



Hensley Field

Building Assessment

Buildings 1 - 6

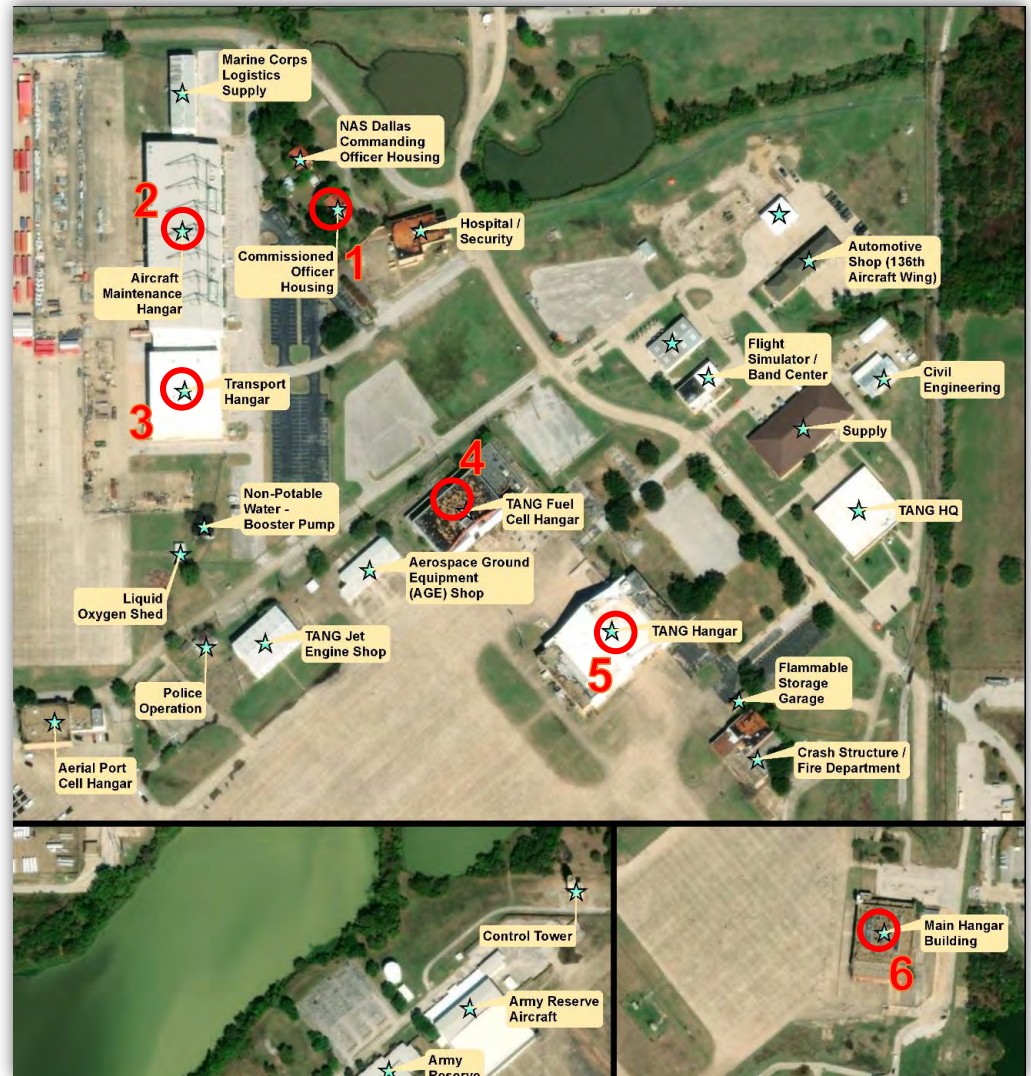
- NAS Commanders House
- Aircraft Maintenance Hangar
- Transport Hangar
- TANG Fuel Cell Hangar
- TANG Hangar
- Main Hangar Building



Prepared for:
 McCann Adams Studio
 1905 Aldrich Street, Suite 140
 Austin TX 78723

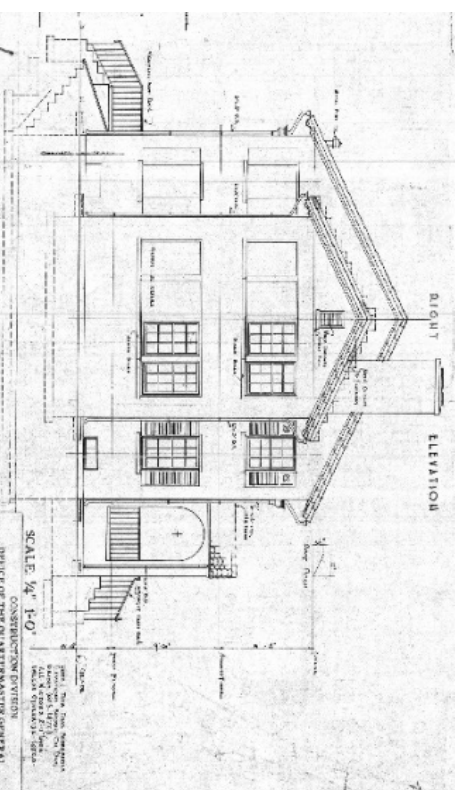
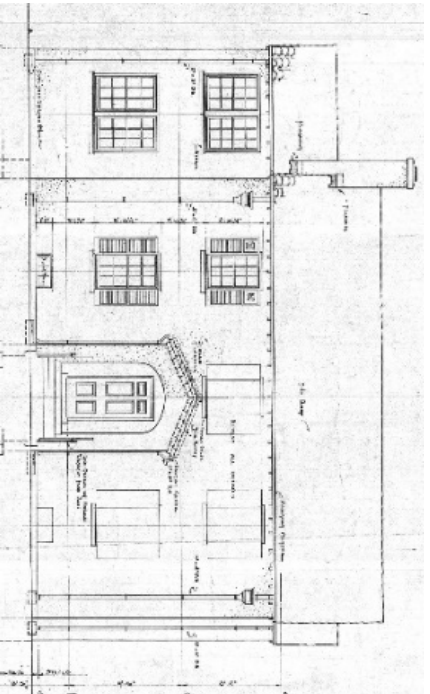
Prepared by:
 Stantec Architecture

BUILDING	NAME
BUILDING 1	NAS Commanders House
BUILDING 2	Aircraft Maintenance Hangar
BUILDING 3	Transport Hangar
BUILDING 4	TANG Fuel Cell Hangar
BUILDING 5	TANG Hangar
BUILDING 6	Main Hangar Building



Hensley Field Building Assessment
 Dallas, Texas

**BLDG 1 Naval Air Station
COMMANDER'S HOUSE**



**Hensley Field Building Assessment
Dallas, Texas**

1. Description

The Approximate 2500 SF Building was built in the early half of the 20th Century. It is one of two nearly identical residences on the campus. With slight differences, both will require extensive remodeling work including restoration. A Spanish eclectic style that is concrete block, with lath and plaster over, the houses appear to have been remodeled over time. They include a full basement with secondary access to rear, clay tile roofs are original to the houses and original windows which appear to have been replaced with Vinyl windows.

Although there is evidence of substantial cracking on the exterior of the house, there is also evidence that the structures have been leveled and structurally shored up, with new steel columns and beams present in the basement. Additionally, a new concrete floor was added to the central portion of the basement.

