



**CITY OF CHARLESTON  
WEST VIRGINIA**  
**COUNCIL MEMBER – AT LARGE**



Jennifer Pharr  
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Facilities Committee, Chair  
Planning, Streets and Traffic Committee

TO: Facilities Committee  
FROM: Jennifer Pharr, Chair  
RE: Committee Meeting

**THIS MEETING WILL TAKE PLACE IN PERSON AND CAN BE VIEWED LIVE VIA CIVICCLERK**

Council Chambers, City Hall  
Charleston, WV

There will be a Committee meeting of the Facilities Committee on December 6, 2021 – 5:00 PM

*The agenda will be as follows:*

APPROVAL OF PREVIOUS MINUTES

1. 8-16-2021

DISCUSSION

1. Discuss project for purchasing a new voting and telecommunications system for Council Chambers

RESOLUTIONS

1. Resolution No. 563-21 - Authorizing the Mayor or City Manager to order the demolition of the former fire station located at 502 26th Street, and to contract with the City's on-call demolitions contractor, West Virginia Demolition, Inc., to perform the demolition work.

JP/ns

**\*Meetings may be recorded and broadcast via internet <https://charlestonwv.civicclerk.com>**

# MINUTES

## FACILITIES COMMITTEE MEETING

5:00 P. M., AUGUST 16, 2021

THE MEETING OF THE FACILITIES COMMITTEE WAS HELD IN ROOM #308 IN CITY HALL, AND WAS ALSO MADE AVAILIABLE TO THE PUBLIC AS A LIVE STREAM VIA ZOOM (PER THE AGENDA).

Jennifer Pharr, Chair, called the meeting of the Charleston City Council Committee on Facilities to order at 5:00p.m., AUGUST 16, 2021.

### **Committee Members Present:**

Jennifer Pharr, Chair

Naomi Bays (via Zoom; left shortly after the approval of the minutes with technical issues)

Brady Campbell

Sam Minardi

Courtney Persinger (via Zoom)

Chad Robinson

Shannon Snodgrass

### **Committee Members Absent:**

None

1. Approval of Previous Minutes – Councilmember Campbell requested that clerical error incorrectly listing the name of the Committee on the minutes be corrected. Three were no objections. Councilmember Minardi moved to approve the minutes of the previous meeting on 4-1-2021. There was no objection, and the minutes were approved.

August 16, 2021

2. Update from Patrick Leahy Concerning the Municipal Auditorium –

Leahy stated that the Municipal Auditorium was functioning, but needed a lot of updates and upgrades. The recent Blippee and Juneteenth events were very successful. Needed repairs include: controller and drivers for the chillers, debris removal and concrete and plaster repair.

3. Bill No. 7916 Committee Substitute - A BILL to amend the Municipal Code by adding a new Article relating to energy benchmarking; declaring purpose; defining terms; requiring benchmarking of covered municipal properties; detailing benchmarking reporting procedure; declaring certain benchmarking exemptions and time extensions; implementing audit of meters and streetlights; establishing energy savings program; requiring annual reports and analysis; and authorizing rulemaking.

Emmett Pepper, Chair of the Charleston Green Team, explained and gave details of the bill to the Committee.

Councilmember Campbell motioned to approve Bill No. 7916 Committee Substitute. With the members being present having voted in the unanimously as affirmative, the Chair declared Bill No. 7916 Committee Substitute as approved.

Councilmember Campbell motioned to adjourn the meeting. Meeting adjourned.

August 16, 2021

Resolution No. 563-21

Introduced in Council:

Adopted by Council:

December 6, 2021

\_\_\_\_\_

Introduced by:

Referred to:

Jennifer Pharr

Facilities

1 Resolution No. 563-21 – Whereas, the City owns a facility at 502 26<sup>th</sup> Street in North Charleston  
2 that formerly served as a fire station;

3  
4 Whereas, the facility is 6,700 gross square feet in size and was built in 1954;

5  
6 Whereas, until recently, the facility served as a fitness center for current and retired Charleston  
7 firefighters;

8  
9 Whereas, upon a recent inspection of the facility, the City Manager became concerned about  
10 the structural integrity of the building;

11  
12 Whereas, the City Manager ordered the closure of the facility pending an assessment by both  
13 the City’s Building Department and an architectural consultant;

14  
15 Whereas, the City has received a written report from ZMM Architects and Engineers, which  
16 details the structural, electrical, mechanical, and ADA deficiencies of the building (attached  
17 hereto as Exhibit A);

18  
19 Whereas, having reviewed the consultant’s written report and having discussed the matter with  
20 the City’s Building Commissioner, the City Manager recommends to the City Council that the  
21 facility be demolished; and

22  
23 Whereas, the City Council, having examined the issue, concurs with the City Manager’s  
24 recommendation.

25  
26 Be it Resolved by the Council of the City of Charleston, West Virginia:

27  
28 That the Mayor or City Manager is authorized to order the demolition of the former fire station  
29 located at 502 26<sup>th</sup> Street, Charleston, WV, and to contract with the City’s on-call demolitions  
30 contractor, West Virginia Demolition, Inc., to perform the demolition work, which is estimated  
31 to cost \$30,000.



## FACILITY ASSESSMENT

**CHARLESTON FIRE DEPARTMENT  
FITNESS AND TRAINING CENTER  
502 26TH STREET**

**Prepared by:  
ZMM Architects & Engineers  
19 - October - 2021**



## Executive Summary

ZMM Architects and Engineers conducted a facility assessment of the Charleston Fire Department Fitness and Training Center located at 502 26<sup>th</sup> Street in North Charleston. The Fitness and Training Center was constructed in 1954 as a fire station, and few renovations have occurred to the facility. The main level has 3,300 GSF, while the basement level has 3,400 GSF (6,700 GSF total). The previous office areas were repurposed for cardio equipment, while the weight training equipment was relocated to the vehicle bay. The basement was being utilized for training purposes. The area being utilized for cardio equipment was undersized creating a hazard for building occupants.



