



September 1, 2009

Mr. William W. Hamilton
Department of Economic Development
116 W. Beverly Street
Staunton, VA 24402
540.332.3869

Re: Western State Hospital Buildings Assessment
Wiley|Wilson Comm. No. 209161

Dear Mr. Hamilton:

At your request, a team from Wiley|Wilson visited the Western State Hospital (WSH) campus at the intersection of US 250 and Interstate 81 in Staunton to do an architectural and structural overview assessment of existing buildings in order to determine their overall condition and to look for any major defects that could hinder their possible redevelopment. Currently, no specific plans are in place for future use, so we understand this assessment to be general in nature pertaining to whether the buildings may be reused by any potential commercial or industrial prospects interested in the WSH property. On-site, Thursday, August 6, were Dave Roberts to assess structural integrity and Arthur Wilson to assess basic architectural components. Tim Wagner was also on-site on August 6, 2009 to perform a Phase I Environmental Site Assessment. Note that there are 22 structures on the WSH property, so the building assessment is only an overview as to what could be explored in one day.

The facility has been used as a state hospital since the Commonwealth of Virginia began acquiring the property in 1945. The first buildings were constructed in 1950 and buildings were added from 1950 until 1983. Nearly all of the buildings are of concrete masonry unit construction (cinder block) with brick exteriors and flat roofs. A record of the date of construction and type of construction was provided by the staff at WSH. It is included as Table 1.1. The location of the buildings on-site is shown in Figure 1.1.

As noted in the Phase I Environmental Site Assessment for the WSH property, dated August 31, 2009, nearly all of the buildings on the property contain asbestos, though an asbestos abatement program has been ongoing at the facility. The asbestos abatement program has focused on the removal of friable asbestos from non-enclosed spaces. Friable asbestos still exists in enclosed areas such as pipe chases. No asbestos abatement has been performed on the Chirp Building (Building 100), asbestos containing mastic still exists in Building 122, and on a buried steam line located between



buildings 122 and 127. Also, non-friable asbestos contained in slate caulk is still present.

As stated in the Phase I ESA, Wiley|Wilson performed no testing for the presence of asbestos during the Phase I ESA. We based our opinion on documentation and interviews provided by WSH personnel. The asbestos reports provided by WSH are included in Appendix E of the Phase I ESA.

Table 1.1

BG #	WARDS	CONSTRUCTION DATE	CONSTRUCTION TYPE	GROSS SQ.FT.	BUILDING CONDITION
100	ATTENDANTS	1950	CINDER BLOCK/BRICK	30,386	POOR
101	B-3-4	1952	MASONRY/BRICK	38,597	FAIR
102	A-3-4	1952	CINDER BLOCK/BRICK	38,591	FAIR
103	A-1-2 B-1-2	1952	CINDER BLOCK/BRICK	74,112	GOOD
104	DISPOSAL PLANT	1952	CINDER BLOCK/BRICK	903	GOOD
107	A-5-6	1955	CINDER BLOCK/BRICK	26,435	GOOD
109	GREENHOUSE	1952	METAL	2,176	GOOD
112	D UNIT	1959	CINDER BLOCK/BRICK	43,299	GOOD
113	E UNIT	1959	CINDER BLOCK/BRICK	41,644	POOR
114	POWER PLANT	1960	CINDER BLOCK/BRICK	4,301	GOOD
115	B-5-6	1960	CINDER BLOCK/BRICK	17,884	GOOD
116	G UNIT	1960	CINDER BLOCK/BRICK	41,644	POOR
117	I UNIT	1960	CINDER BLOCK/BRICK	44,044	POOR
118	C UNIT	1963	CINDER BLOCK/BRICK	44,044	GOOD
119	FOOD SERVICE	1964	CINDER BLOCK/BRICK	32,414	GOOD
121	RECREATIONAL THERAPY	1967	CINDER BLOCK/BRICK	57,146	GOOD
122	MEDICAL SURGICAL	1969	CINDER BLOCK/BRICK	53,688	GOOD
123	EDUCATION AND STAFF DEVELOPMENT	1972	CINDER BLOCK/BRICK	18,004	GOOD
124	ADMINISTRATION	1973	CINDER BLOCK/BRICK	16,635	FAIR
125	LAUNDRY LINEN SERVICES	1972	BRICK/METAL	11,106	GOOD
126	PHYSICAL PLANT SERVICES/MATERIELS MANAGEMENT	1983	CINDER BLOCK/BRICK	49,155	GOOD
127	ADMINISTRATIVE SERVICES	1975	CINDER BLOCK/BRICK	46,405	GOOD

