



MASTER PLAN  
for

AUGUSTA COUNTY  
GOVERNMENT CENTER

VERONA, VIRGINIA



ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
601 SOUTHLAKE BLVD. • RICHMOND, VIRGINIA 23236 • (804) 794-7555

**FOR THE COUNTY OF AUGUSTA, VIRGINIA**

**AUGUSTA COUNTY BOARD OF SUPERVISORS**

Mr. Jerry L. May, Chairman — Pastures District  
Mr. Harry L. Nash, III — Wayne District  
Mr. Thomas F. Sensabaugh — Riverheads District  
Mr. David R. Beyeler — South River District  
Mr. Gerald W. Garber — Middle River District  
Mr. A.R. Hull — Beverly Manor District  
Mr. Charles W. Curry — North River District

**COUNTY ADMINISTRATOR**

Mr. R.E. Huff  
Mr. John C. McGehee — Assistant to County Administrator

**COUNTY PLANNER**

Mr. Harold H. Ralston

**ARCHITECT**

**THE MOSELEY GROUP**

Architects • Engineers • Planners • Interior Designers  
601 Southlake Boulevard, Richmond, Virginia 23236  
(804) 794-7555

**LANDSCAPE ARCHITECTURE CONSULTANT**

Land Planning and Design Associates, Inc.  
P.O. Box 1606  
Charlottesville, Virginia 22902  
(804) 296-2108

Site Copy



ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS

WILLIAM WARD MOSELEY, AIA  
ROBERT L. MILLS, PE  
JOHN J. MOORE III, AIA  
JAMES N. COPELAND, AIA  
HASKELL C. BROWN JR., AIA  
CHARLES D. FLAMMIA, AIA  
GERALD L. JOLLEY, PE  
JOSEPH V. CIUCCI JR., AIA  
RALPH M. RICHARDSON, PE

20 October 1988

RE: **Augusta County Government Center**  
**Verona, Virginia**

County of Augusta  
P.O. Box 448  
Staunton, Virginia 24401

Attention: **Mr. R.E. Huff, County Administrator**

Gentlemen:

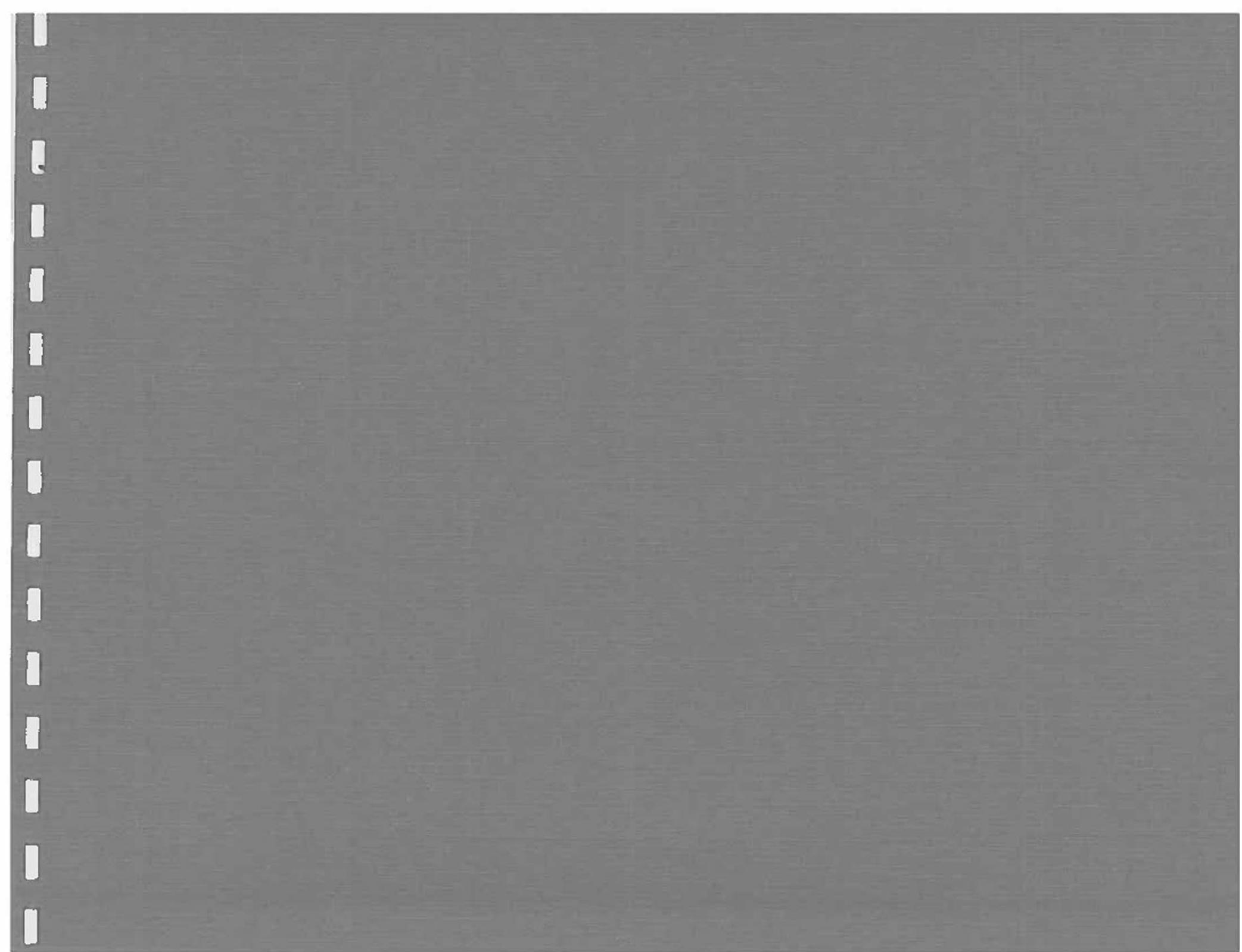
In accordance with our Agreement, dated 21 March 1988, we are pleased to present the completed Master Plan for the Augusta County Government Center at Verona, Virginia. We appreciate the assistance and guidance of the County's Board of Supervisors and administrative staff in preparing this report.

The Space Planning and Location Study, conducted last year, and this Master Plan are a reflection of the commitment of Augusta's leaders to prepare adequately for the future. The Moseley Group looks forward to being a part of that process as the design of Phase I moves ahead.

Sincerely,

William W. Moseley, AIA  
President

mkw



## TABLE OF CONTENTS

|                                       |    |
|---------------------------------------|----|
| PURPOSE AND SCOPE .....               | 1  |
| THE MASTER PLAN                       |    |
| OVERVIEW .....                        | 2  |
| PHASE I.....                          | 5  |
| PHASE II.....                         | 7  |
| LONG RANGE PLAN .....                 | 9  |
| PHASING & PROJECTED COSTS .....       | 11 |
| THE PLANNING PROCESS                  |    |
| PROJECT CHRONOLOGY .....              | 15 |
| ALTERNATIVE MASTER PLAN CONCEPTS..... | 16 |
| EXISTING CONDITIONS .....             | 36 |

PURPOSE AND SCOPE

## PURPOSE AND SCOPE OF THE AUGUSTA COUNTY GOVERNMENT CENTER MASTER PLAN

In 1987, in response to the need to provide adequate facilities for efficient operation of the Augusta County government, the County's Board of Supervisors authorized a Programming and Location Study to determine the quantity and types of space needed, and to investigate the question of whether the government center should remain in downtown Staunton, or be relocated to a County site. That study identified a need for 268,000 square feet of space within 20 years, and concluded that the government center should be relocated to a suitable site in the County.

When the Smith's Transfer property in Verona became available late in 1987, the Board of Supervisors voted to purchase the 165 acre property and its seven buildings, containing 275,000 square feet of space. The property offered numerous advantages, and fulfilled many of the site selection criteria established by the study:

- County location convenient to a large part of the County's population.

- Well established access via Interstates 81 and 64 and Route 11.
- Existing buildings containing many of the same types of space needed by the County (*i.e.* offices, vehicle maintenance, storage, computer room, etc.)
- Ample undeveloped land for future growth.
- Adequate space for staff and visitor parking.
- Well established utility network.
- Potential to stimulate improved economic, business and development opportunities in the neighboring area.

Once the decision was made to purchase the property, the Board recognized the need for a plan to serve as a guide for its adaptive re-use as Augusta County's Government Center. The result is this

document, which describes the Master Plan and summarizes the alternatives considered during the course of its development.

It is important that the County have an orderly and efficient plan for the development and growth of the Government Center. Many counties have underestimated their future needs, or have built and planned only for their immediate needs, with no forethought about how future facilities will work in conjunction with those which are built initially. Often the result has been an inefficient hodge-podge of buildings and parking lots. This Master Plan — although it will need to be periodically refined over the years to respond to changing times — takes into consideration the County's projected needs over the next 20 years and establishes an overall framework within which development can occur in such a way as to result in an efficient, functional, well organized, and attractive facility.

THE MASTER PLAN

## OVERVIEW

The Augusta County Government Center Master Plan has been designed to accommodate the County's needs for the next 20 years, with room for additional expansion beyond that time. It is intended to serve as a general guide for the adaptation and use of existing buildings and site features, and to coordinate the location of future buildings, roads, utilities, and open spaces.

The Master Plan was formulated through an analytical process outlined later in this report. Technical expertise in planning and design was given direction by the County staff and officials. The Board of Supervisors reviewed and approved the development of the Plan at each stage to ensure that it meets the unique needs of Augusta County.

The Master Plan process included an analysis of existing conditions on the property, and a study of the alternatives for adaptive re-use and development. The following functions and factors were considered in the development of the Plan:

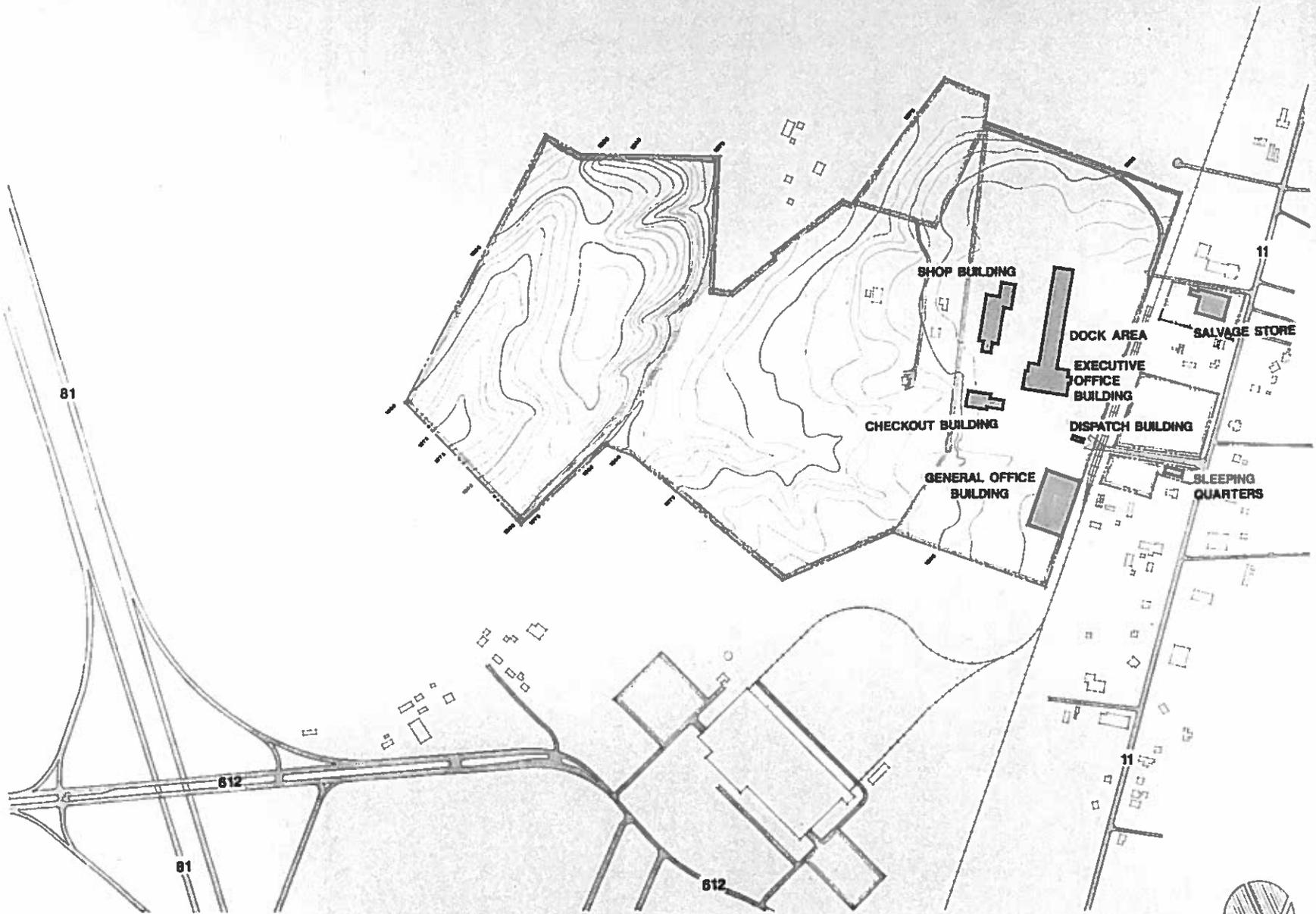
- Administration
- School Board
- Social Services
- School Bus and Vehicle Maintenance
- Service Authority Shops
- Fire Station
- Library
- State and Federal Facilities (e.g. DMV, Post Office)

