

BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **19**

Name: **PUBLIC WORKS SHOPS**

GENERAL INFORMATION

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

Property Number: **201077**

Facility ID: **NFA100000979195**

Category Code: **21925**

Current Use: **CARPENTRY SHOP**

Year Built: **1981**

Date acquired by Government (M/D/Y): **11/11/1981**

Government Cost: **\$150,000**

Approximate (L)ength x (W)idth x (H)eight:
100' X 60' X 24'

Approximate Area (SF): **6,000 S.F.**

Location:
(Northing):
(Easting):

ARCHITECTURAL

Current building use:

Storage and work shops.

Program:

Workshops.

Foundation:

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

Exterior Building Walls:

Metal siding, Metal girts spanning between rigid metal frames, Batt insulation, Gypsum wallboard on interior wall face from finish floor to 8' above finish floor, Siding extends to grade, minimal offset, Rust damage at bottom of wall, No exterior flashings, fair condition, some impact damage to siding.

Exterior Building Roof:

Metal roof panels, Metal girts spanning between rigid metal frames, Batt insulation, Roof supported on rigid frames sloped to edge drain, no gutters, Ventilated attic space, Fair condition.

Exterior Building Windows and Doors:

No windows, Hollow metal doors and frames at exterior, Metal roll up garage doors, fair condition.

Exterior Building Trim:

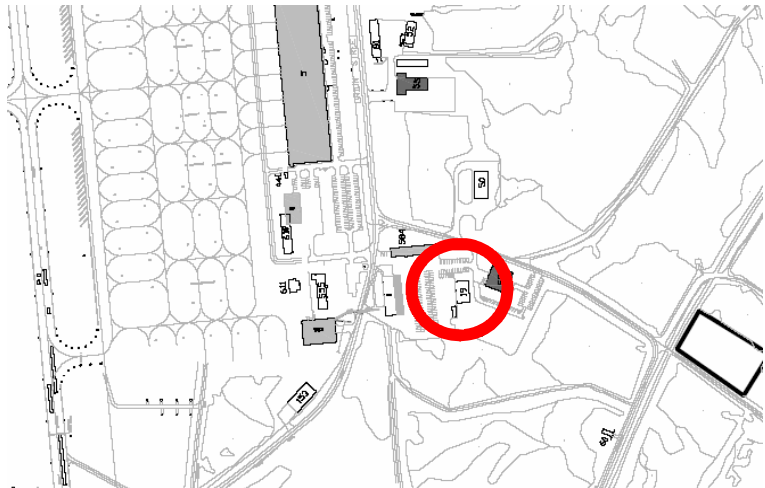
Brake formed Metal flashings at roof, wall , enetrations, Fair condition.

Interior Building Floors:

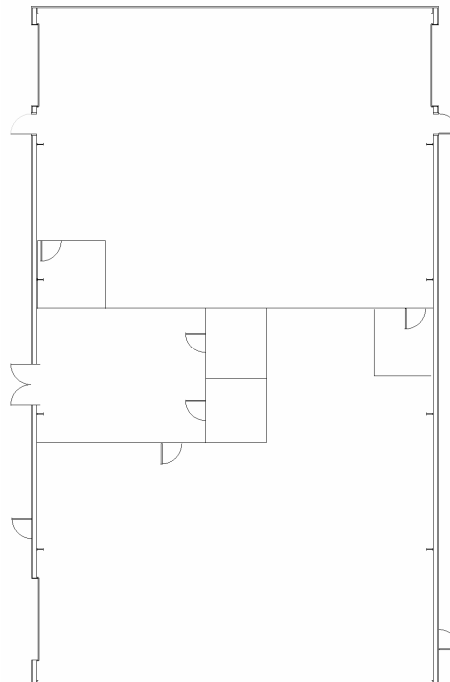
Slab on grade concrete floors, Unfinished concrete in workshops.



West Elevation



Key Plan



Floor Plan

Interior Building Walls:

No interior partitions.

Interior Building Ceilings:

Exposed structure in workshops, Fair condition.

ACCESSIBILITY

Building is one floor with no level changes.
Door swings and widths appear to be acceptable.
Accessible door hardware needed.
No toilet room.
Some problem thresholds at exterior doors.

STRUCTURE

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

Exterior Wall Structure Framing Type: Vertical Metal Panels – Fair Condition: Minor Vehicular Impact Damage.

Roof Structure Framing Type: Metal Z-purlins and metal decking – Good Condition.

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

Interior Wall Construction Type: N/A

Lateral Force Resisting System: Star Prefabricated Metal Building: Rigid Gable Frame – Good Condition.

Electrical

400A 120/208V 3PH service in fair condition.

Emergency lighting is limited and in poor condition

Interior lighting is fluorescent lighting and in fair condition.

HVAC

Two Oil fired unit heaters and two natural gas fired unit heaters serve shop areas and are in good to fair condition.

A natural gas furnace is provided to serve office and support areas and in good condition

Aboveground fuel oil storage tank in good condition.

Plumbing

3/4" Domestic water service is provided with backflow prevention device, but not meter. Service is in good condition.

Plumbing fixtures are in fair condition.

Fire Alarm System

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

Sprinkler System

None

SITE

Exterior sidewalks and paved access in front and side of building. Recent overlay on West side of building. Good condition.



North Elevation



East Elevation



South Elevation

Exterior lighting provided by building mounted "wall-pack" style lighting on three of four exterior walls and entrance points. Some ambient light expected from nearby street lighting.

Landscaping and lawn. Frequently used for equipment staging and storage area. Poor condition.

Exterior drainage system appears to drain away from building onto lawn or street drainage systems. Good condition.

Misc

Telecom system. Good condition.

NOTED DEFICIENCIES

Makeshift porches at entrance constructed of wood compromise building construction type.

Excerpts from AIS Report

Survey the panels to determine if they have more current carrying conductors per raceway than what is usually allowed.

Prepare, prime and paint all previously painted exterior surfaces