



**Renovation of the 9th Street Office Building
Replacement of the 8th Street Office Building**

January 19, 2007

Commonwealth Architects ♦ Perkins + Will ♦ WM Jordan Company



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Renovation of the 9th Street Office Building
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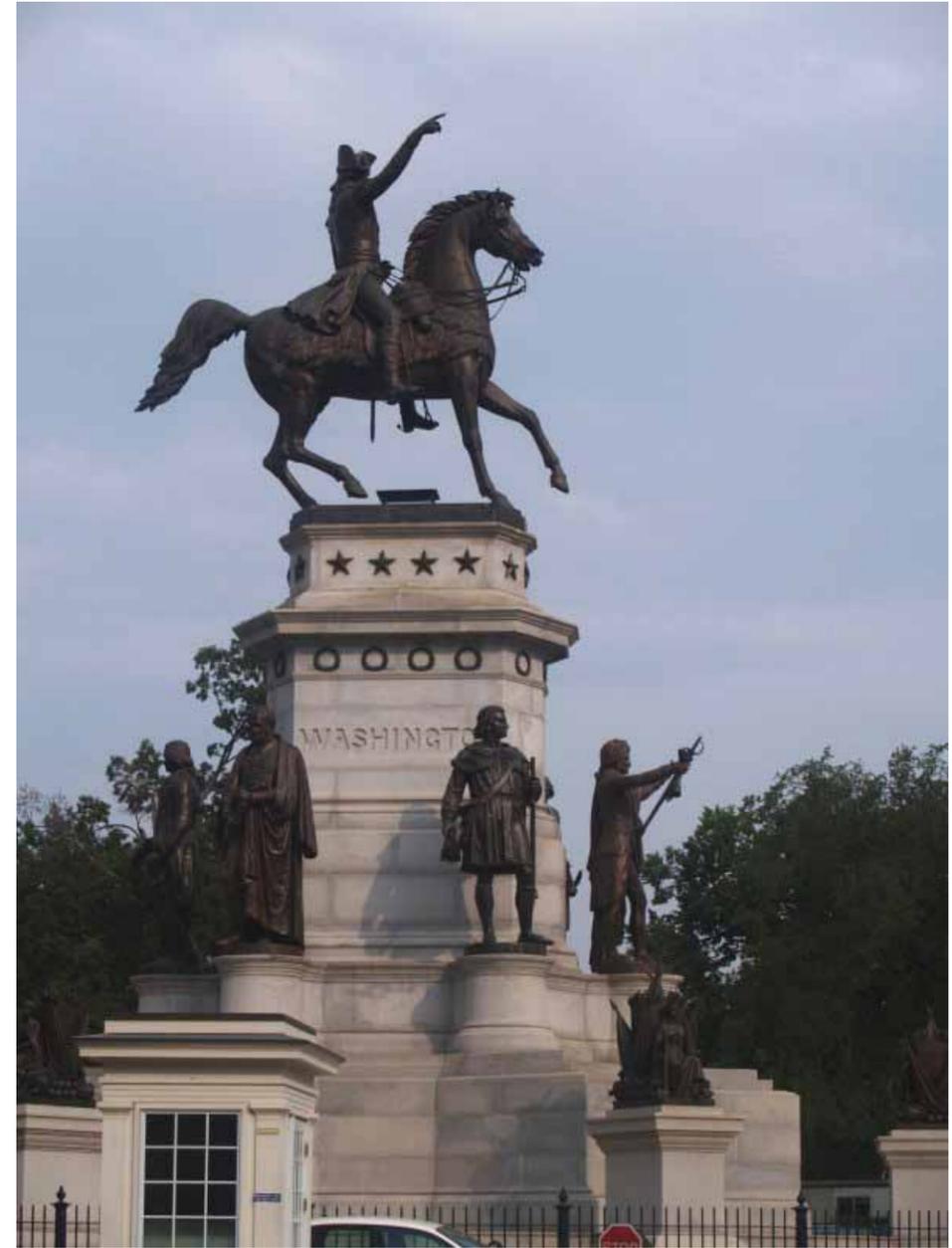
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Project Overview

The new Broad Street Building & 9th Street Office Building Rehabilitation Project includes the renovation of 183,167 gross square feet in the 9th Street building and approximately 300,000 gross square feet of office space in a new building along Broad Street between 8th and 9th Streets. The new building, as currently planned and designed, will have 4 basement parking levels for 270 cars and 11 floors above grade comprised of private offices, open office areas and meeting rooms varying in size from 50 to 400 occupants to initially support the needs of the General Assembly. It is expected that the General Assembly will occupy the building for approximately five years until needed renovations to the General Assembly Building are complete. Once the General Assembly has vacated, it will be utilized by other Commonwealth of Virginia agencies which generally will have less need of the assembly areas. At that time, the interior spaces will be renovated to fit the needs of the new tenants. It is anticipated that a formal assembly area will remain as a permanent feature in the new and renovated sections.

The main entrance and main lobby of the Broad Street Building is oriented to face northeast, towards Broad and 9th Streets. The lobby will have facilities for secure control of visitors and employees. Retail space, compatible with state office building use, is proposed at the northwest corner (8th and Broad Streets) adjacent to the 1st floor lobby. A pair of escalators in the lobby will connect directly to the 2nd floor which will provide efficient access for high-volume traffic to the meeting rooms located on that level. The lobby will also be linked to the second floor of the existing 9th Street building through a glass enclosed connector via escalators, ramps and stairs. Additionally, several levels of the 8th Street and 9th Street buildings will align, allowing travel between the two buildings without the use of stairs, elevators or ramps. The historic main entry lobby and ninth floor ballroom will be renovated to function as main features in the 9th Street Office Building.



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Design Goals

Bringing Architectural & Community Goals Together

The Commonwealth has embarked upon twin goals: to sensitively rehabilitate the landmark 9th Street Office Building and to build a new Broad Street Building that will be a landmark of the future. Both projects seek to make sensible use of the Commonwealth's resources, efficiently support wise governance, and extend the Commonwealth's architectural legacy into the next century.

Legacy Building

The Commonwealth has set a noble goal: to create a new Broad Street Building that will be a legacy building that will not only endure for the next hundred years, but will efficiently support needs both current and as-yet unimagined. The building will reflect permanence, efficiency and grandeur, and will join the chorus of substantial and handsome public buildings built and maintained by the Commonwealth in and around Capitol Square. The new Broad Street Building will be a landmark of the future.