- Road and Utility rights-of-way and easements
- Private development

The Plan incorporates the County's long range goal of constructing a new road, parallel to Route 11, to connect Route 612 north of the government center with Route 275 to the south. A boulevard will run east-west through the Government Center, linking Route 11 to the 612-275 connector. The boulevard will provide primary access to all public buildings. Initial development will take place on the western part of the site, utilizing existing buildings and site improvements. The eastern portions of the site will be available for expansion. The easternmost third of the property is separated from the rest by a steep bluff paralleled by a stream. This physical barrier may suggest that the eastern part of the property be employed as a school site, or for a similar use not strictly related to the functions of the Government Center.

Finally, the Plan describes how the phasing of the Government Center development should be structured, and details budget costs related to the various steps.

The exhibits on the following two pages illustrate conditions at the Government Center site at the time of its purchase, and the transportation network, both existing and proposed, in the surrounding area.

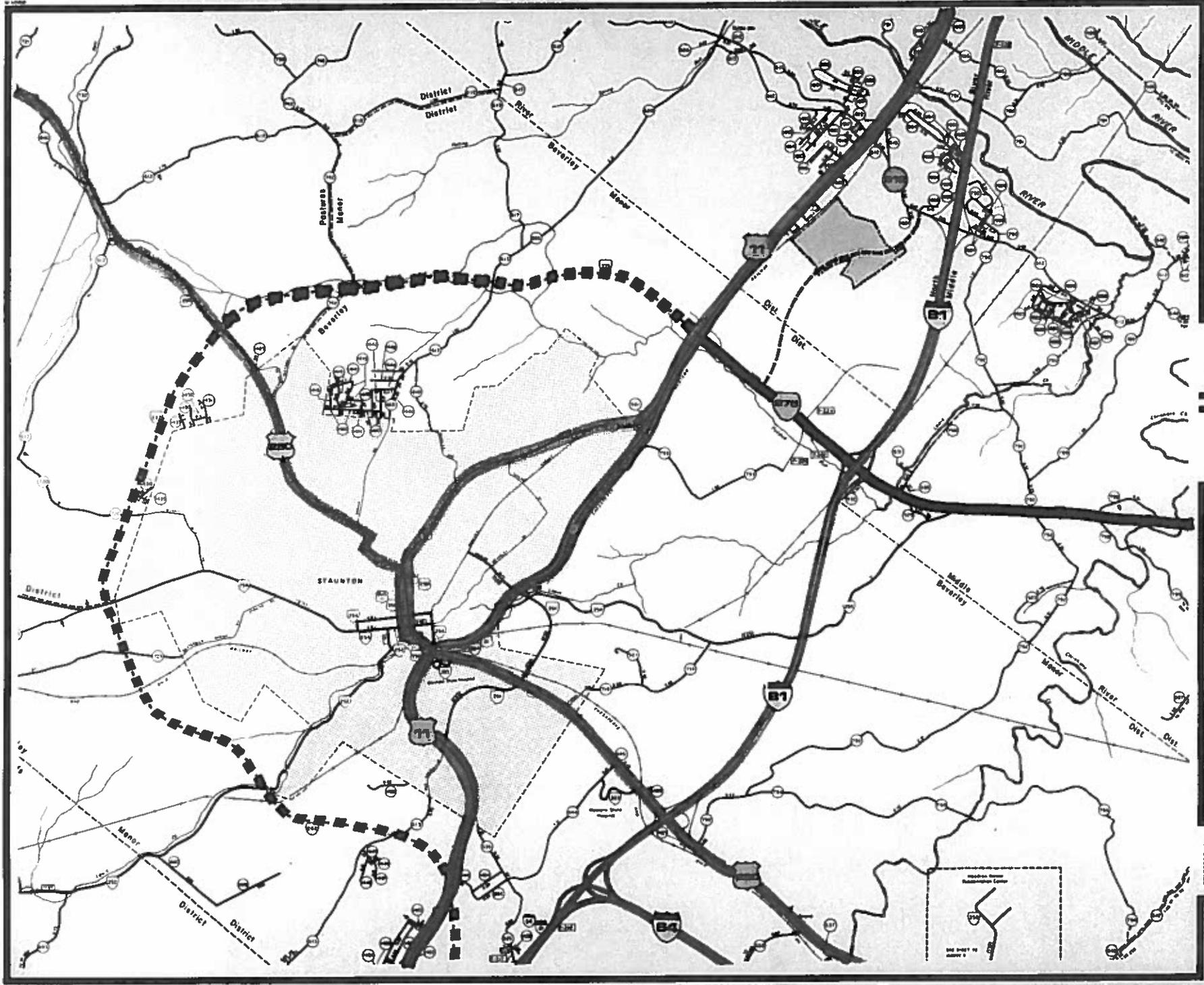


**EXISTING CONDITIONS**

**THE MOSELEY GROUP**  
 ARCHITECTURE • ENGINEERING • PLANNING • INTERIOR DESIGN  
 401 BROADWAY, SUITE 1000, WASHINGTON, DC 20002 • TEL: 202.331.7000

**AUGUSTA COUNTY  
 GOVERNMENT CENTER  
 AUGUSTA COUNTY, VIRGINIA**

|             |                                  |
|-------------|----------------------------------|
| DATE        | 2.13.08                          |
| PROJECT     | AUGUSTA COUNTY GOVERNMENT CENTER |
| SCALE       | AS SHOWN                         |
| DESIGNED BY | THE MOSELEY GROUP                |
| APPROVED BY | THE MOSELEY GROUP                |



**THE MOSELEY GROUP**  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
 100 SOUTH LAKE AVENUE • RICHMOND, VIRGINIA 23224 • TEL: (804) 774-7425



**AUGUSTA COUNTY  
 GOVERNMENT CENTER**  
 AUGUSTA COUNTY, VIRGINIA

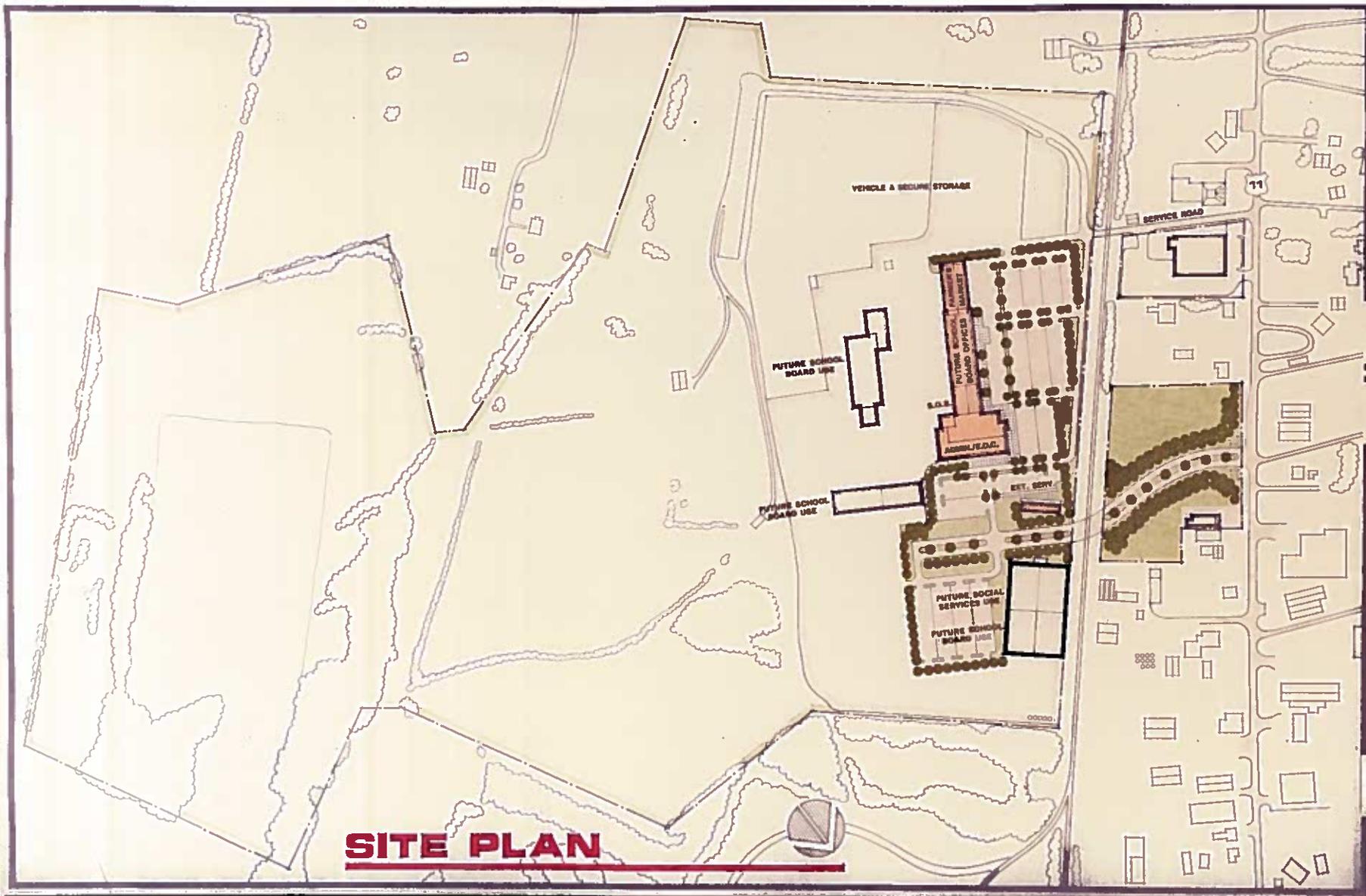
|             |           |
|-------------|-----------|
| DATE        | 10/1/2024 |
| PROJECT NO. | 24-001    |
| SCALE       | AS SHOWN  |
| DESIGNED BY | MM        |
| CHECKED BY  | MM        |
| APPROVED BY | MM        |

## PHASE I

Phase I includes construction of approximately one-third of the east-west boulevard, and conversion of the paved area adjacent to Route 11 into a landscaped lawn appropriate to the scale and community significance of the Government Center. The "Executive Office Building" will be renovated to function as the County's Administration Building, including a Board of Supervisors meeting room. The attached "Loading Dock" will be partially enclosed to provide additional space for administrative functions. Other improvements will be made to the Dock as well, including a new roof. The "Dispatch Building" will be improved for use by the County's Virginia Cooperative Extension Service office.

