Welcome Center Program Update

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Georgia Department of Transportation

Welcome Center Program Update

Wiley|Wilson Welcome Center Assessment:

- Notice to Proceed in October 2013
- Completed all 8 site visits and condition assessments
- Surveyed GDOT maintenance staff, contract custodial staff, GDEcD staff at each site
- Reviewed all systems: architectural, civil/site, structural, plumbing and water, HVAC, electrical, lighting, signage

Welcome Center Common Findings

Wiley|Wilson Welcome Center Assessment

- Detailed condition reports developed for each site
- Common issues at Welcome Centers:
  - HVAC upgrades needed (6 sites)
  - Electrical safety issues (all sites)
  - Roof damage (5 sites)
  - Public safety issues (5 sites)
  - Cosmetic finishes updating (all sites)
  - Sanitary/sewer issues (2 sites)

Welcome Center Site Report Example

Architectural:

Observations:

1. The low slope portion of the roof system is appears to be a multiply asphalt system with a modified bitumen granular cap sheet. There were noticeable bubbles and raised areas in the roof indicating moisture under the roof membrane. It is beyond the end of its life cycle. It is recommended that this system be removed and replaced with a new fully adhered membrane roof. It is also recommended that the roof hatch be replaced at the same time.

Welcome Center Site Report Example

6. Several interior hollow metal service doors and frames were corroded or damaged. It is recommended that they be replaced along with correct and appropriate hardware.

Welcome Center Site Report Example

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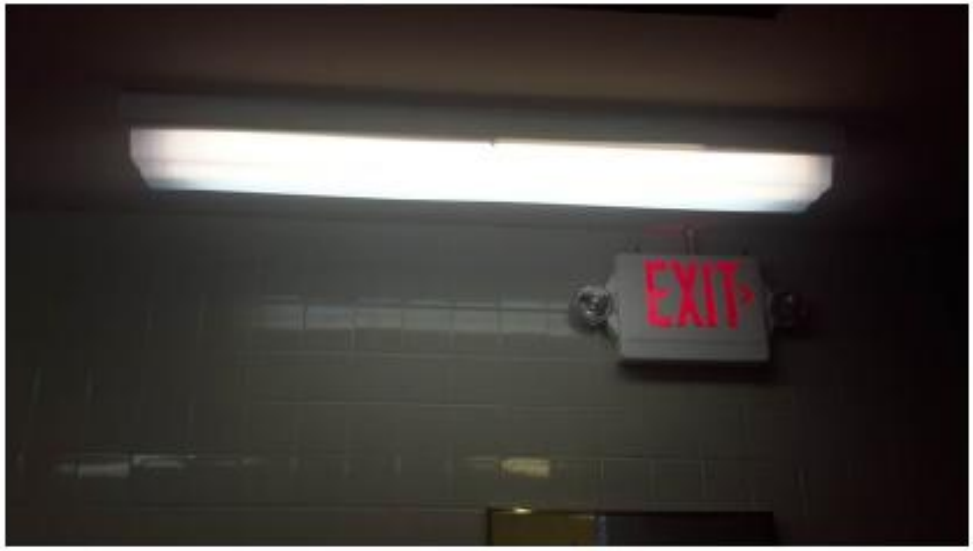
6. The restroom lighting is providing a foot candela level of 15fc, and the lens is yellowish from age. The existing interior lighting system is providing 7-12fc during mid-day, a complete lighting system upgrade is recommended for the entire facility, to provide light levels per IES standards.



Welcome Center Site Report Example

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11. There is a significant sag in the soffit under the balcony of the main building. This should be repaired or replaced since water is most likely intruding into the gap.

Welcome Center Site Report Example

3. The two indoor air handling units are located above the ceiling of the mechanical/electrical room. Access for service is nearly impossible. The fan is externally belt driven and the OSHA required belt guard is missing. Both air units appear to be the original equipment.

Welcome Center Prioritization

Wiley|Wilson Welcome Center Assessment:

- Completed value analysis review of all system deficiencies with GDOT and GSFIC staff
- Considered the following alternatives:

  Alt. 1) No Action

  Alt. 2) Minimal Action (minimal repair for life safety)

  Alt. 3) Modernization (repair or replace for functional operation)

  Alt. 4) Full replacement of system or feature

Welcome Center Cost Estimates for Recommended Improvements

Lavonia Welcome Center	$	484,380.00
Ringgold Welcome Center	$	509,080.00
West Point Welcome Center	$	1,452,100.00
Tallapoosa Welcome Center	$	656,500.00
Augusta Welcome Center	$	510,900.00
Columbus Welcome Center	$	1,040,390.00
Kingsland Welcome Center*	$	694,850.00
Valdosta/Lake Park Welcome Center*	$	1,885,000.00
Total Recommended Rehabilitation	**$**	**7,233,200.00**
Landscaping improvements (all sites)	$	700,000.00
Total with landscaping	**$**	**7,933,200.00**

**costs shown are for improvements only, but study recommends replacement of facility*

Welcome Center Recommendations

- Proceed with recommended Welcome Center rehabilitation improvements
- Proceed with low maintenance landscaping enhancements at all Welcome Centers
- Proceed with facility assessments of 17 Rest Area sites
- Evaluate future funding possibilities for Welcome Center facility replacements at Kingsland and Valdosta/Lake Park

Questions?

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