2. Preservation Candidate

This house is a good candidate for preservation due to age and cultural significance of the structure. Although the home is abandoned and in need of major work, the result will be a unique component of the Hensley Field redevelopment. Scope outlined below reflects our observation of base work needed to prepare building for specific tenant or use.

3. Building Date:

Approximate Date: 1932

4. Construction Type

Masonry and Wood Frame with lath and plaster.
Vinyl (non-historic) Windows,
Newer steel structure in Basement
Concrete Floor
Tile Roof

5. Scope of Work

EXTERIOR

- a. New Roof
- b. Replace windows (Avg opening 31"x58")
- c. Leveling

- d. New Electrical
- e. New Plumbing System
- f. New Mechanical System
- g. Replace Doors/Windows/ hardware including Basement Storm Door system.
- h. Remove/Replace Canopy

INTERIOR

- a. Code Deficiencies
- b. Refinish Floors
- c. Remove /Replace Tile Flooring
- d. Remove / Replace Bathrooms
- e. Remodel Kitchen
- f. Remove Replace Doors/Hardware
- g. Patch / Repair Walls
- h. Finishes
- i. ADA Code Assessment

6. Potential Uses *

- a. Office
- b. Visitor Center
- c. Museum
- d. Administrative
- e. Conference Center (Master Planned with both residences)
- f. Coffee Shop / Book Shop
- g. Hensley History Research Center

7. Cost Analysis

For purposes of this study, restoration/renovations cost projections per house are based on unit costs and can range depending on complexity of scope.

SF AREA	UNIT COST	APPROX. BUDGET
2500 SF	\$200/SF	\$ 500,000
2500 SF	\$300/SF	\$ 750,000





1 Original interior stair



2 Upstairs Bedroom



3 Original Exterior



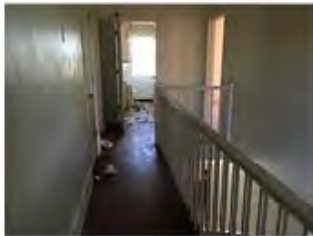
4 Kitchen



5 Original Electrical Enclosure



6 Steel Column in Basement



7 Upstairs Hallway



8 Basement Exit Stair

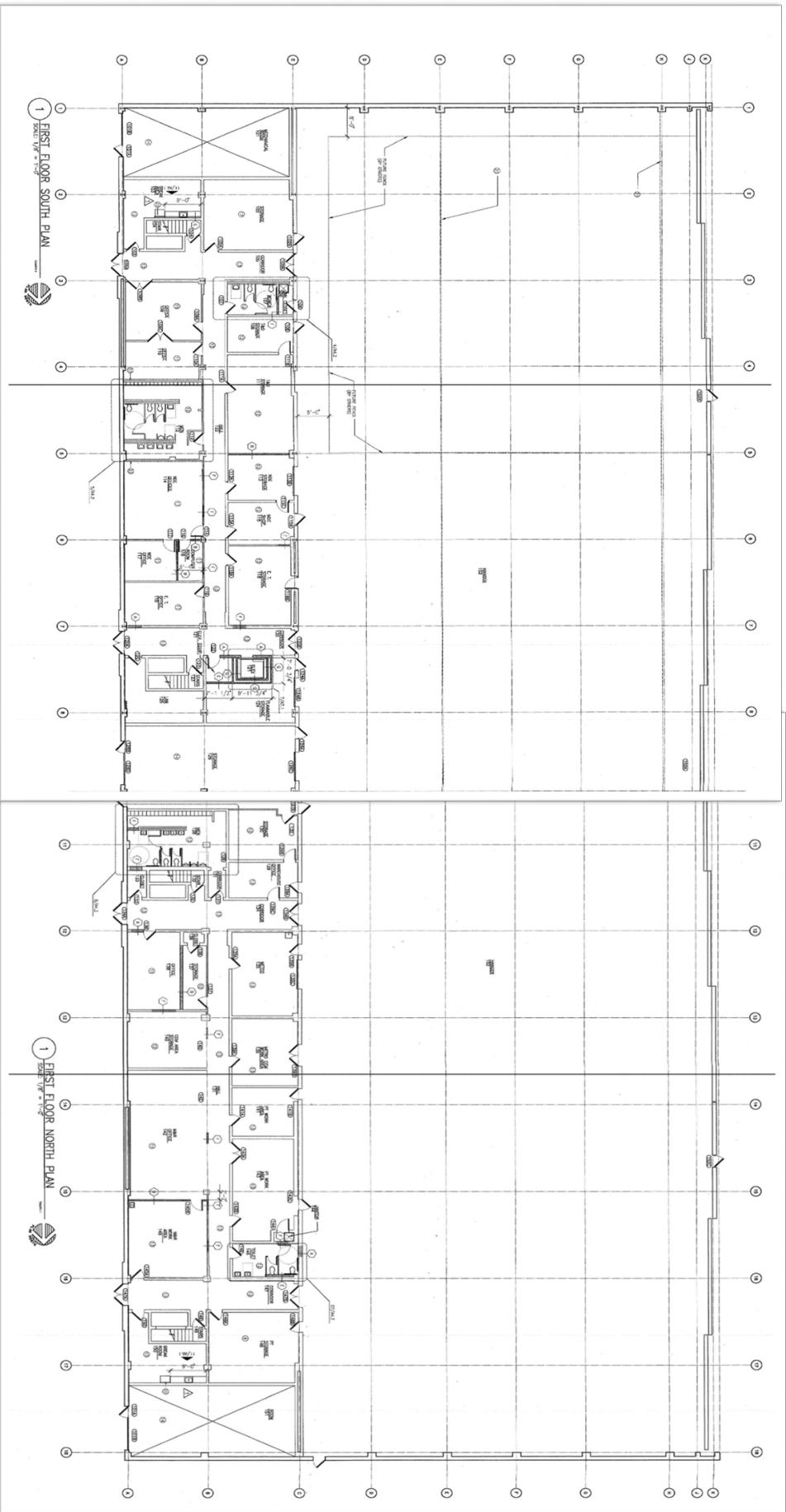


9 Master Bath



BLDG 2 AIRCRAFT MAINTENANCE HANGAR





Building Dimensions: 145' x 408' +/-
Building Area: 60,000 SF (1st) and 25,000 SF (2nd)
Building Grid: 24' x 20'
Clear space Height: 24'

Hensley Field Building Assessment
 Dallas, Texas



BLDG 2 AIRCRAFT MAINTENANCE HANGAR

1. Description

The Approximate 100,000 SF pre-engineered metal building has a steel structure, and metal panel system above a CMU Wall and large sliding hangar door system throughout the building length. Interior walls are generally painted CMU with hollow metal doors. It was probably built in the late 1990s with modifications in the 2000s. There are 2 floors over portions of the building and in the open bays 24' vertical clear which allows for varied uses including large scale manufacturing, commercial, recreational, and creative uses.

2. Preservation Candidate

Based on our limited information available and no knowledge of historical events that make a cultural representation, this building is not a candidate for preservation. Instead, it is a building that can be repositioned for use. The Building is presently used by an electronic component manufacturer. It would require upgrades of primary MEP Systems and adaption to future uses.

3. Building History Narrative

Built as an aircraft maintenance hangar in the 1990s-2000s with no significant events documented.

