

Green Building

Measure 54 – Government Facility at a Greyfield

5 Points

A local government has located one or more facilities at a greyfield site(s).

Discussion:

In 1999 the Cobb County Board of Commissioners purchased a vacant multi-tenant office/warehouse facility at 463 Commerce Park Drive, Marietta, Ga. on approx. 4.2 acres. This followed two condition and feasibility studies performed in the fall 1998 to assess the suitability of the facility for its intended purpose.

The majority of the facility in 1998 was vacant. The facility's major remaining tenant prior to Cobb County's takeover of the facility was United Parcel Service. The building and associated property was adjacent to a site already owned by Cobb Community Transit (CCT) for a multi-use transit center. The primary intended use of the facility was as a central administrative office and repair facility for CCT.

The site contained a 54,920 sq. ft. building with adjacent parking and access suitable for transit buses and repair and delivery trucks. The condition and feasibility studies confirmed site and building conditions, suitability of the facility for its intended purpose, suggested space allocation and implementation recommendations, and budget information.

Renovation occurred in 1999 of approx. 43,000 sq. ft. needed by CCT, and thereafter a single suite, #100, was renovated and is occupied by Cobb Workforce Development, a non-profit. Other suites within the building have been used intermittently for storage or staging areas.

The site is available for inspection upon request.

Documentation:

The following documentation is provided with this measure:

- Copies of selected pages from the condition and feasibility study by Turner and Associates
- Copies of the master floor plans showing allocation of space and layout of maintenance bays.
- Pictures of the facility (before and after) are included.