



# Gault Hangar Memorandum of Agreement



City Council  
February 28, 2023



# Project Description



- Staff is requesting City Council to authorize the execution of a Memorandum of Agreement that will initiate the demolition and removal process of the Gault Hangar. (Hangar 1).
  
- Memorandum of Agreement includes thirteen (13) stipulations that will be required for the demolition of the Gault Hangar:
  1. Professional Qualification Standards
  2. Modified Historical American Building
  3. Interpretive Signage
  4. Time-Lapsed Videography of Demolition of Hangar
  5. CCIA Website Information
  6. QR Code
  7. Article on Hangar for Posting to Texas Online
  8. 3D Modeling of Hangar
  9. Inadvertent Discoveries
  10. Dispute Resolution
  11. Amendments
  12. Termination of Agreement
  13. Effective Date and Duration



# Gault (Hangar 1) History



- Constructed in 1961 using reinforced concrete; 20,000 sq ft hangar space and 8,000 sq ft office space.
- Function primarily as an aviation hangar with office space on east side of airport until March 2020 when Signature Flight Support ceased operations, at which point full use and maintenance reverted to City.
- Records show that Signature Flight Support did not conduct maintenance to aviation hangar.





# Gault Hangar 1 Condition

- Several concrete spalls and pop-outs indicate future damage could occur, which is a potential safety hazard for personnel and aircraft.
- No longer watertight which resulted in developments of mold and mildew.
- Fiberglass infill panels between the concrete sub-structures are disintegrated.
- Wooden framing members are rotted.
- Cracked concrete floor and inadequately sloped floor resulted in water migration into the hangar.
- Corrosion of exposed interior steel framing.



*“Following structural assessments performed in March 2020 and September 2021, the Gault Hangar was determined to be unsafe and structurally unstable for airport use.”*



## Next Steps



Upon execution of the MOA; City staff will:

- Prepare demolition proposal for consideration by City Council
- Facilitate Request For Proposal (RFP) Process
- Execute contract for demolition of the Gault Hangar