

SHENANDOAH HEALTH AND HUMAN SERVICES BUILDING WOODSTOCK, VIRGINIA

Restore, Reuse, and
Rejuvenate

Size: 29,076 SF
Budget: \$5,020,000
Bid: \$3,357,173
Completion: 2010



Formerly used as a supermarket, the existing one-story facility has been completely renovated to house the County's Social Services and Health Departments, as well as facilities for the Northwestern Community Services Board. Goals for the project included providing a safe, secure facility that is comfortable to the building occupants and is easily maintained, as well as obtaining Leadership in Energy and Environmental Design (LEED®) certification. Examples of high-performance and sustainable design strategies that contributed to this building's LEED Gold certification include:

- rehabilitating a contaminated property via abatement of asbestos, lead-based paint, PCBs, and mold;
- reusing existing paved parking and designating preferred parking spaces for low-emitting and fuel-efficient vehicles;
- preserving existing established landscaping to eliminate the need for installed irrigation;
- using low-flow plumbing fixtures to reduce building water use by at least 30 percent over baseline;
- upgrading building envelope to increase energy efficiency, such as insulating exterior walls, using insulated, low-e glass, and installing a new white roof membrane to prevent heat gain through the roof;
- using new mechanical equipment that does not use ozone depleting refrigerants;
- reusing of over 95 percent of the existing building structure;
- using regionally-produced building materials with a high-recycled content;
- diverting a minimum of 75 percent of demolition and construction waste away from landfills;
- adhering to clean construction practices to protect indoor air quality;
- using interior finish materials (i.e., carpet, paints, adhesives, and composite wood) that contain low levels of volatile organic compounds (VOCs); and
- introducing daylight and outdoor views by adding new windows and skylights.

