

WELCOME!!!

To The Bedford County Office Facilities  
Tour and Open House

Hosted By:

The Bedford County Board of  
Commissioners and County Staff

Conducted in Association With:

Gwin, Dobson & Foreman, Inc. Consulting Engineers,  
David B. Albright, A.I.A. Architect







# Background:

The Bedford County Board of Commissioners currently own or lease approximately 12 different buildings scattered throughout the Bedford Borough area to house the various departments of County Government.

With the exception of the Courthouse, Library Building, and Courtroom II Building, the buildings currently in use were not originally constructed to be office buildings and do not meet current minimum life-safety and handicapped accessibility requirements.

Many of these buildings have fallen into a state of disrepair and lack the ability to provide efficient office space and adequate security.

## Background (continued):

Gwin, Dobson & Foreman, Inc. was commissioned in February of 2003, to conduct an office facility feasibility study.

The intent of the study was to:

1. Consolidate the county office facilities;
2. Improve efficiency of the County office facilities;
3. Address handicapped accessibility;
4. Meet current and future life and safety regulations.



# Study Approach

Phase 1 – Evaluation of existing conditions.  
Analysis of current/projected space needs,  
efficiency and improvements needed for owned  
facilities

Phase 2 – Consolidation options with cost.  
Comparison of consolidation versus  
rehabilitation and project financing options



# Phase I - Evaluation of Existing Conditions

## Summary of Findings

1. Current gross square footage of the existing building is 125% greater than actually needed, yet Departments lack usable space.
2. Buildings lack adequate public waiting and assembly space.
3. Buildings lack adequate electrical & mechanical functions for office space.



# Phase I - Evaluation of Existing Conditions

## Summary of Findings

4. Buildings do not meet current life safety and code standards.
5. Buildings lack handicapped accessibility.
6. This study identified major concerns including structural, architectural, mechanical and electrical deficiencies.
7. Cost identified do not include abatement of lead based paint/asbestos, historic restoration, building security or office functionality.















## Phase II - Consolidation Options

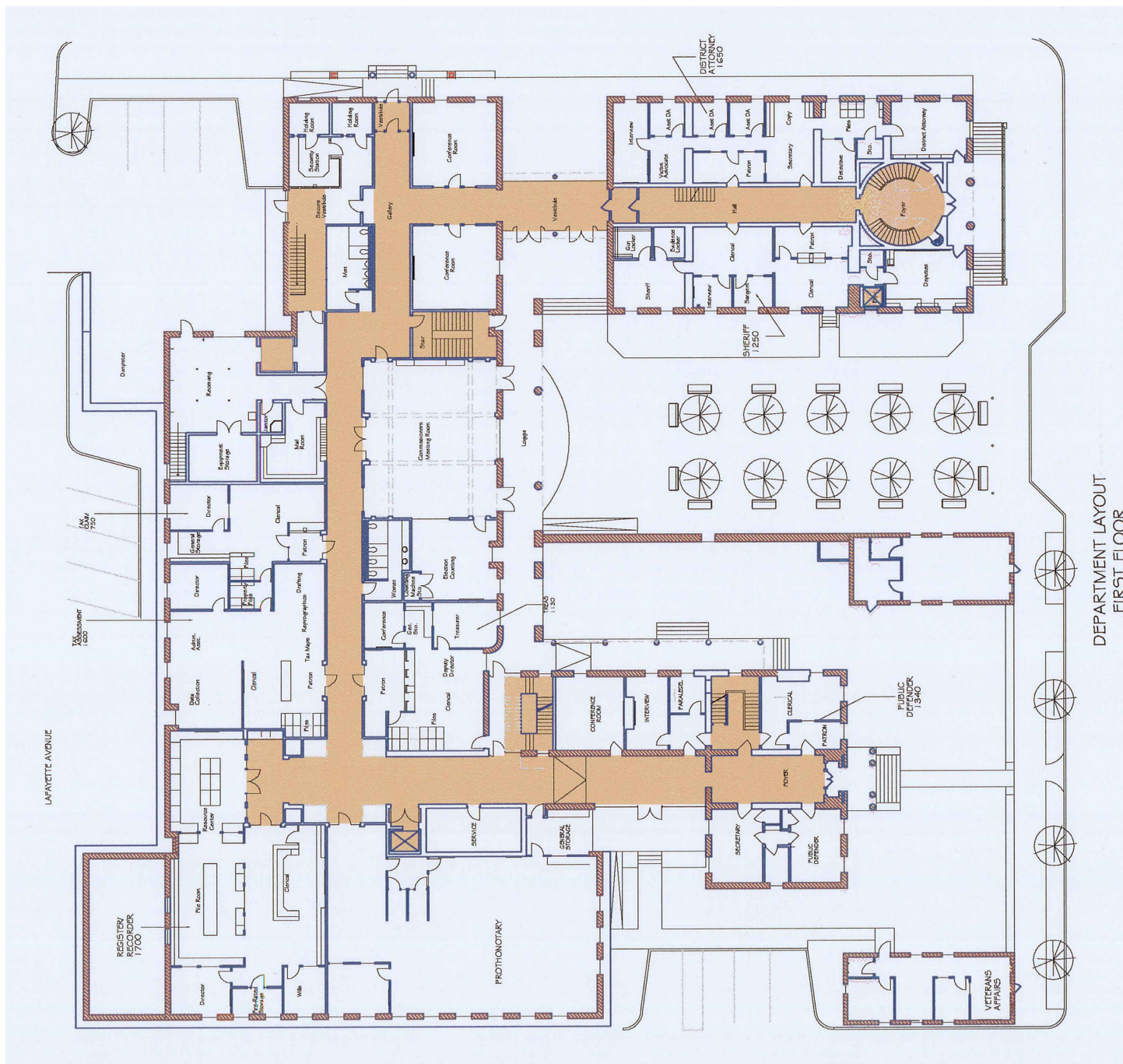
This phase of the Study evaluated a total of five different consolidation options to meet the needs of the County.