Permanence

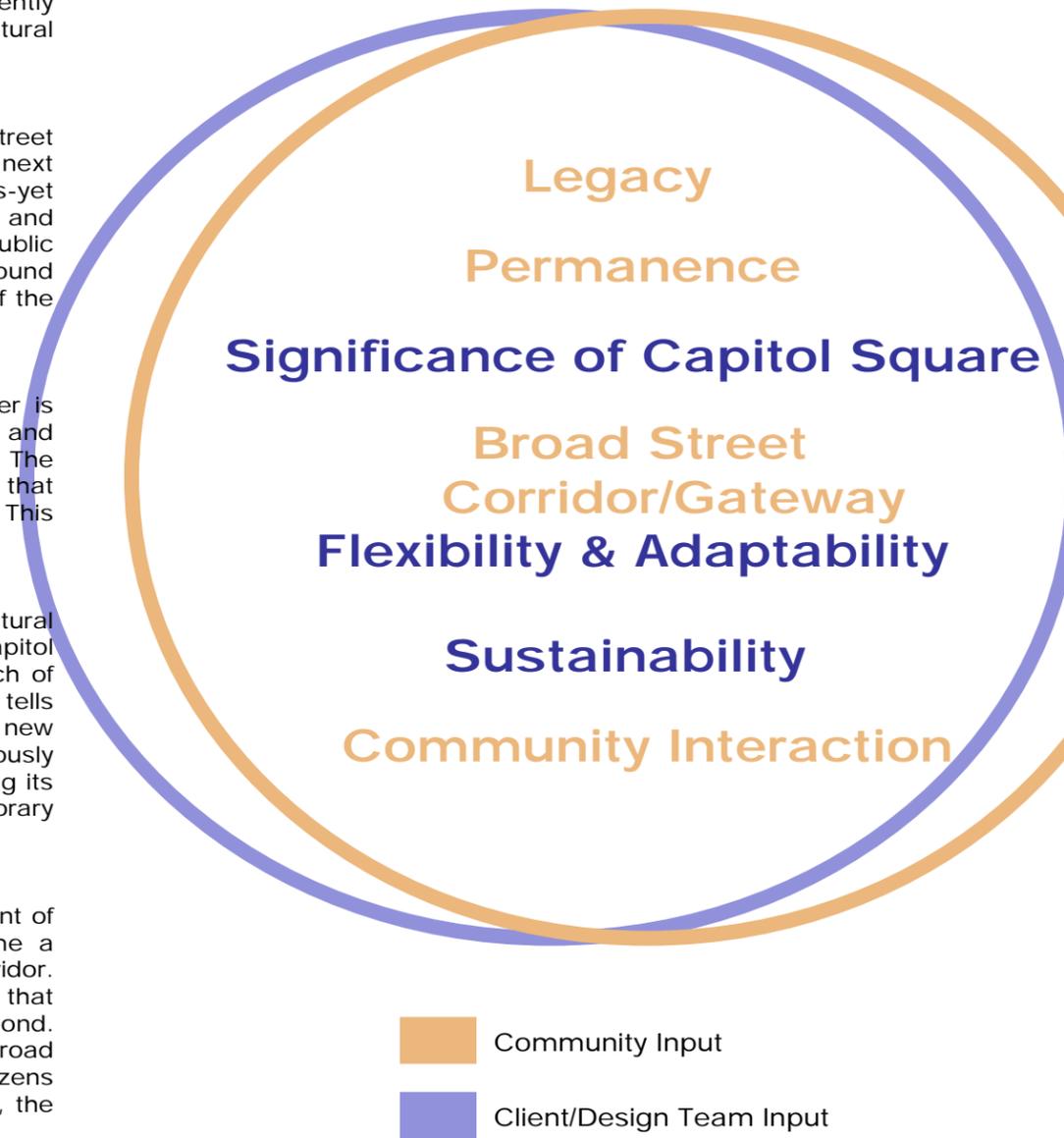
Just as good government is not transitory and changeable, neither is good architecture. Civic architecture should be permanent and substantial, as is the wise government that good architecture serves. The new Broad Street Building will be constructed of enduring materials that will age gracefully, admit of easy repair, and endure for generations. This will be a building for the ages.

Significance of the Capitol Square Environs

The new Broad Street Building will respect the high architectural standards of Capitol Square, the seat of Virginia government. Capitol Square is occupied and bordered by buildings of great variety, each of which expresses the architectural ideals of its age, and each of which tells an important story about the history of the Commonwealth. The new Broad Street Building will respect this noble tradition by simultaneously reflecting the architectural standards of Capitol Square and continuing its history by extending the architectural vocabulary to include contemporary architectural expression.

Importance of the Broad Street Corridor/Gateway

Just as the new Broad Street Building will be an important component of the architectural expression of Capitol Square, it will also become a significant part of Richmond's bustling Broad Street commercial corridor. It is important that the new Broad Street Building be a building that functions well both for the Commonwealth and for the City of Richmond. To that end, the new building will embrace ground-floor retail along Broad Street, so that the building both serves the needs of Richmond citizens who work downtown and helps bring vibrancy back to Broad Street, the main street of Richmond and the gateway to Capitol Square.



Flexibility and Adaptability

Permanence and nobility are important architectural goals, but it is important that the pursuit of these goals not create a building that cannot be adapted to changes in the workplace, and changes in the missions of individual state agencies which may in time occupy the new Broad Street Building. In order to be permanent, a building must be adaptable. The new building will feature interior architecture that will be easily and efficiently adaptable to new uses, new office configurations, and new arrangements to best deliver good government to the Commonwealth. In order for the new Broad Street Building to serve the Commonwealth for the next century and become a landmark, it must continue to efficiently serve its functions even as those functions will inevitably change. In order to be permanent, the building must also change. The new building is designed to make necessary interior changes to serve new functions efficient and economical.

Sustainability

Just as the new Broad Street Building must efficiently serve the needs of the Commonwealth, it is increasingly important that the building be designed in such a way that it makes the most efficient use possible of natural resources. At no time in the history of the Commonwealth has it been more important for the Commonwealth to embrace leadership in energy efficiency, and the new building will become the Commonwealth's benchmark for energy efficiency and wise use of natural resources.

Community Interaction

In the end, as Thomas Jefferson demonstrated, public buildings serve both government and the people who elect and support that government. The new Broad Street Building embraces the twin goals of serving the Commonwealth and serving the City of Richmond, and seeks to enliven the life of both. The design process has embraced the community, through an on-going series of community design meetings which have positively impacted the design of the new building. But this interaction is not just a function of the design process - it is a symbol of how the new Broad Street Building embraces the needs of the Commonwealth and the City of Richmond, extends the architectural conversation of Capitol Square while respecting the architectural language of Broad Street, and seeks to efficiently and nobly serve the needs of the Commonwealth while enhancing the life of downtown Richmond. The new Broad Street Building will be a building that is both flexible and permanent, and will become a legacy building, a landmark of the future.



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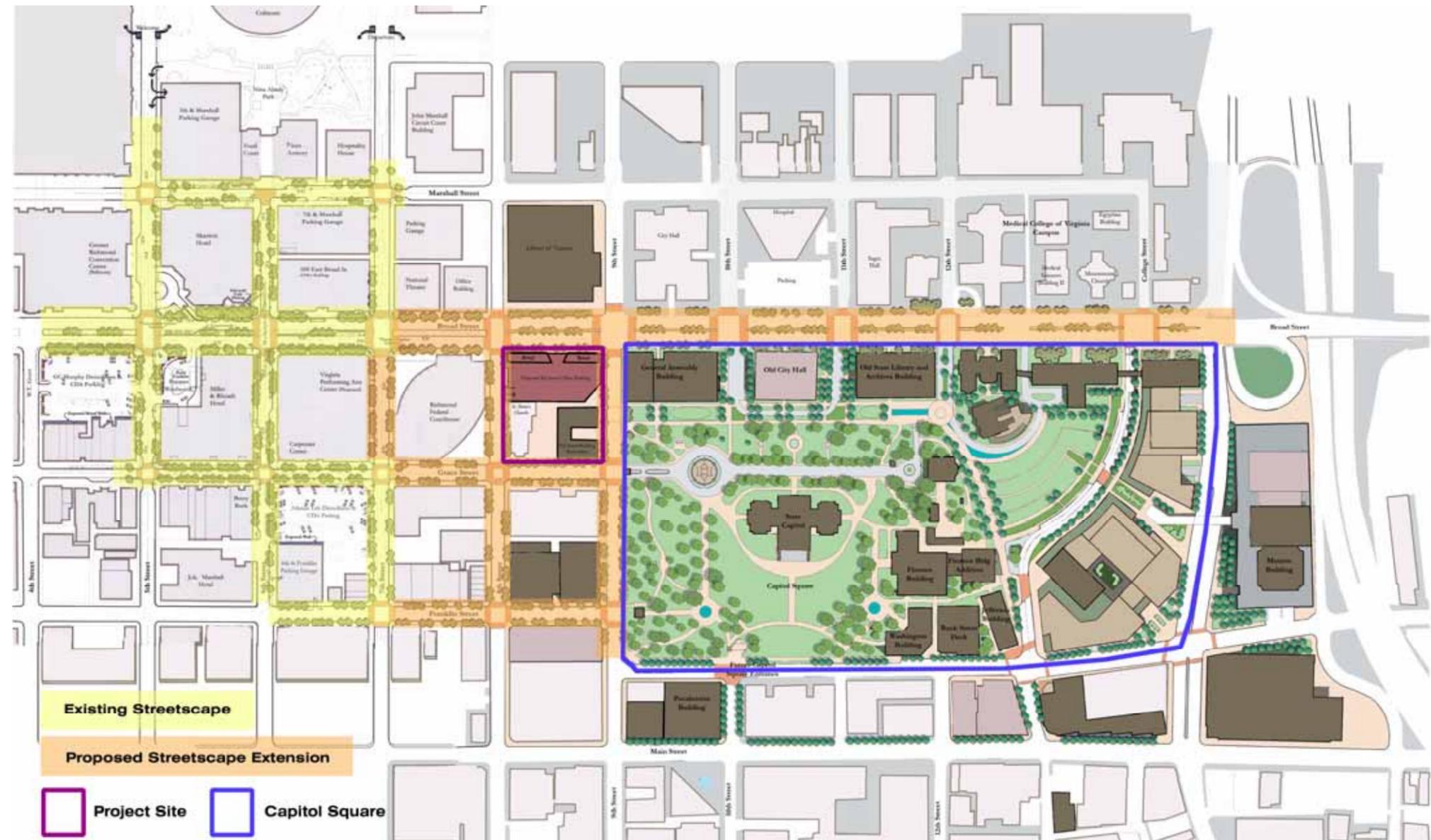
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Urban Context

