

# Appomattox County: Assessment of County Buildings

July 17, 2023



*Task 1: Facility  
Condition Assessment*

# General Information

## 8 Buildings Evaluated

- Community Center
- County Administration
- Courtland Building
- Health Department
- Oakville Ruritan
- Public Safety / E911
- Sheriff's Office
- Treasurer / Commissioner of the Revenue Building



# General Information

## Buildings Not Included

- New Courthouse
- Old Courthouse (current PPEA submission)
- Old Jail
- Courthouse Square Features
  - Mausoleum
  - Fence
  - Statues
  - War Memorial
- County Library
- Carver Price
- School Buildings



# General Information

## Building Data

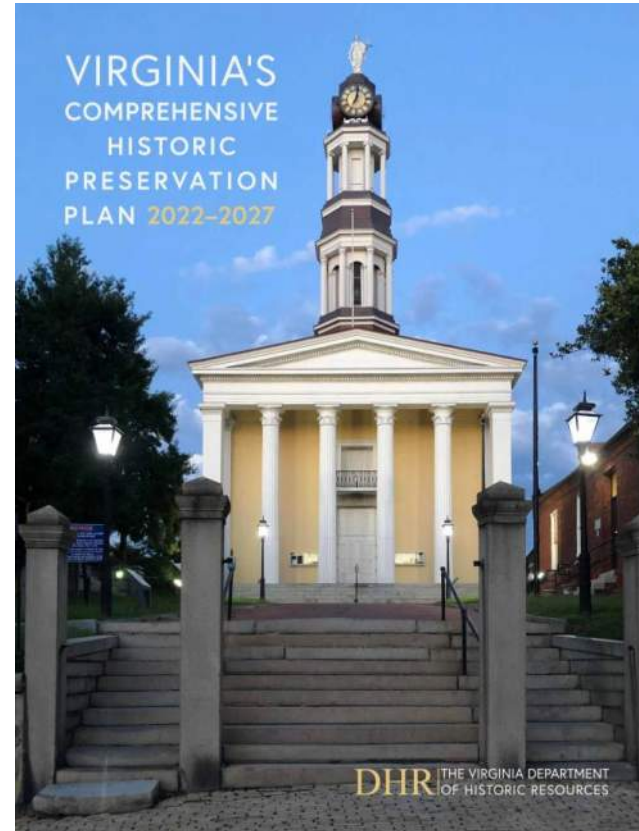
- **Gross Building Area: 50,130 sf**
- **Net Building Area: 36,346 sf (or 73% usable)**
- **Original Construction Date**  
**Average: 1964**



# General Information

## Appomattox Historic District (including the Courthouse Square)

- Virginia Landmarks Register: September 12, 2001
- National Register of Historic Places: May 16, 2002
- Contributing Resources:
  - Old Courthouse
  - Public Safety / E911 (original Clerk's Office)
  - Old Jail
  - Treasurer / COR Building
  - Flood Mausoleum
  - Brick Fence (assumed)



# Community Center

## Overview

- **Built in 1989**
- **Never Renovated**
- **Under Utilized (basically empty)**
- **Multipurpose Room is used for a variety of County and community events**



# Community Center

## Exterior Concerns

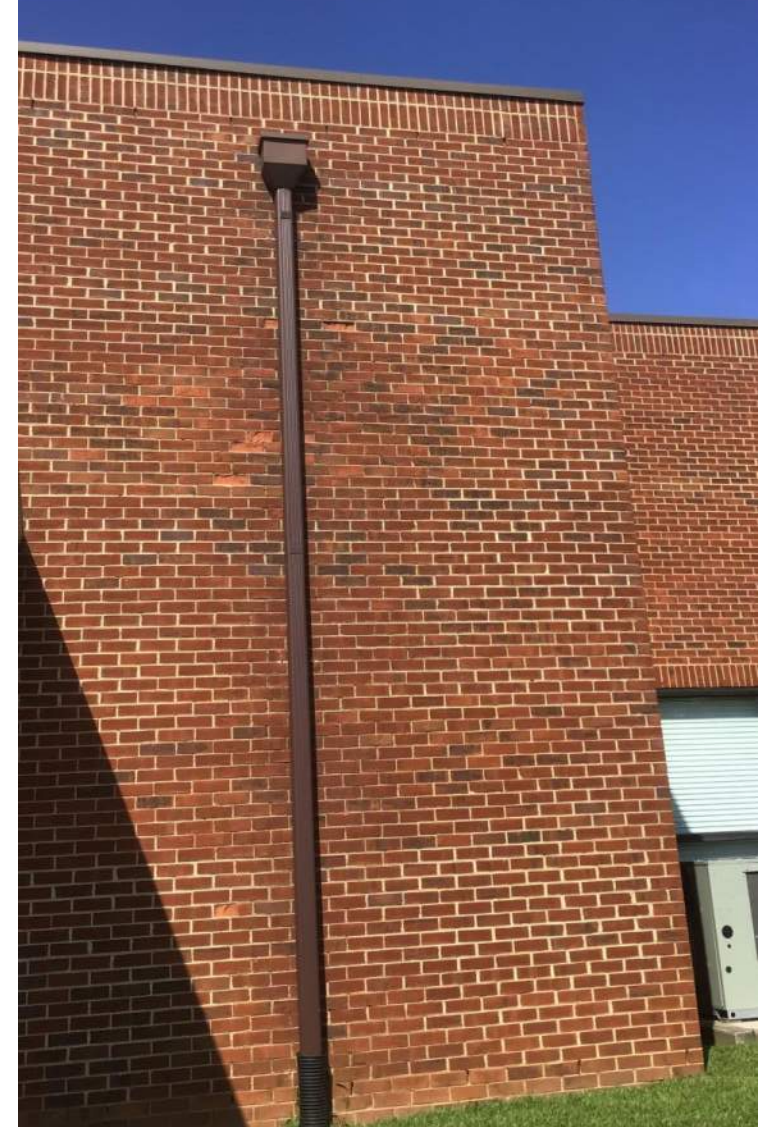
- **Basketball Court is severely cracked and should be rebuilt**



# Community Center

## Exterior Concerns

- Masonry Damage



# Community Center

## Interior Concerns

- **Minor Cosmetic Issues**
- **Replace Light Fixtures**
- **Replace Generator Panel**



# County Administration Building

## Overview

- Built around 1970
- Renovations to the County Administration suite
- Cooperative Extension suite has never been renovated



# County Administration Building

## Exterior Concerns

- Masonry
- Woodwork
- Windows



# County Administration Building

## Roof System

- **Black single ply EPDM membrane over rigid insulation.**
  - **20 years old (warranty expired).**
  - **Some failure of the screws attaching the insulation to the roof deck.**
  - **Flashings and pitch pockets are failing.**
  - **Joints in the precast concrete copings need recaulking.**
- **Recommend replacing the roof with a white single ply membrane and covering the copings with metal to reduce the annual maintenance.**



# County Administration Building

## Interior Concerns

- Security for Court Services and Overall Layout (inefficient)
- Cooperative Extension Lack of Renovation
- ADA Compliance



# Courtland Building

## Overview

- **Built in 1977**
- **Minimal Renovations**
- **Maintenance Provided by the Appomattox County Public Schools**



# Courtland Building

## Exterior Concerns

- Masonry Cracking
- Woodwork
- Windows



# Courtland Building

## Interior Concerns – School Administration

- Needs a Renovation
- Functionality of School Board Meeting Room
- Small Size of Offices
- ADA Compliance



# Courtland Building

## Interior Concerns – Social Services

- Needs a Renovation
- Acoustical Privacy of Offices
- Small Size of Offices
- Building was not designed for Social Services
- ADA Compliance



# Oakville Ruritan Building

## Overview

- Built in 1997
- Voting Precinct and Community Center
- Typically, unoccupied



# Oakville Ruritan Building

## Exterior Concerns

- **Very little site development:**
  - **Parking**
  - **Exterior Lighting and Security**
  - **Stormwater**



# Oakville Ruritan Building

## Interior Concerns

- **Bad Interior Colors**
- **ADA Compliance**
- **Replace Lighting**



# Health Department Building

## Overview

- **Built in 1970 and Expanded in 1980**
- **Never had a renovation**
- **Lower floor has been used for many purposes**
- **Upper floor is underutilized by the Health Department**



