

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **29**

Name: **AUTO HOBBY SHOP**

GENERAL INFORMATION

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

Property Number: **2011109**
Facility ID: **NFA100000979480**
Category Code: **74038**

Current Use: **Automotive Repair
Recreation office
Recreation equipment storage**

Year Built: **1988**

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

Government Cost: **Unk.**

Approximate (L)ength x (W)idth x (H)eight:
162' x 93' x 18'

Approximate Area (SF): **12,000 S.F.**

Location:
(Northing):
(Easting):

ARCHITECTURAL

12 bay, single story automotive garage facility.
Slab on grade construction. Exterior and interior
bearing walls on strip footings. Under slab drainage
at garage bays.

Exterior Building Walls:

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8" nominal CMU masonry cavity wall construction at
exterior walls. 2" rigid insulation in wall cavity.
split rib concrete block provides exterior casing for
the building. Typical wall girt at 10' AFG.
Metal framing, R-19 insulation and exterior metal
paneling above wall girt, extending to roof fascia.
Cementitious wall finish between metal paneling and
split rib block. Condition: Good and well maintained

Interior walls:

Painted block walls. Some metal framed gypsum wall
board walls, painted. Fair condition, some soiling
from automotive activities in the building.

Interior Building Ceilings:

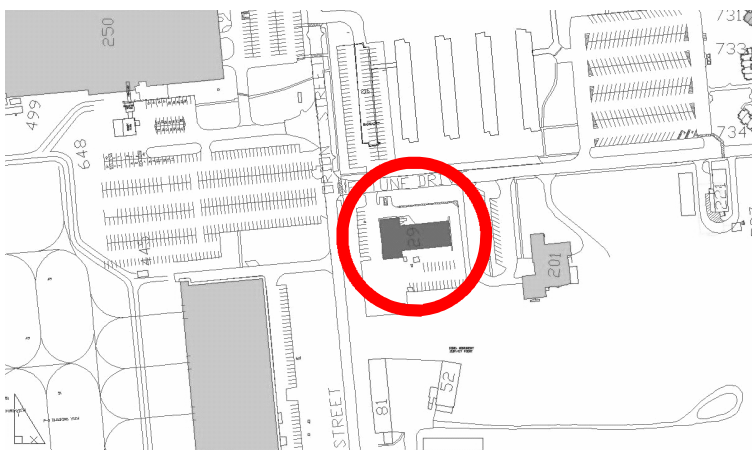
Exposed, painted structure in most spaces.
Acoustical Ceiling Board Ceilings in Lobby and Office
areas. Good condition.

Interior floors:

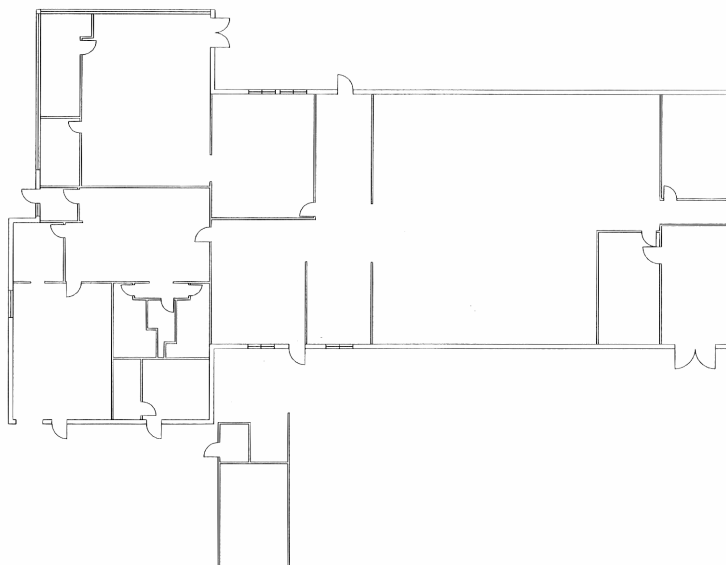
Sealed Concrete floors throughout facility. VCT floors
in lobby. Good condition



North-East Elevation



Key Plan



Floor Plan

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Roof Construction:

Ballasted membrane roof with roof insulation tapered to internal drains. R-37 average for roof insulation. Metal roof deck. Roof supported on steel web joists. Step in roof between office and garage bay sections of the building. Condition: Good and well maintained.

