

8th & 9th Street Project

Building Fact Sheet

8th Street Office Building

Existing Facility:

- Approximately 126,933 Gross Sqft
- Constructed 1911-1915, originally known as the Murphy Hotel, the 8th Street Office Building was acquired by the Commonwealth in 1966 for use as offices for the Legislature. An Annex to the Hotel stood on the opposite corner of 8th & Broad Streets, and was demolished many years ago.
- Since 1970, interior renovations converted the building to offices for state agencies. The building was vacated in the summer of 2005.

Existing Conditions:

- Exterior masonry is deteriorating and pieces of tile and stone are separating from the building façade. Due to the severity of the damaged masonry a protective structure covers the pedestrian walkway on Broad and 8th Streets
- Code deficiencies involving access for the disabled and life safety systems
- Major mechanical and electrical systems obsolete. New elevators installed in 1998
- In 2005, more than 200 beams and posts were placed in the basement on the 8th Street side of the building to provide structural reinforcement underneath the sidewalk to prevent the sidewalk from collapsing. An independent structural engineer advised structural reinforcements be installed.
- Numerous heating and cooling units requiring maintenance versus one chiller and one cooling tower in a new building. Current number of units in the 8th Street Office Building: 260 ea. Incremental A/C Units (thru-the-wall units - cooling w/electric strip heat); 71 ea. Incremental Heat Pumps (thru-the-wall units); 10 ea. Package Unit Heat Pumps; 4 ea. Liebert A/C Units (Computer Rm. Basement/Bd. of Elections Storage Rm. Basement); 3 ea. Edpac A/C Units (Computer Rm. Basement)

9th Street Office Building

Existing Facility:

- Approximately 183,167 Gross Sqft
- Constructed in 1904 with an addition built in 1911, originally known as the Richmond Hotel, the 9th Street Office Building was acquired by the Commonwealth in 1966 and renovated for use as state offices.
- The building is currently used as state office space by multiple state agencies

Existing Conditions:

- Code deficiencies involving access for the disabled and life safety systems.
- Windows are not energy efficient or water tight - - - numerous leaks
- Damaged and deteriorated masonry wall, windows and waterproofing systems
- Major mechanical and electrical systems obsolete, HVAC and electrical systems continuing to fail

2005 Report Findings on 8th and 9th Street Office Buildings

The study was conducted from April to June 2005 with input by the preservation community.

The report presented ten options for development of the site. The report presentation is available at www.DGS.Virginia.Gov. Click on 8th and 9th Street Project.

2005 Report Findings:

- Eligible for listing on historic Virginia and federal registers
- Location significant
- Critical urban design/traffic considerations
- Preservation-based options are more costly
- Critical to Move Forward
- Minimum 250,000 sq. ft. of office space needed & 150 parking spaces on this site
- Buildings inefficient
- Typical deterioration for +/- 100 year old buildings
- Feasible development scenarios

Findings and Determinations:

- Selling or long-term lease of these properties is not in the Commonwealth's best interests.
- The Commonwealth has a programmatic need for development of the properties
- There is a long-established policy to control the real property contiguous to Capitol Square
- There are security and quality considerations for doing so
- Relinquishing control of the properties would limit future flexibility

Alternatives Considered and Presented to 2006 General Assembly:

- Renovate both, and new building at 9th & Broad
- Renovate 9th Street; demolish 8th; new building at 8th-9th & Broad
- Renovate 9th Street; demolish 8th but keep its facades; new at 8th-9th & Broad
- Demolish both buildings and erect a new building on the entire site