# Health Department Building

## Exterior Concerns

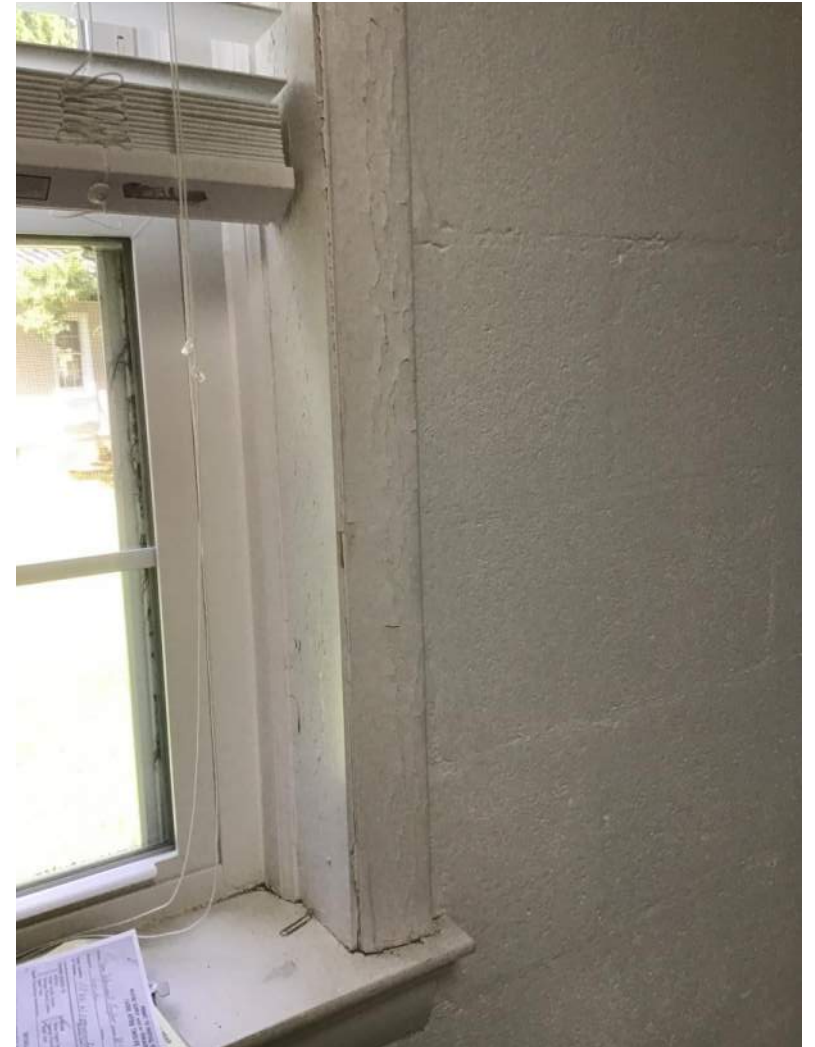
- **Parking Lot and Steps Require Remediation**
- **Woodwork**
- **Stormwater Management**



# Health Department Building

## Interior Concerns – Health Department

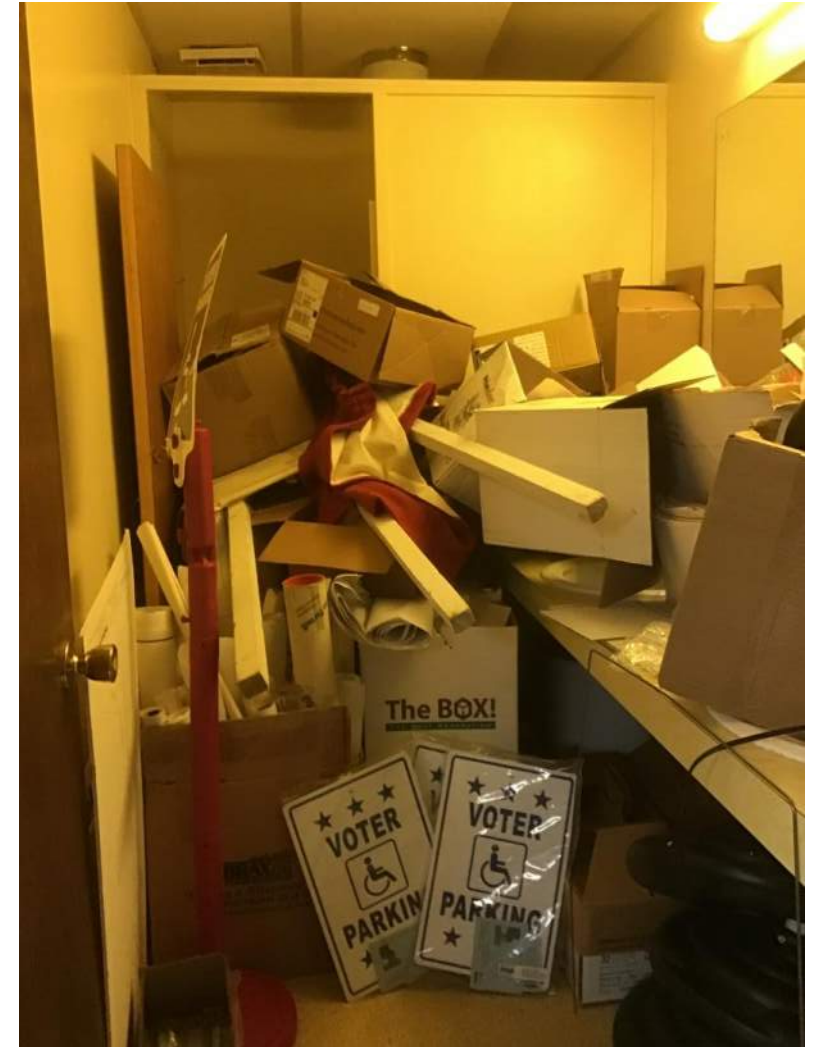
- Needs a Renovation
- Dated
- ADA Compliance



# Health Department Building

## Interior Concerns – Voter Registrar

- Poor layout
- Needs a Renovation
- Lack of Storage
- ADA Compliance



# Public Safety / E911 Building

## Overview

- **Built in 1892 and Expanded in 1956, and 1983, and renovated in 2005**
- **Contributing Resource to the Appomattox Historic District**



# Public Safety / E911 Building

## Exterior Concerns

- Woodwork



# Public Safety / E911 Building

## Exterior Concerns

- Replaced bullet resistant glazing
- Repair gutter
- Side steps and handrail repair



# Public Safety / E911 Building

## Interior Concerns

- HVAC condensate damage
- Rising damp



# Sheriff's Office

## Overview

- Built in 1980 and Expanded in 2000, and renovated in 2009 and 2021
- Also houses the Magistrate's Office



# Sheriff's Office

## Exterior Concerns

- **Woodwork**
- **Metal Ramp**  
(damaged and not  
handicap accessible)



# Sheriff's Office

## Roof Systems

- **Black single ply EPDM membrane over rigid insulation.**
  - **8 years old and still under warranty.**
  - **A portion is failing due to water infiltration through a non-operable HVAC unit.**
  - **The area of failure is increasing (larger now than when the Garland Company inspected the roof in March 2022).**
- **Recommend replacing the damaged section.**



# Sheriff's Office

## Roof Systems

- **Pre-finished standing seam metal roof installed over 30# felt.**
  - **22 years old (warranty expired).**
  - **Paint failure of the aluminum or steel roof material, which is causing the metal to rust.**
- **Recommend replacing the metal or infilling between the seams with rigid insulation and installing a white single ply membrane.**



# Sheriff's Office

## Roof Systems

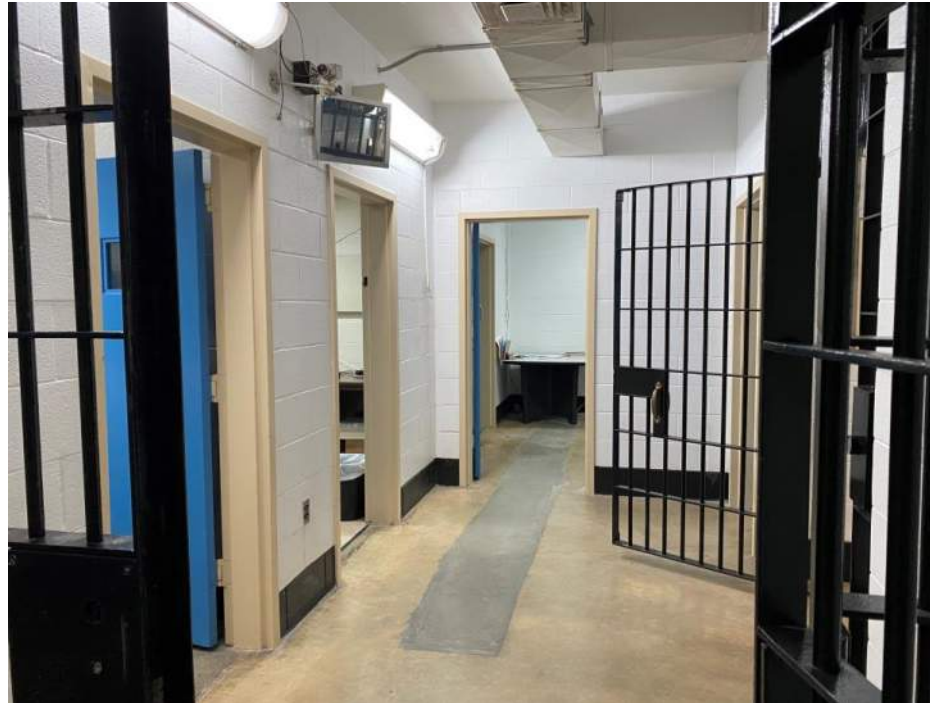
- **3-tab asphalt shingles installed over 15# felt.**
  - **Two different vintage shingles (and different colors).**
  - **A portion is 22 years old (warranty expired). The age of the remaining section is unknown**
  - **Significant granule coating loss (exposing the scrim).**
- **Recommend replacing shingles, flashing, underlayment and gutters/downspouts.**