Windows and Doors:

Fixed and operable anodized aluminum windows. Double glazed. Hollow metal doors and frames throughout the building. Insulated metal overhead doors at garage bays. Good condition.

Exterior Building Trim:

Minimal brake formed metal trim and flashings at exterior walls. Good Condition

ACCESSIBILITY

Building is one story with no elevation changes. Door width and swings are acceptable. Building has an accessible route and equal exiting. Thresholds are acceptable. ADA accessible ramp to adjacent parking.

STRUCTURE

Foundation Type: Cast-in-place Concrete frost walls. Good condition.

Exterior wall: CMU Block

Roof Structure Framing Type: Steel Bar Joists on Steel Posts and Beams (Snow Unknown) Good

Floor Structure: Cast-in-place Concrete Slab. Good condition.

Interior Wall Construction Type: CMU—good cond.

Lateral Force Resisting System: CBFs and Infill CMU Shear Panels

ELECTRICAL

800A 120/208V 3Φ Service in fair condition. Electrical distribution. Fair condition.

Interior lighting. Fair condition

HVAC

Chiller plant. None

Distribution piping. Fair condition.

Thermal units. Fair condition

Air Handling: Make-up Air Unit Abandoned in Place. Inadequate Ventilation System Currently. Poor.

Control systems. Poor condition

Ductwork. Poor condition

Dual hot water Boilers. Good condition.

Fuel storage: Natural Gas with Meter. Fair cond. Abandoned aboveground double wall fuel storage tank.



North-West Elevation



South-East Elevation



East Elevation

Paint Booth: Poor system.

PLUMBING

Domestic water service with backflow protection device and meter. Good cond.

Plumbing fixtures. Fair condition

Distribution system. Fair Condition.

Electric Hot Water Heater. Poor condition.

Fire Alarm System

Edwards Fire Alarm System with transmitter. Poor condition.

Exit Signs & Emergency lighting. Fair cond.

Sprinkler System

Wet Pipe Sprinkler System without backflow preventer.

Fair condition

1 hour separation between Car Bay area and Office areas

Fire extinguishers: present

SITE

Misc

Telecom system. Fair condition.

Fire rated vehicle painting bay.

Vehicle lifts and overhead winch equipment.

Eyewash stations.

Welding area.

NOTED DEFICIENCIES

Some problems with blocked floor drains in garage bays

Toilet rooms have sufficient space for accessible fit out, but are not currently accessible (no accessible stalls)

Replace electric hot water heater.

Repair or install new make-up air unit.

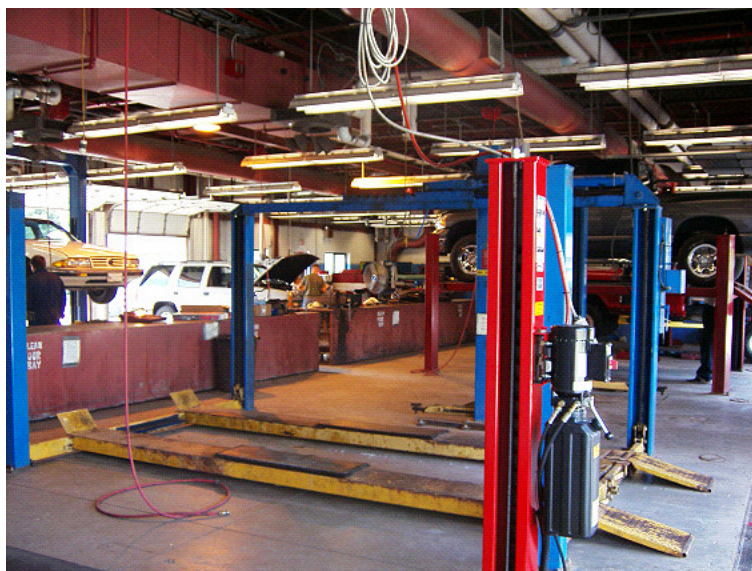
Install new paint booth ventilation system.

OTHER

Roof has 2" of gravel ballast and a low roof has a potential for up to 4'-3" snow drift



West Elevation



Shop Interior



Exterior Recreation equipment secure storage