



DEPARTMENT OF  
GENERAL SERVICES

# House Appropriations Committee

October 16, 2006

**Update:** State Capitol  
Washington Building  
8<sup>th</sup> & 9<sup>th</sup> Street Project  
Supreme Court Building  
General Assembly Building

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**Department of General Services**

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# Improvements Throughout Capitol Square

- **Completed Projects**
  - ✓ Patrick Henry Building\*
  - ✓ Oliver W. Hill Building\*
  - ✓ Other DGS Project Completed:
    - ✓ Seat of Government Master Plan
    - ✓ Landscape Master Plan
  
- **Projects Underway**
  - Capitol Building\*
  - 8<sup>th</sup> & 9<sup>th</sup> Street Project  
*(Preliminary planning and drawings;  
demolition of 8<sup>th</sup> Street Office Building)*
  - Washington Building\*
  
- **Pending Projects:**
  - 8<sup>th</sup> & 9<sup>th</sup> Street Project (Construction)
  - General Assembly Building
  - Supreme Court Building



\*Capitol Square Preservation Act Projects

# State Capitol Restoration & Expansion

*“Superior in beauty to anything in America . . .” (T. Jefferson)*



**Restoration & Expansion:** **\$99.9 million**

**Began Construction (outside):** **May '04**

**Began Renovation & Restoration (inside):** **May '05**

**Complete/Reoccupy:** **April '07**



*Virginia's State Capitol is the second oldest and the smallest state capitol in the United States with 90,000 GSF, but only about 60,000 square feet is usable space.*



