

# New town hall to anchor Farmville's Main Street

**W**HEN A PROMINENT building along Main Street in downtown Farmville was destroyed by fire a few years ago, the town saw an opportunity to construct a badly needed new Town Hall. Town leaders also wanted to create an anchor and focal point for planned streetscape and other improvements in the central business district.

The Town of Farmville dates to 1798. Longwood University, chartered in 1839 as Farmville Female Seminary, was the first state teacher training college in Virginia.

The town needed an architect who understood how to integrate the new town hall into this historic community. The Town Council hired MoseleyArchitects to design the new three-level, 30,000 square foot hall, which will house facilities for Town Council and other public meetings, as well as space for the Town Manager and staff, Treasurer, Emergency Operations Center and Police Department. The new complex is under construction and will be completed in the spring.

Although the building will be three stories, the façade on Main Street will be perceived as only two stories, designed to be in keeping with the scale of other commercial façades on Main Street. Also in keeping with the context of Farmville's Main Street, the major building material will be brick. Pre-cast concrete will be used for accent and fascia banding, employed to emulate the appearance of limestone.

Seen from the rear, the building will feature a stepped parapet (building top) that is harmonious with the 19<sup>th</sup> century buildings around it.

The building's form also follows its function. The Police Department will be located on the lowest level. The entrance for police and criminal suspects is remote from the

enclose the main public stair. This architectural element also marks the public entrance to the building. The meeting hall is a prominent feature on the second story, facing Main Street. Large windows will create a sense of transparency and a feeling of open exchange with the public, in keeping with the constitutional mandate




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public entrances, to ensure that paths do not cross. Public entries that take advantage of site topography will be provided on two separate levels in the front and rear of the building, responding to the need for access from Main Street, as well as from the municipal parking lot behind the building. A landscaped pedestrian way will serve as a connector from the parking lot to Main Street, facilitating mid-block public access to and from Main Street businesses.

Other architectural features will give the hall the dignity and substance associated with governance. A tower, lit from above by large windows and contiguous with the building, will

of government by the people. The hall will be crowned with a clerestory "lantern" to visually expand the height of the room and bring natural light from above. A large bay window will expand the volume of the small elevator lobby and bring natural light into the center of the building, a feature rarely seen in contemporary office buildings. The landscape design on Main

Street features a stepped planter wall to suggest a line of approach to the entrance. Three flags will be mounted on the wall, introducing color and motion against the backdrop of the façade.

**Contact:** Jay Moore, AIA, Vice President, 804/794-7555 or Farmville Town Manager Gerald Spates, 434/392-5686. MoseleyArchitects, a VML sustaining member, provides a full range of services for the planning, design and construction of facilities that serve the public including schools, judicial centers, correctional and detention centers, public safety facilities, and governmental administrative facilities. Visit online at [www.moseleyarchitects.com](http://www.moseleyarchitects.com). 

## Public-private infrastructure act cleared way for new high school

**T**WO YEARS AGO, James City County residents approved a \$40 million bond referendum to construct a third high school for the Williamsburg-James City County (WJCC) school district. The county already had the land, and design plans were well under way, but it would be a challenge to get the new school built in time for the opening of school in the fall of 2007.

James City County had acquired 588 acres known as the Warhill Tract from a residential developer in 1996. The site, located on Centerville Road near the interchange of U.S. Route 60 and Route 199, was envisioned as multi-purpose in the county master plan. Plans included a 1,250-student high school, a proposed 350,000 square-foot campus for Thomas Nelson Community College (TNCC), and shared access for a proposed 3,000-seat sports stadium at the adjacent Warhill Sports Complex.

To meet the needs of these facilities, significant off-site infrastructure was required, including access roadways, traffic signal improvements, water and sewer line extensions and a regional stormwater management facility.

“This project is time-critical,” said Steven Hicks, general services manager for James City County. “Our challenge was to have access to the school site by August 2005 and infrastructure improvements completed by August 2007. Traditional procurement (design-bid-build) would not have allowed us to meet our milestones and completion date.”


