



SENATE FINANCE COMMITTEE

Update: **8th & 9th Street Office Buildings**
VA Supreme Court Building
General Assembly Building
Old City Hall Building
Morson Row Building



Department of General Services

Richard F. Sliwoski, P.E., Director
Department of General Services

Jan 31 , 2008

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Demolition of 8th Street Office Building & Renovation of 9th Street Office Building



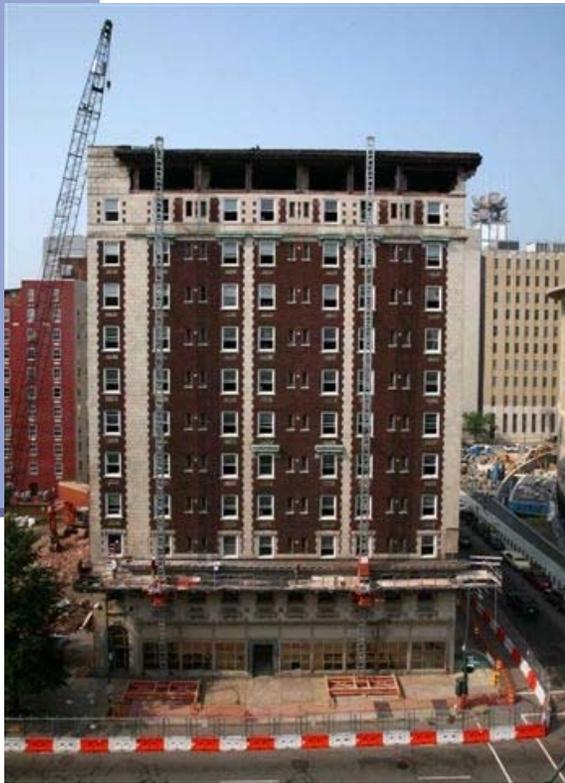
Current Appropriation: \$9.5 million

Proposed tenants:

Long term housing for state agencies currently in leased space in metro Richmond area



Demolition of 8th Street Office Building & Renovation of 9th Street Office Building



Before



During

Status:

- 8th Street demolition is complete
- Temporary parking lot is operational
- Design work is in progress for the new office building on Broad and renovation of 9th Street Office Bldg.



After



New Office Building on Broad Street



Funding Proposed: \$185 million in 2008-2010 biennium

Construction Proposed: July 2008 – July 2010



New Office Building on Board Street



Northwest View



Southwest View



Northeast View

9th Street Office Building

History and Condition

Constructed 1904 – Virginia Architect John Kevan Peebles

- Originally known as the Hotel Richmond
- Architectural presence on Capitol Square - retains important interior spaces
- Developed, owned, and operated by pioneering businesswoman, Mrs. A. D. Atkinson