Landscaping, drainage and paving improvements will be made in the parking areas west and north of the Administration Building to make them suitable for public and staff use. Similar but less extensive improvements will be made in the area east of the "General Office Building," which will serve as an interim location for the County Treasurer, Commissioner of the Revenue, and Registrar, prior to completion of the Administration Building.

When Phase I work is complete, the existing County Office Building in Downtown Staunton will be available for use by the Courts, which are urgently in need of more space.



**SITE PLAN**

THE MOSELEY GROUP  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS



AUGUSTA COUNTY  
GOVERNMENT CENTER  
AUGUSTA COUNTY, VIRGINIA

Scale: 1" = 100'-0"

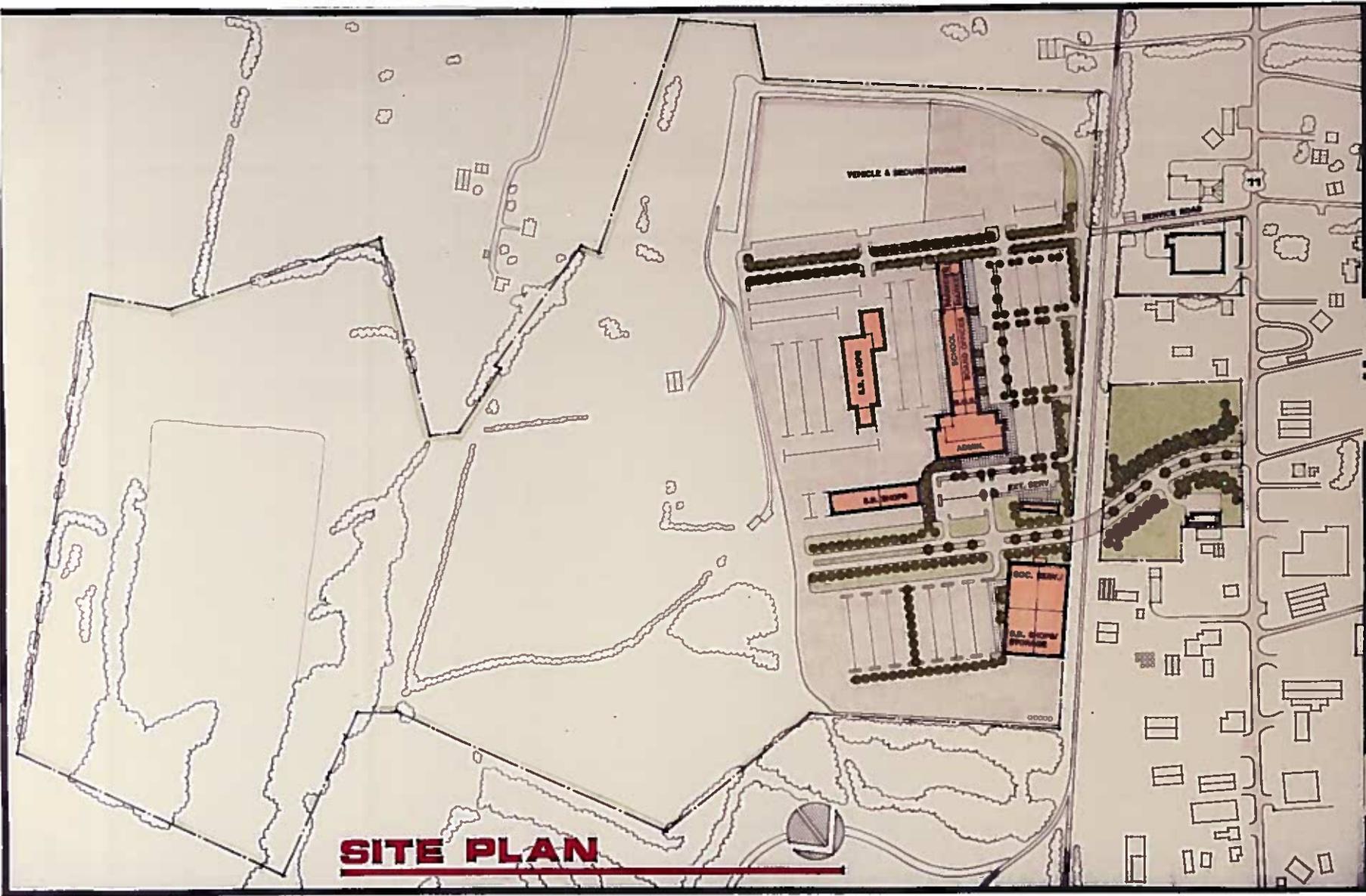
PHASE 1

## PHASE II

In Phase II of the Master Plan, the south (office) portion of the General Office Building will be adapted for use by the County's Social Services Department. Additional site improvements and landscaping will also be implemented, including improvement of the service road from Route 11 for use by school buses and service vehicles. The east-west boulevard will be extended further to the west to access expanded parking areas.

Phase II also involves relocation of the School Board's facilities to the Government Center. The administrative and educational offices, which require approximately 33,385 square feet of space, would initially be located on the "Loading Dock," most of which would be completely enclosed and refurbished as office space. The School Board would share use of the Board of Supervisors' room for public meetings.

The School Board's vehicle maintenance, shop, and storage functions, which require approximately 163,200 square feet, would be housed in the "Check-Out Building," the "Shop Building" and the north (warehouse) portion of the General Office Building. These structures are well suited for their intended functions, which closely parallel their former uses.



**SITE PLAN**

PHASE 2

AUGUSTA COUNTY  
 GOVERNMENT CENTER  
 AUGUSTA COUNTY, VIRGINIA



**THE MOSELEY GROUP**  
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS  
 400 EAST BROAD STREET, SUITE 200 • RICHMOND, VIRGINIA 23219

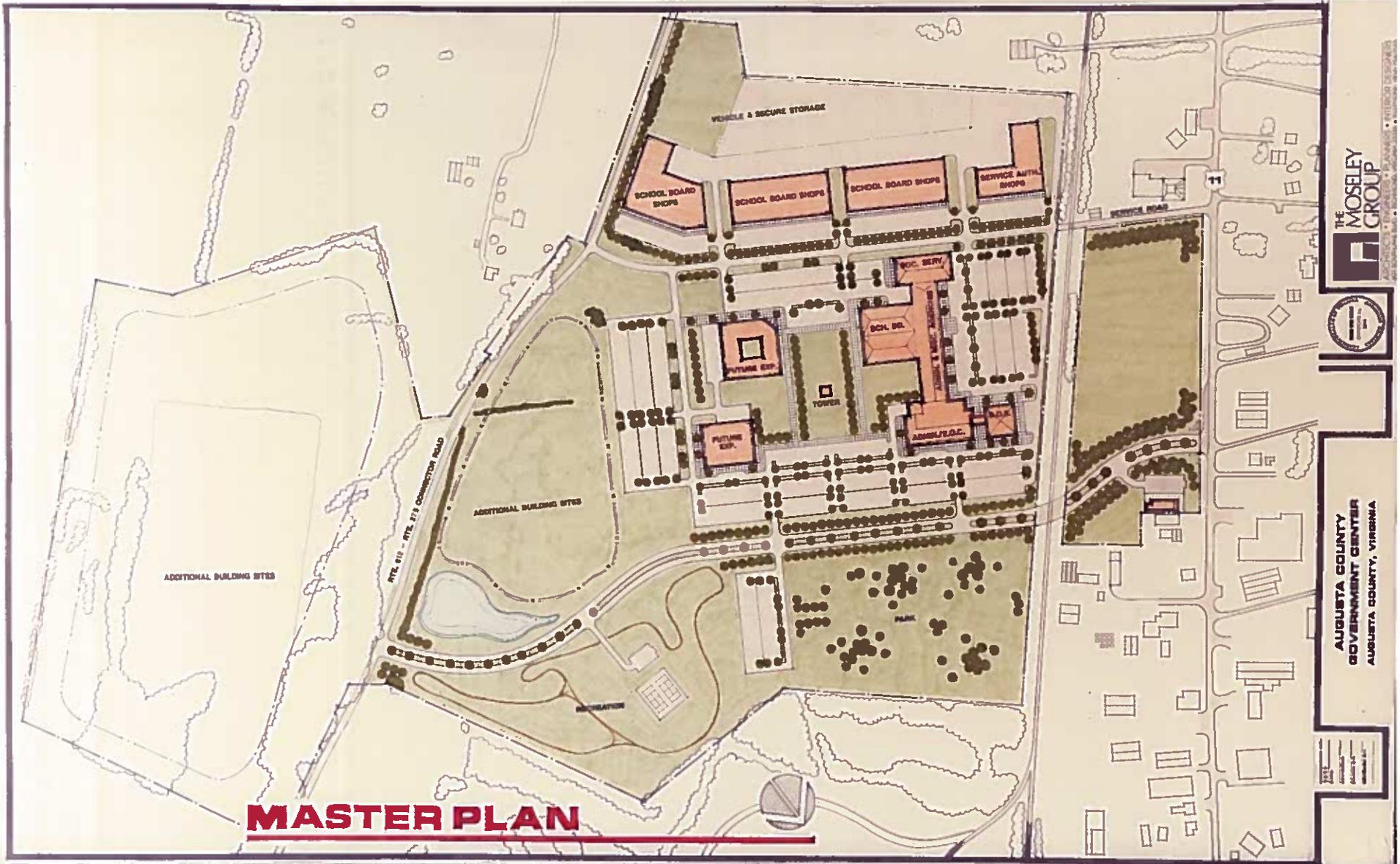
## LONG RANGE PLAN

After implementation of Phase II, long range plans are to eventually phase out the Shop, Check-out, Dispatch, and General Office Buildings, which are less substantial structures with a limited useful life. As each is phased out, new construction will be implemented to replace it if necessary. School Board maintenance and shop functions will be located south of the service road, which will be extended through to the 612-275 connector. The Service Authority shops can also be located here, with ample area behind for vehicle storage and service yards. Overall, this will create a service zone separate from the Administrative zone, which will be consolidated by construction of additions to the Administration Building for the School Board and Social Services as their respective space needs grow. In addition, a new and larger Board of Supervisors room may be needed, and it may become desirable to provide space for lease by State and Federal agencies which serve the public.

There is ample room east of the Administration Building for construction of

additional public buildings if they are needed, along with the necessary parking and vehicle circulation. The area north of the boulevard would be reserved as open space, and could be developed for low intensity recreational use. A storm water retention pond is recommended to handle the increased pavement run-off and would provide an attractive amenity for this area.

The "Sleeping Quarters" is adaptable for a variety of possible uses. The "Salvage Store" is in disrepair and cannot be economically restored for long term County use. It may be more attractive for private enterprise; if not, it should eventually be demolished. Acquisition of the commercial property immediately to its north would allow the opportunity to consolidate an open green space along a significant portion of the Government Center frontage. As the Verona area develops further, this may provide a welcome oasis, in addition to serving as an appropriately scaled "front lawn" for the Government Center.



**MASTER PLAN**



**AUGUSTA COUNTY  
 GOVERNMENT CENTER  
 AUGUSTA COUNTY, VIRGINIA**

DATE: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE NO.: \_\_\_\_\_

THE MOSELEY GROUP  
 1000 EAST MAIN STREET, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28202  
 PHONE: 704.375.1000  
 FAX: 704.375.1001  
 WWW.MOSELEYGROUP.COM

## PHASING & PROJECTED COSTS

The outline on the following pages summarizes the proposed Master Plan development. Projected budget costs are shown for components of Phase I. These costs are indicated in 1987 dollars, and may be subject to change due to inflation or other economic factors. Budgets for individual projects should be adjusted and refined as more detailed planning is undertaken. No cost projections are included for development beyond Phase I, since the nature of future and long range projects can only be generally determined at this time.

