

BLUE RIDGE BEHAVIORAL HEALTHCARE, INC.
REQUEST FOR PROPOSALS
RFP# 2026-0402
BRANDON REMODEL FINANCING SERVICES

ISSUE DATE: APRIL 2, 2026

ISSUING AGENCY: BLUE RIDGE BEHAVIORAL HEALTHCARE, INC.
301 ELM AVENUE, SW.
ROANOKE, VA 24016

PROPOSAL DUE DATE: APRIL 24, 2026 at 5:00 p.m. at the INC. OFFICES
301 ELM AVENUE, SW.
ROANOKE, VA 24016

Blue Ridge Behavioral Healthcare (BRBH), Inc. (INC.) is requesting proposals from qualified banking institutions to provide financing for a real estate remodeling project located at 3517 Brandon Avenue, Roanoke, VA in accordance with the specifications outlined in this Request for Proposal (RFP). There is no expressed or implied obligation for INC. to reimburse the financial institution for any expense incurred in preparing proposals in response to this request.

Sealed proposals for providing the services described herein will be received by mail or hand delivered until the designated time and date stated above. Completed proposals with "RFP – Brandon Remodel Financing Services" noted on the envelope should be mailed or delivered directly to BRBH, INC., Attn: Pam Binns, 301 Elm Avenue SW, Roanoke, VA 24016. Emailed proposals are also acceptable and should be sent to pbinns@brbh.org with the subject RFP – Brandon Remodel Financing Services." It is the responsibility of the Respondent to ensure proposals are received at the location indicated by the date and time stated. All proposals received after the set date and time will be returned unopened.

All inquiries for information pertaining to this RFP should be directed to:

Pam Binns, Chief Financial Officer
Blue Ridge Behavioral Healthcare, Inc.
301 Elm Ave., SW.
Roanoke, VA 24016
pbinns@brbh.org
540-345-9841 Ext 1313

Questions will be accepted until 5:00 p.m. on April 17, 2026. All registered Respondents will receive responses by 5:00 p.m. on April 21, 2026.

Offer and Agreement

In compliance with this RFP and to all the conditions imposed herein, the undersigned offers and agrees to furnish the services in accordance with the attached signed proposal or as mutually agreed upon by subsequent negotiation.

Name of Respondent: _____
Address: _____

Signature: _____
By: _____
Title: _____
Date: _____
Phone No. & Email Address: _____

I. INTRODUCTION

Established in 1969, BRBH serves the counties of Botetourt, Craig and Roanoke, and the Cities of Roanoke and Salem. Each of these localities allocates an annual amount of funding to BRBH and appoints representatives to the agency’s Board of Directors. BRBH is part of a state-wide system of Community Services Boards, which serves residents throughout the Commonwealth of Virginia.

BRBH is a governmental agency that delivers mental health, developmental disability, substance use, and prevention services to the citizens of the Roanoke Valley. We have a staff of approximately 350 full and part-time employees comprised of psychiatrists, nurse practitioners, clinicians, therapists, nurses, service providers, and support staff. BRBH receives its funding from state general funds, federal funds, local government funds, and fee revenue.

BRBH, INC. is a 501c(3) blended component unit of BRBH to own, acquire, lease, rent, hold title to and possess real estate, buildings, fixtures, furniture and equipment as may be necessary or useful for such purposes to maintain and operate such facilities as may be useful or helpful in accomplishing the principal purpose of The Corporation, for its own account or as agent for Community Services Boards created and acting pursuant to Chapter 10 of Title 37.1 of the Code of Virginia.

II. PURPOSE

The purpose of this RFP is the procurement of financing to develop the INC. property located at 3517 Brandon Avenue, Roanoke, VA 24018 (“Brandon”). This facility was bought by INC. in December 2023, and consists of approximately 46,000 square feet of space, with 33,000 square feet on the first floor, and 13,000 square feet on the second. This property is one of eight owned and maintained by INC. throughout the City of Roanoke. Interior demolition of the Brandon facility was completed in July 2025. With the help of our architects, Interactive Design Group (IDG), plans for the remodel and development of Brandon were approved by the City of Roanoke in January 2026, and invitations for bids have been sent to general contractors in the area. Selection of the general contractor will take place at the end of April 2026, contract finalization will happen by the beginning of May 2026, and construction is expected to commence by Mid-May 2026. The projected end date of construction is June 2027.

III. FINANCING REQUEST

The preliminary estimate regarding the total cost of this project is \$10.5M. INC. is looking for financing to cover the entire cost of this full build-out development. Once a general contractor is selected and a contract has been confirmed, a final cost and detailed construction budget will be provided along with information pertaining to the qualifications and experience of the selected

contractor. Audited financial statements through fiscal year June 30, 2025 are provided as part of this RFP (Attachment 1), as well as a copy of the approved plans (Attachment 2).

IV. PROPOSAL REQUIREMENTS

Proposals may be mailed, hand delivered to the attention of Pam Binns at 301 Elm Avenue, Roanoke, VA 24016, or emailed to pbinns@brbh.org. It is the Respondent's responsibility to ensure the proposal is received by 5:00 p.m. on April 24, 2026. Proposals received after 5:00 p.m. will not be accepted or considered. INC. will not be responsible for the loss of any proposal that is not appropriately marked as specified. Faxed proposals are not acceptable. If mailing or hand delivering proposals, an original and two copies of the sealed proposals from each Respondent for the services specified must be received by INC. prior to the specified deadline. All mailed and hand delivered proposals must have the company name on the outside of the envelope along with the statement "RFP – Brandon Remodel Financing Services". Emailed proposals are also acceptable and should be sent to pbinns@brbh.org prior to the specified deadline with the Subject: "RFP – Brandon Remodel Financing Services." All proposals shall be signed by an authorized representative of the Respondent.

Respondents must address each item in this RFP in the order in which it appears. The terms "noted", "considered", and "understood" are not acceptable. Respondents shall respond to each item individually with "agreed", "will comply", or provide a satisfactory explanation of their variance from the request. Such variances, in themselves, will not eliminate the proposal from consideration, but will be evaluated along with other selection criteria. Failure to answer any requirement within this "Specific Requirements" package MAY subject the total proposal to rejection.

In responding to this RFP, Respondents must follow the prescribed format and use the included form or reasonable facsimiles thereof. Each Respondent will be providing INC. with data comparable to data submitted by other Respondents and thus be assured of fair and objective treatment in the review and evaluation process.

Reservation

While price is a major consideration, INC. will consider all aspects of each proposal, including guarantees respecting the installation and servicing arrangement. This RFP does not commit INC. to award a contract or to pay costs incurred in the preparation of responses to this RFP. INC. reserves the right, at any time prior to award of the contract, to reject any and all proposals, or any part thereof, to make no award, and/or to issue a new RFP, or make modifications, corrections, or additions to the information contained herein. Respondents are cautioned this is a Request for Proposal, NOT a request for contract.

V. EVALUATION CRITERIA & AWARD

Selection criteria will include the following:

- A. Interest rates
- B. Loan terms
- C. Flexibility of terms
- D. Leverage offered

Oral Presentation

Respondents who submit a proposal in response to this RFP may be required to give an oral presentation in addition to their proposal to INC. This will provide an opportunity for the Respondent to clarify or elaborate on the proposal. INC. will schedule the time and location of these presentations. Oral presentations are an option of INC. and may not be conducted. Therefore, proposals should be complete.

Important Dates

There are several dates that are important in the process:

Question Cutoff	April 17, 2026, 5:00 p.m.
RFPs Due	April 24, 2026, 5:00 p.m.
Anticipated Interview Dates	April 27 – May 1, 2026
Award Date	May 15, 2026

VI. PROPOSAL PREPARATION

- A. All information requested must be submitted. Failure to submit all information requested may result in INC. requiring prompt submission of missing information and/or giving a lowered evaluation of the proposal. Proposals that are substantially incomplete or lack key information may be rejected by INC. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.
- B. Proposals should be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content.
- C. Each mailed or hand-delivered copy of the proposal should be submitted as a single, complete package, with all documentation included. Emailed proposals should be submitted electronically as a single PDF file.

Specific Requirements

Proposals should be as thorough and detailed as possible so that INC. may properly evaluate respondent's capabilities to provide the required services. Respondents are required to submit the following items as a complete proposal:

- A. Title Page: The return of the RFP cover sheet completed and signed as required.
- B. Letter of Transmittal
 - Briefly state your understanding of the services to be rendered and whether you can perform the services within the time period.
 - Provide the names of the people who will be authorized to make representations for your institution, their titles, addresses, and telephone numbers.
- C. Profile of the institution (provide/state how the institution meets the following)
 - Provide information on whether the institution is local, state-wide, or national
 - The institution is independent and licensed to practice in Virginia

- Give the location of the office from which the service is to be centralized
- Describe the local office's electronic capability
- D. Summary of the Respondent's Qualifications (in addition to the minimum qualifications)
 - Identify the partners, managers, and supervisors who will be involved in providing the financing
- E. Financing Options & Requirements
 - Clearly describe the financial options and requirements.
 - Loan amount and structure
 - Interest rate
 - Loan-to-value ratio
 - Amortization period
 - Fees
 - Conditions and requirements of loan
 - Comment specifically on the estimated timeline for closing and how INC. can assist in expediting the financing.
 - Describe assistance expected from INC. staff, other than outlined in the RFP
 - Describe any documentation, collateral, guarantees, reporting, or services needed from INC staff
- F. References
 - Please provide a minimum of three (3) references that INC. may contact regarding financing services provided by your institution. Please include entity name, contact person's name and position, address, phone number and email address.



**Blue Ridge
Behavioral
Healthcare**

Financial Report

June 30, 2025



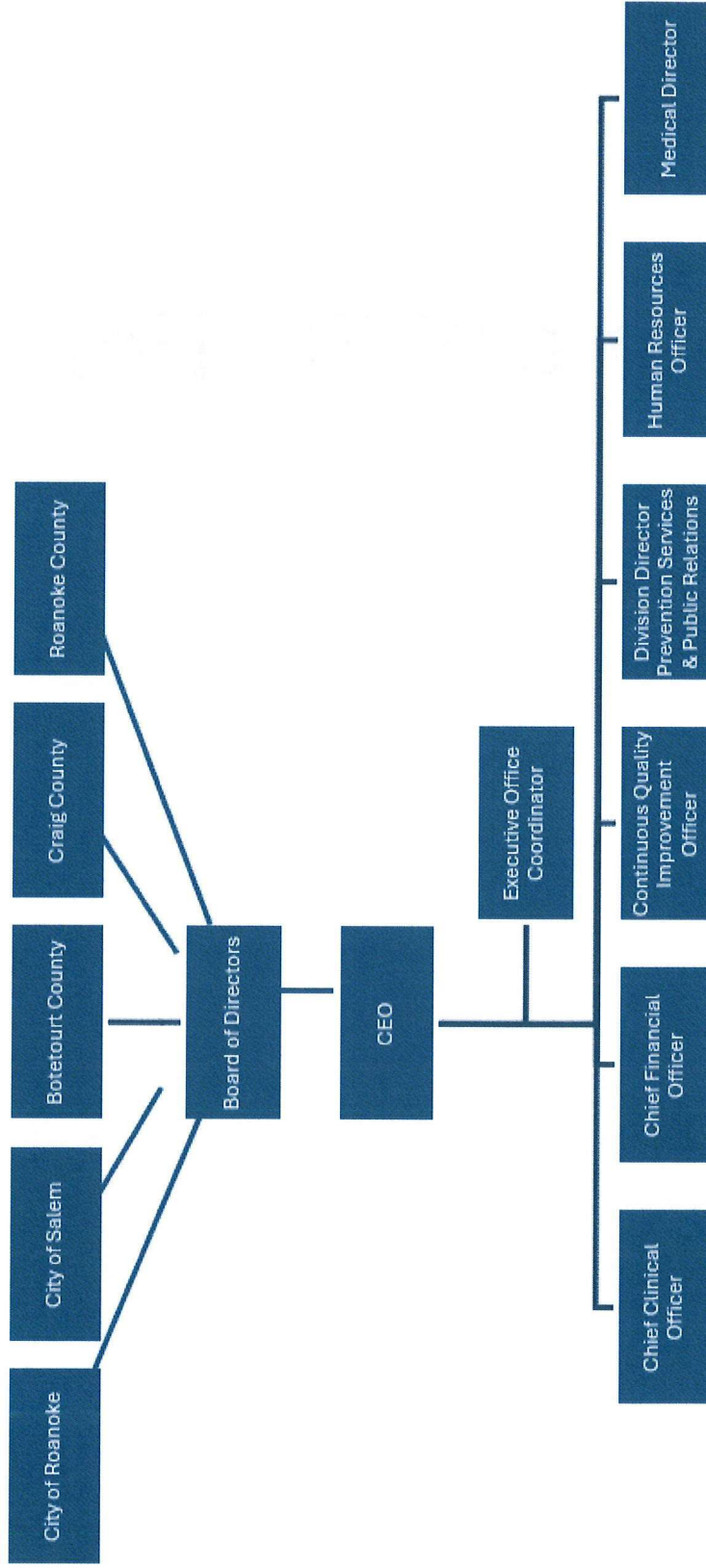
Introductory Section



Blue Ridge Behavioral Healthcare

Organizational Chart

June 30, 2025





Independent Auditor's Report

To the Board of Directors
Blue Ridge Behavioral Healthcare
Roanoke, Virginia

Report on the Audit of the Financial Statements

Opinion



**Blue Ridge
Behavioral
Healthcare**

Financial Report

June 30, 2025

Blue Ridge Behavioral Healthcare

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Introductory Section



Blue Ridge Behavioral Healthcare

Directory of Principal Officials

June 30, 2025

Board of Directors

Mr. Ed Garner, Chair
Mr. Marty Francis, Vice-Chair
Dr. Forest Jones, Treasurer
Ms. Patricia Franklin, Secretary

City of Roanoke

Mr. Ed Garner
Mr. Josh Orzel
Mr. Michael Waldogel

Botetourt County

Mr. Marty Francis
Dr. Elizabeth Leffel
Mr. Michael Parish

Roanoke County

Ms. Susan Goad
Ms. Madeline Hanlon
Ms. Carol Whitt

City of Salem

Rev. Todd Hester
Dr. Forest Jones
Ms. Denise P. King

Craig County

Ms. Patricia Franklin

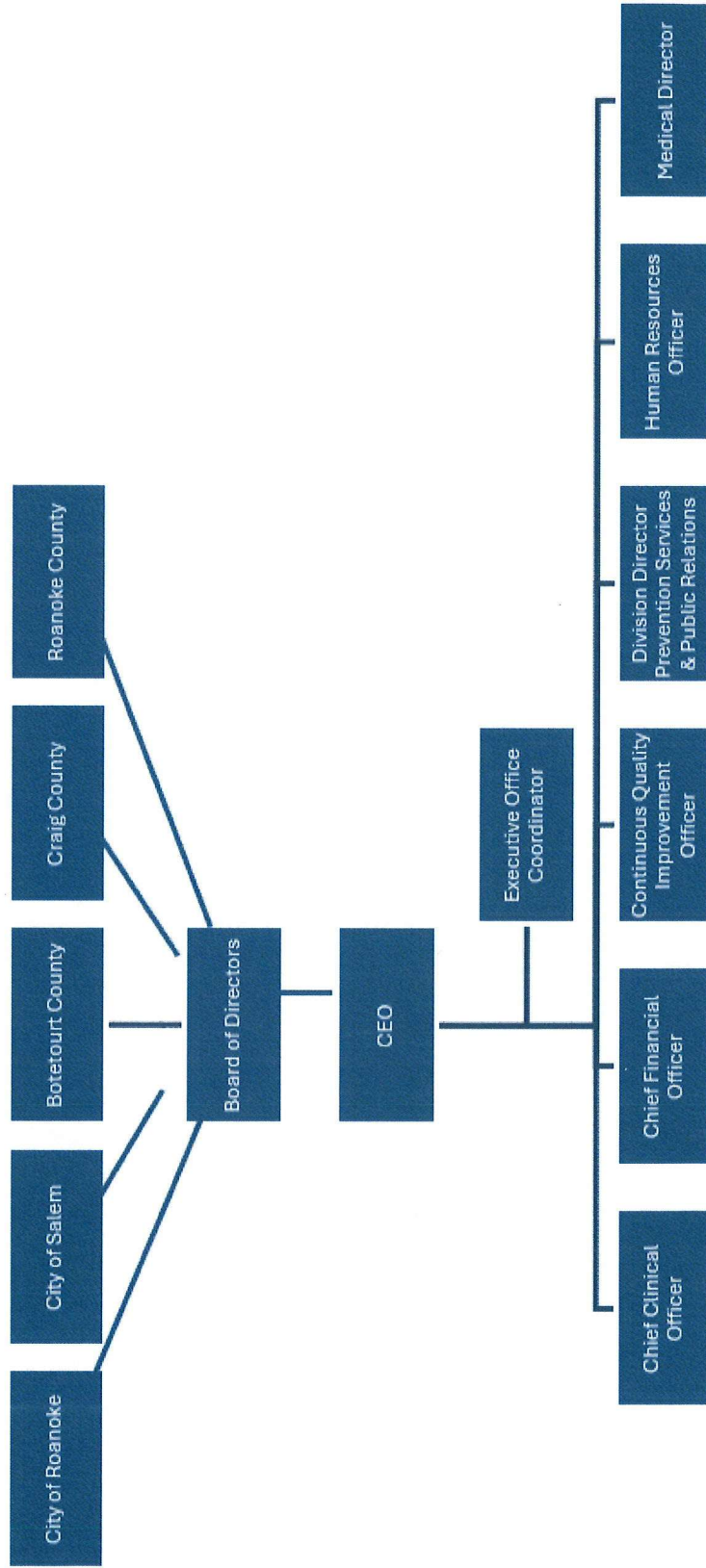
Members At-Large

Ms. Helen Ferguson
Mr. Patrick Kenney, Esq.
Mr. Bobby Russell

Blue Ridge Behavioral Healthcare

Organizational Chart

June 30, 2025





Financial Section





Independent Auditor's Report

To the Board of Directors
Blue Ridge Behavioral Healthcare
Roanoke, Virginia

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Blue Ridge Behavioral Healthcare (the "Agency"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of June 30, 2025, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion


We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and *Specifications for Audits of Authorities, Boards and Commissions*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As described in Note 1 to the financial statements, in 2025, the Agency adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.


In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of



management, and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The accompanying combining financial statements and schedule of insurance are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements and schedule of insurance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.


Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2026 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over



financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Brown, Edwards & Company, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia
January 29, 2026

BLUE RIDGE BEHAVIORAL HEALTHCARE
Management's Discussion and Analysis
Year Ended June 30, 2025

The following Management's Discussion and Analysis (MD&A) of **Blue Ridge Behavioral Healthcare (BRBH)** provides the reader with an introduction and overview of the financial activities for the fiscal year ended June 30, 2025.

Following this MD&A are the basic financial statements of BRBH, together with the notes, which are essential to a full understanding of the data contained in the financial statements. Following the basic financial statements and accompanying notes, there is certain required supplementary and compliance information.

OVERVIEW OF THE FINANCIAL STATEMENTS

BRBH presents three basic financial statements: A Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows.

Statement of Net Position

BRBH's financial position is determined by the assets (cash and other property) and liabilities owed as of June 30, 2025. The Statement of Net Position reports the difference between total assets and total liabilities. Over time, increases or decreases in net assets help determine whether the BRBH's financial position is improving or declining.

Summary of Statement of Net Position

	2025	2024
Current assets	\$ 19,322,225	\$ 19,185,805
Noncurrent assets	23,561,468	26,368,727
Total assets	\$ 42,883,693	\$ 45,554,532
Deferred outflows of resources	1,145,299	376,621
Current liabilities	\$ 12,346,184	\$ 12,772,311
Noncurrent liabilities	5,318,495	7,696,956
Total liabilities	17,664,679	20,469,267
Deferred inflows of resources	1,176,044	974,393
Total net position	\$ 25,188,269	\$ 24,487,493

Current assets have increased \$136,420. This is due to an increase in accounts receivable related to fees and grants. Noncurrent assets have decreased \$2,807,259 due to the removal of the Brandon lease from the right to use asset. Current liabilities show a decrease of \$426,127. This is largely due to FY 2024 unearned revenue being used for the opening of the new Crisis Receiving Center. The changes in deferred inflows and deferred outflows represent the fluctuations in pension activity and Other Post-Employee Benefits (OPEB) activity.

Statement of Revenues, Expenses and Changes in Net Position

The results of operations during Fiscal Year (FY) 2025 are reported in the Statement of Revenues, Expenses and Changes in Net Position. The Statement presents income generated (Operating Revenue) and resources expended (Operating Expense). The difference represents the BRBH's Net Position at June 30, 2025.

Summary of Revenues, Expenses, and Changes in Fund Net Position

	2025	2024
Operating revenues	\$ 12,746,851	\$ 13,483,452
Operating expenses	39,391,814	37,861,738
Operating loss	(26,644,963)	(24,378,286)
Appropriations - state, local, federal funds	26,102,040	24,345,865
Other non operating income and expenses - net	1,243,699	968,871
Other changes in unrestricted net position	0	0
Change in net position	\$ 700,776	\$ 936,450

Operating revenues show a decrease from FY 2024 to FY 2025 due to less client services revenue. The increase in operating expenses is connected to salaries and benefits expenses associated with company-wide pay increases, the receipt of workforce funding to provide employee bonuses, and the implementation of the new paid-time off (PTO) policy which included a PTO cash out. The increase in appropriations is due to an increase of local tax allocation funding, and the receipt of additional state funds. The increase in non-operating income and expenses is associated with funds invested in the Local Government Investment Pool (LGIP).

Statement of Cash Flows

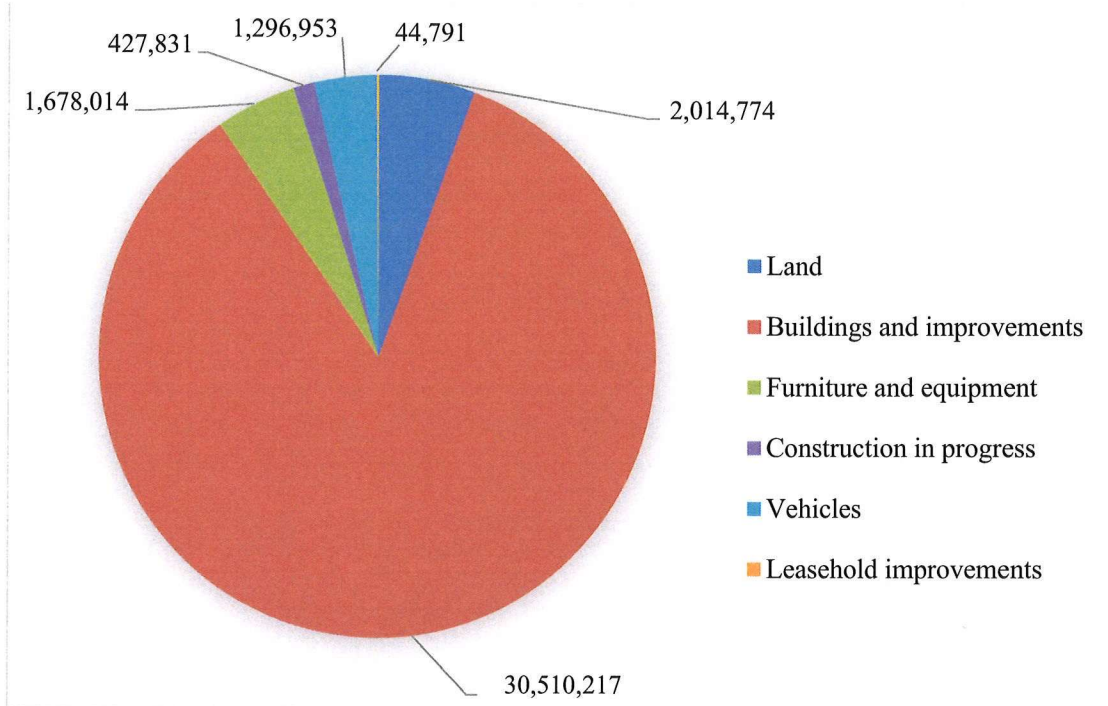
The Statement of Cash Flows reflects the flow of cash and cash equivalents into and out of BRBH during FY 2025. This Statement helps evaluate BRBH's ability to come up with cash in the short and long term. Management is responsible for keeping BRBH solvent and using resources efficiently.

	2025	2024
Net cash used in operating activities	\$ (24,584,034)	\$ (25,435,492)
Net cash provided by non-capital financing activities	27,176,664	27,064,834
Net cash used in capital and related financing activities	(2,553,044)	(3,504,351)
Net cash provided by (used in) investing activities	548,141	530,419
Net increase in cash and cash equivalents	587,727	(1,344,590)
Cash and cash equivalents:		
Beginning at July 1	16,147,629	17,492,219
Ending at June 30	\$ 16,735,356	\$ 16,147,629

BRBH shows a net increase in cash and cash equivalents of \$587,727 in FY 2025 compared to a decrease of \$1,344,590 in FY 2024. The decrease in cash used in capital and related financing activities is associated with the purchase of the Brandon Avenue facility in FY 2024 and not having a building acquisition expense in FY 2025.

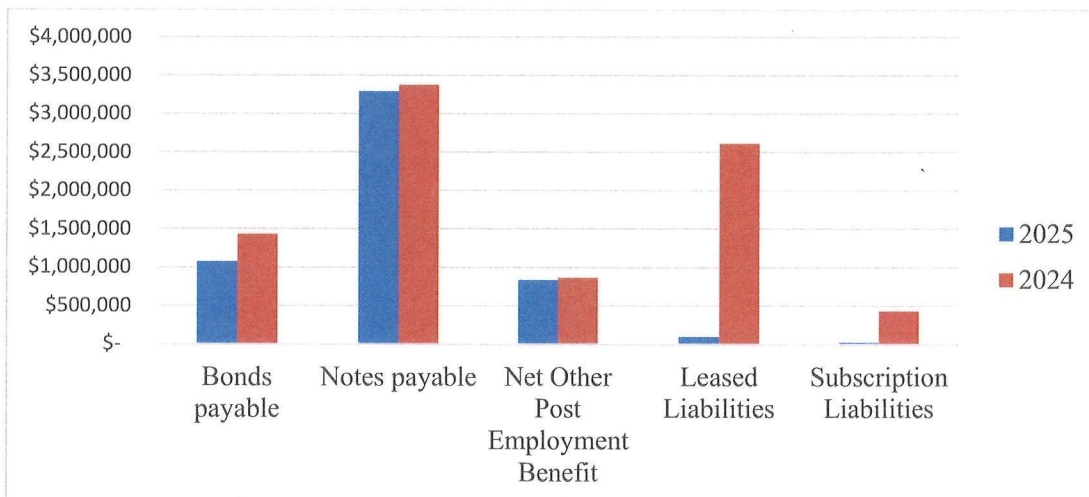
Capital Assets

On June 30, 2025, BRBH had \$13,970,003 in net Capital Assets. Total capital asset value is \$35,972,580 with buildings and improvements making up the majority of capital assets (85%). Leased assets and subscription assets are also capital in nature. The net Leased Assets and net Subscription Assets for year ending June 30, 2025 were \$134,369 and \$203,929.



Noncurrent Liabilities

Noncurrent obligations as of June 30, 2025 equaled \$5,318,495. The decrease in leased liabilities is related to the removal of the Brandon building.

