



T-Hangar Condition Report  
To the Aviation Board

Airport staff has conducted a thorough review of existing t-hangar facilities. The purpose of this review was to gauge the current condition of the eight airport owned t-hangar buildings, determine critical maintenance needs, analyze potential future maintenance needs, explore potential facility upgrade options, and to assist in mid to long term facility planning. The individual unit summary is included in this document for Board review.

Though the exterior appearance of the t-hangars leaves much to be desired, the overall mechanical condition of the t-hangars was not as bad as originally suspected. Most of the items identified in this report have already been addressed by maintenance personnel. Items not yet addressed are currently in the que for additional maintenance work. At this time emphasis is being placed on t-hangar units 33-64.

As will be discussed at a future GA planning session, Airport Management will be recommending the eventual de-commissioning of t-hangar rows 1-4 (units 1-32) on the East Ramp as part of an overall GA revitalization and modernization plan. As such Airport Management does not recommend further maintenance or upgrades to those units beyond that necessary to keep the units in a tenantable condition.

Airport Management is recommending additional upgrades and maintenance to t-hangar rows 5-8 (units 33-64) to ensure longevity of those units. Rows 5-8 are the newest units with construction dates ranging between the 1970's and 1980's. The recommended upgrades and maintenance items are listed below with probable costs.

If these improvements are made Airport Management further recommends that t-hangar pricing for units 33-64 remain status quo. With the new proposed t-hangar in 2017 we will have units a multitude of pricing options which should meet the need of the regions pilots.

**Current T-Hangar Facilities**



HANGAR	YEAR BUILT	AGE	TYPE	RENTAL RATES
Hangar A	1947	69	Manual Bi-Fold Nested	\$81.57
Hangar B	1947	69	Manual Bi-Fold Nested	\$85.58
Hangar C	1961	55	Manual Sliding Nested	\$93.67
Hangar D	1970	46	Electric Bi-Fold Nested	\$119.80
Hangar E	1968	48	Manual Sliding Nested	\$97.71
Hangar F	1970	46	Electric Bi-Fold Nested	\$131.20
Hangar G	1970	46	Electric Bi-Fold Nested	\$131.20
Hangar H	1988	28	Electric Bi-Fold Nested	\$135.96

**Currently Vacant Units (13 of 64 units)**

Hangar A Unit 3	Hangar C Unit 20	Hangar G Unit 55
Hangar A Unit 8	Hangar C Unit 22	Hangar A Unit 16 - Airfest Storage (unusable)
Hangar B Unit 12	Hangar C Unit 24	Hangar C Unit 19 – Storage (unusable)
Hangar B Unit 15	Hangar E Unit 40	
Hangar C Unit 18	Hangar F Unit 46	

## Maintenance Hangar Review Report

Hangar #	Inspection	Hangar #	Inspection
1	Hole in roof	33	No Key
2	Outlet Cover. Rusted holes @ bottom of rollup door.	34	
	Rusted holes @ bottom of rollup door.	35	No Key
3	Gaps under back wall.	36	Cover for light bulb
	Rusted holes @ bottom of rollup door.		Patch holes in sliding door - <b>FIXED</b>
4		37	
5		38	Cover for light bulb
6		39	No Key
7		40	Electrical: Light Bulb. Conduit and wires added
8	Rusted holes along all bottom panels.		Door Lubed - <b>DONE</b>
9		41	Bird Nest Issues
10		42	Light needs to be repaired/covered
11		43	Change Lock from x4222
12		44	Adjust little pedestrian door (Sticks) - <b>DONE</b>
13	Door needs attention. (Hard to Open) - <b>FIXED</b>	45	
14		46	Empty - Light OTS
15	Take down lights & Outlet needs cover.	47	Light OTS
16	Door needs attention. (Off Track) - <b>FIXED</b>		Bird Nest Issues & Lots of Trash
17	New outlet	48	Cover for light bulb
	Need globe on light fixture	49	Cover for light bulb
	Fix latch connecting both doors. - <b>FIXED</b>	50	Hole in roof - <b>FIXED</b>
18	Need globe on light fixture	51	
19		52	Cover for light bulb
20	Light OTS	53	Cover for light bulb
21	Need new light switch	54	Cover for light bulb
22	Need new light bulb and globe		Hole in roof - <b>FIXED</b>
	Door needs lube - <b>DONE</b>	55	
23	New guide rails	56	Lights OTS
24	Needs new light bulb and globe	57	Lights OTS
	Door needs lube - <b>DONE</b>	58	
	Pavement issues at entrance of hangar.	59	Light Bulbs (Wrong Type & Uncovered)
25		60	
26		61	Light Bulbs and Covers Missing
27		62	
28		63	
29	2 small holes in roof - <b>FIXED</b>	64	
30			
31			
32			

## **Recommended Improvements Hangars E-H**

### Internal Labor

Replace all existing lighting with 4-foot LED angle lens fixtures – estimated cost of \$5,920

Replace all push button operators with new press switches – estimated cost of \$3,600

Replace all outlets with GFCI outlets – estimated cost of \$1,280

### Contracted

T-Hangar roof coating with 10-year product warranty – estimated cost of \$70,000

Exterior stripping and painting – estimated cost of \$40,000

Total Estimated Improvements Cost = \$120,800

Total Annual T-Hangar Revenues (all units) = \$70,000