**Master Plan — Implementation Phase**

| <u>Phase</u>   | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> | <u>Building Cost</u> | <u>Site Cost</u> | <u>Contingency (@10%)</u> | <u>Total Phase Cost</u> |
|--|-------------------------------|---------------------------------|----------------------|------------------|---------------------------|-------------------------|
| 1A. SITEWORK. Install entrance road, utilities, landscaping and lighting.                | N/A                           | N/A                             | N/A                  | \$576,984.       | \$57,698.                 | \$634,682.              |
| 1B. ADMINISTRATION. Renovate Executive Office Building and Dispatch Building.            | 86,755                        | 78,160                          | \$2,584,260.         | 699,572.         | 328,383                   | 3,612,215.              |
| ADMINISTRATION. Widen and enclose part of Dock to accommodate balance of Administration. | 9,385                         | 9,385                           | 450,256.             | N/A              | 45,026.                   | 495,282.                |
| Renovate balance of Dock as open air market/special event space.                         | N/A                           | 28,867                          | 347,639.             | N/A              | 34,764.                   | 382,403.                |

**Master Plan — Future Phases**

| <u>Phase</u>  | <u>20 Year<br/>Needs<br/>(G.S.F.)</u> | <u>Available<br/>Space<br/>(G.S.F.)</u> |
|---|---------------------------------------|---|
| 2A. SOCIAL SERVICES. Renovate office area of General Office Building.   | 23,092                                | 34,675                                  |
| 2B. SCHOOL BOARD OFFICES. Widen and enclose older portion of Dock. Board Room and Computer Operations in Administration Building. | 27,175                                | 21,222                                  |
| 2C. SCHOOL BOARD SHOPS. Renovate balance of General Office Building.  |                                       | 28,869                                  |
|   | 163,200                               |   |
| 2D. SCHOOL BOARD SHOPS. Renovate Shop and Check-Out Building.   |                                       | 64,600                                  |

**Master Plan — Long Range Phases**

| Phase   | 20 Year Needs (G.S.F.) | Available Space (G.S.F.) |
|---|------------------------|--------------------------|
| 3. FUTURE USE. Renovate Sleeping Quarters.  | 4,500 to 7,000         | 8,528                    |
| SERVICE AUTHORITY SHOPS. New building.  | 36,413                 | N/A                      |
| PHASE OUT SHOP AND CHECK-OUT BUILDINGS. RELOCATE SCHOOL BOARD SHOPS IN NEW BUILDINGS.                         | 163,200                | N/A                      |
| PHASE OUT GENERAL OFFICE BUILDING. RELOCATE SOCIAL SERVICES AND REGIONAL WELFARE IN 2-STORY ADDITION TO DOCK. | 35,692                 | N/A                      |

THE PLANNING PROCESS

## PROJECT CHRONOLOGY

7 April 1988 — 21 April 1988. The Architect examined the existing buildings and property to determine their overall condition. Also, the Architect reviewed the Space Planning and Location Study and met with representatives of the School Board and Service Authority to determine their space needs for shop and maintenance facilities.

21 April 1988. The Board of Supervisors met with the Architect to discuss overall goals and objectives for the Master Plan. The Architect presented a report on the condition of the property and buildings (see "Existing Conditions"). Overall space needs were reviewed, including Administration, School Board, Service Authority, Emergency Operations Center, Branch Library, and miscellaneous State and Federal Agencies. Priorities for relocation to the new Government Center were established.

11 May 1988. Meeting at the new Government Center site, the Board discussed with the Architect the Staunton area transportation network as it relates to future road development in the Government Center area. The Architect presented an analysis of existing site characteristics and five alternative Master Plan Concepts (see following pages), highlighting advantages and disadvantages of each strategy, and discussing relative projected costs. A consensus was reached on the components to be incorporated in the Final Master Plan.

24 May 1988. The Architect presented to the Board the proposed Master Plan, including suggested phasing. Refinements to the Plan were discussed and agreed upon. The Board instructed the Architect to incorporate the refinements into the final Master Plan, and then to proceed immediately with more detailed design for implementation of Phase I.

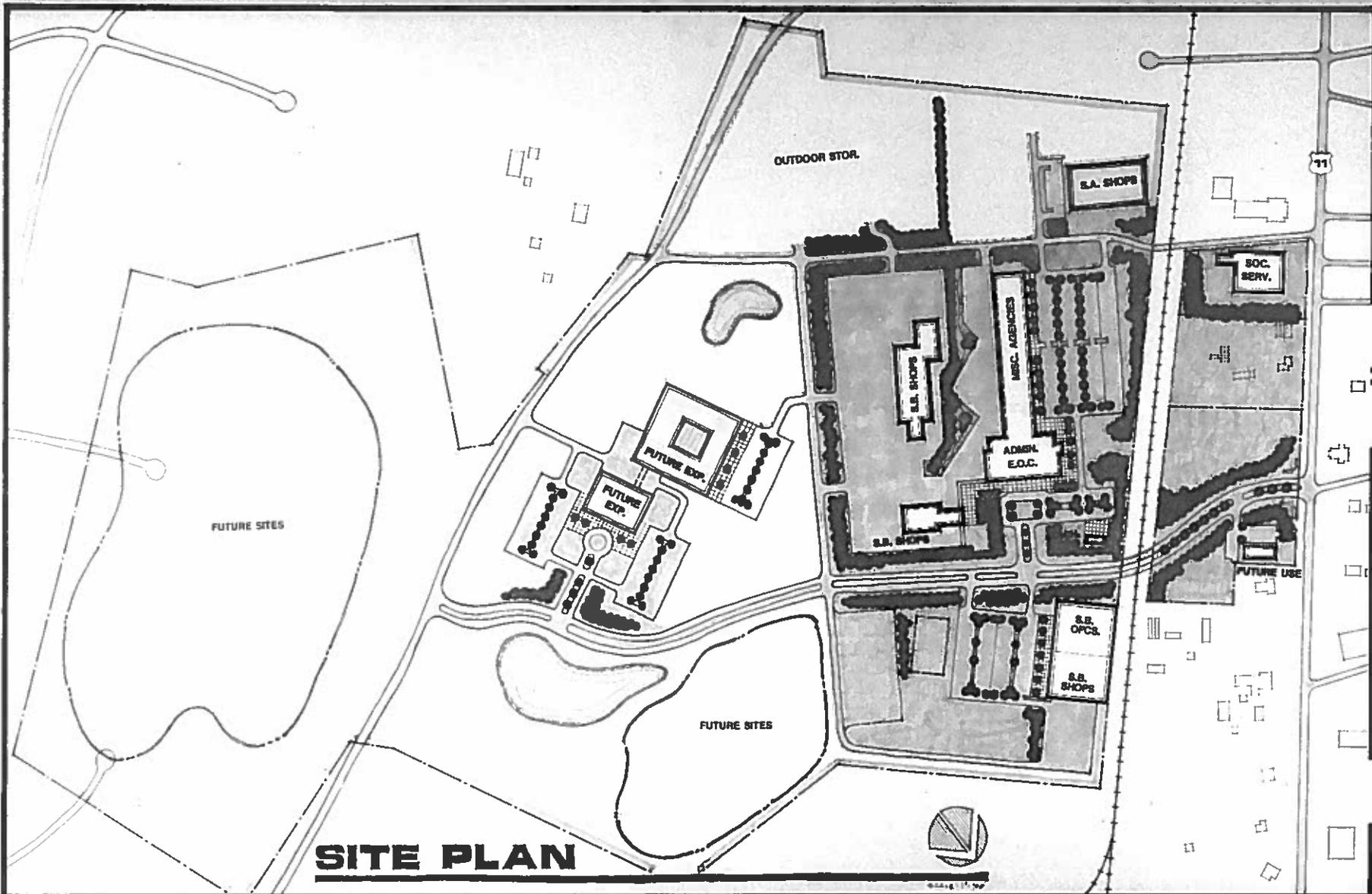
## ALTERNATIVE MASTER PLAN CONCEPTS

In the process of arriving at the final Master Plan, five different concepts were investigated. While overall options were limited to some extent by the nature of existing facilities and such "givens" as the proposed 275-612 connector road, different uses for the various buildings were explored. Furthermore, alternative layouts for the overall site were studied, including compact vs. dispersed plans. Many of the best features of each alternative have been incorporated into the final Master Plan.

The following pages contain, in outline and drawing form, summaries of the five alternatives studied.

## Master Plan Concept One

This Concept utilizes all existing buildings on the property. Construction of additional space is not included in the first three phases of the project (Administration, Social Services and School Board), however, square footages available in the existing buildings are somewhat less than that of programmed 20 year needs. The Dock area is renovated for Farmer's Market/Special Events space, with the option of enclosing it at a later date for use as office space.



**SITE PLAN**

**THE MOSELEY GROUP**  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
 81 BOWLING INN • FARMHOLD, VIRGINIA 22601 • TELEPHONE 540/725-1234