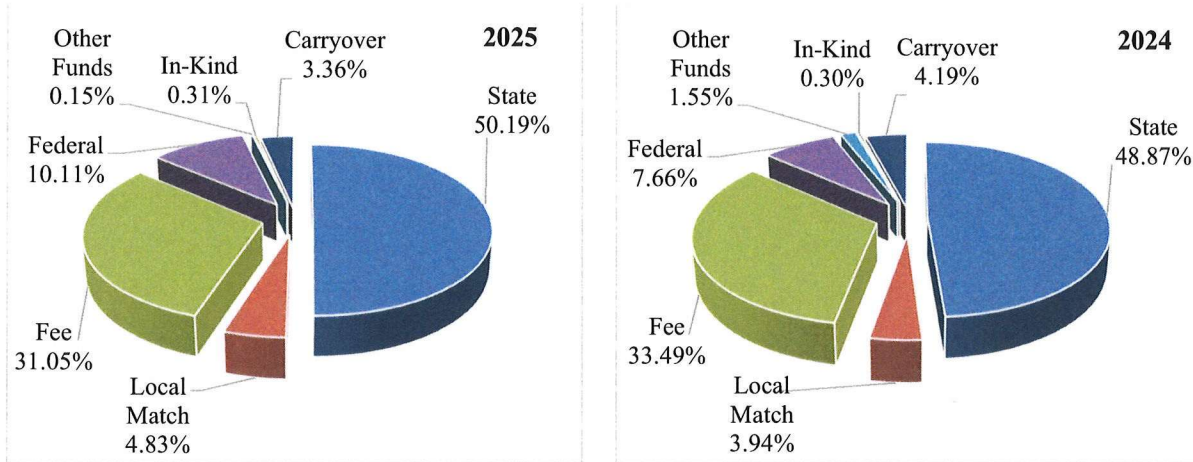


Summary of the End of the Fiscal Year Financial Report

In addition, BRBH presents a Summary of the End of the FY 2025 Financial Report (cash basis) submitted to the Department of Behavioral Health and Developmental Services. This report gives details of core service capacities, costs, and consumer objectives so readers are aware of the revenues flowing into BRBH and the services provided with those dollars.

Revenues

The following charts show the major sources of operating revenues for the years ended June 30, 2025 and 2024.



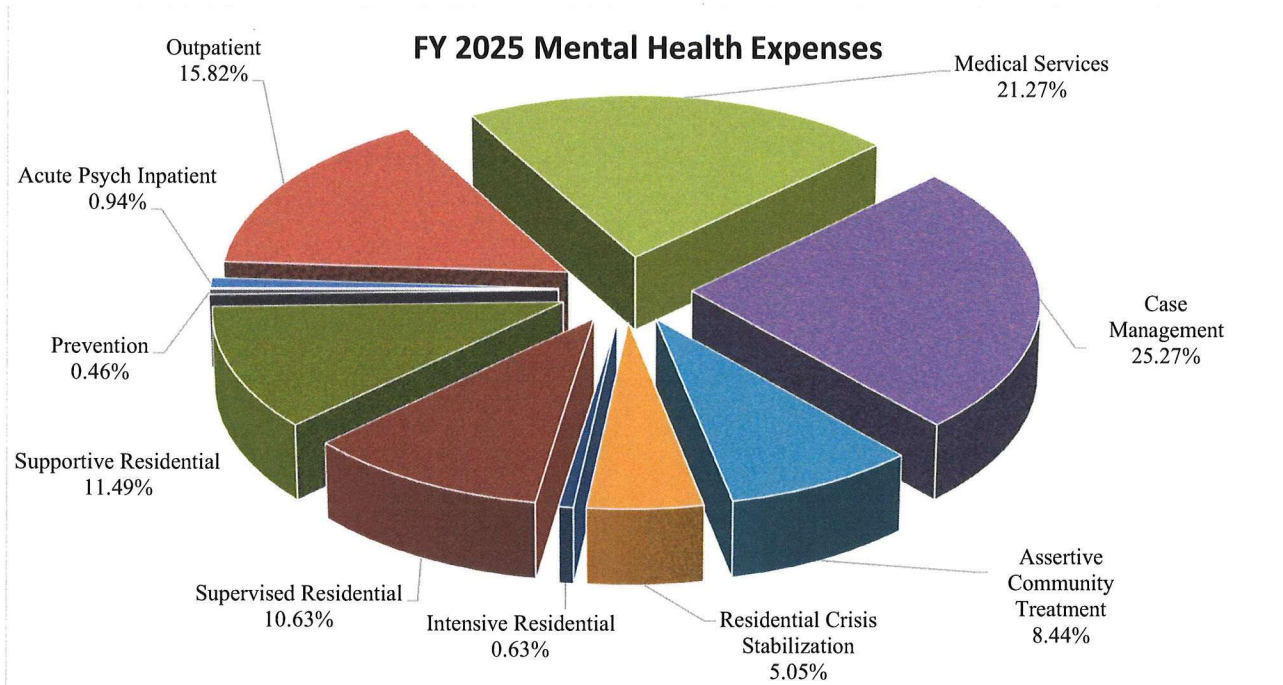
A summary of revenue sources for the years ended June 30, 2025 and 2024, including the percentage of change of 2025 in relation to 2024, is as follows:

	2025	% of Total	2024	\$ Incr/ (Decr)	% Incr/ - Decr
State	\$ 20,422,694	50.18%	\$ 20,842,675	\$ (419,981)	-2.02%
Local Match	1,967,652	4.83%	1,680,987	286,665	17.05%
Fee	12,637,125	31.05%	14,284,390	(1,647,265)	-11.53%
Federal	4,114,615	10.11%	3,267,413	847,202	25.93%
Other Funds	62,500	0.15%	659,045	(596,545)	-90.52%
In-Kind	125,986	0.31%	125,986	-	0.00%
Carryover	1,365,813	3.36%	1,789,023	(423,210)	-23.66%
Total	\$ 40,696,385	100.00%	\$ 42,649,519	\$(1,953,134)	-4.58%

Local Match funds increased in FY 2025 because of the additional funds received from our localities. Fee revenue decreased in FY 2025 due to less client service provision, particularly in the mental health case management program areas. Federal revenue increased due to several new funds received related to our Coordinated Specialty Care program in Child, Youth, and Family Services, and American Rescue Plan Act (ARPA) funds received for Project LINK and Prevention and Wellness Services. Other Funds are lower in FY 2025 because of a reclassification of these funds to the Fee category on the End of Fiscal Year Financial Report. Carryover shows a decrease between FY 2025 and FY 2024 and consists of restricted retained funds spent.

Core Services

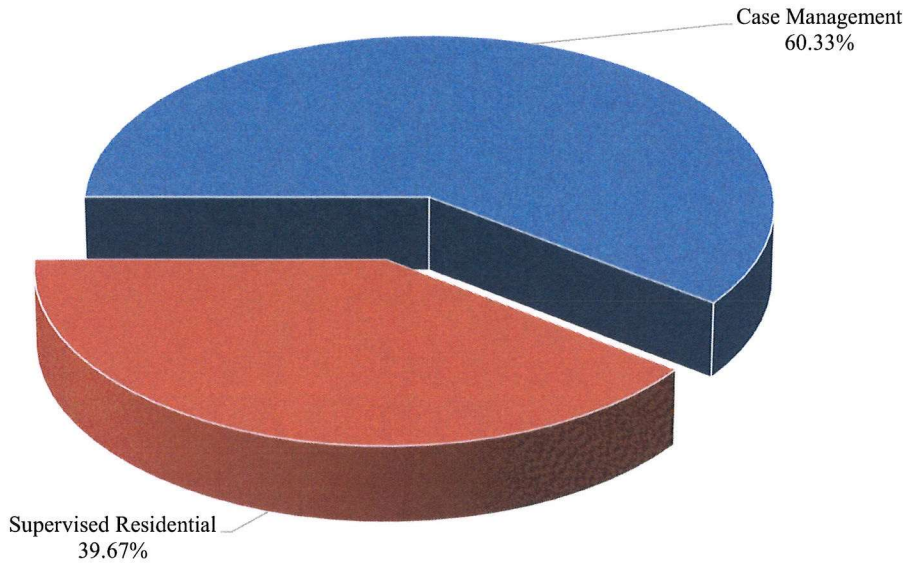
The following charts show the core services and percentage of operating expenses by disability for the year ending June 30, 2025. Tables, below the charts, provide a summary of expenses by core service category and include the amount and percentage of change in relation to prior year amounts.



Mental Health Expenses	2025	% of Total	2024	\$ Incr/ (Decr)	% Incr/- Decr
Core Service					
250 Acute Psych Inpatient	\$ 177,941	0.94%	\$ 53,758	124,183	231.00%
310 Outpatient	3,010,809	15.82%	3,171,201	(160,392)	-5.06%
312 Medical Services	4,046,573	21.27%	4,143,540	(96,967)	-2.40%
320 Case Management	4,809,326	25.28%	4,961,096	(151,770)	-3.06%
350 Assertive Community Treatment	1,605,846	8.44%	1,439,518	166,328	11.55%
510 Residential Crisis Stabilization	960,520	5.05%	1,000,622	(40,102)	-4.01%
521 Intensive Residential	119,395	0.63%	170,850	(51,455)	-30.12%
551 Supervised Residential	2,022,353	10.63%	2,905,887	(883,534)	-30.40%
581 Supportive Residential	2,186,973	11.49%	1,954,365	232,608	11.90%
610 Prevention	87,562	0.46%	96,509	(8,947)	-9.27%
Total	\$ 19,027,298	100.00%	\$ 19,897,346	(870,048)	-4.37%

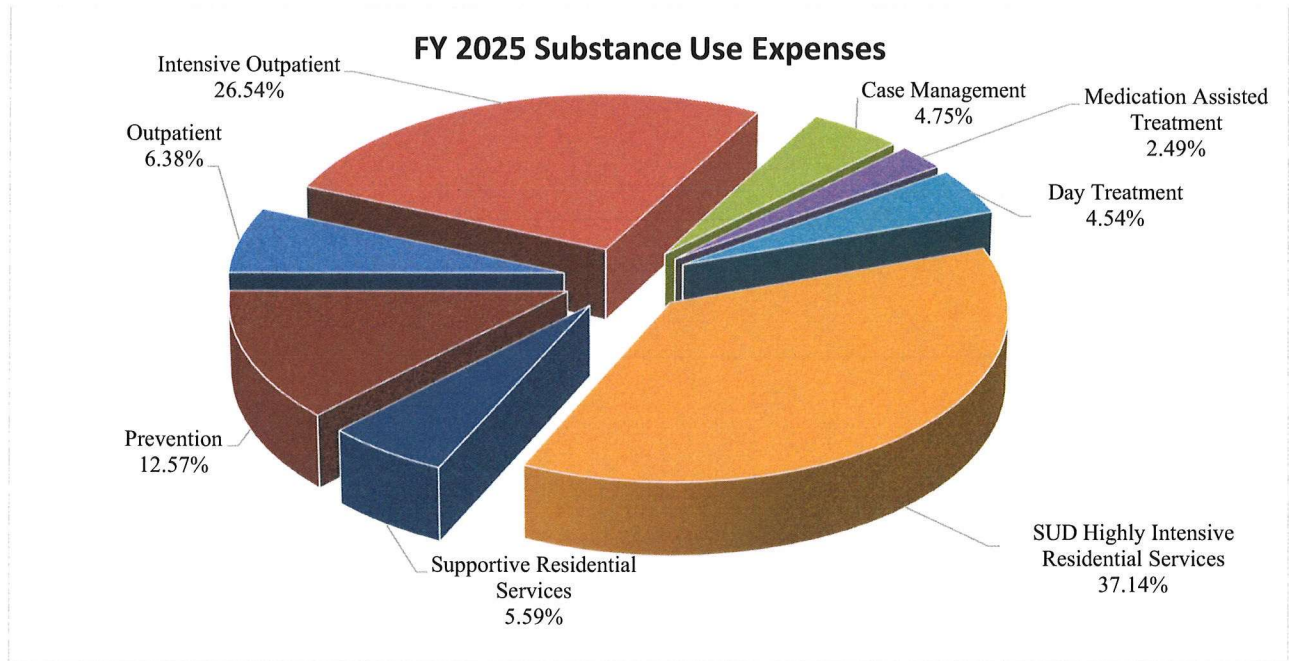
There was an increase in Acute Psychiatric Inpatient - Local Inpatient Purchase of Service (LIPOS) client services in FY 2025 after several years of clients not participating in the service due to Medicaid eligibility. Desired staffing levels were achieved in our Assertive Community Treatment (ACT) program, causing costs to increase in FY 2025. Intensive Residential and Supervised Residential service costs decreased due to the specific plan designations of Discharge Assistance Planning clients in FY 2025. Supportive Residential costs increased due to the continued expansion of the Permanent Supportive Housing program.

FY 2025 Developmental Expenses



Developmental Expenses	2025	% of Total	2024	\$ Incr/ (Decr)	% Incr/- Decr
Core Service					
320 Case Management	\$ 3,250,633	60.33%	\$ 3,130,811	\$ 119,822	3.83%
551 Supervised Residential	2,137,865	39.67%	2,033,062	104,803	5.15%
Total	\$ 5,388,498	100.00%	\$ 5,163,873	\$ 224,625	4.35%

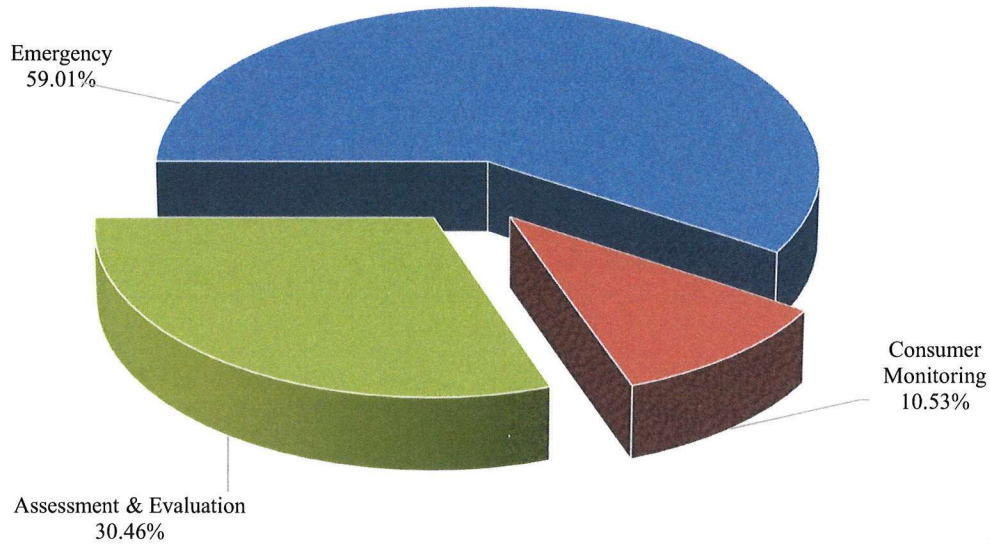
Additional staff were hired in FY 2025 in Intellectual Disabilities/Developmental Disabilities Care Coordination to help clients begin services who were on the waiver wait list. Host Home provider rates increased again in FY 2025.



Substance Use Expenses	2025	% of Total	2024	\$ Incr/ (Decr)	% Incr/- Decr
Core Service					
310 Outpatient	\$ 606,133	6.38%	\$ 553,842	\$ 52,291	9.44%
313 Intensive Outpatient	2,520,839	26.54%	2,411,383	109,456	4.54%
320 Case Management	451,664	4.75%	485,369	(33,705)	-6.94%
335 Medication Assisted Treatment	236,250	2.49%	218,063	18,187	8.34%
410 Day Treatment	430,937	4.54%	385,494	45,443	11.79%
501 SUD Highly Intensive Residential Services	3,528,695	37.15%	3,656,166	(127,471)	-3.49%
581 Supportive Residential Services	530,939	5.59%	539,706	(8,767)	-1.65%
610 Prevention	1,193,756	12.57%	1,239,491	(45,735)	-3.69%
Total	<u>\$ 9,499,213</u>	<u>100.00%</u>	<u>\$ 9,489,514</u>	<u>\$ 9,699</u>	<u>0.10%</u>

Increased referrals in the Outpatient Counseling Services program caused both Intensive Outpatient and Day Treatment services provision to increase.

FY 2025 Outside of a Program Area Expenses



Outside of a Program Area Expenses	2025	% of Total	2024	\$ Incr/ (Decr)	% Incr/- Decr
Core Service					
100 Emergency	\$ 3,860,790	59.01%	\$ 2,565,035	1,295,755	50.52%
390 Consumer Monitoring	688,588	10.53%	684,400	4,188	0.61%
720 Assessment & Evaluation	1,992,696	30.46%	1,745,652	247,044	14.15%
Total	\$ 6,542,074	100.00%	\$ 4,995,087	1,546,987	30.97%

The opening of the Crisis Receiving Center increased costs associated with the Emergency core service. Personnel costs associated with our Access Center program caused the expenses in the Assessment & Evaluation core service to increase.

Unduplicated Clients Served	2025	2024
Total Mental Health	4,107	4,164
Total Developmental	752	766
Total Substance Use	1,302	1,177
Total Outside of a Program Area	4,809	4,665
Unduplicated Served	6,897	6,741

Request for Information

Questions concerning any of the information provided in this report or requests for additional information should be addressed in writing to Pam Binns, Chief Financial Officer, Blue Ridge Behavioral Healthcare, 301 Elm Avenue, S.W., Roanoke, Virginia 24016.



Basic Financial Statements



Blue Ridge Behavioral Healthcare

Statement of Net Position

June 30, 2025

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

CURRENT ASSETS

Cash and cash equivalents (Note 2)	\$ 16,727,586
Accounts receivable, net (Note 3)	1,683,679
Grants receivable	767,147
Prepaid expenses and other	136,043
Cash and cash equivalents, restricted (Note 2)	7,770
Total current assets	<u>19,322,225</u>

NONCURRENT ASSETS

Net pension asset (Note 7)	9,253,167
Capital assets, net (Note 4)	14,308,301
Total noncurrent assets	<u>23,561,468</u>
Total assets	<u>42,883,693</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows related to pensions (Note 7)	859,487
Deferred outflows related to other postemployment benefits (Note 8)	285,812
Total deferred outflows of resources	<u>1,145,299</u>

LIABILITIES AND DEFERRED INFLOWS OF RESOURCES

CURRENT LIABILITIES

Accounts payable	772,667
Accrued expenses and other (Note 6)	1,096,853
Amounts held for clients, payable from restricted assets	7,770
Unearned revenue	8,329,473
Current portion of long-term liabilities (Note 5)	2,139,421
Total current liabilities	<u>12,346,184</u>

LONG-TERM LIABILITIES

Net other postemployment benefit liability (Note 8)	835,491
Due in more than one year (Note 5)	4,483,004
Total long-term liabilities	<u>5,318,495</u>
Total liabilities	<u>17,664,679</u>

DEFERRED INFLOWS OF RESOURCES

Deferred inflows related to pensions (Note 7)	1,023,065
Deferred inflows related to other postemployment benefits (Note 8)	152,979
Total deferred inflows of resources	<u>1,176,044</u>

NET POSITION

Net investment in capital assets	9,119,049
Restricted – net pension asset	9,253,167
Unrestricted	6,816,053
Total net position	<u>\$ 25,188,269</u>

Blue Ridge Behavioral Healthcare

Statement of Revenues, Expenses, and Changes in Fund Net Position

Year Ended June 30, 2025

OPERATING REVENUES	
Net client service revenue (Note 9)	\$ 12,746,851
OPERATING EXPENSES	
Salaries and benefits	26,841,916
Staff development and recruitment	219,092
Facility	1,498,011
Supplies	431,661
Client services	77,685
Travel	198,695
Programs	4,525,240
Contractual and professional services	3,675,379
Insurance	95,071
Depreciation and amortization	1,620,428
Other	208,636
Total operating expenses	<u>39,391,814</u>
Operating loss	<u>(26,644,963)</u>
NONOPERATING REVENUES (EXPENSES)	
Commonwealth of Virginia grants	20,208,436
Federal grants	3,925,802
Contributions from participating local governments (Note 10)	1,967,802
Interest income	548,141
Interest expense	(289,146)
Gain on sale of capital assets	3,625
Rental income	64,692
Other income	916,387
Net nonoperating revenues	<u>27,345,739</u>
Change in net position	<u>700,776</u>
NET POSITION	
At July 1	24,487,493
At June 30	<u><u>\$ 25,188,269</u></u>

Blue Ridge Behavioral Healthcare

Statement of Cash Flows

Year Ended June 30, 2025

OPERATING ACTIVITIES

Receipts from clients, private insurers, Medicaid, and others	\$ 13,108,169
Payments to suppliers	(10,203,503)
Payments to and for employees	(27,488,700)
Net cash used in operating activities	(24,584,034)

NON-CAPITAL FINANCING ACTIVITIES

Contributions from local, state, and federal governments	26,634,030
Other receipts	542,634
Net cash provided by non-capital financing activities	27,176,664

CAPITAL AND RELATED FINANCING ACTIVITIES

Acquisition and construction of capital assets	(1,381,910)
Proceeds from the sale of capital assets	3,625
Principal paid on debt	(896,710)
Interest paid on debt	(278,049)
Net cash used in capital and related financing activities	(2,553,044)

INVESTING ACTIVITIES

Interest received	548,141
Net cash provided by investing activities	548,141
Net increase in cash and cash equivalents	587,727

CASH AND CASH EQUIVALENTS

Beginning at July 1	16,147,629
Ending at June 30	\$ 16,735,356

RECONCILIATION TO STATEMENT OF NET POSITION

Cash and cash equivalents	\$ 16,727,586
Cash and cash equivalents, restricted	7,770
	\$ 16,735,356

RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES

Operating loss	\$ (26,644,963)
Adjustments to reconcile operating loss to net cash used in operating activities	
Depreciation and amortization	1,620,428
(Increase) decrease in:	
Accounts receivable, net	354,817
Prepaid expenses and other	501,668
Pension expense net of employer contributions	(367,121)
Other postemployment benefit expense net of employer contributions	(69,702)
Increase (decrease) in:	
Accounts payable	224,266
Accrued expenses and other	(306,633)
Compensated absences	96,672
Amounts held for clients, payable from restricted assets	6,534
Net cash used in operating activities	\$ (24,584,034)

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Note 1 – Summary of Significant Accounting Policies

Financial Reporting Entity

Blue Ridge Behavioral Healthcare (BRBH) is a jointly governed entity that acts as an agent for the counties of Roanoke, Botetourt, and Craig and the cities of Roanoke and Salem in the establishment and operation of treatment programs for community mental health disorders, developmental disabilities, and substance abuse disorders as provided for in Chapter 5 of Title 37.2 of the *Code of Virginia* (1950), as amended, relating to the Virginia Department of Behavioral Health and Developmental Services. In addition, BRBH provides treatment of community mental health disorders, developmental disabilities, and substance abuse disorders with a system of services that relates to, and is integrated with, existing and planned programs. Substantially all of BRBH's funding is from service fees, the Commonwealth of Virginia, the Federal Government, and the aforementioned localities.

Blended Component Unit

The following component unit, although a legally separate entity is in substance part of BRBH's operations, and shares the same Board of Directors as BRBH. Therefore, BRBH can impose its will over this organization and is financially accountable for them. Financial information from this unit is combined with the financial statements of BRBH. BRBH and this entity are collectively referred to as the "Agency."

Blue Ridge Behavioral Healthcare, Inc. (BRBH, Inc.) holds title to real and other property on behalf of BRBH. Substantially all real property owned by BRBH, Inc. is leased to BRBH. BRBH, Inc. also assists BRBH in obtaining tax exempt funding for facility construction.

Measurement Focus and Basis of Accounting

The Agency is a governmental health care entity and follows the accounting and reporting practices of the Governmental Accounting Standards Board. The Agency's financial statements consist of a single enterprise fund, which includes the blended component unit previously described, and are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The Agency distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the Agency's principal ongoing operations. The principal operating revenues of the Agency are fees collected from clients and the related collections from the various third-party insurers, including Medicaid. Operating expenses consist of the direct and indirect costs of fulfilling the programs of the Agency. All other revenues and expenses are reported as nonoperating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first.

Cash and Cash Equivalents

The Agency considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Accounts Receivable

Revenue and related receivables are recorded at the Agency's full established rates, less allowances for doubtful accounts and contractual allowances. Amounts collectible from third-party payors are usually less than the Agency's full established rates, and are generally determined by contractual agreements with the third-party payor (e.g., Medicaid). Management estimates the allowance for doubtful accounts using historical collection data and the aging of accounts receivable. Accounts that management believes to be ultimately not collectible are written off upon such determination.

Cash and Cash Equivalents, Restricted

Personal funds held in trust for clients must be used for the benefit of these clients and do not represent an operating asset of the Agency.

Financial Assistance

The Agency is required to collect the cost of services from third-party sources and those individuals who are able to pay; however, the payment of amounts charged varies based on individual circumstances, and unpaid balances are pursued to the extent of the client's ability to pay. The Agency has established procedures for granting financial assistance in cases of hardship. The granting of financial assistance results in a substantial reduction and/or elimination of charges to individual clients. Because the Agency does not pursue the collection of amounts determined to qualify for financial assistance, such amounts are not reported as revenue.

Capital Assets

Capital assets acquired are recorded at cost. Depreciation is provided over the estimated useful life using the straight-line method. Expenditures for repairs and maintenance are expensed as incurred. Additions over \$5,000 are capitalized. Donated capital assets are recorded at estimated fair market value at the time of the gift. Estimated lives are as follows:

Buildings and improvements	15-25 years
Furniture and equipment	5-10 years
Vehicles	5 years
Software	5 years
Leasehold improvements	Less of remainder of lease or 20 years

Leased assets are amortized over the shorter of the lease term or useful life of the underlying asset.

Subscription assets are amortized over the shorter of the subscription term or useful life of the underlying capital IT asset.

Income Taxes

Blue Ridge Behavioral Healthcare, Inc. is exempt from federal and state income tax under Section 501(c)(3) of the *Internal Revenue Code*. BRBH is exempt from such taxes as a governmental entity. Accordingly, the accompanying financial statements do not reflect a provision for income taxes.

Compensated Absences

Employees are entitled to certain compensated absences based upon length of employment. Paid time off and certain other compensated absences do vest with the employee at rates based on years of service. A provision for these vested

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

compensated absences has been recorded. Because of the timing of the use of the benefit is not estimable, all of the liability has been classified as current.

Net Pension

At June 30, 2025, restricted net position consists of the Agency's net pension asset. The balance of the asset is restricted for expected future pension payments.

Unearned Revenue

Unearned revenue consists of amounts which have been received, but for which the revenue recognition criteria have not been met. Unearned revenue is comprised of state and federal funds with purpose and, also typically, time restrictions; as well as earmarked funds attached to specific clients. Revenue is recorded when expenses are incurred in accordance with the grantor's requirements. If expenses are not incurred, the funds may revert back to the grantor.

Pensions and Other Postemployment Benefits (OPEB)

For purposes of measuring all financial statement elements related to pension and OPEB plans, information about the fiduciary net position of the Agency's Plans and the additions to/deductions from the Agency's Plan's net fiduciary position have been determined on the same basis as they were reported by the Virginia Retirement System (VRS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement that presents net position reports a separate section for deferred outflows of resources. These items represent a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense) until then.

In addition to liabilities, the statement that presents financial position reports a separate section for deferred inflows of resources. These items represent an acquisition of net position that applies to future periods and so will *not* be recognized as an inflow of resources (revenue) until that time.

The Agency has the following items that qualify for reporting as deferred inflows or outflows:

- Contributions subsequent to the measurement date for pensions and other postemployment benefits (OPEB) are always a deferred outflow; this will be applied to the net pension or OPEB liability in the next fiscal year.
- Differences between expected and actual experience for economic/demographic factors in the measurement of the total pension or OPEB liability. This difference will be recognized in pension or OPEB expense over the remaining service life of employees subject to the plan and may be reported as a deferred inflow or outflow as appropriate.
- Difference between projected and actual earnings on pension and OPEB plan investments. This difference will be recognized in pension expense over the closed five-year period and may be reported as a deferred outflow or inflow as appropriate.
- Changes in proportionate share between measurement dates on the OPEB liability. This difference will be recognized in OPEB expense over the remaining service life of the employees subject to the plan, and is reflected as a deferred inflow or outflow as appropriate.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

- Changes in assumptions on OPEB investments. This difference will be recognized in OPEB expense over the estimated remaining service life of employees subject to the plan.

