

# **GFIAA Airfield Maintenance Facility Expansion & Renovation**

## **Project Definition Notes**

**1/16/2025 update 4/10/2025**

### **Existing Building assessment (Dec 2024):**

1. Bldg is approx. 25 years old
2. Typical upgrades for electrical
3. Essentially total replacement of mechanical.
4. Structure is intact, some cracks in precast
5. Main floor looks acceptable, no large-scale floor slab replacement required
6. Typical building envelope repairs and upgrades
7. Problematic leakage of roof at wall intersections & also at any originally-sealed penetrations
8. Other typical upgrades per building assessment report

### **Issues from 1/16/2025 meeting:**

#### **A. General**

1. Possible grant-funded project, still being investigated
2. Accessible design – what needs to be considered
3. Sustainability – not LEED-certified but what needs to be considered for this project
4. Add in ORAT discussion early on before design process
5. Design to be shared with GFIAA property insurer – check to see if there are any issues which insurer has identified with the FM building.
6. Designers will need to note setback requirements from property line and any wetlands.
7. CSPP – where will contractor park, and stage their work - and use the gates; also what will be the inconvenience for the FM team; how will work be staged so they can use a pantry, offices, meeting space, etc.
8. Schedule - what can be done earlier before on-site construction; schedule to consider work patterns and weather.

#### **B. Main Garage Area/Equipment**

9. Main issue is more maintenance space needed – more equipment but also more LARGER equipment – longer vehicles don't fit. Some up to 78 feet
10. Need at least one additional lift to lift the larger equipment – now that is not possible.
11. Better bulk fluid storage, and more oil and other storage
12. Other FM-related equipment (compressors etc) that need to be housed and possibly selected/procured, coordinated with other equipment and the FM team.
13. Car wash equipment to move and be bigger – shown on concept layout as the most south new bay.
14. Small engine/small mower area needed – maybe the bay that currently has the car wash.
15. Do we need more oil-water separators, or larger ones

16. How to better use the double-height space (mezzanine etc). this might involve elevators
17. Separate building issue to add onto this project - Boiler in sand storage room needs to be walled off and put in a room, or otherwise addressed. It is not compatible with the sand or dust.
18. Adding in 4<sup>th</sup> chemical tank at Fuel Farm to be part of project

### **C. Offices/Bunk Rooms**

19. Common space for training, more collaboration areas
20. What impact do the extra Field Maintenance FTEs have?
21. Now have more supervisors – more offices/more private spaces
22. Offices are spread out all over the place
23. Expanded or new custodial closet
24. Use airport design standards for bathrooms etc.
25. IT – is IT room big enough and does there need to be another closet?
26. If training room ends up with a movable partition, it does not need to be powered
27. Upgraded appliances in breakroom
28. Bathrooms for office and bunk room use to be reviewed (number, accessibility, location/use)
29. What does the customer non-GFIAA or guest interface look like? What kind of guests visit, how many deliveries, etc. will non-badged visitors be using the training room?
30. Who/how to procure furniture, what do we want. Will need office and residential furniture
31. More staff – can locker rooms go east
32. Will need some sort of bunk rooms in lieu of hotel rooms – like ARFF. Also need some showers etc with appropriate slope and drainage. Acoustic separation needed.
33. Current bunk rooms are too noisy

### **D. Services**

34. Generator to be replaced. Needs to have life safety plus overhead doors. Might be able to have inverter + generator with different things on each. This needs to be reviewed
35. Connect fuel farm to generator or have own stand-alone generator
36. Also upgraded exhaust in breakroom
37. DAS system is there – if antennas need to be moved, ATT needs to be notified.
38. Cameras and access control to be included - to be considered in the main bay and SRE.
39. Add extensions for water for light washing of vehicles in each bay
40. Sink in each bay. Also look at chem eye washes
41. Contact to the BMS is to continue
42. consider adding sand storage to BMS.
43. Lighting control including bunk rooms
44. What is building designation with authorities having jurisdiction (Cascade Twp) – will require CO monitors in bunk rooms
45. EV charging possibility for fleet vehicles and employee parking – identifying location, possible panel sizes and future loading, and conduit runs, to futureproof project
46. Facilities Maintenance electricians will need to review the electrical design of this project in conjunction with the existing building and the SRE.
47. Review at SRE project time of DTE capacity noted that this will need checking with the FM project. Also check with Consumers, however power provision is not expected to be an issue.
48. New efficient sanitaryware etc.
49. Retain TV connection via satellite dish, dish to be relocated/maybe replaced