# Building of Expansion

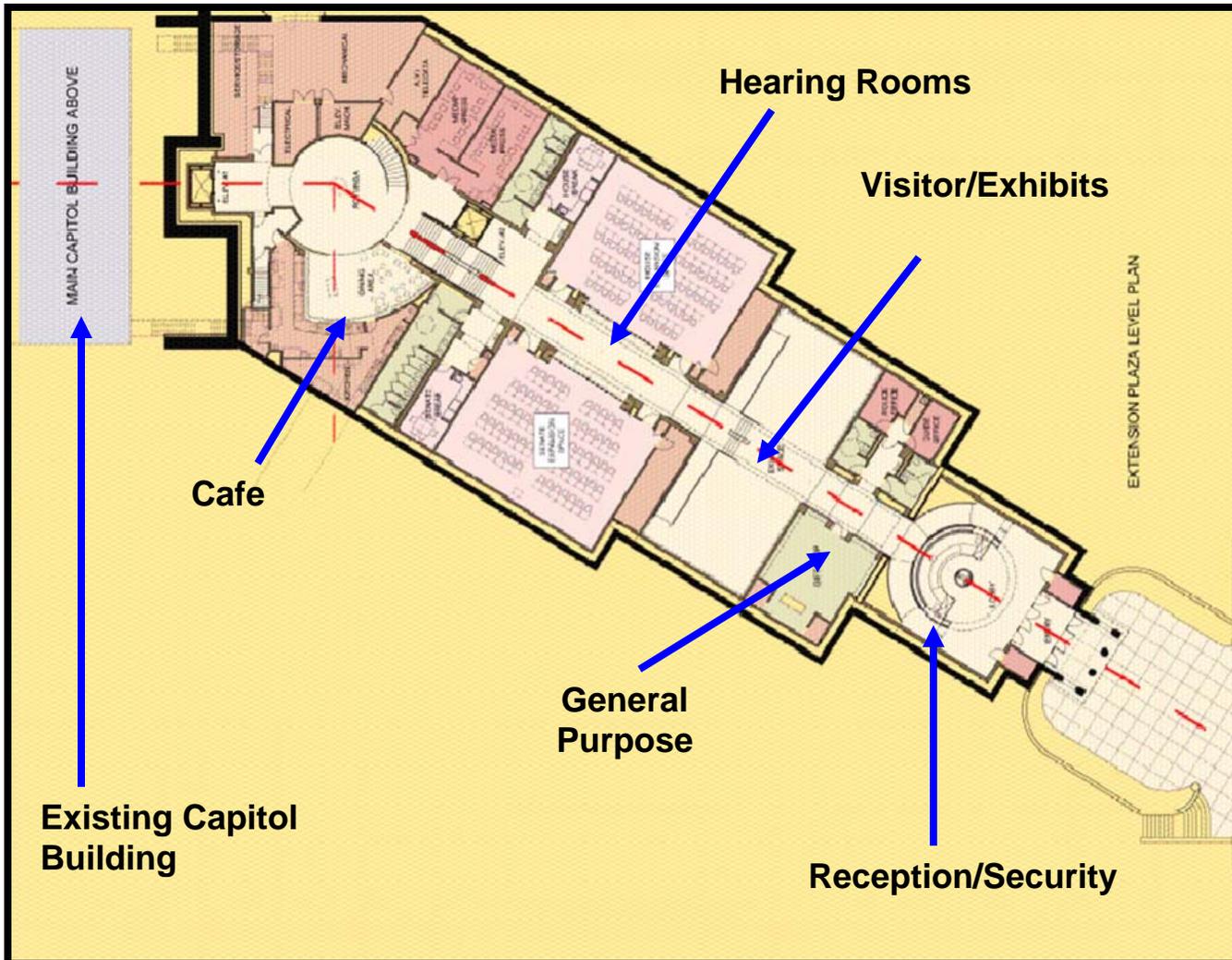


27,000 GSF expansion



May 2005

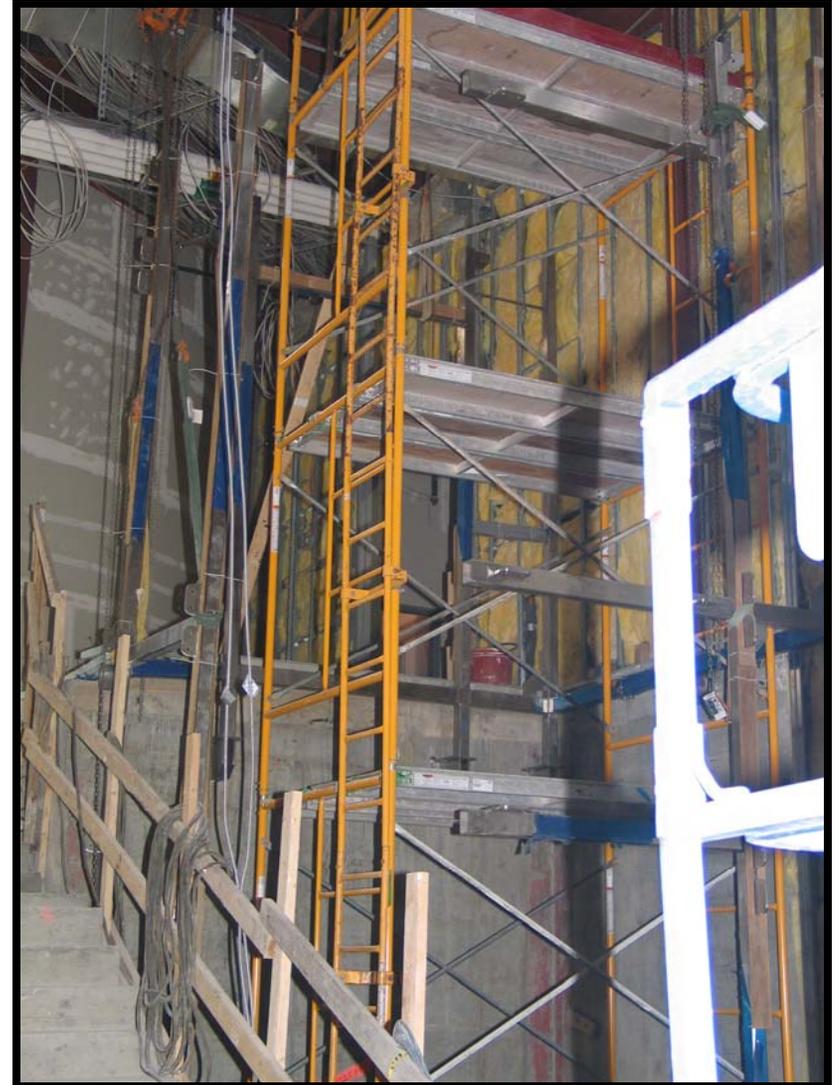
# Visitor Experience to the Capitol *Capitol Expansion*