Subscription-Based Information Technology Arrangements

The Agency has SBITAs for various software platforms for periods expiring between April 2026 and March 2027. The Agency uses its estimated incremental borrowing rate as the discount rate as the subscription arrangement does not explicitly state an interest rate. The subscriptions have payments that range from \$2,607 to \$15,720 and interest rates that range from 0.87% to 3.84%. The value of the right-to-use subscription asset and related accumulated amortization as of year end are disclosed in Note 4. The related liability as well as principal and interest requirements to maturity are disclosed in Note 5.

Leases

Key estimates and judgements include how the Agency determines (1) the discount rate it uses to discount the expected lease receipts and/or payments to present value, (2) lease term, and (3) lease receipts and /or payments.

- The Agency uses an estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable periods of the lease. Lease payments are included in the measurement of the lease liability and are composed of fixed payments.
- The Agency monitors changes in circumstances that would require a remeasurement of its leases and will remeasure if certain changes occur that are expected to significantly affect the amount of the lease liability.

Right-of-Use Lease Asset and Related Lease Liability

The Agency is a lessee for noncancellable leases of copiers expiring June 2028, with a monthly payment of \$4,104 including interest at 3.80%. The Agency recognized an intangible right-to-use asset (lease asset) and a related lease liability on the financial statements. At the commencement of a lease, the Agency initially measures a lease liability at the present value of payments expected to be made during the lease period. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain direct costs. Subsequent to the initial measurement and recognition, the lease asset is amortized on a straight-line basis over its useful life.

The value of the right-to-use lease assets and related amortization as of year end are disclosed in Note 4. The related liability as well as principal and interest requirements to maturity are disclosed in Note 5.

Use of Estimates

Management uses estimates and assumptions in preparing the financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities as well as the reported revenues and expenses. Actual results could differ from those estimates.

The allowance for uncollectible accounts is a significant estimate that involves a great deal of judgment and the consideration of many factors. By nature, this estimate is not precise and requires re-evaluation as conditions and factors change. Key factors that affect this calculation are delays in collection from third parties, the need to rebill multiple third-party payers, rate adjustments and settlements with third-party payers, and the financial assistance provided to clients based on their ability to pay.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Change in Accounting Principle

During 2025, the Agency adopted GASB Statement No. 101, Compensated Absences. GASB Statement No. 101 established new guidance by updating the recognition and measurement for compensated absences. A liability should be recognized for leave that has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. As stated in GASB Statement No. 100, Accounting Changes and Error Corrections, a change in accounting principle should be reported retroactively by restating beginning net position for the cumulative effect of the change of the newly adopted accounting principle on prior periods. The Agency determined the cumulative effect on beginning net position was minimal and therefore, no restatement of the prior year's net position was necessary.

Note 2 – Deposits and Investments

Cash and cash equivalents consist of the following:

Cash on hand	\$ 1,870
Demand deposits	5,856,587
Local government investment pool	10,876,899
	<u>\$ 16,735,356</u>

Statement of net position:

Cash and cash equivalents	\$ 16,727,586
Cash and cash equivalents, restricted	7,770
	<u>\$ 16,735,356</u>

Deposits

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the "Act") Section 2.2-4400 et seq. of the *Code of Virginia*. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

Investments

Statutes authorize the Agency to invest in obligations of the United States or agencies thereof, obligations of the Commonwealth of Virginia or political subdivisions thereof, obligations of the International Bank for Reconstruction and Development (World Bank), the Asian Development Bank, the African Development Bank, "prime quality" commercial paper and certain corporate notes, banker's acceptances, repurchase agreements, and the State Treasurer's Local Government Investment Pool (LGIP). The Agency has no formal investment policy.

Concentration of Credit Risk

At June 30, the Agency's investments were all in the State Treasurer's Local Government Investment Pool, which has been assigned a credit rating of AAAM by Standard & Poor's (S&P).

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

At June 30, the Agency had no significant exposure to interest rate, foreign currency, or concentration of credit risks.

Note 3 – Accounts Receivable

Accounts receivable consist of the following:

Virginia Department of Medical Assistance Services (Medicaid)	\$ 1,939,202
Direct client	1,419,511
Third-party insurers and other	770,044
	4,128,757
Allowance for uncollectible accounts	(2,445,078)
	\$ 1,683,679

Note 4 – Capital Assets

Capital asset activity for the year was as follows:

	Beginning Balance*	Increases	Decreases	Ending Balance
Capital assets, nondepreciable				
Land	\$ 2,014,774	\$ -	\$ -	\$ 2,014,774
Construction in progress	736,134	1,217,391	(1,525,694)	427,831
Capital assets, nondepreciable	2,750,908	1,217,391	(1,525,694)	2,442,605
Capital assets, depreciable				
Buildings and improvements	28,984,523	1,525,694	-	30,510,217
Furniture and equipment	1,652,008	26,006	-	1,678,014
Vehicles	1,174,949	138,513	(16,509)	1,296,953
Leasehold improvements	44,791	-	-	44,791
Capital assets, depreciable	31,856,271	1,690,213	(16,509)	33,529,975
Less accumulated depreciation	(20,660,075)	(1,359,011)	16,509	(22,002,577)
Capital assets, depreciable, net	11,196,196	331,202	-	11,527,398
Capital assets, net	13,947,104	1,548,593	(1,525,694)	13,970,003
Right-of-use leased assets				
Copiers	223,949	-	-	223,949
Less accumulated amortization	(44,790)	(44,790)	-	(89,580)
Total lease assets being amortized, net	179,159	(44,790)	-	134,369
Subscription right-to-use assets	988,880	-	-	988,880
Less accumulated amortization	(568,324)	(216,627)	-	(784,951)
Total subscription assets, net	420,556	(216,627)	-	203,929
Total capital assets, net	\$ 14,546,819	\$ 1,287,176	\$ (1,525,694)	\$ 14,308,301

* Amounts have been restated to correct the beginning balances of leased assets. There was no impact to beginning net position.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Note 5 – Long-Term Liabilities

The following is a summary of changes in long-term liabilities:

	Beginning Balance*	Increases	Decreases	Ending Balance	Due Within One Year
Bonds payable	\$ 1,772,308	\$ -	\$ (340,495)	\$ 1,431,813	\$ 356,894
Notes payable from direct borrowings	3,700,328	-	(298,141)	3,402,187	111,105
Lease liabilities	181,758	-	(43,089)	138,669	44,755
Subscription liabilities	431,568	-	(214,985)	216,583	193,494
Compensated absences	1,336,501	96,672	-	1,433,173	1,433,173
	<u>\$ 7,422,463</u>	<u>\$ 96,672</u>	<u>\$ (896,710)</u>	<u>\$ 6,622,425</u>	<u>\$ 2,139,421</u>

* Amounts have been restated to correct the beginning balances of leased liabilities. There was no impact to beginning net position.

Annual debt service requirements are as follows:

Fiscal Year	Bonds Payable		Notes Payable from Direct Borrowings	
	Principal	Interest	Principal	Interest
2026	\$ 356,894	\$ 54,598	\$ 111,105	\$ 195,387
2027	372,656	38,836	117,519	188,972
2028	389,061	22,431	123,812	182,679
2029	313,202	5,556	131,486	175,005
2030	-	-	446,969	159,607
2031-2035	-	-	675,328	662,495
2036-2040	-	-	916,945	420,878
2041-2045	-	-	879,023	105,710
	<u>\$ 1,431,813</u>	<u>\$ 121,421</u>	<u>\$ 3,402,187</u>	<u>\$ 2,090,733</u>

Details of long-term indebtedness are as follows:

Bonds payable:

\$5,500,000 series 2007 IDA tax exempt bonds issued by the Town of Clifton Forge, Virginia, due in monthly installments of \$34,291, including interest at 4.27%, maturing March 1, 2029, and collateralized by real property.

\$ 1,431,813

Notes payable from direct borrowings:

\$3,455,250 mortgage note due in monthly installments of \$19,620, including interest at 4.50%, through February 2024 and then using monthly average yield on U.S. Treasury Securities (currently 2.49%) plus a margin of 2.25%, re-calculated every five years thereafter; maturing in 2044.

\$ 2,968,594

\$2,420,588 mortgage note due in monthly installments of \$24,244, including interest at 3.77%, maturing February 27, 2025, collateralized by real property, personal property, and accounts receivable. The Agency entered into a supplemental loan agreement October 1, 2019 for an additional \$550,000 mortgage note due in monthly installments of \$3,244, including interest at 3.64% maturing October 31, 2029.

433,593
\$ 3,402,187

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Bank notes payable are collateralized by real property.

Annual requirements for long-term lease and subscription liabilities are as follows:

	Leases		Subscriptions	
	Principal	Interest	Principal	Interest
2026	\$ 44,755	\$ 4,495	\$ 193,494	\$ 2,188
2027	46,486	2,765	23,089	45
2028	47,428	1,822	-	-
	<u>\$ 138,669</u>	<u>\$ 9,082</u>	<u>\$ 216,583</u>	<u>\$ 2,233</u>

Short-Term Intercompany Leases

BRBH leases various buildings from BRBH Inc. under short-term agreements. Rental expense for fiscal year 2025 totaled \$2,920,074 for these leases. All such rentals are intercompany agreements and, as such, activity is eliminated in consolidation.

Note 6 – Risk Management

Effective July 1, 2019, the Agency began a professionally administered self-insurance funded program to provide healthcare coverage for employees of the Agency. Monthly premiums are based upon estimates from the Agency's benefits consultant that should cover stop loss insurance premiums, administrative expenses, and claims. A stop loss contract covers claims in excess of \$100,000 per covered individual per contract year. Included in accrued liabilities for the year ended June 30 were estimated incurred, but not reported (IBNR) claims payables of \$316,659.

The Agency is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Agency has insurance through commercial carriers for comprehensive property and casualty coverage, general and professional liability, and automobile coverage. Settled claims from these risks have not exceeded commercial coverage in any of the last three fiscal years. Management believes such coverage is sufficient to preclude any significant uninsured losses.

Note 7 – Defined Benefit Pension Plan

Plan Description

All full-time, salaried permanent employees of the Blue Ridge Behavioral Healthcare, (the "Political Subdivision") are automatically covered by the VRS Retirement Plan upon employment. This multi-employer agent plan is administered by the Virginia Retirement System ("VRS" or the "System") along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the *Code of Virginia*, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service.

Blue Ridge Behavioral Healthcare

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The System administers three different benefit structures for covered employees – Plan 1, Plan 2, and Hybrid. Each of these benefit structures has a different eligibility criteria. The specific information for each plan and the eligibility for covered groups within each plan are available at:

- <https://www.varetire.org/retirement-plans/defined-benefit/plan1/>
- <https://www.varetire.org/retirement-plans/defined-benefit/plan2/>
- <https://www.varetire.org/retirement-plans/hybrid/>

Employees Covered by Benefit Terms

As of the June 30, 2023 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	Number
Inactive members or their beneficiaries currently receiving benefits	<u>132</u>
Inactive members:	
Vested inactive members	124
Non-vested inactive members	386
Inactive members active elsewhere in VRS	<u>136</u>
Total inactive members	<u>646</u>
Active members	<u>326</u>
Total covered employees	<u>1,104</u>

Contributions

The contribution requirement for active employees is governed by §51.1-145 of the *Code of Virginia*, as amended, but may be impacted as a result of funding options provided to Political Subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement.

The Political Subdivision's contractually required contribution rate for the year ended June 30, 2025 was 0.50% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2023.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Political Subdivision were \$98,157 and \$113,869 for the years ended June 30, 2025 and June 30, 2024, respectively.

The defined contributions component of the Hybrid plan includes member and employer mandatory and voluntary contributions. The Hybrid plan member must contribute a mandatory rate of 1% of their covered payroll. The employer must also contribute a mandatory rate of 1% of this covered payroll, which totaled \$138,837 for the year ended June 30, 2025. Hybrid plan members may also elect to contribute an additional voluntary rate of up to 4% of their covered payroll; which would require the employer a mandatory additional contribution rate of up to 2.5%. This additional employer mandatory contribution totaled \$184,751 for the year ended June 30, 2025. The total Hybrid plan participant covered payroll totaled \$14,407,040 for the year ended June 30, 2025.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

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Net Pension Asset

The net pension asset is calculated separately for each employer and represents that particular employer's total pension liability determined in accordance with GASB Statement No. 68, less that employer's fiduciary net position. For Political Subdivisions, the net pension asset was measured as of June 30, 2024. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation performed as of June 30, 2023 rolled forward to the measurement date of June 30, 2024.

Actuarial Assumptions

The total pension liability for General Employees, in the Political Subdivision's Retirement Plan was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024.

Inflation	2.50%
General Employees – Salary increases, including inflation	3.50 – 5.35%
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Mortality rates: General employees – 15 to 20% of deaths are assumed to be service related. Public Safety Employees – 45% to 70% of deaths are assumed to be service related. Mortality is projected using the applicable Pub- 2010 Mortality Table and a Modified MP-2020 Improvement Scale with various setbacks or set forwards for both males and females.

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study are as follows:

General Employees – Largest 10 – Non-Hazardous Duty and All Others (Non 10 Largest): Update mortality table adjusted retirement rates to better fit experience; adjusted withdrawal rates to better fit experience at each year age and service through 9 years of service; no change to disability rates; no change to salary scale; no change to line of duty disability; and no change to discount rate.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension System investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension System investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation

Blue Ridge Behavioral Healthcare

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percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Target Allocation	Arithmetic Long-Term Expected Rate of Return	Weighted Average Long-Term Expected Rate of Return
Public Equity	32.00%	6.70%	2.14%
Fixed Income	16.00	5.40	0.86
Credit Strategies	16.00	8.10	1.30
Real Assets	15.00	7.20	1.08
Private Equity	15.00	8.70	1.31
PIP – Private Investment Partnership	1.00	8.00	0.08
Diversifying Strategies	6.00	5.80	0.35
Cash	2.00	3.00	0.06
Leverage	(3.00)	3.50	(0.11)
Total	100.00%		7.07%
			7.07%

* Expected arithmetic nominal return

- * The above allocation provides for a one-year return of 7.07% (includes 2.50% inflation assumption). However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected rate of return for the System, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.10%, including expected inflation of 2.50%. On June 15, 2023, the VRS Board elected a long-term rate of 6.75% which is roughly at the 45th percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.14%, including expected inflation of 2.50%.

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS Statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. For the year ended June 30, 2024, the employer contribution was 100% of the actuarially determined employer contribution rate from the June 30, 2023 actuarial valuations. From July 1, 2024 on, participating employers are assumed to continue to contribute 100% of the actuarially determined contribution rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total pension liability.

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June 30, 2025

Changes in Net Pension Asset

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Asset (a) – (b)
Balance at June 30, 2023	\$ 27,045,573	\$ 36,460,916	\$ (9,415,343)
Changes for the year:			
Service cost	1,278,769	-	1,278,769
Interest	1,875,841	-	1,875,841
Differences between expected and actual experience	1,479,566	-	1,479,566
Contributions – employer	-	113,869	(113,869)
Contributions – employee	-	831,549	(831,549)
Net investment income	-	3,550,167	(3,550,167)
Benefit payments, including refunds of employee contributions	(1,068,208)	(1,068,208)	-
Administrative expenses	-	(22,657)	22,657
Other changes	-	(928)	928
Net changes	3,565,968	3,403,792	162,176
Balance at June 30, 2024	<u>\$ 30,611,541</u>	<u>\$ 39,864,708</u>	<u>\$ (9,253,167)</u>

Sensitivity of the Net Pension Asset to Changes in the Discount Rate

The following presents the net pension asset of the Political Subdivision using the discount rate of 6.75%, as well as what the Political Subdivision's net pension asset would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1.00% Decrease (5.75%)	Current Discount Rate (6.75%)	1.00% Increase (7.75%)
Political Subdivision's net pension asset	<u>\$ (4,990,977)</u>	<u>\$ (9,253,167)</u>	<u>\$ (12,567,305)</u>

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2025, the Political Subdivision recognized pension benefit of \$283,452. At June 30, 2025, the Political Subdivision reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 761,330	\$ 17,130
Net difference between projected and actual earnings on pension plan investments	-	1,005,935
Employer contributions subsequent to the measurement date	98,157	-
Total	<u>\$ 859,487</u>	<u>\$ 1,023,065</u>

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Notes to Financial Statements

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The \$98,157 reported as deferred outflows of resources related to pensions resulting from the Political Subdivision's contributions subsequent to the measurement date will be recognized as a reduction of the net pension asset in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,	Effect on Pension Expenses
2026	\$ (154,664)
2027	314,814
2028	(203,086)
2029	(218,799)
2030	-
Thereafter	-

Pension Plan Data

Information about the VRS Political Subdivision Retirement Plans is also available in the separately issued VRS 2024 Annual Report. A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at varetire.org/media/shared/pdf/publications/2024-annual-report.pdf, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

Payables to the Pension Plan

At June 30, 2025, \$100,189 was payable to the Virginia Retirement System for the legally required contributions related to June 2025 payroll.

Note 8 – Other Postemployment Benefits Liability – Virginia Retirement System Plans

In addition to their participation in the pension plans offered through the Virginia Retirement System (VRS), the Agency also participates in various cost-sharing and agent multi-employer other postemployment benefit plans, described as follows.

Plan Descriptions

Group Life Insurance Program

All full-time teachers and employees of political subdivisions are automatically covered by the VRS Group Life Insurance (GLI) Program upon employment.

In addition to the Basic Group Life Insurance Benefit, members are also eligible to elect additional coverage for themselves as well as a spouse or dependent children through the Optional Group Life Insurance Program. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members' paychecks and pay the premiums to the insurer. Since this is a separate and fully insured program, it is not included as part of the GLI Program OPEB.

Specific information for the GLI is available at <https://www.varetire.org/benefits-and-programs/benefits/life-insurance/>.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Contributions

Contributions to the VRS OPEB programs were based on actuarially determined rates from actuarial valuations as of June 30, 2023. The actuarially determined rates were expected to finance the cost of benefits earned by employees during the year, with an additional amount to fund any unfunded accrued liability, with the exception of GLI which was also combined with employee contributions. Specific details related to the contributions for the VRS OPEB programs are as follows:

Group Life Insurance Program

Governed by:	<i>Code of Virginia</i> 51.1-506 and 51.1-508 and may be impacted as a result of funding provided to school divisions and governmental agencies by the Virginia General Assembly.
Total rate:	1.18% of covered employee compensation. Rate allocated 60/40; 0.71% employee and 0.47% employer. Employers may elect to pay all or part of the employee contribution.
June 30, 2025 Contribution	\$92,957
June 30, 2024 Contribution	\$103,816

OPEB Liabilities, OPEB Expense and Deferred Inflows and Outflows of Resources Related to OPEB

The net OPEB liabilities were measured as of June 30, 2024 and the total OPEB liabilities used to calculate the net OPEB liabilities was determined by an actuarial valuation performed as of June 30, 2023 and rolled forward to the measurement date of June 30, 2024. The covered employer's proportion of the net OPEB liabilities, except for LODA, were based on the covered employer's actuarially determined employer contributions for the year ended June 30, 2024 relative to the total of the actuarially determined employer contributions for all participating employers.

Group Life Insurance Program

June 30, 2025 proportionate share of liability	\$	835,491
June 30, 2024 proportion		0.07487%
June 30, 2023 proportion		0.07233%
June 30, 2025 expense	\$	24,067

At June 30, 2025, the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources.

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Notes to Financial Statements

June 30, 2025

Group Life Insurance Program

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 131,776	\$ 20,408
Change in assumptions	4,762	41,405
Net difference between projected and actual earnings on OPEB plan investments	-	70,423
Changes in proportion	56,317	20,743
Employer contributions subsequent to the measurement date	92,957	-
Total	\$ 285,812	\$ 152,979

The deferred outflows of resources related to OPEB resulting from the Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense in future periods as follows:

Group Life Insurance Program

Year Ending June 30,	Effect on OPEB Expense
2026	\$ (32,301)
2027	21,548
2028	11,154
2029	21,901
2030	17,574
Thereafter	-

Actuarial Assumptions and Other Inputs

The total OPEB liability was determined using the following assumptions based on an actuarial valuation date of June 30, 2023, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024:

Inflation	2.50%
Salary increases, including inflation:	
• Locality – general employees	3.50 – 5.35%
Healthcare cost trend rates:	
• Under age 65	7.25 – 4.25%
• Ages 65 and older	6.50 – 4.25%
Investment rate of return, net of expenses, including inflation	GLI: 6.75%

Mortality rates used for the various VRS OPEB plans are the same as those used for the actuarial valuations of the VRS pension plans. The mortality rates are discussed in detail at Note 7.

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Net OPEB Liabilities

The net OPEB liabilities represent each program's total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of the measurement date of June 30, 2024, net OPEB liability amounts for the various VRS OPEB programs are as follows (amounts expressed in thousands):

	Group Life Insurance Program
Total OPEB liability	\$ 4,196,055
Plan fiduciary net position	3,080,133
Employers' net OPEB liability (asset)	1,115,922
Plan fiduciary net position as a percentage of total OPEB liability	73.41%

The total liability is calculated by the VRS actuary and each plan's fiduciary net position is reported in the VRS financial statements. The net OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the VRS notes to the financial statements and required supplementary information.

Long-Term Expected Rate of Return

Group Life Insurance

The long-term expected rate of return on VRS investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Target Allocation	Arithmetic Long- Term Expected Rate of Return	Weighted Average Long- Term Expected Rate of Return
Public Equity	32.00%	6.70%	2.14%
Fixed Income	16.00	5.40	0.86
Credit Strategies	16.00	8.10	1.30
Real Assets	15.00	7.20	1.08
Private Equity	15.00	8.70	1.31
PIP – Private Investment Partnership	1.00	8.00	0.08
Diversifying Strategies	6.00	5.80	0.35
Cash	2.00	3.00	0.06
Leverage	(3.00)	3.50	(0.11)
Total	<u>100.00%</u>		<u>7.07%</u>
Expected arithmetic nominal return*			<u>7.07%</u>

* The above allocation provides for a one-year return of 7.07%. However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected rate of return

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Notes to Financial Statements

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for the System, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 7.10%, including expected inflation of 2.50%. On June 15, 2023, the VRS Board elected a long-term rate of 6.75% which is roughly at the 45th percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.14%, including inflation of 2.50.

Discount Rate

The discount rate used to measure the GLI OPEB liabilities was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made in accordance with the VRS funding policy at rates equal to the actuarially determined contribution rates adopted by the VRS Board of Trustees. Through the fiscal year ending June 30, 2024, the rate contributed by the employer for the OPEB liabilities will be subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly which was 113% of the actuarially determined contribution rate for GLI and 100% of the actuarially determined contribution rate for all other OPEB plans. From July 1, 2024 on, participating employers are assumed to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the OPEB plans' fiduciary net position was projected to be available to make all projected future benefit payments of eligible employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total OPEB liability.

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liabilities of the Agency, as well as what the Agency's net OPEB liabilities would be if it were calculated using a discount rate that is one percentage point lower (5.75% GLI) or one percentage point higher (7.75 GLI) than the current discount rate:

	1.00% Decrease (5.75%)	Current Discount Rate (6.75%)	1.00% Increase (7.75%)
GLI Net OPEB liability	<u>\$ 1,299,297</u>	<u>\$ 835,491</u>	<u>\$ 460,797</u>

OPEB Plan Fiduciary Net Position

Information about the various VRS OPEB plan fiduciary net position is available in the separately issued VRS 2024 *Annual Comprehensive Financial Report* (Annual Report). A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at <https://www.varetire.org/media/shared/pdf/publications/2024-annual-report.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

Note 9 – Net Client Service Revenue

Net client revenues arose from the following sources:

Medicaid	\$ 11,291,432
Third-party, direct client fees, and other	1,455,419
	<u>\$ 12,746,851</u>

Blue Ridge Behavioral Healthcare

Notes to Financial Statements

June 30, 2025

Note 10 – Contributions from Participating Local Governments

Contributions from participating local governments were as follows:

City of Roanoke	\$	1,133,073
County of Roanoke		521,573
City of Salem		209,828
County of Botetourt		95,000
County of Craig		8,328
	\$	<u>1,967,802</u>

Note 11 – Commitments and Contingencies

The Agency operates programs that are typically funded by grants received from federal, state, or local sources. Expenditures financed by grants are subject to audit by the grantor. If expenditures are disallowed due to noncompliance with grant program regulations, the Agency may be required to reimburse the grantor. The Agency believes that the likelihood of disallowance of expenditures and subsequent reimbursement is remote and would not have a material effect on the overall financial position of the Agency.

The Agency is also occasionally the subject of litigation in the ordinary course of conducting its business. It is management's belief that any liability resulting from such litigation would not be material in relation to the Agency's financial position and has recorded no provision for adverse outcomes of such matters as of June 30, 2025.

Note 12 – New Accounting Standards

In April 2024, the GASB issued **Statement No. 103**, Financial Reporting Model Improvements. This statement improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability as well as addresses certain application issues. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

In September 2024, the GASB issued **Statement No. 104**, *Disclosure of Certain Capital Assets*. This statement requires certain information regarding capital assets to be presented by major class. Certain types of capital assets are to be disclosed separately in the capital assets note disclosures required by Statement No. 34. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

Management has not determined the effects these new GASB Statements may have on prospective financial statements.



Required Supplementary Information



Blue Ridge Behavioral Healthcare
Required Supplementary Information
Schedule of Changes in Net Pension Liability and Related Ratios
 June 30, 2025

	Plan Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service cost	\$ 1,278,769	\$ 1,184,414	\$ 1,083,833	\$ 1,211,290	\$ 1,231,705	\$ 1,244,383	\$ 1,287,858	\$ 1,428,976	\$ 1,439,275	\$ 1,530,149
Interest on total pension liability	1,875,841	1,779,228	1,654,756	1,417,861	1,306,452	1,223,086	1,143,657	1,045,667	968,572	855,515
Changes of assumptions	-	-	-	727,242	-	657,372	-	(356,914)	-	-
Difference between expected and actual experience	1,479,566	(588,120)	(55,550)	(120,079)	(153,289)	(541,750)	(678,760)	(205,084)	(756,018)	(278,849)
Benefit payments, including refunds of employee contributions	(1,068,208)	(1,008,937)	(870,255)	(750,914)	(717,807)	(684,024)	(552,078)	(473,491)	(627,467)	(355,946)
Net change in total pension liability	3,565,968	1,366,585	1,812,784	2,485,400	1,667,061	1,899,067	1,200,677	1,439,154	1,024,362	1,750,869
Total pension liability – beginning	27,045,573	25,678,988	23,866,204	21,380,804	19,713,743	17,814,676	16,613,999	15,174,845	14,150,483	12,399,614
Total pension liability – ending	30,611,541	27,045,573	25,678,988	23,866,204	21,380,804	19,713,743	17,814,676	16,613,999	15,174,845	14,150,483
Plan Fiduciary Net Position										
Contributions – employer	113,869	108,868	175,344	169,115	254,646	270,862	510,858	513,275	766,463	760,009
Contributions – employee	831,549	733,339	651,303	638,957	650,288	635,023	638,362	617,152	609,144	606,423
Net investment income	3,550,167	2,237,838	(46,029)	7,462,545	508,420	1,661,692	1,666,716	2,403,418	344,021	784,069
Benefit payments, including refunds of employee contributions	(1,068,208)	(1,008,937)	(870,255)	(750,914)	(717,807)	(684,024)	(552,078)	(473,491)	(627,467)	(355,946)
Administrative expenses	(22,657)	(21,941)	(21,322)	(18,015)	(16,761)	(15,729)	(13,625)	(12,998)	(10,796)	(9,558)
Other	(928)	902	809	709	(609)	(1,051)	(1,519)	(2,172)	(1,400)	(169)
Net change in plan fiduciary net position	3,403,792	2,050,069	(110,150)	7,502,397	678,177	1,866,773	2,248,714	3,045,184	1,081,225	1,784,828
Plan fiduciary net position – beginning	36,460,916	34,410,847	34,520,997	27,018,600	26,340,423	24,473,650	22,224,936	19,179,752	18,098,527	16,313,699
Plan fiduciary net position – ending	39,864,708	36,460,916	34,410,847	34,520,997	27,018,600	26,340,423	24,473,650	22,224,936	19,179,752	18,098,527
Net pension asset – ending	\$ (9,253,167)	\$ (9,415,343)	\$ (8,731,859)	\$ (10,654,793)	\$ (5,637,796)	\$ (6,626,680)	\$ (6,658,974)	\$ (5,610,937)	\$ (4,004,907)	\$ (3,948,044)
Plan fiduciary net position as a percentage of total pension liability	130%	135%	134%	145%	126%	134%	137%	134%	126%	128%
Covered payroll	\$ 19,137,014	\$ 16,897,072	\$ 14,774,533	\$ 14,412,786	\$ 15,782,633	\$ 15,086,083	\$ 14,308,644	\$ 13,580,966	\$ 13,222,966	\$ 12,352,497
Net pension liability as a percentage of covered payroll	-48.35%	-55.72%	-59.10%	-73.93%	-35.72%	-43.93%	-46.54%	-41.31%	-30.29%	-31.96%

The plan years above are reported in the Agency's financial statements in the fiscal year following the plan year – i.e., plan year 2014 information was presented in the Agency's fiscal year 2015 financial report.

