

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **25**

Name: **INDOOR FITNESS CENTER**

GENERAL INFORMATION

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

Property Number: **201082**
Facility ID: **NFA100000979248**
Category Code: **74044**

Current Use: **Gymnasium, Racquetball
Fitness**

Year Built: **1981, Addition 1986, Improved 1995**

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

Government Cost: **Unk.**

Approximate (L)ength x (W)idth x (H)eight:
138' x 99' x 32' (2 stories)

Approximate Area (SF): **16,658 S.F.**

Location:
(Northing):
(Easting):

ARCHITECTURAL

Initial phase: gymnasium, locker rooms, rec areas, handball court. Built 1981

Second phase: added racquet ball courts, weight room, developed mezzanine level. Built 1986

Third phase: locker room renovations, aerobics room, egress stair. Built 1995

Bituminous slab on grade at main gymnasium space.

Exterior Building Walls:

Typical metal building construction. "Gulf States" brand.

Initial phase: Steel frame. Flat metal roof trusses. Exterior metal wall panels. Metal girts spanning between steel framing members. 4" batt insulation on inside face of walls (R-12). Metal liner panels and plywood panes on inside face of wall.

Subsequent phases:

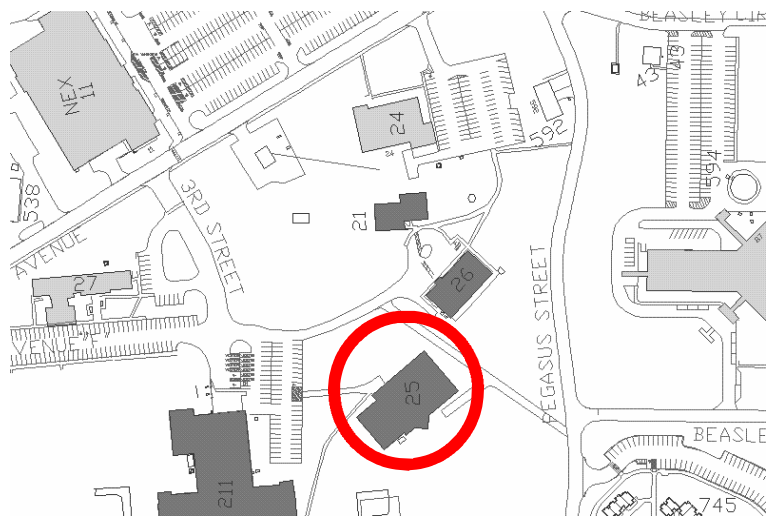
Similar to initial phase, except 6" (R-19) insulation and 5/8" GWB and vapor retarder used at exterior walls. Condition: Fair. Some exterior damage and rust at exterior walls. Minor repairs necessary.

Roof Construction:

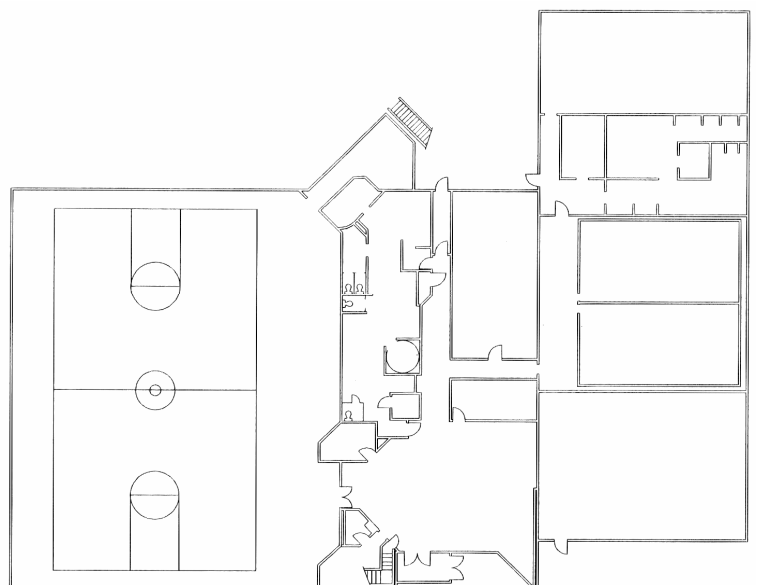
Initial phase: Ballasted membrane roof. 4" rigid roof insulation. Corrugated metal roof deck. Roof supported on steel frame and flat metal roof trusses.



