



Loudoun County, Virginia

Department of General Services

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Re: Edwards Ferry Road Buildings

The Department of General Services manages facility maintenance and space planning for Loudoun County. The four buildings in question at 106, 108, 110 and 112 Edwards Ferry Road have been owned by the County since the 1980's and have been occupied over the years by different County departments. Most recently, the occupants have been Courts related.

The buildings were originally constructed as residences and have been repeatedly modified over the years to accommodate various department requirements. However, they are deficient when compared to typical office standards due to the constraints of the floor plans and overall building conditions. The office spaces are small and the buildings lack open office plans that are typically the County standard. Access to the second story office areas is difficult and they are not compliant by current standards for disabled access. There are building code-related issues such as the lack of a secondary means of egress from the second floor and no sprinkler system. Also, there are functional issues like the lack of public restrooms in reception areas and the use of second floor offices to meet with the public.

Building security has been and remains a concern with the buildings. They do not have the recommended set back from the street that a Court facility would warrant and the nature of their construction does not provide for an appropriate level of security. The buildings do not have enough first floor space to make a secure reception area with public bathrooms and still have adequate space left to conduct business. Further, their remoteness from the main Courts functions presents significant security concerns.

While routine maintenance costs have not been excessive for the buildings, capital improvements will be required in the near future because many of the systems have reached their expected life cycle for replacement.

In conclusion, based on inherent issues with access, space, functionality, safety and security, General Services does not recommend that these structures continue to house County office functions as part of the Courts Phase III expansion plans.

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Acting Director, General Services