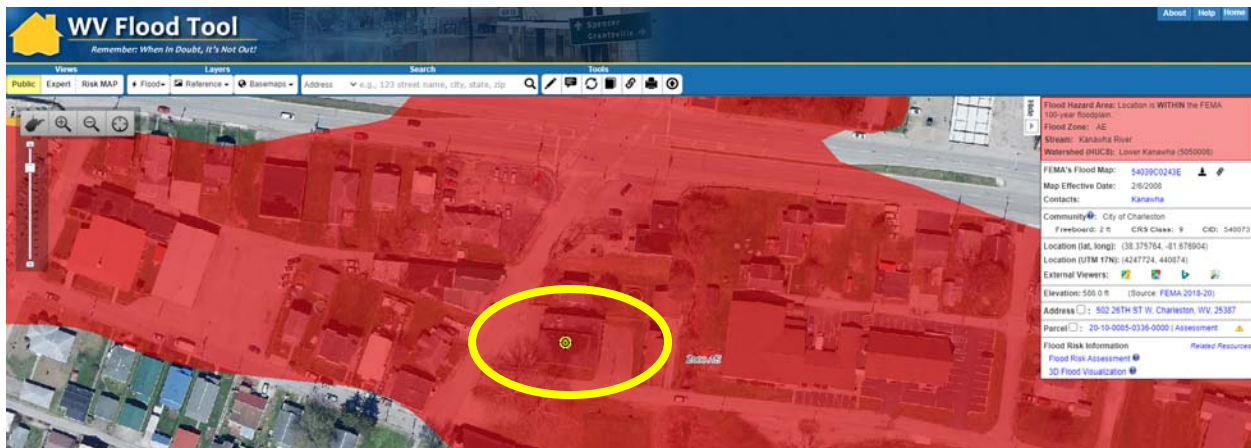
Building Dedication Plaque (1954)



Former Vehicle Bay Doors

The building requires substantial upgrades to continue being utilized as a Fitness and Training Center. Structural repairs are required to the slab at the garage bay doors. There are also significant deficiencies with the mechanical and electrical systems, and both require replacement. Doors, windows, and exterior windowsills require replacement, as well as the roof. Implementing the required upgrades will require that the building be brought into compliance with the City of Charleston's Floodplain Regulations. Woodward Branch, which flows into nearby Twomile Creek, is located behind the existing structure.

Based upon a review conducted utilizing the WV Flood Tool the entire facility is located within the 100-year floodplain. The lower floor of the facility has an elevation of 583 feet, while the base flood elevation is at approximately 593.1 feet. The facility will have to be protected to 2 feet above the base flood elevation for freeboard. The elevation of the main level is at approximately 594 feet, while the facility would need to be floodproofed to 595.1 feet.



WV Flood Tool for 502 26<sup>th</sup> Street North Charleston

The location of the facility in the floodplain makes the lower level of the facility unusable for the current purpose without significant modifications to floodproof the building. Additionally, the facility requires extensive renovations including a new roof, masonry repair, replacement of a retaining wall, toilet room reconfiguration (for accessibility), as well as new mechanical and electrical systems. ZMM anticipates that the cost for the improvements required to occupy the main level would be between \$750K-\$950K, and the facility would still be undersized for the intended use.

### Architectural Assessment

As noted above the fitness building was originally constructed as a fire station in 1954. It is single-story brick and masonry loadbearing construction with a steel frame, metal joists, a tectum roof deck, and a brick veneer. The building has a basement that is exposed at full height on the back of the facility. The left side of the building has exterior stairs that connect the upper and lower level, while the right side has a large stone retaining wall that is adjacent to the vehicular bays separating a sloping alley from the front parking area. The retaining wall is deteriorating and requires replacement. The building has flat roofs and significant sloping overhangs. Windows have been replaced on the upper floor, but the original windows remain on the lower. Nearly all lower-level windows are boarded up on exterior and are exposed on the interior. Windowsill cracking is typical throughout, and quite significant in several areas.



Damaged Windowsill



Failing Exterior Retaining Wall

A variety of exterior defects are noticeable including damaged masonry windowsills as well as cracking, settling, and shifting in the masonry veneer. The soffits are wood with vinyl applied over the soffit to improve the appearance. Some of the fascia has been replaced, but damaged original fascia remains in some areas. These defects should be repaired. Additionally, the building still has the two large overhead doors to the previous vehicle bays. The doors should be replaced, preferably with a storefront system that would infill the existing openings to eliminate water infiltration and additional damage.

The roof appears to be the original roof to the building. The main level vehicle bay area has tectum decking/ceiling that would need replaced or covered. Water damage is readily apparent in locker area by means of numerous stained and sagging ceiling tiles. Many of the roof penetrations still

appear to have lead flashing which would support the age of the roof being original. This roof is a very low slope that would benefit from additional sloping of the drainage plane based on the structure supporting this change. The existing roof is a modified bitumen with a gravel topping that has been shoveled off in places as required for some repairs. Based on the age of the facility it would be recommended to have the roof tested to see if any hazardous materials made up its composition prior to a replacement of the roofing system. With the decking being tectum, it would be advisable to expect to have to replace at least 10% of the decking while the reroof is performed.



Existing Roofing and Flashing



Existing Roofing

The main-level ADA access is limited due to concrete settling and the raised sidewalk at entrance. The lower-level has restricted ADA access as well, with one door that isn't connected to the lower-level parking. Both levels however have garage doors that are accessible from their respective parking areas. Stairwells are the only means of access between the levels once inside. The interior stairwell has significant water damage. Ink from the face of the batt insulation runs down the walls of the space. If the building is rehabilitated this stairwell would require mold and mildew abatement. None of the restrooms in the building are accessible or ADA compliant. Most of the toilet and shower rooms are small and have built-in curbs to direct the water flow. If the building is rehabilitated the toilet and shower facilities would need to be fully renovated.