Blue Ridge Behavioral Healthcare
Required Supplementary Information
Schedule of Pension Contributions
June 30, 2025

Entity Fiscal Year Ended June 30,	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
2025	\$ 98,157	\$ 98,157	\$ -	\$ 19,631,434	0.50 %
2024	113,869	113,869	-	19,137,014	0.60
2023	108,868	108,868	-	16,897,072	0.64
2022	176,803	176,803	-	14,774,533	1.20
2021	247,810	247,810	-	14,412,786	1.72
2020	670,005	670,005	-	15,782,633	4.25
2019	546,751	546,751	-	15,086,083	3.62
2018	511,014	511,014	-	14,308,644	3.57
2017	512,868	512,868	-	13,580,966	3.78
2016	767,988	767,988	-	13,222,966	5.81

Blue Ridge Behavioral Healthcare
Required Supplementary Information
Schedule of Employer's Share of Net OPEB Liability – VRS GLI
June 30, 2025

Entity Plan Year Ended June 30,	Employer's Proportion of the Net OPEB Liability	Employer's Proportionate Share of the Net OPEB Liability	Employer's Covered Payroll	Employer's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability
Virginia Retirement System – Group Life Insurance – General Employees					
2024	0.0749 %	\$ 835,491	\$ 19,137,014	4.37 %	73.41 %
2023	0.0723	867,463	16,897,072	5.13	69.30
2022	0.0688	828,418	14,774,533	5.61	67.21
2021	0.0706	821,976	14,412,786	5.70	67.45
2020	0.0717	1,196,055	15,782,633	7.58	52.64
2019	0.0720	1,171,307	15,086,083	7.76	52.00
2018	0.0735	1,117,000	14,308,644	7.81	51.22
2017	0.0717	1,079,000	13,580,966	7.94	48.86

Schedule is intended to show information for 10 years. Since 2017 was the first year for this presentation, no earlier data is available. However, additional years will be included as they become available.

The covered payroll amounts above are for the measurement period, which is the twelve months prior to the entity's fiscal year.

Blue Ridge Behavioral Healthcare
Required Supplementary Information
Schedule of Employer Contributions – VRS GLI
June 30, 2025

Entity Fiscal Year Ended June 30,	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
Virginia Retirement System – Group Life Insurance – General Employees					
2025	\$ 92,957	\$ 92,957	\$ -	\$ 19,631,434	0.47 %
2024	103,816	103,816	-	19,137,014	0.54
2023	91,270	91,270	-	16,897,072	0.54
2022	80,717	80,717	-	14,774,533	0.55
2021	78,694	78,694	-	14,412,786	0.55
2020	77,293	77,293	-	15,782,633	0.49
2019	96,108	96,108	-	15,086,083	0.64
2018	95,224	95,224	-	14,308,644	0.67

Schedule is intended to show information for 10 years. Since 2018 is the first year for this presentation, no earlier data is available. However, additional years will be included as they become available.

The covered payroll amounts above are for the entity's fiscal year – i.e., the covered payroll on which required contributions were based for the same year.

Blue Ridge Behavioral Healthcare
Notes to Required Supplementary Information
June 30, 2025

Note 1 – Changes of Benefit Terms

Pension

There have been no actuarially material changes to the Virginia Retirement System (System) benefit provisions since the prior actuarial valuation.

Other Postemployment Benefits (OPEB)

There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Note 2 – Changes of Assumptions

The actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the period from July 1, 2016, through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Largest 10 – Non-Hazardous Duty:

- Update mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all.
- Adjusted withdrawal rates to better fit experience at each year age and service through 9 years of service.
- No change to disability rates.
- No changes to salary scale.
- No change to line of duty rates.
- No change to discount rate.

All Others (Non 10 Largest) – Non-Hazardous Duty:

- Update mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all.
- Adjusted withdrawal rates to better fit experience at each age and service through 9 years of service.
- No change to disability rates.
- No change to salary scale.
- No change to line of duty rates.
- No change to discount rate.



Other Supplementary Information



Blue Ridge Behavioral Healthcare

Combining Statement of Net Position

June 30, 2025

	Blue Ridge Behavioral Healthcare	Blue Ridge Behavioral Healthcare, Inc.	Inter- Company Eliminations	Total
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES				
CURRENT ASSETS				
Cash and cash equivalents	\$ 15,963,520	\$ 764,066	\$ -	\$ 16,727,586
Accounts receivable, net	1,683,679	-	-	1,683,679
Grants receivable	767,147	-	-	767,147
Prepaid expenses and other	996,439	-	(860,396)	136,043
Due from related party	444,741	-	(444,741)	-
Cash and cash equivalents, restricted	7,770	-	-	7,770
Total current assets	<u>19,863,296</u>	<u>764,066</u>	<u>(1,305,137)</u>	<u>19,322,225</u>
NONCURRENT ASSETS				
Net pension asset	9,253,167	-	-	9,253,167
Capital assets, net	689,850	13,618,451	-	14,308,301
Total noncurrent assets	<u>9,943,017</u>	<u>13,618,451</u>	<u>-</u>	<u>23,561,468</u>
Total assets	<u>29,806,313</u>	<u>14,382,517</u>	<u>(1,305,137)</u>	<u>42,883,693</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	859,487	-	-	859,487
Deferred outflows related to other postemployment benefits	285,812	-	-	285,812
Total deferred outflows of resources	<u>1,145,299</u>	<u>-</u>	<u>-</u>	<u>1,145,299</u>
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES				
CURRENT LIABILITIES				
Accounts payable	653,282	119,385	-	772,667
Accrued expenses and other	1,096,853	-	-	1,096,853
Due to related party	-	444,741	(444,741)	-
Amounts held for clients, payable from restricted assets	7,770	-	-	7,770
Unearned revenue	8,329,473	860,396	(860,396)	8,329,473
Current portion of long-term liabilities	1,671,422	467,999	-	2,139,421
Total current liabilities	<u>11,758,800</u>	<u>1,892,521</u>	<u>(1,305,137)</u>	<u>12,346,184</u>
LONG-TERM LIABILITIES				
Net other postemployment benefit liability	835,491	-	-	835,491
Due in more than on year	117,003	4,366,001	-	4,483,004
Total long-term liabilities	<u>952,494</u>	<u>4,366,001</u>	<u>-</u>	<u>5,318,495</u>
Total liabilities	<u>12,711,294</u>	<u>6,258,522</u>	<u>(1,305,137)</u>	<u>17,664,679</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	1,023,065	-	-	1,023,065
Deferred inflows related to other postemployment benefits	152,979	-	-	152,979
Total deferred inflows of resources	<u>1,176,044</u>	<u>-</u>	<u>-</u>	<u>1,176,044</u>
NET POSITION				
Net investment in capital assets	334,598	8,784,451	-	9,119,049
Restricted – net pension asset	9,253,167	-	-	9,253,167
Unrestricted	7,476,509	(660,456)	-	6,816,053
Total net position	<u>\$ 17,064,274</u>	<u>\$ 8,123,995</u>	<u>\$ -</u>	<u>\$ 25,188,269</u>

Blue Ridge Behavioral Healthcare

Combining Statement of Revenues, Expenses, and Changes in Fund Net Position Year Ended June 30, 2025

	Blue Ridge Behavioral Healthcare	Blue Ridge Behavioral Healthcare, Inc.	Inter- Company Eliminations	Total
OPERATING REVENUES				
Net client service revenue	\$ 12,746,851	\$ -	\$ -	\$ 12,746,851
OPERATING EXPENSES				
Salaries and benefits	26,841,916	-	-	26,841,916
Staff development and recruitment	219,092	-	-	219,092
Facility	3,149,358	1,268,727	(2,920,074)	1,498,011
Supplies	431,661	-	-	431,661
Client services	77,685	-	-	77,685
Travel	198,695	-	-	198,695
Programs	4,525,240	-	-	4,525,240
Contractual and professional services	3,675,379	-	-	3,675,379
Insurance	95,071	-	-	95,071
Depreciation and amortization	385,223	1,235,205	-	1,620,428
Other	208,596	40	-	208,636
Total operating expenses	<u>39,807,916</u>	<u>2,503,972</u>	<u>(2,920,074)</u>	<u>39,391,814</u>
Operating income (loss)	<u>(27,061,065)</u>	<u>(2,503,972)</u>	<u>2,920,074</u>	<u>(26,644,963)</u>
NONOPERATING REVENUES (EXPENSES)				
Commonwealth of Virginia grants	20,208,436	-	-	20,208,436
Federal grants	3,925,802	-	-	3,925,802
Contributions from participating local governments	1,967,802	-	-	1,967,802
Interest income	547,634	507	-	548,141
Interest expense	(11,097)	(278,049)	-	(289,146)
Gain on sale of capital assets	3,625	-	-	3,625
Rental income	-	2,984,766	(2,920,074)	64,692
Other income	916,387	-	-	916,387
Net nonoperating revenues	<u>27,558,589</u>	<u>2,707,224</u>	<u>(2,920,074)</u>	<u>27,345,739</u>
Change in net position before transfers	497,524	203,252	-	700,776
Transfers	(494,769)	494,769	-	-
Change in net position	<u>2,755</u>	<u>698,021</u>	<u>-</u>	<u>700,776</u>
NET POSITION, at July 1	<u>17,061,519</u>	<u>7,425,974</u>	<u>-</u>	<u>24,487,493</u>
NET POSITION, at June 30	<u>\$ 17,064,274</u>	<u>\$ 8,123,995</u>	<u>\$ -</u>	<u>\$ 25,188,269</u>

Blue Ridge Behavioral Healthcare
Combining Statement of Cash Flows
Year Ended June 30, 2025

	Blue Ridge Behavioral Healthcare	Blue Ridge Behavioral Healthcare, Inc.	Inter- Company Eliminations	Total
OPERATING ACTIVITIES				
Receipts from clients, private insurers, Medicaid, and others	\$ 13,108,169	\$ -	\$ -	\$ 13,108,169
Payments to suppliers	(11,943,929)	(1,179,648)	2,920,074	(10,203,503)
Payments to and for employees	(27,488,700)	-	-	(27,488,700)
Net cash used in operating activities	<u>(26,324,460)</u>	<u>(1,179,648)</u>	<u>2,920,074</u>	<u>(24,584,034)</u>
NON-CAPITAL FINANCING ACTIVITIES				
Contributions from local, state, and federal governments	26,634,030	-	-	26,634,030
Other receipts	924,003	2,538,705	(2,920,074)	542,634
Transfers	(494,769)	494,769	-	-
Net cash provided by non-capital financing activities	<u>27,063,264</u>	<u>3,033,474</u>	<u>(2,920,074)</u>	<u>27,176,664</u>
CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	(164,519)	(1,217,391)	-	(1,381,910)
Proceeds from the sale of capital assets	3,625	-	-	3,625
Principal paid on debt	(258,074)	(638,636)	-	(896,710)
Interest paid on debt	-	(278,049)	-	(278,049)
Net cash used in capital and related financing activities	<u>(418,968)</u>	<u>(2,134,076)</u>	<u>-</u>	<u>(2,553,044)</u>
INVESTING ACTIVITIES				
Interest received	547,634	507	-	548,141
Net cash provided by investing activities	<u>547,634</u>	<u>507</u>	<u>-</u>	<u>548,141</u>
Net increase (decrease) in cash and cash equivalents	867,470	(279,743)	-	587,727
CASH AND CASH EQUIVALENTS				
Beginning at July 1	15,103,820	1,043,809	-	16,147,629
Ending at June 30	<u>\$ 15,971,290</u>	<u>\$ 764,066</u>	<u>\$ -</u>	<u>\$ 16,735,356</u>
RECONCILIATION TO STATEMENT OF NET POSITION				
Cash and cash equivalents	\$ 15,963,520	\$ 764,066	\$ -	\$ 16,727,586
Cash and cash equivalents, restricted	7,770	-	-	7,770
	<u>\$ 15,971,290</u>	<u>\$ 764,066</u>	<u>\$ -</u>	<u>\$ 16,735,356</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES				
Operating loss	\$ (27,061,065)	\$ (2,503,972)	\$ 2,920,074	\$ (26,644,963)
Adjustments to reconcile operating loss to net cash used in operating activities				
Depreciation and amortization	385,223	1,235,205	-	1,620,428
(Increase) decrease in:				
Accounts receivable	354,784	33	-	354,817
Prepaid expenses and other	508,773	(7,105)	-	501,668
Pension expense net of employer contributions	(367,121)	-	-	(367,121)
Other postemployment benefit expense net of employer contributions	(69,702)	-	-	(69,702)
Increase (decrease) in:				
Accounts payable	128,075	96,191	-	224,266
Accrued expense and other	(306,633)	-	-	(306,633)
Compensated absences	96,672	-	-	96,672
Amounts held for clients, payable from restricted assets	6,534	-	-	6,534
Net cash used in operating activities	<u>\$ (26,324,460)</u>	<u>\$ (1,179,648)</u>	<u>\$ 2,920,074</u>	<u>\$ (24,584,034)</u>

Blue Ridge Behavioral Healthcare

Schedule of Insurance

Year Ended June 30, 2025

Insurance Coverage	Insurance Co./ Agent/Policy	Policy Period	Limits of Liability	Ded.	Annual Premium	
Automobile Liability & Physical Damage	Co: VACORP Pol. #: VA-BL-108C	7/1/24-25	Bodily Injury and Property Damage Medical Payments Comprehensive Collision	\$ 2,000,000 10,000 ACV \$ 1,000	N/A N/A	\$ 25,557
Equipment Breakdown	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25		\$ 100,000,000	\$ 1,000	4,097
Crime	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25	Employee Dishonesty Money & Securities Inside & Outside Money Orders & Counterfeit Currency Forgery, Computer Fraud	\$ 500,000 Blanket each occurrence	\$ 250 Per occurrence	1,075
Cyber Risk	Co. VACORP Pol#: :VA-BL-108C	7/1/24-25		\$ 2,000,000	N/A	12,000
Inland Marine	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25	Bridges Pool Aggregate	\$ 10,000,000 \$ 20,000,000	N/A	2,108
Environmental Liability	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25	Each Incident Pool Aggregate	\$ 1,000,000 \$ 2,000,000	\$ 25,000	Included
Excess Liability	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25	Automobile General	\$ 3,000,000 \$ 3,000,000	N/A	3,412
General Liability	Co: VACORP Pol.#: VA-BL-108C	7/1/24-25	Each Incident	\$ 2,000,000	N/A	14,928
Medical Malpractice	Co: VARISK Pol.#: G99G77	7/1/24-25	Each Incident	\$ 1,000,000	\$ 1,000	39,007
Public Officials General Liability	Co: VARISK Pol:#GG9G77	7/1/24-25	Each Incident Pool Aggregate	\$ 1,000,000 Unlimited	\$ 1,000	22,278
Property	Co: VACORP Pol: # VA-BL-108C	7/1/24-25	Scheduled Real & Personal Property Flood & Earthquake	\$ 35,322,506 100,000,000	\$ 5,000 \$ 25,000	23,142
Volunteer. Coverage	Co: CIMA Pol.#: SP5900303	7/1/24-25	Medical	\$ 25,000	N/A	263
Workers' Compensation	Co: VACoRP Pol.#: VA-BL-108C	7/1/24-25	Workers' Compensation: Statutory – Virginia Employers Liability	\$ 1,000,000		47,401
Total						<u>\$ 195,268</u>



Compliance Section





Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
Blue Ridge Behavioral Healthcare
Roanoke, Virginia

We have audited, in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards, and Commissions*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia, the financial statements of Blue Ridge Behavioral Healthcare (the "Agency"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 29, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. **Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.**



Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. **The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.**

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown, Edwards & Company, S. L. P.

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia
January 29, 2026

Blue Ridge Behavioral Healthcare

Summary of Compliance Matters

June 30, 2025

As more fully described in the Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, we performed tests of the Agency's compliance with certain provisions of the laws, regulations, contracts, and grants shown below.

State Compliance Matters

Code of Virginia:

Cash and Investment Laws

Local Retirement Systems

Debt Provisions

Procurement Laws

Uniform Disposition of Unclaimed Property Act



INTERACTIVE DESIGN GROUP
1000 W. MAIN ST. SUITE 200
ROANOKE, VA 24018
P. 540.352.7571 F. 540.352.7336



Table with 2 columns: NO., REVISIONS, DATE

RENOVATIONS TO



BRBH -
BRANDON AVE

3517 BRANDON AVE SW,
ROANOKE, VA 24018

Table with 2 columns: DATE, DRAWN, CHECKED, JOB

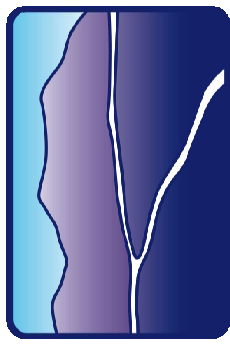
COVER SHEET

G-001
SHEET

DATE FOR DRAWINGS DATED OCTOBER 2024. PREVIOUSLY SUBMITTED AND APPROVED BY THE CITY OF ROANOKE. PRINT PAGES 03/08

RENOVATIONS TO

Blue Ridge Behavioral Healthcare



Hope Spoken Here

BRANDON AVE FACILITY

3517 BRANDON AVE SW,
ROANOKE, VA 24018

SHEET INDEX

Table with 2 columns: SHEET, DESCRIPTION

BUILDING CODE DATA

Table with columns: USE, OCCUPANCY, AREA, HEIGHT, etc.

BID ALTERNATES

- 1. ALTERNATE TYPE 1 LIGHTING OPTION...
2. ALTERNATE TYPE 2 LIGHTING OPTION...
3. ALTERNATE TYPE 3 LIGHTING OPTION...

PROJECT DESCRIPTION

FULL INTERIOR RENOVATION EXTERIOR FINISHES TO REMAIN AS IS. RENOVATIONS TO INCLUDE...
EXTERIOR RENOVATIONS ARE LISTED TO A NEW MAIN ENTRANCE LOCATION WITH BOTH THE EXTERIOR FINISHES AND THE EXTERIOR FINISHES.

PROJECT INFORMATION

OWNER: BLUE RIDGE BEHAVIORAL HEALTHCARE INC
3517 BRANDON AVE SW
ROANOKE, VA 24018

PROJECT CONSULTANTS

ARCHITECT: BRBH
ELECTRICAL ENGINEER: IDG
MECHANICAL ENGINEER: IDG
FIRE PROTECTION ENGINEER: IDG

LOCATION MAP

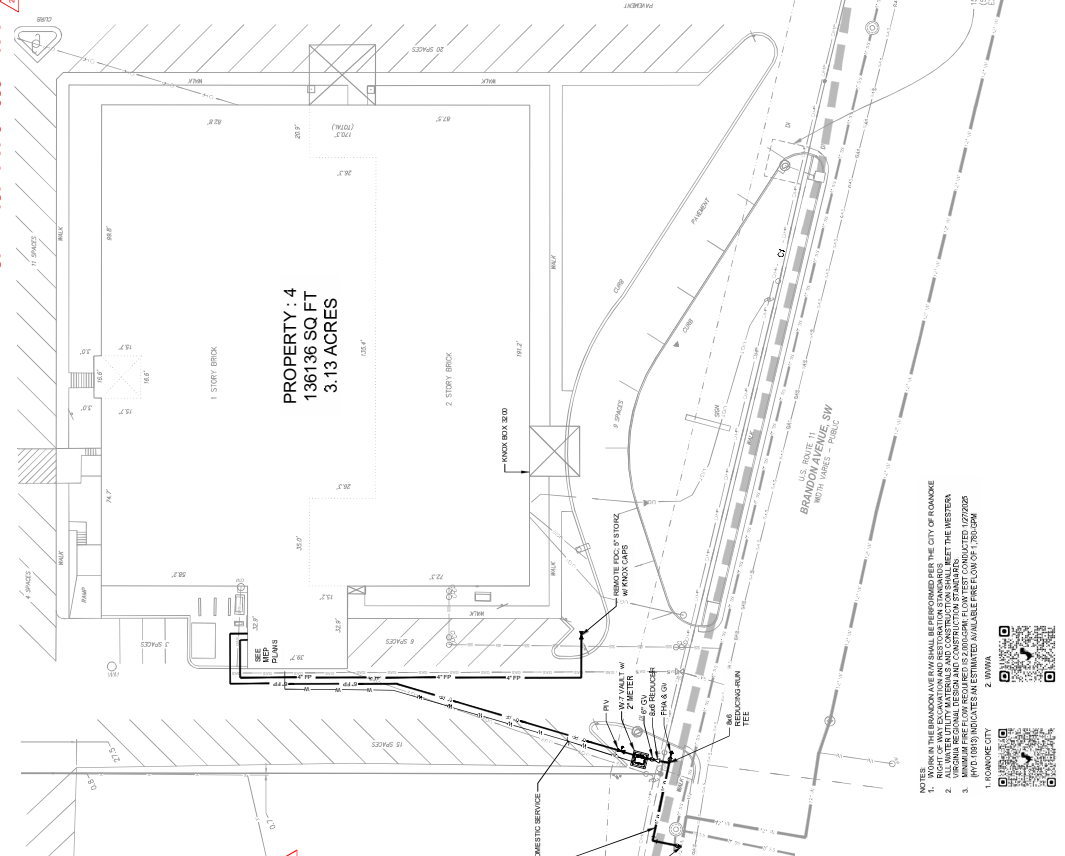
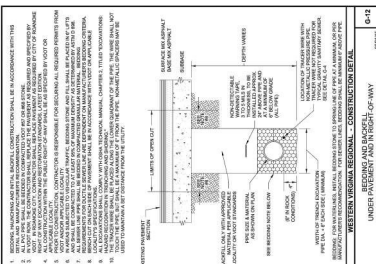
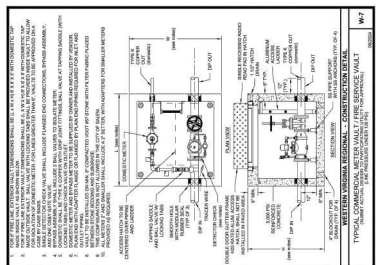
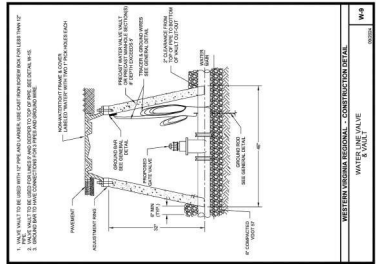
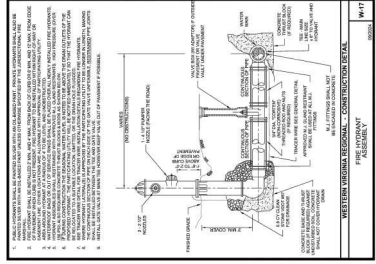
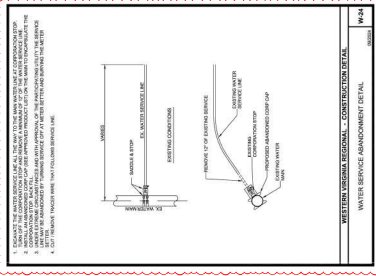


Parker DESIGN GROUP
 7172 COUNTRY CLUB WAY
 SUITE 100
 ROANOKE VA 24092
 1913 W. 65th Street
 ROANOKE VA 24092
 Phone: 540.333.2299
 www.parkerdg.com

TAX IDENTITY
 PROPERTY OF
 C M T INC. #0000001818
 ZONED: CC

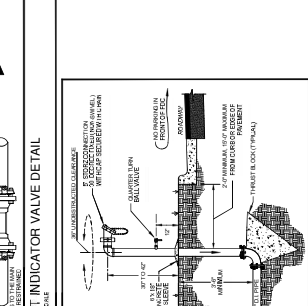
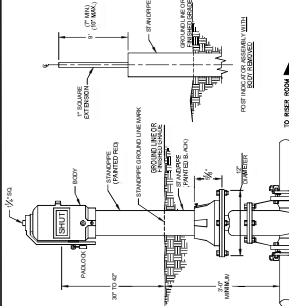


15" x 30" PUBLIC UTILITY FACILITY EXHIBIT (SEE SHEET P-03-2023-0024-000-02-001)

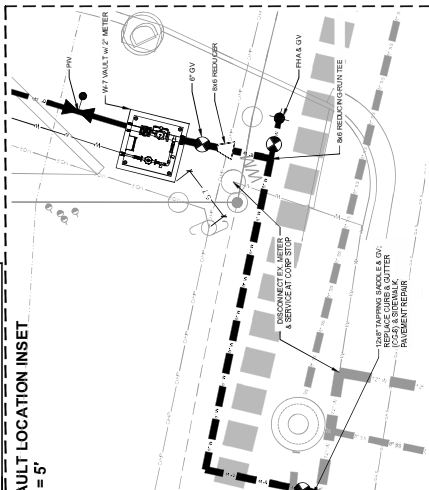


Hydrant Test Record

Hydrant No.	Location	Pressure (PSI)	Flow (GPM)	Remarks
1	1500 W. 11th Street (E. of 11th St.)	150	1000	OK
2	1500 W. 11th Street (W. of 11th St.)	150	1000	OK
3	1500 W. 11th Street (S. of 11th St.)	150	1000	OK
4	1500 W. 11th Street (N. of 11th St.)	150	1000	OK

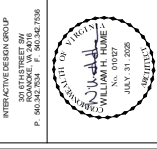


VAULT LOCATION INSET
 1" = 5'



- NOTES:
1. REVIEW THE BRANDON AVE INSET FOR PERFORMANCE PER THE CITY OF ROANOKE
 2. RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS
 3. WESTERN VIRGINIA REGIONAL CONSTRUCTION STANDARDS
 4. PROVIDE 2" WATER SERVICE LINE FROM MAIN TO THE PROPERTY
 5. PROVIDE 2" WATER SERVICE LINE FROM MAIN TO THE PROPERTY





NO.	REVISIONS	DATE

REVISIONS TO

GENERAL CEILING NOTES

1. ALL CEILING GROSS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE.
 2. ALL CEILING GROSS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE.
 3. PROVIDE NEW SPRINKLER SYSTEM SECT. AND PV SHEETS FORMORE DISCREPANCIES.
 4. PROVIDE NEW SPRINKLER SYSTEM SECT. AND PV SHEETS FORMORE DISCREPANCIES.
 5. COORDINATE ALL ABOVE CEILING TRADES PRIOR TO INSTALLATION.