# Sheriff's Office

## Interior Concerns

- Add bullet resistant glazing to the interior windows in the lobby
- Designed as a jail (inefficient modern use)
- Evidence storage
- ADA compliance



# Treasurer / Commissioner of the Revenue Building

## Overview

- **Built in 1938 and Expanded in 1984**
- **Contributing Resource to the Appomattox Historic District**



# Treasurer / Commissioner of the Revenue Building

## Exterior Concerns

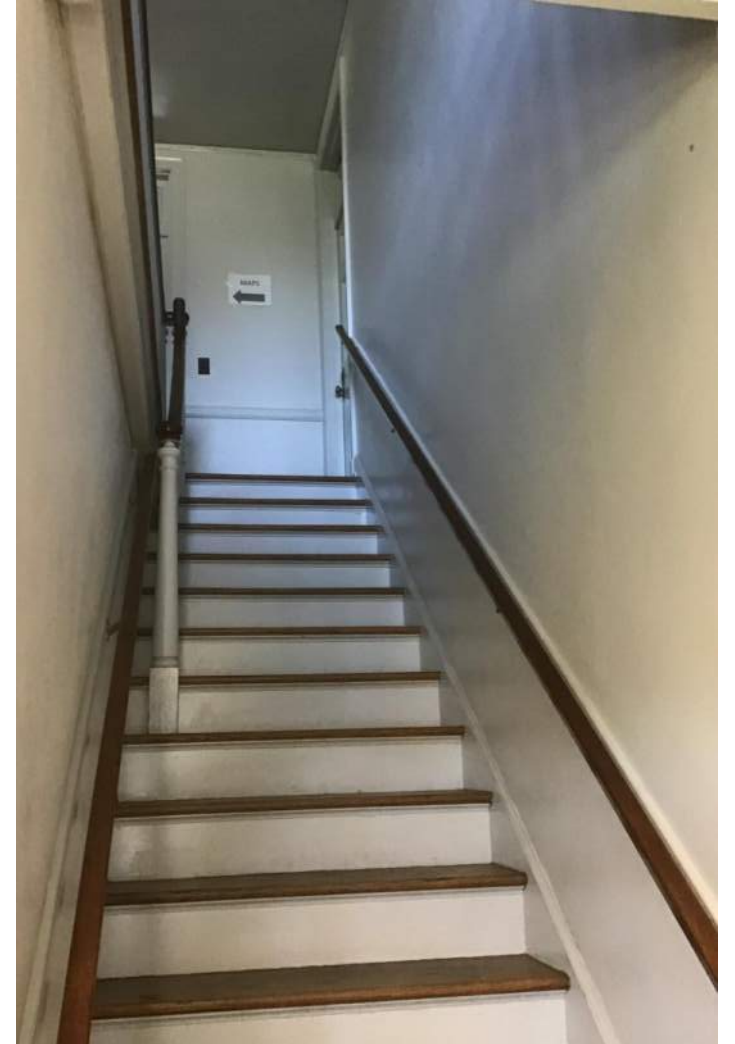
- Wood Shutters
- Woodwork
- Windows



# Treasurer / Commissioner of the Revenue Building

## Interior Concerns

- ADA compliance
- Too Small
- Confidentiality
- Storage



# Old County Jail (not included in our scope of work)

## Overview

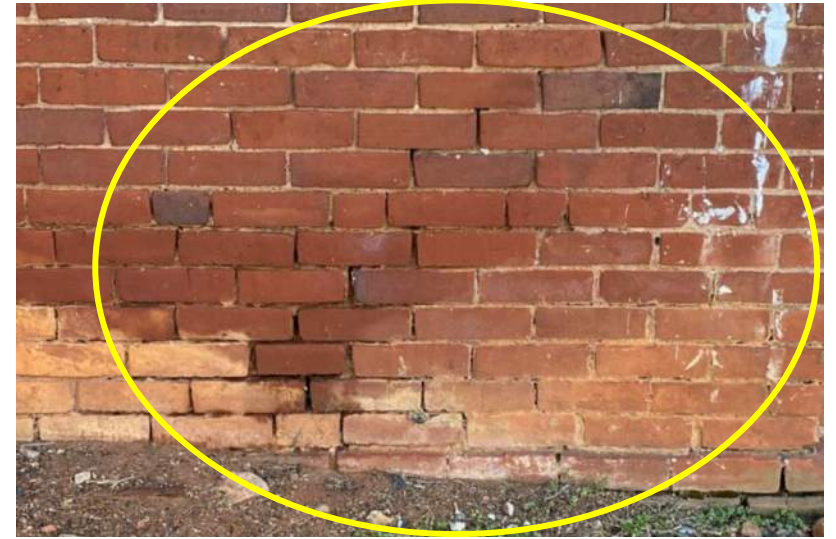
- **Built in 1895**
- **Contributing Resource  
to the Appomattox  
Historic District**



# Old County Jail

## Overview

- **Rising Damp**
- **General deterioration due to age**
- **Mortar cracks, spalling of brick faces, and missing mortar from joints**



# Courthouse Square Brick Fence (not part of our scope of work)

## Overview

- Built in 1938 to replace a wooden fence
- Contributing Resource (assumed) to the Appomattox Historic District



# Courthouse Square Brick Fence

## Overview

- Settlement then water infiltration leads to premature masonry deterioration.



# Courthouse Square Brick Fence

## Overview

- Issues are also occurring at the Sheriff's Office.



# Building Physical Need Priority List

## Highest Priority

- **Public Safety / E911 Building**  
**(exterior repairs)**
- **Roof Replacement/Repairs**
- **Courthouse Square Fence**
- **Treasurer & Commissioner of  
the Revenue Building**

## Medium Priority

- **Old County Jail**
- **Sheriff's Office**
- **Courtland Building**
- **Health Department Building**

## Lowest Priority

- **Community Center**
- **County Administration:  
Upper Level**
- **Public Safety / E911 Building**
- **Oakville Ruritan Building**

*Task 2: Space  
Utilization*

# General Information

## 13 Departments Analyzed

- **Commissioner of the Revenue**
- **Cooperative Extension**
- **County Administration**
- **Court Service Unit**
- **Health Department**
- **Magistrate**
- **Parks, Recreation & Tourism**
- **Public Safety / E911**
- **School Administration**
- **Sheriff's Office**
- **Social Services**
- **Treasurer**
- **Voter Registrar**

# General Information

## Overview of Spatial Needs

- **Most departments need to be redesigned to meet current and future needs.**
- **Most departments do not have adequate space.**
- **No interior work is suggested for County Administration or Public Safety.**

# General Information

## Overview of Spatial Needs

- **The Commissioner of the Revenue and Treasurer have the greatest needs.**
- **The Victim Witness Advocate office should not be located inside the County Administration department.**
- **The Court Service Unit should be located inside the courthouse or at least closer.**

# General Information

## Overview of Spatial Needs

- **The current space for the Voter Registrar is unsuitable and they should be relocated.**
- **The area for the Magistrate is unsuitable.**
- **The School Administration and Social Services departments need to be renovated.**

# General Information

## Overview of Spatial Needs

- **Difficult to plan for the state agencies as there current and future customer service is very fluid.**
- **The County would have a more efficient operation in one larger building than multiple smaller buildings.**
  - **One stop shopping for the public.**
  - **Support spaces (lobby, meeting and break rooms, toilets shared).**
  - **Simplified IT systems.**
  - **Improved building security.**



# Department Spatial Need Priority List

## Highest Priority

- **Commissioner of the Revenue and Treasurer (size and design)**
- **Court Services (security concerns)**
- **Voter Registrar (design)**

## Medium Priority

- **Sheriff's Office**
- **Magistrate**
- **Cooperative Extension**
- **School Administration**