Existing Shower



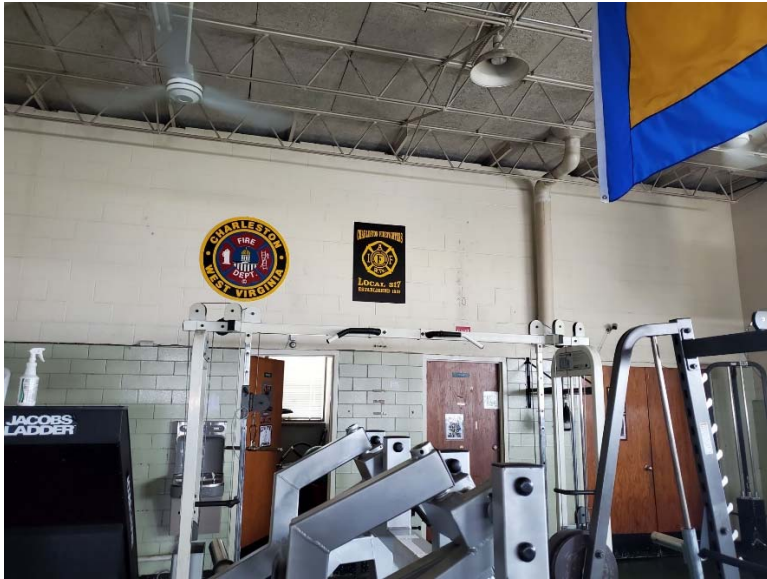
Existing Toilet Stall



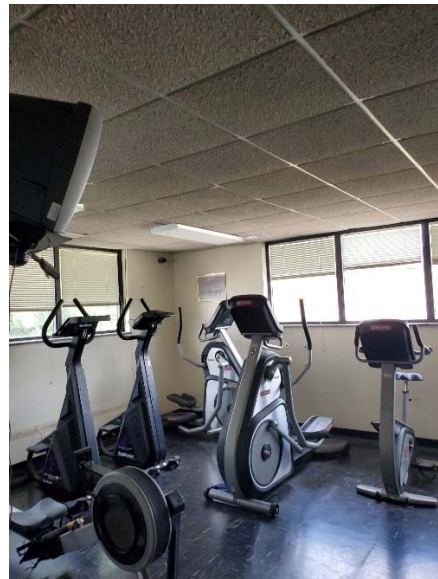
Existing Sinks

On the lower level of the building masonry cracking is prevalent. The front wall (below the overhead doors) exhibits signs of masonry damage caused by water infiltration. It is noted that temporary structural bracing is in place for this assessment in this area. A permanent structural repair in this area is required. The source of the water damage will need to be corrected from the outside of the building prior to repairing the masonry. Surface rust is apparent on most structural members and most metal objects within the space. As observed from the interior, windows would need replaced from prior damage or removed and replaced with masonry.

Interior finishes are in poor condition throughout the building. New flooring, painting, ceilings, and lighting a required.



Fitness Area



Cardio Area



Basement Training Area



Water Damaged Ceiling Tile

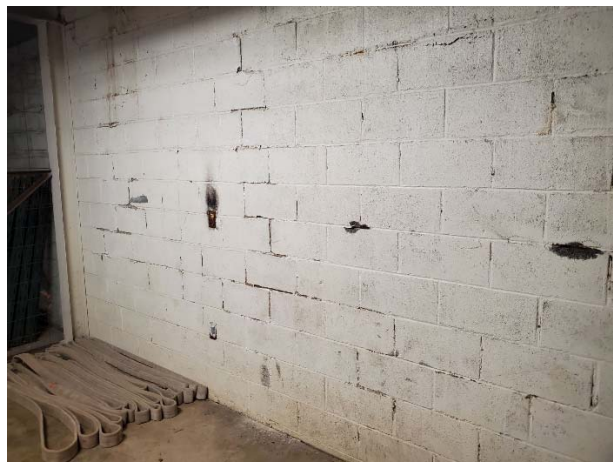
## Structural Assessment

The existing building is a single-story brick and masonry structure with a basement. The roof is framed with metal bar joists that are supported by load bearing masonry walls. The floor structure in the garage bay is a concrete slab on metal deck, supported by heavy wide flange steel beams. In the remainder of the building the floor structure is a concrete slab on metal deck, supported by steel bar joists. The floor is supported by load bearing masonry walls as well as a series of wide flange steel girder beams and steel columns.

In general, the building appears to be in fair condition from a structural standpoint. Cracks in the masonry were noted throughout, the majority of which are not threatening to the structural integrity of the building. However, there appears to have been a large amount of water intrusion on the front of the building at the two garage bays. This water has caused a large amount of damage to the floor slab between the front wall and the first support beam. As a result, the metal form deck is completely rusted out and the concrete has spalled off the bottom of the slab, exposing the reinforcing bars which are also badly rusted. This area of the slab would need to be cut out and replaced if the building is to be utilized in the future. In addition, the water appears to have been migrating through the block basement wall and has degraded the mortar joints and caused spalling of the block wall. This wall would also need to be repointed and possibly reinforced to maintain the structural integrity of the building in that area. In addition, the source of the water intrusion would need to be investigated and preventative measures taken to avoid future water issues. This may include exposure and waterproofing of the exterior face of the basement wall on the front of the building.