NOTES LEGEND

A. MIDDLE/ENDS G. DOORS / GLAZINGS P. PLUMBING
 B. FLOORS C. CIVIL K. FURNITURE / FINISHES R. ROOF
 D. ELECTRICAL L. LIFE SAFETY S. STRUCTURAL
 E. FLOORS / CEILING F. FLOORS / CEILING M. MECHANICAL W. WALLS

REFLECTED CEILING PLAN NOTES

1. ALL THE ENGINEER'S DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 A. ELECTRICAL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 B. MECHANICAL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 C. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 D. CIVIL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 E. PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 F. ROOF DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 G. FINISH DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 H. LIFE SAFETY DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 I. OTHER DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 J. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

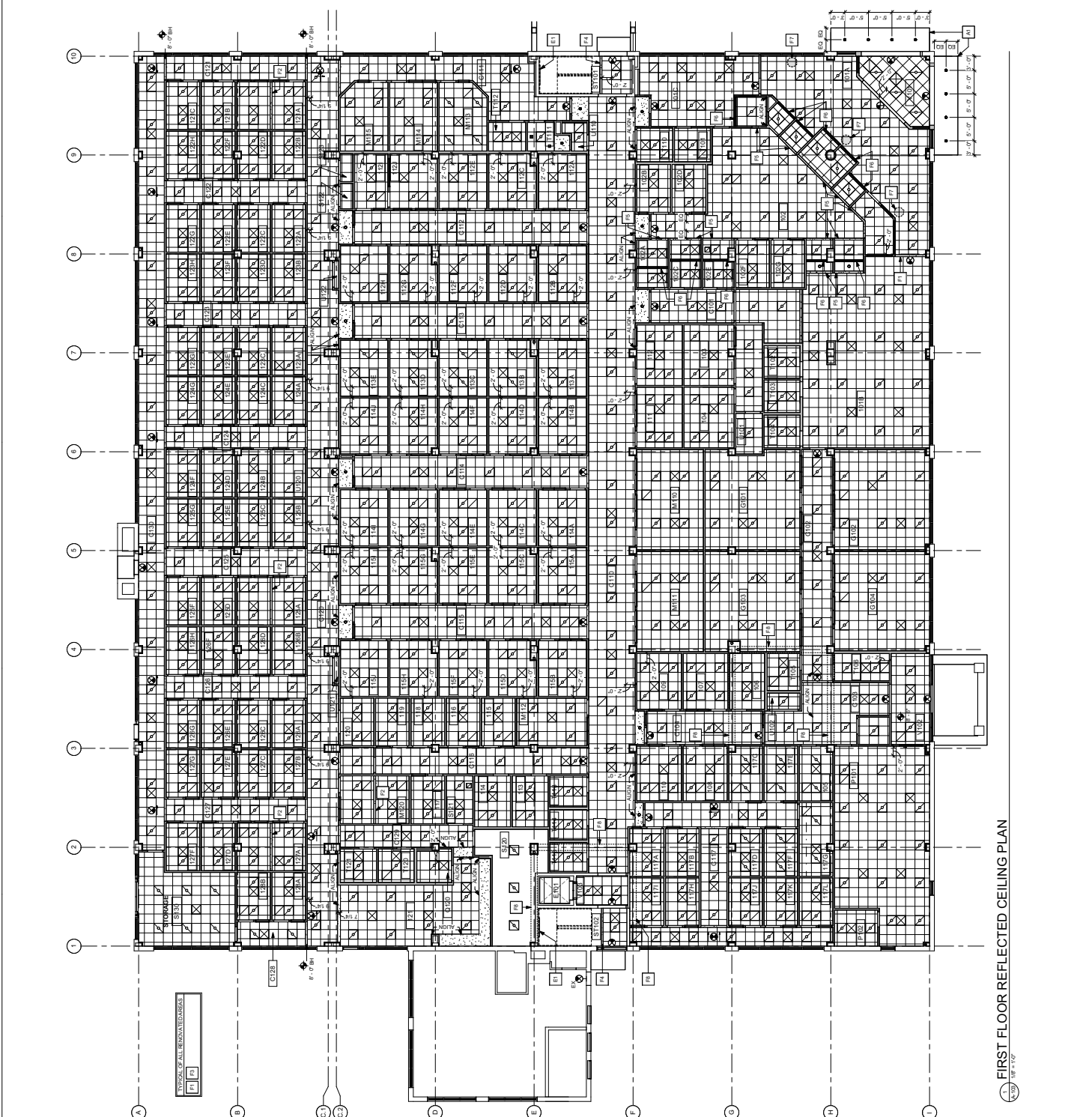
REFLECTED CEILING PLAN LEGEND

ACCRETIONAL CEILING TILE

GRID CEILING

EXPOSED STRUCTURE AT CEILING

CEILING HEIGHT (ABOVE FINISH FLOOR) (BK = BUSHHEAD)
 EXH. EXH. CEILING MOUNTED
 EXH. EXH. WALL MOUNTED
 EXH. EXH. WITH INTEGRAL EMERGENCY EGRESS LIGHTS
 EMERGENCY EGRESS LIGHT
 CAN LIGHT
 PENDANT LIGHT
 2' X 2' RECESSED LIGHT FIXTURE
 2' X 4' RECESSED LIGHT FIXTURE
 1' X 4' LIGHT FIXTURE
 WALL MOUNTED LIGHT FIXTURE
 SUPPLY COMPUSER
 RETURN GRILLE
 EX. EX.



FIRST FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"

DOOR SCHEDULE

Table with columns: DOOR NO., TYPE, W, H, N, MTL, GLAZING, TYPE, MTL, JAMB, HEAD, FINISH, DETAIL, LAMB, LABEL, LAMB, LABEL, LAMB, LABEL, LAMB, LABEL, REMARKS. Contains 100 rows of door specifications.

DOOR SCHEDULE

Table with columns: DOOR NO., TYPE, W, H, N, MTL, GLAZING, TYPE, MTL, JAMB, HEAD, FINISH, DETAIL, LAMB, LABEL, LAMB, LABEL, LAMB, LABEL, REMARKS. Contains 100 rows of door specifications.

DOOR HARDWARE TYPES*

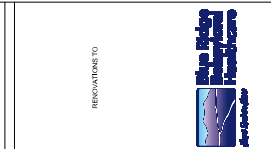
Table with columns: HARDWARE, SET #1, SET #2, SET #3, SET #4, SET #5, SET #6, SET #7, SET #8, SET #9, SET #10, SET #11, SET #12, SET #13, SET #14, SET #15, SET #16, SET #17, SET #18, SET #19, SET #20. Lists hardware types like HANGING DEVICE, LOCKSET, CONTROLLING DEVICE, PROTECTION, FINISH, etc.

GENERAL DOOR NOTES
1. WOOD DOORS TO BE CUSTOMER SPECIFIED BRAND OF FUNCTIONAL COMPOSITE LAMINAR CORNER. FINISH GRADE A (VENEER, SPECIES AND GRAIN) TO MATCH EXISTING DOORS. FINISH TO BE SELECTED BY OWNER.

DOOR SCHEDULE NOTES
1. 301. PROVIDE AND INSTALL SECURITY FRAME AT DOOR GLAZING (ARMOR GLASS RESISTANCE (TYR)
2. 302. CARD READER TO BE INSTALLED BY OWNER. CONTRACTOR TO PROVIDE AND INSTALL SECURITY FRAME AT DOOR GLAZING (ARMOR GLASS RESISTANCE (TYR)



REVISIONS table with columns: NO., REVISIONS, DATE



DOOR SCHEDULE A-602 table with columns: DATE, DRAWN, CHECKED, JOB, SHEET

DIVISION 21 - FIRE SUPPRESSION

Z1 13 13 WET PIPE SPRINKLER SYSTEMS: FIRE PROTECTION

1. CONDITIONS
- 1.1 DESCRIPTION OF WORK
 - A. SCOPE OF WORK IS A NEW FIRE SUPPRESSION SYSTEM. SCOPE OF WORK INCLUDES:
 1. WET PIPE SPRINKLER SYSTEMS
 2. PROVIDE ALL LABOR, SERVICES, MATERIAL AND RELATED ITEMS INDICATED ON DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS HEREIN, AND IN ACCORDANCE WITH APPLICABLE CODES LISTED BELOW.
 3. ALL WORK IS TO ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS LISTED BELOW. NO WORK SHALL FAIL TO MEET THE MANUAL REQUIRED CODES AND STANDARDS. SUBMIT WRITTEN REQUEST FOR INFORMATION FOR QUESTIONS, DISCREPANCIES OR ANY PROPOSED ALTERNATIVES.
- 1.2 RELATED WORK
 - A. APPLICABLE PROVISIONS OF DIVISION 0 AND 1, INCLUDING FRESTOPPING AND PAINTING.
 1. SECTION 28.37 00, FIRE DETECTION AND ALARM
- 1.3 DESIGN CRITERIA
 - A. APPLICABLE CODES, STANDARDS, AND PUBLICATIONS: REFER TO DRAWINGS FOR APPLICABLE CODES AND STANDARDS.
 1. NFPA 13, 2015 EDITION
 2. NFPA 13, 2015 EDITION
 3. AIAA W-14, BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL TESTS, LABORATORIES, INC. (LULU) FIRE PROTECTION EQUIPMENT DIRECTORY
 4. EQUIPMENT DIRECTORY
 5. FACTORY MUTUAL ENGINEERING CORPORATION (FM) APPROVAL GUIDE
 - B. SPRINKLER DESIGN, CRITERIA:
 1. PROVIDE ALL CALCULATIONS IN ACCORDANCE WITH APPLICABLE STANDARDS FROM SECTION A.
 2. PROVIDE A MINIMUM HYDRAULIC SAFETY FACTOR OF 10% BELOW THE AVAILABLE WATER SUPPLY CURVE.
 3. PROVIDE ALL HYDRAULIC CALCULATIONS FOR ALL DESIGN RESPONSE SPRINKLER SYSTEMS WHERE ALLOWED IN NFPA 13.
 4. PROVIDE HAZARD CLASSIFICATION AS FOLLOWS REFER TO DRAWINGS FOR DESIGN CRITERIA FOR THIS PROJECT.
- C. WATER SUPPLY INFORMATION
 1. REFER TO DRAWINGS FOR PROVIDERS WATER SUPPLY INFORMATION. REFER TO OWNERS CERTIFICATE, EXACT FOR ADDITIONAL INFORMATION.
- D. ZONES
 1. REFER TO DRAWINGS FOR SPRINKLER SYSTEM ZONING FOR SYSTEM RISER FEEDS.
- E. SEISMIC PROTECTION
 1. SEISMIC PROTECTION IS NOT REQUIRED FOR THE FIRE SPRINKLER SYSTEM.
 2. SEISMIC DESIGN CATEGORY (SDC) SHALL BE REFER TO OWNERS CERTIFICATE EXACT FOR ADDITIONAL INFORMATION.

3. QUALITY ASSURANCE
 - A. QUALIFICATIONS
 1. PROVIDE A COPY OF THE INSTALLING CONTRACTORS LICENSE.
 2. PROVIDE A LETTER OF CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER.
 3. PROVIDE A COPY OF THE CONTRACTORS PROFESSIONAL ENGINEER'S LICENSE.
 4. DRAWINGS ARE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
 5. PROVIDE WRITTEN QUALITY ASSURANCE, QUALITY CONTROL LOGS FOR THE INSTALLATION, TESTING AND COMMISSIONING FOR REVIEW.
 - B. MATERIAL AND EQUIPMENT
 1. PROVIDE ALL EQUIPMENT AND DEVICES OF A MAKE AND TYPE WHICH IS MANUFACTURED BY THE MANUFACTURER FOR WHICH IT WILL BE USED.
 2. PROVIDE ALL WATER VALVES AND EQUIPMENT FREE FROM DEFECT. PROVIDE ALL WATER VALVES AND EQUIPMENT NEW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
2. PRODUCTS
 - A. GENERAL
 1. LISTINGS
 1. PROVIDE MATERIALS, EQUIPMENT, AND DEVICES LISTED FOR FIRE PROTECTION SERVICE WHEN REQUIRED BY NFPA 13 OR APPLICABLE CODES.
 2. RATED PRESSURE
 1. PROVIDE ALL COMPONENTS THAT ARE RATED FOR THE MAXIMUM WORKING PRESSURE OF THE SYSTEM, BUT IN NO CASE BE LESS THAN 175 PSI.
 - B. PIPE & FITTINGS
 1. UNDERGROUND PIPE & FITTINGS
 1. PROVIDE PIPE AND FITTINGS FOR UNDERGROUND WATER SERVICE IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE A MINIMUM 12 INCHES ABOVE FINISHED FLOOR TO A DISTANCE OF APPROXIMATELY 1 FEET OUTSIDE THE BUILDING, PROVIDED THE PIPE IS SUPPORTED BY POLYS OR A CONTINUOUS PIECE OF VALVED 316 STAINLESS STEEL FIRE WATER SERVICE PIPE FROM A POINT OUTSIDE THE BUILDING AND PENETRATES TO AT LEAST 1 FT ABOVE FINISHED FLOOR.
 2. ABOVEGROUND PIPE & FITTINGS
 1. PROVIDE PIPE AND FITTINGS FOR THE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE WELDED, FLANGED, THREADED, OR GROOVED END CONNECTIONS IN ACCORDANCE WITH NFPA 13.
 3. EXTERIOR WALL
 1. PROVIDE INSULATED AND FLANGED PIPE FOR THROUGH-PENETRATIONS IN EXTERIOR WALLS.
 2. PROVIDE LISTED, BRASS OR FLEXIBLE SPRINKLER CONNECTIONS. PROVIDE LISTED, BRASS OR FLEXIBLE SPRINKLER CONNECTIONS TO THE FIRE SPRINKLER SYSTEMS. PROVIDE A MINIMUM LENGTH OF 4 FT, WHERE USED. CLEARLY INDICATE THE FOLLOWING ON SHOP DRAWINGS: 1) THE MAXIMUM PERMITTED AND 2) THE EQUIVALENT LENGTH USED IN THE HYDRAULIC CALCULATIONS.

3. ACCESSORIES
 - A. AIR TEST
 1. PROVIDE AN AUTOMATIC AIR TEST.
 2. EXTERIOR WELDS SHALL BE TESTED IN ACCORDANCE WITH NFPA 13.
 - B. GAUGES
 1. CHECK VALVES MUST BE OF SWING TYPE WITH A FLANGED INSPECTION PLATE.
 2. PROVIDE ALL VALVES OF INDICATING TYPE.
 3. PROVIDE A GAUGE WITH A RANGE OF 25% ABOVE TO 150% BELOW THE NORMAL OPERATING PRESSURE OF THE SYSTEM.
 4. PROVIDE HOSE VALVE WITH 1/2" BORE NATIONAL STANDARD MALE HOSE THREADS WITH GAP AND O-RING.
 - C. RELIEF VALVE
 1. PROVIDE LISTED RELIEF VALVE AT THE RISER IN ACCORDANCE WITH NFPA 13.
 - D. STORAGE
 1. PROVIDE STORAGE IN ACCORDANCE WITH NFPA 13.
 - E. SPRINKLER CABINET
 1. PROVIDE UNDERGROUND FINISHING HYDROSTATIC, MAIN DRAIN, AND ALL OTHER APPLICABLE TESTS IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE A LIST OF ALL SPRINKLERS INSTALLED IN THE BUILDING ON THE INSIDE OF THE CABINET.
 - F. TAMPER SWITCHES
 1. PROVIDE SUPPLY SWITCHES FOR ALL VALVES WHICH ARE INSTALLED IN THE SYSTEM, IN ACCORDANCE WITH NFPA 13. SUPERVISORY BELL AND BUTTERFLY VALVES MAY BE INTEGRAL WITH THE VALVE.
 - G. WALL, FLOOR AND CEILING PLATES
 1. PROVIDE CURVED PLATED STEEL SLOPE-TOP CONNECTION PLATES FOR WALL, FLOOR AND CEILING PENETRATIONS.
 - H. WATERFLOW SWITCHES
 1. PROVIDE WATERFLOW SWITCHES WITH AN ADJUSTABLE DELAY FROM 0 TO 30 SECONDS IN MINIMUM FOR ANY WATERFLOW SWITCH NOT USED FOR ELEVATOR POWER SWITCH.
3. PERFORMANCE
 1. PROVIDE CURVED PLATED STEEL SLOPE-TOP CONNECTION PLATES FOR WALL, FLOOR AND CEILING PENETRATIONS.
- 3.1 INSTALLATION
 - A. PERFORMANCE
 1. ALL WORK MUST BE PERFORMED BY A VIRGINIA LICENSED CONTRACTOR SUPERVISED AND TESTED BY A QUALIFIED TECHNICIAN EXPERIENCED IN THE INSTALLATION AND TESTING OF FIRE SPRINKLER SYSTEMS.
 2. PROVIDE INSTALLATION, EQUIPMENT, MATERIAL, WORKMANSHIP, FABRICATION, ASSEMBLY, ERECTION, AND TESTING TO ACCORDANCE WITH NFPA 13 AND THE APPLICABLE CODES AND STANDARDS LISTED IN THIS SPECIFICATION.
 3. SPRINKLER CONTRACTORS LICENSED ENGINEER SHALL VERIFY THE PROJECT CONSTRUCTION AND PROVIDE A DETAILED FIELD REPORT WITH PHOTOS TO THE ENGINEER OF RECORD.
 4. CONCEALMENT
 1. CONCEAL ALL PIPE IN SPACES THAT HAVE FINISHED CEILINGS.
 5. DRIVING
 1. DRIVE THE PIPE THROUGH WALLS IN BUILDING STRUCTURE IN DIRECTION PARALLEL OR PERPENDICULAR IN THE AREA WHERE THE PIPE IS LOCATED.
 2. LOCATE PIPE AS HIGH AS POSSIBLE IN AREAS WITHOUT SUSPENDED CEILING.
 6. DRAINS
 1. PROVIDE DRAINS, RUSHING DRAINS AND LOW POINT AUXILIARY DRAINS AS REQUIRED BY NFPA 13.
 2. ALL INSPECTOR TESTS AND MAIN DRAINS MUST DISCHARGE TO A SINK OR TO THE EXTERIOR OF THE BUILDING AS APPROVED BY THE ENGINEER OF RECORD.
 3. ONLY LOW POINT AUXILIARY DRAINS THAT DO NOT CONTAIN AN INSPECTOR'S TEST AND ARE ABLE TO BE THROTTLED AT THE MAIN OR BRAN DRRAIN MUST BE CAPABLE OF ACCEPTING THE FLOW IN ORDER TO DISCHARGE TO THE DRAIN.
 4. DIRECT DRAIN CONNECTION TO SEWER IS NOT ALLOWED.
 7. WELDING
 1. WELDED JOINTS FORM A FABRICATION SHOP ARE PERMITTED. FIELD WELDING SHALL NOT BE PERMITTED.
 - B. ACCESS
 1. ACCESS TO EQUIPMENT
 2. EQUIPMENT LOCATED ABOVE CEILING SHALL BE PROVIDED WITH ACCESS AND BE PROVIDED WITH A PERMANENT SIGN INDICATING THE LOCATION OF THE CEILING IDENTIFYING THE EQUIPMENT LOCATION.

- 3.2 ACCESS
 - A. ACCESS TO EQUIPMENT
 1. EQUIPMENT LOCATED ABOVE CEILING SHALL BE PROVIDED WITH ACCESS AND BE PROVIDED WITH A PERMANENT SIGN INDICATING THE LOCATION OF THE CEILING IDENTIFYING THE EQUIPMENT LOCATION.
- 3.3 PERFORMANCE
 1. PROVIDE CURVED PLATED STEEL SLOPE-TOP CONNECTION PLATES FOR WALL, FLOOR AND CEILING PENETRATIONS.
- 3.4 TESTING
 - A. TESTS
 1. PROVIDE UNDERGROUND FINISHING HYDROSTATIC, MAIN DRAIN, AND ALL OTHER APPLICABLE TESTS IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE A COPY OF THE RECORD OF ALL TEST REPORTS TO THE BUILDING OWNER.
 - B. INSTRUCTIONS
 1. FURNISH A QUALIFIED INSTRUCTOR FOR NOT LESS THAN TWO HOURS OF TRAINING TO THE INSTALLATION PERSONNEL ON THE OPERATION AND MAINTENANCE OF THE SYSTEM AT THE END DATE REQUESTED BY THE BUILDING OWNER.

- 3.5 COORDINATION
 - A. CLEARANCE
 1. PROVIDE ALL NECESSARY CLEARANCES FOR THE INSTALLATION, OPERATION OR MOVEMENT OF OPERATION OF OTHER EQUIPMENT.
 2. DO NOT INSTALL PIPE WITHIN REQUIRED CLEARANCE AREAS OF OTHER EQUIPMENT.
 3. DO NOT INSTALL PIPE WHICH IMPOSES SPACE REQUIRED FOR OTHER EQUIPMENT.
 4. DO NOT ROUTE PIPE LOWER THAN 7'-6" ABOVE FINISHED FLOOR OR WITHIN 6'-6" ABOVE THE KNEE EDGE OF ANY STRUCTURE.
 5. DO NOT ROUTE PIPE ABOVE ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NFPA 70.
 - B. COORDINATION
 1. COORDINATE LOCATIONS FOR SPRINKLER, PIPE, FITTINGS AND CONNECTIONS WITH ALL OTHER TRADES TO AVOID CONFLICT AND WORK AROUND OTHER BUILDING SYSTEMS.
 2. COORDINATE SPRINKLER PROPOSED SOLUTIONS AND OTHER TRADES WITH ALL OTHER TRADES, MANAGER AND APPROVED TRADES BEFORE PROCEEDING.
- 3.6 ACCESS
 - A. ACCESS TO EQUIPMENT
 1. EQUIPMENT LOCATED ABOVE CEILING SHALL BE PROVIDED WITH ACCESS AND BE PROVIDED WITH A PERMANENT SIGN INDICATING THE LOCATION OF THE CEILING IDENTIFYING THE EQUIPMENT LOCATION.
- 3.7 PENETRATIONS AND RESTRAINTS
 - A. RESTRAINTS
 1. PROVIDE RESTRAINTS TO DRAIN BUILDING STRUCTURE IN DIRECTION PARALLEL OR PERPENDICULAR IN THE AREA WHERE THE PIPE IS LOCATED.
 2. LOCATE PIPE AS HIGH AS POSSIBLE IN AREAS WITHOUT SUSPENDED CEILING.
 - B. CONCEALMENT
 1. CONCEAL ALL PIPE IN SPACES THAT HAVE FINISHED CEILINGS.
 - C. DRIVING
 1. DRIVE THE PIPE THROUGH WALLS IN BUILDING STRUCTURE IN DIRECTION PARALLEL OR PERPENDICULAR IN THE AREA WHERE THE PIPE IS LOCATED.
 2. LOCATE PIPE AS HIGH AS POSSIBLE IN AREAS WITHOUT SUSPENDED CEILING.
 - D. DRAINS
 1. PROVIDE DRAINS, RUSHING DRAINS AND LOW POINT AUXILIARY DRAINS AS REQUIRED BY NFPA 13.
 2. ALL INSPECTOR TESTS AND MAIN DRAINS MUST DISCHARGE TO A SINK OR TO THE EXTERIOR OF THE BUILDING AS APPROVED BY THE ENGINEER OF RECORD.
 3. ONLY LOW POINT AUXILIARY DRAINS THAT DO NOT CONTAIN AN INSPECTOR'S TEST AND ARE ABLE TO BE THROTTLED AT THE MAIN OR BRAN DRRAIN MUST BE CAPABLE OF ACCEPTING THE FLOW IN ORDER TO DISCHARGE TO THE DRAIN.
 4. DIRECT DRAIN CONNECTION TO SEWER IS NOT ALLOWED.
 - E. WELDING
 1. WELDED JOINTS FORM A FABRICATION SHOP ARE PERMITTED. FIELD WELDING SHALL NOT BE PERMITTED.
- 3.8 ACCESS
 - A. ACCESS TO EQUIPMENT
 1. EQUIPMENT LOCATED ABOVE CEILING SHALL BE PROVIDED WITH ACCESS AND BE PROVIDED WITH A PERMANENT SIGN INDICATING THE LOCATION OF THE CEILING IDENTIFYING THE EQUIPMENT LOCATION.

- 3.9 QUALITY ASSURANCE
 - A. QUALIFICATIONS
 1. PROVIDE A COPY OF THE INSTALLING CONTRACTORS LICENSE.
 2. PROVIDE A LETTER OF CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER.
 3. PROVIDE A COPY OF THE CONTRACTORS PROFESSIONAL ENGINEER'S LICENSE.
 4. DRAWINGS ARE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
 5. PROVIDE WRITTEN QUALITY ASSURANCE, QUALITY CONTROL LOGS FOR THE INSTALLATION, TESTING AND COMMISSIONING FOR REVIEW.
 - B. MATERIAL AND EQUIPMENT
 1. PROVIDE ALL EQUIPMENT AND DEVICES OF A MAKE AND TYPE WHICH IS MANUFACTURED BY THE MANUFACTURER FOR WHICH IT WILL BE USED.
 2. PROVIDE ALL WATER VALVES AND EQUIPMENT FREE FROM DEFECT. PROVIDE ALL WATER VALVES AND EQUIPMENT NEW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
2. PRODUCTS
 - A. GENERAL
 1. LISTINGS
 1. PROVIDE MATERIALS, EQUIPMENT, AND DEVICES LISTED FOR FIRE PROTECTION SERVICE WHEN REQUIRED BY NFPA 13 OR APPLICABLE CODES.
 2. RATED PRESSURE
 1. PROVIDE ALL COMPONENTS THAT ARE RATED FOR THE MAXIMUM WORKING PRESSURE OF THE SYSTEM, BUT IN NO CASE BE LESS THAN 175 PSI.
 - B. PIPE & FITTINGS
 1. UNDERGROUND PIPE & FITTINGS
 1. PROVIDE PIPE AND FITTINGS FOR UNDERGROUND WATER SERVICE IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE A MINIMUM 12 INCHES ABOVE FINISHED FLOOR TO A DISTANCE OF APPROXIMATELY 1 FEET OUTSIDE THE BUILDING, PROVIDED THE PIPE IS SUPPORTED BY POLYS OR A CONTINUOUS PIECE OF VALVED 316 STAINLESS STEEL FIRE WATER SERVICE PIPE FROM A POINT OUTSIDE THE BUILDING AND PENETRATES TO AT LEAST 1 FT ABOVE FINISHED FLOOR.
 2. ABOVEGROUND PIPE & FITTINGS
 1. PROVIDE PIPE AND FITTINGS FOR THE FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE WELDED, FLANGED, THREADED, OR GROOVED END CONNECTIONS IN ACCORDANCE WITH NFPA 13.
 3. EXTERIOR WALL
 1. PROVIDE INSULATED AND FLANGED PIPE FOR THROUGH-PENETRATIONS IN EXTERIOR WALLS.
 2. PROVIDE LISTED, BRASS OR FLEXIBLE SPRINKLER CONNECTIONS. PROVIDE LISTED, BRASS OR FLEXIBLE SPRINKLER CONNECTIONS TO THE FIRE SPRINKLER SYSTEMS. PROVIDE A MINIMUM LENGTH OF 4 FT, WHERE USED. CLEARLY INDICATE THE FOLLOWING ON SHOP DRAWINGS: 1) THE MAXIMUM PERMITTED AND 2) THE EQUIVALENT LENGTH USED IN THE HYDRAULIC CALCULATIONS.

