

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **223**

Name: **NMCI BUILDING**

GENERAL INFORMATION

Type Code per IBC - **Type 3B – non-combustible walls, combustible roof (due to plywood deck), unprotected**

Property Number: **200185**
Facility ID: **NFA100000974332**
Category Code: **61020**

Current Use: **COMM. OFFICES
(FORMER ARMORY)**

Year Built: **1953**

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

Government Cost: **\$54,505**

Approximate (L)ength x (W)idth x (H)eight:
102' X 42' X 17'

Approximate Area (SF): **4,284 S.F.**

Location:
(Northing):
(Easting):

ARCHITECTURAL

Current building use: IT Service building

Program:

Server room, Enclosed private offices

Foundation:

Exterior walls and floor slabs supported on frost walls with strip footings, Concrete floor slab on grade, Good condition.

Exterior Building Walls:

EIFS, Rigid insulation, 8" concrete block walls, Painted interior block face, EIFS extends to finish grade, not manufacturer recommended installation, Non-matching EIFS patches at window modifications, Good condition, some maintenance needed.

Exterior Building Roof:

Roof system not observable, probably fully adhered membrane roof, Rigid insulation, Plywood roof deck Roof supported on bar joists sloped to edge drain, no gutters, Fair condition, leaks observed.

Exterior Building Windows and Doors:

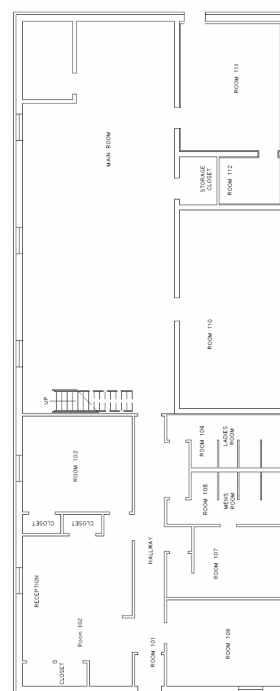
Hollow metal frames and doors throughout exterior Fixed metal windows, Fixed vinyl replacement windows in some locations, Double glazed window construction, Windows modified to accept window mounted A/C units, Good condition.



North Elevation



Key Plan



Floor Plan

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **223**

Exterior Building Trim:

Brake formed Metal flashings at roof, wall penetrations, Good condition.

Interior Building Floors:

Slab on grade concrete floors, Carpet flooring, VCT flooring, Some unfinished concrete floors, Unfinished concrete mezzanine floor, Fair condition, due to age and poor treatment.

Interior Building Walls:

Wood framed partitions with painted drywall, Vinyl wall base, Wood interior doors and frames, Fair condition, needs maintenance some broken interior doors.

Interior Building Ceilings:

Acoustical ceiling board ceilings with recessed fluorescent lighting throughout, Fair condition.

ACCESSIBILITY

Building is one floor with no level changes.
Door swings and widths appear to be acceptable.
Accessible door hardware needed.
Toilet rooms are not accessible.
Some problem thresholds at exterior doors.

STRUCTURE

Foundation Type: Cast-in-place Concrete Frost Wall — Good Condition.

Exterior Wall Structure Framing Type: Load-bearing CMU — Fair Condition: Some mower damage, patching required to EIFS.

Roof Structure Framing Type: Wood Deck on Steel 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: CMU Shear Walls — Good Condition.

Electrical

277/480V 3PH service assumed in good condition.

300 KVA indoor transformer for 208V 3 phase service in good condition.

Emergency lighting is limited and in fair condition.

600A generator receptacle on exterior for portable generator in good condition.

80 KVA UPS system provided in data center. Unit equipment by others.

HVAC

One natural gas fired Burnham cast iron boilers with hot water distribution system in good condition.



West Elevation



East Elevation



South Elevation

BNAS Reuse Master Plan

Property Condition Assessment

Bldg. No. **223**

Two Liebert exterior condensers and indoor units in data center. Equipment by others.

General HVAC system consists of one air handling system with DX coil and ductwork system in good condition.

Hot water perimeter heat in good condition.

Exterior pad mounted condensing unit in good condition serves air handler.

Plumbing

Domestic water service location was not determined or observed.

Plumbing fixtures are in fair condition.

Fire Alarm System

Zoned fire alarm system with King Fisher Radio Transmitter. System is in fair condition.

Sprinkler System

Wet pipe sprinkler system with backflow prevention device is in good condition.

Fire extinguishers are present

SITE

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

Exterior pad mounted HVAC units protected by steel pipe bollards. Good condition.

Exterior lighting provided by minimal ambient light from adjacent street and parking lighting. Poor lighting levels.

Foundation plantings, landscaping and lawn. Good condition.

Site appears to drain away from building on all sides except for East side. Grades on this side are slightly above finish floor elevation.

Exterior wall mounted gas meter is protected by steel pipe bollards.

Misc

Telecom system. Good condition.

NOTED DEFICIENCIES

Unenclosed and unprotected mechanical mezzanine with one means of egress

Exterior EIFS wall damaged from maintenance (mowing) equipment.

Accessible door hardware needed, Toilet rooms are not accessible, Some problem thresholds at exterior doors.

Wet sprinkler system not ideal for IT use.