Metal Form Deck and Slab Failure



Basement Wall Damage

During our investigation we observed the visible structure throughout the building. No finishes (floor tile, ceiling tile, brick, drywall, etc.) were removed during our visit, thus anything hidden behind finished surfaces was not observed. In portions of the building, water stains were observed on the ceiling tile which indicates that there is some sort of water leak in that area. We were unable to observe the roof framing in those areas, but it should be noted that there is the possibility that there may be rusted roof deck and bar joists in those areas as well. If that is the case, those members would need to be evaluated and either repaired or removed and replaced.

## Mechanical Assessment

The HVAC systems are primary heating only with cooling provide for limited areas on the main level. Heating is provided by natural gas fired equipment. There are abandoned steam convectors located on perimeter walls throughout the facility.

The main level entrance, locker rooms, and cardio area is provided with heating and cooling via a DX split system and gas fired furnace. This system was installed in 2013 and uses 410a refrigerant. This system is controlled by a wall mounted programable thermostat. There is no mechanical ventilation air provided for this area. One office on the main level is provided with cooling via a window type AC unit. There appears to be no heating provided for this space. There is no mechanical ventilation air provided for this area.

The main level fitness area (previously the vehicular bays) is provided with heating via a suspended gas fired heaters (also installed in 2013). The system is controlled by a single wall mounted thermostat. Cooling is provided by a single wall mounted exhaust fan. There is no mechanical ventilation air provided for this area.

The lower level is provided with heating via a suspended gas fired heater that was installed in 2013. There is no mechanical ventilation air provided for this area.



Suspended Gas Heater



Raised Condensing Unit



Split System Gas Furnace

ZMM recommends replacement of the existing heating and air-conditioning systems with a new packaged DX cooling gas heating Roof Top Unit (RTU) sized to provide heating, cooling and ventilation to the entire facility. The RTU would supply cooling and venational air to terminal boxes for individual zone temperature control. The terminal boxes would be provided with heating hot water coils for reheat and variable air flow dampers for space temperature control. A new heating hot water boiler would be provided to serve the VAV terminal boxes. Electric reheat coils may be used in lieu of hot water reheat coils. The recommended HVAC system would provide the most flexibility to the space for various usages.

## Plumbing Assessment

The domestic water is provided by a 1-1/4" service with backflow preventor. The backflow preventor is provided with a drain directly to the outdoors. This can be a path for insects to intern the facility. Domestic hot water is provided by an 80% efficient natural draft gas fired domestic water heater. The heating hot water system does not have an expansion tank. The hot water systems do not have recirculating or mixing valves.

The sanitary and venting systems consist of a mixture of cast iron and PVC piping. The piping appears to be in good/moderate condition. The plumbing fixture are all manual type. The fixtures are not ADA compliant. The water closets are tank type and are standard height. The facility is served by a 1-1/4" low pressure natural gas service. The existing gas piping is in good/moderate condition.



Existing Water Heater



Existing Sinks



Existing Tank Type Toilet

ZMM recommend replacement of the existing manual operated fixtures with new touchless fixtures. ZMM also recommends replacement of the existing 80% efficient gas hot water heater with a new high efficiency direct vent gas domestic water heater. In conjunction with the new water heater, ZMM recommends providing a new domestic hot water recirculation system to both reduce the waste of water and mitigate the risks of legionnaires growth in the system.

## Electrical Assessment

The electrical service for this facility is Single Phase 200 Amp 120/240V. A single Load Center with 30 Poles make up the facility's electrical distribution. The Load Center is original to the building and appears to be close to its max physical capacity. Branch circuiting is a mixture of Metal Clad Cable, Wiring in EMT Conduit, and Non-Metallic Sheathed Cables. Non-Metallic Sheathed cabling is not permitted in commercial buildings per the National Electric Code. Several receptacles around the building are not equipped with a ground wire or plug. There are multiple instances of wires terminated outside of junction boxes or junction boxes with no covers and exposed wiring.



Existing Electrical Panel



Open Junction Box



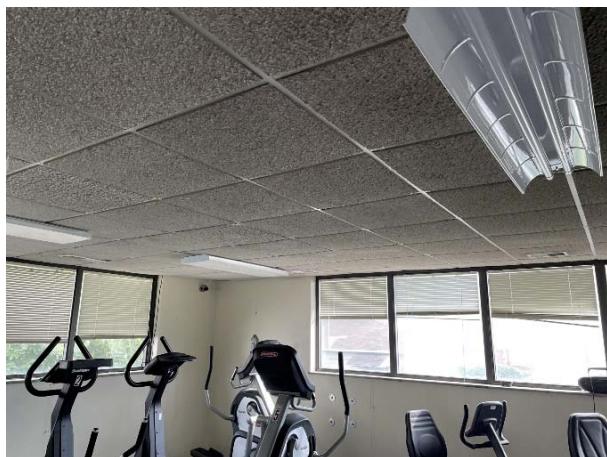
Receptacle (No Ground)

A whole building fire alarm system was not observed. There is only a single stand-alone battery-operated smoke alarm that appeared to be out of service. Security Cameras are placed throughout the interior of the facility, but a viewing monitor and DVR / NVR were not observed. The building appears to have existing phone and coaxial communications services. These services are located on the same pole as the electrical power service and enter the building from the same general location.

The interior building lighting consists of mainly chain hung fluorescents in the basement, lay-in and surface mounted fluorescents upstairs and HID screw in bulbs in the parking bay area. No occupancy sensors were observed in the building and all lighting controls consists of toggle switching. There did not appear to be any emergency lighting throughout the facility. There were no lighted exit signs, all exit signs observed were painted on or above doorways. Exterior lighting consists of two HID flood lights over the parking bay doors, two LPS bulb type recessed fixtures in main entrance eave and two LPS bulb type wall packs on rear service bay door.