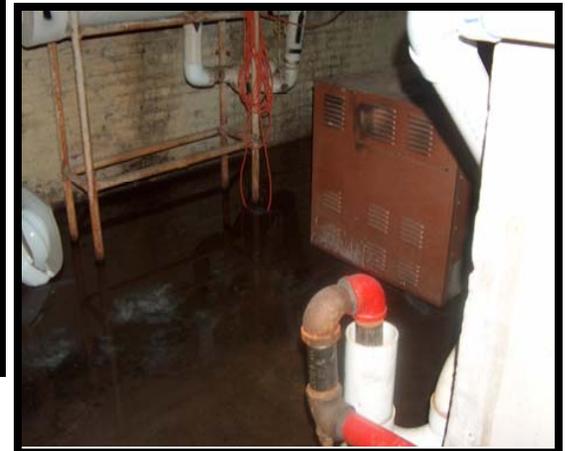
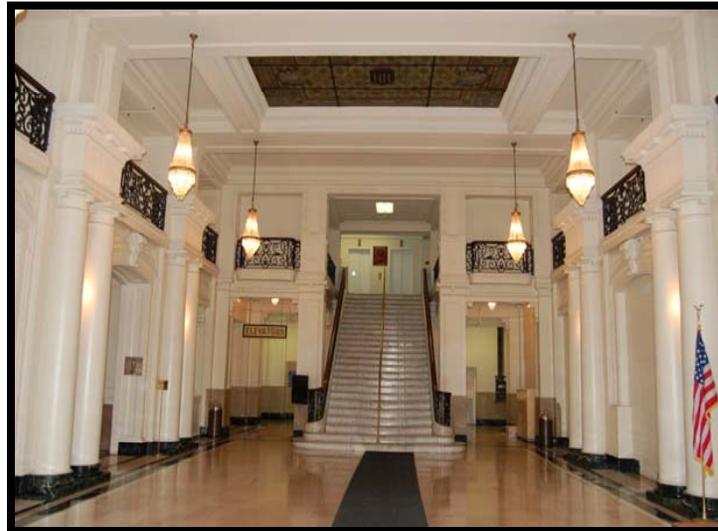
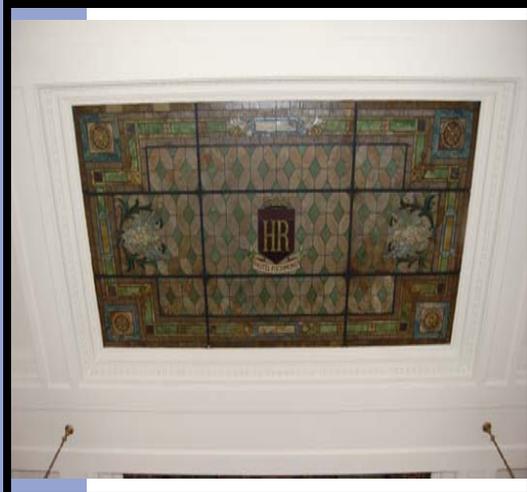
Significant deterioration & deferred maintenance conditions:

- Inefficient floor plate & poor layout
- Code deficiencies involving access for the disabled
- Windows not energy efficient & numerous leaks
- Major mechanical and electrical systems obsolete and continue to fail due to over capacity
- Low floor to ceiling heights
- Emergency egress/life safety issues
- Sound structurally



9th Street Office Building

Current Conditions





Virginia Supreme Court Building

Exterior and Interior Renovation



Current Appropriation: \$3.4 million

Sited at 9th and Franklin streets west of Capitol Square

Existing tenants:

- Supreme Court of Virginia
- Court of Appeals
- Division of Capitol Police (administrative offices)



Virginia Supreme Court Building

Exterior and Interior Renovation

Scope of Work:

- Repair and replace damaged roof and flashing systems.
 - Repair masonry joints and water proofing systems.
 - Replace deteriorated exterior lighting.
 - Replace HVAC system serving court room.



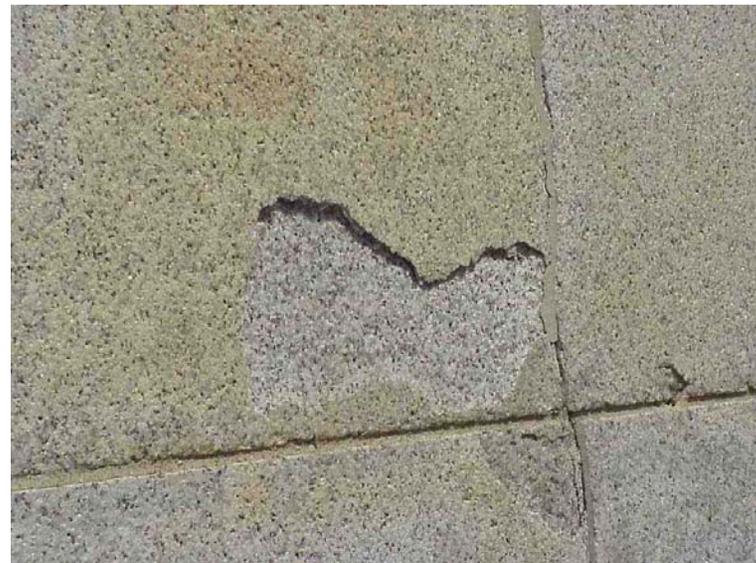


Virginia Supreme Court Building

Exterior and Interior Renovation

Status: Proceeding with architectural and engineering services to prepare construction documents.

