



Alleghany Highlands Economic Development Corporation

1000 Dabney Drive, Suite 658

Clifton Forge, VA 24422

540-968-2325

www.ahedc.com

**U.S. EPA Community-Wide Brownfields Coalition Assessment Grant
Quarterly Progress Report**

Grantee: Alleghany Highlands Economic Development Corporation
EPA Assessment Grant #BF-96359901-0

Reporting Period: Third Quarter, FFY 2020
April 1, 2020 – June 30, 2020

Date Submitted: July 30, 2020

Submitted to: ACRES

A. Quarterly Summary / Current Reporting Period Tasks Completed:

Task 1 – Cooperative Agreement / Project Oversight / Community Engagement

<i>April 30, 2020</i>	<i>Submitted Quarterly Report 2nd Quarter FFY 2020</i>
<i>May 28, 2020</i>	<i>Virtual Public Information Meeting / Discussion with Iron Gate Town Council to review findings and preliminary redevelopment plans for Iron Gate Schoolhouse site (See Attachment 1.)</i>
<i>June 23, 2020</i>	<i>Virtual Management Team Meeting / Priorities Discussion</i>

Task 2 – Inventory / Site Prioritization / Access Coordination

<i>April 7, 2020</i>	<i>Submitted Petroleum PAQ to EPA for Snak Shak Convenience Store, 5409 Potts Creek Road, County – Approved 04/08/20. Project currently on hold pending other priorities.</i>
<i>April 14, 2020</i>	<i>Submitted Petroleum PAQ to DEQ for Immanuel Baptist Church, Cliftondale, County – Eligibility received 05/06/20, holding EPA submittal pending other priorities.</i>
<i>April 20, 2020</i>	<i>Submitted Hazardous PAQ to EPA for Covington ROR/AET Site Due Diligence Tasks for VBRSP including Phase I ESA, Cultural Resources, T&E Species, Geophysical, Survey, and Master Planning tasks – Approved 04/20/20</i>
<i>May 7, 2020</i>	<i>Submitted Petroleum PAQ to EPA for Rivermont School site, 1101 Rockbridge Avenue, Covington – Approved 05/08/20</i>

May 11, 2020	Submitted Petroleum PAQs (2) to DEQ for following sites: <ul style="list-style-type: none">Exit 27 Citgo station, 2501 Grafton Street, Clifftondale, County – Eligibility pendingExit 27 Motel site, Clifftondale, County – Eligibility pending
May 11, 2020	Submitted Petroleum PAQ to EPA for Low Moor Medical Lot, Westvaco Road, County – Approved 05/12/20
May 12, 2020	Submitted Petroleum PAQ to EPA for former Ponderosa Truck Stop site, Longdale Furnace Road, Alleghany County – Approved 05/14/20.

Task 3 – Phase I ESAs

Phase I ESAs ongoing for following sites:

- ROR/AET Site, Covington
- Rivermont School, Covington

Submitted Phase I ESA Reports for following sites:

April 27, 2020	Oliver Distribution Site, 512 Monroe Ave., Covington
May 6, 2020	Nettleton Planning Mill, 605 S Lexington, Covington, including ACM/LBP Survey
June 9, 2020	Ponderosa Truck Stop Lot, Longdale Furnace Road, County

Task 4 – Phase II ESAs

Phase II ESAs ongoing for following sites:

- Former Warehouse Site, 109 E. Oak Street, Covington
- Former Ritschs' Quick Clean Center, Covington

Task 5 – Project Work Plans

Submitted Site-Specific SAPs for Phase II ESAs for following sites:

April 3, 2020	Former Warehouse Site, 109 Oak Street, Covington – EPA comments received 04/06/20, incorporated into Phase II ESA
April 16, 2020	Former Ritschs' Quick Clean Center- Approved 04/16/20

Task 6 – Remediation / Redevelopment Planning

May 14, 2020 *Submitted Preliminary Architectural Review Report for stabilization and preliminary redevelopment planning for Iron Gate School site, followed by presentation of findings and next steps to Town Council on 05/28/20*

Ongoing *Preliminary Redevelopment Tasks for ROR/AET Site:*

- *Cultural Resources Review*
- *T&E Species Review*
- *Geotechnical Review*
- *Boundary / Topographic Survey*
- *Master Planning – Pending finalization of survey*

B. Outputs and Outcomes: *One (1) Administrative Report*
One (2) Community Meeting
Five (5) Approved PAQs for Phase I ESAs
Four (4) Petroleum PAQs Pending DEQ Review
Three (3) Phase I ESA Reports
Two (2) Phase II ESA SAPs
One (1) Preliminary Redevelopment Report