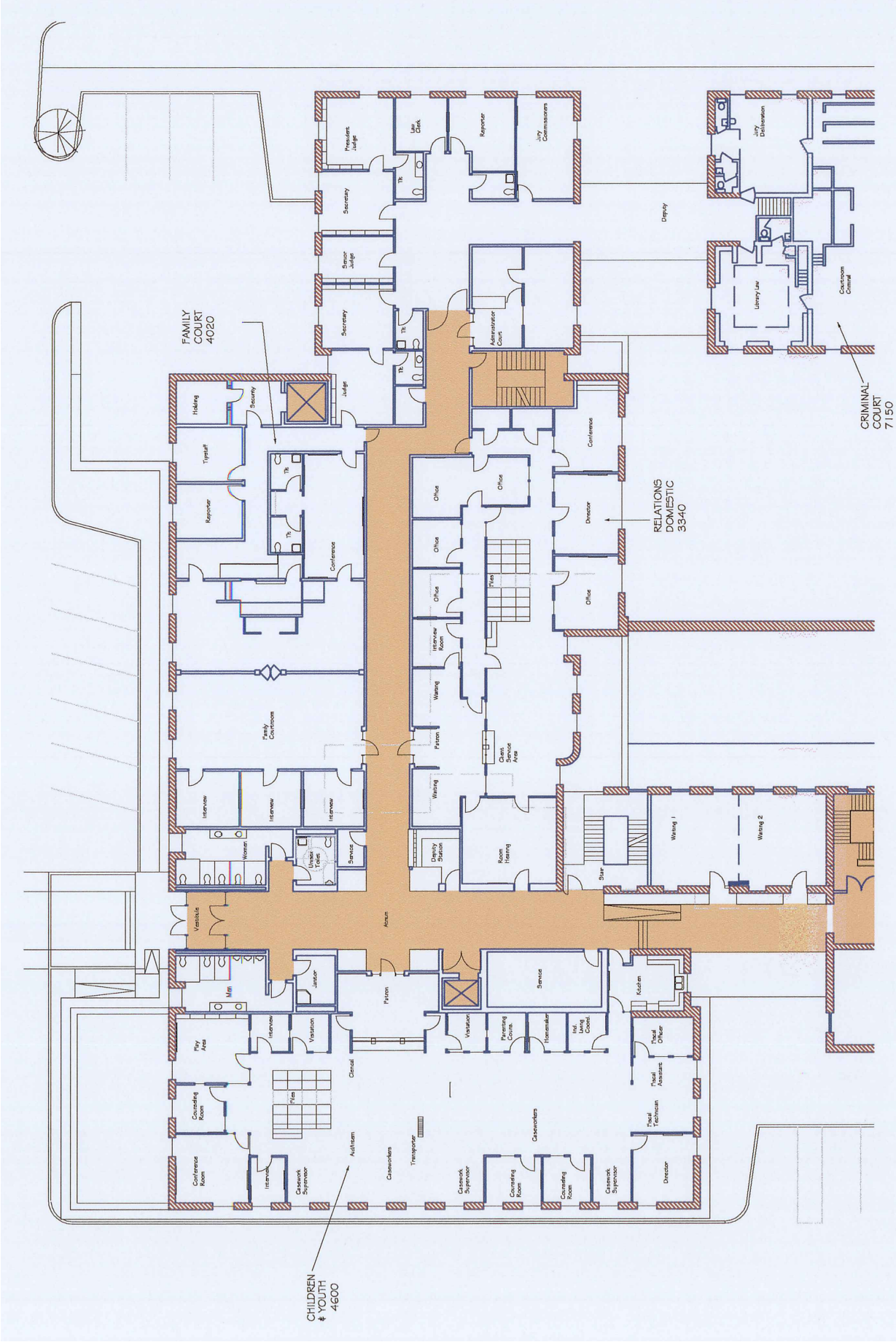
In March of 2004, the County Commissioners elected to design and construct a new 70,000 square foot office building that connects the existing Courthouse to the Lyons Building. The Project will also include the construction of a 150 space two level parking structure.