50. Conference & training rooms to be compatible with other similar at airport – same functions, hardware, software, network

#### **E. Building Envelope**

51. Façade change to match SRE? It will look odd in the middle with west and east ends upgraded. This is a nice-to-have
52. Roof fall arrest extension from SRE
53. Dated structure, in general needs to be upgraded
54. Look at height limits in relation to runway – should not be an issue as the SRE was not an issue, but needs checking
55. Taking advantage of windows for people (not storage etc)
56. Do the downspouts need heat tracing?

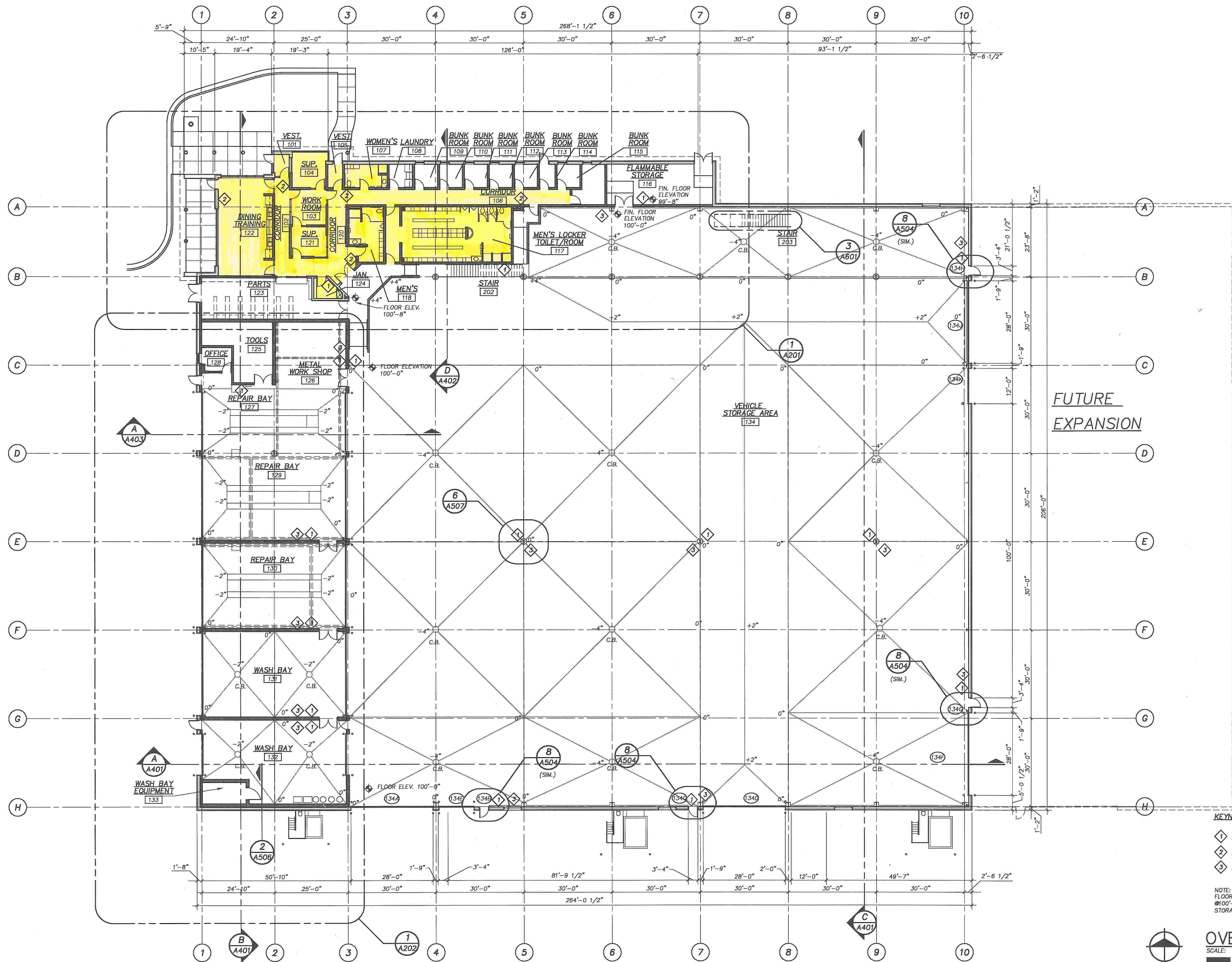
#### **F. Site**

57. Road from Patterson needs to be resurfaced. Also consider curbs or some sort of elevation change to reduce people going on grass
58. Some small entryway landscaping – can likely be done in-house (might need to add some irrigation).
59. Snowmelt at all entrances
60. Signage from Patterson needs to be looked at – maybe part of campus-wide wayfinding. How to keep people from thinking it is the viewing area, which is a common mistake.
61. Review street lighting – it is still a bit dark after changing to LEDs.
62. Snow storage to be considered