3. ACCESSORIES
 - A. AIR TEST
 1. PROVIDE AN AUTOMATIC AIR TEST.
 2. EXTERIOR WELDS SHALL BE TESTED IN ACCORDANCE WITH NFPA 13.
 - B. GAUGES
 1. CHECK VALVES MUST BE OF SWING TYPE WITH A FLANGED INSPECTION PLATE.
 2. PROVIDE ALL VALVES OF INDICATING TYPE.
 3. PROVIDE A GAUGE WITH A RANGE OF 25% ABOVE TO 150% BELOW THE NORMAL OPERATING PRESSURE OF THE SYSTEM.
 4. PROVIDE HOSE VALVE WITH 1/2" BORE NATIONAL STANDARD MALE HOSE THREADS WITH GAP AND O-RING.
 - C. RELIEF VALVE
 1. PROVIDE LISTED RELIEF VALVE AT THE RISER IN ACCORDANCE WITH NFPA 13.
 - D. STORAGE
 1. PROVIDE STORAGE IN ACCORDANCE WITH NFPA 13.
 - E. SPRINKLER CABINET
 1. PROVIDE UNDERGROUND FINISHING HYDROSTATIC, MAIN DRAIN, AND ALL OTHER APPLICABLE TESTS IN ACCORDANCE WITH NFPA 13.
 2. PROVIDE A LIST OF ALL SPRINKLERS INSTALLED IN THE BUILDING ON THE INSIDE OF THE CABINET.
 - F. TAMPER SWITCHES
 1. PROVIDE SUPPLY SWITCHES FOR ALL VALVES WHICH ARE INSTALLED IN THE SYSTEM, IN ACCORDANCE WITH NFPA 13. SUPERVISORY BELL AND BUTTERFLY VALVES MAY BE INTEGRAL WITH THE VALVE.
 - G. WALL, FLOOR AND CEILING PLATES
 1. PROVIDE CURVED PLATED STEEL SLOPE-TOP CONNECTION PLATES FOR WALL, FLOOR AND CEILING PENETRATIONS.
 - H. WATERFLOW SWITCHES
 1. PROVIDE WATERFLOW SWITCHES WITH AN ADJUSTABLE DELAY FROM 0 TO 30 SECONDS IN MINIMUM FOR ANY WATERFLOW SWITCH NOT USED FOR ELEVATOR POWER SWITCH.
3. PERFORMANCE
 1. PROVIDE CURVED PLATED STEEL SLOPE-TOP CONNECTION PLATES FOR WALL, FLOOR AND CEILING PENETRATIONS.
- 3.1 INSTALLATION
 - A. PERFORMANCE
 1. ALL WORK MUST BE PERFORMED BY A VIRGINIA LICENSED CONTRACTOR SUPERVISED AND TESTED BY A QUALIFIED TECHNICIAN EXPERIENCED IN THE INSTALLATION AND TESTING OF FIRE SPRINKLER SYSTEMS.
 2. PROVIDE INSTALLATION, EQUIPMENT, MATERIAL, WORKMANSHIP, FABRICATION, ASSEMBLY, ERECTION, AND TESTING TO ACCORDANCE WITH NFPA 13 AND THE APPLICABLE CODES AND STANDARDS LISTED IN THIS SPECIFICATION.
 3. SPRINKLER CONTRACTORS LICENSED ENGINEER SHALL VERIFY THE PROJECT CONSTRUCTION AND PROVIDE A DETAILED FIELD REPORT WITH PHOTOS TO THE ENGINEER OF RECORD.
 4. CONCEALMENT
 1. CONCEAL ALL PIPE IN SPACES THAT HAVE FINISHED CEILINGS.
 5. DRIVING
 1. DRIVE THE PIPE THROUGH WALLS IN BUILDING STRUCTURE IN DIRECTION PARALLEL OR PERPENDICULAR IN THE AREA WHERE THE PIPE IS LOCATED.
 2. LOCATE PIPE AS HIGH AS POSSIBLE IN AREAS WITHOUT SUSPENDED CEILING.
 6. DRAINS
 1. PROVIDE DRAINS, RUSHING DRAINS AND LOW POINT AUXILIARY DRAINS AS REQUIRED BY NFPA 13.
 2. ALL INSPECTOR TESTS AND MAIN DRAINS MUST DISCHARGE TO A SINK OR TO THE EXTERIOR OF THE BUILDING AS APPROVED BY THE ENGINEER OF RECORD.
 3. ONLY LOW POINT AUXILIARY DRAINS THAT DO NOT CONTAIN AN INSPECTOR'S TEST AND ARE ABLE TO BE THROTTLED AT THE MAIN OR BRAN DRRAIN MUST BE CAPABLE OF ACCEPTING THE FLOW IN ORDER TO DISCHARGE TO THE DRAIN.
 4. DIRECT DRAIN CONNECTION TO SEWER IS NOT ALLOWED.
 7. WELDING
 1. WELDED JOINTS FORM A FABRICATION SHOP ARE PERMITTED. FIELD WELDING SHALL NOT BE PERMITTED.
 - B. ACCESS
 1. ACCESS TO EQUIPMENT
 2. EQUIPMENT LOCATED ABOVE CEILING SHALL BE PROVIDED WITH ACCESS AND BE PROVIDED WITH A PERMANENT SIGN INDICATING THE LOCATION OF THE CEILING IDENTIFYING THE EQUIPMENT LOCATION.

NO.	REVISIONS	DATE

DATE	JULY 11, 2023
DRAWN	SC22/PJ
CHECKED	JRB
JOB	Z0001

GENERAL NOTES

- PIE LAYOUT & DIAGRAMMATIC, IT IS THE SPRINKLER CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE LOCATION, SIZE AND INSURANCE UNDERWRITERS REPORT AND THE SPRINKLER MANUFACTURER'S GUIDELINES AND DESIGN CRITERIA FOR ALL SPRINKLERS.
- HANGERS TO BE INSTALLED PER NFPA 13, 2019.
- BASES OF DESIGN & GRIDDED SYSTEM, EACH FLOOR FOR HYDRAULIC ADVANTAGE.
- LOCATIONS OF REMOTE AREAS SHOWN ARE FOR BASIS OF DESIGN. REMOTE AREAS SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH NFPA 13, 2019.
- NOT TO SCALE. SEE ALL REMOTE AREAS, OFFICE, WAIT, PATIENT AREAS INCLUDING OBSERVATION ROOMS, GROUP AND INDIVIDUAL THERAPY ROOMS AND INDIVIDUAL TOILET ROOMS. DRAWINGS SHOW LOCATIONS OF INSTALLED TYPICAL STYLE SPRINKLERS.

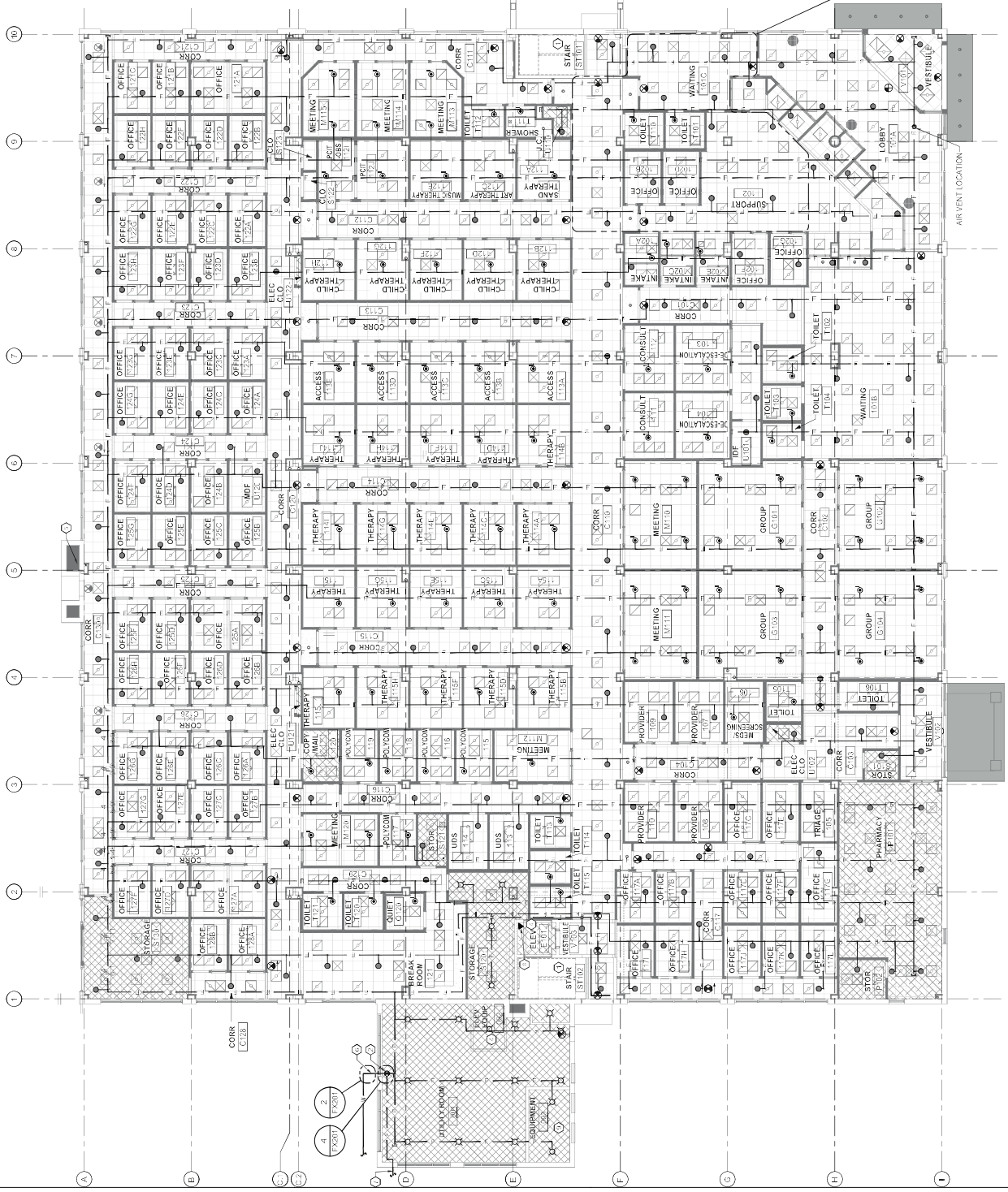
SHEET NOTES

- STAIRWELL TO BE PROTECTED IN ACCORDANCE WITH NFPA 13.9.4.2 SPRINKLERS SHALL BE PROVIDED AT TOP OF STAIR WELLS AND UNDER SECOND FLOOR LANDING AND STAIR FLIGHT. COVERAGE SHALL BE IN ACCORDANCE WITH NFPA 13 TABLE 13.2.2.2 FOR LIGHT TOWER LIGHT TOWER.
- SYSTEM RISER CAN BE SINGLE ZONE FOR UP TO 2,000 SF SERVING LIGHT AND DIMMABLE TRACK LIGHT SYSTEMS PER NFPA 13.9.3.1.
- SECOND FLOOR SHALL BE SEPARATELY ZONED WITH FLOOR VALUE CONTROL ASSEMBLY.
- ELEVATOR PIT TO BE EQUIPPED WITH SEVERAL SPRINKLERS WITHIN 2 HOURS AND MACHINE ROOM TO BE STANDARD RESPONSE. SPRINKLERS OF INTERMEDIATE TEMPERATURE RATING TYPE WITH A MINIMUM OF 163 F.
- PROVIDE VERTICAL CONNECTION TO MECHANICAL PENTHOUSE.
- UNDERGROUND CONNECTION.
- FOR STORAGE LOCATION, SEE 1RZ.01.
- SPRINKLER IN THE ELEVATOR PIT.
- COORDINATE WORK WITH ROOM "W01" WITH OWNER AND THIRD-PARTY USER.

SPRINKLER DESIGN CRITERION:
REMOTE AREA BEING PROTECTED BY RETIE SYSTEM WITH QUICK RESPONSE SPRINKLERS INCLUDING THE FOLLOWING AREAS OF THE BUILDING:

- CLINIC, OFFICE, ASSEMBLY, LOBBY
- DESIGN DENSITY 0.10 GPM/SF
- DESIGN AREA 1,500 SF
- DESIGN DENSITY 0.10 GPM/SF
- DURATION 30 MINUTES
- JANITORY CLOSETS, LOCKER ROOMS, PHARMACY, ETC.
- HAZARD 0.15 GPM/SF
- DESIGN DENSITY 0.15 GPM/SF
- DESIGN AREA 250 SF
- DESIGN DENSITY 0.15 GPM/SF
- DURATION 60 MINUTES
- STORAGE AREAS, ELECTRICAL SWITCHGEAR, MECHANICAL ROOMS
- DESIGN DENSITY 0.20 GPM/SF
- DESIGN AREA 1,500 SF
- DESIGN DENSITY 0.20 GPM/SF
- DURATION 60 MINUTES
- UNSPRINKLED AREA
- AREA IS UNCOVERED AND IS OPEN TO AMBIENT.
- NO SPRINKLER COVERAGE.
- UNSPRINKLED AREA
- SPRINKLER COVERAGE PROVIDED FOR ACCESSIBLE FOR STORAGE IS NOT LOCATED BELOW AWWFPA 13.9.2.1.19 AND/OR NON-COMBUSTIBLE CONCEALED SPACES WITH AWWFPA 13.9.2.1.1.
- REDUCTION OF DESIGN AREAS PERMISSIBLE FOR USE OF QUICK-RESPONSE SPRINKLERS IN ACCORDANCE WITH NFPA 13.10.3.3.2.1.

REMOTE AREA #2
1. REDUCTION OF DESIGN AREAS PERMISSIBLE FOR USE OF QUICK-RESPONSE SPRINKLERS IN ACCORDANCE WITH NFPA 13.10.3.3.2.1.



FIRST FLOOR FIRE SPRINKLER PLAN

NO.	REVISIONS	DATE

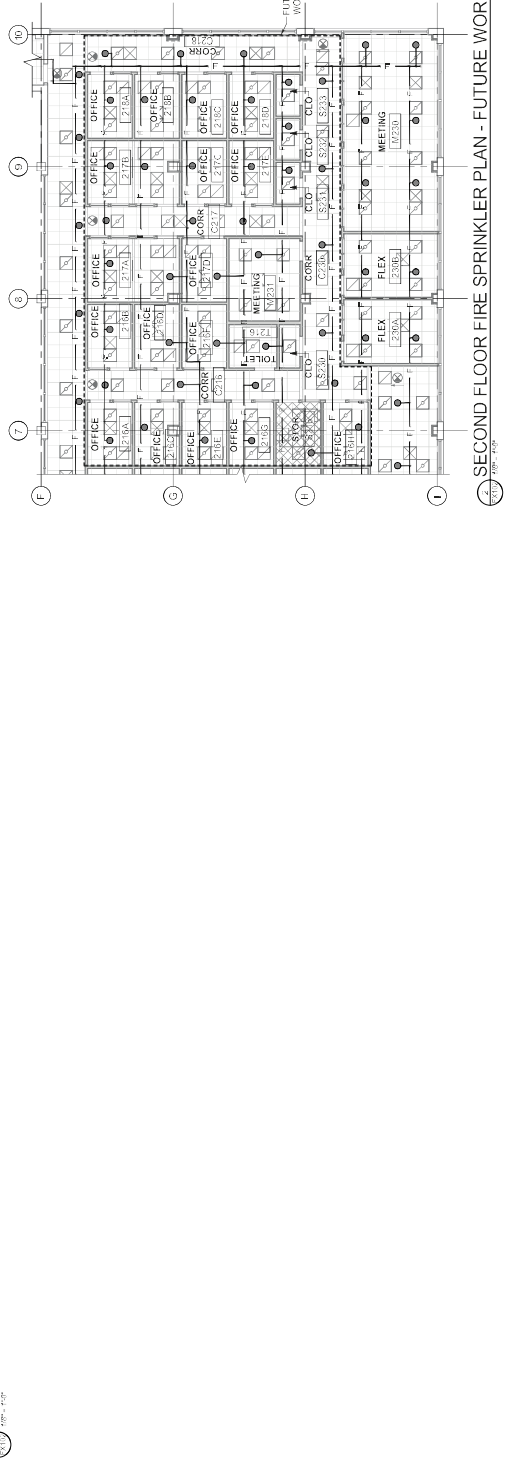
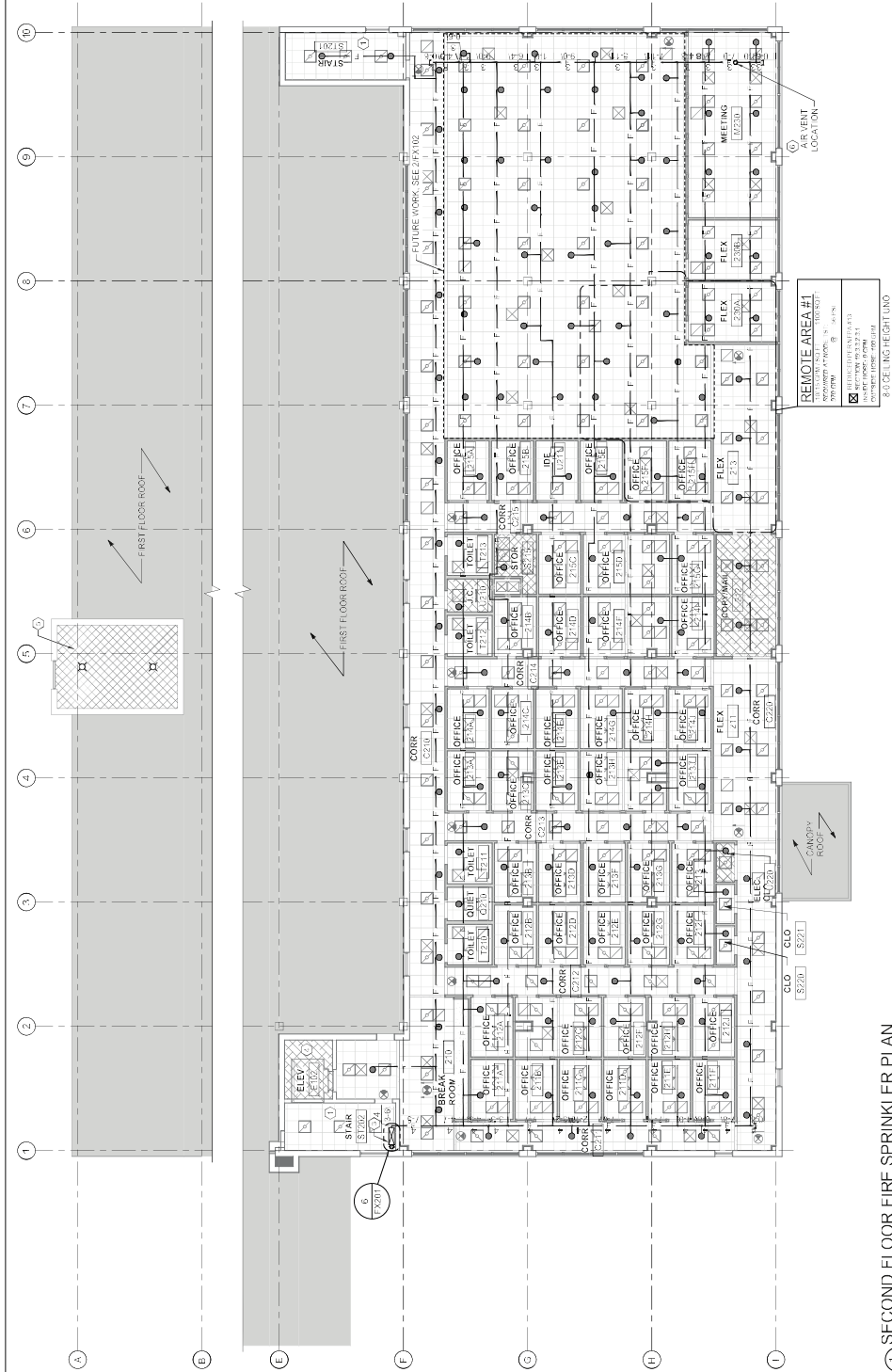
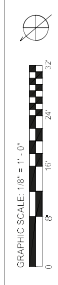
DATE	06/17/2019
DRAWN	RS/STP
CHECKED	JED
APP.	Z/AG

- GENERAL NOTES**
1. FLOOR LAYOUT IS DIAGNOSTIC. IT IS THE SPRINKLER CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY INSURANCE UNDERWRITERS REPORTS FROM THE SPRINKLER MANUFACTURERS TO VERIFY THE SPRINKLER MANUFACTURERS' GUIDELINES AND DESIGN CRITERIA FOR ALL SPRINKLERS.
 2. HANGERS TO BE INSTALLED PER NFPA 13, 2019.
 3. BASIS OF DESIGN IS CREDITED SYSTEM (EACH FLOOR FOR HYDRAULIC ADVANTAGE).
 4. LOCATIONS OF REMOTE AREAS SHOWN ARE BASIS OF DESIGN. REMOTE AREAS SHALL BE PROTECTED BY SPRINKLERS IN ACCORDANCE WITH NFPA 13 AS APPLICABLE.
 5. INSTALLED SPRINKLER SHALL BE THE FOLLOWING:
 - PATIENT AREAS INCLUDING OBSERVATION ROOMS, GROUP AND INDIVIDUAL THERAPY ROOMS AND INDIVIDUAL TOILET ROOMS
 - OFFICE AREAS INCLUDING OFFICES AND CORRIDORS
 - DRAWINGS FOR LOCATIONS OF INSTALLED TYPICAL STYLE SPRINKLERS.

- SHEET NOTES**
1. STAIRWELL TO BE PROTECTED IN ACCORDANCE WITH NFPA 13, 2019.2.2. SPRINKLERS SHALL BE PROVIDED AT TOP OF STAIR RISE AND UNDER SECOND FLOOR LANDING AND STAIR FLIGHT. COVERAGE SHALL BE IN ACCORDANCE WITH NFPA 13 TABLE 12.2.2.2 FOR LIGHT HAZARD.
 2. SYSTEM RISER CAN BE SINGLE ZONE FOR UP TO 2,000 SF SERVING LIGHT AND ORDINARY HAZARD WET PIPE SYSTEMS, WITH NFPA 13, 2019.1.1. CONTROL ASSEMBLY.
 3. SECOND FLOOR SHALL BE SEPARATELY ZONED WITH FLOOR VALVE CONTROL ASSEMBLY.
 4. ELEVATOR PIT TO BE EQUIPPED WITH SPECIAL SPRINKLER WITHIN 2 HOUSING AND MACHINE ROOM TO BE STANDARD RESPONSE SPRINKLERS OF INTERMEDIATE TEMPERATURE RATING TYPE WITH A MINIMUM OF 160°F.
 5. PROVIDE VERTICAL CONNECTION TO MECHANICAL PENTHOUSE.
 6. PROVIDE AUTOMATIC AIR VENT AT HIGHEST POINT OF SYSTEM IN ACCORDANCE WITH NFPA 13, 2019.7.1 AND 7. REFER TO DETAIL ON SHEET 17055 FOR ADDITIONAL INFORMATION.

- SPRINKLER DESIGN CRITERIA:**
- REMOTES ARE BEING PROTECTED BY WET PIPE SYSTEM WITH QUICK RESPONSE SPRINKLERS INCLUDING THE FOLLOWING AREAS OF THE BUILDING:
- CLING GARAGE ASSEMBLY LOUN
 - DESIGN DENSITY 0.10 GPM/SF
 - DESIGN AREA 100 SQ FT
 - DESIGN TEMPERATURE 160°F
 - DURATION 30 MINUTES
 - HAZARD LOCKER ROOMS, PHARMACY, ETC.
 - DESIGN DENSITY 0.20 GPM/SF
 - DESIGN AREA 100 SQ FT
 - DESIGN TEMPERATURE 160°F
 - DURATION 30 MINUTES
 - STORAGE AREAS, ELECTRICAL SVT-D-GEAR, MECHANICAL HAZARD
 - DESIGN DENSITY 0.20 GPM/SF
 - DESIGN AREA 250 SQ FT
 - DESIGN TEMPERATURE 160°F
 - DURATION 60 MINUTES
 - UNSERVED AREA
 - AREA 8 UNCOVERED AND 8 OPEN TO AMBIENT.
 - NO SPRINKLER COVERAGE.
 - UNSERVED AREA
 - DESIGN DENSITY 0.10 GPM/SF
 - DESIGN AREA 100 SQ FT
 - DESIGN TEMPERATURE 160°F
 - DURATION 30 MINUTES
 - NON-COMBUSTIBLE EXTERIOR PROJECTIONS WHERE STORAGE IS NOT LOCATED BELOW WITH NFPA 13, 2019.7.1.9
 - MINIMUM COMBUSTIBLE LOADING HAVING NO ACCESS WITH NFPA 13, 2019.1.1.

1. REDUCTION OF DESIGN AREAS PERMISSIBLE FOR USE OF QUICK RESPONSE SPRINKLERS IN ACCORDANCE WITH NFPA 13, 19.3.3.2.3.1.



NO.	REVISIONS	DATE

REVISIONS TO



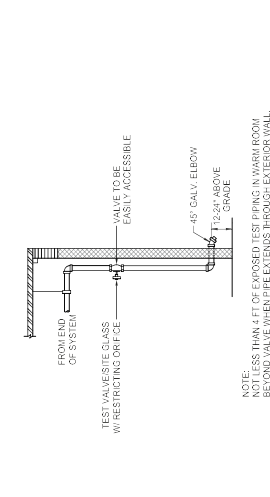
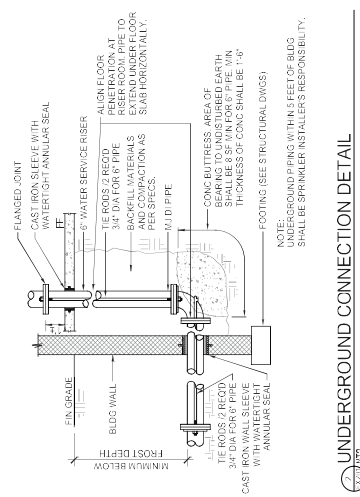
BRBH -
BRANDON AVE

3415 BRANCO AVE. #200
ROCKFORD, IL 60087

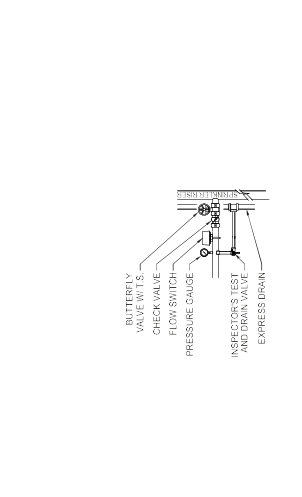
DATE	JULY 11, 2023
DRAWN	SCZ/EPF
CHECKED	JOB
NO.	23061

FIRE PROTECTION SCHEDULE & DETAILS

FX201



NOTE:
UNDERGROUND PIPING WITH 4 FEET OF BLDG. NOT LESS THAN 4 FT OF EXPOSED TEST PIPING IN WAREHOUS. BEYOND VALVE WHEN PIPE EXTENDS THROUGH EXTERIOR WALL.