# Aerial View



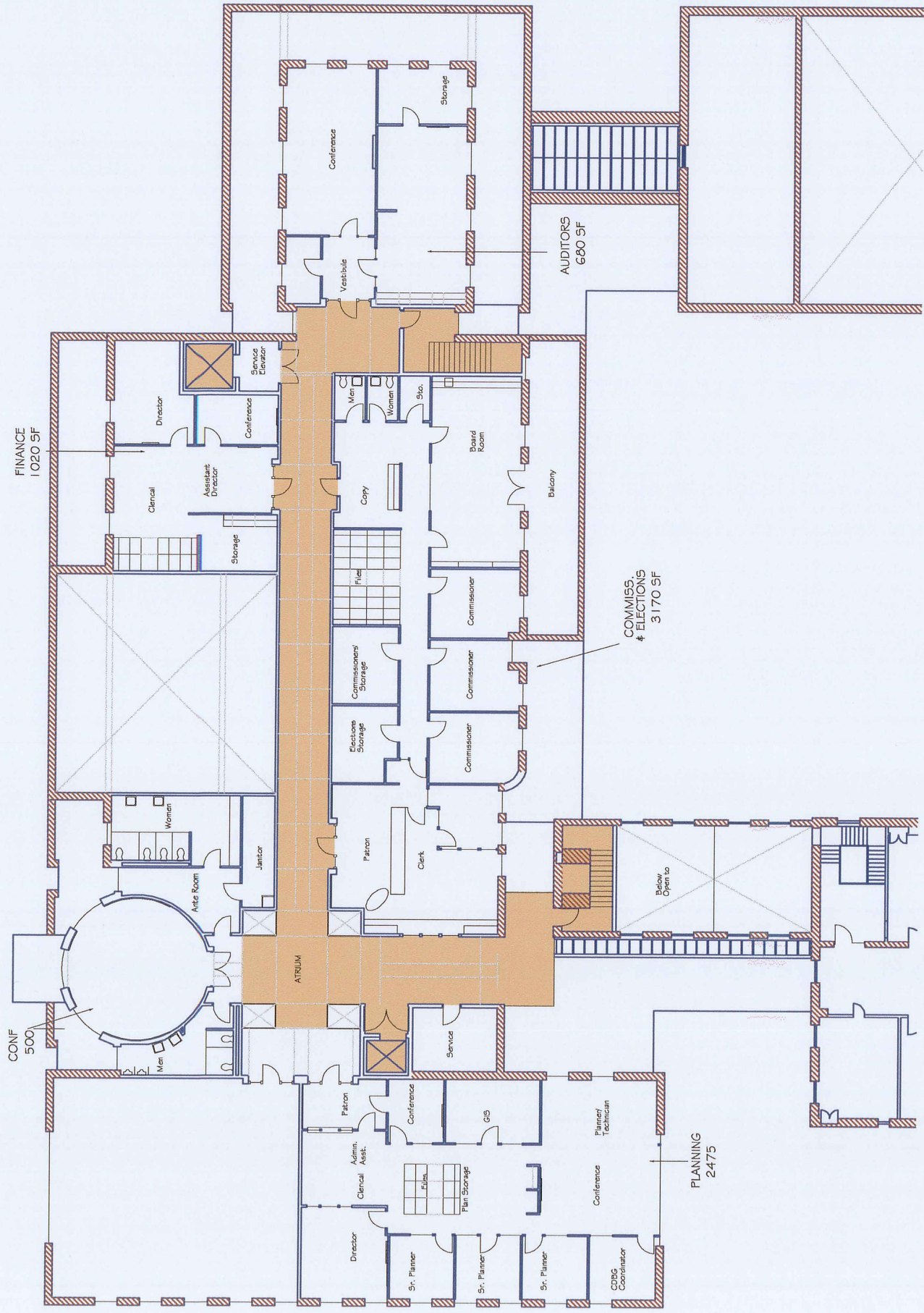




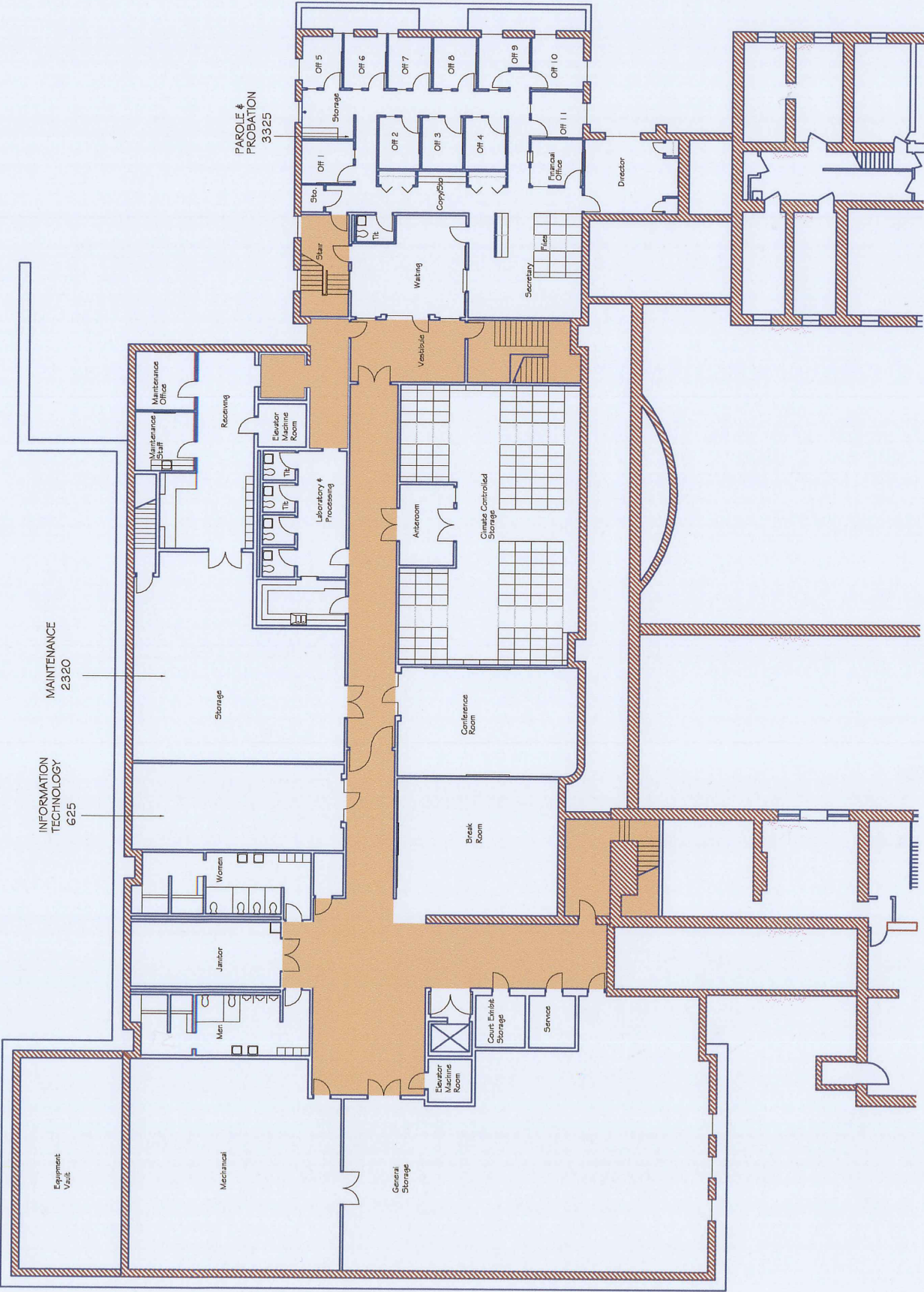


DEPARTMENT LAYOUT  
