

# CHAPTER 690

# NAVCOM

October 1994

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## The Building Column

by Frank Wilcox

The building column this month is a summary of the Building Committee report that will be presented at the October chapter meeting. Each member is encouraged to review this information and attend the meeting for a more in depth report of this important chapter project.

### BUILDING COMMITTEE CHAPTER BUILDING REPORT AND RECOMMENDATIONS (Summary)

For the past six months the Chapter Building Committee has actively worked toward finding a feasible way to construct a facility that EAA Chapter 690 can call its "Home". This summary highlights the major accomplishments of this effort and also presents recommendations for future action by the chapter membership concerning this project.

### BACKGROUND

The Gwinnett County-Briscoe Field Administration has offered an option for lease of an area 60' x 420' to EAA Chapter 690 at very favorable lease terms. This is a significantly larger area than needed by the chapter. Because of the favorable lease arrangement chapter members individually and in groups requested the sublease of portions of this area suitable for construction of private hangers. This has resulted in firm commitments by these parties to construct six 50' x 60' hangers. Bids have been received and a contractor chosen. The building committee has worked with this group and considers the building, contractor and cost to be suitable for the chapter facility. The private hanger group is very anxious to proceed with their program. Therefore, it is necessary for the chapter membership to take action by November 1, 1994 if the chapter is to join in this multiple building procurement program.

### BUILDING SITE

The site plan for the chapter building is to have an 80' frontage on the west side of the new aircraft tie-down ramp on the northwest side of the airport. This location is the southern most portion of the 60'x420' leased land and directly faces the active taxiway/runway areas. Water and sewer services are nearby. Electrical service is also readily available. Fire protection is provided by a hydrant directly adjacent to the leased land. The building will be located at the edge of the newly constructed tie-down area. A new auto parking area with direct road access to Airport Road is adjacent to the north end of the leased land.

The layout of the entire hanger cluster has been reviewed with the Gwinnett County Fire Marshal and all fire code requirements can be met.

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## BUILDING

The building is a hanger type clear span design. It is 50' wide x 60' deep of all metal construction; steel framework with aluminum sides and roof. Other features include concrete floor, one or more personal doors, and 3" white vinyl faced insulation in roof and walls. Internal utility connections will be provided for sewer, water and electricity. The eave height is 16' which will accommodate a 12'x49' hanger door opening facing the tie-down ramp. A 4'x4' roughed in area in the upper rear wall will accommodate a vent fan (future). Gutters and downspouts will be provided at the eaves.

### INTERIOR (projected/future)

Finishing of the building interior is not included in the present phase of the building program. A preliminary study has been conducted, however, primarily for the purpose of utility service location. This preliminary layout locates the following facility areas along the rear wall of the building;

- a. Restroom (handicap accessible) - 6'6" x 8'
- b. Food preparation Area - 10' x 18'6"
- c. Tool storage area - 10' x 10'
- d. Lounge/library/office - 15' x 20'
- e. Bulk storage (tables, extra chairs, etc.) over tool storage and lounge areas with pull down stair
- f. Large meeting area - remainder of the building

Only the lounge/library area would be heated and cooled but the restroom is heated.

## COST

Construction - Six contractors were solicited for bids to construct seven identical individual hanger buildings. Five responded. The low bid was submitted by AEC Buildings, Lawrenceville, GA. for \$25,106.00. The hanger doors were not included in the bid request. This was intentional since the doors for the private hangers would not be as suitable for the chapter building uses as other designs. Also electrical service installation was unintentionally overlooked and will require negotiation.

Hanger door costs have been independently investigated and they vary from \$3500 to \$5000. It may be practical to design and construct our own doors. An immediate alternative is to "wall" the opening with the matching building siding already contractually supplied by the builder for covering the door.

Operation - Chapter building operating costs were determined from discussions with the Airport Administration, the Gwinnett County Tax Department and insurance agents. From this information a total annual operating cost of \$3080. (\$257. monthly average) was determined. Items included in this cost are land lease, county ad valorem tax, insurance, electricity and water/sewer.