4. Construction Narrative

Construction type – steel frame with exterior metal panels. Masonry interior partitions
Date – early 2000's

5. Perceived Deficiencies

The building will need a complete assessment by Texas Accessibility Specialist (TAS) to document current deficiencies, environmental assessment for asbestos, and MEP assessment for potential MEP Code deficiencies.

New uses would be governed by current codes and regulations governing building use.
Building / ADA / FP / Mechanical / Electrical / Plumbing/ Structural Systems

6. Potential Uses

The building has attributes that can position it for varied uses. Cost for each type of use would be based on program requirements of each proposed use. While the building has open areas with high exposed structure, it could also be filled in and floor areas doubled for greater utilization. Some possible uses include:

Military Aircraft Museum

Technology and Manufacturing incubator space

Community College Manufacturing technology center

Sounds Stage, ,

Commercial Center,

Medical Office Complex

8. Cost Analysis

For purposes of this study, cost projections are based on unit costs for base building positioning and can range greatly depending on complexity of unknowns and programming anticipated use scope.

SF AREA		UNIT COST	APPROX. BUDGET
60,000	SF	\$100/SF	\$ 1,000,000

- Demo and Removal of equipment, Environmental Abatement,





1 West Elevation looking South



2 West Elevation Looking North



3 Hangar Door System Approx. 24' tall



4 East Elevation Facing South



5 Large span open space looking North



6 View South toward end wall.



7 Interior View looking Northwest



8 Approx 24' Vertical Space



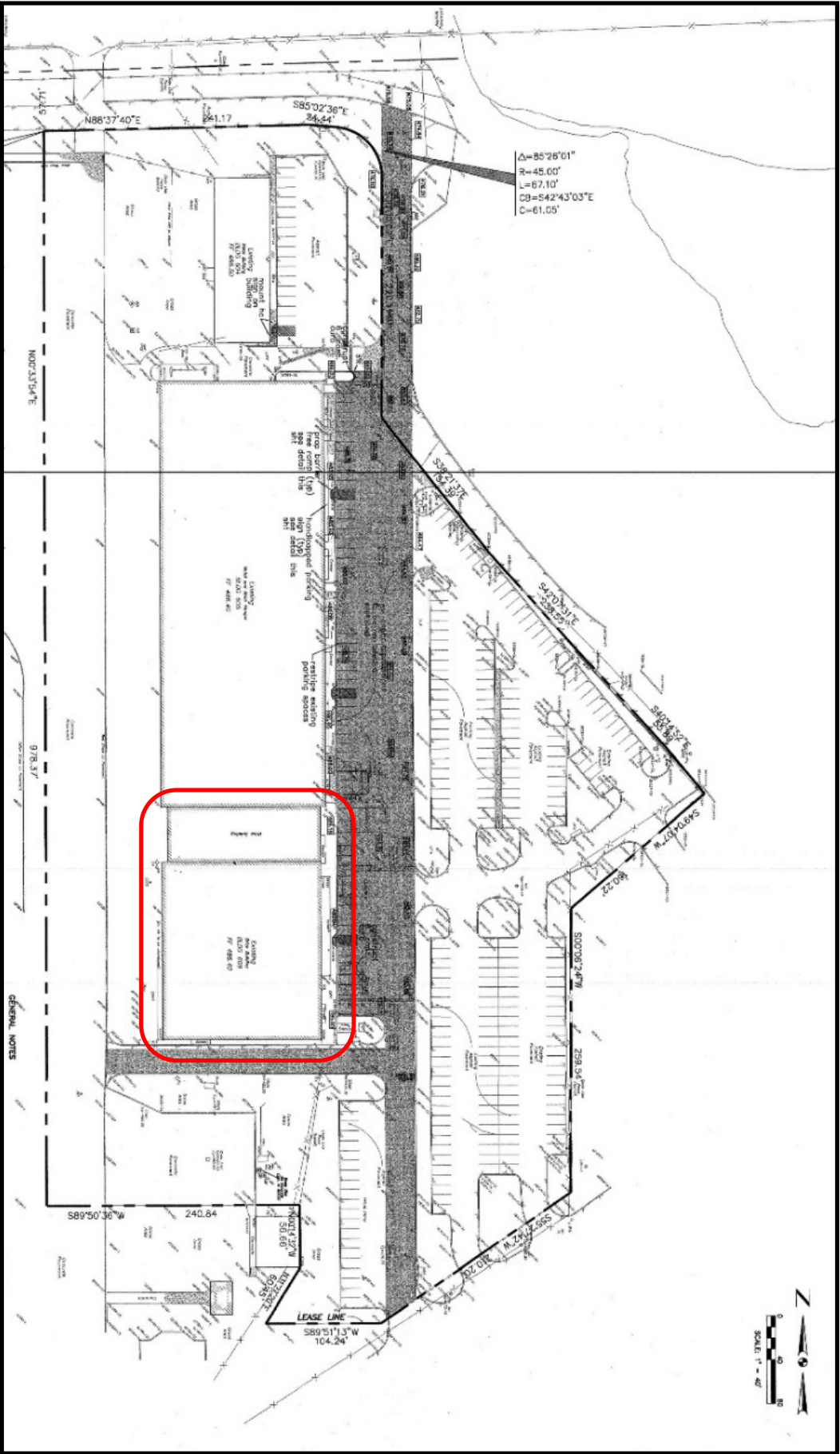
9 Vehicle Access to West



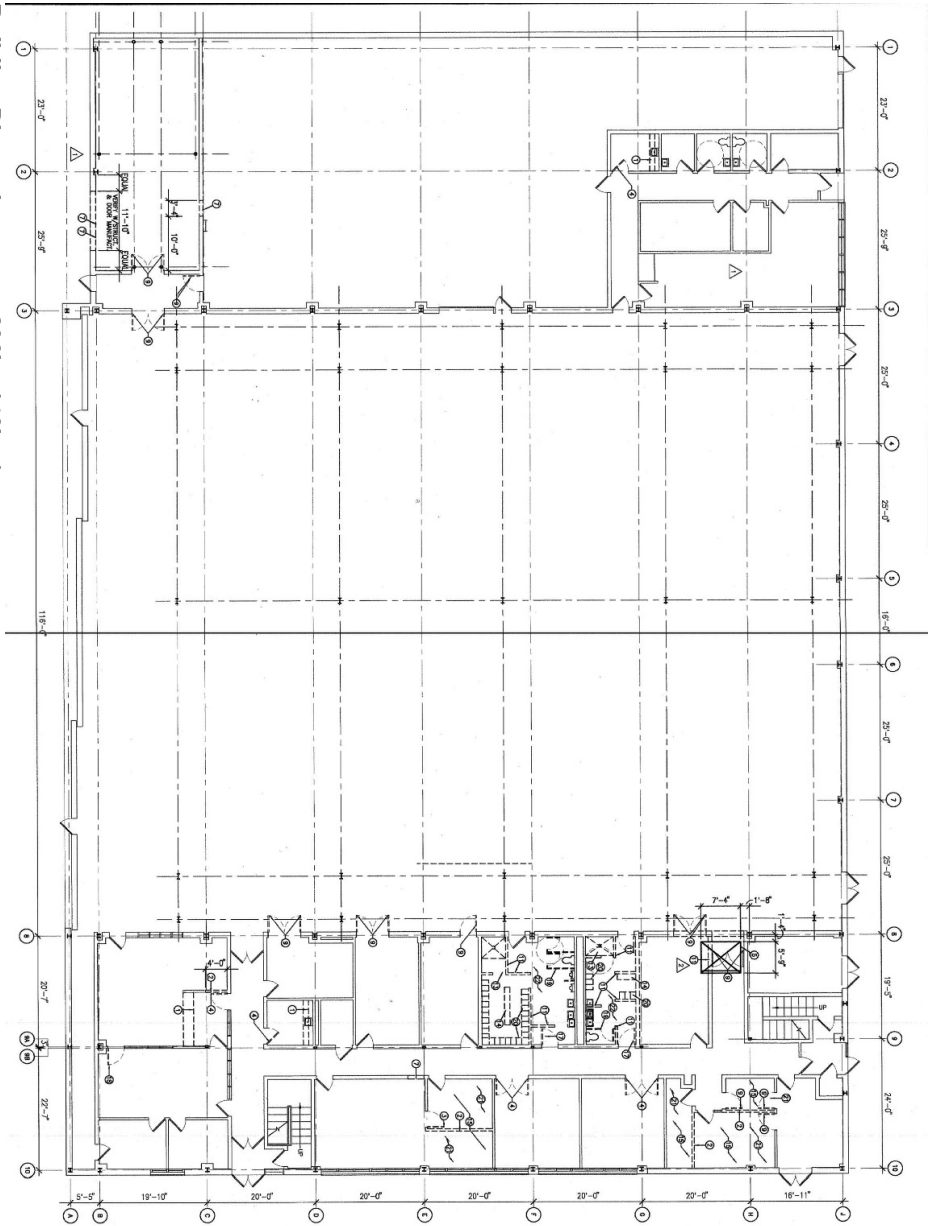
BLDG 3 TRANSPORT HANGAR



Hensley Field Building Assessment
Dallas, Texas



Hensley Field Building Assessment
 Dallas, Texas



Building Dimensions: 206' x 140' +/-
Building Area: 28,840 SF (1st) 6000 SF (2nd)
Building Grid: 25' x 20'
Clear space Height: 35'



Hensley Field Building Assessment
 Dallas, Texas

BLDG 3 TRANSPORT HANGAR

1. Description

