

# Carlin Springs Decoupling

## Project Overview

# Overview

The former Virginia Hospital Center building at 601 S Carlin Springs will be separated from the medical office building at 611 S Carlin Springs.

- 601 S Carlin Springs is not fit for further use due to mold and other issues
- Prioritizing safety and operations at the medical office building
- Decoupling will prepare the site for future demolition
- Planned duration is Winter 2022 through Summer 2022

# Overview

- Utilities between buildings will be disconnected at a 20' hallway (pink lines)
  - Water, power, gas
- Rerouted for continuity of use at 611 S Carlin Springs
- Only Fire Alarm will stay connected at 601
- Fence will go up around project site before starting (green line)
- Traffic will be concentrated to the driveway from 6<sup>th</sup> Rd S (yellow arrow)
- Lighting to remain in surface lot





# Environmental Considerations

- Install erosion control before project starts
- Tree protection
- Minimal amount of dust during building separation
- No impact to the Long Branch Stream
  - Approximate representation by blue line



# Noise

- Per noise ordinance, allowable work hours are 7:00 AM to 7:00 PM from Sunday through Saturday
- Working with medical office building manager to alert medical tenants of upcoming noise in the building
  - Considering shifting noisiest demolition work to weekends
  - Scheduling noisiest work when fewer tenants are in the building
- Types of noise:
  - Demolition of existing brick stair tower
  - Internal noises as utilities are disconnected/rerouted
  - Vehicles coming and going from site
  - Removing one tree
  - Concrete truck

# VHC Structure Post Decoupling

- Current building is unsafe and unsuitable for use
- All windows have been boarded up to deter intruders
- Daily perimeter checks by County staff
- Long Term Planning will commence after staff completes analysis of potential future uses
- Funding for demolition will be requested through CIP after Long Term Planning

# Questions and Answers

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