## FINANCING

Construction - Construction financing is presently available from four sources - the already established building fund, chapter member underwriters, contributions and the chapter treasury. Funds on hand from the building fund and contributions together with firm underwriter commitments total \$16,700. Funds from members willing to become underwriters if personal finance or other conditions permit total \$2,500. A transfer, with chapter membership approval, of funds from the chapter treasury total \$906. The total of the above funds is \$20,106.

Soliciting funds up to now has been handicapped because firm contract costs were not known and no goal could be set. The building contract cost is now known to be \$25,106. , funding efforts to date have resulted in \$20,106 so we now have the need for an additional \$5000 in construction funds.

To realize the economic benefit of including the chapter building in the contract for the six private hangers, the \$5000 balance must be secured or firmly committed by November 1, 1994. Following are ways that this can be achieved:

1. Thirteen members are committed as underwriters in amounts of \$500. to \$1000. each. In addition, contributions from several members totals \$1500. The chapter membership is now 65. The remaining members not already committed need to become financially involved as underwriters or commit to a significant contribution.

2. Presently committed underwriters may make an outright contribution or increase the amount of their commitment.

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3. Members may know of individuals or business firms that would be interested in financially supporting the chapter building program. These members should make an effort to solicit contributions from these sources. These sources and all contributing members will receive recognition as supporters of this program through some permanent, highly visible means in the finished chapter building.

Operating - Financing the operational cost of the chapter building is dependent upon continuing, achievable funding sources available to the chapter throughout the year. Our current major funding sources include dues, pancake breakfasts and air fairs. Utilizing just these three programs with some additional effort in each, a total of \$4080. can be realized. To do this the membership must increase to 76 with dues established at \$30. per year (\$42280.); eight pancake breakfasts netting \$100. each, (\$800.); and one or more air fairs netting a total of \$1000.

This income of \$4080 exceeds the building operating cost by \$1000. This is funding remaining for all of the other annual chapter operating expenses from these sources. The chapter building, because of its size and location provides opportunities for rental to groups for meetings, dinners and other similar income producing activities not currently available to the chapter.

### RECOMMENDATIONS

The Building Committee recommends the following:

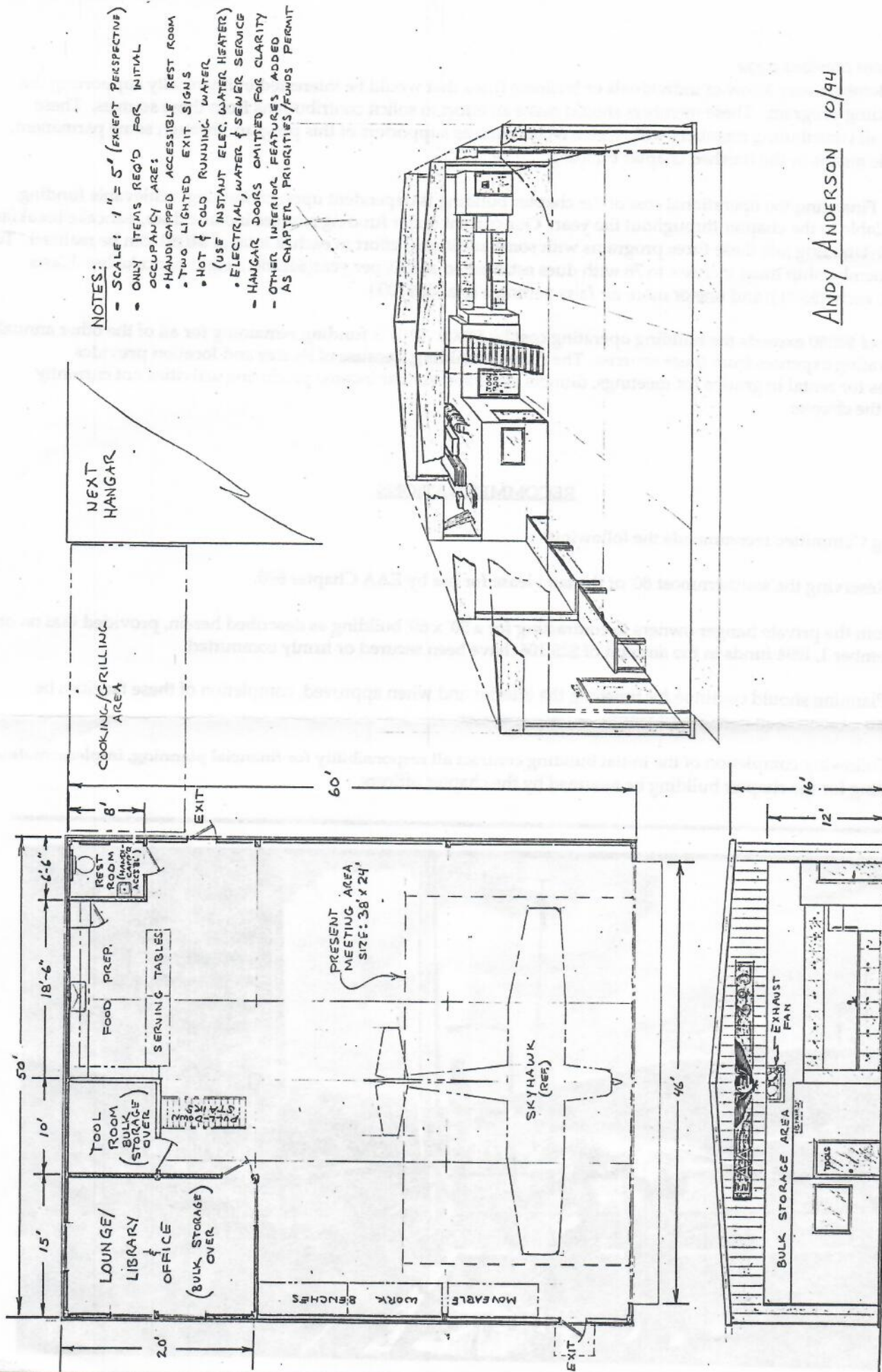
1. Reserving the southernmost 80' of the land lease for use by EAA Chapter 690.
2. Join the private hanger owners in contracting for a 50' x 60' building as described herein, provided that on or before November 1, 1994 funds in the amount of \$25,106. have been secured or firmly committed.
3. Planning should continue for finishing the interior and when approved, completion of these facilities be accomplished as soon as materials and manpower are available.
4. Following completion of the initial building contract all responsibility for financial planning, implementation and accounting for the chapter building be assumed by the chapter officers.



The Fly-Out to Andrews Murphy was more or less a rain-out. However, a few stalwarts drove up into the hills. Some people will do anything for a party!

Here we see señors Langford and Estes discussing navigational tricks using a new type of GPS. Those actually are not sombreros. They are the GPS antennae. Accuracy to within a femtometer!





ANDY ANDERSON 10/94



# Calendar of Events

October 14 - Chapter 690 monthly meeting. Gwinnett Co. Administration Building. 8:00 pm. Topic: The Building Committee presents it's (final?) package!

October 15 - Stone Mountain Airport - JAARS STOL demonstration. Day begins at 8:00 am with Chapter 1025 pancake breakfast. Demonstrations to run the rest of the day.

October 15 - Chapter 690 Fall Picnic - Home of Lynn and Bob Zahner. From 85 take 42. East to Lebanon Road. Turn left. Take fourth left onto Monticello. Take first left onto Shadwell, first left on Chartwell, first house on left. 2121 Chartwell. Time: 3:30 4:300 eats. Bring veggies, salads, deserts. Details to follow.

October 15-16 - Annistown, AL - Metropolitan Airport/JAX Int'l Airshow. 205/782-5226; 782-5228.

October 21-23 - Augusta, GA - Boshears Memorial Fly-In at Daniel Field. 706/736-9512.

October 22 - Lenore Airfield (Wilcox hangar) - Project visit to SMARTI Cessna 140.