SECOND FLOOR





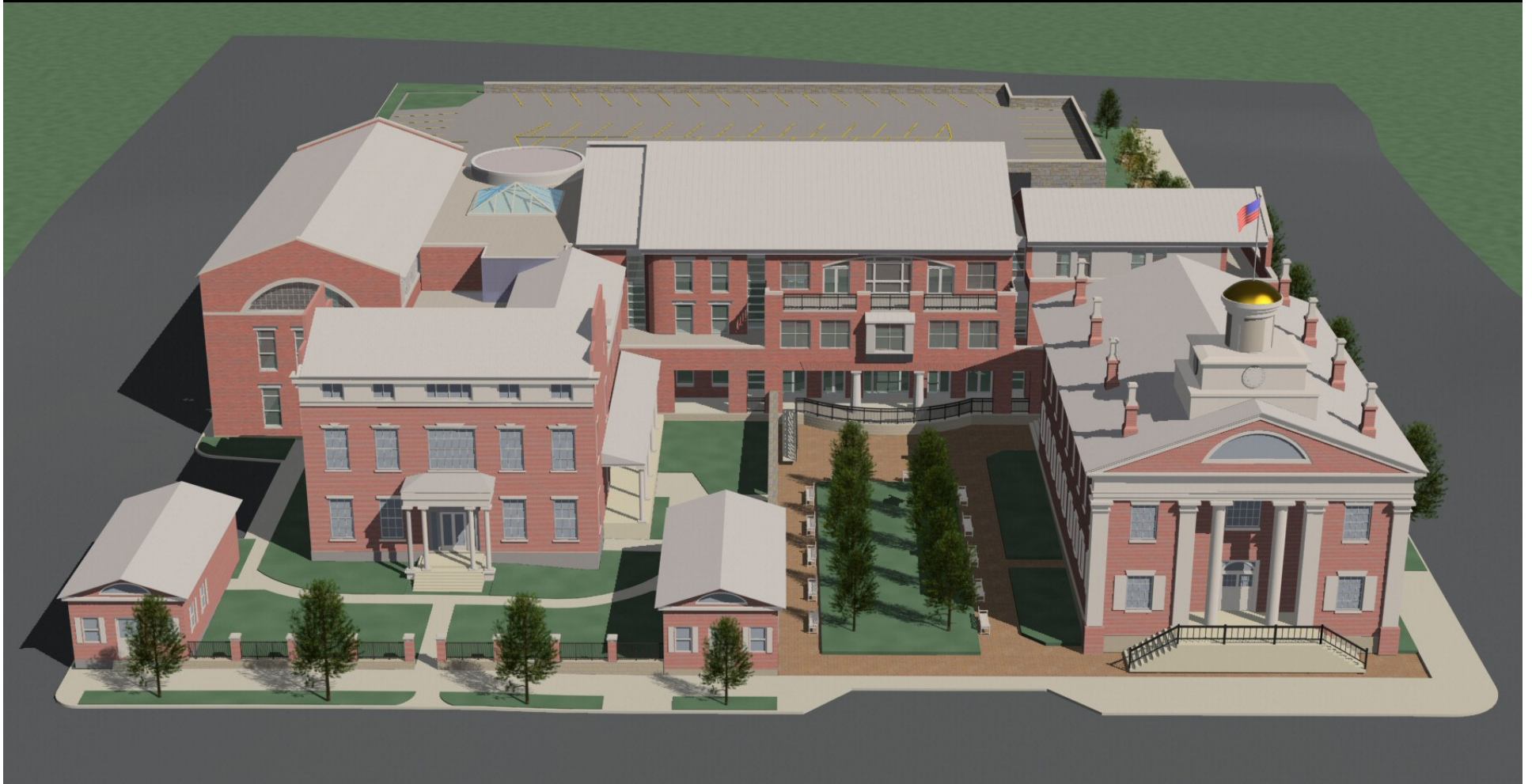
DEPARTMENT LAYOUT  
THIRD FLOOR



DEPARTMENT LAYOUT  
BASEMENT