North Elevation



Key Plan



First Floor Plan

BNAS Reuse Master Plan

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Second phase: Seamed metal roof panels. Wood sleepers. Roof supported on steel roof framing
 Ventilated attic. R-38 blown insulation at finished ceiling level.

Third Phase: Seamed metal roof panels.
 Rigid insulation thermal blocks. Metal purlins. Roof supported on steel roof framing. R-30 batt insulation at the roof plane. Vapor retarder and drywall on inside face of roof. Good condition.

Windows: Metal fixed frame units
 Double glazed. Fair.

Doors: Hollow metal doors and frames
 Condition: Fair.

Exterior Building Trim: Brake formed metal gutters, flashing and other trim pieces. Condition: fair.

Interior Building Floors: Gymnasium floor: Cushion vinyl sports floor on bituminous base. Good condition

Locker rooms: Ceramic tile. Good condition

Circulation areas: VCT. Good condition

Aerobics room: Wood floor. Good condition

Weight room: Carpet. Good condition

Racquetball courts: Wood floor. Good condition

Interior Building Walls

Gymnasium: plywood and metal panels: Good condition

Locker rooms: Painted block and ceramic tile. Good condition

Other spaces: painted gypsum wall board. Good condition.

Interior Building Ceilings:

Gymnasium : Exposed metal structure

Mezzanine: Exposed metal structure with sound baffles: Fair condition

Locker rooms: cementitious ceilings. Good condition

Aerobics room: Exposed metal structure

Weight room: Exposed metal structure

Other areas: Painted concrete plank. Good condition

ACCESSIBILITY

First floor: Door width and swing appears to be sufficient for accessibility requirements

Floor is one level with no elevation changes.

Thresholds at public areas and along accessible route is acceptable.

Upper mezzanine: not accessible. No elevator.

STRUCTURE

Foundation Type: Cast-in-place Concrete Frost Walls—Good

Exterior Wall Structure Framing Type: Vertical seam metal siding on proprietary framing system.

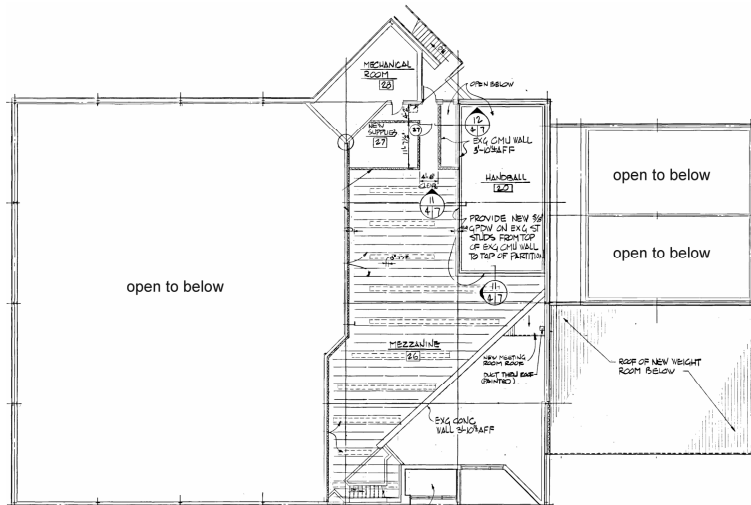
Roof Structure Framing Type: and Wide-Flanged Beams w/ 3"x22 GA. Deck (40 psf Snow)