In January 2005, pursuant to the requirements of Virginia’s Public-Private Education Facilities and Infrastructure Act of 2002, James City County solicited proposals for a public-private partnership for the design, permitting and construction of the off-site infrastructure at the Warhill Tract. In February 2005, just one month later, the Board of Supervisors approved the negotiation and award

high school site by August 2005. This was necessary to provide the high school contractor (procured through traditional methods) with two full years for construction. Because the PPEA process allowed the engineer to work hand-in-hand with the contractor, the site access road was designed and completed, through base course paving, two months ahead of schedule. Other improvements in the \$14.7

million contract are well ahead of schedule.

Paul Trapp, Timmons Group’s managing principal for infrastructure and environmental services, credits a strong partnership among all of the stakeholders for achieving construction deadlines ahead of schedule.

“Bi-weekly team meetings were held for the first six months of the project until construction really

got rolling. Representatives from James City County, the James City Service Authority, TNCC and VDOT were all at the table. This allowed the design-build team to get designs submitted and issues resolved quickly, which translated into more time for construction.” 

**Contact:** Paul Trapp at 804/200-6376, paul.trapp@timmons.com or Steven Hicks at 757/259-4127, steven.hicks@james-city.va.us. Timmons Group, a VML sustaining member, provides infrastructure engineering, environmental and technology-based services for state and local governments throughout Virginia. Visit [www.timmons.com](http://www.timmons.com).



**Use of the Virginia Public-Private Education Facilities and Infrastructure Act by James City County expedited construction of a new high school.**

of a comprehensive agreement with the design-build team of Timmons Group and Curtis Contracting.

“The beauty of the PPEA process is the cost of the project is fixed and agreed to by both parties prior to the comprehensive agreement,” said Andy Curtis, project manager. “The contractor includes a value for risks of unknown site conditions. These risks are then shifted from the owner to the contractor. Unless the owner changes the scope of the work, both parties know the final project cost prior to commencement. This allows all team members to focus on quality, safety and schedule for completion.”

One of the project’s major milestones was to provide access to the

## Consolidation of administrative offices achieved efficiencies in Loudoun schools

**O**VERSEERING A LARGE, rapidly growing school system is inherently challenging, but when administrative functions are scattered among half a dozen facilities, those challenges are multiplied. Loudoun County Public Schools sought to consolidate its administrative offices to achieve a more efficient and cost-effective organization. The school system commissioned Hayes Large Architects to create a practical, economical and attractive facility that could accommodate current space needs and provide flexibility for future growth.

The design of the 166,700-square-foot landmark administration building, located at the geographic center of the county, has helped the school system to accomplish its goals for consolidation within a desired budget. The building is located in the Broadlands, a planned development adjacent to the Dulles Greenway, which makes it easily accessible. With space to build a parking structure and an additional office building, the site can accommodate future growth.

The five-story facility includes all of the school system's major departments in a variety of office settings – from executive suites to open plan offices for technical and academic staff. Interior spaces promote an interactive work environment with conference rooms and core service areas centrally located on each floor. Large bays were designed with minimal columns to give the open office areas as much flexibility as pos-


sible. Careful planning with regard to materials, lighting, technology and environmental controls make each space a comfortable work setting.

The building was designed with two distinct faces. The front or south side of the building is situated toward a residential area, and its traditional Virginia architectural character – red

brick and stone exterior, white trim, symmetrical facade, gabled rooflines, and welcoming entry – compliments the surrounding neighborhood. The north side of the facility faces the Dulles Greenway and offers a more streamlined appearance. Large windows allow for ample natural light in the open office areas and take advantage of wonderful views of the Loudoun landscape and of Sugar Loaf Mountain in the distance.

remain accessible while the remainder of the building is secured. Designed to accommodate both large and small groups, it can be divided into three separate spaces. The IT Department servers, securely supporting computer technology for the entire school system, are located in the basement over accessible floors

for ease of maintenance and change. Broadcast facilities are provided in the boardroom and elsewhere for use by both the school system and the community.

Completed in 2005, the Loudoun County Public School Administration Center project was accomplished on schedule and within budget through the combined efforts of the school system's Office of Construction and Hayes Large Architects. 