## Lowest Priority

- **Parks, Recreation & Tourism**
- **County Administration**
- **Social Services**
- **Health Department**
- **Public Safety / E911**

# *Task 3: Recommendations*

# General Overview of Recommendations

## Underutilized Buildings

- **Community Center**
  - **The County should keep the multipurpose room.**
  - **Need to better utilize the office area.**
  
- **Oakville Ruritan Building**
  - **Use or sell.**
  - **Somewhat out of the way.**



# Building and Department Recommendations

## Public Safety / E911 Building

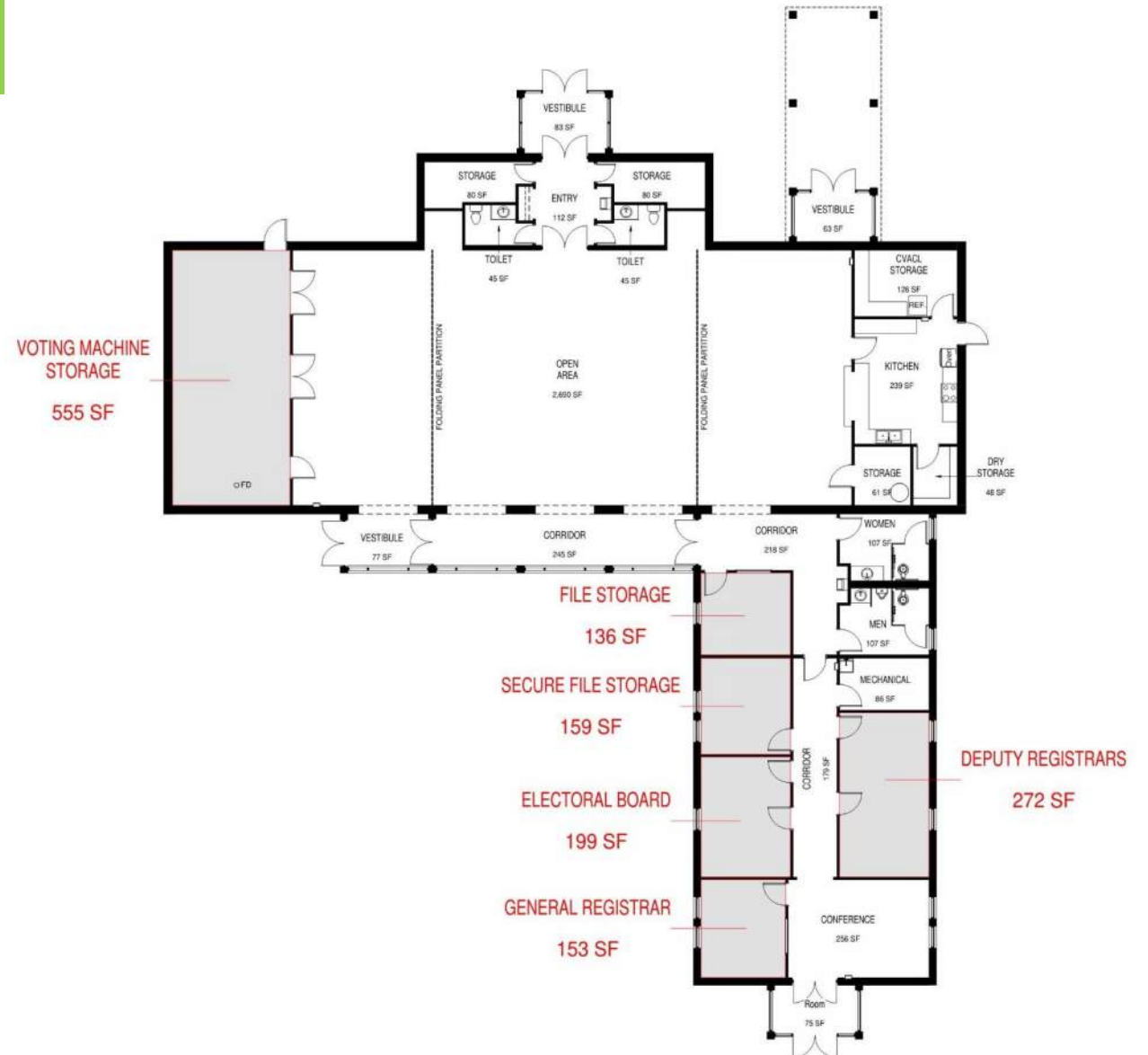
- Exterior Repairs.
- Interior modifications completed with maintenance work orders.



# Building and Department Recommendations

## Community Center

- Relocate the Voter Registrar.
- Pros:
  - Utilizes the empty offices.
  - Sufficient storage.
  - Better voting precinct.
- Cons:
  - Where will the Court Appointed Special Advocate and Central VA Alliance for Community Living staff be located?
  - Animal Control also uses an office.



# Building and Department Recommendations

## Oakville Ruritan Building

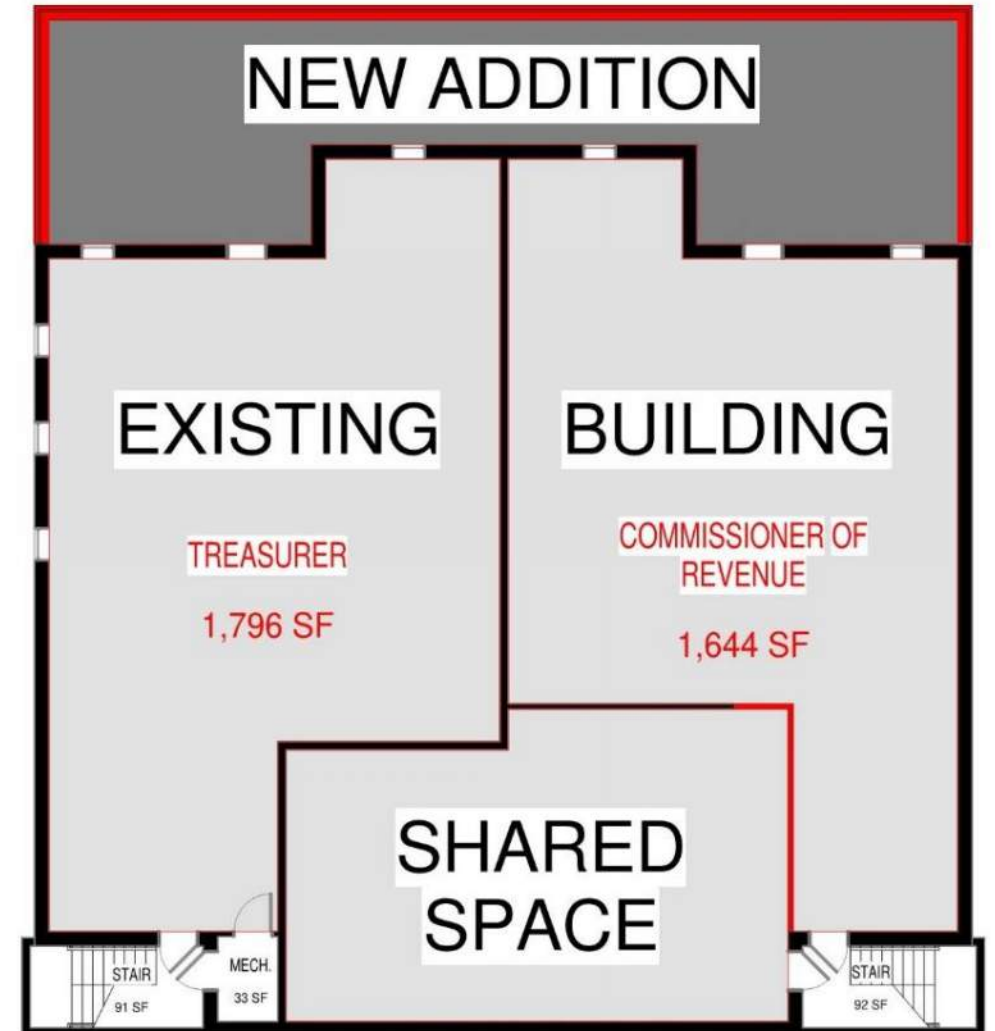
- Relocate the Cooperative Extension.
- Pros:
  - Utilizes the empty building.
  - Remains as a voting precinct.
- Cons:
  - Remote location.



# Building and Department Recommendations

## County Administration Building

- Relocate the Commissioner of the Revenue and Treasurer to the lower level.
- Pros:
  - Located near county administration offices and Courthouse.
  - Sufficient space.
- Cons:
  - Requires relocating the Court Service Unit (perhaps to the lower level of the Health Department Building).