C. Financial Summary:

*Project expenses (rounded) through 06/30/20 total \$342,819 (\$223,479 Hazardous / \$119,340 Petroleum) or approximately 57.1% of total project budget of \$600,000. See **Attachment 2** for summary of total expenditures to date and remaining budget by expense category.*

D. Anticipated Tasks for Upcoming Quarter:

Task 1 – Cooperative Agreement / Project Oversight / Community Engagement

July 30, 2020 *Submit Quarterly Report for 3rd Quarter FFY 2020*
August 6, 2020 *Management Team Meeting to review Sites List / Priorities and plan for Board Meeting*
August 10, 2020 *AHEDC Board Meeting / Priorities Review*
July – Sept 2020 *Coordinate with site owners to develop Success Stories fliers for submittal to EPA*

Task 2 – Inventory / Site Prioritization / Access Coordination

<i>July 10, 2020</i>	<i>Submitted revised PAQ to initial additional Phase II ESA activities at Ritschs' Quick Clean Center, Covington – Approved 07/13/20</i>
<i>July 2020</i>	<i>Submit Petroleum PAQs to initiate activities at three (3) sites at Exit 27 in Cliftondale and Cat & Owl Restaurant in Low Moor</i>
<i>Ongoing</i>	<i>Continue inventory / database and ACRES updates, site research / prioritization, access coordination for sites as identified.</i>

Task 3 – Phase I ESAs

<i>July 9, 2020</i>	<i>Submit Geophysical Report as supplement to Phase I ESA for Ponderosa Truck Stop Lot, Longdale Furnace Road, County</i>
<i>July 20, 2020</i>	<i>Submit Phase I ESA Report for Rivermont School, Covington</i>
<i>July 24, 2020</i>	<i>Submit Phase I ESA Report for Cat & Owl Restaurant, Low Moor</i>
<i>July – Aug 2020</i>	<i>Finalize / submit Phase I ESA Report for ROR/AET Site, Covington</i>
<i>Ongoing</i>	<i>Phase I ESAs in process or planned include following sites:</i> <ul style="list-style-type: none"><i>• Low Moor Medical Lot, Westvaco Road, County – Underway</i><i>• Former Snak Shak, 5409 Potts Creek Road, County – Pending</i><i>• Immanuel Baptist Church, Cliftondale, County – Pending</i><i>• Citgo Station, Cliftondale, County – Pending</i><i>• Motel Site, Cliftondale, County – Pending</i>

Task 4 – Phase II ESAs

<i>July 10, 2020</i>	<i>Submit Phase II ESA Report for Ritschs' Quick Clean Center, Covington</i>
<i>July – Aug 2020</i>	<i>Finalize / submit Phase II ESA Report for Warehouse Site, 109 E. Oak, Covington</i>
<i>Ongoing</i>	<i>Submit Phase II ESA Report for additional Phase II ESA activities at Ritschs' Quick Clean Center, Covington</i>

Task 5 – Project Work Plans – No activities anticipated this period

Task 6 – Remediation / Redevelopment Planning

<i>July 2020</i>	<i>Submit Preliminary Structural Review Report for former Warehouse Site (Barterhouse), 109 E. Oak, Covington</i>
<i>July – August 2020</i>	<i>Ongoing coordination and planning for redevelopment of Iron Gate Schoolhouse Site</i>

*Aug – Sept 2020 Ongoing Due Diligence / Master Planning for ROR/AET Site
including survey, geophysical and master plan*

E. Additional Information / Related Projects:

The Town of Pulaski offered to host a community tour for AHEDC BRAG members. This group will include elected officials, staff and other stakeholders from Alleghany County, the City of Covington and the Towns of Clifton Forge and Iron Gate. Activities planned include a welcome reception and presentation regarding the tremendous success of Pulaski's Brownfields Program as well as a walking tour of brownfields sites in downtown to generate program ideas for the AHEDC Coalition communities. This tour has been indefinitely postponed until lifting of social distancing restrictions during COVID-19 outbreak.

F. Attachments:

- 1. Preliminary Architectural Review Report, Iron Gate Schoolhouse Site, Covington City Council Presentation, 05/21/20*
- 2. Project Budget Summary through 06/30/20*

IRON GATE SCHOOLHOUSE PRELIMINARY ASSESSMENT

May 21, 2020

A. Introduction

The Iron Gate School located at 631 Market Avenue in Iron Gate, Virginia is a 2 story brick building with a partial basement designed in the Classical Revival style and constructed in the early 20th century. The building ceased functioning as a school many years ago and became a storage facility. Some of the character defining features, spaces and materials remain but are in poor condition in many situations. The building is not listed on either the Virginia Landmarks Register or National Register of Historic Places.