# View From Juliana





# View From The Square



# View From Juliana



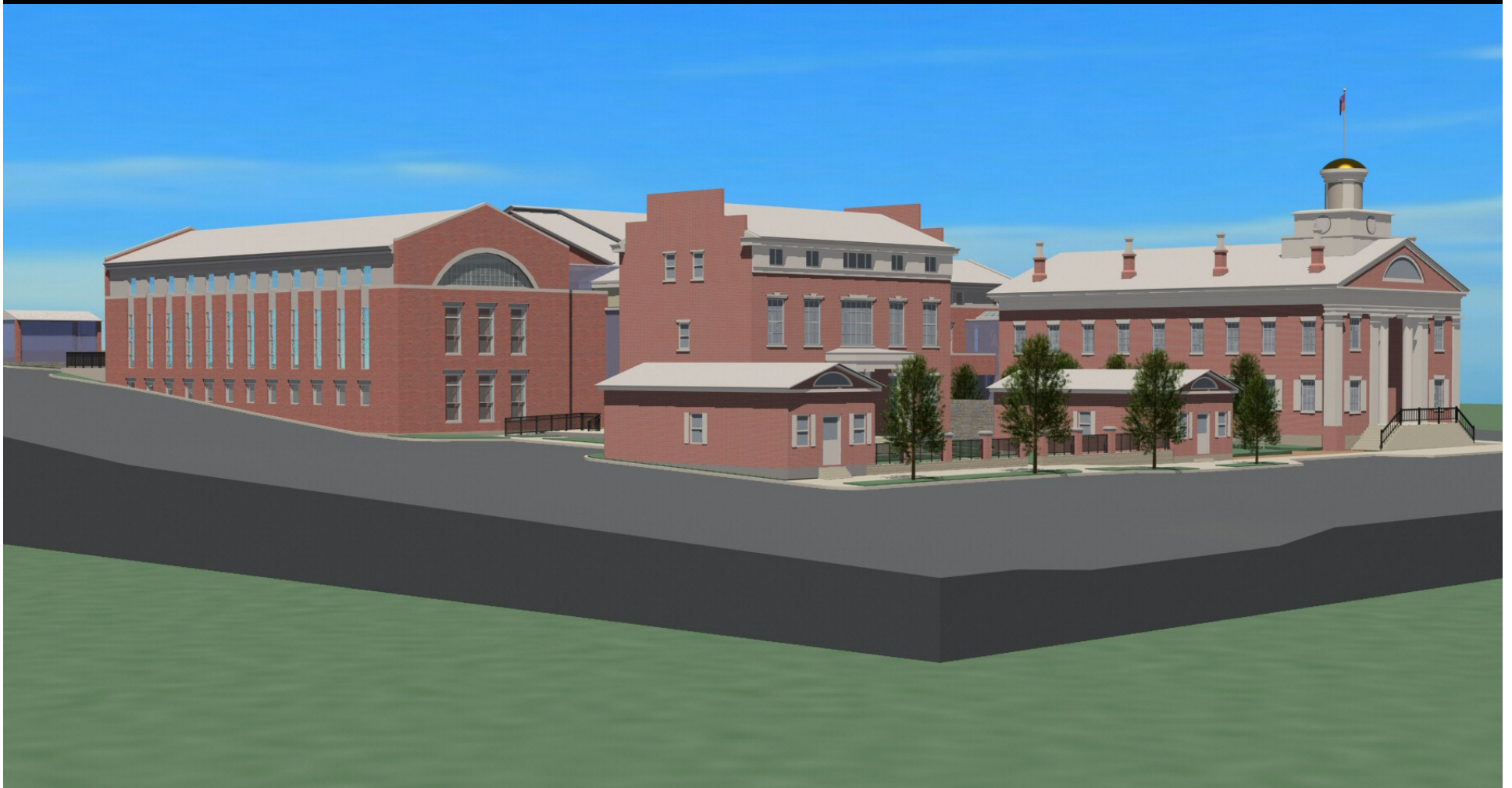


# View of Courtyard