Fitness Area Lighting



Cardio Area Surface Mounted Lighting

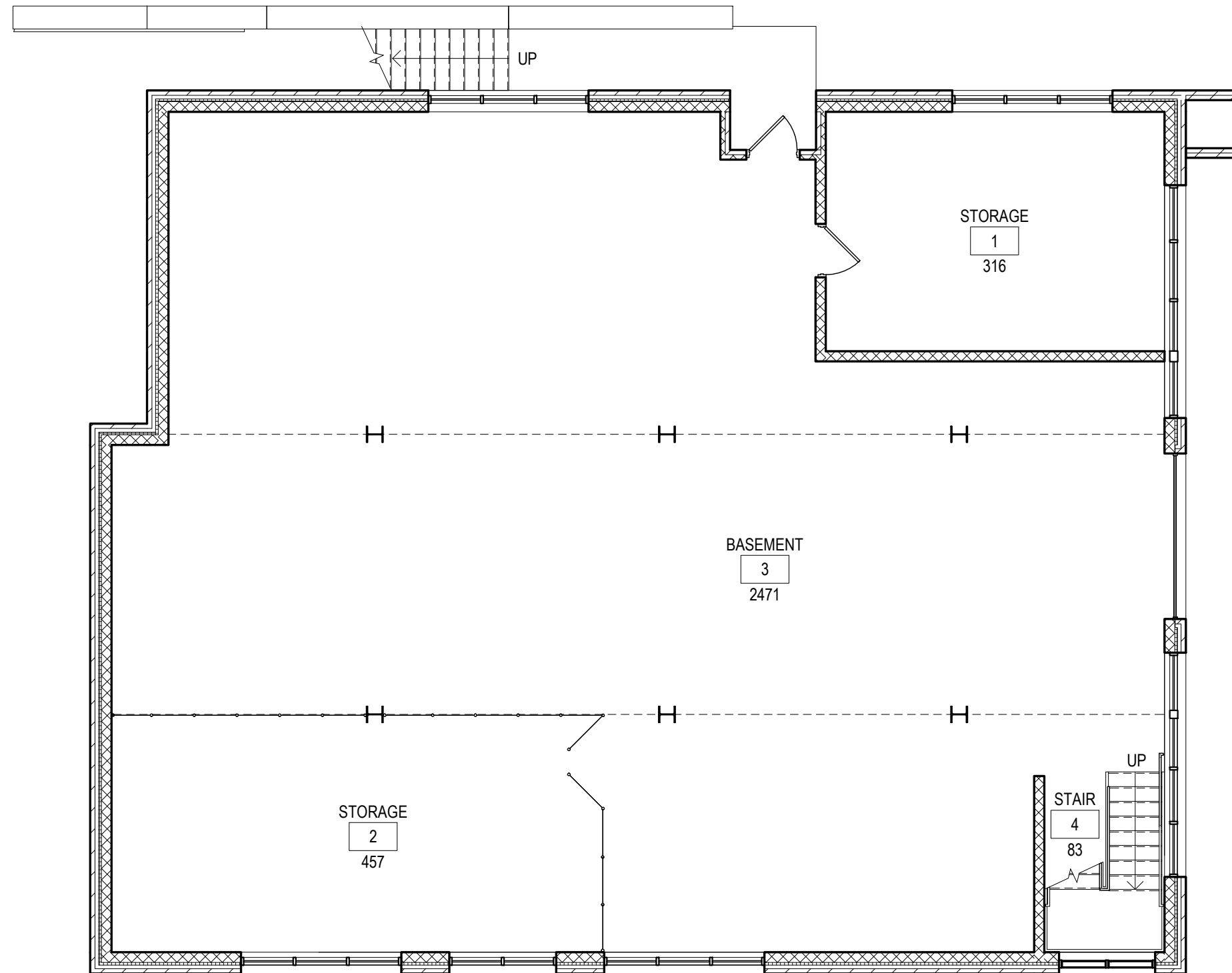
ZMM recommends the following electrical upgrades for this building: remove all existing wiring and replace with new per NEC, remove all existing receptacles and replace with new per NEC,



remove all existing lighting (interior and exterior) and replace with LED fixtures, provide lighting controls per latest adopted edition of ASHRAE 90.1, and provide a new hardwired Fire Alarm System per NFPA 101 and the State of West Virginia Fire Code.

NO.	DESCRIPTION	DATE

- ATTACHMENT TO:
- ADDENDUM NO.
  - CHANGE ORDER NO.
  - C.C.D. NO.



**1 BASEMENT FLOOR PLAN**  
1/8" = 1'-0"

**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
- REVISION OF DRAWING or DETAIL ON SHEET
- CLARIFICATION OF DRAWING or DETAIL ON SHEET