Tom Clayton, AIA of Frazier Associates made a site visit on March 26, 2020 to make a preliminary visual assessment of the building. The purpose of this assessment is to determine immediate repairs needed to stabilize and repair the building and to prevent further deterioration. It also includes a code assessment for desired uses as a community center with offices. A general cost estimate for immediate repairs is included along with a general cost estimate for complete renovation of the building. These estimates are based on costs of current similar work.

B. Exterior

The first floor is raised out of the ground approximately 3'-8". The building has been mothballed; therefore the windows have had 4" CMU installed in the openings and the original wood windows are still in place behind the CMU. A CMU loading dock was installed in front of the building leading up to the front door. The front door has been removed and the opening widened for forklift traffic. It was reported that the original front exterior stairs remain intact under the loading dock but this was not confirmed. The original door was not seen in the building. The roof over the front portion of the building is finished with asphalt shingles that are in

poor condition. The roof over the rear of the build is slate and there appears to be a section on the 7th Street side that is failing. The gutters are in poor condition and the downspouts are either completely missing or the bottom 10' is gone. The lack of downspouts is allowing the roof drainage to erode the mortar in the downspout locations however the rest of the brick appears to be in good condition. No cracks through the face of the masonry were observed. The soffit wood is damaged in several locations and some boards are missing. Invasive vines have grown into the cornice over the years causing deterioration issues.



Front elevation showing added loading dock, boarded up front door, blocked windows with small vents and invasive vines in cornice and roof.

SAMPLE PHOTOGRAPHS OF EXISTING EXTERIOR CONDITIONS



View of mortar damage due to lack of downspout.



View of open access to basement allowing water and debris infiltration.



View of deteriorated asphalt shingle roof and invasive vines at roof cornice.



View of rear addition with slate roof and blocked up windows.



View of deteriorated roof soffit, invasive vines and mortar deterioration due to lack of gutters and downspouts.

C. Basement

The basement is accessed with an exterior concrete stair on the 7th Street side. The door is missing leaving the basement open and the floor is covered with vegetation debris and mud. There is an old boiler and piping in the basement. It appears most of the piping insulation has been removed, but there are a couple of locations where it remains and could contain hazardous materials.



View of basement.

D. First Floor

The first floor has an entry hall and three classroom spaces. The entry hall originally had a stair on each side. However, the stair on the west side has been partially removed and a freight elevator has been installed. The lone existing stair guardrail is missing all the pickets. The entry hall ceiling is stamped metal and is rusting. The walls originally were plaster but only the lath and wood studs remain. The original flooring has been removed and the diagonal board subfloor is visible. The two classroom spaces in the front portion of the school have had particle board installed over the plaster ceilings to prevent damage to stored materials from falling plaster. The plaster walls are in fair condition and the original flooring has been removed. The door opening to the rear classroom space has been widened and one end of the original lintel is now not supported. The classroom in the rear has an exposed plaster ceiling that shows signs of water damage. The plaster interior walls have moisture damage, while the exterior plaster is in better condition. The original flooring is intact with a couple of holes due to water.

E. Second Floor

The second floor top of stairs has suffered water damage as the plaster is almost completely collapsed and some brick around the attic vent have fallen out of the wall. The plaster on the walls is in poor condition. The original wood flooring remains but is covered with fallen plaster. The other spaces, corridor walls are missing, have plaster ceilings in poor condition, plaster walls are in fair condition and wood wainscot is in good condition. The original wood flooring is in fair condition. There have been some storage lofts installed in the classroom spaces.

There are no mechanical, electrical or plumbing building systems remaining in the structure. No structural damage such as sagging or bouncy floors, or cracks in the walls was observed. The wood windows are double-hung and appear to be in good condition, with only some broken panes and ropes.



View of classroom showing original windows.



View at top of stairs showing open roof, plaster damage and original windows.

F. Building Code Analysis

Area

- Basement estimated at 2,400 SF (front portion)
- First floor 2,817 SF
- Second floor 2,876 SF

Construction Type

IIIB which is masonry exterior walls and wood frame roof and interior structure.

Proposed Use

For the new proposed uses of assembly spaces and offices, the building would be classified as A3 Assembly and B Business which would be a Change of Occupancy from the most recent use of S1 Storage.

Proposed Occupancy

- First floor: A3 occupancy with community meeting rooms and restrooms - 2,817 SF @ 15 SF/ occupant = 188 less 25% for egress = 141 people•
- Second floor: B occupancy with offices, conference room & restrooms - 2,876 SF @ 100 SF / occupant = 28 people
- Total Occupancy = 169 occupants

Fire Protection

- Sprinklers are not required due to the occupancy is less than 300 and the A3 occupancy is on the first floor.
- Fire alarm is not required since a sprinkler system is not provided.

Egress

- One additional stair from the second floor is required. A fire escape is allowed.

Height & Area

- Building meets the code requirements for proposed uses.