# View From Vondersmith



# View From Thomas





# View From Lafayette





# View From Penn



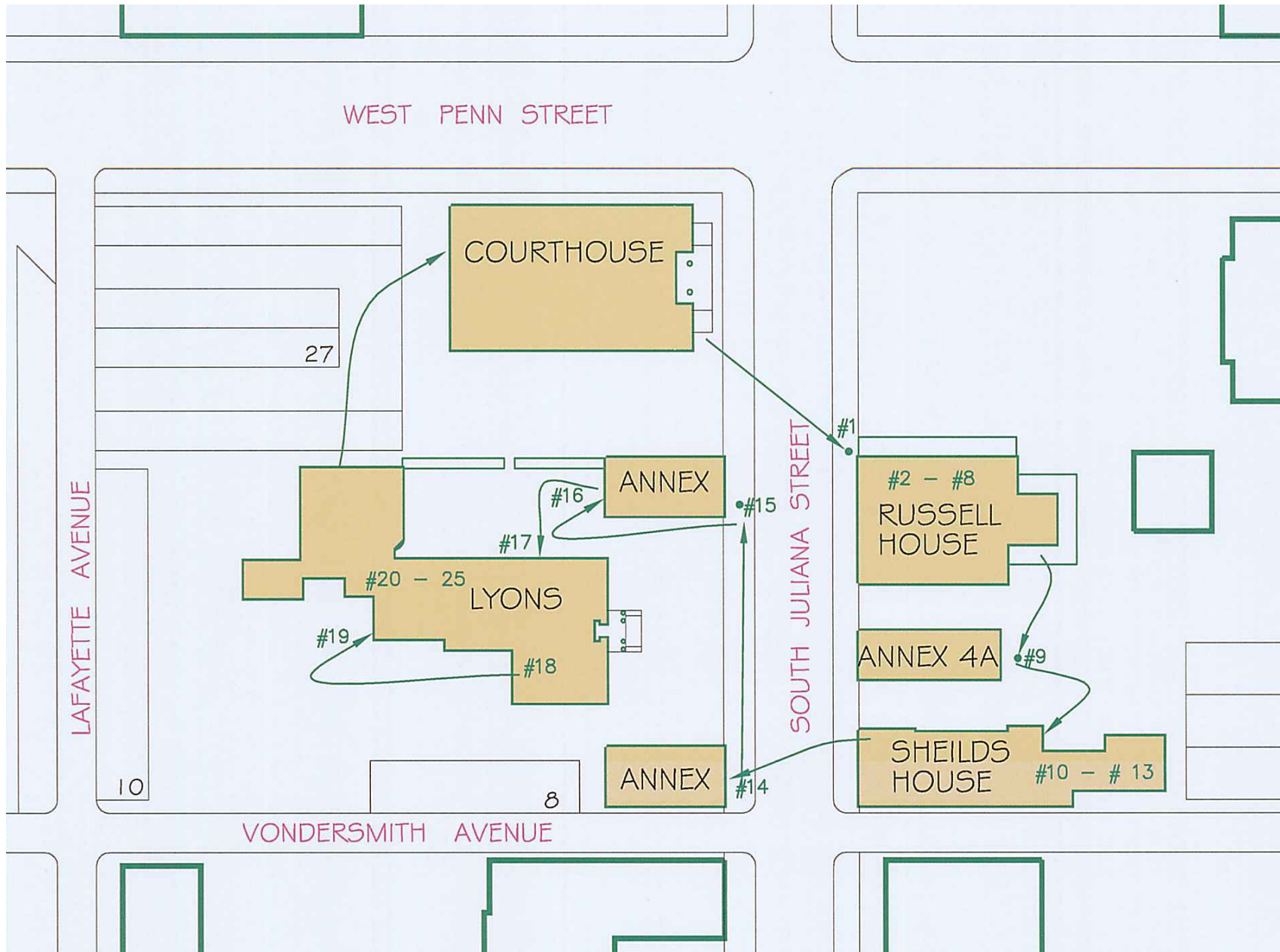


# View from The Square





# OUTLINE OF FACILITIES TOUR





# GID&F

GWIN  
DOBSON &  
FOREMAN INC

CONSULTING ENGINEERS