63. Parking to be validated
64. Appropriate distances from AOA fences to be considered
65. Outdoor patio space on AOA side is required.
66. Flat slab outside building to park equipment to calibrate equipment blades, brushes etc. 40 x100 feet ideally. Could be farther away/off to side as it is flat and doesn't drain easily.
67. Built-in, permanent tool storage.
68. Can solar panels be considered somewhere?
69. Relocated security fence and gates – to be coordinated with airport security/TSA, as well as field maintenance and the budget

#### **G. Original building layout (for reference)**



PLOT INFO: 88256CD\CD\A1018256C.DWG DATE: 4/25/1999 TIME: 12:42 PM USER: AUC  
 N:\88256CD\88256CD.DWG  
 N:\88256CD\88256CD.DWG  
 M:\CUSTOM\AUC\A1018256C.DWG



**KEYNOTES:**  
 1 FIRE EXTINGUISHER  
 2 FIRE EXTINGUISHER IN CABINET  
 3 EYE WASH STATION

NOTE:  
 FLOOR ELEVATION IN OFFICE AREA @100'-8". FLOOR ELEVATION IN VEHICLE STORAGE AREA @ 100'-0".

**OVERALL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 0 8 16 32

Drawn By	AJC
Designer	AS
Manager	DAC
ISSUED FOR BIDS AND CONSTRUCTION	4/27/1999
Grand Rapids, Michigan	(616) 676-2666
© Copyright 1999 All Rights Reserved	