**CFD - 26TH STREET GYM**  
CHARLESTON, WEST VIRGINIA

DRAWN	<b>TEK</b>
DATE	<b>10-15-21</b>
COMM. NO.	<b>21139</b>

**A0**



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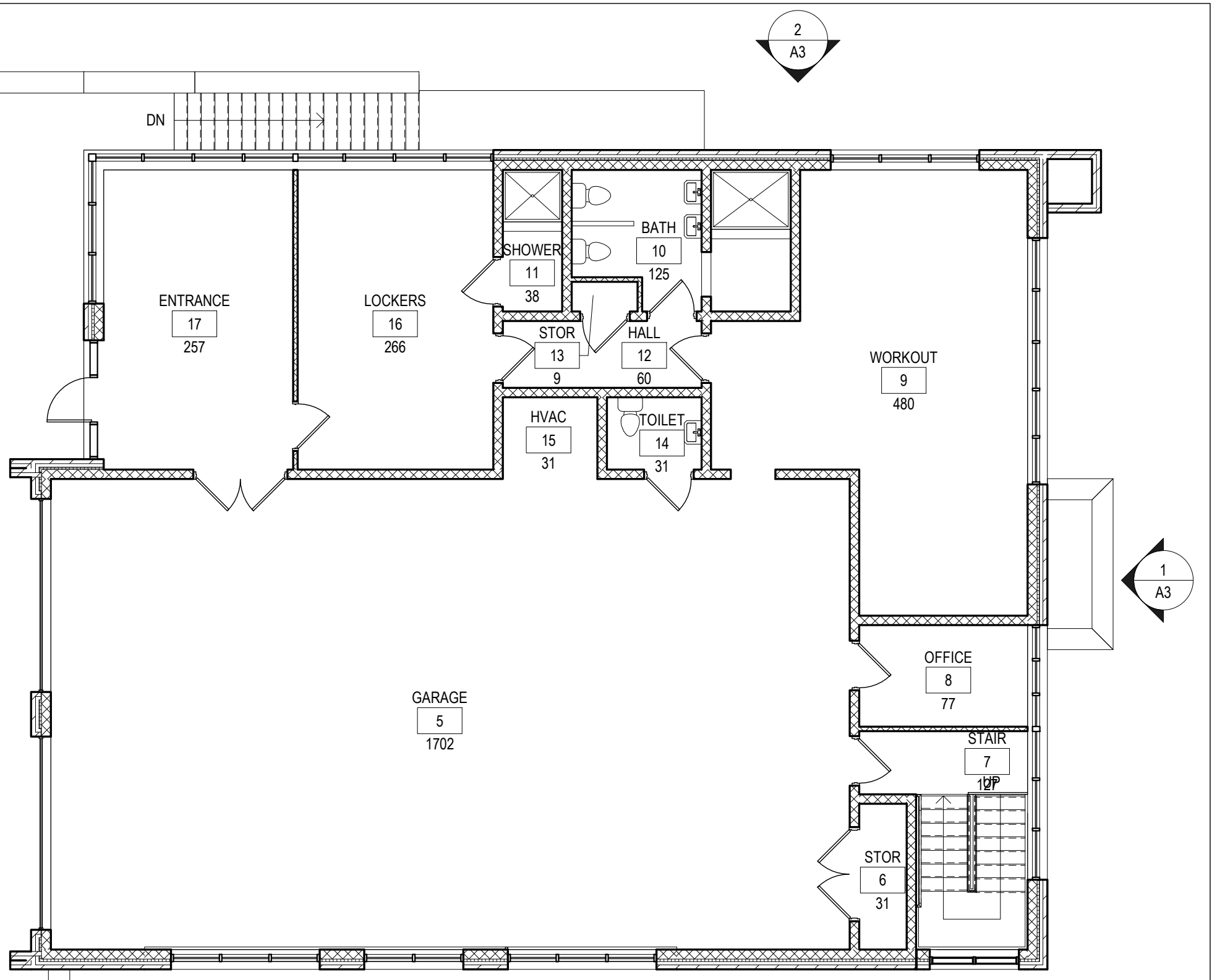
**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
- REVISION OF DRAWING or DETAIL ON SHEET
- CLARIFICATION OF DRAWING or DETAIL ON SHEET

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**A1**



**1 GROUND FLOOR PLAN**  
1/8" = 1'-0"

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**ZMM**  
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NO.	DESCRIPTION	DATE

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**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
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- CLARIFICATION OF DRAWING or DETAIL ON SHEET

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**A2** 

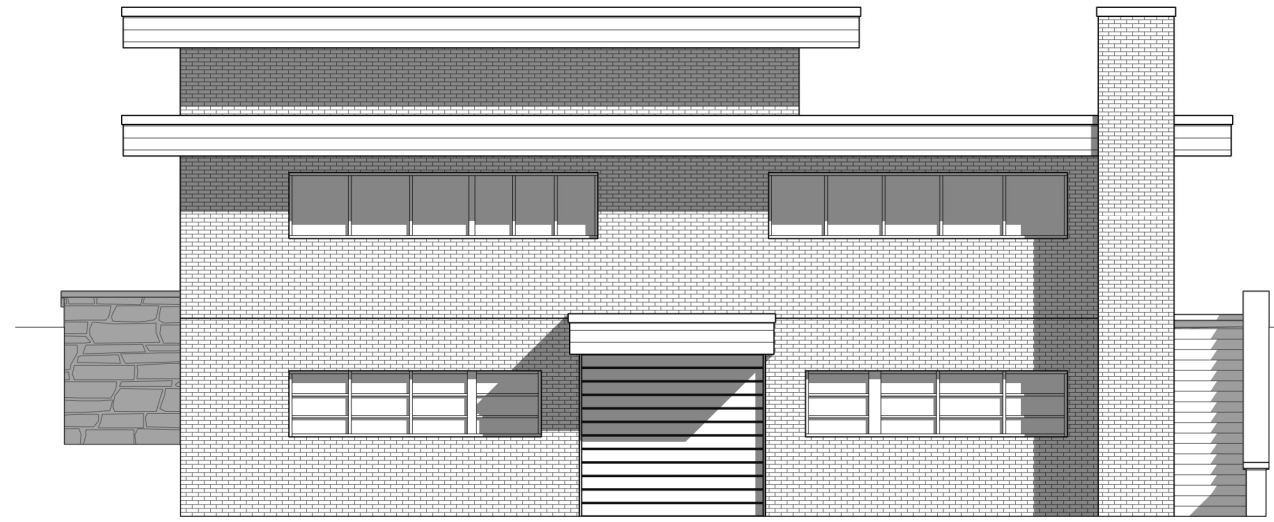
**1 ROOF PLAN**  
 1/8" = 1'-0"