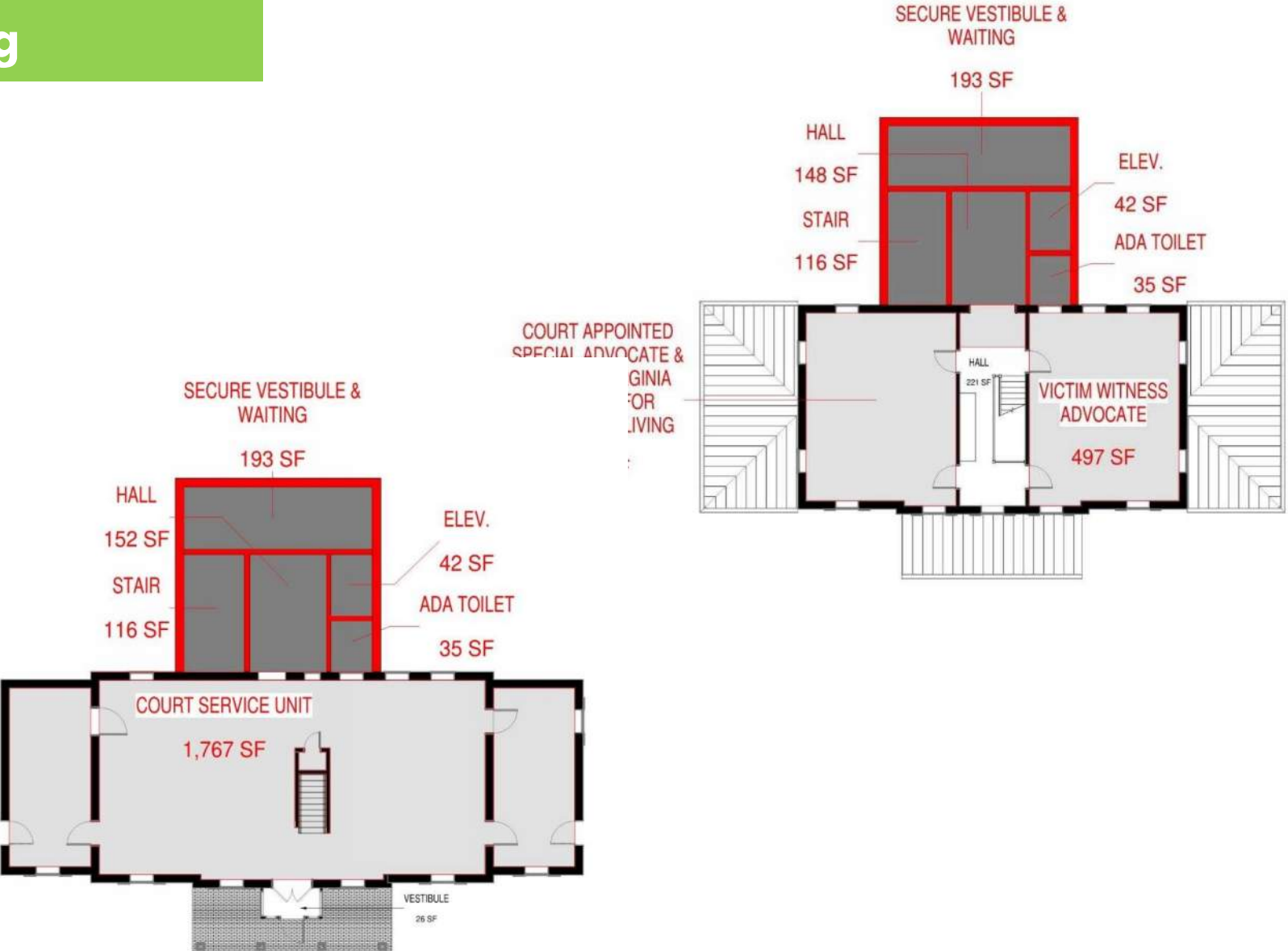
# Building and Department Recommendations

## Treasurer / COR Building

- Relocate Court Services, Victim Witness Advocate and miscellaneous organizations from the Community Center.

- Pros:
  - Adjacent to the Courthouse

- Cons:
  - None.



# Historical Guidelines for New Construction

## Requirements for Contributing Buildings

- **Compatible in scale, proportion and rhythm of openings, size and materials.**
  - **Yet should be clearly differentiated so that it does not appear to be part of the historic resource.**
- **Addition should be designed to result in little or no damage to the original fabric of the building.**
- **The project **does not** require DHR's review.**



The Secretary  
of the Interior's  
Standards for  
Rehabilitation &

**I**llustrated  
Guidelines  
for  
Rehabilitating  
Historic  
Buildings

# Building and Department Recommendations

## Proposed Site Plan of the Courthouse Square



# Miscellaneous Recommendations

## Various Projects not Part of the Study

- **Roof Repair / Replacement:**
  - **New Courthouse (flat section)**
  
- **Masonry Repair:**
  - **Old County Jail.**
  - **Brick Fence.**
  
- **Lighting Replacement:**
  - **LED Conversion.**
  - **Exit Sign / Emergency Lights.**

# Building and Department Recommendations

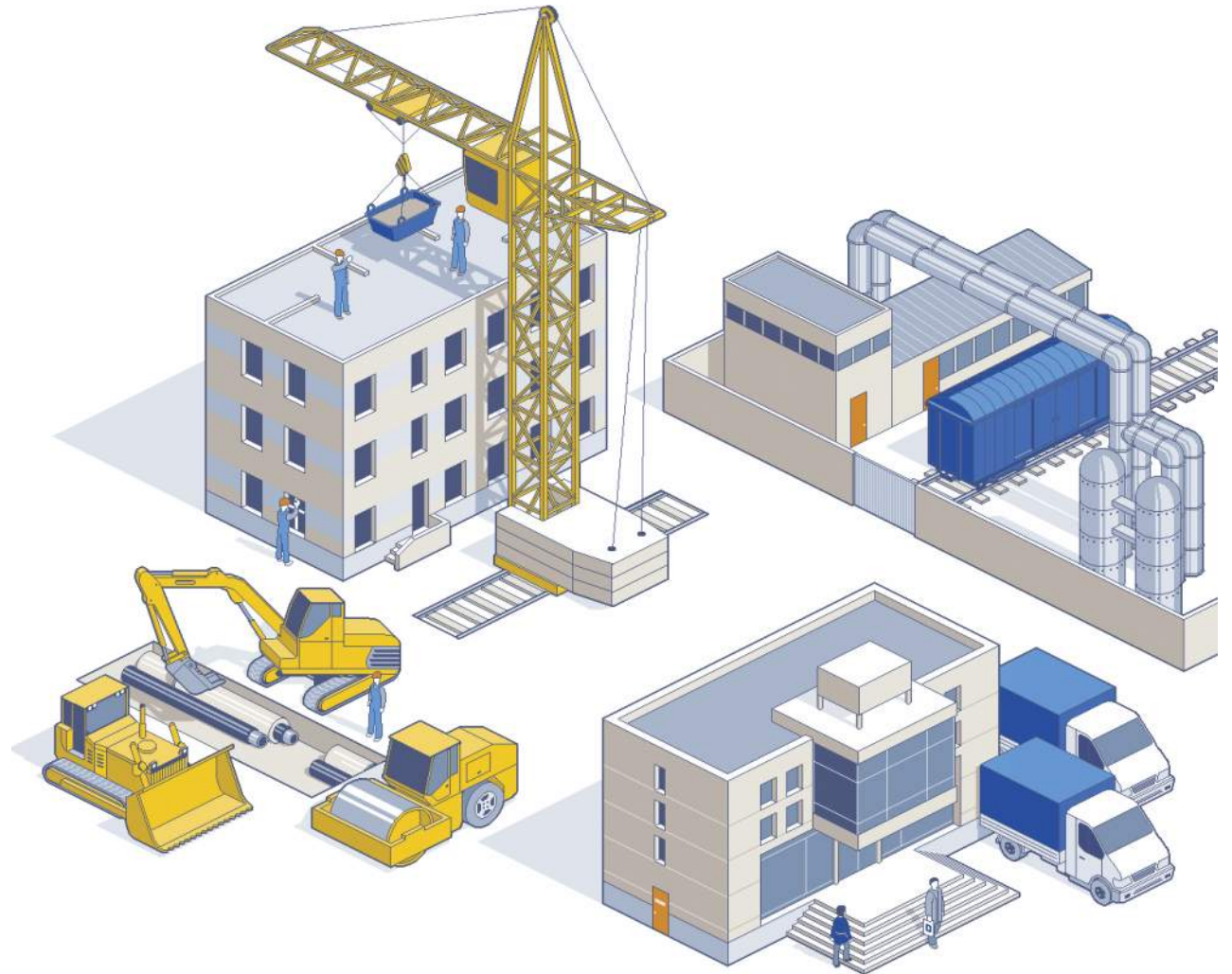
## Remaining Buildings – No Proposed Work