The goal of the streetscape extension is to support the city's new streetscape program and create a visual and physical connection with the entire City Center District. Specifically, this will improve the perception of safety, create an urban identity/sense of place and provide a clear delineation of the area for both pedestrian and vehicular traffic.

Streetscape Improvements

- Add New Pedestrian Lights
- Add Improved Roadway Lights
- Add New Sidewalks
- Add Enhanced Intersection Crossings
- Add New Benches, Bike Racks, Trash Receptacles & Bus Shelters
- Add New Plantings
- Add New Vehicular & Pedestrian Wayfinding Signs



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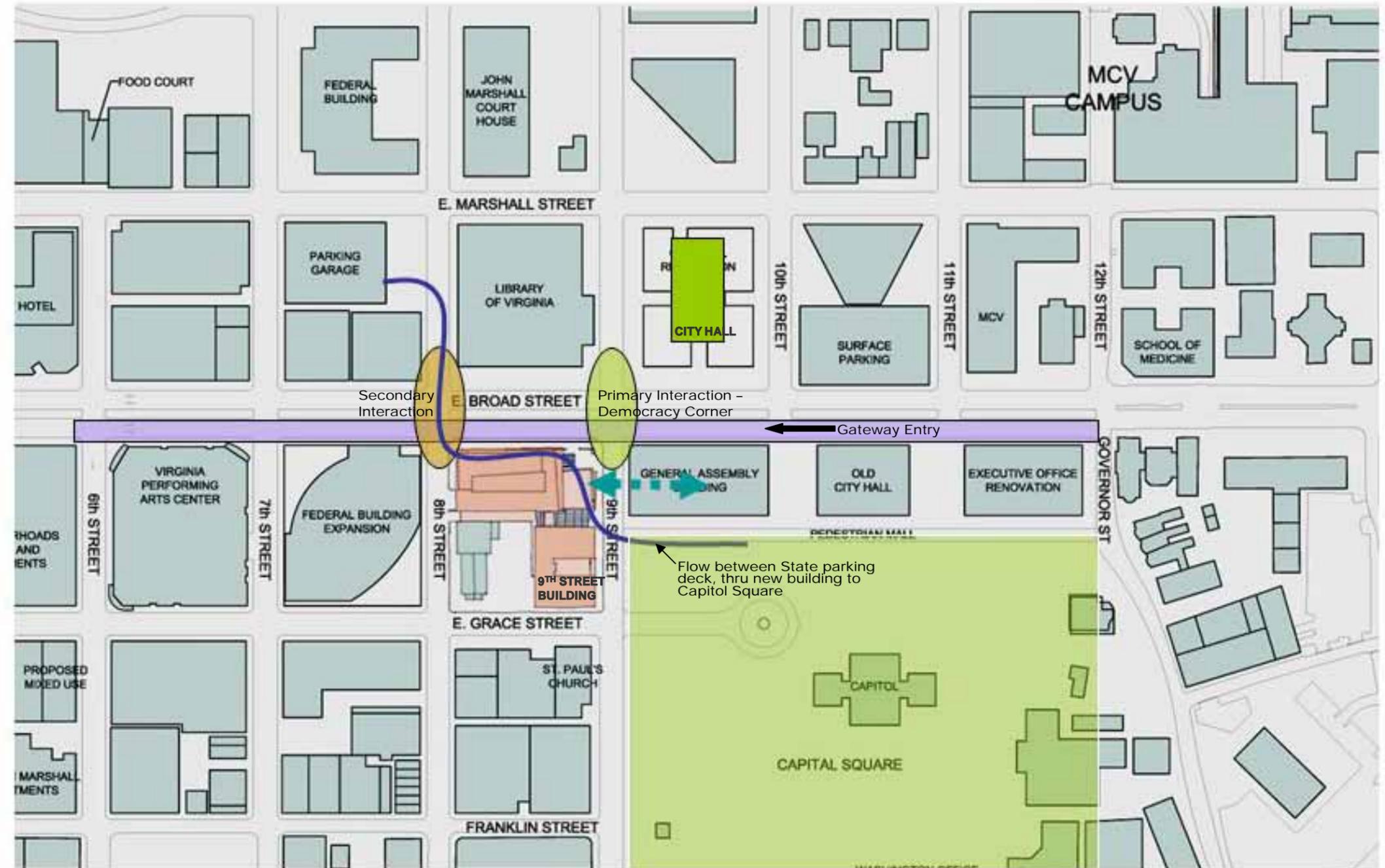
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Site Context

This project sits in a key position along the Broad Street Corridor. Because of this, considerations must be made for the urban context of the design.

Elements under consideration include:

- Urban Gateway to city
- Pedestrian activity on streets
- Relation to Capitol Square
- Relation to other existing buildings



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Community Involvement

From the beginning, the Department of General Services recognized the importance of community involvement in the rehabilitation of the 9th Street Office Building and the design of the new Broad Street Building. To achieve this goal, a working group comprised of members of the community was established, and this group has been meeting bi-weekly since the beginning of the project. Participants include Representatives from APVA, Preservation Virginia, Historic Richmond Foundation, ACORN, Venture Richmond, Capitol Square Preservation Council, St. Peter's Church, the Department of Historic Resources, and the City of Richmond, as well as the Clerks of the House and Senate and representatives from DGS.

The group has actively informed the design process, and has had a positive impact on the design evolution of the project. Two aspects of the project of particular interest to the community group are the careful rehabilitation of the 9th Street Office Building and the return of the lobby and ballroom to their original character and function. The community group also took a particular interest in the design of the new Broad Street Building. Here the emphasis has been on the importance of building a legacy building that is worthy of the site at the edge of Capitol Square. Other ideas include energy efficiency, the introduction of ground-floor retail along Broad Street, the improvement of the pedestrian / tourist experience at the approach to the building, and exercising care with the historic fabric of St. Peter's Church.

