

FAQ – Hangar Damage 12/2025

Updated: March 16, 2026

What happened in December 2025?

A storm event on December 16, 2025 ripped open an approximate 200' x 30' part of the hangar on the southeast corner. The damage is around 170' from the ground and pushed part of the roof out to the exterior, where it hangs, still attached.

What is the status of the damage?

The portion of the roof is still clinging to the damaged part of the hangar, creating a safety issue. There was damage to the Air Museum's interior tent. No storage items or exhibits were damaged.

Were there any injuries?

No injuries occurred.

Timeline:

December 16, 2025 – storm damage; contractor arrives on site to assess for safety; debris clean up by Port staff.

December 17, 2025 – Regular Port Business Meeting

- The board was informed of the damage, will hear more at an upcoming special meeting; area closed to all traffic.

December 22, 2025 – Special Meeting – Hangar B

- The board heard an initial assessment from a roofing contractor (Rick Lofton/Belfor) at the meeting, with an estimated \$3.5-6.5 million for engineering assessment, removal of hangar part, and repair of open area.
- The board declared an emergency regarding the storm damage

January 5, 2026 – Special Meeting – Hangar B

- The board received updates on safety measures, received a 2nd quote from another contractor (Gage), for \$3.5-\$4.5 million, board hears info that asbestos was discovered in the debris.

January 21, 2026

- Regular meeting for the board. The board is still receiving new information as it comes along, and insists that all operations within the hangar stop, including leased areas, until the safety evaluation of the building can be completed.

February 18, 2026

- Their regular board meeting had updated data from Turner & Townsend, part of the group that has recently worked on the same Navy hangars (and others) in California. The information presented from their experience was hangar demo was \$45 million; full tear down and rebuild (roof/doors/monitor/box beams) was in the hundreds of millions. Lidar will be flown to get a sense of the structure, paid for by Friends of Tillamook Air Museum. A full security fence has been installed for safety around the hanging part. Communications continue with elected officials.

Will it be covered by FEMA?

- There has not been a federally declared disaster for this storm event. Oregon Emergency Management is working on their preliminary disaster assessment with Tillamook County to get to the Governor of Oregon (was due 2/6/26).

Doesn't the Port have insurance?

- The Port has liability insurance, but not property insurance for the hangar. Our insurance carrier declined to cover Hangar B after a payout with a FEMA project from the 2006 damage – Project Worksheet (PW) 870. We worked with a broker to find alternative insurance. Three quotes were requested, and the only responder was a written quote we received would cost more annually than the building brings in in revenue, had a low “per occurrence” coverage, and did not cover any existing damage (rot, water damage, etc.).

Why can't the Port just let the part drop?

- After testing debris, asbestos was found. It is throughout the roofing material from when the Navy built the structure. Asbestos will need to be abated as any work moves forward. A licensed asbestos abatement contractor must be used (per email by DEQ).

Pricing Estimate updates 2/18/26 at board meeting:

- Turner & Townsend have presented to the Port board a few times. They recently worked (as a part of CBRE) on the demolition of similar Navy hangar in California, as well as re-roofing another Navy hangar. Their recent work gives the most current estimates for similar work.
 - Emergency repair and safety
 - Phase 1, emergency repair of damaged area - \$2-\$4 million
 - Phase 2, structural assessment
 - Procurement of hazardous material survey, mechanical engineering, architect, roofing consultant, abatement contractor
 - High Level for building refurbish - \$300 million and ~ 7 years
 - High Level for building demolition - \$50 - \$70 million and ~ 3 years

April: FEMA declaration 4907 includes Oregon and Tillamook County; Hangar B funding is possible.

Board makes decision to not repair the large hole with FEMA funding at their 5/20/26 meeting:

- Made a financial decision to not go into debt to repair the storm damaged area, but will remove the exterior portion that is hanging off the side and abate the asbestos.
 - FEMA pays 75% and requires a 25% non-federal match, which would be almost \$1.3 million.
- Port staff will continue to work on full hangar items such as working with EPA or the Navy to abate the rest of the building.
- Air Museum is closed.