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;
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.
Phase I - Evaluation of Existing Conditions

Summary of Findings

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.
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
OUTLINE OF FACILITIES TOUR