**Consolidation of administrative offices made Loudoun County Public Schools a more efficient and cost-effective organization.**

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The large Board of Education meeting room on the first floor provides the school system with adequate space for public gatherings and is equipped with state-of-the-art audiovisual technology. During evening hours, this multi-purpose room can

**Contact:** Hayes Large Architects, a VML sustaining member, is a leading provider of architectural and engineering services to educational, government and medical institutions. It operates six offices in Virginia, Pennsylvania and Ohio. At Hayes Large Architects, contact Michael A. Zanin, Principal, 203 J Harrison St. SE, Leesburg, VA 20175; phone 703/779-9975 or [mazanin@hayeslarge.com](mailto:mazanin@hayeslarge.com). At Loudoun County Public Schools, contact Edgar B. Hatrick III, superintendent; Jeffrey Platenberg, assistant superintendent for support services; or Kevin Lewis, director of construction. Phone: 571/252-1000. For more information, visit [www.hayeslarge.com](http://www.hayeslarge.com).

## Habitat management plan provides oasis for birds, bees and ... humans

**L**OCATED NEAR THE hustle and bustle of metropolitan Washington, D.C., Huntley Meadows Park is considered an oasis for residents and nature enthusiasts. Acquired by Fairfax County in 1975, the park is home to 1,424 acres of wetlands, forests, meadows, trails and boardwalks.

In the early 1990's, the wetland areas within the park began to change. Beavers that helped create and maintain the park's wetlands for decades by damming feeder streams moved downstream. Excessive deposits of silt from upstream development, drought, and the growing population of Canada Geese also altered the wetland and its hydrology.

According to Huntley Meadows Park Manager Kevin Munroe, the park's freshwater marsh ecosystem and the biodiversity connected with it are very rare for an urban area. "If left alone, five-to-ten years from now the wetlands will become wet meadow," he said. "Maintaining a wetland in this environment requires a management plan."

The Fairfax County Park Authority engaged Burgess & Niple to design a plan for the renewal and management of the affected 60-acre central wetland complex that will help maintain this unique and valuable park resource.

### Restoring a habitat

Working closely with the park authority, a team of environmental,

geotechnical, surveying and engineering experts from Burgess & Niple conducted a series of studies to determine the best plan to renew and manage the wetlands area. New data collected, integrated with existing data provided by the park authority, led to a natural, noninvasive habitat management plan in keeping with the park's origin.



**Burgess & Niple helped devise a plan to restore and preserve wetlands in Huntley Meadows Park in Fairfax County.**

The plan will provide habitat for a variety of plant and animal species that have drawn people to the park wetlands for decades, including least bittern, king rail, river otter, marsh mallow and swamp rose. Selective silt removal, sedimentation management and the use of an earthen dam to help manage hydrology also are included in the habitat management plan.


### A park for the people

Known as the area's premier wildlife-watching spot, the wetland restoration initiative at Huntley Meadows Park has been actively monitored by the community and organizations

dedicated to the protection of this wildlife sanctuary, such as friends of Huntley Meadows Park.

To address questions and concerns from the community, a series of public meetings on the initiative was held in the spring, summer and fall of 2007. Attendees toured the wetland with the Huntley Meadows staff, Park Authority naturalists and the Burgess

and Niple team. Based on feedback gathered during these field tours, the team made modifications to the design plans, including the location and size of deeper topographic areas, berm dimensions and habitat features.

The final wetland restoration designs will be presented in a public forum early this year and construction is expected to begin this summer. 

### Contact:

Burgess & Niple; Loretta Whitacre, PWS, 703/670-6400, lwhitacre@burnip.com.

**Burgess & Niple**, a VML sustaining member, is a multidisciplinary engineering and architectural firm headquartered in Columbus, Ohio, and founded in 1912. The firm operates 16 offices in eight states. Offices in the Mid-Atlantic Region include Chantilly, Woodbridge, and Virginia Beach, Virginia; and Rockville, Maryland. For more information on this and other projects, visit our website at [www.burgessniple.com](http://www.burgessniple.com).