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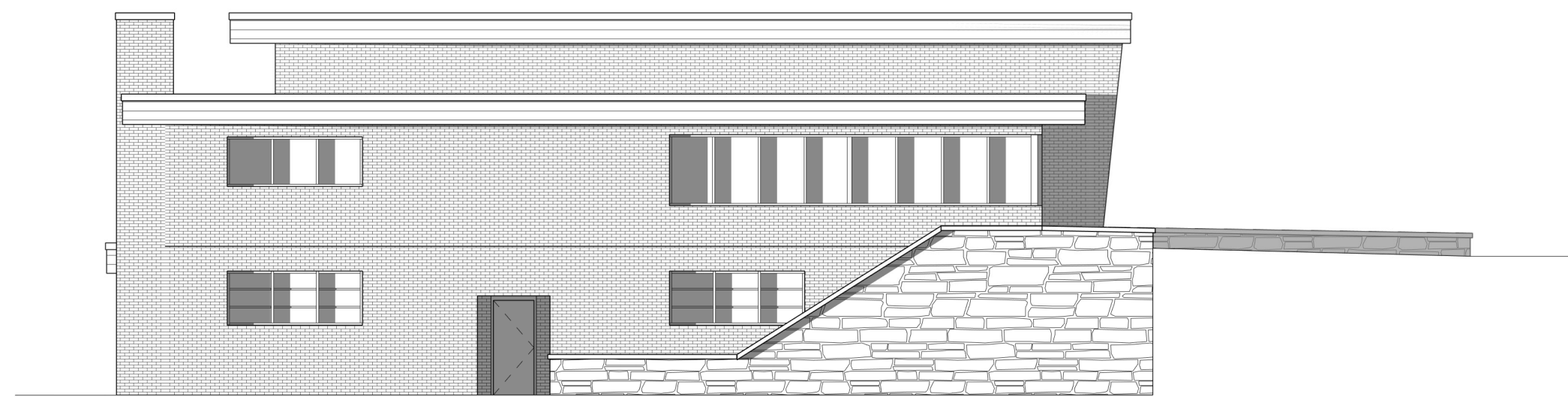


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  - C.C.D. NO.



**1** Elevation - East  
 A1 3/32" = 1'-0"



**2** Elevation - North  
 A1 3/32" = 1'-0"

**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
- REVISION OF DRAWING or DETAIL ON SHEET
- CLARIFICATION OF DRAWING or DETAIL ON SHEET

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**A3**



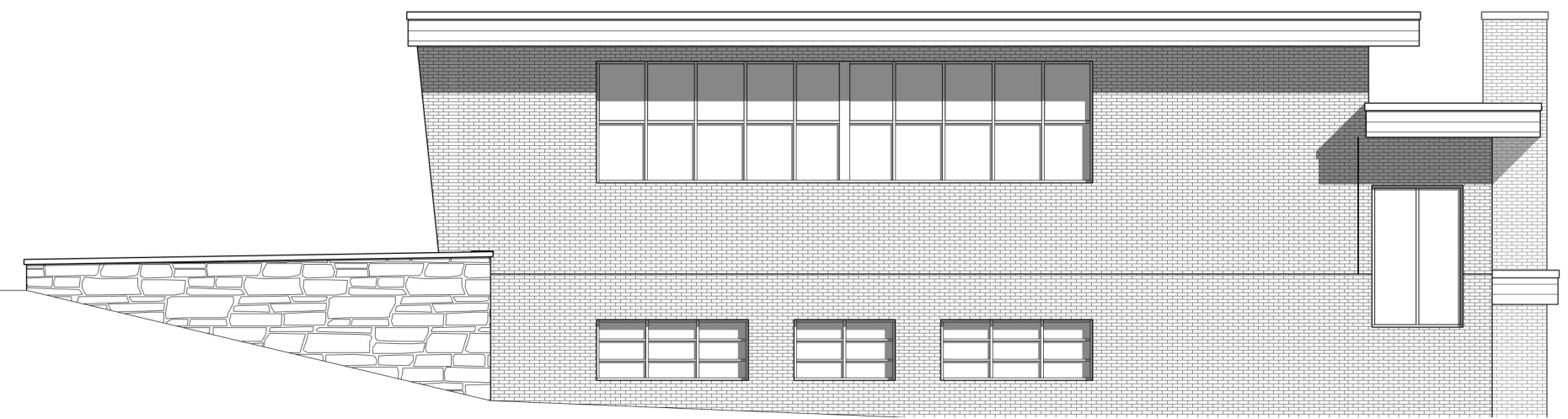
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  - C.C.D. NO.



**1 Elevation - West**  
 A1 3/32" = 1'-0"



**2 Elevation - South**  
 A1 3/32" = 1'-0"

**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
- REVISION OF DRAWING or DETAIL ON SHEET
- CLARIFICATION OF DRAWING or DETAIL ON SHEET