**AUGUSTA COUNTY  
 GOVERNMENT CENTER**  
 AUGUSTA COUNTY, VIRGINIA

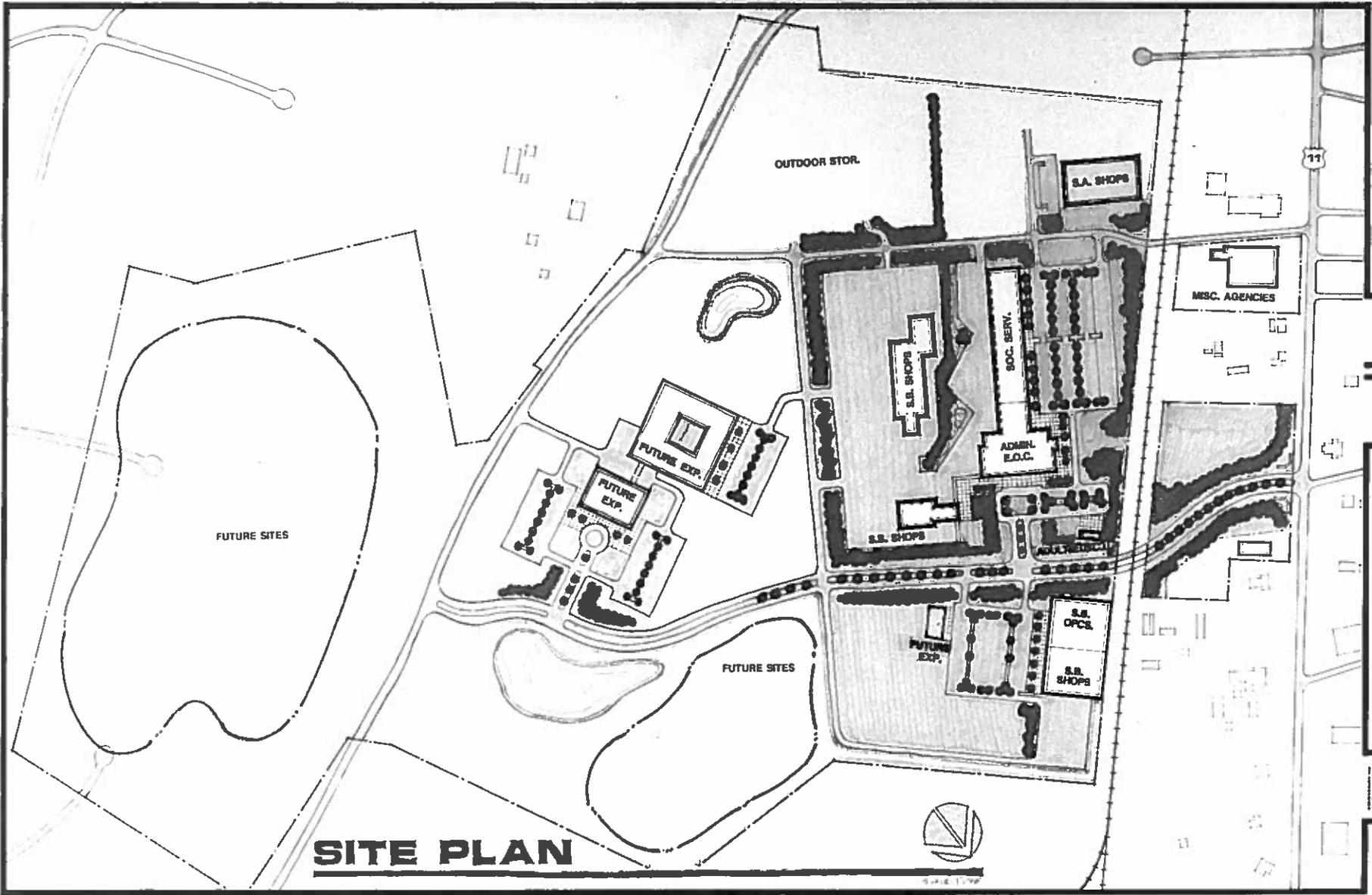
**CONCEPT**  
 1

## Master Plan Concept One

| <u>Phase</u>   | <u>20 Year Needs<br/>(G.S.F.)</u> | <u>Available Space<br/>(G.S.F.)</u> |
|--|-----------------------------------|-------------------------------------|
| 1A. ADMINISTRATION & E.O.C. Renovate existing Executive Office Building and Dispatch Building                                | 83,275                            | 78,160                              |
| 1B. Renovate Dock for use as Farmer's Market/Special Events Space  | ---                               | 38,252                              |
| 2. SOCIAL SERVICES. Renovate Salvage Store   | 23,092                            | 21,649                              |
| 3A. SCHOOL BOARD OFFICES / ADULT EDUCATION. Utilize General Office Building (renovate/modify office areas)                   | 37,935                            | 34,675                              |
| 3B. SCHOOL BOARD SHOPS AND STORAGE. Renovate remainder of General Office Building. Renovate Shop and Check-Out Buildings.    | 163,200                           | 93,469                              |
| 4. MISC. STATE / FEDERAL AGENCIES. Enclose/renovate Dock for use as office space. Extra space can be "shelled" for expansion | 24,813                            | 38,252                              |
| 5. Renovate existing Sleeping Quarters for possible future expansion   | 4,500<br>to<br>7,500              | 8,528                               |
| 6. SERVICE AUTHORITY SHOPS. New building   | 36,413                            | ---                                 |
| 7. Possible future expansion. New building   | 48,914                            | ---                                 |
| 8. Possible future expansion. New building   | 68,254                            | ---                                 |

**Master Plan Concept Two**

This Concept is similar to Concept One, except that the Dock area is enclosed as office space to satisfy 20 year needs of Administration and Social Services. Similarly, the School Board is brought closer to 20 year needs by the addition of a second level within the warehouse portion of the General Office Building. This Concept includes the sale of the Salvage Store property to private interests.



**SITE PLAN**

**J.H. MOSELEY GROUP**  
 ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS  
 1001 W. 11th Street, Suite 100 • Harrison, VA 22059 • (540) 433-1100



**AUGUSTA COUNTY  
 GOVERNMENT CENTER  
 AUGUSTA COUNTY, VIRGINIA**

DATE: 11/11/09  
 DRAWN BY: J.H. MOSELEY  
 CHECKED BY: J.H. MOSELEY

**CONCEPT**



**Master Plan Concept Two**

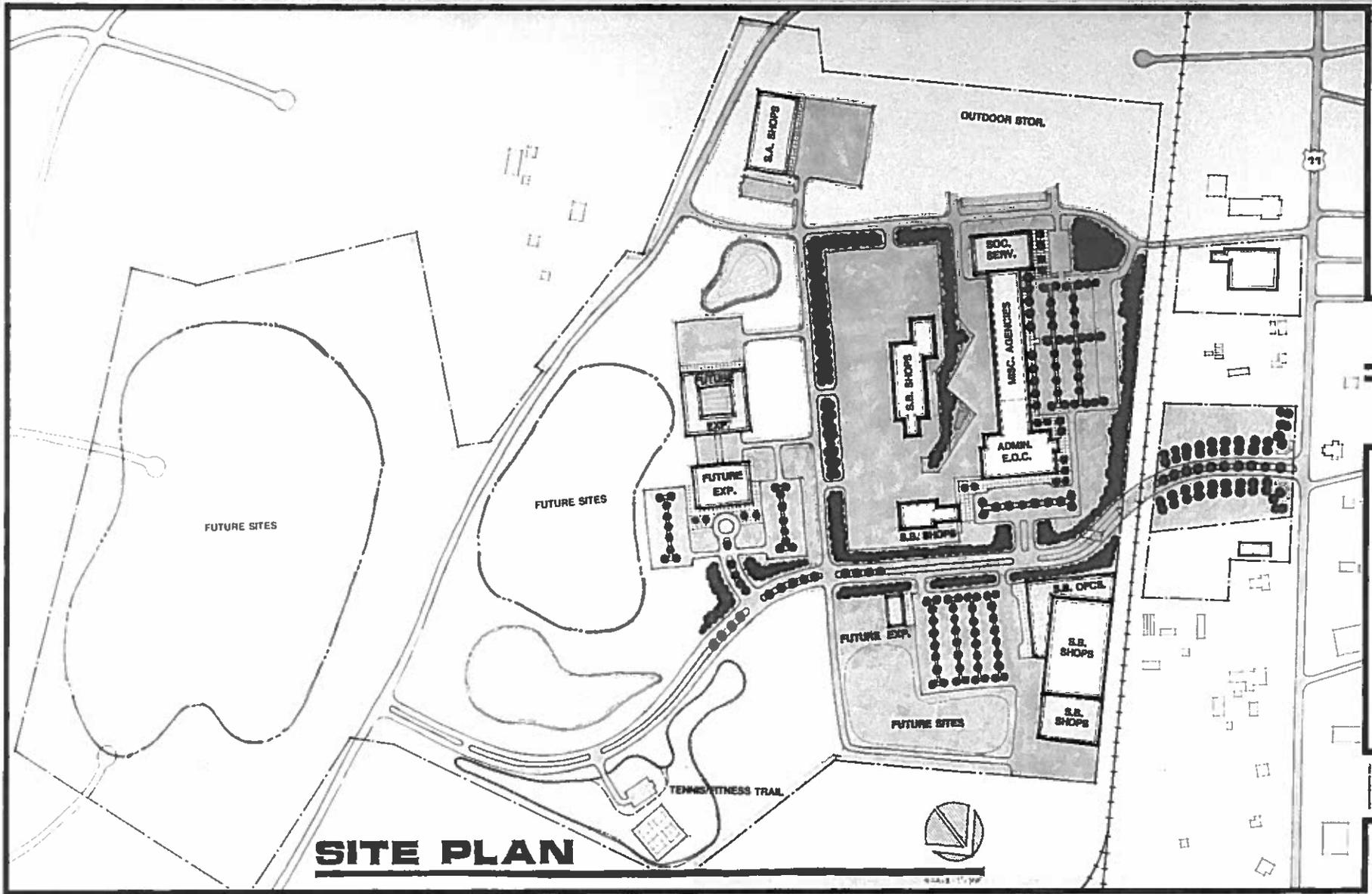
| <u>Phase</u>  | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|---|-------------------------------|---------------------------------|
| 1A. ADMINISTRATION & E.O.C. Renovate existing Executive Office Building   | 83,275                        | 71,770                          |
| 1B. ADMINISTRATION. Partially enclose / renovate Dock to accommodate balance of Administration                            | 11,505                        | 11,505                          |
| 2. SOCIAL SERVICES. Enclose and renovate Dock   | 23,092                        | 26,747                          |
| 3A. SCHOOL BOARD OFFICES. Renovate Dispatch Building for Adult Education and Credit Union                                 | 5,600                         | 6,390                           |
| 3B. SCHOOL BOARD OFFICES. Utilize General Office Building (renovate / modify office areas)                                | 32,335                        | 34,675                          |
| 3C. SCHOOL BOARD SHOPS AND STORAGE. Renovate remainder of General Office Building and add 2nd level within existing shell | 163,200                       | 57,738                          |
| 3D. SCHOOL BOARD SHOPS AND STORAGE. Renovate Shop & Check-Out Buildings   |                               | 64,600                          |
| 4. SELL SLEEPING QUARTERS   |                               |                                 |
| 5. MISCELLANEOUS STATE & FEDERAL AGENCIES. Renovate Salvage Store   | 24,813                        | 21,649                          |
| 6. LIBRARY. New building  | 4,500                         | 4,500                           |
| 7. SERVICE AUTHORITY SHOPS. New building  | 36,413                        | —                               |

## Master Plan Concept Two

| <u>Phase</u>                               | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|--|-------------------------------|---------------------------------|
| 8. Possible future expansion. New building | 48,914                        | --                              |
| 9. Possible future expansion. New building | 68,254                        | --                              |

### **Master Plan Concept Three**

This Concept goes a step further than Concept Two by not only enclosing the Dock, but by also utilizing Additions to the General Office Building and the Dock to bring Social Services and the School Board to 20 year programmed needs. The Dispatch Building is demolished to allow more generous clearance for the Government Center entrance drive and the addition to the General Office Building. This Concept also includes the sale of the Salvage Store and the Sleeping Quarters properties to private interests.



**SITE PLAN**

**THE MOSLEY GROUP**  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
 20150744210 • REDWOOD, VIRGINIA 22656 • TEL: 540-733-7228

