

FOR SALE

8030
REALTY

EXECUTIVE VIP HANGAR BOULDER AIRPORT (KBDU) \$680,000 | 3304 AIRPORT RD.

SPECS

- Parcel Size : 8,750 SF
- Parcel Dimensions: 125'x70'
- SF Total: 4,650
- SF Ground Floor: 4,200
- SF Loft: 450
- Dimensions Hangar: 70'x60'
- Dimensions Loft: 30'x15'
- Max Height: 25'
- Hangar Door: 58'x18' Schweiss hydraulic
- Airport Airstrip: 4,200 FT
- CAT II Airport
- CAT II access to Hangar
- Land Lease Period: 30-year with optional 10-year extension
- Land Lease Amount: \$906/QTR.
- Annual Taxes: \$2,982.82 in 2019
- Year Built: 2019

OVERVIEW

One of the only Executive VIP CAT I & II Airport Hangars at the Boulder Municipal Airport ever for sale, newly built in 2019 and perfect for private jet/aircraft owners. Nestled in the most premier south-west location in the airport with stunning waterfront & mountain views of Hayden Lake, the iconic Flatirons, Boulder Foothills and white capped mountains.

This 4,650 SF executive hangar measures 70'x60' and can accommodate up to 5 aircraft depending on size. It includes a 30'x15' 2nd floor mezzanine office flooded with natural light, operable skylight providing ventilation, large picture window and phenomenal Skydeck with panoramic views.

Also one of the only high-performance renewable energy executive airport hangars in the country exempt from energy code requirements due to low energy usage of less than 1 watt/SF. Designed and built with high performance hybrid engineering and technologies to offset the energy load pathways & to be standalone self-sustainable. The building envelope insulation & sound attenuation systems include 10" Insulated Concrete Form walls using recycled materials & radiant in-floor heat.

The 58'x18' Schweiss hydraulic hangar door features insulated panels and 6 windows (3 operable & 3 fixed). There is an additional 10'x10' overhead door & 2 personnel doors. The 4,095 SF new structural concrete slab apron was constructed to CDOT spec with 65' trench drain at apron entrance. Main floor features an ADA bathroom with shower, utility floor sink, 2 interior hot & cold hose bibs. The electrical service is a commercial 480-volt, 3-phase with 400 amps with outlets throughout. Ready with 2 EV (Electric vehicle) charging outlets on the west exterior.

Roughed-in for future Solar PV & thermal, HRV-Geothermal Pre-Heating and Cooling System & Battery Power Back-Up System + other custom upgrades.

FAA Airport improvements planned for Fall 2020 with perimeter security fencing, surveillance cameras, secured entrance, new runway lighting & new asphalt.



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FEATURES & INCLUSIONS

- Unmatched Foothills, Flatirons, Waterfront & White Capped Peak Views
- High performance building envelope insulation and sound attenuation systems (see detailing below)
- 450 SF Loft/mezzanine office
- Skydeck off Loft with spectacular mountain, water & Runway 8 observation views.
- Operable skylight at mezzanine for natural light and ventilation
- 6'x6' Picture window at west wall next to mezzanine for mountain views
- 58'x18' Schweiss hydraulic hangar door with insulated panels, 6 windows (3 operable & 3 fixed)
- 10'x10' overhead door with opener
- CAT II Taxiway access for large aircraft to be installed fall/winter 2020 per FAA plans
- 4,095 SF new structural concrete slab apron to CDOT spec
- 65' trench drain at apron entrance
- 2 Interior hot & cold hose bibs
- ADA bathroom with shower & bench
- 4 LED pathway bay lights
- (2) EV (Electric vehicle) charging outlets at west side parking area, one at north & south ends
- Utility floor sink
- Commercial 480-volt electrical service, 3-phase, 400 amps
- Rough-in underground conduits for low & high voltage
- New fire hydrant within 150 feet
- Fire Suppression System & Fire Alarm with wireless connection to fire department
- Four Hour building fire separation envelope
- Outlets: (2) 240-volt, 50-amp outlets & (10) 120-volt, GFCI (single & double gang),