Capitol Expansion  
Plaza Level and  
Mezzanine

Entrance From  
10<sup>th</sup> & Bank  
Streets

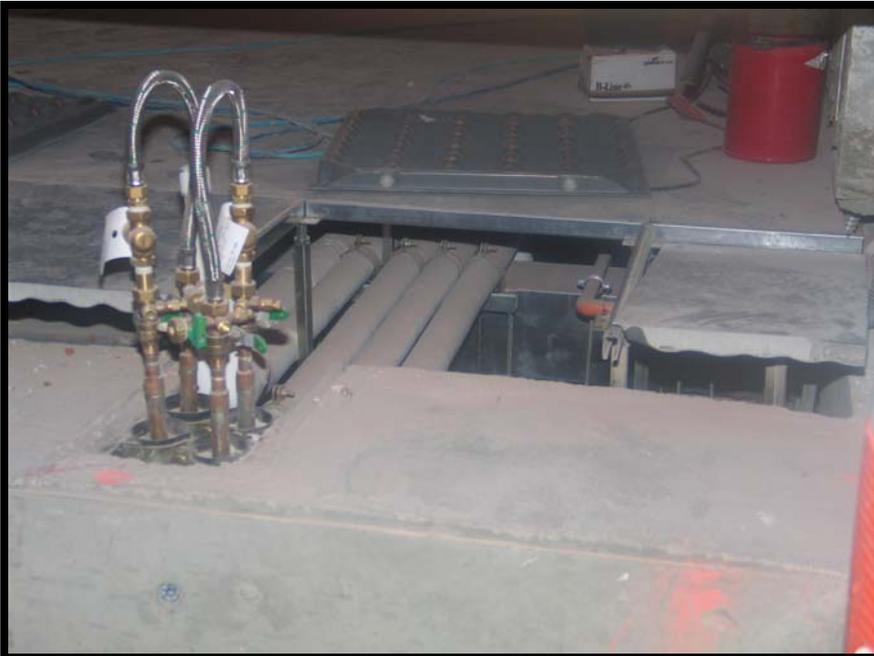
# Capitol Visitor Center



# Exterior Stucco Removal & Repair



# Capitol Infrastructure



# Decorative Painting



**(Above) Decorative painting and paint mock-up in Senate Chambers**



**(Above) Decorative painting in the South entry area of the Capitol**



**(Left) Decorative paint process in the House Chamber**

# Visitors Entrance



# Washington Building

## *Renovations*

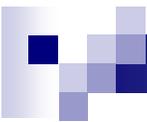
- \$15.8 million
- 122,980 GSF
- Renovation Start: November 2005
- Built in 1923 – space utilization is currently inefficient and will be improved during renovation
- Tenant Options Include: Relocate 9th Street office tenants, or Agencies moved from leased space

### **Scope of Renovation**

- Install new building HVAC and electrical systems
- Provide new energy efficient mechanical and lighting systems
- Replace ceilings
- Install new elevators
- Remove asbestos and lead paint
- Provide new life safety systems which include fire alarm and stairwell pressurization



**Washington Building**



# **8<sup>th</sup> & 9<sup>th</sup> Street Office Buildings**

***(Known as 8<sup>th</sup> & 9<sup>th</sup> Street Project)***

## **Background Legislation - 2006 Virginia Acts of Assembly**

Item C – 7.10.

A. New Construction: Renovation of the 9<sup>th</sup> Street Office Building and Replacement of the 8<sup>th</sup> Street Office Building.

Provides for:

B. “... Architectural and engineering work, through production of final working drawings for renovation of the 9<sup>th</sup> Street Office Building and replacement of the 9<sup>th</sup> Street Office Building...”

“...Demolition of the 8<sup>th</sup> Street Office Building. After receipt of architectural and engineering work as specified in paragraph 1.”

# 8<sup>th</sup> & 9<sup>th</sup> Street Office Buildings

## *History & Condition*

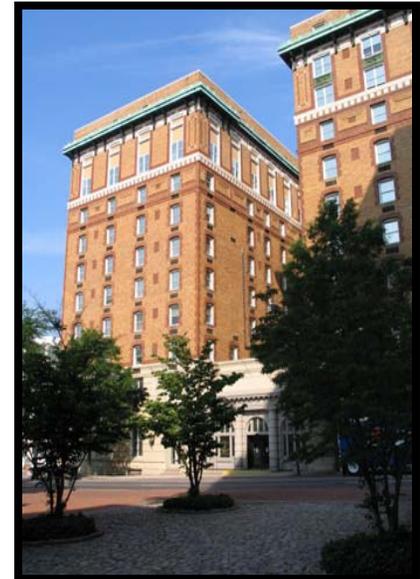
### 8<sup>th</sup> Street Office Building