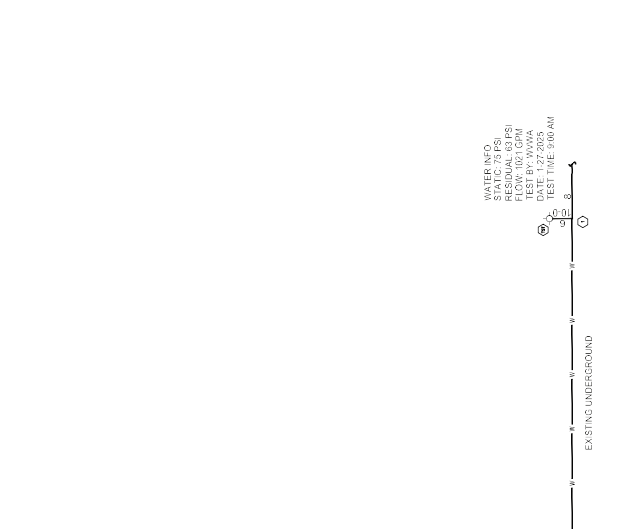


NOTE:
CONCRETE SHALL BE 4000 PSI MINIMUM STRENGTH. THE PIPE PROTECTIVE COATING SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE PIPE AND THE EXPOSED TEST PIPING. THE PIPE SHALL BE PROTECTED BY A MINIMUM OF 2\"/>

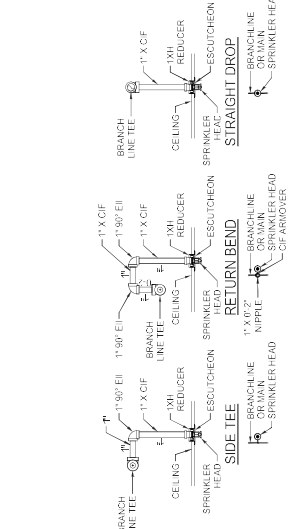
HANGER INSTALLATION REQUIREMENTS

HANGER PIPE SIZE	MAX	MIN	MAX	MIN	MAX	MIN	MAX
1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
3/4\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1 1/4\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1 1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
2 1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
3\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"

CONCRETE SHALL BE 4000 PSI MINIMUM STRENGTH. THE PIPE PROTECTIVE COATING SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE PIPE AND THE EXPOSED TEST PIPING. THE PIPE SHALL BE PROTECTED BY A MINIMUM OF 2\"/>



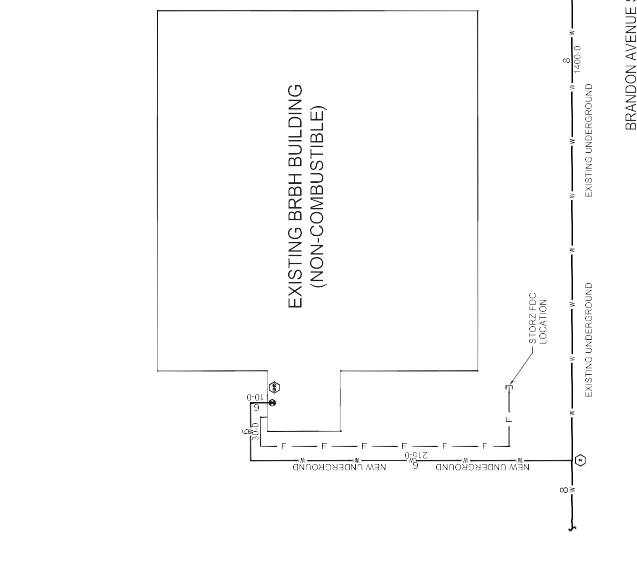
NOTE: THIS SCHEMATIC DRAWING IS NOT FOR CONSTRUCTION. IT IS INTENDED FOR INFORMATION ONLY TO CONVEY WATER FLOW, DATA, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.



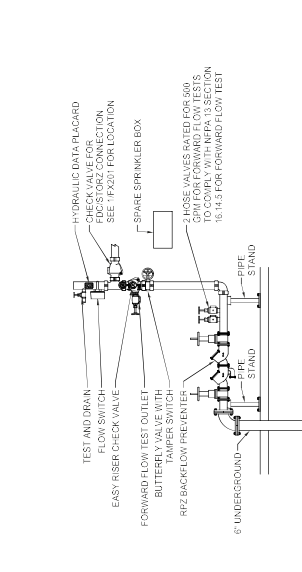
NOTE: BRANCH LINE TEE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE. THE BRANCH LINE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE.

TYPICAL HANGER DETAILS

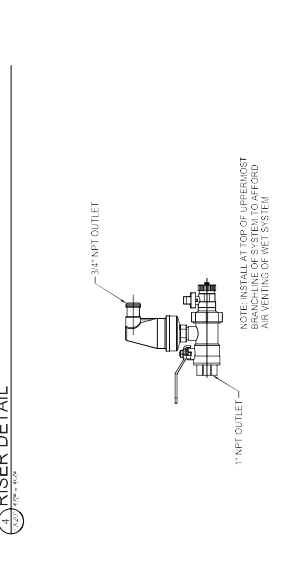
PIPE SIZE	MINIMUM CLEARANCE	MAXIMUM CLEARANCE	MINIMUM CLEARANCE	MAXIMUM CLEARANCE
1/2\"	15\"	15\"	15\"	15\"
3/4\"	15\"	15\"	15\"	15\"
1\"	15\"	15\"	15\"	15\"
1 1/4\"	15\"	15\"	15\"	15\"
1 1/2\"	15\"	15\"	15\"	15\"
2\"	15\"	15\"	15\"	15\"
2 1/2\"	15\"	15\"	15\"	15\"
3\"	15\"	15\"	15\"	15\"



NOTE: INSTALL AT TOP OF UPPERMOST BRANCH LINE OF SYSTEM TO AFFORD AIR DRAINING OF RISE TO SYSTEM.



NOTE: INSTALL AT TOP OF UPPERMOST BRANCH LINE OF SYSTEM TO AFFORD AIR DRAINING OF RISE TO SYSTEM.



NOTE: BRANCH LINE TEE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE. THE BRANCH LINE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE.

TYPICAL FLOOR CONTROL ASSEMBLY

HANGER PIPE SIZE	MAX	MIN	MAX	MIN	MAX	MIN	MAX
1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
3/4\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1 1/4\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
1 1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
2 1/2\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"
3\"	15\"	15\"	15\"	15\"	15\"	15\"	15\"

NOTE: BRANCH LINE TEE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE. THE BRANCH LINE SHALL BE INSTALLED WITH THE BRANCH LINE ON THE TOP OF THE MAIN LINE.

NO.	REVISIONS	DATE
1	NEW DEMOLITION	10/21/2024

RENOVATIONS TO



**BRANDON AVE
 FACILITY**

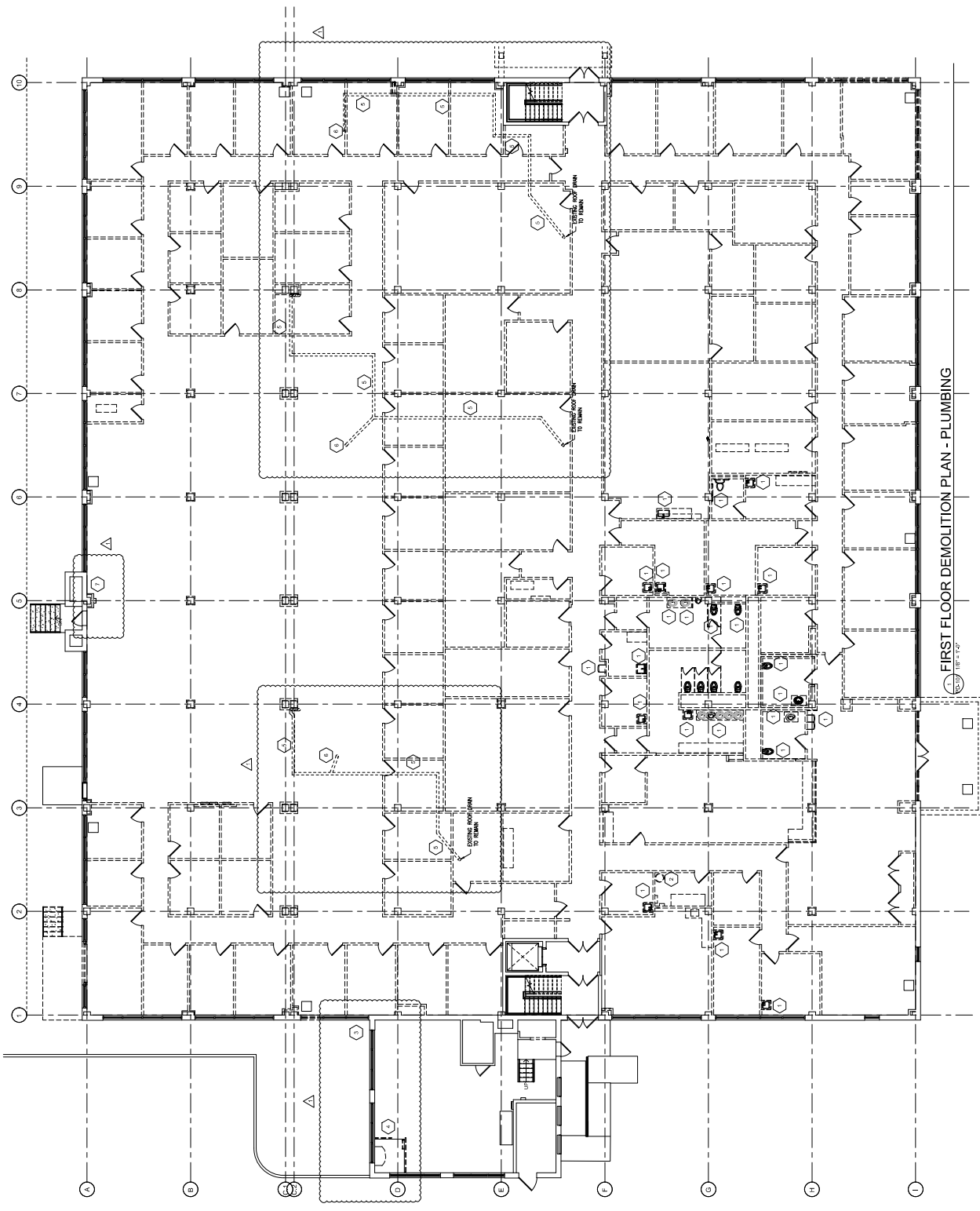
3151 BRANDON AVE SW
 RICHMOND, VA 23258

DATE	OCTOBER 30, 2024
DRAWN	
CHECKED	
JOB	24041

**FIRST FLOOR
 DEMOLITION
 PLAN -
 PLUMBING**

PD-101

- GENERAL NOTES:**
- REMOVE EXISTING PLUMBING FIXTURE AND ALL ASSOCIATED PIPING IN ITS ENTIRETY. CAP SANITARY PIPING BELOW FLOOR AS REQUIRED.
 - REMOVE EXISTING WATER FIXTURES AND ALL ASSOCIATED PIPING AS REQUIRED.
 - REMOVE EXISTING GAS METER AND ALL ASSOCIATED GAS PIPING.
 - REMOVE EXISTING SUMP PUMP AND ALL ASSOCIATED PIPING CONNECTIONS. CAP PIPING WATERTEIGHT AS REQUIRED.
 - REMOVE EXISTING HORIZONTAL RAIN LEADER AS INDICATED.
 - REMOVE EXISTING VERTICAL AND HORIZONTAL RAIN LEADERS AS INDICATED.
 - REMOVE EXISTING SANITARY PIPING IN THIS AREA. CAP PIPING BELOW FLOOR AS REQUIRED.



FIRST FLOOR DEMOLITION PLAN - PLUMBING



NO.	REVISIONS	DATE
1	NEW EDUCATION	7/2/22

RENOVATIONS TO



BRANDON AVE
 FACILITY

517 BRANDON AVE SW
 ROCKVILLE, VA 20850

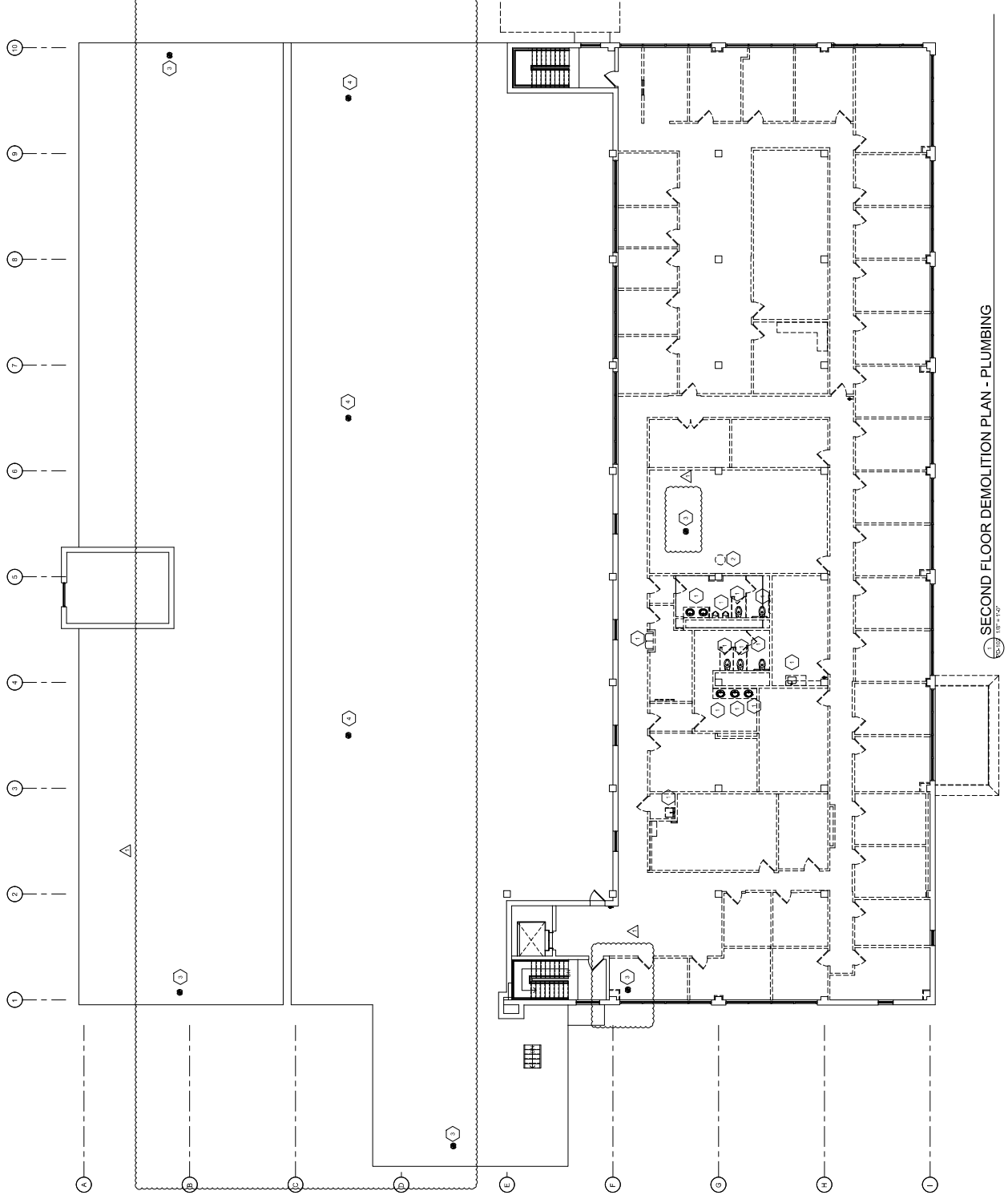
DATE	OCTOBER 30, 2024
DRAWN	MDP
CHECKED	MDP
JOB	2401

**SECOND FLOOR
 DEMOLITION
 PLAN -
 PLUMBING**

PD-102
 SHEET

DEMOLITION NOTES:

- 1 REMOVE EXISTING PLUMBING FITTURE AND ALL ASSOCIATED PIPING IN ITS ENTIRETY. CAP VENT PIPING ROOF PENETRATIONS WATERTIGHT.
- 2 REMOVE EXISTING WATER HEATER AND ALL ASSOCIATED PIPING AS REQUIRED.
- 3 REMOVE EXISTING ROOF DRAIN AND ASSOCIATED LEADER DOWN TO FIRST FLOOR. CAP LEADER FLUSH WITH FIRST FLOOR SLAB.
- 4 REMOVE EXISTING ROOF DRAIN AND ASSOCIATED LEADER DOWN TO FIRST FLOOR.



SECOND FLOOR DEMOLITION PLAN - PLUMBING



INTERACTIVE DESIGN GROUP
 1000 WILSON BLVD
 RICHMOND, VA 23261
 P: 804.622.7500 F: 804.622.7508



NO.	REVISIONS	DATE

RENOVATIONS TO



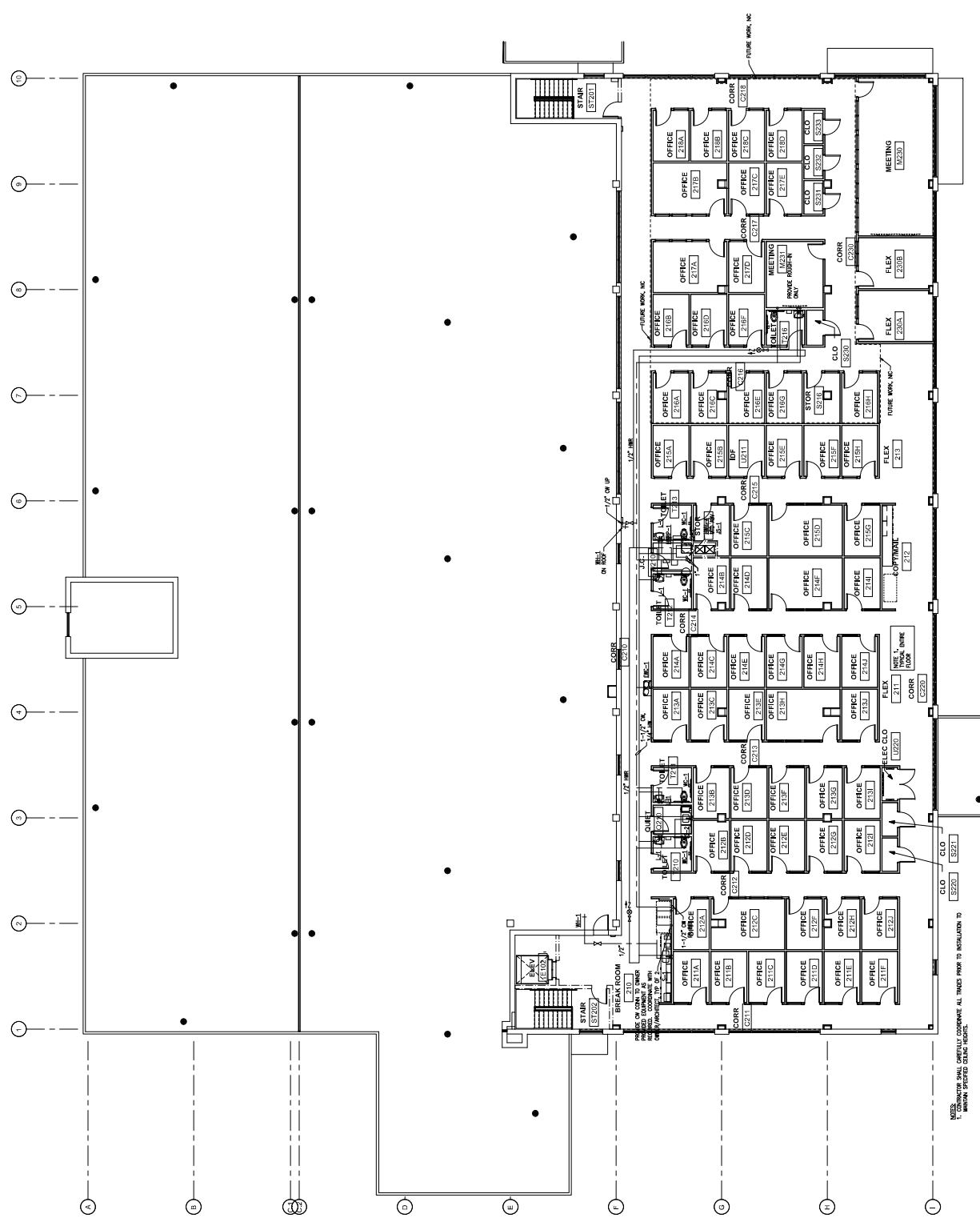
BRBH -
 BRANDON AVE

517 BRANDON AVE SW
 RICHMOND, VA 23269

DATE	REV.	BY	APP.
JULY 31, 2025			

SECOND FLOOR PLAN -
 PLUMBING
 DOMESTIC
 WATER PIPING

SHEET
P-204



SECOND FLOOR PLAN - PLUMBING DOMESTIC WATER PIPING
 WF 7-172

NOTES:
 1. SANITARY AND VENT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.
 2. SANITARY AND VENT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.

NO.	REVISIONS	DATE

REVISIONS TO

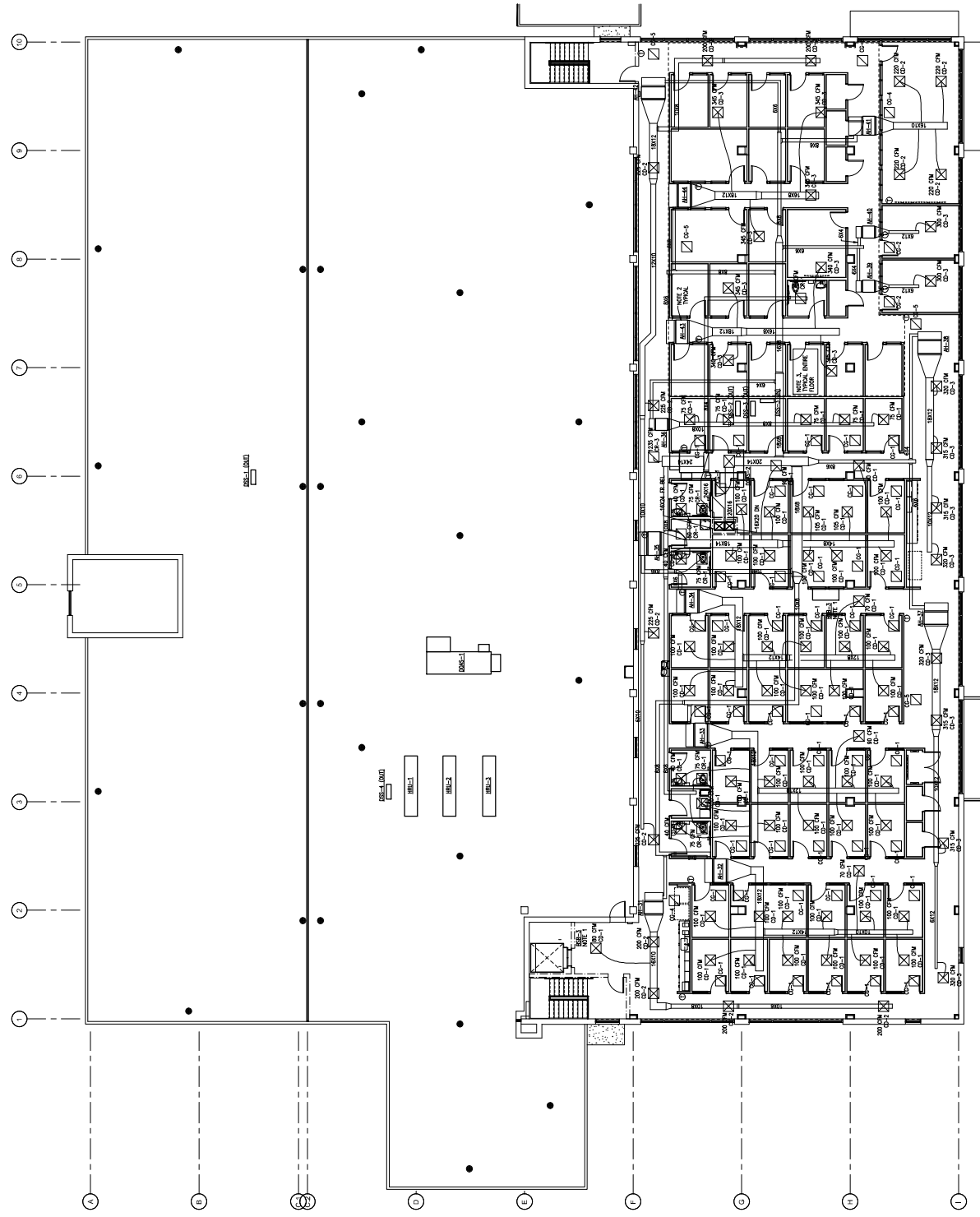


BRBH -
BRANDON AVE

317 BRANDON AVE SW
ROANDRE, TN 38069

DATE	JULY 31, 2025
DRAWN	MDR
CHECKED	MDR
JOB	24041

SECOND FLOOR PLAN -
MECHANICAL
SHEET
M-302



- NOTES:
1. CONTRACTOR TO PROVIDE MECHANICAL SYSTEM DESIGN AND PIPE PENETRATION DETAILING.
 2. CONTRACTOR TO PROVIDE MECHANICAL SYSTEM DESIGN AND PIPE PENETRATION DETAILING.
 3. CONTRACTOR TO PROVIDE MECHANICAL SYSTEM DESIGN AND PIPE PENETRATION DETAILING.
 4. CONTRACTOR TO PROVIDE MECHANICAL SYSTEM DESIGN AND PIPE PENETRATION DETAILING.

SECOND FLOOR PLAN - MECHANICAL



06/21/2025



NO.	REVISIONS	DATE

REVISIONS TO



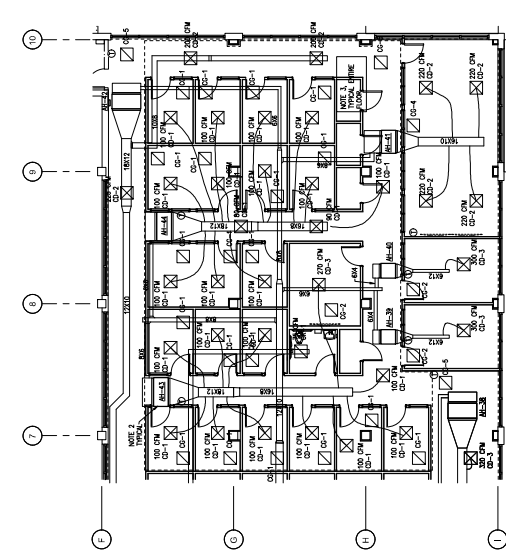
**BRBH -
BRANDON AVE**

557 BRANDON AVE SW
ROSELAND, VA 24088

DATE	JULY 31, 2025
DRAWN	MDP
CHECKED	MDP
JOB	ZH01

**PARTIAL
SECOND
FLOOR PLAN -
MECHANICAL -
FUTURE
WORK**

M-303



- NOTES:**
1. CONTRACTOR TO VERIFY INTERFERING WITH EXISTING MECHANICAL SYSTEMS.
 2. VERIFY EXISTING DUCTS TO DETERMINE APPROXIMATE LOCATIONS. REMOVE CONDUIT FROM MAPS IF REQUIRED. COORDINATE PIPING WITH ALL OTHER TRADES.
 3. CONTRACTOR SHALL VERIFY ALL COORDINATE ALL TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS.

PARTIAL SECOND FLOOR PLAN - MECHANICAL - FUTURE WORK

1/8" = 1'-0"

NO.	REVISIONS	DATE

REVISIONS TO



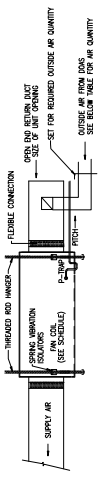
BRBH -
 BRANDON AVE

505 BRANDON AVE SW
 FORT LAUDERDALE, FL 33309

DATE	JULY 31, 2020
DRAWN	MDR
CHECKED	MDR
JOB	Z0401

MECHANICAL
 DETAILS

M-401
 SHEET

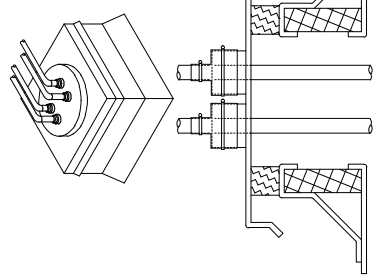


HORIZ FAN COIL UNIT INSTALLATION DETAIL
 NOT TO SCALE

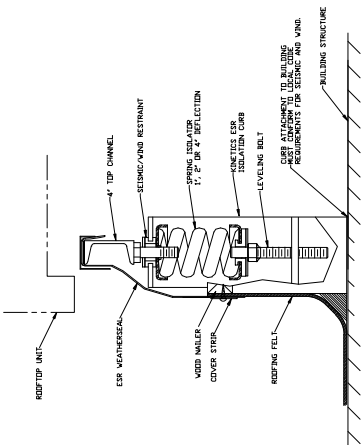
- NOTES:
1. PROVIDE DRAIN SLOPE MOUNTED 1" FROM THE TOP OF THE DRAIN PAN. SWITCH TO BE PROVIDED WITH DOWN SLOPE OF WATER. VERIFY TO MATCH THE FAN COIL UNIT SLOPE.
 2. VERIFY CONDENSATE DRAIN TO DRAINER APPROVED LOCATION. PROVIDE SLOPE TO DRAINER.

