

# BNAS Reuse Master Plan Property Condition Assessment

Bldg. No. **590**

Name: **TRANSPORTATION MAINT. SHOPS**

## GENERAL INFORMATION

Type Code per IBC - **2B – Non-combustible, unprotected.**

Property Number: **UNK.**

Facility ID: **UNK.**

Category Code: **21420**

Current Use: **TRANS. MAINTENANCE**

Year Built: **2004**

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

Government Cost: **UNK.**

Approximate (L)ength x (W)idth x (H)eight:

Approximate Area (SF): **8,000 S.F.**

Location:

(Northing):

(Easting):

## ARCHITECTURAL

### **Current building use:**

Vehicle maintenance shop

### **Program:**

Main maintenance work bay, Additional work bays (2), Enclosed private offices, Staff restroom and locker room, Accessible bath and shower.

### **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, Split face block from grade to 3' above finish grade, Metal girts spanning between rigid frames, Batt insulation, Good condition.

### **Exterior Building Roof:**

Metal roofing, Metal girts spanning between rigid frames, Batt insulation, Single slope roof, no gutters, Good condition.

### **Exterior Building Windows and Doors:**

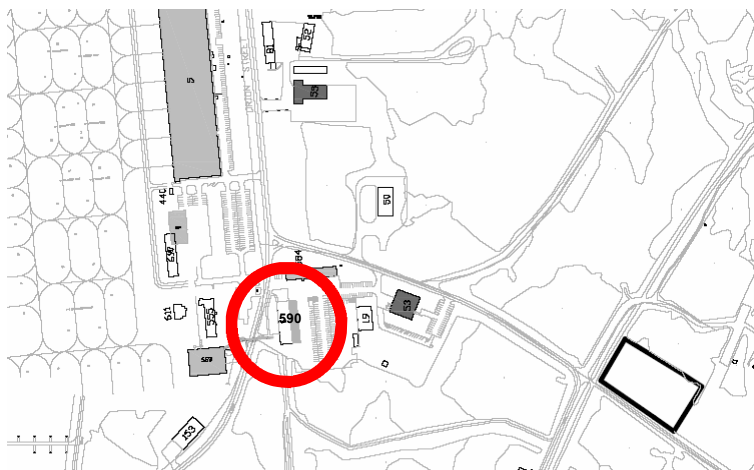
Hollow metal frames and doors throughout exterior, Operable metal windows, Double glazed window construction, Metal roll up garage doors, Good condition.

### **Exterior Building Trim:**

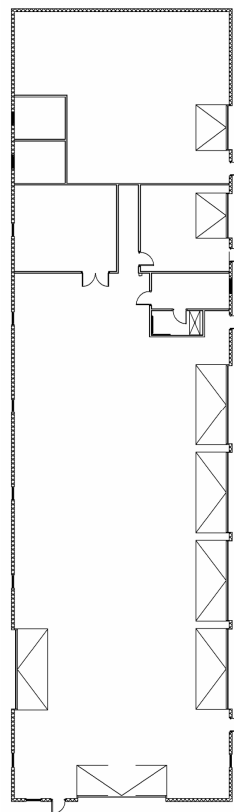
Brake formed Metal flashings at roof, wall penetrations, Good condition.



East Elevation



Key Plan



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### Interior Building Floors:

Slab on grade concrete floors, Unfinished concrete floors, Good condition.

### Interior Building Walls:

Wood framed partitions with plywood sheathing, Hollow metal interior doors and frames, Good condition.

### Interior Building Ceilings:

N/A

### ACCESSIBILITY

Building is one floor with no level changes. Door swings and widths appear to be acceptable. Accessible door hardware needed. Toilet room is accessible.

### STRUCTURE

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

**Exterior Wall Structure Framing Type:** CMU and Vertical Metal Panels – Good Condition.

**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:** Prefabricated Metal Building: Rigid Gable Frame – Good Condition

### Electrical

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

Emergency and exit lighting is in good condition.

Lighting is high bay HPS fixtures in good condition.

### HVAC

Gas fired unit heaters are located through out the building. Heaters are in good condition.

Vehicle exhaust system is provided in maintenance bays to wall mounted exhaust fans. System is in good condition.

### Plumbing

Domestic water service location is in good condition.

30 Gallon electric water heater is provided and in good condition.

Plumbing fixtures are in good condition.

### Fire Alarm System

Zoned Fire-Lite fire alarm system with King Fisher Radio Transmitter. System is in good condition.



North Elevation



West Elevation



South Elevation

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## Sprinkler System

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

Fire extinguishers, if present will need servicing

## SITE

Exterior lighting provided by building mounted "wall-pack" style on exterior walls.

Natural gas metering (fuel supply ) located at West elevation of building.

Pavement on South and East abuts building. Good condition.

Site slopes away from building on all sides. Surface runoff drains away from building to adjacent street system, or adjacent parking lot.

Lawn on North and West side of building. Good condition.

Building masonry extends above grade. Minimizes damage to exterior siding from vehicle and maintenance equipment impact.

## Misc

Telecom system. Good condition.

## NOTED DEFICIENCIES

Accessible door hardware needed.