The Approximate 35,000 SF pre-engineered metal building has a steel structure, and metal panel system above a CMU Wall and large sliding hangar door along the West side. It is flanked to the South by a 2-level office building. Interior walls are generally painted CMU with hollow metal doors. It was probably built in the late 1990s with minor modifications in the years following. The open bay has approximately 35 foot vertical clearance which allows for varied uses. Presently there is a large gantry system in the space that will be a hindrance to any other use except including large scale manufacturing or industrial Assembly. Other uses can include commercial, cultural, recreational, and creative uses.

2. Preservation Candidate

Based on our limited information available and no knowledge of historical events that make a cultural representation, this building is not a candidate for preservation. Instead, it is a building that can be repositioned for newer use. The building is presently used by A municipal department for the City of Dallas. It would require upgrades of primarily MEP Systems and adaption to future uses.

3. Building History Narrative

Built as an aircraft maintenance hangar in the 1990s-2000s with no significant events documented.

4. Construction Narrative

Construction type – steel frame with exterior metal panels. Masonry interior partitions
Date – early 2000's

5. Perceived Deficiencies

The building will need a complete assessment by Texas Accessibility Specialist (TAS) to document current deficiencies, environmental assessment for asbestos, and MEP assessment for potential MEP Code deficiencies.

New uses would be governed by current codes and regulations governing building use.
Building / ADA / FP / Mechanical / Electrical / Plumbing/ Structural Systems

6. Potential Uses

The building has attributes that can position it for varied uses. Cost for each type of use would be based on program requirements of each proposed use. While the building has open areas with high exposed structure, it could also be filled in and floor areas doubled for greater utilization. Some possible uses include:

- Military Aircraft Museum
- Technology and Manufacturing incubator space
- Community College Manufacturing technology center
- Sounds Stage. .
- Commercial Center,
- Medical Office Complex

9. Cost Analysis

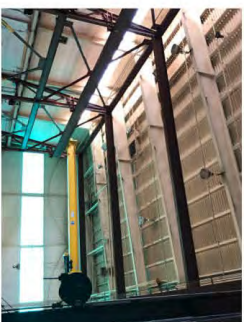
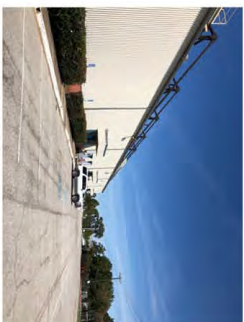
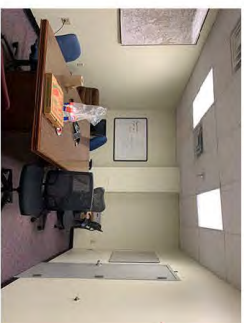
For purposes of this study, cost projections are based on unit costs for base building positioning and can range greatly depending on complexity of unknowns and programming anticipated use scope.