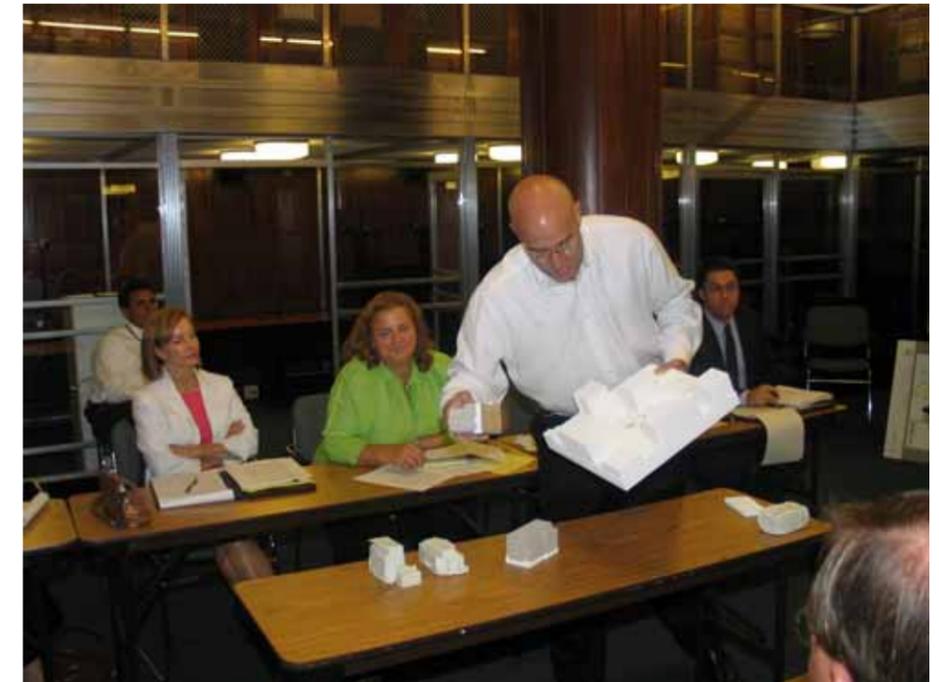
The involvement of the community group has provided several useful ideas to the design team, and has been a great benefit to the design process.

Participants include:

- Elizabeth Kostelny, Executive Director, APVA Preservation Virginia
- Conover Hunt, Executive Director, Historic Richmond Foundation
- Jennie Dotts, Executive Director, ACORN
- Lucy Meade, Venture Richmond
- Jim Wootten, Executive Director, Capitol Square Preservation Council
- John Murphy, Diocese of Richmond
- Kathleen S. Kilpatrick, Director, Department of Historic Resources
- Rachel Flynn, Director, Dept of Community Dev., City of Richmond
- Bruce Jamerson, Clerk, House of Delegates
- Susan Schaar, Clerk, Senate of Virginia

The majority of the Community Group has generally approved the current schematic design with agreement to address the following items in design development:

- Continued community input through design development
- Continued study of the sloping bay including proportions at northeast corner
- Continued study of East Façade
- Development of streetscape including crosswalks at Broad Street



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St. Peter's Church

We have prepared a plan that will safeguard the church during demolition and construction activities nearby. The goal is to protect the church from any damage due to vibration, falling debris, or anything else that might cause damage. We will closely study and monitor the church, and we will not only be able to plan for protection, but we will be able to closely monitor the church during demolition and adjust demolition techniques as necessary to minimize ground-borne vibrations.

In addition, we are creating accurate documentation of the historic fabric of the church so that St. Peter's will be in a better position to look after the historic building for years to come. This documentation will make it easier for the church to plan for future alterations or rehabilitations by having accurate as-built drawings as a guide. This information will allow the church to make good, sound long-term decisions about the care of its historic building, as well as to be in a better position to make maintenance decisions.



St. Peter's Church - South Elevation



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St. Peter's Church

Examples of our Effort to Document the Church



ST. PETER'S CHURCH INTERIOR-
TYPICAL STAINED GLASS



ST. PETER'S CHURCH INTERIOR-
VIEW UP TO BALCONY ORGAN



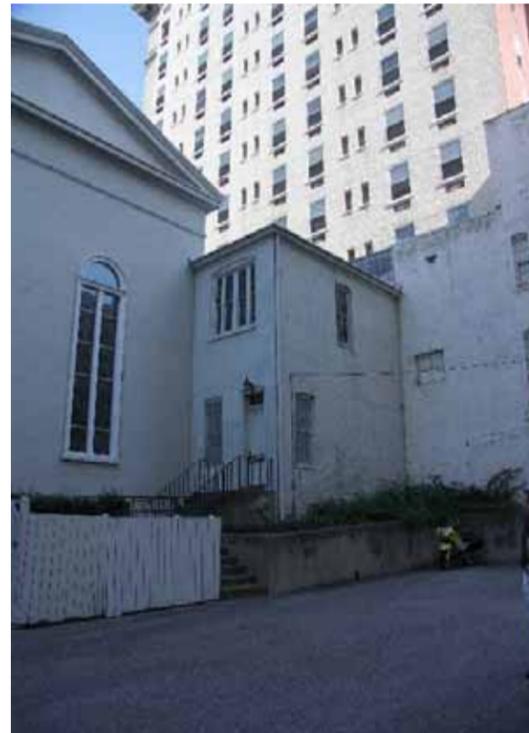
ST. PETER'S CHURCH INTERIOR- VIEW
FACING SOUTH



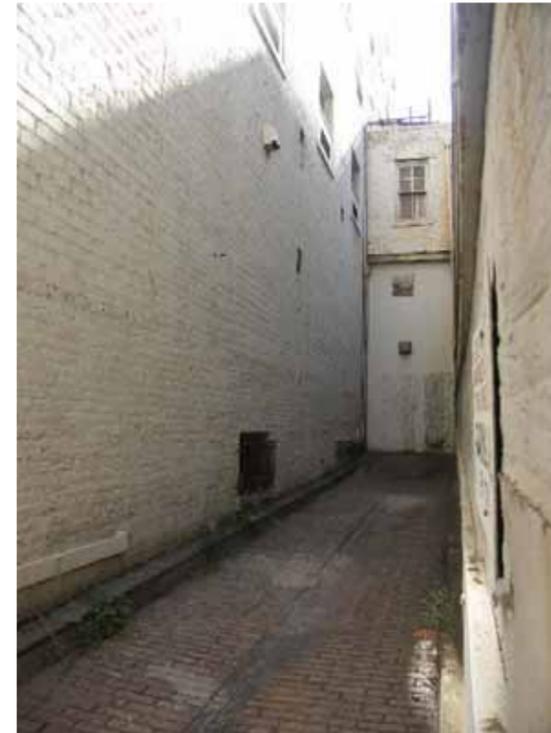
ST. PETER'S CHURCH INTERIOR- VIEW
FACING NORTH IN SANCTUARY



ST. PETER'S CHURCH INTERIOR-
TYPICAL STAINED GLASS



TWO STORY CHURCH ADDITION
WHICH IS BUILT AGAINST FORMER
MURPHY HOTEL (NOW 8TH STREET
OFFICE BUILDING.)



EXISTING ALLEY. WALL ON RIGHT
BELONGS TO ST. PETER'S CHURCH.
WALL ON LEFT AND END OF ALLEY
TO BE DEMOLISHED.



BIRDS EYE VIEW OF CHURCH AND 8TH
STREET OFFICE BUILDING CONNECTION.