October 29 Chapter 690 1994 Biplane and Sport Aviation Rally

November 5 - Macon Airport - EAA Chapter 38 Bring Your Own Young Eagle Day at Warner Robins. Land at Macon, grd transport provided. RESERVATIONS A MUST! Visit the museum, Vistascope theater, 85 static aircraft, meet General Robert Scott, jr. Bill Roberts (912)-987-7405 or Sue Adams 682-8274

November 5 - Winchester, TN - EAA Chapter 699 Fly-In Breakfast. Tom Pogue 615/967-3148

November 20 - Griffin Airport (6A2) - Georgia Pilots Breakfast Club in conjunction with Alexander Aero, bring a Young Eagle and enjoy breakfast together! Chuck Ruddy (706) 561-5413.

Christmas 1998 - Earth - Eros asteroid 'near' rendezvous.

January 21 - Project visit to Greg Jannakos' Ercoupe restoration

## For Sale

Charlie Sego is now a dealer for BRS parachutes. He is selling 'chutes to chapter members at cost. 923-9549

•1990 Sonerai II. 75 TTSN. Greg Jannakos 296-0937

•Placard Labels made to order. Greg Jannakos, 296-0937

•Fly-Baby project. Excellent workmanship. Ben Jeffrey, 925-2852

## From My Point of View-Bringing It All Together

Jim Estes, President

Over the past several months, I have written about such things as Participation, Involvement, and Commitment. This month I hope that we can tie all these things together into a positive statement for the future of Chapter 690. Few chapters can lay claim to the quality and quantity of successes that our group has accumulated. Though it will be a crowning acheivement, our Building Project is going to be just one more of those things to add on that list of accomplishments: a result of member participation, involvement, and commitment. I am in favor of moving forward on this project and I hope you are as well.

But, my main point here is to ask each of you to be a part of this movement. In the last meeting of the Building Committee, a financial plan was established to cover the building cost as well as monthly hangar expenses on along with regular expenses needed to run our Chapter. The plan includes a budget for income and expenses, but of necessity some items are bases on assumptions. Please be assured that the assumptions were made only after thoughtful, conservative, and deliberate consideration. Much brainstorming, discussion, and in some cases arguing, were necessary to finally reach consensus. I think we have a plan that will pass the test for being reasonable

Our meeting this week will probably include an important vote and I urge you to attend to be a part of the forward movement. Great effort has gotten us to this point. If you are unfamiliar with the details, please contact me or another committee member so you will be prepared for the meeting. I think you will be as excited as I am after you have heard the reports from the various subcommittees on finance, construction, plans for the new home, and interior details.

See you there!

P.S. Don't forget the picnic the following afternoon and the Zahner home!



Chapter 690 NavCom is published by, for, and about the local (Gwinnett County and vicinity) chapter of the Experimental Aviation Association. EAA is made up of over 300,000 aviation freaks from around the world. There are about 1000 local chapters. The association's annual convention in Oshkosh, WI hosts nearly 1,000,000 (that's one million) guests every year. Chapter 690 is rather more modest, though we have our moments. Most members are active pilots and over half are building or restoring their own aircraft. Several of our members have been recognized at the national and international level for contributions to aviation. We recently hosted the world's largest Young Eagle Rally, where more than 600 young people were given airplane rides for free. In the Fall, we host one of the largest Biplane Fly-Ins in the South. If you would like to join an exciting, involved, and fun-loving organization, think about Chapter 690. Our membership chairman, Duane Huff, will treat you right if you call him at 921-4423. We meet the second Friday of every month, 8 pm in the Administration Building of the Gwinnett Co. Briscoe Field Airport.

## Local Monthly Fly-Ins:

1st Sat.	Winchester, TN	Winchester Muni (BGF) B'fast	Dan Greeson (615) 967-0143
2nd Sat.	McMinnville, TN	Warren Co (RNC) B'fast	Joe Howard (615) 668-4806
3rd Sat.	Chattanooga, TN	Collegedale (3M3) B'fast	Pilot's Club (615) 236-5008
3rd Sun.	Russellville, AL	Russellville Muni (M22)	Hans Pauli (205) 332-0050

Thanks to Dave Shaw, Editor of *Talefeathers*, newsletter of EAA 268.

## Quick Calendar

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 October 15 - Chapter 690 Fall Picnic - Home of Lynn and Bob Zahner. Start at 3:30 pm.  
 October 29 - EAA Biplane Fall Classic

Duane K. Huff  
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29 USA  
 Buffalo Soldiers