**AUGUSTA COUNTY  
 GOVERNMENT CENTER**  
 AUGUSTA COUNTY, VIRGINIA

CONCEPT  
**3**

## Master Plan Concept Three

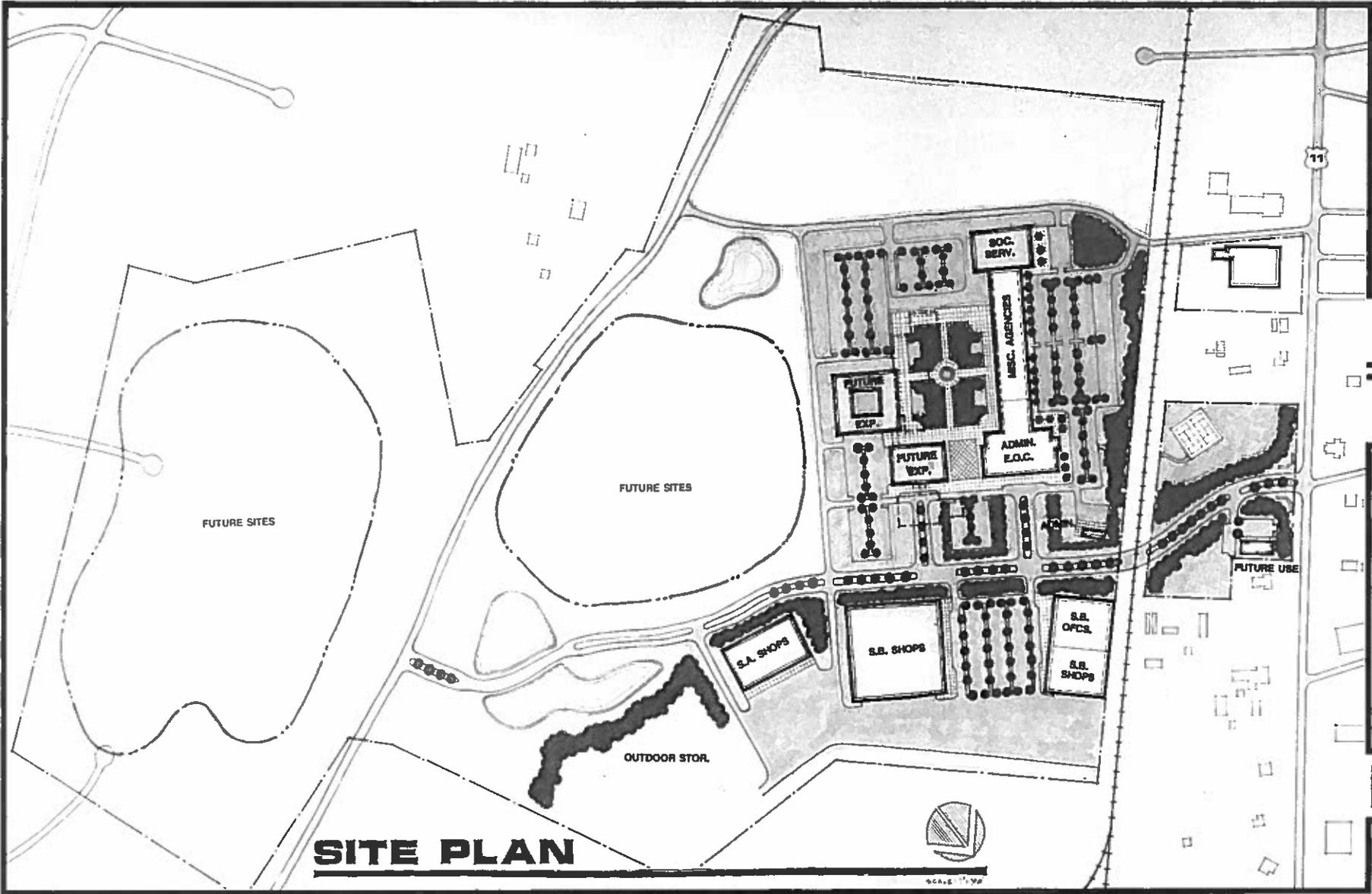
| <u>Phase</u>   | <u>20 Year<br/>Needs<br/>(G.S.F.)</u> | <u>Available<br/>Space<br/>(G.S.F.)</u> |
|--|---------------------------------------|---|
| 1A. ADMINISTRATION & E.O.C. Renovate existing Executive Office Building and demolish Dispatch Building                                       | 83,275                                | 71,770                                  |
| 1B. ADMINISTRATION. Partially renovate / enclose Dock to accommodate balance of Administration   | 11,505                                | 11,505                                  |
| 2A. MISCELLANEOUS STATE & FEDERAL AGENCIES. Renovate Dock  | 24,813                                | 26,747                                  |
| 2B. SOCIAL SERVICES. New addition to expand Dock   | 23,092                                | 23,092                                  |
| 3A. SCHOOL BOARD OFFICES / ADULT EDUCATION. New Addition to General Office Building  | 37,935                                | 37,935                                  |
| 3B. SCHOOL BOARD SHOPS AND STORAGE. Utilize entire General Office Building. Renovate Shop and Check-Out Buildings                            | 163,200                               | 128,144                                 |
| 3C. SCHOOL BOARD SHOPS AND STORAGE. New metal building addition to existing General Office Building to accommodate balance of required space | 35,056                                | 35,056                                  |
| 4. SELL SALVAGE STORE AND SLEEPING QUARTERS to private interests   |                                       |   |
| 5. LIBRARY. New building   | 4,500                                 | 4,500                                   |
| 6. SERVICE AUTHORITY SHOPS. New building   | 36,413                                | --                                      |
| 7. Possible future expansion. New building   | 48,914                                | --                                      |

**Master Plan Concept Three**

| <u>Phase</u>                               | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|--|-------------------------------|---------------------------------|
| 8. Possible future expansion. New building | 68,254                        | —                               |

**Master Plan Concept Four**

This Concept produces a compact Government Center with close proximity of buildings. After serving their useful lives, the Shop Building and the Check-Out Building would be demolished, making available sites for future use/expansion. New School Board shop and maintenance facilities would then be constructed along the north side of the Government Center Drive.



# SITE PLAN



**THE MOSELEY GROUP**  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
 201 JACOB LUT FLD. • RICHMOND, VIRGINIA 23220 • TELEPHONE 800N 760 1288



AUGUSTA COUNTY  
 GOVERNMENT CENTER  
 AUGUSTA COUNTY, VIRGINIA

DATE: 11/10/00  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

CONCEPT

# 4

## Master Plan Concept Four

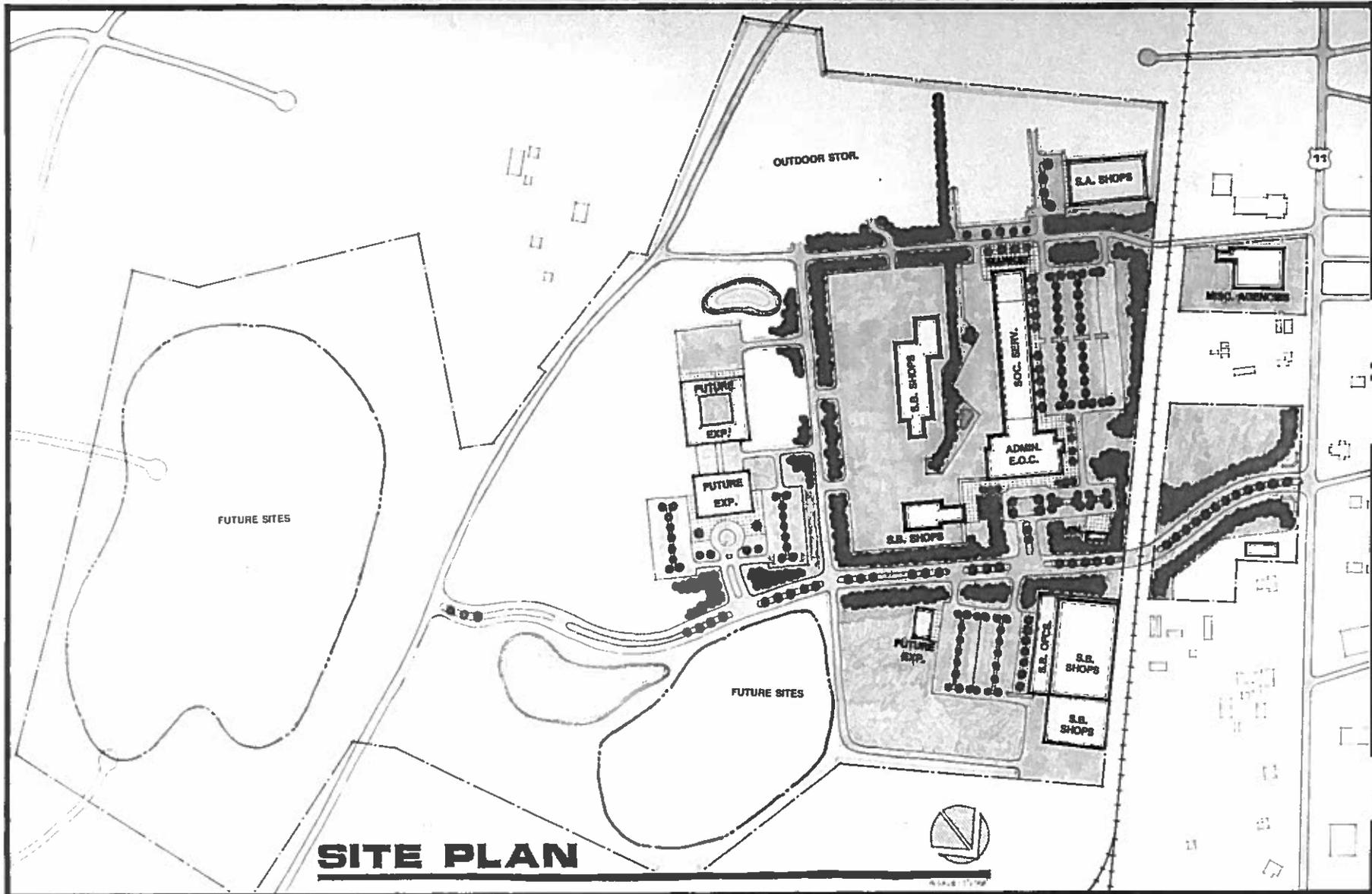
| <u>Phase</u>  | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|---|-------------------------------|---------------------------------|
| 1A. ADMINISTRATION & E.O.C. Renovate existing Executive Office Building and Dispatch Building                       | 83,275                        | 78,160                          |
| 1B. ADMINISTRATION. Partially renovate / enclose Dock to accommodate balance of Administration and future expansion | 11,505                        | 11,505                          |
| 2A. SOCIAL SERVICES. New addition to expand Dock  | 23,092                        | 23,092                          |
| 2B. MISCELLANEOUS STATE & FEDERAL AGENCIES. Enclose Dock  | 24,813                        | 26,747                          |
| 3A. SCHOOL BOARD OFFICES. Renovate office area of General Office Building   | 37,935                        | 34,675                          |
| 3B. SCHOOL BOARD SHOPS AND STORAGE. Renovate remainder of General Office Building; add second level                 | 163,200                       | 57,738                          |
| 3C. SCHOOL BOARD SHOPS AND STORAGE. Renovate Shop & Check-Out Buildings   |                               | 64,600                          |
| 4. SELL SALVAGE STORE   |                               |                                 |
| 5. LIBRARY. Renovate existing Sleeping Quarters   | 4,500<br>to<br>7,500          | 8,528                           |
| 6. SERVICE AUTHORITY SHOPS. New building  | 36,413                        | 36,413                          |
| 7. SCHOOL BOARD SHOPS AND STORAGE. New building. Demolish existing Shop and Check-Out Buildings                     | 105,462                       | 105,462                         |

## Master Plan Concept Four

| <u>Phase</u>                               | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|--|-------------------------------|---------------------------------|
| 8. Possible future expansion. New building | 48,914                        | --                              |
| 9. Possible future expansion. New building | 68,254                        | --                              |

**Master Plan Concept Five**

This Concept encloses the Dock and involves Additions to the General Office Building to meet 20 year needs. A 10,000 square foot portion of the Dock is left unenclosed as Farmer's Market/Special Events space. The Sleeping Quarters is sold to private interests.



**SITE PLAN**

**THE MOSELEY GROUP**  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIOR DESIGNERS  
 5110 N. QUINN • FORT WORTH, TEXAS 76106 • TEL: 817.741.1100



**AUGUSTA COUNTY  
 GOVERNMENT CENTER**  
 AUGUSTA COUNTY, VIRGINIA

Scale: 1/8" = 1'-0"  
 Date: 11/10/00  
 Project: Augusta County Government Center

**CONCEPT**  
**51**

**Master Plan Concept Five**

| <u>Phase</u>   | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|--|-------------------------------|---------------------------------|
| 1A. ADMINISTRATION & E.O.C. Renovate existing Executive Office Building and Dispatch Building  | 83,275                        | 78,160                          |
| 1B. ADMINISTRATION. Partially renovate / enclose Dock to accommodate balance of Administration   | 5,115                         | 5,115                           |
| 2. SOCIAL SERVICES. Partially renovate / enclose Dock  | 23,092                        | 23,092                          |
| 3. FARMER'S MARKET / SPECIAL EVENTS. Renovate remainder of Dock  | N/A                           | 10,045                          |
| 4A. SCHOOL BOARD OFFICES / ADULT EDUCATION. New addition to General Office Building  | 37,935                        | 37,935                          |
| 4B. SCHOOL BOARD SHOPS AND STORAGE. Renovate entire General Office Building. Renovate Shop and Check-Out Buildings                           | 163,200                       | 128,144                         |
| 4C. SCHOOL BOARD SHOPS AND STORAGE. New metal building addition to existing General Office Building to accommodate balance of required space | 35,056                        | 35,056                          |
| 5. SELL SLEEPING QUARTERS  |                               |                                 |
| 6. MISCELLANEOUS STATE & FEDERAL AGENCIES. Renovate Salvage Store  | 24,813                        | 21,649                          |
| 7. SERVICE AUTHORITY SHOPS. New building   | 36,413                        | —                               |
| 8. LIBRARY. New building   | 4,500                         | 4,500                           |

**Master Plan Concept Five**

| <u>Phase</u>                       | <u>20 Year Needs (G.S.F.)</u> | <u>Available Space (G.S.F.)</u> |
|------------------------------------|-------------------------------|---------------------------------|
| 9. Future expansion. New building  | 48,914                        | --                              |
| 10. Future expansion. New building | 68,254                        | --                              |

EXISTING CONDITIONS

## EXISTING CONDITIONS NARRATIVE

As part of the Master Plan effort, a general investigation was conducted on the condition of the overall site and existing buildings on the County property. The summary of findings which follow include the following buildings, designated by their original function within the Smith's Transfer Company:

- Executive Office Building and Dock
- General Office Building
- Dispatch Building
- Shop Building
- Check-Out Building
- Driver's Sleeping Quarters
- Salvage Store

The architectural and structural features of the individual buildings are discussed, followed by engineering reviews of existing civil, mechanical, plumbing and electrical conditions.