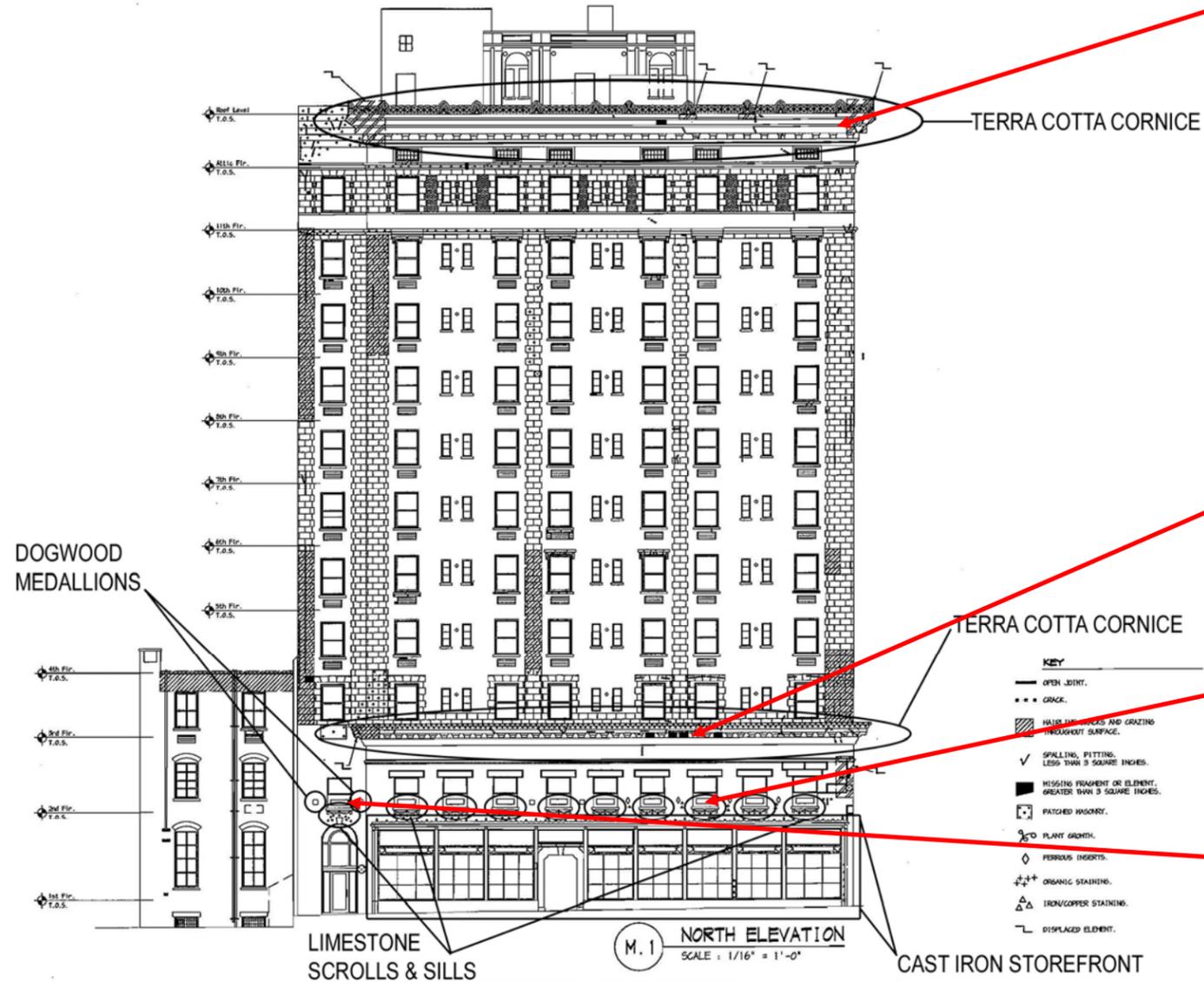


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Salvaging & Recycling of 8th Street Building



All will be used in Connector



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Salvaging & Recycling of 8th Street Building



Historic wood door and transom



Historic wood column wrap and capital



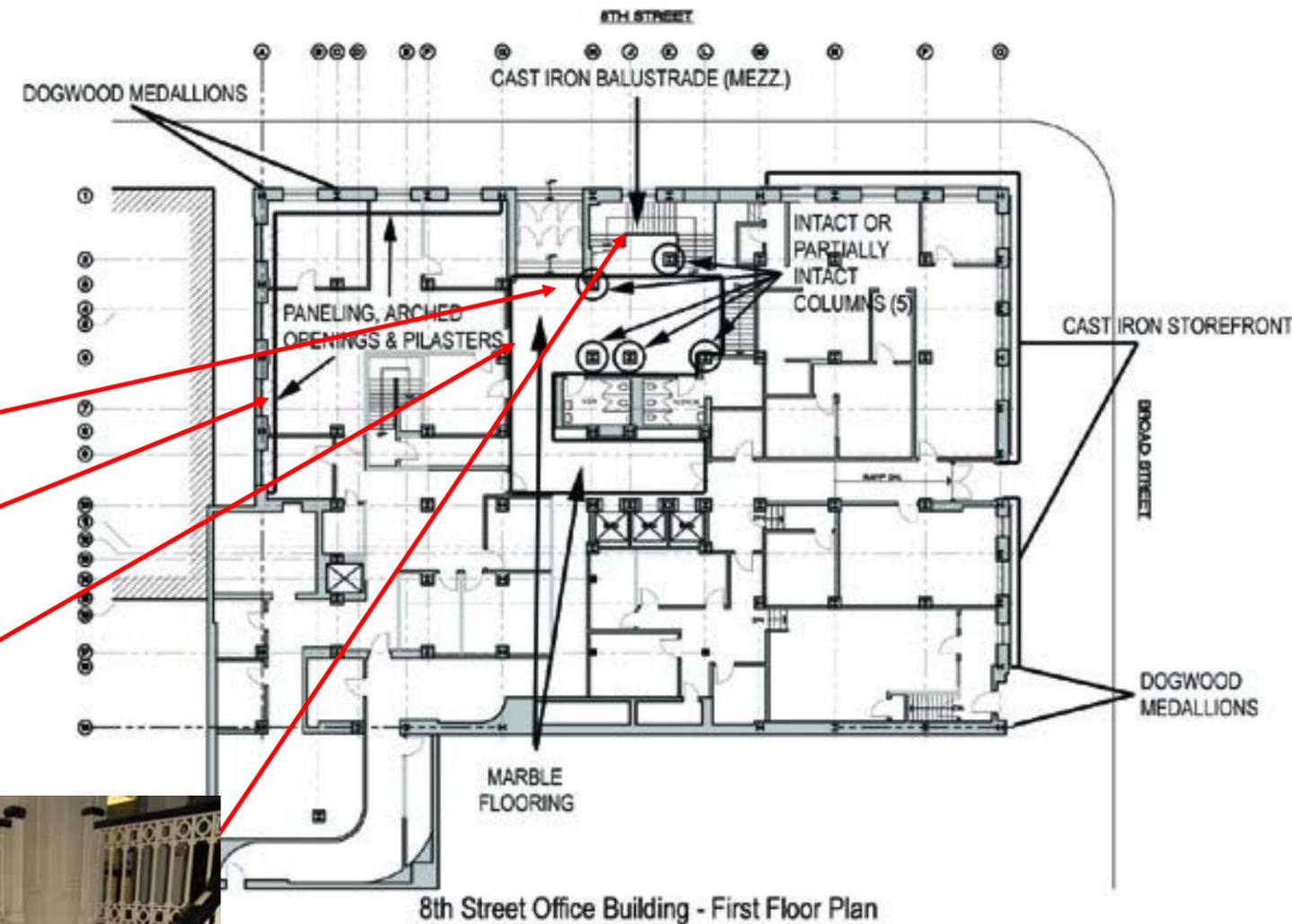
Historic wood panels



Historic maple flooring



Historic cast-iron staircase



ITEM	TO BE USED IN
Historic maple doors and transom	9 th Street Building Rehabilitation
Historic wood column wrap and capital	Connector between 9 th Street building and new building
Historic wood panels	Connector between 9 th Street building and new building
Historic maple flooring	Connector between 9 th Street building and new building
Historic cast-iron staircase	Connector between 9 th Street building and new building