- **County Administration – Upper Level.**
- **Courtland Building.**
- **Health Department Building.**

# Construction Cost Overview

## Construction Cost Reality

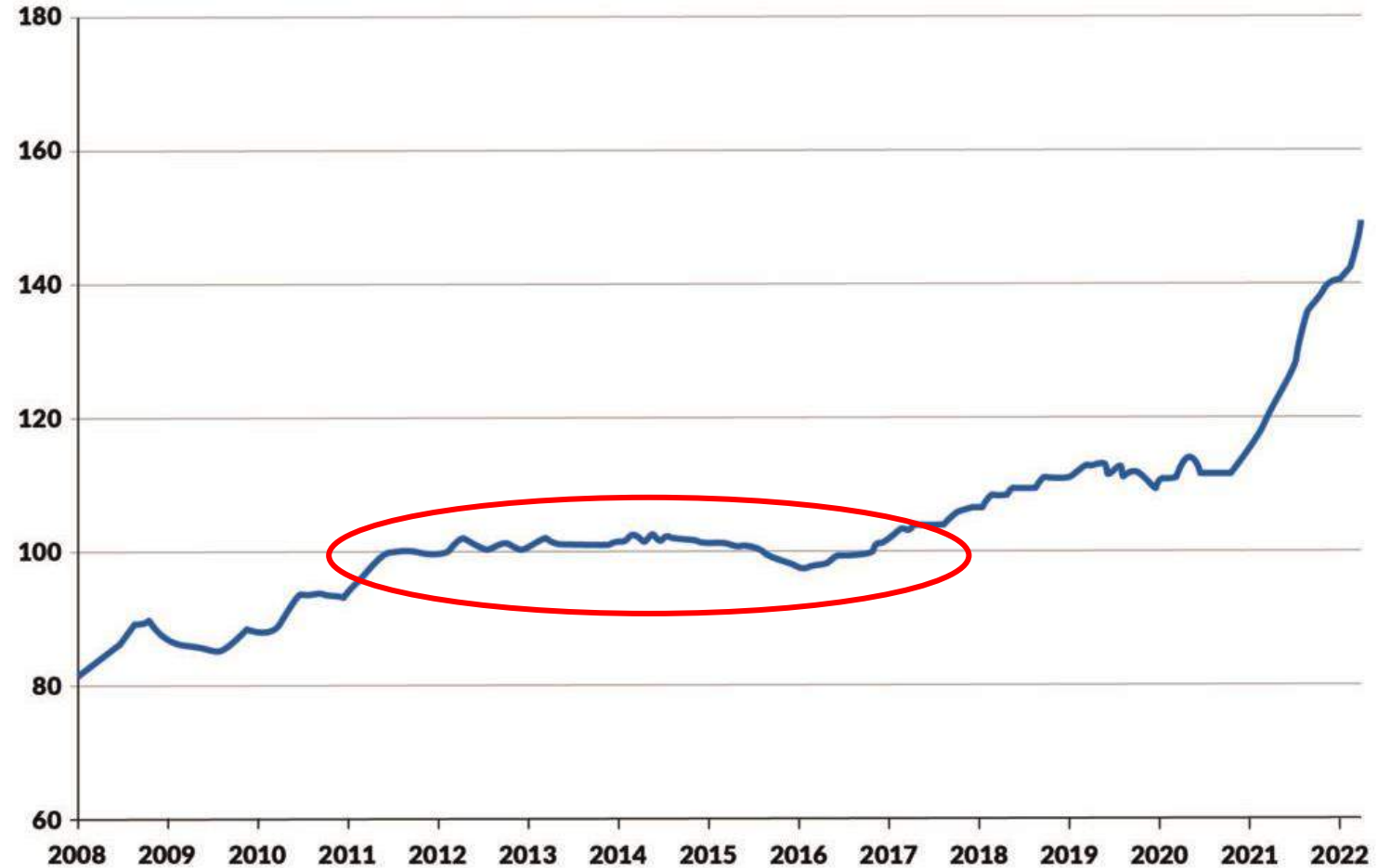
- **Small projects cost more per square foot than larger projects.**
  - **Involves all trades for a short duration.**
- **Multiple small projects are more expensive than one large project.**
  - **5 proposed projects.**
  - **12,800 square feet renovated.**
  - **6,500 square feet added.**



# Construction Cost Overview

## History of Construction Costs

- Cost remained flat for almost 8 years.
- Companies have to be profitable.



Source: Monthly Statistics of Building Materials and Components, Table 1

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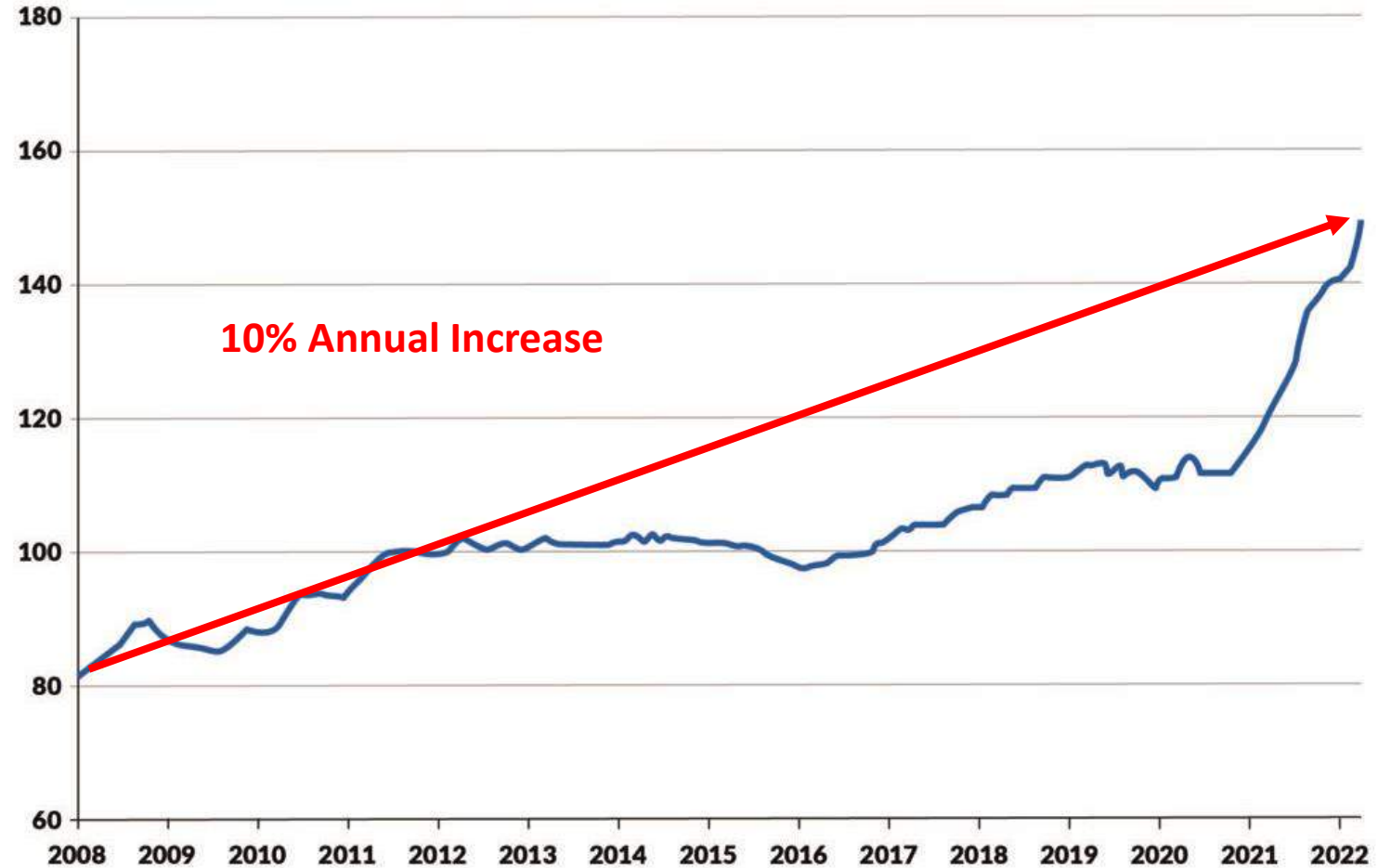