HIGH PERFORMANCE HYBRID RENEWABLE ENERGY BUILDING SYSTEMS

- The hangar was designed & built as a Hybrid Renewable Energy project to incorporate several accommodating types of sustainable design practices. Engineering, performance modeling and sizing of each applied system is researched, calculated, & evaluated for optimized high performance with each system enhancing the other in a concert of operations for a standard common goal, "Grid Zero". These systems apply high performance hybrid engineering and technologies to offset the energy load pathways required by the project and occupants, resulting in standalone self-sustainable "Smart Energy Development".
- 10" ICF (Insulated Concrete Forms) made from 90% recycled content for all concrete stem walls & above grade load bearing walls & pilasters, providing a 4 hr. fire rating, R-42 insulation value, high performance acoustical values
- Recycled content Concrete Grout, Fly-Ash formulas for the ICF wall systems
- Recycled steel, for structural steel members and roof trusses
- Recycled steel, 4" double wall R-24 insulated pre-finished siding panels
- Recycled steel, 4" double wall R-24 standing seam roofing panels allowing the use of S-5 seam clips for future solar Thermal and Photovoltaic panel power systems
- Insulation exceeds ICC energy regulations by approximately 50%
- In-Floor Radiant Heating is provided by In-Line 100% energy efficient Electro Industries Tank-less Electric Boiler & tubing installed in the ground level in high-performance R-15 min. insulated 6" concrete slab thermo-massing system
- Engineered Heat Zone locations are provided for high performance conditioned lower and upper level control and comfort, digital-therm in-floor sensors are installed for total automation control
- New water, sewer & electrical main services
- Rough-in for future Solar PV & thermal, HRV-Geothermal Pre-Heating and Cooling System & Battery Power Back-Up System, Big Ass Fan & other upgrades

PRICE SHEET

OPTIONAL UPGRADES & SYSTEMS

Pricing for Labor and Materials are estimates only, exact price subject to change.*

- **Solar PV (Photovoltaic) Power System 65Kw: \$130,000**

The PV Power System is roof mounted and provided through a Power Generation Co-Op offering a roof-top Lease Option pay-back to the new Owner. Option to become a Co-Op energy investment partner is also available.

- **Solar Thermal In-Floor Heating & DHW System: \$15,000**

The Solar Thermal System is roof mounted and is designed to provide back-up pre-heated hot water storage for the In-Floor heating system as well as continuous Domestic Hot Water, a huge Grid Zero energy saver, with 100% efficient electric boiler as secondary back-up.

- **Battery Back-Up Energy Storage System: \$8,000**

The Battery Storage System is offered as an optional Grid Zero energy back-up program providing 3-4-day surplus energy storage for evenings and or low solar output days.

- **Hangar Floor Painting w/Concrete Epoxy System: \$20,000**

Main Hangar and side room floors, an epoxy or concrete stain floor coating system, Color chosen by new Owner.

- **Big-Ass Fan: Basic 6 SKU B6-16-S200: \$6,945**

The Big Ass Fan is designed to assist the In-Floor Heating system in the winter months as well as providing building air circulation for summer cooling options.

- **STAR-TEK Lestra High Bay LED Lights \$5,200**

13 LED high-intensity bay lights throughout main floor south bay area

*Pricing reflects estimates only. Exact pricing subject to final selections, specifications & change orders. All optional upgrades & systems are not included in sales price.

OPTIONS | OPTIONAL SUMMARY | UPGRADES & SYSTEMS

Solar PV (Photovoltaic) Power Co-Op Grid Zero Power Technology:

- A Photovoltaic Solar Power system is provided to produce solar electrical energy throughout the daily Sun's solar absorption cycles.
- An Out-Back Radian Power Inverter is provided for the conversion of 48V DC power to 240V AC power that is utilized throughout the electrical distribution systems.
- Iron Mountain roof mounted racking systems mounted on S-5 clips on the standing seam roofing.
- The Digital Electrical Meter provided by the Utility Company (grid tied) can receive reverse power inputs resulting in Net Metering power production that will provide electrical energy credits throughout the systems lifecycle projected for over 40 years.
- A Digital Control System is provided for data logging of the Solar Energy Power output, storage, usage and overall system monitoring.