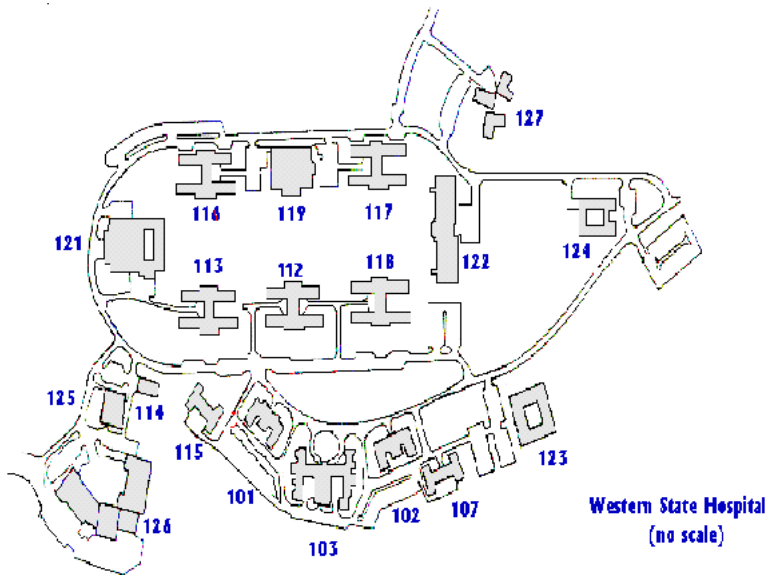


Figure 1.1

Architectural and Structural Review

An overview of the architectural and structural condition of the buildings revealed the following:

Building 126 – Physical Plant Services/Materials Management - Building was CMU, Steel, and Bar Joist Construction with metal deck. No structural issues were noted.



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Building 125 – Laundry - Building was CMU, Steel, and Bar Joist Construction. Owner representative noted building had been damaged by a fire recently, but all areas appeared to be repaired and in good condition.



Building 114 – Power Plant – Building in good condition, no structural issues noted.



Buildings 112, 113, 116, 117, 118 – Buildings appeared to be concrete frame and slab construction. No structural issues noted. Several awnings at entrances at ends of buildings appear to have had support posts removed, although concrete awnings are still in place and appear to be in good condition.



Buildings 101, 102, 103, 107, and 115 – Buildings appeared to be in good condition for their age. No structural deficiencies noted.



Building 123 – Administration – Building appeared to be in good condition. No structural deficiencies noted.



Building 124 – Administrative – not in service – Roof failure noted which has resulted in some interior finish damage due to water intrusion. Several structural cracks noted in masonry walls indicating differential settlement. These do not appear to be severe or indicate major structural problems at this time.



Building 127 – The construction type is hard to determine. Interior condition appeared to be good. Exterior siding is failing in numerous places. No significant structural deficiencies noted.



Building 122 – Medical/Surgical Building. No structural deficiencies noted.



Building 119 – Kitchen. No structural deficiencies noted.



Building 121 – Recreation Hall – Appears to be in good condition. No structural deficiencies noted.



Building 100 – Chirp Building - Currently abandoned; used only for storage. Visible roof failure of slate shingles. Water intrusion is apparent on main floor at column location. No significant structural damage noted at this time on interior of building. Some structural damage and ongoing failure at rear patio retaining walls is apparent.

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Conclusions

Overall, the buildings are in good condition considering their age. Failure to repair the roofs in buildings 100 and 124 could lead to continued damage to the buildings if not repaired. Nearly all of the buildings contain some amount of asbestos, though most of the friable asbestos is reported to have been abated. Only enclosed asbestos and non-friable asbestos remain. The buildings should be able to be reused without extensive structural or architectural repairs being needed.

Please feel free to contact me at any point regarding questions or comments regarding this assessment.

Sincerely,

Wiley|Wilson

Timothy R. Wagner, P.E.
Project Manager

J. David Roberts, P.E.
Structural Department Manager

Arthur Wilson, AIA
Senior Architect

/mlj