


|   |  |                        |                              |                |                          |        |        |                |
|---|--|------------------------|------------------------------|----------------|--------------------------|--------|--------|----------------|
| Select if Revised   | Soffit and Brick Repair: TC Walker Ed. Center  |                        |                              |                | Date: 9/30/2025          |        |        |                |
| Describe revision, if applicable  |  |                        |                              |                | Year of First Submittal: | 2025   |        |                |
| Project Overview:   | Repair of the soffit and brick is required at Thomas Calhoun Walker Education Center, a building of historic significance to the county. The existing soffits contain asbestos Transite panels, and the brickwork is cracked, creating safety hazards and potential structural damage. This project will abate asbestos, repair and replace damaged masonry, and reconstruct the soffits using modern, safe materials. Completing the work ensures protection of the building's structural integrity, prevents moisture intrusion and pest damage, addresses health hazards, and preserves the historic character of the facility. |                        |                              |                |                          |        |        |                |
| Requesting Department   | Schools  | Est. Useful Life       | 20-25 Years                  |                |                          |        |        |                |
| Location (address)  | 6099 TC Walker Road, Gloucester, VA 23061  | Start Year             | 2027                         |                |                          |        |        |                |
| Magisterial District  | Ware   | Est. Completion Year   | 2027                         |                |                          |        |        |                |
| Annual Recurring Cost   | 0  | Category               | Replacement/Maintenance Plan |                |                          |        |        |                |
| Number of Residents Served  |  | Primary Board Priority | Education                    |                |                          |        |        |                |
| Expenditure Description   |  | Total Project Request  | 5-Year CIP                   |                |                          |        |        |                |
|   |  |                        | Budget Year                  | Planning Years |                          |        |        | Beyond 5 Years |
|   |  |                        | FY2027                       | FY2028         | FY2029                   | FY2030 | FY2031 | FYI only       |
| Land Acquisition  | \$ -   |                        |                              |                |                          |        |        |                |
| A&E   | -  |                        |                              |                |                          |        |        |                |
| Construction  | 1,250,000  | 1,250,000              |                              |                |                          |        |        |                |
| Equipment   | -  |                        |                              |                |                          |        |        |                |
| Other   | -  |                        |                              |                |                          |        |        |                |
| Total Proposed Capital Costs  | \$ 1,250,000   | \$ 1,250,000           | \$ -                         | \$ -           | \$ -                     | \$ -   | \$ -   | \$ -           |
| Source of Funding   |  | Total Funding          | FY2027                       | FY2028         | FY2029                   | FY2030 | FY2031 | Beyond 5 Years |
| Grant   | \$ -   |                        |                              |                |                          |        |        |                |
| Donations   | -  |                        |                              |                |                          |        |        |                |
| Fund Balance-Committed  | -  |                        |                              |                |                          |        |        |                |
| County Funds  | 1,250,000  | 1,250,000              |                              |                |                          |        |        |                |
| Total Capital Funding   | \$ 1,250,000   | \$ 1,250,000           | \$ -                         | \$ -           | \$ -                     | \$ -   | \$ -   | \$ -           |
|  | Describe Funding Sources (If Not County Funds)   |                        |                              |                |                          |        |        |                |
|   | Describe Annual Recurring Costs  |                        |                              |                |                          |        |        |                |

| Project Element                     | Total Project Request | 5-Year CIP          |                |        |        |        |                |
|-------------------------------------|-----------------------|---------------------|----------------|--------|--------|--------|----------------|
|                                     |                       | Budget Year         | Planning Years |        |        |        | Beyond 5 Years |
|                                     |                       | FY2027              | FY2028         | FY2029 | FY2030 | FY2031 | FYI only       |
| Soffit and Brick Repair             | \$ 1,250,000          | 1,250,000           |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
|                                     | -                     |                     |                |        |        |        |                |
| <b>Total Proposed Capital Costs</b> | <b>\$ 1,250,000</b>   | <b>\$ 1,250,000</b> | \$ -           | \$ -   | \$ -   | \$ -   | \$ -           |

|  |   |
|--|---|
| Describe project elements (if necessary) | Project elements include asbestos abatement, masonry repair and replacement, reconstruction of soffits using modern, safe materials, and encompass all A&E design, labor, materials, and related construction services. |
|--|---|

**Space below is available for any additional details not provided above:**

The soffit and brick replacement at the School Board Office involves asbestos-containing Transite panels and cracked brick, both of which present safety and structural concerns. This building is of historical significance to the county, making proper, comprehensive restoration especially important. Completing the project in its entirety is strongly recommended to ensure proper abatement, safety, and continuity of construction.

Splitting the project is not advised for the following reasons:

A phased approach would require an updated construction estimate from the A&E firm, increasing project costs.

Multiple mobilizations would increase risk to staff, students, and contractors.

Abatement of asbestos-containing panels is most safely handled in a single, coordinated effort.

Delaying one portion of the project could leave critical areas exposed to damage or hazards.

**Project Alternative:**

If the project were to be split, the greater concern would be the soffit replacement due to asbestos abatement requirements. This portion cannot be safely deferred without continued exposure and regulatory compliance risks. Additionally, splitting the project would trigger additional design and cost studies, further delaying completion.



Site Walk with Scott Shorland and Dan A. Harshbarger 9/1/21 Walker ES, 6099 T. C. Walker Road, Gloucester, VA Exterior soffit & Canopy Repairs / Replacement & Office Humidity/Roof Drainage Repair





