SF AREA	UNIT COST	APPROX. BUDGET
35,000 SF	\$100/SF	\$ 350,000

- Demo and Removal of equipment, Environmental Abatement,



Hensley Field Building Assessment
Dallas, Texas

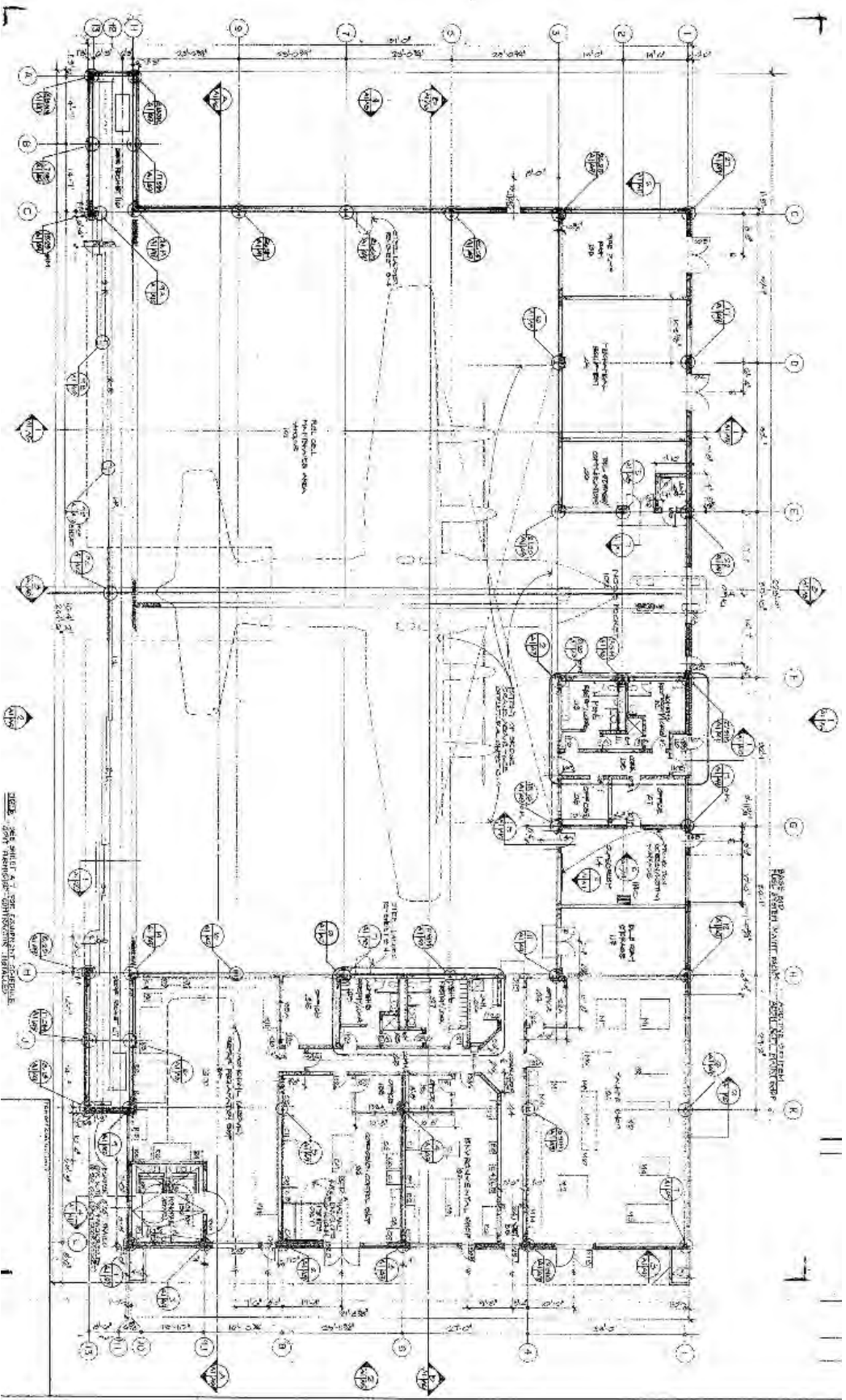


Hensley Field Building Assessment
Dallas, Texas

BLDG 4 TEXAS AIR NATIONAL GUARD FUEL HANGAR



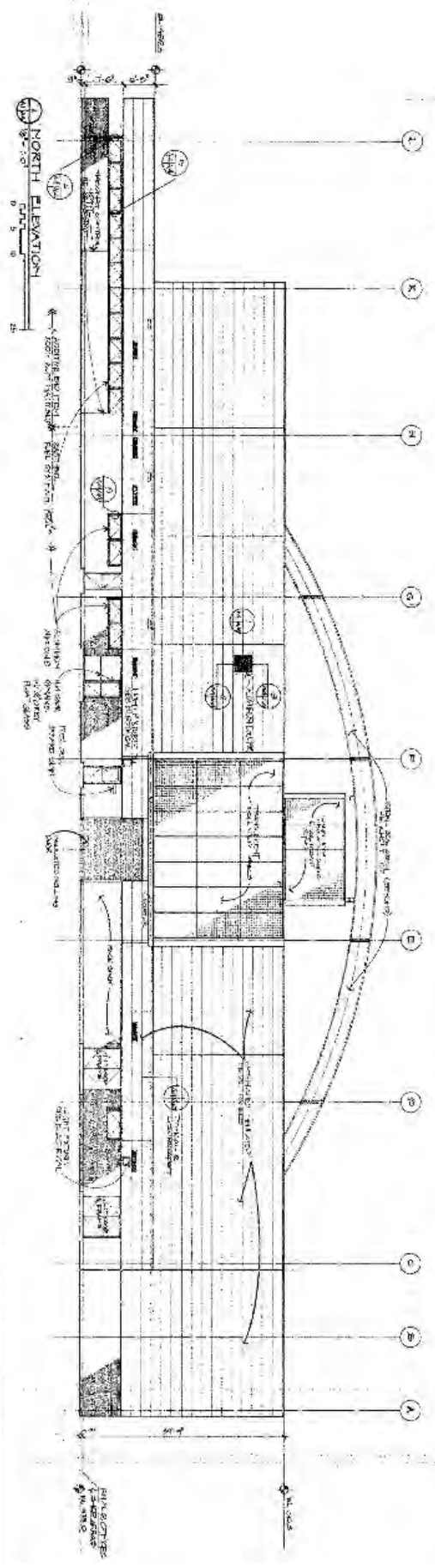
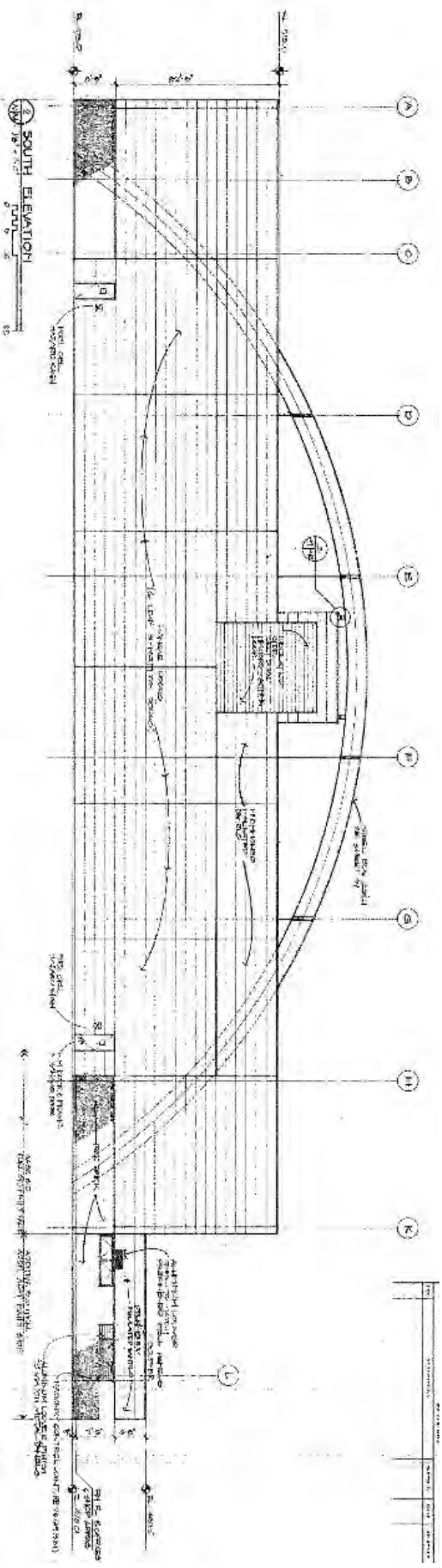
Hensley Field Building Assessment
Dallas, Texas