Further reviews were conducted of the overall site regarding existing conditions, topography, drainage and utilities.

The existing Smith's Transfer Headquarters occupies only approximately one-third of the total County property of 165 acres.

The physical plant is generally operable and appears clean and well-kept. There are areas (the Shop Building, for example) in which the equipment/systems are more deteriorated (through use or age). In addition, these systems are intended for shop use, and a change in operation would dictate a change in systems.

Other building equipment/systems are candidates for refurbishment or replacement because of age, location (exposed to weather), maintenance record (yearly replacement of submersible pumps, or two replacements of a 1983 computer room unit compressor, for example) or function. For example, an area served by multiple units with associated "multiple" maintenance and operating costs may functionally be more efficiently or cost effectively served by fewer units or a single unit.

Plumbing fixtures are generally operable and in useable condition. They essentially parallel the HVAC systems and range from complete replacement candidates through refurbishment candidates (flush valve replacement, for instance) to those which simply need cleaning.

The electric services to the buildings on the east side of the railroad track are supplied by Virginia Power by an underground primary distribution system with power company-owned pad-mounted transformers adjacent to each building. There is one primary meter for this group of buildings. Any new landscaping may cause re-routing of the underground primary. Each building should have its own meter so that the adequacy of the electric service can be monitored.

The electric services to the two buildings on Route 11 are supplied by Virginia Power with overhead secondary service drops. Each building is metered separately.

Parking lot lighting consists of pole-mounted fixtures along the railroad track, one high-mast unit north of the Check-Out Building and east of the General Office Building, and fixtures mounted on the perimeter of some of the buildings. Access, parking and security lighting will need to be upgraded and coordinated to provide proper lighting for the entire site.

Intercommunication among the buildings is via telephone only. It is assumed that this will be adequate.

## Executive Office Building and Dock

### **Architectural**

Since original construction in 1955, the Executive Office Building has undergone significant additions in 1957, 1965, 1969 and 1971, as well as many other miscellaneous repairs and improvements. The 71,770 square foot building is primarily one story with a basement, and includes a 3,000 square foot portion of second floor area.

The building's structural system is a combination of structural steel framing, masonry bearing walls, and concrete retaining walls. Steel beams and steel joists support the roof, first and second floors. Floors are primarily reinforced concrete on metal decking, with miscellaneous areas of elevated wood framing and plywood subflooring.

The exterior of the building and its additions is a running bond brick ranging from an orange-brown to beige, with horizontal header courses at two-foot intervals. The brick work appears in reasonable shape, requiring pointing of mortar in some locations. Concrete block backs up the face brick, and insulation consists of "zonolite" loose fill in the cells of the concrete block. Architectural precast concrete copings and window sills are discolored and have deteriorated caulk joints. Some weathering appears on the plaster soffits at entrances. All roof areas consist of flat built-up roofing, generally on

2 inches or less of rigid insulation. Various built-up roofing repairs have been done over time, and currently several leaks exist, including the area over the present computer area. Leaks in the basement also arise during rainy periods, as an open drainage "trough" runs along the basement retaining wall below the dock, emptying into the basement floor drains. Windows in the building are uninsulated single glazed units in clear, anodized aluminum frames. Various windows have applied interior storm windows to increase thermal quality, and all caulking is badly aged.

Interior finishes vary widely throughout the building. Walls are generally concrete block with painted finish, painted plaster finish, vinyl covered paneling or wood paneling. Stained wood chair rail and wainscoting exist throughout the building. Ceilings are primarily textured plaster and exposed construction. Carpeting throughout the building is traffic worn. A raised floor exists in the computer area and will require some reworking. Other flooring consists of vinyl asbestos tile and hardened concrete.

Access to the building and interior circulation within by handicapped persons is currently not in accordance with applicable building codes. No passenger elevator exists for access to the basement and second floor. A 5,000 lb. capacity freight elevator exists in the south corner of the building and is in good working order.

Toilet facilities are in reasonable condition but will require reworking to become handicap accessible.

Applicable life safety requirements are currently not met. Several stairways are not entirely enclosed, and fire-rated egress corridors and doors do not exist. The building is not equipped with a sprinkler system; however, fire extinguishers and emergency egress lighting exists throughout the building and could be brought up to code. A halon fire protection system exists in good condition for the present computer area.

The dock area behind the Executive Office Building was originally constructed in 1955 and has received several extensions and additions to increase capacity to approximately a 100-truck facility, comprising 38,250 square feet.

The dock is a handsome structure consisting of steel columns, girders, purlins, gable trusses and pitched trusses. Foundations are poured-in-place concrete, supporting a continuous concrete platform elevated 50 inches above the adjacent pavement.

The exterior of the dock consists of 8' x 10' overhead doors at each bay; some doors are inoperable and several have been removed. A corrugated aluminum roof exists on the original dock, with the additions utilizing zinc coated "steelox"

## Executive Office Building and Dock

corrugated metal. Skylights of corrugated translucent fiberglass occur throughout the length of the dock. Continuous exposure to truck exhausts have coated the structure with grime deposits.

Approximately 100 dock levelers, a drag line and a pneumatic tube system are all in working order. A 400 square foot raised office core exists at the south end of the dock, consisting of painted plywood sheathed wood framing on a concrete base.

### Mechanical

Several roof-top air conditioning units serve general interior areas, and there are two chilled water units which serve the perimeter via fan coil units and interiors via basement air handling units. The estimated service life (see ASHRAE 1984 SYSTEMS, Ch. 42) of the roof-top units is about 15 years; they are currently approximately 11 years old. In addition, the roof-top units are straight air conditioners, with expensive-to-operate electric duct heat. One of the chillers has been recently rebuilt and the other is almost 20 years old; the estimated life of this equipment is about 20 years.

Consideration should be given to eliminating the oldest chiller, retaining the recently refurbished unit, and replacing the roof-top units. The basement air handling units are reported to have control problems

that adversely affect operating costs. These units are also nearing the end of their economic life, so refurbishment or replacement is probable.

The oil/gas fired boiler appears sound and is approximately halfway through its economic life expectancy. With minor adjustment, control and piping work, this unit is retainable.

There is neither heating nor cooling in the dock/pavillion (except for electric baseboard heat and a through-wall type air conditioning unit in the office), so service for this area will depend on its use.

The data processing area is served by five computer room-type air conditioning units; one is due for replacement. We suspect, however, that this equipment/area will be more than required by the County and anticipate that only minor relocation of units which are in good condition will be necessary. This area has an uninterruptable power supply system which is conditioned by a unit which is apparently over-utilized (the compressor has been replaced since its 1986 installation). We would hope to be able to use the data processing area's excess to relieve this unit and provide uninterruptable power supply back-up - presently there is none.

The data processing area is fire protected by several halon type systems. Some tanks are low, so recharging is necessary. Other-

wise, the system appears in good condition.

There is no general fire protection system but, while none is "required" by code, insurance considerations or Owner preference may require investigation.

Aside from replacing some leaking valves and, possibly, some older fixtures, the plumbing systems appear fine. There are local electric domestic water heaters which have no leaks and about which there have been no complaints, and there are two sewage transfer pumps in the basement which are working but are suspect due to their age. Two pneumatic sewage ejector pumps, also located in the basement, are old, but their function is simple and operation is dependable.

### Electrical

The Executive Office Building is served by a Virginia Power pad-mounted transformer located on the west side of the building, with an underground three phase, four wire 120/208 volt service to a 2,500 ampere switchboard located in the basement. The transformer, service and switchboard may need to be increased if the warehouse area is converted into office spaces.

This building has an engine-generator set located in the basement to serve

## Executive Office Building and Dock

emergency lighting. The unit is probably of adequate size for present and future loads.

The building has a 200 K.V.A. Liebert U.P.S. system located in the basement, with a maintenance bypass panel, battery rack and distribution panels serving the computer room. The system has an enclosed, outdoor engine-generator set located at the west side of the building. The system is fairly new, is apparently in good condition, and will be good to have if the County has a need for or can utilize such a system.

Lighting generally consists of recessed 2' x 4' fluorescent fixtures in finished areas and industrial-type incandescent and fluorescent bare lamp fixtures in unfinished areas and the warehouse area. Office lighting fixtures have probably served their useful lives and will need to be replaced. Warehouse lighting will need to be replaced with office-type lighting fixtures if the area is converted into office spaces.

## General Office Building

### **Architectural**

Originally constructed as a 63,544 square foot prefabricated metal building for warehousing purposes, the building was renovated in 1976 to finish off approximately 33,900 square feet of office space. The building is one large double height space, with the office portion reduced in height by a finished ceiling.

The structural system of the building is an economical steel frame system of columns and light roof framing, bearing on reinforced concrete foundations and footings. Some columns have been replaced on the renovated office portion of the building, as the existing structural system could not support the new loads of ceilings and light fixtures. A raised floor has been added at the renovated office area, consisting of a single layer of plywood on wood sleepers. Normal traffic noise is amplified and deflection of the plywood has contributed to carpet delamination.

The exterior of the building is corrugated metal siding painted a beige color. Some weathering of the finish exists. An entry vestibule exists on the south elevation, finished in face brick to match the rest of the site buildings. Similarly, various windows on the east and west elevations have face brick panels from the sills down to grade. All

glazing in these areas are insulated units in dark bronze aluminum frames. A continuous eight-foot width of perimeter insulation exists under the raised floor of the renovated office area. Standard blanket insulation was provided at the roof and walls for the original prefabricated warehouse; additional insulation has been provided in the renovated office areas at new partitions along existing exterior walls. Currently no leaks or water problems exist in the building, but all sealant joints throughout the building should be inspected.

Interior finishes in the renovated office areas consist of half height and full height wood panel on wood stud partitions, as well as painted concrete block in the toilet and service areas.

Carpeting throughout the area is worn and shows delamination from the raised floor. Tile work in the bathrooms is in good condition. The 2' x 4' acoustical ceiling shows some sagging. Interior finishes in the unfinished warehouse portion of the building consists of unpainted concrete block and homosote board on wood stud partitions. No ceiling exists, and the floor is exposed concrete slab.

Access to the building is primarily on grade and can be worked for handicap accessibility. Handicap stalls currently exist

in the toilets. Emergency egress signage and lighting exists and will need to be verified for code compliance.

### **Mechanical**

Air conditioning for this building includes 10 roof-top units with electric duct heaters and several gas fired space heaters. Four of the roof-top units were installed since 1984, but age and location make the other units suspect.

The building has a film developer room with a mixing valve, through-wall air conditioning unit and electric unit heater. There is also a partial ventilation system consisting of roof-top fans and high wall vents in a warehouse area.

A wet type sprinkler system protects the entire building, and maintenance reports that sections of it have frozen on two separate occasions. The cause should be quickly determined and addressed to prevent possible damage next winter regardless of building use or disposition.

Local electric water heaters provide domestic service for the building, and general plumbing is in good shape. Present toilets are clean and useable, and one of the warehouse areas has a rough-in for

## General Office Building

approximately 10 fixtures. Other than the Executive Office Building, this is the only building which has sewage pumps; these were installed in 1976 and are operating dependably.

Although insulation has been added to the floor, this is a metal building with typical insulation and, depending on ultimate use, analysis may be made to determine the economics of adding to the existing insulation.

### Electrical

The General Office Building is served by a Virginia Power pad-mounted transformer located on the east side of the building, with an underground three phase, four wire 277/480 volt service to a 1,200 ampere switchboard. The transformer, service and switchboard are probably adequate.