Exterior Wall

- Building meets the code requirements for proposed uses.

Plumbing Fixture Minimum Requirements

- First floor A3 - 141 occupants/2 = 72 occupants per sex
Water Closets Male – 1 per 125 = 1 Female – 1 per 65 = 2
Lavatories Male – 1 per 200 = 1 Female – 1 per 200= 1
Drinking fountain = 1
Service Sink = 1
- Second Floor B - 28 occupants/2 = 14 occupants per sex
Water Closets Male – 1 for first 25 = 1 Female – for first 25 = 1
Lavatories Male – 1 per 40 = 1 Female – 1 per 40= 1



G. Building Code Analysis (cont.)

Accessibility

As part of an overall renovation of the building there are numerous other areas that would be addressed as part of the work. Where renovations affect the accessibility or contain an area of primary function, the route to the area shall be accessible.

In order of priority, the following improvements to the accessibility of the building should be made:

- a. At least one accessible building entrance – to be provided at main entrance.
- b. At least one accessible route from an accessible building entrance to the primary function area. Areas need to remain free of clutter to accessible restrooms.
- c. Accessibility signage – Room names
- e. Accessible route from the sidewalk to the accessible entrance. Provided at front door.
- f. One accessible public toilet is required for each gender.

H. Renovation Costs

Complete Renovation

Overall costs for renovation of buildings in this kind of condition can range between \$275-\$325 per SF; excluding hazardous materials removal, site improvement such as parking, and new utilities extended to site.

6695 SF (1000 SF of basement included) = \$1.8 to \$2.2 million renovation costs

Phase 1

- Repair roof structure, provide new roofing and drainage systems, repair exterior wood and repoint brick, add door to basement.
- Remove freight elevator and damaged plaster, clean out all debris.
- Roofing & Sheathing Repair: \$35,000-50,000
- Masonry Repair and Cleaning \$15,000-21,000
- General clean out and secure building (basement door) \$5000-7000
- Mothballing – Currently the building is ventilated through small vents in the windows and a roof that is partially removed. It is important to note that when the building is sealed up again with a new roof, additional venting will be required and fans installed to remove moisture and dry out the building. If this is not done, mold will develop, causing issues for renovation in the future. See Preservation Brief 31 <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm> for more information. Cost for moisture mitigation to be determined.

Phase 2

- Demolish front loading dock.
- Remove masonry in-fill at windows.
- Renovate building to accommodate new uses. Repair any interior structure. Provide new partitions, ceilings, finishes, flooring where needed. Refinish flooring and repair windows. Provide accessible entrance and second egress stair. Provide all new building systems including electrical, mechanical and plumbing.
- ADA Ramp, parking, utilities to site
- Elevator not required

ALLEGHANY HIGHLANDS ECONOMIC DEVELOPMENT CORPORATION

EPA GRANT NO. BF-96359901-0

ATTACHMENT 2: BUDGET SUMMARY

REPORTING PERIOD: 3rd Quarter FFY 2020

REPORT DATE: July 30, 2020

April 1, 2020 - June 30, 2020

HAZARDOUS MATERIALS BUDGET SITE / PROJECT CODE #G300NY00	\$ 366,000.00	EXPENSES THIS PERIOD	PREVIOUS EXPENSES	TOTAL EXPENSES TO DATE	PERCENT OF TOTAL BUDGET	REMAINING BUDGET
CONTRACTUAL EXPENSE	\$ 356,000.00	\$ 107,868.00	\$ 112,852.00	\$ 220,720.00	62.0%	\$ 135,280.00
TRAVEL & DIRECT EXPENSE	\$ 10,000.00	\$ -	\$ 2,759.30	\$ 2,759.30	27.6%	\$ 7,240.70
TOTAL EXPENSE	\$ 366,000.00	\$ 107,868.00	\$ 115,611.30	\$ 223,479.30	61.1%	\$ 142,520.70

PETROLEUM SITES BUDGET SITE / PROJECT CODE #G300OR00	\$ 234,000.00	EXPENSES THIS PERIOD	PREVIOUS EXPENSES	TOTAL EXPENSES TO DATE	PERCENT OF TOTAL BUDGET	REMAINING BUDGET
CONTRACTUAL EXPENSE	\$ 234,000.00	\$ 49,140.00	\$ 70,200.00	\$ 119,340.00	51.0%	\$ 114,660.00
TOTAL EXPENSE	\$ 234,000.00	\$ 49,140.00	\$ 70,200.00	\$ 119,340.00	51.0%	\$ 114,660.00

TOTAL GRANT BUDGET	\$ 600,000.00	\$ 157,008.00	\$ 185,811.30	\$ 342,819.30	57.1%	\$ 257,180.70
---------------------------	----------------------	----------------------	----------------------	----------------------	--------------	----------------------