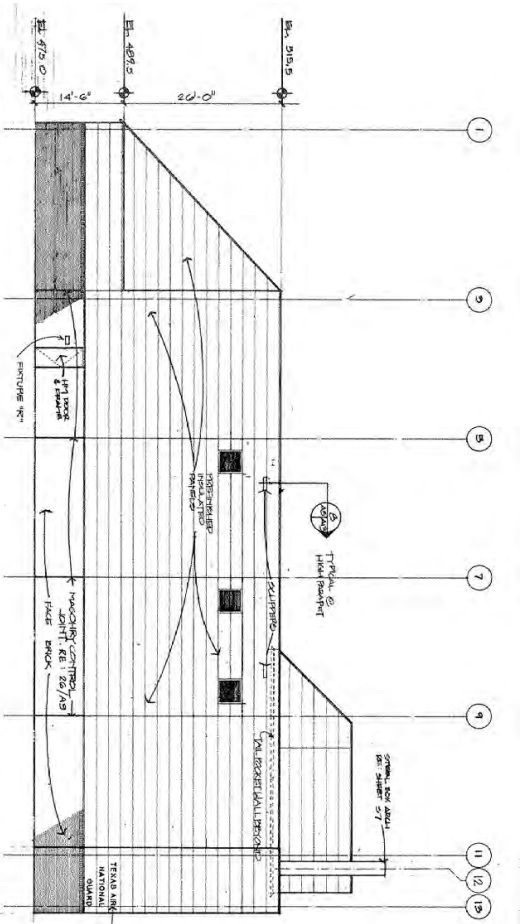
Building Dimensions: 275' x 150' +/-
Building Area: 42,000 SF (1st)
Building Grid: 25'
Clear Span: 160'



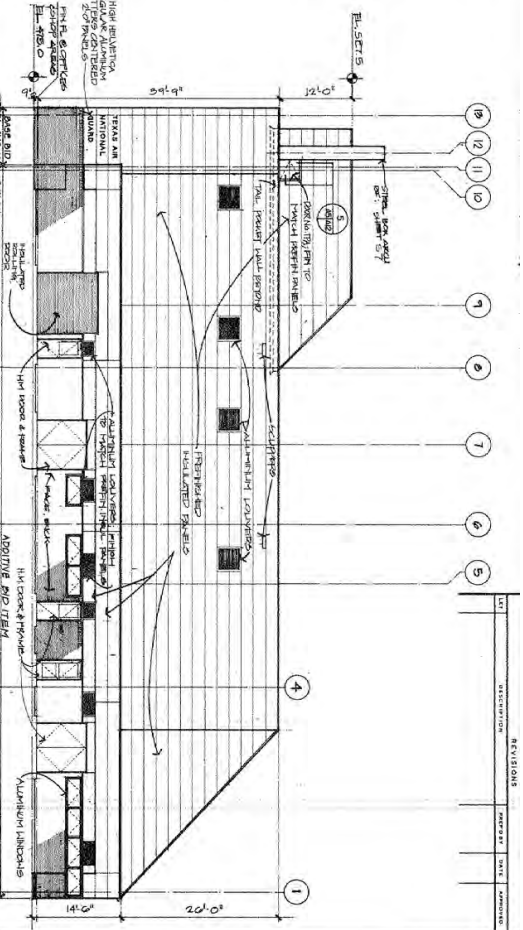
Hensley Field Building Assessment
 Dallas, Texas



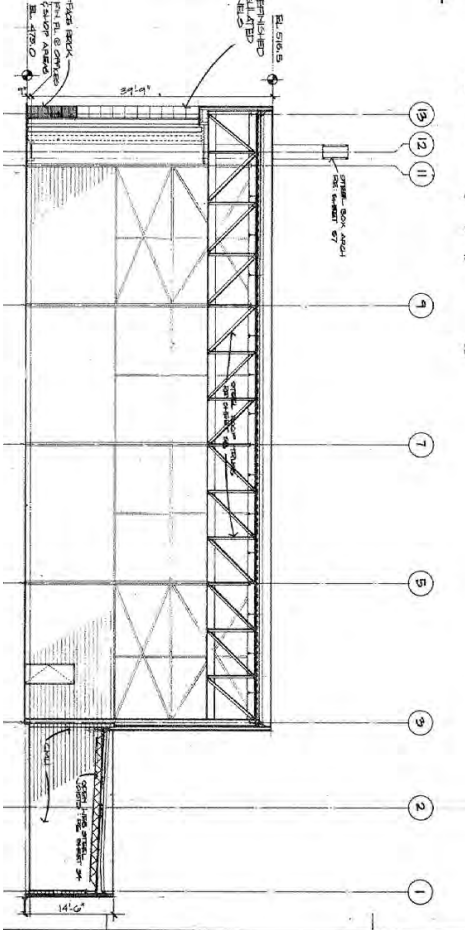
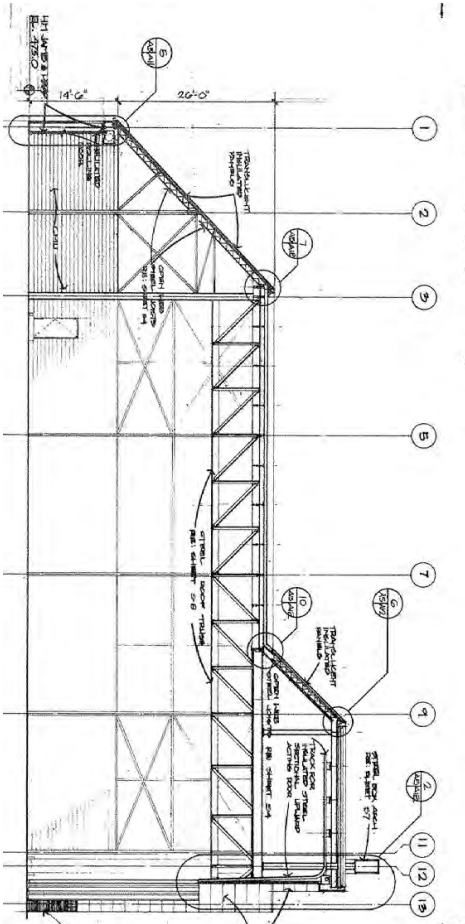
Hensley Field Building Assessment
 Dallas, Texas



1 WEST ELEVATION
 0' 5' 10' 25'



2 EAST ELEVATION
 0' 5' 10' 25'



NO.	REVISION	DATE	BY	APP.



Hensley Field Building Assessment
 Dallas, Texas

BLDG 4 Texas Air National Guard (TANG) FUEL CELL HANGAR

1. Description

The Approximate 42,000 SF pre-engineered metal building has a steel structure, and metal panel system above a CMU Wall and large sliding hangar door along the East side. Near the TANG Hangar directly East. Interior walls are generally painted CMU with hollow metal doors. It was probably built in the late 1980s with minor modifications in the years following. The open bay has approximately 35 foot vertical clearance which allows for varied uses. There is an approximately 160' open span within the hangar that is unencumbered. Other uses can include commercial, cultural, recreational, and creative uses.

2. Preservation Candidate

The Texas Air National Guard, a component of the Texas Military Forces, has operated out of Hensley Field since 1946. Of note, elements of the 136th Air Refueling Wing flew back and forth from Hensley Field to Rhein-Main AFB in Frankfurt, West Germany to conduct refueling missions during the late 1960s and early 1970s, and likely used this building for operations*. Based on our limited information available and no knowledge of historical events that make a cultural representation, this building is not a candidate for preservation. Instead, it is a building that can be repositioned for newer use. The building is presently vacant. We observed 2 inches of standing water throughout the building, suggesting a roof and site drainage issue. Trench drains throughout the perimeter of the building did not appear to be working. It would require upgrades of primarily MEP Systems and adaption to future uses.

3. Building History Narrative

Built as an aircraft fueling facility 1980s-2000s with no significant events documented.

4. Construction Narrative

Construction type – steel frame with exterior metal panels. Masonry interior partitions
Date – early 2000's

5. Perceived Deficiencies

The building will need a complete assessment by Texas Accessibility Specialist (TAS) to document current deficiencies, environmental assessment for asbestos, and MEP assessment for potential MEP Code deficiencies.