**CFD - 26TH STREET GYM**  
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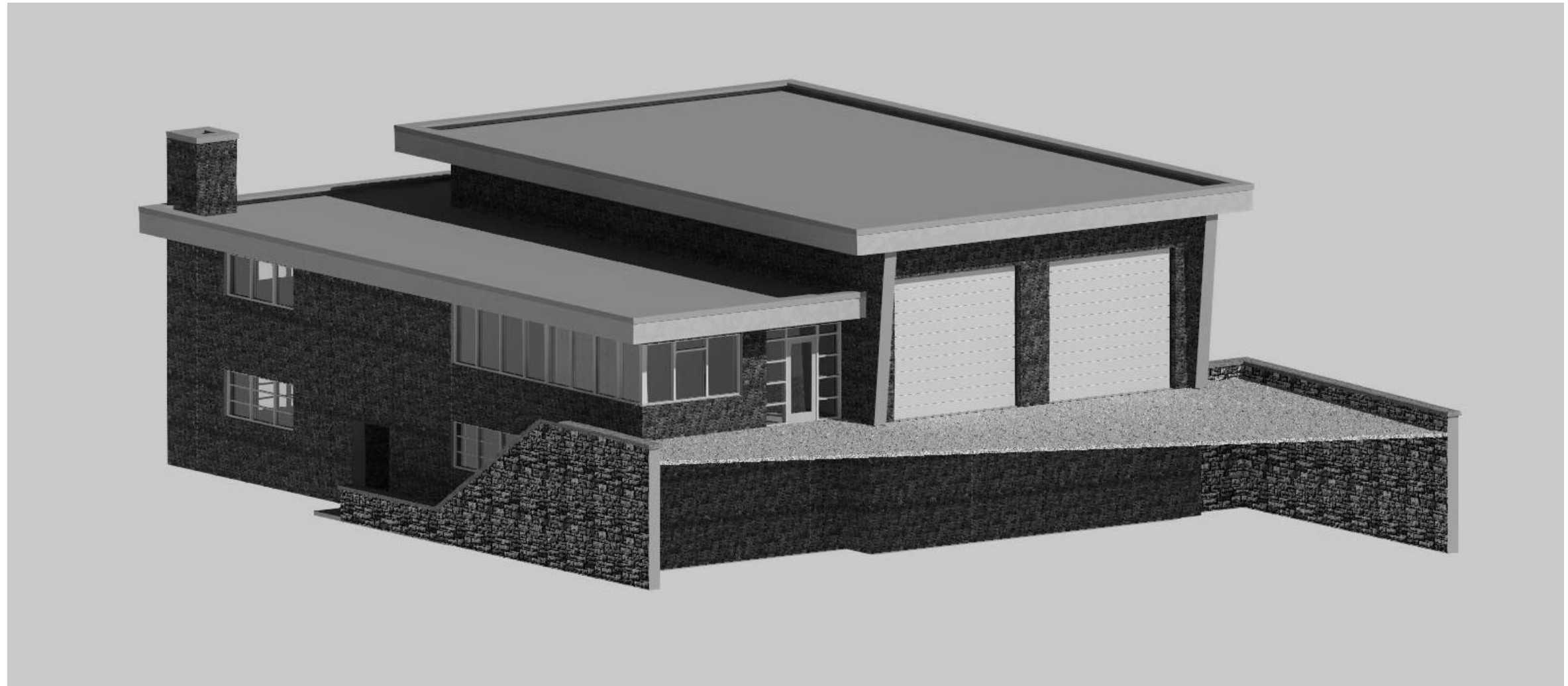


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**1** NW 3D VIEW  
 12" = 1'-0"

**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
- REVISION OF DRAWING or DETAIL ON SHEET
- CLARIFICATION OF DRAWING or DETAIL ON SHEET

**CFD - 26TH STREET GYM**  
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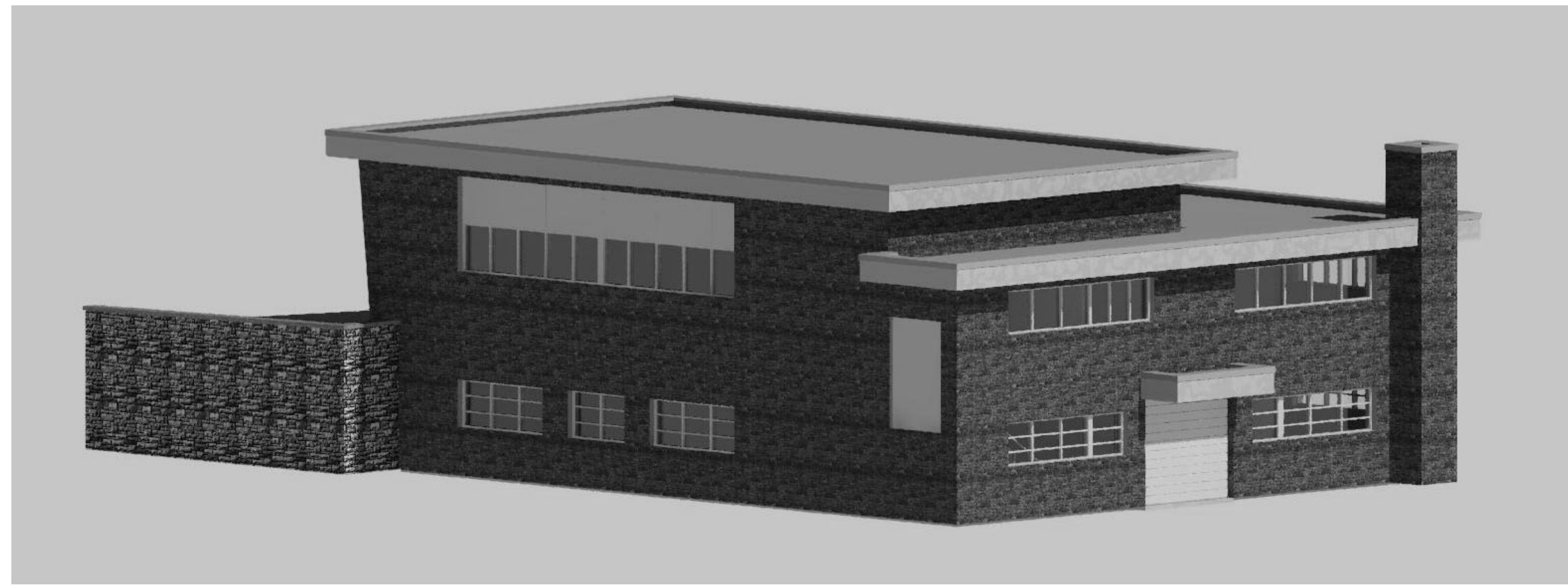
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**A5**



NO.	DESCRIPTION	DATE

ATTACHMENT TO:  
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**1 SE 3D VIEW**  
 12" = 1'-0"

**SUPPLEMENTAL DRAWING**

- NEW DRAWING or DETAIL ON SHEET
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**CFD - 26TH STREET GYM**  
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**A6**