- Constructed 1913 – Virginia Architect John Kevan Peebles
- Significant deterioration & maintenance needs: Spalding Terra Cotta façade separating from building; Deteriorating structural supports; Major mechanical and electrical systems obsolete; Inefficient floor plate & poor layout; Low floor to ceiling heights; Code deficiencies for emergency egress/life safety issues & accessibility for the disabled



### 9<sup>th</sup> Street Office Building

- Originally known as the Hotel Richmond; Constructed 1904 – Virginia Architect John Kevan Peebles
- Architectural presence on Capitol Square - - - retains important interior spaces
- **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



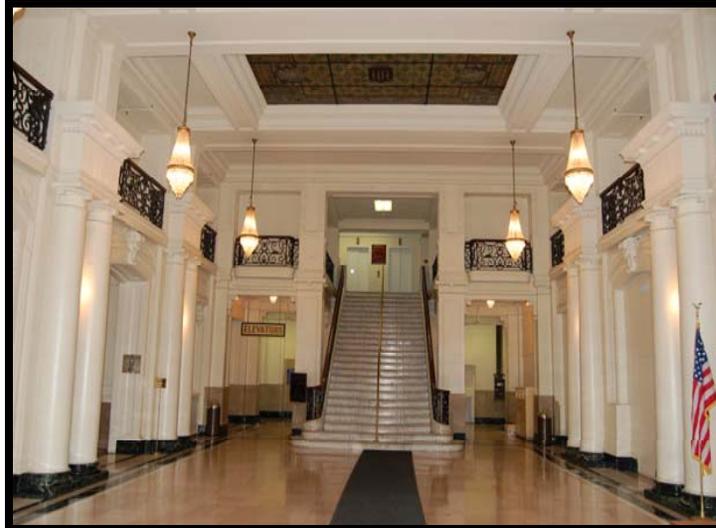
# 8<sup>th</sup> Street Office Building

## *Current Conditions*



# 9<sup>th</sup> Street Office Building

## *Current Conditions*



# Update: 8<sup>th</sup> and 9<sup>th</sup> Street Project

## *Design Team & Community Involvement*

- Design Team Selected
  - Commonwealth Architects (Richmond)
  - Perkins+Will (Washington DC)
- Project Design Discussions with Community Representatives (2 Meetings Already)
  - APVA Preservation Virginia
  - Historic Richmond Foundation
  - A.C.O.R.N.
  - Venture Richmond
  - Capitol Square Preservation Council
  - Department of Historic Resources
  - City of Richmond
  - St. Peters Church



# Update: 8<sup>th</sup> and 9<sup>th</sup> Street Project *Design Team & Community Involvement*



Meeting Discussions Include:

- Underground parking
- Public retail space at street level with state office space in upper levels
- Ways to improve the flow of pedestrian traffic
- Design elements to be used
- Building elements discussed included:
  - Types of materials for new construction
  - How new building would blend
  - Proportion to nearby existing structures
  - Entry way to new building and connection to 9<sup>th</sup> Street Office Building
  - Use of public indoor and outdoor spaces



# Virginia Supreme Court Building

## *History*

**Built:** 1919, 1931, 1955  
**Area:** 255,540 Sq. Ft.



2006



1955 West Building

# Virginia Supreme Court Building

## *Current Conditions*



### Current Building Conditions:

- Roof in need of repair, useful life exceeded
- Obsolete mechanical, plumbing & electrical systems
- Deteriorating exterior structure
- Inadequate accessibility for the disabled
- Presence of asbestos materials and lead based paint
- Life safety issues and not in compliance with fire code
- Deteriorating parking garage slab
- Pistol range safety deficient

### Infrastructure Deficiencies:

- **Roof System** - Beyond normal life expectancy of 30 years
- **Water Intrusion** - Deterioration includes roof membrane, flashing and roof drains.



# Virginia Supreme Court Building

## *Building Deficiencies Continued . . .*

### Infrastructure Deficiencies:

- **Structural Deterioration** - Significant deterioration, delay will result in increased water intrusion
- **Plumbing** - System is aged, past its service life
  - Not code compliant for backflow prevention devices that prevent cross contamination of the domestic water service
- **Life Safety Issues** – Not code compliant
  - Lack of smoke control system for building
  - Emergency exit signs are aged, past life expectancy of 15 years, and insufficient number of signs to meet requirements
- **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





# Virginia Supreme Court Building

## *Building Deficiencies Continued . . .*

### 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
    - Lacks fire stopping materials in walls of telecommunication closets
- **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*



# General Assembly Building

## *West and East Buildings*

Area: 340,000 Sq. Ft.