Solar Thermal for Primary In-Floor Slab Radiant Heating System:

- A Primary Solar Thermal in-floor radiant concrete slab heating system is provided, utilizing high performance Viessman Evacuated Tube Solar Collectors mounted on the roof structure.
- A 200/gal double coil solar thermal heat exchanger tank is provided as the in-floor radiant and domestic hot water storage buffer source, collected during the peak hours of the daily Sun's solar thermal absorption cycle.
- Domestic Hot Water is provided, a 120/gal. side arm storage buffer tank heated by the Optional Solar Thermal Heating system.
- In-Floor Radiant heating is provided and assisted by the Solar Thermal collector heating source, with a 100% efficient Electro Industries EB-WX-27 electric staging boiler system providing downstream tempering back-up. See the attached boiler specification sheets.
- Domestic Hot Water, DHW system demands are heated primarily by the Instant-flow in line water heater, the optional Solar Thermal System with back up solar thermal buffer tanks and secondarily tempered by the Electric Boiler system.

Battery Power Back-Up System:

- ABSOLYTE XL 3000 AH Industrial AGM sealed batteries are stacked 6) unit's high to produce 12000 AH @ 48 volts, providing approximately 100 hours of continuous power output. Whole project power conditioning with clean sine wave power technology.
- Out-Back MX80 Charge Controllers monitor and maximize the state of charge required for optimized constant power storage/output.
- The Out-Back Mate 3 Systems Management Remote Monitor and Control is a complete system controller and display for both the Out-Back Inverters and the MX 80 MPPT Charge controllers.
- Out-Back FLEXnet Advanced DC Monitor is the ultimate DC Systems monitoring device. The integrated network communications make valuable, usable data available for interfacing with the Outback Mate and whole building automation.
- Battery Back-up Power Systems provide excellent continuous CLEAN power support to personal computers, whole project automation and digital control devices.
- Emergency Battery Back-Up system provides excellent support for FEMA, Homeland security emergency field functions, provided for master emergency airport Emergency Preparedness.

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LED Lighting, Automation Systems & Data Logging, Pricing Available upon Request

- LED Lighting by Big Ass Lights for interior and exterior lighting systems
- Control-4 Low voltage lighting control systems, control devices and fixtures
- Cat-5 Media Cabling, DSL Communication wiring, and Satellite Direct TV System appliances and devices
- Audio Surround Sound Speaker Systems pre-wires with I-Pod Docks in each location
- Flat Touch Screens, Wireless and Wall Mounted, for data systems control, monitoring and programming
- Flat Screen Monitor / TV pre-wires
- Energy Star Approved appliances are provided and installed in every project
- Whole Building Wireless Security and Web Camera Monitoring Surveillance Systems & pre-wires for future applications. Internet applications available
- Renewable Energy Data Logging and annual system performance analysis by Fat Spaniel Data Tracking PC and Internet software packages
- Owners Operations Manuals and digital download system CD's would be provided with each project for quick referencing.
- System Check & Additional Programming Services are available upon request.

HRV-Geothermal Pre-Heating and Cooling System, Pricing Available upon Request

- Lifebreath Heat Recovery Ventilation (HRV) system for interior environmental air quality comfort and control
- Provides fresh air exchanges throughout the entire building utilizing a fixed supply & return ductwork system
- Provides continuous heat loss recovery as well as whole house fresh air filtering and stale air discharging.
- A Lifebreath HEPA-Filter is available for extreme isolated project Micro-Filtering for clients with allergies or a sickness requiring a prescribed hospital quality air system
- True Steam whole house humidification system connected to the HRV ductwork system to distribute humidified conditioned air and environmental control
- Geo-Thermal fresh air intake piping system to pre-condition and stabilize ambient outside air temperatures prior to entering the HRV filtering unit
- The Geo-Thermal system provides pre-heated fresh air exchanges for winter mode functions and provides cooled fresh air exchanges for summer mode functions
- Big Ass Fans in strategic areas for superior interior ventilation control
- Digital Control System with 4-6 fan speeds, on/off fresh air exchange cycles and humidification comfort set point programming.



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