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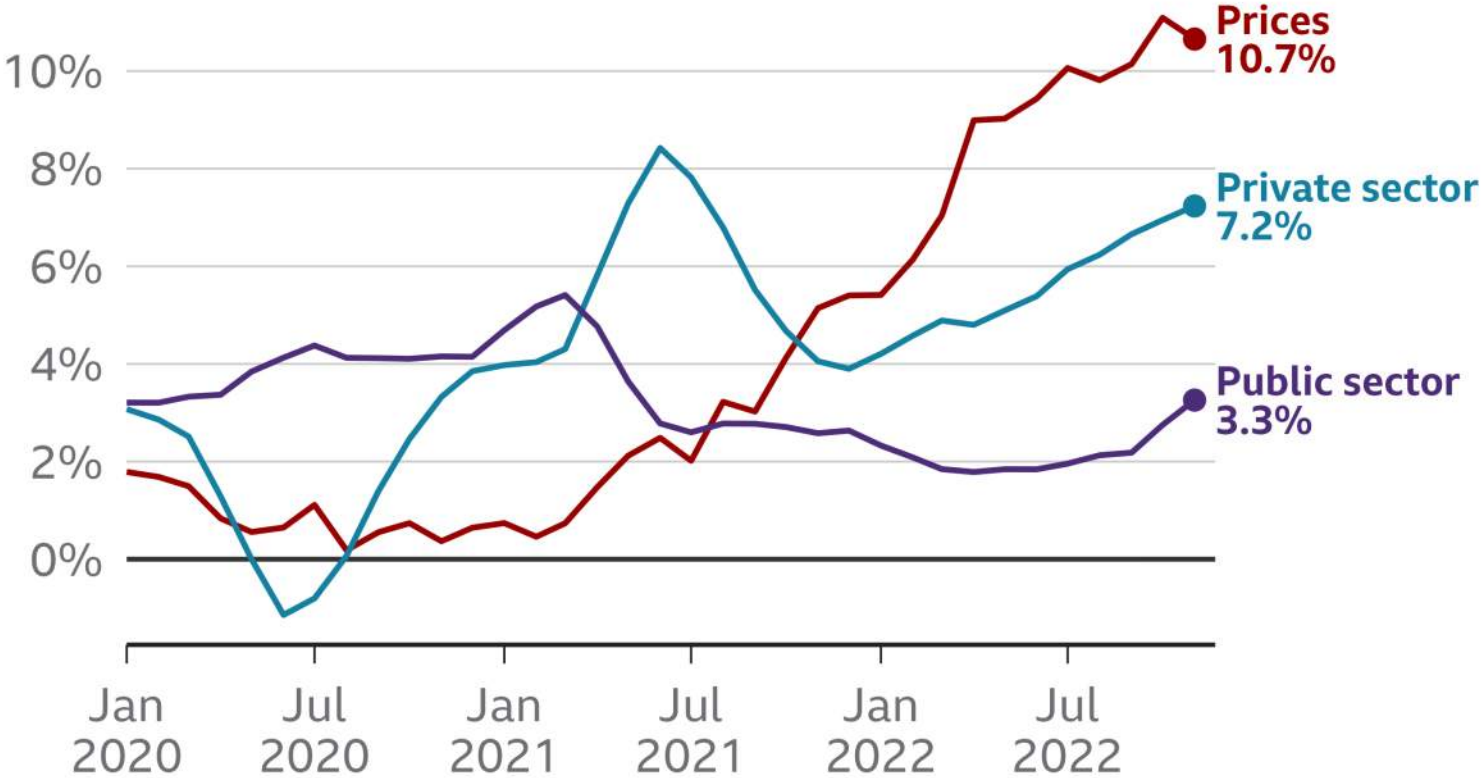
# Construction Cost Overview

## Construction Has Gotten Expensive

- Labor costs.
- Material costs and shortages.
- Inflation.
- Competition.

### Pay is not keeping up with inflation

Annual wage and price growth, Jan 2020 to Nov 2022



Source: Office for National Statistics

# Construction Cost Overview

## Architect's Reality

- **Firms are currently busy and expecting to be busy through early 2025.**
- **Current Concerns:**
  - **Hiring and retaining staff.**
  - **Firm profitability (due to wage increases).**
  - **Rise in construction costs will ultimately slow business.**

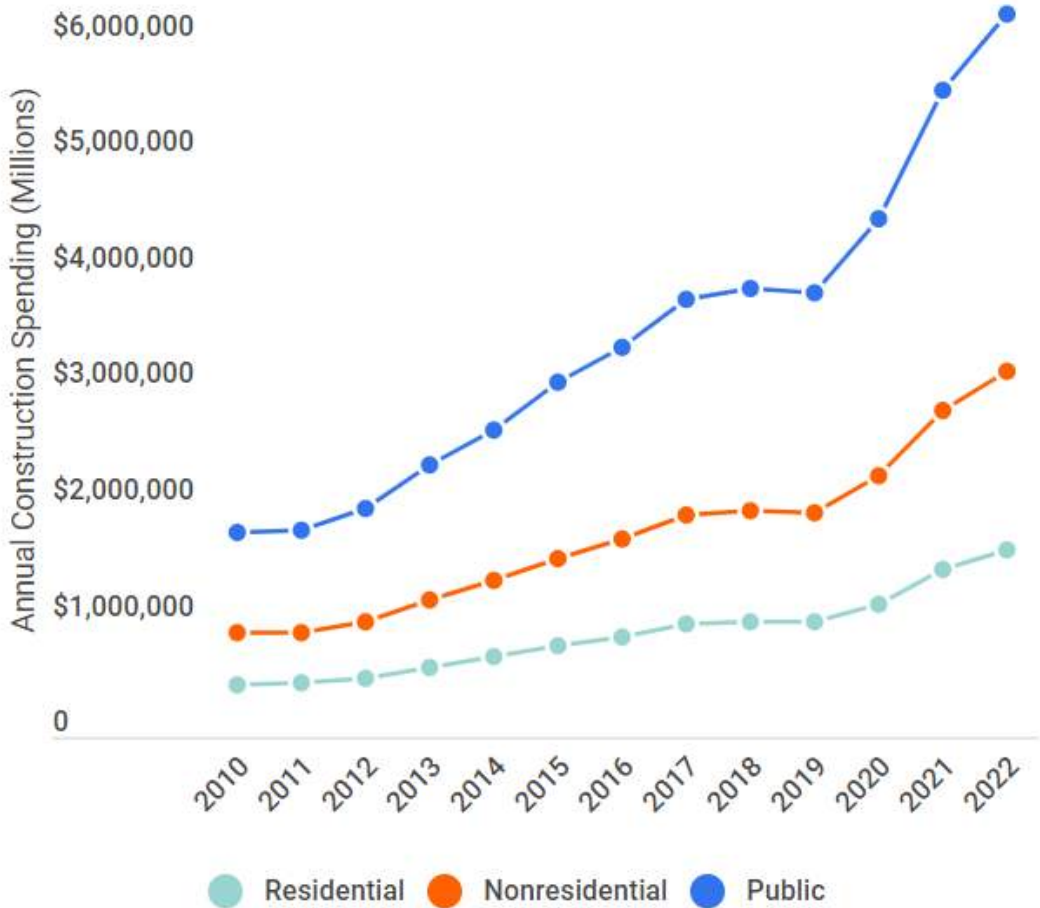


# Construction Cost Overview

## Contractor's Reality

- Companies are currently busy and expecting to be busy through late 2025.
- Current Concerns:
  - Aging workforce.
  - Labor and skill shortages.
  - Material costs.
  - Supply chain disruptions.
  - Business changes (technology).

ANNUAL U.S. CONSTRUCTION SPENDING (2010 - 2022)