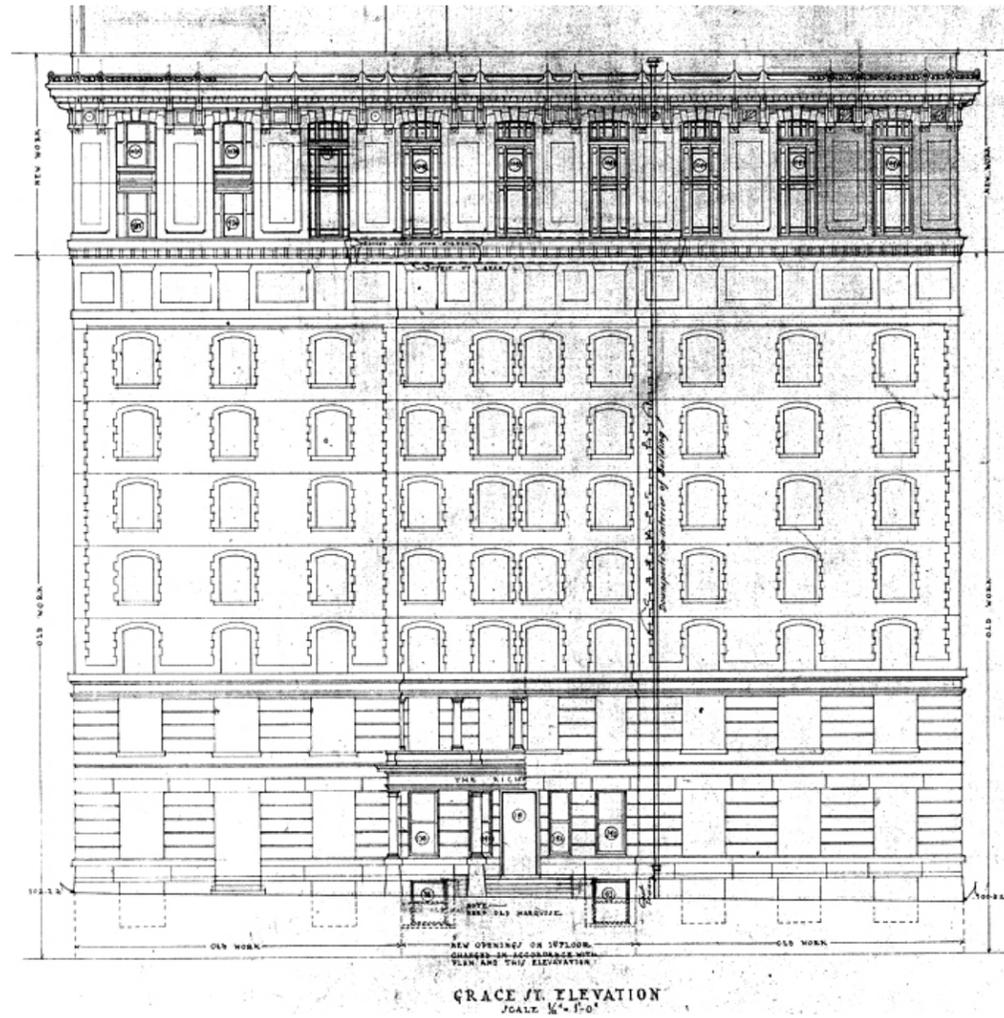


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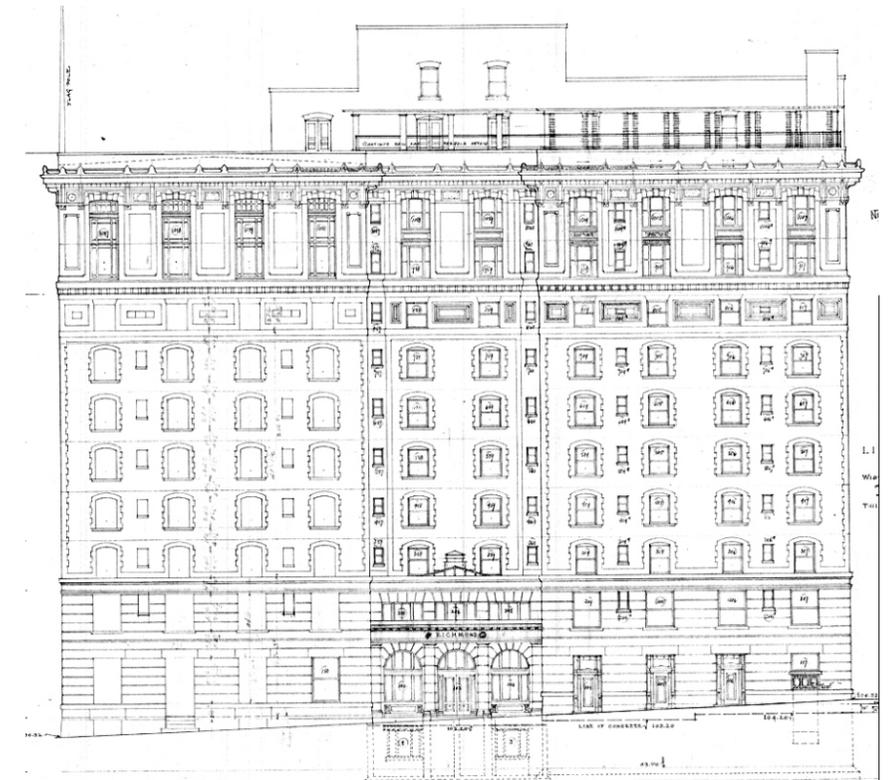
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Rehabilitation of 9th Street Building



Grace Street Elevation



9th Street Elevation

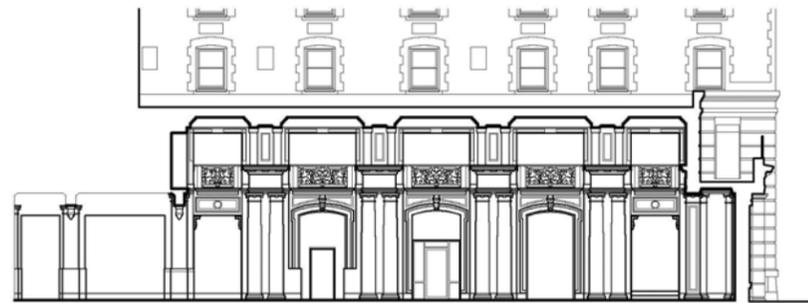


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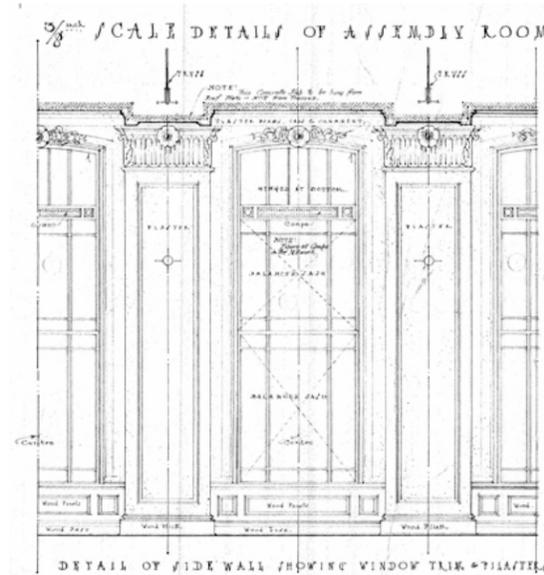
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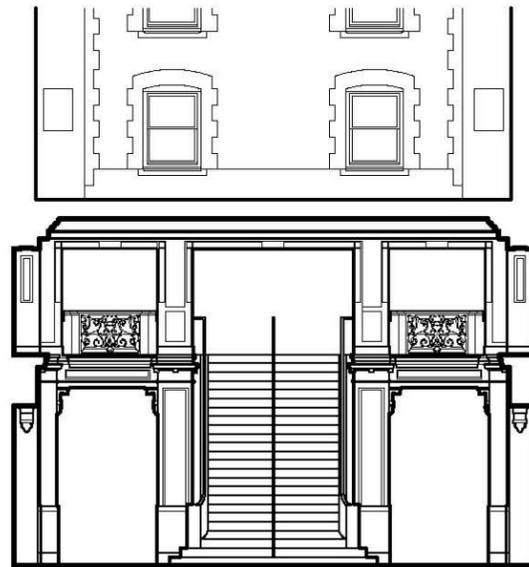
Rehabilitation of 9th Street Building