New uses would be governed by current codes and regulations governing building use.
Building / ADA / FP / Mechanical / Electrical / Plumbing/ Structural Systems

6. Potential Uses

The building has attributes that can position it for varied uses. Cost for each type of use would be based on program requirements of each proposed use. While the building has open areas with high exposed structure, it could also be filled in and floor areas doubled for greater utilization. Some possible uses include:

- Military Aircraft Museum
- Technology and Manufacturing incubator space
- Community College Manufacturing technology center
- Sounds Stage ,
- Commercial Center,
- Medical Office Complex

7. Cost Analysis

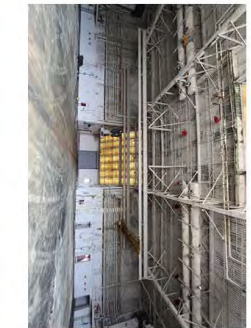
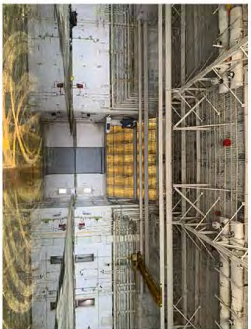
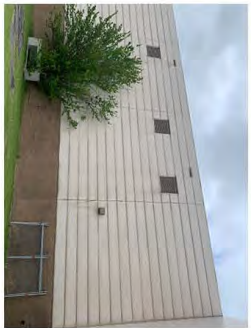
For purposes of this study, cost projections are based on unit costs for base building positioning and can range greatly depending on complexity of unknowns and programming anticipated use scope.

SF AREA	UNIT COST	APPROX. BUDGET
42,000 SF	\$100/SF	\$ 4,200,000

- Demo and Removal of equipment, Environmental Abatement,



Hensley Field Building Assessment
Dallas, Texas



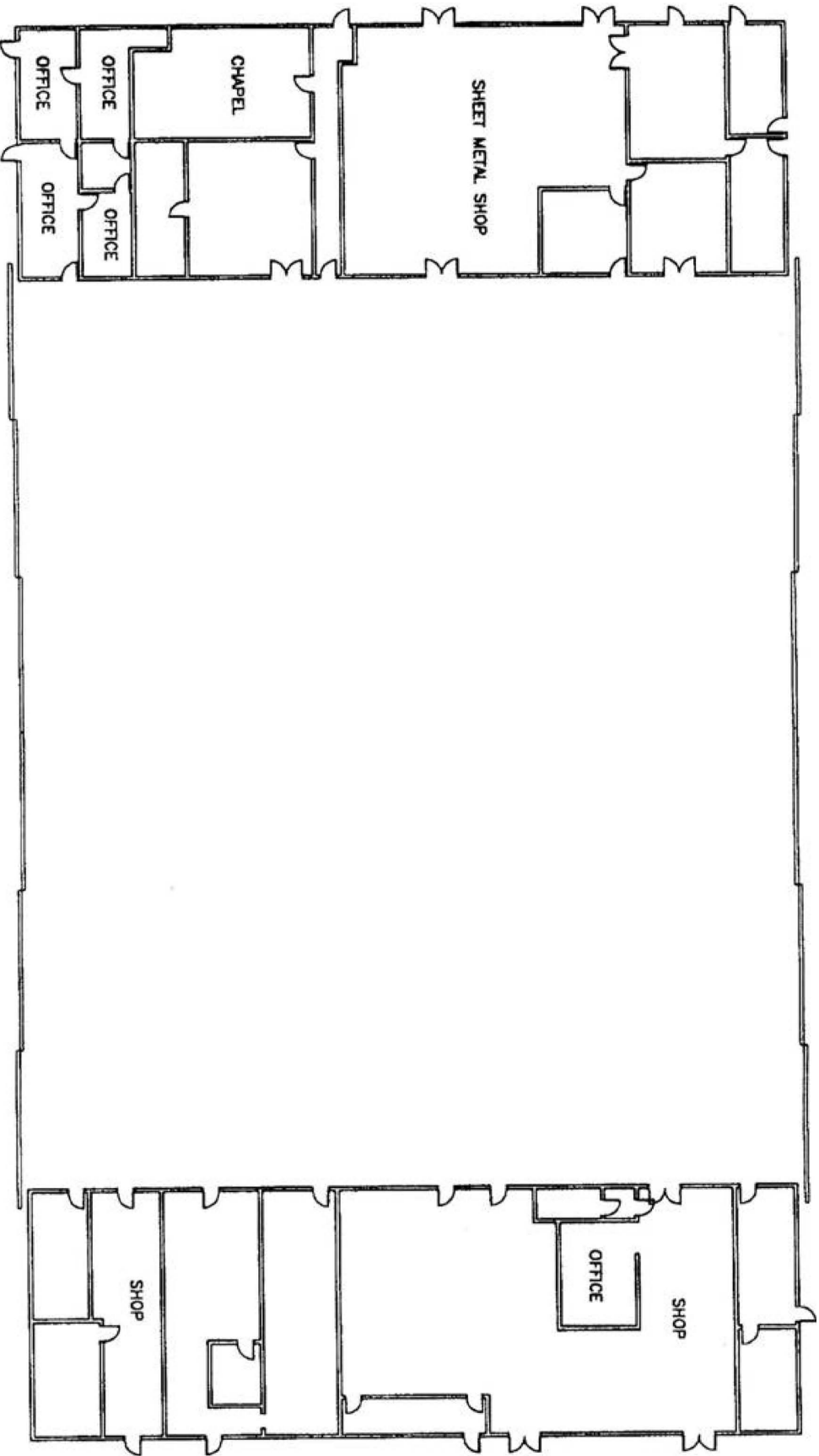
Hensley Field Building Assessment
Dallas, Texas

BLDG 5 TEXAS AIR NATIONAL GUARD HANGAR



Hensley Field Building Assessment
Dallas, Texas





Building Dimensions: 230' x 128' +/-
Building Area: 30,300 SF (1st) and 12,000 SF (2nd)
Building Grid: 28'
Clear space Height: 35'
70,300 SF



Hensley Field Building Assessment
Dallas, Texas

BLDG 5 Texas Air National Guard (TANG) HANGAR

7. Description

The Approximate 42,000 SF steel and masonry building has a metal panel system above a metal panel Wall and large sliding hangar door along the West side and East side. There are two brick components on either side of the main hangar, and there may have been a major renovation/addition at some point in the 1960s. Interior walls are generally painted CMU with hollow metal doors. It was probably built in the late 1940s with minor modifications in the years following. The open bay has approximately 35 foot vertical clearance which allows for varied uses. Presently there is a large gantry system in the space that will be a hindrance to any other use except including large scale manufacturing or industrial Assembly. Other uses can include commercial, cultural, recreational, and creative uses.

8. Preservation Candidate

Based on our limited information available and no knowledge of historical events that make a cultural representation, this building is not a candidate for preservation. Instead, it is a building that can be repositioned for newer use. The building is presently used by the City of Dallas for road maintenance materials and equipment. It would require upgrades of primarily MEP Systems and adaption to future uses.

9. Building History Narrative

Built as an aircraft hangar in the 1940s with no significant events documented.

10. Construction Narrative

Construction type – steel frame with exterior metal panels. Masonry interior partitions throughout.

