

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **5**

Name: **MAINTENANCE HANGAR**

GENERAL INFORMATION

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

Property Number: **201096**
Facility ID: **NFA100000979382**
Category Code: **21105**

Current Use: **MAINTENANCE HANGAR O/H
CORROSION CONTROL
LINE MAINT. SHELTER**

Year Built: **1982**

Date acquired by Government (M/D/Y): **12/19/1982**

Government Cost:

Approximate (L)ength x (W)idth x (H)eight:
866' x 194' x 57'

Approximate Area (SF): **163,454 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, Shared corrosion control bay,
Administration, Staff support, locker rooms, Training
rooms, Maintenance shops.

Foundation:

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

Exterior Building Walls:

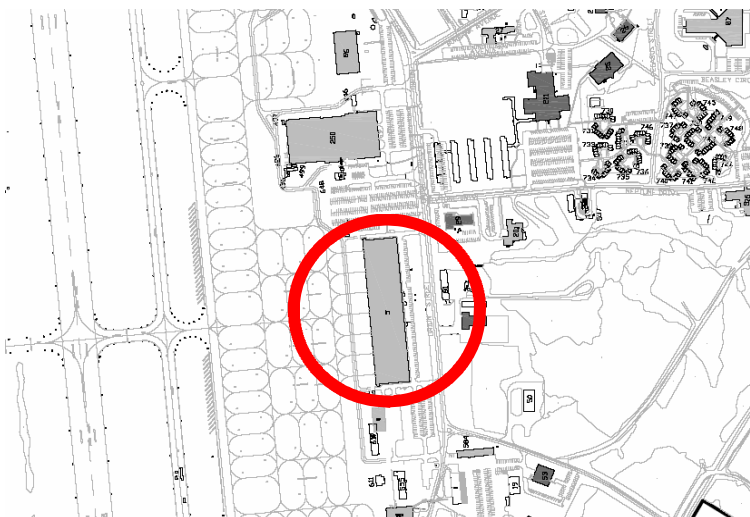
Exterior walls at support "lean-to" structure, CMU
cavity wall construction, 2" rigid insulation in the
cavity, Running bond split face block to 16' A.F.G.
Insulated metal panels above 16', Fair condition:
failed sealants in exterior walls, Exterior walls at
hanger, CMU backup wall tied to steel structure
Split face exterior cladding to 16' A.F.G., 2"
preformed insulated metal siding above 16'
Good condition: some oil canning present in metal
siding.

Exterior Building Roof:

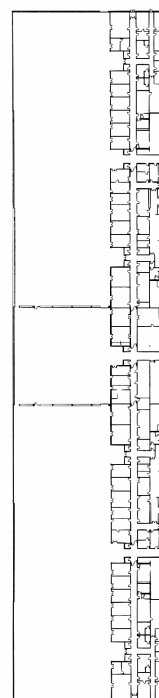
Hanger roof, Built up roofing, 3.5" rigid insulation
Metal decking, Roof supported on web joists and
girders, Roof structure single-sloped to drain to
interior roof drains, Fair condition, roof has had many
repairs, "Lean-to" roofs, Neoprene sheet roofing,
Steep slope and low slope areas, 3.5" rigid insulation



East Elevation



Key Plan



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2" metal roof deck, Roof structure supported by steel beams, Roof structure single direction sloped to internal drains at parapet wall, 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.

Exterior Building Trim:

Brake formed metal flashings and trim, Good condition.

Interior Building Floors:

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

Interior Building Walls:

Painted CMU masonry, Interior partitions: metal framing with painted drywall, Interior Building Ceilings:
Acoustical Ceiling Board ceilings with recessed lighting, Exposed structure in hangar bays and shop areas, Good condition

ACCESSIBILITY

Building is a single floor with no level changes. Door swings, thresholds and widths are acceptable. No curb cuts at entrances from parking lots. Toilet rooms are non-accessible.

STRUCTURE

Foundation Type: Cast-in-place Concrete Grade Beams supported on Precast Concrete Piles & Grade Beams — Good Condition.

Exterior Wall Structure Framing Type: CMU — Fair Condition: Minor vehicular impact damage, step cracks in mortar joints.

Roof Structure Framing Type: Structural Steel Frame with bar joists and metal decking (45 psf Snow per Drawings) — Good Condition.

Floor Structure: Cast-in-place Concrete Slab on Grade — Good Condition.

Interior Wall Construction Type: CMU — Good Condition.