Floor Structure: Cast-in-place Concrete Slab On Grade—Good

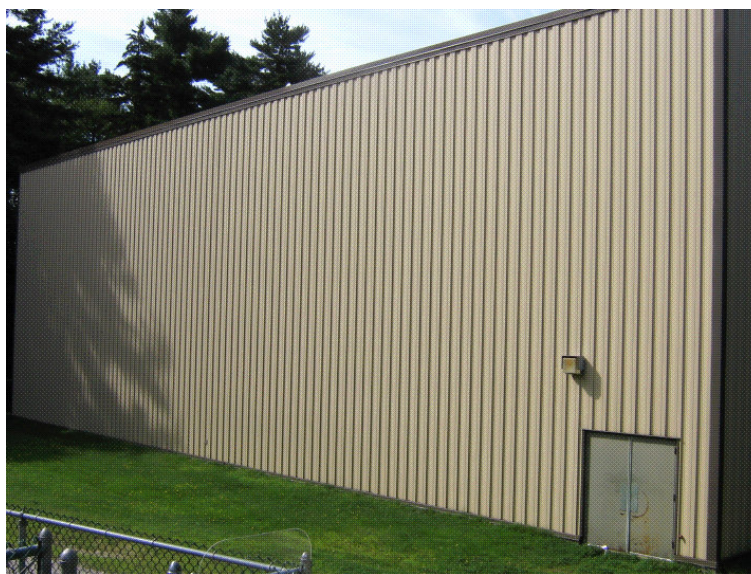
Mechanical mezzanine floor topping slab—Fair.

Interior Wall Construction Type: Varies—good cond.

Lateral Force Resisting System: Ordinary steel CBF's—Good



Second Floor Plan



East Elevation



West Elevation

ELECTRICAL

400A 208/120V 3Φ Service in good condition.

Interior lighting. Poor condition

HVAC

No cooling system.

Multiple heating and ventilating units. Fair cond.
Ductwork distribution. Fair cond.

Control system: Poor condition

Two dual fired hot water Boilers. Fuel storage: Natural Gas with Meter. Good cond. Abandoned fuel storage tank. Fair cond.

PLUMBING

Description: 1-1/2" Domestic Water Service with Water Meter , no Backflow Prevention Device. Fair condition.

Fixtures. Fair cond.

Natural Gas Fired Water Heater. Not Water Coil from Boiler Plant Disconnect. Fair cond.

Fire Alarm System

Gamewell Fire Alarm System & Radio Transmitter Box
Poor condition
Exit Signs & Battery Power Fixtures. Fair cond.

Sprinkler System

Wet Pipe Sprinkler System without backflow Prevention Device. Fair condition

Fire extinguishers: present

Sprinkler system entrance has post indicator valve, padlocked in the "open" position.

SITE

Paved access in front and side of building. 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 found at most exterior egress points.

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

Inactive #2 heating fuel oil storage tank with containment dike. Fair condition.

Misc

Telecom system. Poor condition.

NOTED DEFICIENCIES

Trees adjacent to building are overgrown. Hitting siding of building. Roof requires cleaning of pine needle debris, repainting of flashing elements.



South Elevation



Interior space

Exterior glazing wall. Fair condition. Requires new gaskets. Exterior siding damaged above grade in several locations.

Exterior steel egress doors are rusting. Frames. Fair condition.

Locker room heating recovery unit not operating.

Interior lighting. Poor condition

Topping slab on LGM Mechanical Mezzanine floor framing has 1/4" wide map-cracking throughout.

Exterior Steel Braced Frames are exposed with rust but no heavy section loss yet. Repaint.

Some gasket failures at windows, physical and rust damage at some doors. Repair and maintenance required.

Building has an open mezzanine needs to be reviewed for compliance if building use is changed.

Stair towers in building are enclosed with one hour rated construction. Mezzanine stairs are not. IBC will require these stairs to be enclosed.



Column bases at main entrance



Egress stair at South elevation