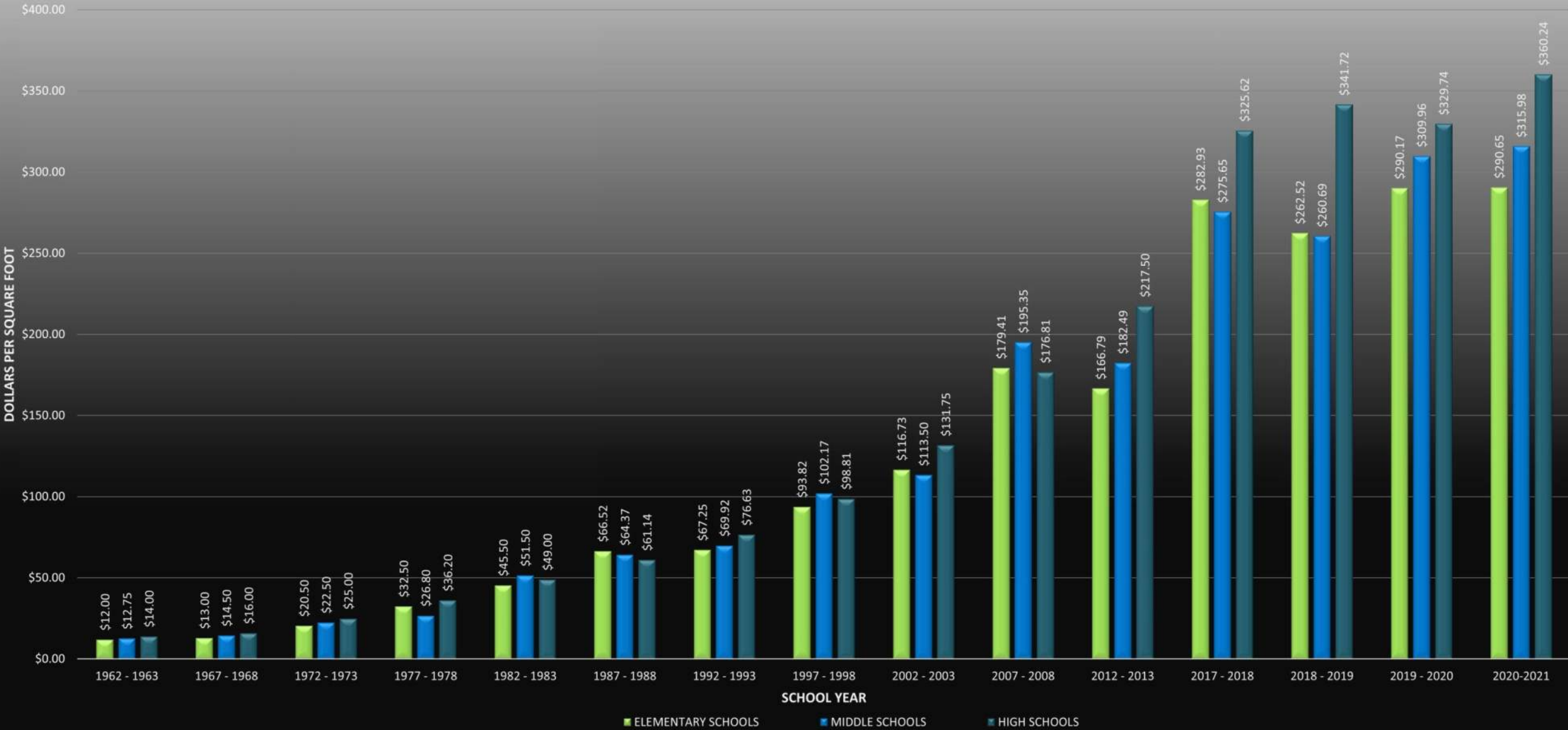
# Construction Cost Overview

## Owner's Reality

- **Construction costs are exceeding current and future revenue.**

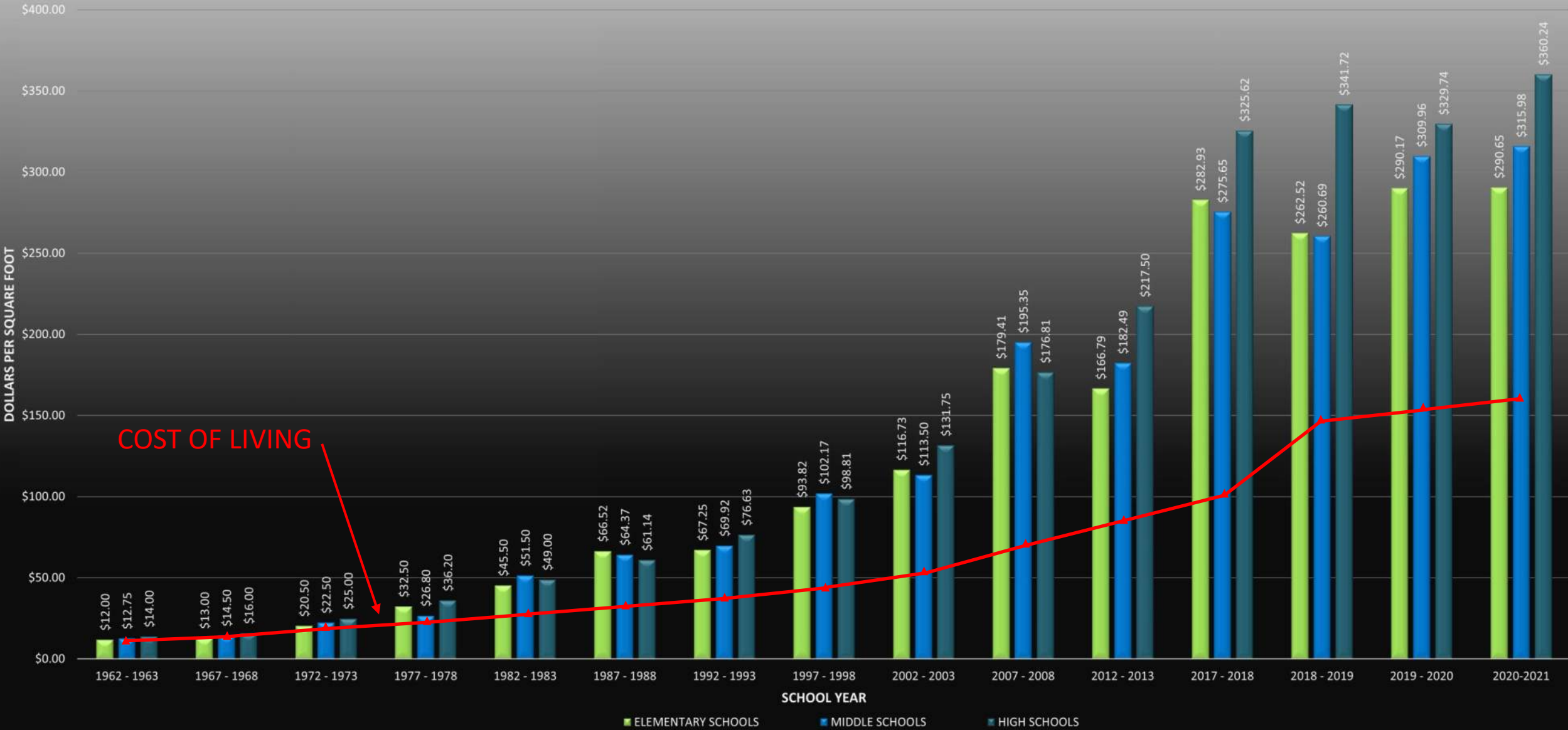
# Construction Cost Overview

CONSTRUCTION COSTS OF SCHOOLS IN VIRGINIA FROM 1962 TO 2018



# Construction Cost Overview

CONSTRUCTION COSTS OF SCHOOLS IN VIRGINIA FROM 1962 TO 2018



# Construction Cost Overview

## Owner's Reality

- **Construction costs are exceeding current and future revenue.**
- **Tempered expectations:**
  - **Cost may flatten, but they are not making a permanent decline.**
  - **Projects take longer to complete.**



# Estimated Construction Cost

## Total Project Cost

- **Cost of Construction:**
  - **Site**
  - **Building**
- **Soft Costs:**
  - **Architectural & Engineering Fees**
  - **Hazardous Material Testing and Monitoring**
  - **Geotechnical Testing & Special Inspections**
  - **Network Cabling**
- **Contingency: 10% of the total of the Construction and Soft Costs**

# Estimated Design and Construction Schedule

## Total Project Schedule

- **Design and Construction Documents:**
  - **Hazardous Material Testing**
  - **Topographic Survey**
  - **Drawings and Specifications**
- **Bidding:**
  - **Public Bidding and Award**
- **Construction:**
  - **Additions First and Then Renovations**
  - **Owner Moves**

# Estimated Cost and Schedule for Proposed Projects

## Description, Cost & Schedule

- **Project 1A: Public Safety / E911 Building – Exterior Repairs**
  - **High Priority**
  - **Cost: \$200,000 (extent of the wood replacement is unknown – could be more expensive)**
  - **Schedule: 6 months (design & bid this fall, and construction next spring)**
  
- **Project 1B: County Administration and Sheriff’s Office – Roof Replacement**
  - **High Priority**
  - **Cost: \$260,000 to \$285,000 (does not include the HVAC unit replacement)**
  - **Schedule: 9 months (design & bid this fall, and construction next spring)**

# Estimated Cost and Schedule for Proposed Projects

## Description, Cost & Schedule

- **Project 2: Community Center and Oakville Ruritan Building:**
  - **Cost: \$874,000**
  - **Schedule: 15 months**
  - **Design work should begin this fall**
  
- **Project 3: County Administration, Existing Treasurer / COR Building and Sheriff's Office**
  - **Cost: \$4,100,000**
  - **Schedule: 30 months**
  - **Design work should begin next spring**

# Questions?