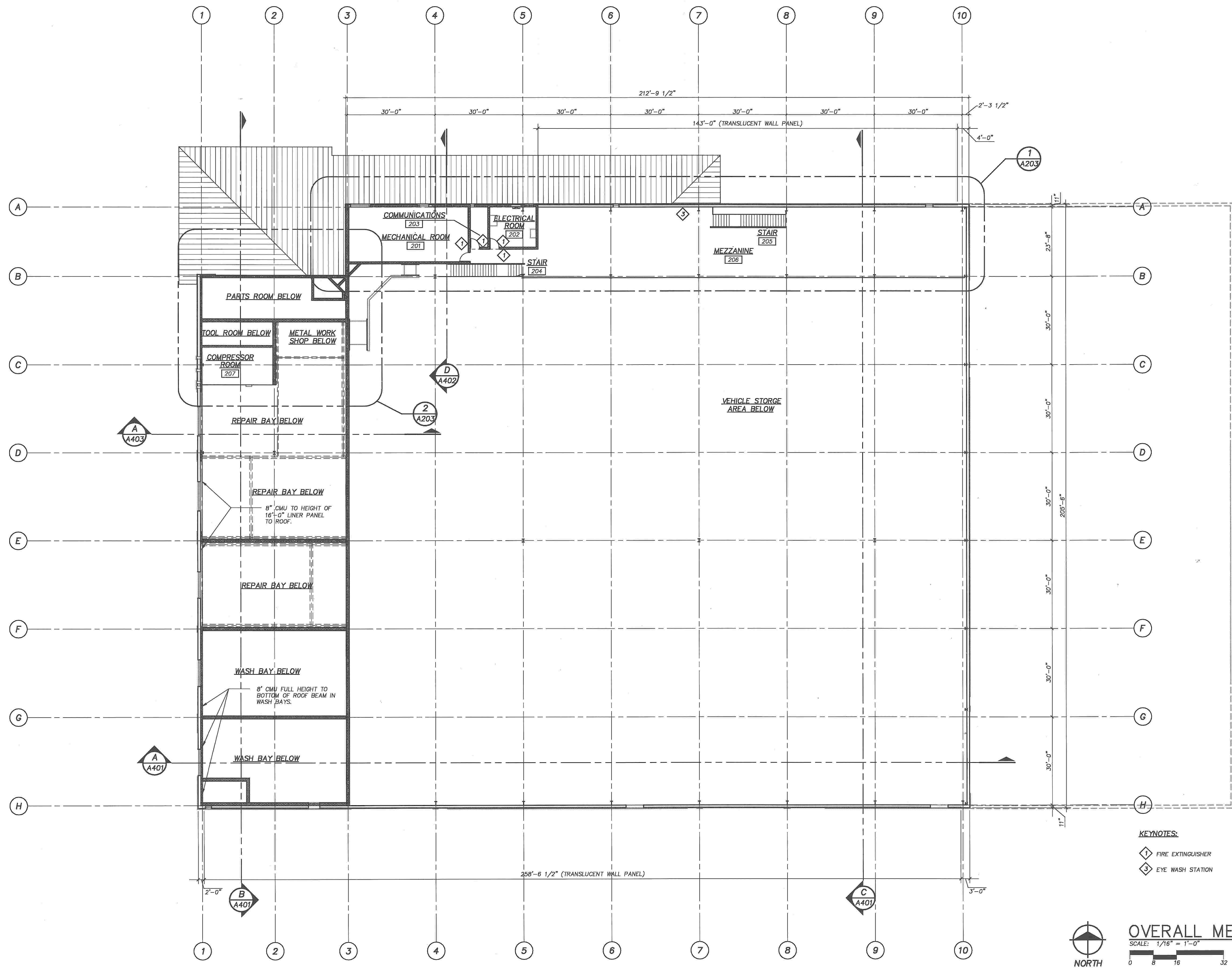
**fitch**  
 Fishbeck, Thompson, Carr & Huber  
 Engineers • Scientists • Architects

**Kent County International Airport**  
 Grand Rapids, Michigan  
 Contract C-168  
 Field Maintenance Facility

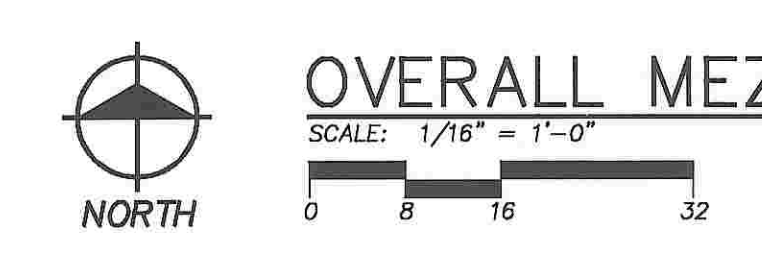
PROJECT NO.  
 98256CD  
 SHEET NO.  
**A101**



PLOT INFO: VIEW: 98256CD \CD\A10298256C.DWG DATE: 04/26/1999 TIME: 8:31 AM USER: TAP  
 N:\98256CD\BASES\A00298256C.DWG  
 N:\98256CD\BASES\A00298256C.DWG  
 N:\98256CD\BASES\A00298256C.DWG  
 N:\CUSTOM\A0014\SYMBOLS\SYMBOLS.DWG



**KEYNOTES:**  
 E FIRE EXTINGUISHER  
 F EYE WASH STATION



**OVERALL MEZZANINE PLAN**

Drawn By	AJC
Designer	AS
Manager	DAC
ISSUED FOR BIDS AND CONSTRUCTION	
Grand Rapids, Michigan (616) 676-2666	
© Copyright 1999 All Rights Reserved	

**fic&h**  
 Fishbeck, Thompson, Carr & Huber  
 Engineers • Scientists • Architects

**Kent County International Airport**  
 Grand Rapids, Michigan  
 Contract C-168  
 Field Maintenance Facility

PROJECT NO.  
98256CD

SHEET NO.  
**A102**