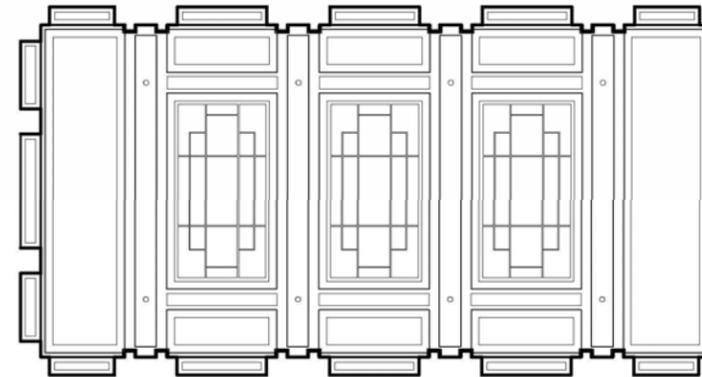
NORTH ELEVATION



BALLROOM ELEVATION



WEST ELEVATION



LOBBY REFLECTED CEILING PLAN



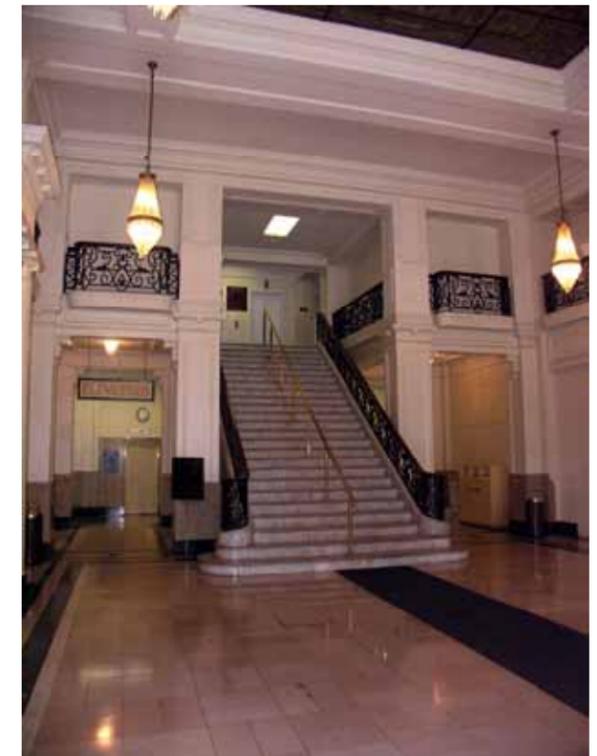
Historic Main Lobby



Historic Main Lobby Ceiling & Skylights



Historic Ballroom Column & Wood Floor



Historic Main Lobby Grand Stair & Marble Floor



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Sustainability

To ensure that the principles of green building and sustainable design are integrated into the design of the renovation of the existing 9th Street Office Building and for the replacement of the 8th Street Office Building, we are planning the following measures:

- Re-use of existing façade, floors, structure, and roof (reduces diversion of materials to landfill, lessens energy consumption during construction, and lowers project costs).
- Re-use of salvaged brick and other materials during demolition (lessens energy consumption during construction, lowers project costs).
- Green roof for 9th Street and portions of the 8th Street buildings (lowers heating & cooling loads, reduces stormwater infrastructure and improves overall air quality).
- Raised flooring at the 8th Street building (increases energy efficiency by reducing mechanical equipment sizing, lessening the extent of required ductwork, and allowing individual control for thermal comfort).
- Daylighting for open office layout at the 8th Street SOB and existing bank of windows at the 9th Street building facade (reduces overall lighting loads and increases occupant productivity).
- High tech solar glazing in new and replacement windows (reduces heating and cooling loads).

These and other sustainable design concepts will be incorporated into this project, and are intended to enhance employee performance by providing thermal comfort and a higher quality work environment through energy efficiency. Specification of products and materials that are renewable or otherwise minimal in environmental impact promotes community-wide stewardship.



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Sustainability



LEED-NC

LEED for New Construction and Major Renovations (LEED-NC) is a green building rating system that was designed to guide and distinguish high-performance commercial and institutional projects with a focus on office buildings. There are incremental levels of certification for LEED-NC based on a points system:

Certified	26 to 32 points
Silver	33 to 38
Gold	39 to 51
Platinum	52 to 69

The State has elected to pursue Silver level certification on the 8th & 9th Street Office Buildings. Noted below are some highlights from the rating system.

SITE SUSTAINABILITY

- Construction Activity Pollution Prevention.
- Community Connectivity: Public Transportation & Pedestrian Access.
- Reduced "Heat Island Effect" = Green Roof + Covered Parking.

WATER EFFICIENCY

- Landscaping: No Irrigation or No use of potable water for irrigation.
- Water Use Reduction: Occupant-sensored plumbing fixtures.

ENERGY & ATMOSPHERE

- Fundamental Commissioning of Building Energy Systems.
- Optimal Energy Performance based on computer simulation modeling or energy performance assessments.
- No CFCs, HCFCs or Halons.
- Green Roof reduces heating and cooling loads.

MATERIALS & RESOURCES

- Storage & Collection of Recyclables
- Savings afforded from re-use of existing 9th Street building.
- Salvage & Re-Use of materials from 8th Street building demolition.
- Divert Construction Waste from landfills to salvage or recycle centers.
- Use of Regional Materials (extracted, processed & manufactured within 500 miles.)
- Use Certified Wood. (Wood products certified by Forest Stewardship Council.)

INDOOR ENVIRONMENTAL QUALITY

- No Smoking.
- Carbon Dioxide Monitoring.
- Low-Emitting Materials. (Use paints, carpets & adhesives with low VOC content.)
- Raised Flooring enhances Indoor Chemical & Pollutant Control
- Daylight & Views

Daylight & Views
High Tech Solar Glazing



Green Roof



Raised Flooring



Re-use of Salvaged Materials



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Site Plan

- Green Roof
- Landscaped Terraces
- Atrium Connection Between New & Existing
- Streetscape
- Entry Points



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Ground Floor Plan

- Main Lobby of New Building
- Retail at Broad & 8th Street Corner
- Glass Connector Between Buildings
- Pedestrian Connection Between New and Existing Buildings
- Assembly Spaces
- Escalators Between Ground Floor of New Building and Second Floor of 9th Street Building
- Loading Docks/Shipping/Receiving at 8th Street
- Rehabilitated Two Level Lobby and Addition of Entry Canopy at 9th Street Building



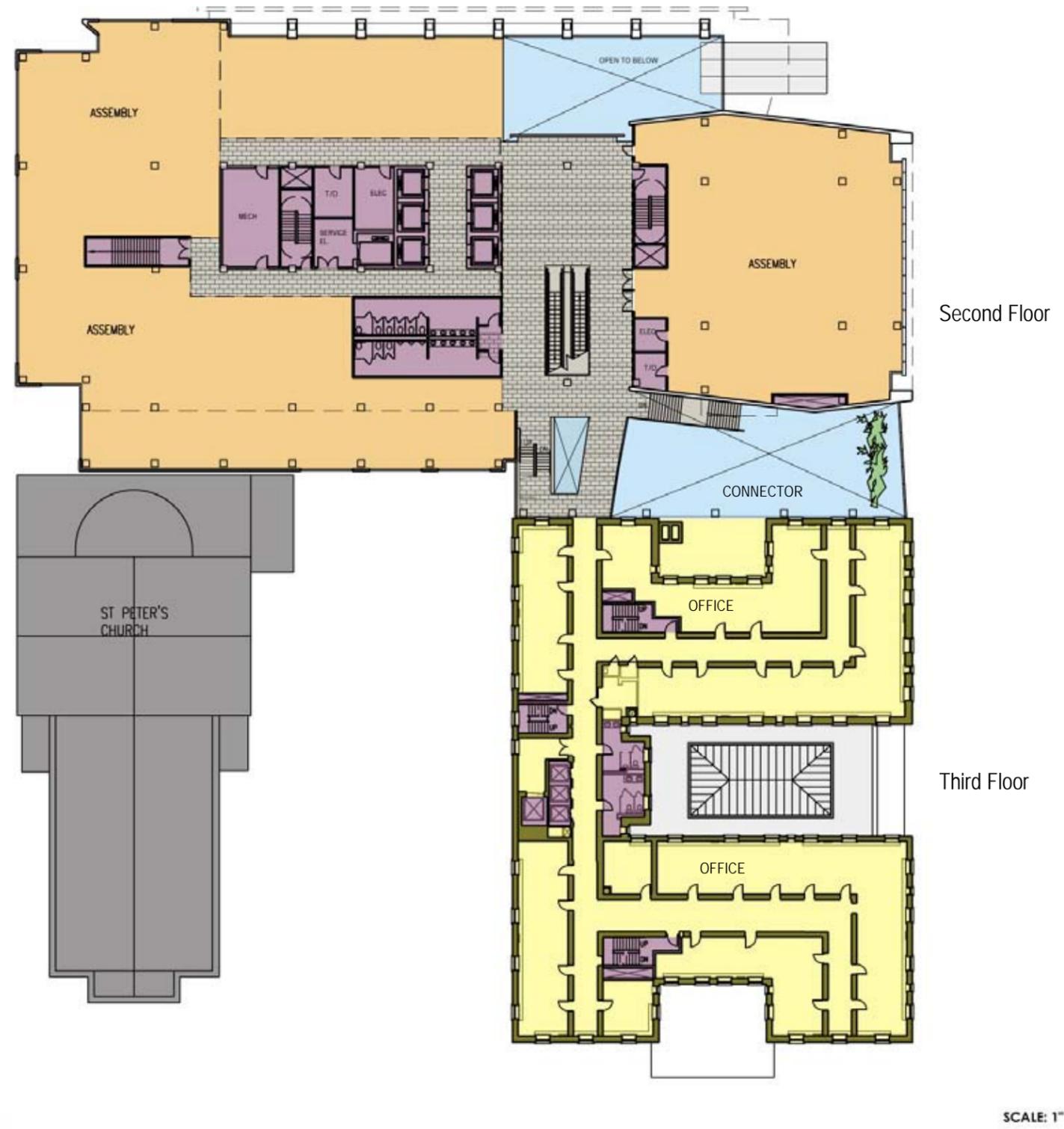
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Second Floor Plan