West Building



East Building

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# General Assembly Building

## *Current Conditions and Deficiencies*

### **Building Infrastructure Deficiencies:**

- Obsolete Mechanical, Plumbing & Fire Alarm Systems
- Antiquated Electrical Switchgear (10-20 years past rated life span)
- Significant structural deterioration due to water infiltration
- Degradation of fireproofing systems
- Failing roof conditions
- Inefficient layout
- Inadequate handicapped accessibility
- Presence of asbestos containing materials and lead based paint
- Non code compliant means of egress



# General Assembly Building

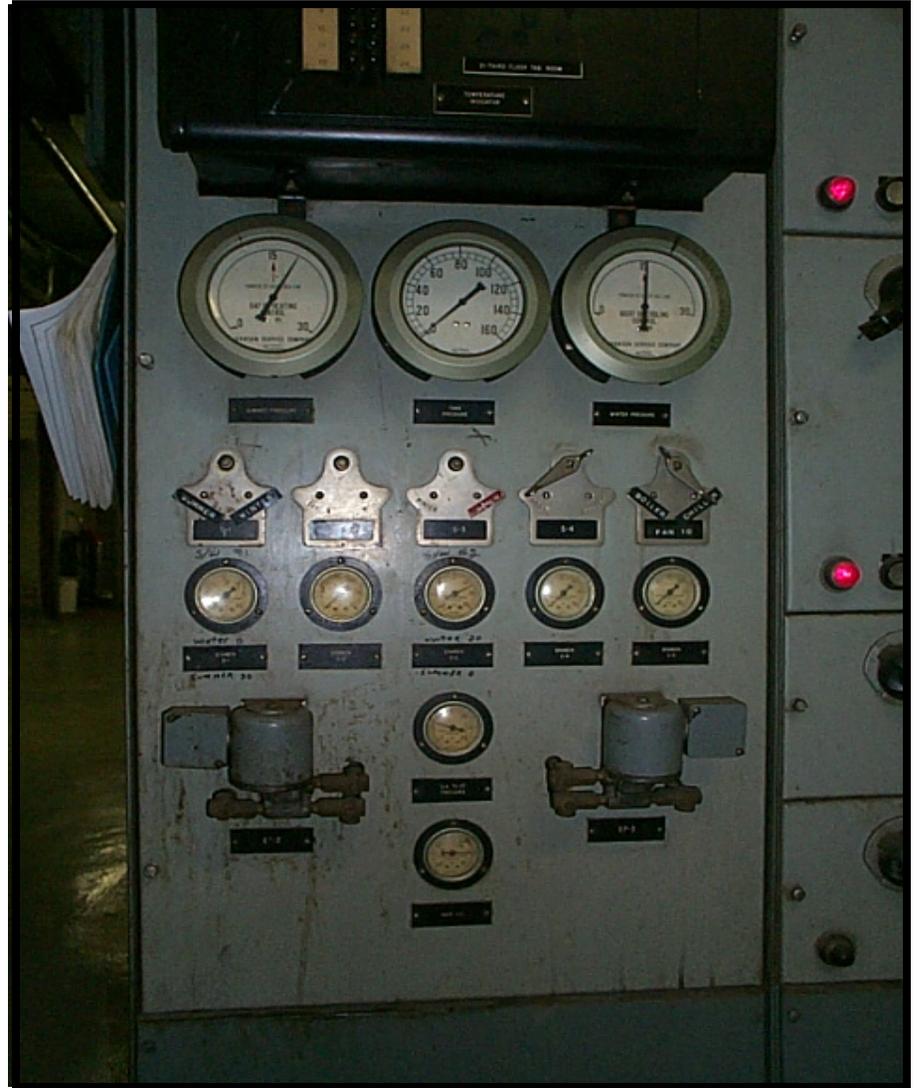
## *Photos of Deficiencies*



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# General Assembly Building

## *Photos of Deficiencies Continued . . .*



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# General Assembly Building

## *Photos of Deficiencies Continued . . .*



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# **General Assembly Building**

## ***Space Assessment***

### **Independent Consultant Needs Assessment**

- Increase work space for House and Senate committee operations
- Increase and locate multi-functional committee, conference, and workrooms in unobstructed building areas.
- Provide adequate waiting areas for security screening.
- Increase legislative assistant office space.
- Provide employee break areas.
- Locate cafeteria and public meeting rooms near ground level.
- Increase total net useable space by 86,000 sq. ft.
- Total GAB usable space needed: 424,696 sq. ft.



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