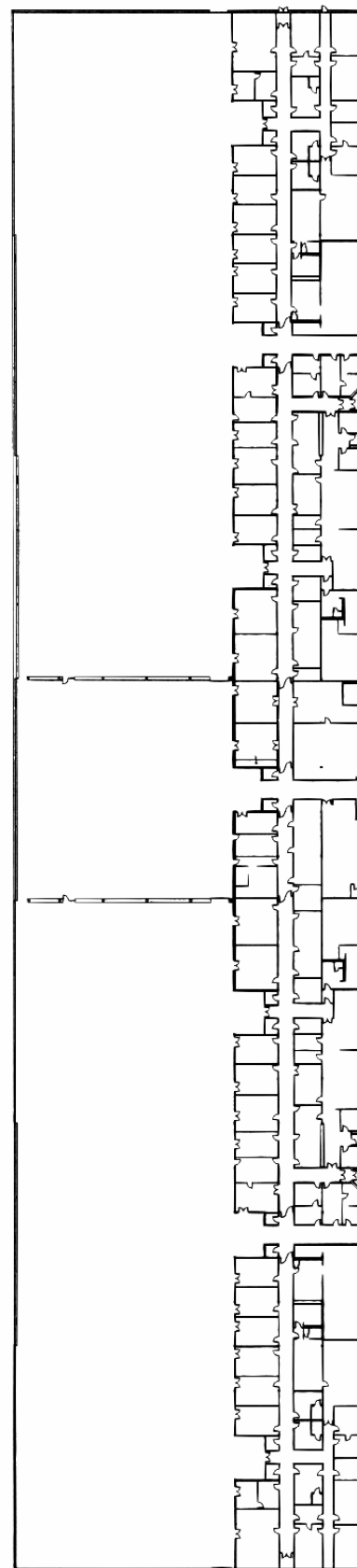
Lateral Force Resisting System: Steel Bracing — Good Condition.

Electrical

2000A 277/480V 3PH service in fair condition.

Exterior pad mounted enclosed diesel generator in good condition

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



Enlarged Floor Plan

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HVAC

Four Cleaver-Brooks dual fired flex tube boilers in good condition. Waste oil boiler is provided but not operational.

Control systems in fair condition

Limited air conditioning is provided by window units or dedicated split systems.

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

Above ground fuel oil tanks for #2 fuel oil and waste oil storage.

Plumbing

6" domestic water service appears to be galvanized steel and in poor condition. No backflow prevention device was observed.

Oil fired water heater and steam/oil fired water heater water heaters are in fair condition.

Plumbing fixtures are in fair condition.

Fire Alarm System

38 zone fire alarm system in fair to poor 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: present

SITE

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

Concrete apron on air side of security fence. Good condition.

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

Foundation plantings, landscaping and lawn. Good condition.

Exterior drainage system appears to drain to catch basin system. Good condition.

Misc

Telecom system. Good condition.

Cranes and other heavy equipment for servicing airplanes.

Airplane service equipment in service shops.

NOTED DEFICIENCIES

No curb cuts at entrances from parking lots.



East Elevation

Excerpts from AIS Report

REPLACE THE AGING EXIT FIXTURES THROUGHOUT THE FACILITY..

REPLACE THE AGING ELECTRIC HOT WATER HEATERS LOCATED IN THE MECHANICAL ROOM.

REPLACE THE BUILT UP ROOFS OVER NORTH AND SOUTH ENTRANCE WAYS WITH EPDM ROOFS.

REPLACE SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, 4 EACH, due to being: Moderately DETERIORATED

REPLACE PANELBOARD LATCH, 7 EACH, due to being: BROKEN

REPLACE VINYL TILE 12 x 12". 1184 SQUARE FEET due to being: Moderately WORN Lightly CRACKED"

REPLACE CARPET, DIRECT CEMENT UP TO 40 OZ., 38 SQUARE YARDS, due to being: Lightly WORN, Moderately STAINED

REPAIR, CHIP, CLEAN, EPOXY GROUT CONCRETE WALL and interior floors, 100 SQUARE FEET, due to being: Lightly CRACKED

REPAIR SINGLE PLY MEMBRANE RUBBER/PLASTIC OR MEMBRANE FLASHING around roof drain (Above room 176, due to being: Lightly LEAKING

PREP AND PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES IN THE HANGAR BAY AREA

PREP AND PAINT ALL PREVIOUSLY PAINTED INTERIOR OFFICE AND SHOP AREAS

REPLACE ALL SUSPENDED ACOUSTICAL CEILINGS THROUGHOUT.