- Main Column-Free Assembly Spaces
- Overlook to Lobby & Connector
- Connection Between New & Existing Buildings
- Re-open Skylight over Historic Lobby at 9th Street Building



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Typical Floor Plan

- Flexible Plan Layout – structural long span to create column-free plate
- Pedestrian Connection Between New & Existing Building
- Raised Access Floor in New Building for Mechanical, Telecommunications, Data & Electricity Systems
- High Floor-to-Floor Height in New Building
- Emphasis on the Introduction of Natural Light
- Rehabilitation of Typical Floor in 9th Street Building Including Maintaining Original Corridor Configuration



SCALE: 1" = 45'



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Broad Street Elevation

- Broad Street Corridor
- Main Entry at Democracy Corner
- Strong Cornice
- Legacy Building
- Materials:
 - Stone - Permanency
 - Glass - Contemporary, Openness, Technology



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9th Street Elevation

- 9th Street Scale
- Relationship to Existing 9th Street Building
- View of Capitol Square
- Green Terrace
- Connector
- Strong Use of Stone



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8th Street Elevation

- Relationship to Courthouse
- Relationship to Old 8th Street Building Scale
- Steps Down to Church
- Retail at Corner
- Green Terrace
- Strong Use of Stone



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Grace Street Elevation

- Respectful to Existing 9th Street Building and Church
- Green Courtyard
- Solar/Sun Shades Facing South



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Broad Street Interior & Storefront



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- Broad Street Corridor
- Visual Connection Outside/Inside
- Retail at Corner
- View to Connector thru Lobby
- Symbolic Entrance

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Storefronts

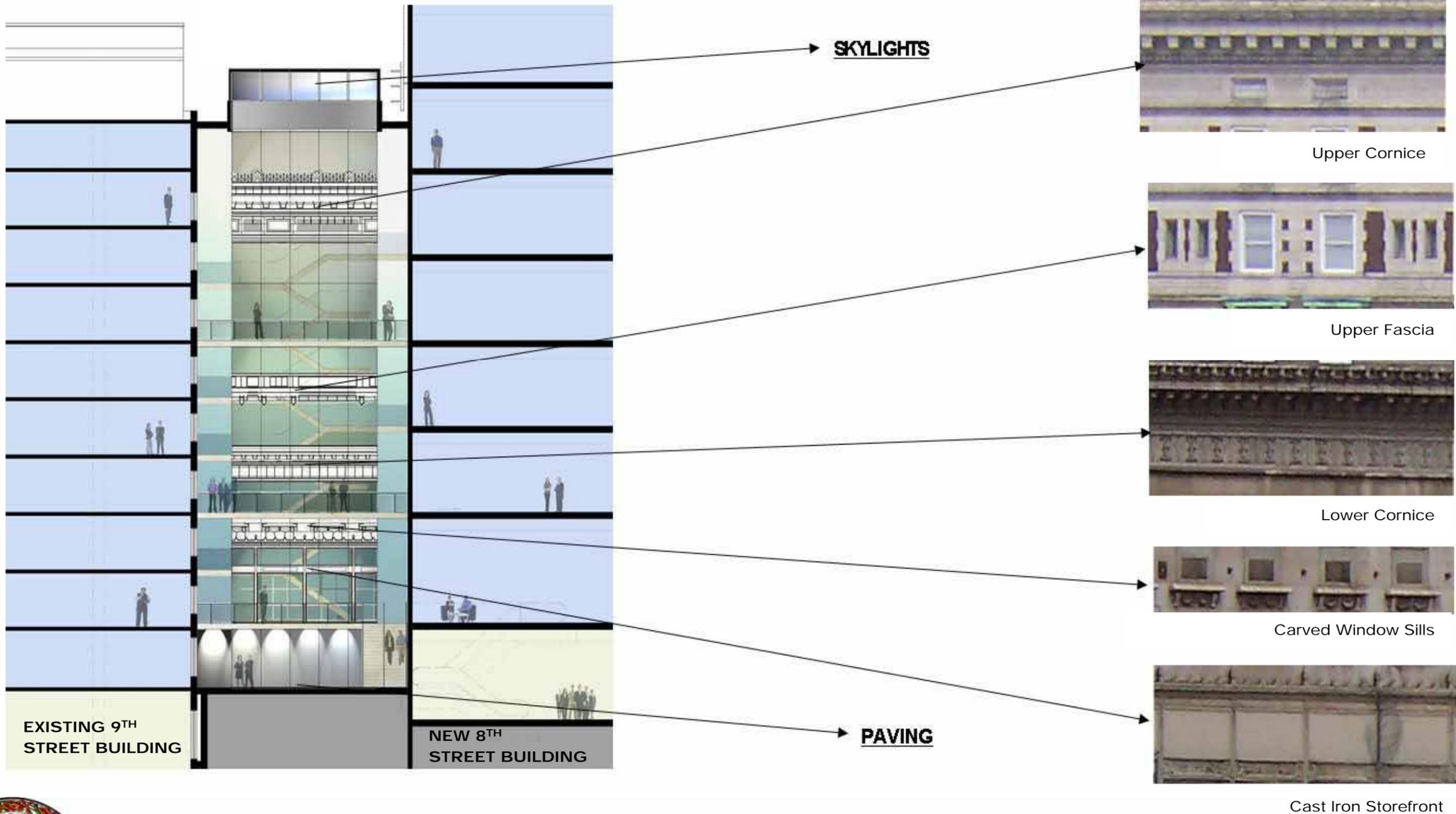


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Section Through Connector



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View from Northeast



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View from Northwest



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View from Southwest



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Possible Schedule

Hired A/E team	August 2006
Began meeting with Community Group to develop schematic design	October 2006
8th Street Demolition Drawings complete	October 2006
Met with Senate and House Clerks to define schematic program needs	November 2006
Hired construction manager	November 2006
Art and Architectural Review Board Approved 8th Street Demolition	November 2006
Schematic Design for new Broad Street Building and 9th Street Renovation complete with Community Group approval and agreement to explore more detailed components of design during the detailed design phase	December 2006
Design Development Phase	December 2006 – May 2007
Demolition of 8th Street Office Building	April 2007 – January 2008
Construction site along Broad Street filled with gravel	January 2008 – June 2008
Occupants vacate 9th Street Office Building	July 2008
Construction of new Broad Street Building and Renovation of 9th Street Office Building	July 2008 – June 2010
Building Commissioning	July 2008 – August 2010
GAB Tenants move to new Broad Street Office Building and Renovated 9th Street Office Building	September 2010 – October 2010



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