present at most exterior walls and entrance points. Some ambient light expected from nearby street lighting.

Landscaping and lawn not fully established at time of site visit. Fair condition.

Exterior drainage system sheet flows away from building to low areas or to drain and catch basin system. Good condition.

Concrete filled steel bollard protection at exterior above ground fuel storage tank. Good condition.

Parking lot good condition.

Misc

Cranes and other heavy equipment for servicing airplanes.

Airplane service equipment in service shops.

Telecom system. Good condition.

Stair towers are 1 hour rated construction.

Flagpole with yard-arm.

NOTED DEFICIENCIES

Toilet rooms are non-accessible.



North Elevation



Entrance on North Elevation