11. Perceived Deficiencies

The building will need a complete assessment by Texas Accessibility Specialist (TAS) to document current deficiencies, environmental assessment for asbestos, and MEP assessment for potential MEP Code deficiencies.

New uses would be governed by current codes and regulations governing building use. Building / ADA / FP / Mechanical / Electrical / Plumbing/ Structural Systems

12. Potential Uses

The building has attributes that can position it for varied uses. Cost for each type of use would be based on program requirements of each proposed use. While the building has open areas with high exposed structure, it could also be filled in and floor areas doubled for greater utilization. Some possible uses include:

- Military Aircraft Museum
- Technology and Manufacturing incubator space
- Community College Manufacturing technology center
- Sounds Stage, .
- Commercial Center,
- Medical Office Complex

8. Cost Analysis

For purposes of this study, cost projections are based on unit costs for base building positioning and can range greatly depending on complexity of unknowns and programming anticipated use scope.

SF AREA	UNIT COST	APPROX. BUDGET
42,000 SF	\$100/SF	\$ 4,200,000.

- Demo and Removal of equipment, Environmental Abatement,





UNIVERSITY OF NORTH TEXAS
DALLAS, TEXAS

BLDG 6 NAVY MAIN HANGAR



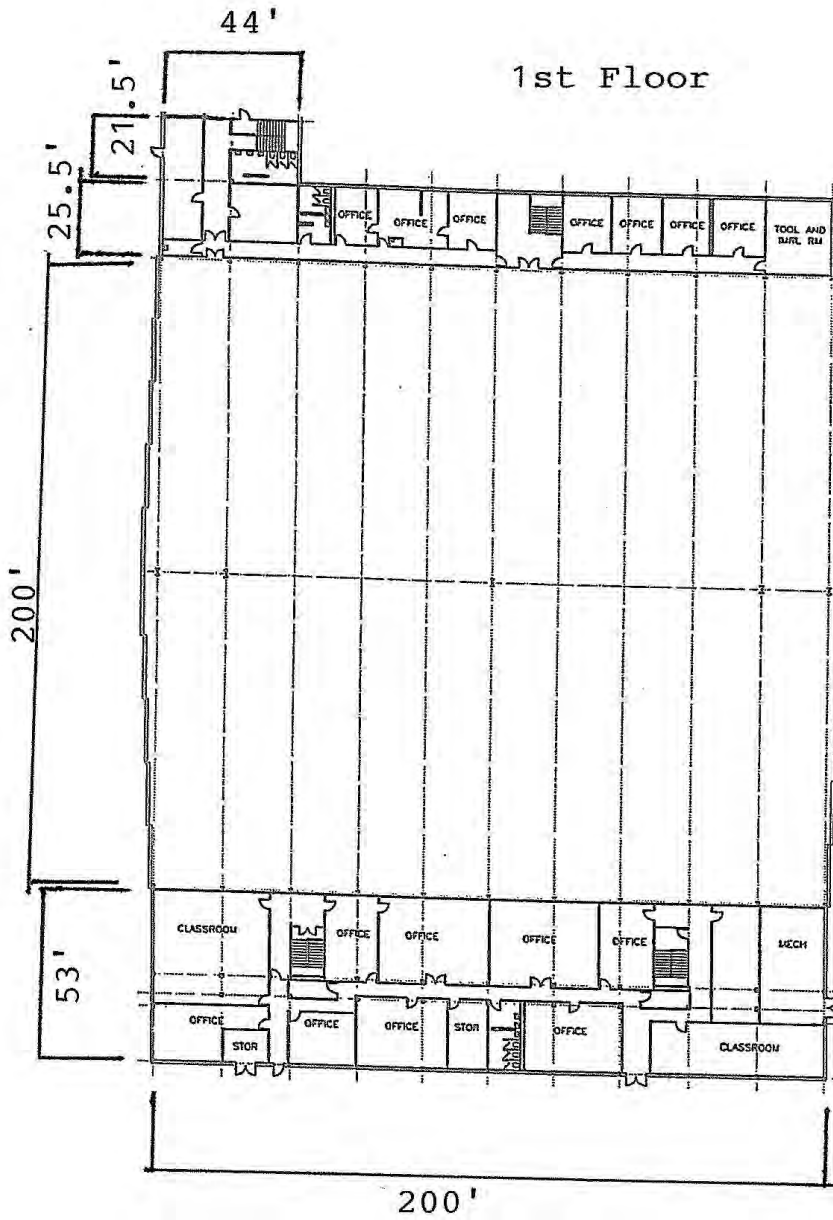
Hensley Field Building Assessment
Dallas, Texas





Hensley Field Building Assessment
Dallas, Texas

Building Dimensions: 270' x 200' +/-
Building Area: 54,000 SF (1st) and 10,000 SF (2nd)
Building Grid: 28'
Clear space Height: 35'



BLDG 6 Navy Air Hanger

1. Description

The Approximate 64,000 SF hangar was built in the early half of the 20th Century. It is a structural steel building with wood decking and built-up roof system. This building is a significant building at Hensley Field and also one which has most needs and most promise. The 35; vertical clear area and long span structure can be converted newer uses. Its character and scale allow for various programming opportunities. Other uses can include commercial, cultural, recreational, and creative uses

2. Preservation Candidate

Based on our limited information available and no knowledge of historical events that make a cultural representation, this building is candidate for preservation it is a building that can be repositioned for newer use. The building is presently vacant and further analysis would help determine the best and highest use, but several larger scale uses have been discussed. Preservation would include stripping to structure and rebuilding roof assembly to stabilize the building. New glazing throughout the building and upgraded MEP systems.

3. Building History Narrative

Built as an aircraft hangar for the Navy in the early 1990s, this building has opportunity to tell the story of Hensley Field through artifact.

4. Construction Narrative

Construction type – steel frame with exterior metal panels. Masonry interior partitions
Date – early 1900's

5. Perceived Deficiencies

The building will need a complete assessment by Texas Accessibility Specialist (TAS) to document current deficiencies, environmental assessment for asbestos, and MEP assessment for potential MEP Code deficiencies.

New uses would be governed by current codes and regulations governing building use.
Building / ADA / FP / Mechanical / Electrical / Plumbing/ Structural Systems

6. Potential Uses

The building has attributes that can position it for varied uses. Cost for each type of use would be based on program requirements of each proposed use. While the building has open areas with high exposed structure, it could also be filled in and floor areas doubled for greater utilization. Some possible uses include:

- Community Center
- Farmers and Makers Market
- Auditorium
- Recreational and E-Sports Arena
- Community Theater
- Multi-Purpose Center.

7. Cost Analysis

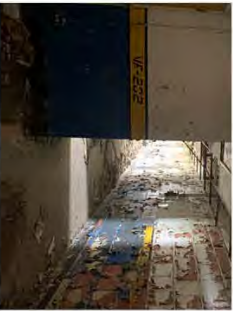
For purposes of this study, cost projections are based on unit costs for base building positioning and can range greatly depending on complexity of unknowns and programming anticipated use scope.

SF AREA	UNIT COST	APPROX. BUDGET
64,000 SF	\$400/SF	\$ 25,600,000.

- Demo and Removal of equipment, Environmental Abatement,



Hensley Field Building Assessment
Dallas, Texas



Hensley Field Building Assessment
Dallas, Texas