Phasing work to begin with most critical work on exterior masonry, roofs, and exterior waterproofing systems in 2008





Virginia Supreme Court Building

Future Renovation

Infrastructure Deficiencies:

- **Electrical System** – Past life expectancy of 35 years
 - Lacks building lightning protection system
 - Numerous electrical safety issues:
 - Non-ground fault circuit interrupters (GFCI)
 - Circuit panel boards
 - No ventilation system in electrical room

- **HVAC** – System at least 40+ years old
 - Distribution equipment (fans, exhaust system, ductwork) original to the building (1950s)
 - System has significant deterioration
 - HVAC piping over the electrical equipment is in violation of electrical code

- **Plumbing** - System is aged, past its service life



Virginia Supreme Court Building

Future Renovation

Infrastructure Deficiencies:

- **Life Safety Issues** –
 - Lack of smoke control system for building

- **Accessibility for the Disabled**
 - Public restrooms not accessible
 - Elevators not compliant

- **Elevator System** – Aged past 25 year life expectancy

- **Hazardous Materials** - Asbestos vinyl tiles and ceiling tiles need to be removed



Virginia Supreme Court Building

Photos of Deficiencies



(Above & Below) HVAC System



(Above & Right) Outdated Electrical System



*(Right)
Inaccessible
for the
Disabled*



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Virginia Supreme Court Building *Future Renovation*



Proposed Budget: \$133 million

Provide a phased total building renovation

The Virginia Supreme Court desires to occupy the building during the renovation

Relocate Court of Appeals to other facility to provide swing space for the Supreme Court to phase renovations

Schedule: None



General Assembly Building

Critical Repairs



2005 Facility Assessment

Currently Appropriation: \$3,105,972

Provide replacement of critical building system components for the short term operation of the building

2006 Study on Options



General Assembly Building

Critical Repairs Continued....



Scope of Work:

Demolish and remove obsolete chiller to make room for new electrical switchgear

Provide temporary chiller connections for emergency use if chiller system fails





General Assembly Building

Critical Repairs Continued...

Scope of Work:

- Provide new electrical main switchgear
- Replace obsolete fire alarm system
- Provide emergency generator

Status: Proceeding with engineering design, approximately 97% complete.

Construction: April 2008 – April 2009





General Assembly Building Unaddressed Conditions

Building Infrastructure Deficiencies:

- Significant structural deterioration due to water infiltration
- Degradation of fireproofing systems
- Failing roof conditions
- Inefficient layout (55%)
- Inadequate handicapped accessibility
- Presence of asbestos containing materials and lead based paint
- Non code compliant means of egress





General Assembly Building

Unaddressed Conditions Continued . . .



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General Assembly Building

Option: 2007 Planning Recommendation

- Demolish existing east and west buildings except historic façade facing the Capitol
- Dismantle and store historic façade for reuse
- Construct new 426,000 GSF building with historic façade reinstalled
- Construct 2 parking levels totaling 72,280 GSF under building below grade for 150 Vehicles

- SCHEDULE: Not in Capital Plan



Morson Row Building Renovation



Proposed Cost: \$3.6 million
Renovate three 1853 townhouse
Used as Office Space since 1920
Schedule: None



Morson Row Building Renovation



Scope of Work:

Replace obsolete electrical, mechanical and HVAC systems

Provide handicapped accessibility

Refurbish and restore interior and exterior architecture

Provide elevators, fire alarm and suppression system



Morson Row Building Conditions





Old City Hall Building Renovation



National Historic Landmark

Proposed Project Cost: \$38.8 million

Renovated in the early 1980's

93% occupied by state agencies and private tenants

Restoration proposes to continue use as office building serving the seat of government



Old City Hall Building Renovation



Scope of work:

- Refurbish and restore interior and exterior architecture
- Provide fire alarm and suppression systems
- Provide new elevators
- Reinforce structural underground mechanical spaces
- Refurbish windows, roofing and water proofing systems



Old City Hall Building Renovation



Scope of work:

- Replace obsolete electrical, plumbing and HVAC systems





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