The building has a packaged battery system for emergency and exit lights. The

batteries are heavily corroded and may need to be replaced.

The building has a sound system with flush ceiling speakers. The system will probably need to be checked and balanced if use is anticipated.

The building has an underfloor duct system for power and telephone outlets. The system is in the existing wooden floor. If the floor is replaced, the underfloor duct system will need to be resecured and reset level with the new flooring. The junction boxes have what appears to be homemade covers — these need to be upgraded.

Lighting fixtures are in good shape, generally 2' x 4' recessed fixtures in office areas, and bare lamp fluorescent fixtures in storage areas. Exit light fixtures are of good quality.

Generally, this building appears to have a good, up-to-date electrical distribution system.

## Dispatch Building

### Architectural

Originally constructed in 1955, the building has received two additions at the east and west ends to provide a total of 6,390 square feet of space. The building is a one story with a basement level with small clerestory windows.

The structural system consists of a steel floor and roof joists spanning from 1'-0" exterior masonry bearing walls to 8-inch interior corridor bearing walls. Floors are 2-1/2-inch reinforced concrete on metal decking.

The exterior of the building utilizes the previously mentioned site face brick, running in an identical bond pattern to the Executive Office Building. Concrete block backs up the brick; many of the units are solid for structural purposes, and no indications of any wall insulation exists. The building is trimmed out in architectural precast concrete copings, sills and belt courses, all of which are discolored and contain failed caulk joints. Plaster soffits at each entrance are water damaged. Windows are uninsulated, single-glazed units in clear anodized aluminum frames. All window sealants are deteriorated, and storm windows have been riveted to the frames from the exterior. Approximately one year ago, the building had its original built-up roof torn off and a new single-ply

membrane roof installed. In addition, new roof insulation was also installed, and the new roof is currently watertight.

Interior finishes vary throughout the building. Partitions consist of painted concrete block, vinyl wall covered panels, aluminum frame and woodgrain panel office systems, and various custom wood chair rails, wainscots and trim. Flooring consists of worn carpeting and vinyl asbestos tile, with some areas having unfinished concrete. 2' x 4' acoustical ceilings that were installed around 1974 show aging.

The building's finished first floor sits approximately four feet above grade, making the building inaccessible by the handicapped. No elevator exists between the two levels, and toilet facilities are not currently designed to accommodate the handicapped.

The interior egress stairway from the basement is not enclosed, and no indication of fire-rated egress corridors or doors exist. Life safety egress lighting and signage exists and could be reworked to code. The building is not sprinkled.

### Mechanical

Three roof-top air conditioning units with gas heat, installed in 1977, and one heat pump,

installed in 1986, serve the building. Toilets are clean and operating (although fixtures are old, including floor-mounted urinals), and there are no maintenance or operating problems.

There is no fire suppression system.

### Electrical

The Dispatch Building is served by a Virginia Power pad-mounted transformer located on the south side of the building, with an underground secondary three phase, four wire 120/208 volt service to a 400 ampere panelboard located in the lower level. The transformer, service and main panelboard are probably adequate.

The building has 20 K.W. emergency generator. The size and starting system may need to be investigated, depending on the ultimate use of the building.

The lighting fixtures are generally the recessed 2' x 4' fluorescent type, which have probably served their useful lives and will need to be replaced.

## Shop Building

### **Architectural**

Originally built in 1956, the building has received additions in 1974 and 1976. The building consists of a one-story front office area with basement, connected to high bay rear shop areas which surround a two-story masonry core used for parts distribution and storage. The building comprises approximately 50,381 square feet.

The structural system consists of steel joists spanning from exterior masonry bearing walls with pilasters to interior reinforced concrete block walls. Foundations are reinforced concrete, with slabs-on-grade consisting of 6-inch reinforced concrete for truck loads.

The exterior consists of the typical site face brick on three elevations, with the east elevation consisting of painted concrete block masonry. No indication of insulation in exterior walls has been found, although loose fill "zonolite" insulation probably exists in concrete block cells in the front office one-story portion. Architectural precast concrete copings and window sills trim out the building, and require new sealants and cleaning. Windows in the office portion are uninsulated single-glazed

units in clear anodized aluminum frames, with applied storm windows. Windows in the shop area are large 8' x 10' uninsulated single-glazed lites in painted steel frames which project. The existing built-up roofing from the original building and its additions has not been replaced and is in a state of disrepair. The roofs are equipped with roof scuppers and downspouts to prevent ponding overloads, but leaking areas are still evident.

Interior finishes in the office area consist of demountable partitions which extend to the ceiling, exposed face brick and painted concrete block. 2' x 4' ceilings are sagging and dirty. Flooring consists primarily of vinyl asbestos tile, with exposed concrete in basement areas. Interior finishes in the shop areas are painted concrete block with exposed concrete floors, and are generally quite dirty from truck repair activity.

### **Mechanical**

The office portion of the building is served by a combination of air conditioning units with gas heat, air conditioning units with electric heat and heat pumps with electric heat. One of the five units was refurbished in

1986, one was installed in 1976 and the age of the other three are unknown. There are gas-fired unit heaters, a CO system and gas-fired radiant heaters in the garage, an electric unit heater in the basement, and an air conditioning unit with gas heat.

Toilets are old and not cared for.

There are two paint spray booths with exhaust systems.

Renovating this building, even as a shop, would be most economically accomplished by replacing all mechanical systems.

### **Electrical**

The Shop Building is served by a Virginia Power pad-mounted transformer located at the northeast corner of the building, with an underground secondary three phase, four wire 120/208 volt service.

Lighting and electrical facilities generally are exposed, industrial-type, are well used and, depending upon the ultimate use of the building, may need to be replaced and upgraded to suit the new use of the building.

## Check-Out Building

### **Architectural**

The original building (construction date unknown) received an addition in 1978 and another addition at a later date to complete a total enclosed area of 14,219 square feet with six open-air trucking check-out lanes. The building is one story, with several high bay areas. A small two-story area exists between the open check-out lanes.

The structural system in the enclosed areas consists of steel joists on masonry bearing walls with pilasters on reinforced concrete footings. Floor slabs are 8 inches thick to receive heavy truck loads. Walls are primarily single wythe 12-inch concrete block, reinforced and grouted in some areas. Some settlement cracks are evident in the existing brickwork. The structural system in the check-out lanes consists of steel columns and beams on reinforced concrete foundations and footings.

The exterior of the building consists of the typical site face brick combined with areas of painted concrete block. At the exterior

walls, cells of the concrete block are filled with loose fill "zonolite" insulation. Window glazing and view panels in the 12' x 14' roll-up doors are uninsulated. The existing built-up roofing is 12 years old or greater, and several leaking areas exist.

Interior finishes are painted concrete masonry with hardened concrete floors. Extensive deposits of grime exist in the majority of the building from high truck activity. These areas would require major cleaning prior to any renovations.

### **Mechanical**

A gas-fired hot water boiler serves unit heaters in approximately one-half of this building, gas-fired unit heaters serve about one-quarter of the building, and the remainder is served by a combination of a through-wall type air conditioning unit, a window unit, and a constant volume, electric reheat unit in the basement.

Toilet fixtures are old but useable, and there is gas-fired hot water.

The boiler in this building is only eight years old and could be reutilized. The remaining equipment would best be replaced.

The pumps, tanks and service equipment in the check-out area appear to be operable.

### **Electrical**

The Check-Out Building is served by a Virginia Power pad-mounted transformer located on the south side of the building, with an underground secondary three phase, four wire 120/208 volt service to a 400 ampere main panelboard.

Lighting and electrical facilities are exposed, industrial-type, are well used and need to be replaced. New equipment and lighting will need to be installed to suit the new use of the building.

## Driver's Sleeping Quarters

### Architectural

The building is a one-story structure on the west elevation and two stories on the east elevation. The original construction date is unknown. The structure consists of wood siding on wood frame construction, with concrete block basement retaining walls on reinforced concrete footings. The building totals 8,528 square feet.

Several renovations have been made to the building. A new west facade consisting of the typical complex face brick has been added. This front office area has also received a new sloped asphalt shingle roof with gutters and downspouts. Insulated glass units in dark bronze aluminum frames have been added at the west elevation.

The remainder of the building has been completely covered in a two-tone vinyl siding and trim of beige and dark brown colors. Approximately 13 existing windows have been covered by the siding, which is in good condition. This portion of the building has also received a new single-ply membrane roof, which is approximately two years old. In replacing the roof, a

complete tear-off of the existing roofing was done and new roof insulation was added.

Interior partition finishes are primarily painted gypsum drywall (some wood paneling) on wood stud framing, with some fire-rated drywall in the central corridor between sleeping units. The 2' x 2' acoustical ceiling is in good condition, but the existing carpeting is worn.

A roll-up loading door exists to one-half of the basement area, which consists of unpainted concrete block and is used primarily as storage. No elevator exists between levels, and handicap accessibility exists only to the first floor from the west entrance. Toilet and shower facilities would require some reorganization to facilitate the handicapped but are in reasonable condition.

### Mechanical

The building is served by two air conditioning units with gas heat which were installed in 1983; these units are in good

condition. There is an old toilet in the basement. There are new gas-fired unit heaters and low intensity infrared heating units (Reflect-O-Ray) in cartons on the floor.

### Electrical

The Driver's Sleeping Quarters building is served by a Virginia Power overhead, secondary service drop with a meter at the northwest corner of the building. The service is three phase, four wire, 120/208 volts with a 400 ampere main switch. The service and main panelboards are probably adequate, depending on the ultimate use of the building.

Lighting is minimal, with only a low-wattage night light fixture in each sleeping room and bare incandescent bulbs in the basement storage area. Lighting will need to be upgraded to suit the use of the building.

**Architectural**

The building was originally constructed in the 1930s and has received miscellaneous renovations, remodelings and additions which total to 21,649 square feet of space. The building is primarily one story, with a small high bay area in the rear. A loading dock exists at the east side of the building, with three overhead doors into the building.

The structural system of the building consists of steel columns, beams and joists, with exterior masonry bearing walls and plasters on reinforced concrete foundations. At the steel beam roof framing, wood plank decking exists, while metal decking exists over the newer steel joist roof framing. Flooring is reinforced concrete slabs-on-grade.

The exterior of the building was originally a combination of a buff-colored brick in running bond with panels of glass block infill. These panel areas have since been filled in with typical face brick from the trucking complex. The south elevation has received painted concrete masonry block infill panels. Overall, the building exterior is a mixture of materials. Windows consist of

uninsulated single-glazed units in painted steel frames. Secure grating has been applied to the exterior of the window openings, and the windows have been painted from the inside. The existing built-up roof was torn off approximately seven years ago and a new built-up roof on new insulation board was applied. No gravel was applied to the roof, and hairline cracks in the asphalt can be seen in many locations. Many bad leaks exist, and standing water was observed in the building during inspection.

The interior of the building is predominantly painted concrete block walls with hardened concrete floors. A small elevated office core exists in the center of the building, consisting of chipboard and wood paneled partitions with small view windows for observing the store floor below. No ceilings exist in the building, as the space was used primarily for warehousing and storage.

The entire building is sprinkled. However, no egress signage or emergency lighting was noted. Handicap access into the building would be possible, although toilets in the building are in poor condition and would

require reorganization.

**Mechanical**

Four roof-mounted air conditioning units with gas heat, installed since 1985, serve this building and are in good condition. Toilets are old but useable. The building is completely sprinkled.

**Electrical**

The Salvage Store is served by a Virginia Power overhead, paralleled, secondary service drop to the south side of the building, with a current transformer cabinet and meter inside the building. The service is three phase, four wire, delta connected, 120/240 volts, with two 400 ampere main disconnect switches. The service may be adequate, depending upon the ultimate use of the building.

Lighting consists of bare-lamp, strip fluorescent fixtures, suspended on rod hangers. Fixtures may need to be replaced, depending on the use of the building.