MARK	OUTSIDE AIR QUANTITY (CFM)
AM-1	50
AM-2	100
AM-3	200
AM-4	250
AM-5	300
AM-6	350
AM-7	400
AM-8	450
AM-9	500
AM-10	550
AM-11	600
AM-12	650
AM-13	700
AM-14	750
AM-15	800
AM-16	850
AM-17	900
AM-18	950
AM-19	1000
AM-20	1050
AM-21	1100
AM-22	1150
AM-23	1200

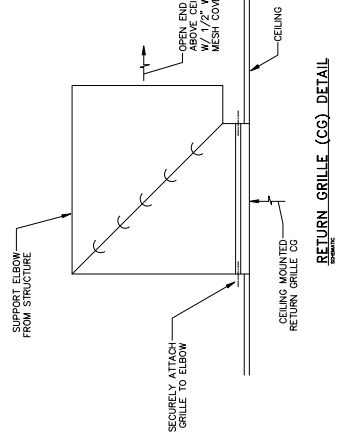
MARK	OUTSIDE AIR QUANTITY (CFM)
AM-24	1300
AM-25	1400
AM-26	1500
AM-27	1600
AM-28	1700
AM-29	1800
AM-30	1900
AM-31	2000
AM-32	2100
AM-33	2200
AM-34	2300
AM-35	2400
AM-36	2500
AM-37	2600
AM-38	2700
AM-39	2800
AM-40	2900
AM-41	3000
AM-42	3100
AM-43	3200
AM-44	3300
AM-45	3400



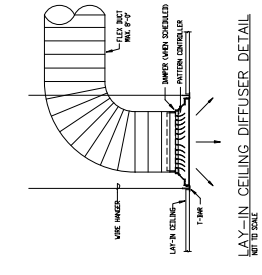
**REFRIGERANT PIPING
 PORTAL SYSTEM DETAIL**



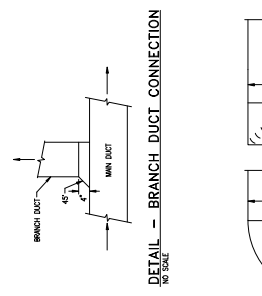
ROOF CURB DETAIL



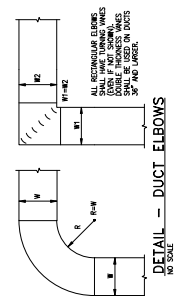
RETURN GRILLE (CG) DETAIL
 NOT TO SCALE



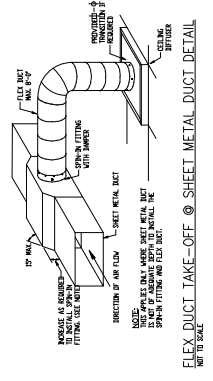
LAY-IN CEILING DIFFUSER DETAIL
 NOT TO SCALE



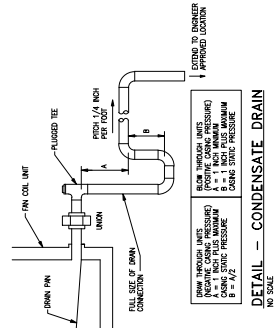
DETAIL - BRANCH DUCT CONNECTION
 NO SCALE



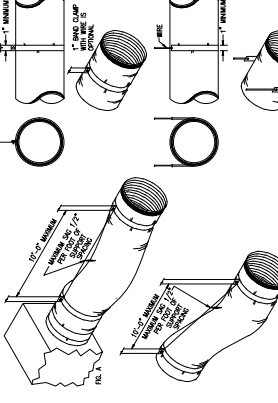
DETAIL - DUCT ELBOWS
 NO SCALE



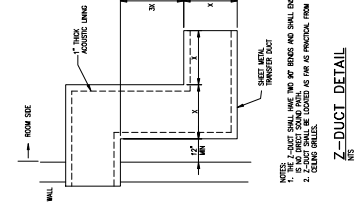
FLEX DUCT TAKE-OFF @ SHEET METAL DUCT DETAIL
 NOT TO SCALE



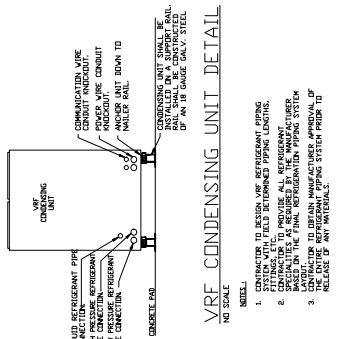
DETAIL - CONDENSATE DRAIN
 NO SCALE



DETAIL - FLEXIBLE DUCT SUPPORTS
 NO SCALE



Z-DUCT DETAIL
 NOT TO SCALE



VRF CONDENSING UNIT DETAIL
 NO SCALE

- NOTES:
1. CONDENSING UNIT SHALL BE VRF CONDENSING PIPING SHALL BE 1/2" DIA. COPPER PIPE.
 2. CONDENSING UNIT SHALL BE 1/2" DIA. COPPER PIPE.
 3. CONDENSING UNIT SHALL BE 1/2" DIA. COPPER PIPE.
 4. CONDENSING UNIT SHALL BE 1/2" DIA. COPPER PIPE.
 5. CONDENSING UNIT SHALL BE 1/2" DIA. COPPER PIPE.

NO.	REVISIONS	DATE

REVISIONS TO



BRBH -
 BRANDON AVE

381 BRANDON AVE SW,
 GARDNER, VA 24528

DATE	JULY 31, 2022
DRAWN	MDP
CHECKED	MDP
JOB	ZM01

VRF SYSTEM
 SCHEMATIC

SHEET
M-501

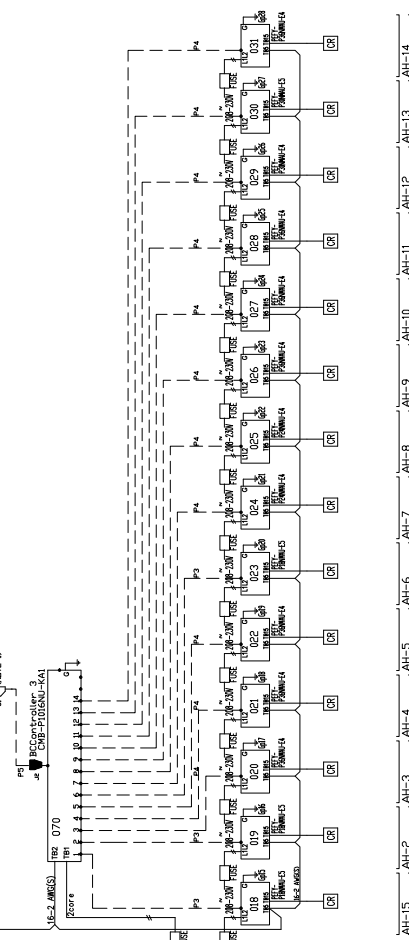
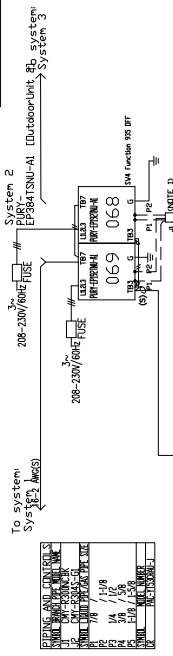
This drawing is schematic in nature. Field routing of piping & wiring shall be determined by the installing contractor and/or designer of record. Additional equipment charge is noted depending on the size and length of standard piping. The amount of pipe charge and the amount of standard work is measured on the take off.

1.5cm(5/8") 1.2cm(1/2") 0.8cm(5/16") 0.5cm(1/4") 0.3cm(1/8")

Note: Initial bearing 1° within 15 degrees of true and any 2° notes of straight pipe on site's initial bearing to correct. Tighten, adjustment, then bearing and after these requirements.

**CITY MULTI
 SYSTEM SCHEMATIC DWG.**

LEGEND	SYMBOL	DESCRIPTION
PIPE	---	PREFABRICATED
PIPE	---	FIELD
CONTROL WIRE	---	CONTROL WIRE
REF. PIPE	---	REF. PIPE



AH-15 AH-14 AH-13 AH-12 AH-11 AH-10 AH-9 AH-8 AH-7 AH-6 AH-5 AH-4 AH-3 AH-2 AH-1

**CITY MULTI
 SYSTEM SCHEMATIC DWG.**

LEGEND	CONDUIT	PAGE
DISPAT	CONDUIT	
CONDUIT	CONDUIT	
PIPE	PIPE	
PIPE	PIPE	

WIRING AND CONTROLS

1	1/8"	1/8"
2	3/16"	3/16"
3	1/4"	1/4"
4	5/16"	5/16"
5	3/8"	3/8"
6	1/2"	1/2"
7	5/8"	5/8"
8	3/4"	3/4"
9	7/8"	7/8"
10	1"	1"
11	1 1/8"	1 1/8"
12	1 1/4"	1 1/4"
13	1 3/8"	1 3/8"
14	1 1/2"	1 1/2"
15	1 3/4"	1 3/4"
16	2"	2"
17	2 1/2"	2 1/2"
18	3"	3"
19	3 1/2"	3 1/2"
20	4"	4"
21	4 1/2"	4 1/2"
22	5"	5"
23	5 1/2"	5 1/2"
24	6"	6"
25	6 1/2"	6 1/2"
26	7"	7"
27	7 1/2"	7 1/2"
28	8"	8"
29	8 1/2"	8 1/2"
30	9"	9"
31	9 1/2"	9 1/2"
32	10"	10"
33	10 1/2"	10 1/2"
34	11"	11"
35	11 1/2"	11 1/2"
36	12"	12"
37	12 1/2"	12 1/2"
38	13"	13"
39	13 1/2"	13 1/2"
40	14"	14"
41	14 1/2"	14 1/2"
42	15"	15"
43	15 1/2"	15 1/2"
44	16"	16"
45	16 1/2"	16 1/2"
46	17"	17"
47	17 1/2"	17 1/2"
48	18"	18"
49	18 1/2"	18 1/2"
50	19"	19"
51	19 1/2"	19 1/2"
52	20"	20"
53	20 1/2"	20 1/2"
54	21"	21"
55	21 1/2"	21 1/2"
56	22"	22"
57	22 1/2"	22 1/2"
58	23"	23"
59	23 1/2"	23 1/2"
60	24"	24"
61	24 1/2"	24 1/2"
62	25"	25"
63	25 1/2"	25 1/2"
64	26"	26"
65	26 1/2"	26 1/2"
66	27"	27"
67	27 1/2"	27 1/2"
68	28"	28"
69	28 1/2"	28 1/2"
70	29"	29"
71	29 1/2"	29 1/2"
72	30"	30"
73	30 1/2"	30 1/2"
74	31"	31"
75	31 1/2"	31 1/2"
76	32"	32"
77	32 1/2"	32 1/2"
78	33"	33"
79	33 1/2"	33 1/2"
80	34"	34"
81	34 1/2"	34 1/2"
82	35"	35"
83	35 1/2"	35 1/2"
84	36"	36"
85	36 1/2"	36 1/2"
86	37"	37"
87	37 1/2"	37 1/2"
88	38"	38"
89	38 1/2"	38 1/2"
90	39"	39"
91	39 1/2"	39 1/2"
92	40"	40"
93	40 1/2"	40 1/2"
94	41"	41"
95	41 1/2"	41 1/2"
96	42"	42"
97	42 1/2"	42 1/2"
98	43"	43"
99	43 1/2"	43 1/2"
100	44"	44"
101	44 1/2"	44 1/2"
102	45"	45"
103	45 1/2"	45 1/2"
104	46"	46"
105	46 1/2"	46 1/2"
106	47"	47"
107	47 1/2"	47 1/2"
108	48"	48"
109	48 1/2"	48 1/2"
110	49"	49"
111	49 1/2"	49 1/2"
112	50"	50"
113	50 1/2"	50 1/2"
114	51"	51"
115	51 1/2"	51 1/2"
116	52"	52"
117	52 1/2"	52 1/2"
118	53"	53"
119	53 1/2"	53 1/2"
120	54"	54"
121	54 1/2"	54 1/2"
122	55"	55"
123	55 1/2"	55 1/2"
124	56"	56"
125	56 1/2"	56 1/2"
126	57"	57"
127	57 1/2"	57 1/2"
128	58"	58"
129	58 1/2"	58 1/2"
130	59"	59"
131	59 1/2"	59 1/2"
132	60"	60"
133	60 1/2"	60 1/2"
134	61"	61"
135	61 1/2"	61 1/2"
136	62"	62"
137	62 1/2"	62 1/2"
138	63"	63"
139	63 1/2"	63 1/2"
140	64"	64"
141	64 1/2"	64 1/2"
142	65"	65"
143	65 1/2"	65 1/2"
144	66"	66"
145	66 1/2"	66 1/2"
146	67"	67"
147	67 1/2"	67 1/2"
148	68"	68"
149	68 1/2"	68 1/2"
150	69"	69"
151	69 1/2"	69 1/2"
152	70"	70"
153	70 1/2"	70 1/2"
154	71"	71"
155	71 1/2"	71 1/2"
156	72"	72"
157	72 1/2"	72 1/2"
158	73"	73"
159	73 1/2"	73 1/2"
160	74"	74"
161	74 1/2"	74 1/2"
162	75"	75"
163	75 1/2"	75 1/2"
164	76"	76"
165	76 1/2"	76 1/2"
166	77"	77"
167	77 1/2"	77 1/2"
168	78"	78"
169	78 1/2"	78 1/2"
170	79"	79"
171	79 1/2"	79 1/2"
172	80"	80"
173	80 1/2"	80 1/2"
174	81"	81"
175	81 1/2"	81 1/2"
176	82"	82"
177	82 1/2"	82 1/2"
178	83"	83"
179	83 1/2"	83 1/2"
180	84"	84"
181	84 1/2"	84 1/2"
182	85"	85"
183	85 1/2"	85 1/2"
184	86"	86"
185	86 1/2"	86 1/2"
186	87"	87"
187	87 1/2"	87 1/2"
188	88"	88"
189	88 1/2"	88 1/2"
190	89"	89"
191	89 1/2"	89 1/2"
192	90"	90"
193	90 1/2"	90 1/2"
194	91"	91"
195	91 1/2"	91 1/2"
196	92"	92"
197	92 1/2"	92 1/2"
198	93"	93"
199	93 1/2"	93 1/2"
200	94"	94"
201	94 1/2"	94 1/2"
202	95"	95"
203	95 1/2"	95 1/2"
204	96"	96"
205	96 1/2"	96 1/2"
206	97"	97"
207	97 1/2"	97 1/2"
208	98"	98"
209	98 1/2"	98 1/2"
210	99"	99"
211	99 1/2"	99 1/2"
212	100"	100"

The schematic is schematic in nature. First routing of piping is shown. Additional refrigerant charge is needed depending on the site and length of extended piping. Charge will be determined by the installing contractor and/or designer of record. The amount of pre-charge and the limits of circulation which is mentioned on this schematic is shown in the notes.

Example (1) MW: 125mm (1/2") x 6m. (2) MW: 150mm (1/2") x 6m. (3) MW: 150mm (1/2") x 6m. (4) MW: 150mm (1/2") x 6m. (5) MW: 150mm (1/2") x 6m. (6) MW: 150mm (1/2") x 6m. (7) MW: 150mm (1/2") x 6m. (8) MW: 150mm (1/2") x 6m. (9) MW: 150mm (1/2") x 6m. (10) MW: 150mm (1/2") x 6m. (11) MW: 150mm (1/2") x 6m. (12) MW: 150mm (1/2") x 6m. (13) MW: 150mm (1/2") x 6m. (14) MW: 150mm (1/2") x 6m. (15) MW: 150mm (1/2") x 6m. (16) MW: 150mm (1/2") x 6m. (17) MW: 150mm (1/2") x 6m. (18) MW: 150mm (1/2") x 6m. (19) MW: 150mm (1/2") x 6m. (20) MW: 150mm (1/2") x 6m. (21) MW: 150mm (1/2") x 6m. (22) MW: 150mm (1/2") x 6m. (23) MW: 150mm (1/2") x 6m. (24) MW: 150mm (1/2") x 6m. (25) MW: 150mm (1/2") x 6m. (26) MW: 150mm (1/2") x 6m. (27) MW: 150mm (1/2") x 6m. (28) MW: 150mm (1/2") x 6m. (29) MW: 150mm (1/2") x 6m. (30) MW: 150mm (1/2") x 6m. (31) MW: 150mm (1/2") x 6m. (32) MW: 150mm (1/2") x 6m. (33) MW: 150mm (1/2") x 6m. (34) MW: 150mm (1/2") x 6m. (35) MW: 150mm (1/2") x 6m. (36) MW: 150mm (1/2") x 6m. (37) MW: 150mm (1/2") x 6m. (38) MW: 150mm (1/2") x 6m. (39) MW: 150mm (1/2") x 6m. (40) MW: 150mm (1/2") x 6m. (41) MW: 150mm (1/2") x 6m. (42) MW: 150mm (1/2") x 6m. (43) MW: 150mm (1/2") x 6m. (44) MW: 150mm (1/2") x 6m. (45) MW: 150mm (1/2") x 6m. (46) MW: 150mm (1/2") x 6m. (47) MW: 150mm (1/2") x 6m. (48) MW: 150mm (1/2") x 6m. (49) MW: 150mm (1/2") x 6m. (50) MW: 150mm (1/2") x 6m. (51) MW: 150mm (1/2") x 6m. (52) MW: 150mm (1/2") x 6m. (53) MW: 150mm (1/2") x 6m. (54) MW: 150mm (1/2") x 6m. (55) MW: 150mm (1/2") x 6m. (56) MW: 150mm (1/2") x 6m. (57) MW: 150mm (1/2") x 6m. (58) MW: 150mm (1/2") x 6m. (59) MW: 150mm (1/2") x 6m. (60) MW: 150mm (1/2") x 6m. (61) MW: 150mm (1/2") x 6m. (62) MW: 150mm (1/2") x 6m. (63) MW: 150mm (1/2") x 6m. (64) MW: 150mm (1/2") x 6m. (65) MW: 150mm (1/2") x 6m. (66) MW: 150mm (1/2") x 6m. (67) MW: 150mm (1/2") x 6m. (68) MW: 150mm (1/2") x 6m. (69) MW: 150mm (1/2") x 6m. (70) MW: 150mm (1/2") x 6m. 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GENERAL NOTES		ELECTRICAL LEGEND		REMARKS	
1.	MECHANICAL EQUIPMENT IS SHOWN IN APPROXIMATE LOCATIONS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT TO BE DETERMINED BY THE MECHANICAL CONTRACTOR. VERIFY LOCATION WITH MECHANICAL AND PROVIDE ALL CONDUIT AND WIRING TO OUTDOOR EQUIPMENT. THE ROOF SPACE OF LIGHT SWITCHES ARE INDICATED TO BE MOUNTED BEHIND DOOR. MOUNT SUCH SWITCHES A MINIMUM OF 3'-9" FROM HINGED SIDE.	E.H. ○	LIGHTING FIXTURE, RECESS, SURFACE OR PENDANT CEILING MOUNTED. ALL LIGHTING INDICATED ARE FOR DESIRED LIGHT LOCATIONS. COORDINATE WITH OWNER FOR DESIRED LIGHT LOCATIONS.	2'x2' FLAT PANEL, INTEGRAL BATTERY WHERE INDICATED 2'x2' 2X2 GRID MOUNTED CENTER BASKET, (ALTERNATE BID OPTION) 8" DOWN LIGHT, WET LOCATION	
2.	WHERE LIGHT SWITCHES ARE INDICATED TO BE MOUNTED BEHIND DOOR, MOUNT SUCH SWITCHES A MINIMUM OF 3'-9" FROM HINGED SIDE.	●	EXIT LIGHTING FIXTURE, SURFACE CEILING MOUNTED, DIRECTIONAL ARROWS AS INDICATED. VS SUBSCRIPT INDICATES VANDAL RESISTANT.	2'x2' 2X2 GRID MOUNTED CENTER BASKET, (ALTERNATE BID OPTION)	
3.	REUSE PANELBOARD SCHEDULES ON PANEL DIRECTORIES TO REFLECT FINAL INSTALLATION CONDITIONS.	○	EXIT LIGHTING FIXTURE, SURFACE WALL MOUNTED. DIRECTIONAL ARROWS AS INDICATED.	8" DOWN LIGHT, WET LOCATION	
4.	LOCATE ALL RECEPTACLES TO AVOID INTERFERENCE WITH FLEXIBLE PIPES, MECHANICAL EQUIPMENT, WITH REMOVAL OF CEILING TILES, OR WITH ACCESS TO EQUIPMENT WHICH REQUIRES PERIODIC MAINTENANCE.	○	FURNITURE WHIPS UNLESS INDICATED OTHERWISE, FOR FURNITURE WHIPS PROVIDE DATA AND POWER	CONTROL WITH ROOM GENERAL LIGHTING	
5.	REQUIRE MANUFACTURER'S DATA FOR ALL ELECTRICAL PANELS, AND DISCUSS WITH THE DEVICE ID, RATING, POWER SOURCE AND INSTALLATION DATE AND BY WHICH SWITCH OR STARTER.	○	QUAD-PLUG WALL RECEPTACLE	UNRECESSED LIGHTS, LUST AND 24" LENSES, SEE ARCH CASEWORK ELEVATIONS FOR SIZES AND LOCATIONS.	
6.	COUNTER AND TOLERANCE RECEPTACLES TO BE ON TOP AND COUNTER HEIGHT EXCEPT WHERE NOTED. REFRIGERATOR RECEPTACLE TO BE 36" AFF.	○	DUPLEX WALL RECEPTACLE	EXTERIOR WALL MOUNT LIGHT FIXTURE	
7.	LIGHT FIXTURE TYPE IS SHOWN ONLY ONCE AS TYPICAL FOR THE ENTIRE ROOM UNLESS SPECIFICALLY INDICATED OTHERWISE.	○	DUPLEX WALL RECEPTACLE, MOUNTING HEIGHT = 1'-6", EXCEPT 'C' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.	STAIRWELL STRIP LIGHT	
8.	UNLESS INDICATED OTHERWISE, SEE CONDUITS IN ACCORDANCE WITH NFPA 70.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.	EMERGENCY LIGHT WITH REMOTE HEADS	
9.	COORDINATE WITH THE MECHANICAL CONTRACTOR TO ENSURE ALL WORKING CLEARANCE AND DEDICATED WORKING SPACE OF PANELBOARDS.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.	EXIT LIGHTS, RED LETTERS ON WHITE FACE, REMOTE HEADS, AS NOTED. VERIFY SURFACES FOR SURFACE MOUNTED VS RECESSED MOUNTED IN FIELD	
10.	COORDINATE ELECTRICAL INSTALLATION WITH ALL CASEWORK TO BE INSTALLED. PROVIDE THE NECESSARY JUNCTION BOXES FOR ALL POWER AND DATA CONNECTIONS INDICATED.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
11.	GROUNDING CONDUCTORS ARE NOT INDICATED IN BRANDY CIRCUIT RACEWAYS. PROVIDE GROUND CONDUCTORS AS REQUIRED BY NEC.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
12.	CONTRACTOR SHALL PROVIDE ALL CONDUIT AND WIRING TO OUTDOOR EQUIPMENT. THE ROOF SPACE OF LIGHT SWITCHES ARE INDICATED TO BE MOUNTED BEHIND DOOR. MOUNT SUCH SWITCHES A MINIMUM OF 3'-9" FROM HINGED SIDE.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
13.	PROVIDE PLASTIC BUSHING ON THE END OF ALL CONDUIT.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
14.	PROVIDE LABELS ON ALL RECEPTACLE INDICATING PANEL AND CIRCUIT FEEDING EACH DEVICE.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
15.	COORDINATE WITH OWNER TO PROVIDE DATA PROPS AS REQUIRED AND TO LOCATION EXACT LOCATION OF DESIRED DROPS. PROVIDE PULL CORDS WITH ALL DATA BOXES. ALL WORK STATIONS REQUIRE DATA DROP.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
16.	CONTRACTOR TO PROVIDE AND INSTALL ALL CAMERAS. CONTRACTOR TO CONSULT WITH OWNER ON CAMERA SPECIFICATIONS AND REQUIREMENTS.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
17.	PROVIDE INDIVIDUAL ROOM DEPENDENT LIGHTING CONTROLS.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		
18.	OWNER TO PROVIDE SERVER RACK AND ALL RACK MOUNTED EQUIPMENT. CONTRACTOR TO TERMINATE AND TEST ALL DATA OUTLETS INTO A PATCH PANEL MOUNTED ON THE BACK.	○	INDICATES MOUNTING IN CASEWORK (TOP), 'D' SUBSCRIPT INDICATES GROUND FAULT, INDICATES MOUNTING IN CASEWORK (SIDE), 'E' INDICATES MOUNTING IN CASEWORK (BOTTOM), 'F' INDICATES MOUNTING ABOVE COUNTERTOP, 'TV' INDICATES COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL PLANS FOR TV LOCATIONS.		

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	INPUT VOLTAGE	LAMPS			REMARKS
				WATTS	TYPE	MNTG.	
OP-1	LITHONIA	EPANL 2X2 4800LM 80CRI 35K MIN10 MVOLT	MVOLT	26	LED	REC	2'x2' FLAT PANEL, INTEGRAL BATTERY WHERE INDICATED
OP-2	LITHONIA	2BL7D 40L 80P G211 LPH835 MVOLT	MVOLT	26	LED	REC	2'x2' 2X2 GRID MOUNTED CENTER BASKET, (ALTERNATE BID OPTION)
Ⓢ	LITHONIA	WP8 LED 35K MVOLT 90CRI MW	MVOLT	20.8	LED	LED	8" DOWN LIGHT, WET LOCATION
Ⓢ	DAY-BRITE LIGHTING	LINGS/OE L19 835 UNV WHG	MVOLT		LED	SURF	CONTROL WITH ROOM GENERAL LIGHTING
Ⓢ	DAY-BRITE LIGHTING	LINGS10OE L28 835 UNV WHG DIM OSHL	MVOLT	15	LED	SURF	UNRECESSED LIGHTS, LUST AND 24" LENSES, SEE ARCH CASEWORK ELEVATIONS FOR SIZES AND LOCATIONS.
Ⓢ	LITHONIA	QLM10 LED P1 40K MVOLT 1DDB	MVOLT	5.1	LED	SURF	EXTERIOR WALL MOUNT LIGHT FIXTURE
Ⓢ	LITHONIA	CLX L48 5000LM SEF MVOLT G210 40K 80CRI WH	MVOLT	31.8	LED	SURF	STAIRWELL STRIP LIGHT
Ⓢ	LITHONIA	CLX L48 5000LM SEF MVOLT G210 40K 80CRI WH	MVOLT	31.8	LED	SURF	STAIRWELL STRIP LIGHT
Ⓢ	LITHONIA	EV2C	MVOLT	.56	LED	SURF	EMERGENCY LIGHT WITH REMOTE HEADS
EXIT	LITHONIA LIGHTING	EDOR-R-EL, NOTE 1 EDG-R-EL	MVOLT	5	LED	REC	EXIT LIGHTS, RED LETTERS ON WHITE FACE, REMOTE HEADS, AS NOTED. VERIFY SURFACES FOR SURFACE MOUNTED VS RECESSED MOUNTED IN FIELD

* NOTE: ALL VERIFY SURFACE FOR MOUNTING. SOME LOCATIONS WILL REQUIRE RECESS MOUNTED FIXTURES.

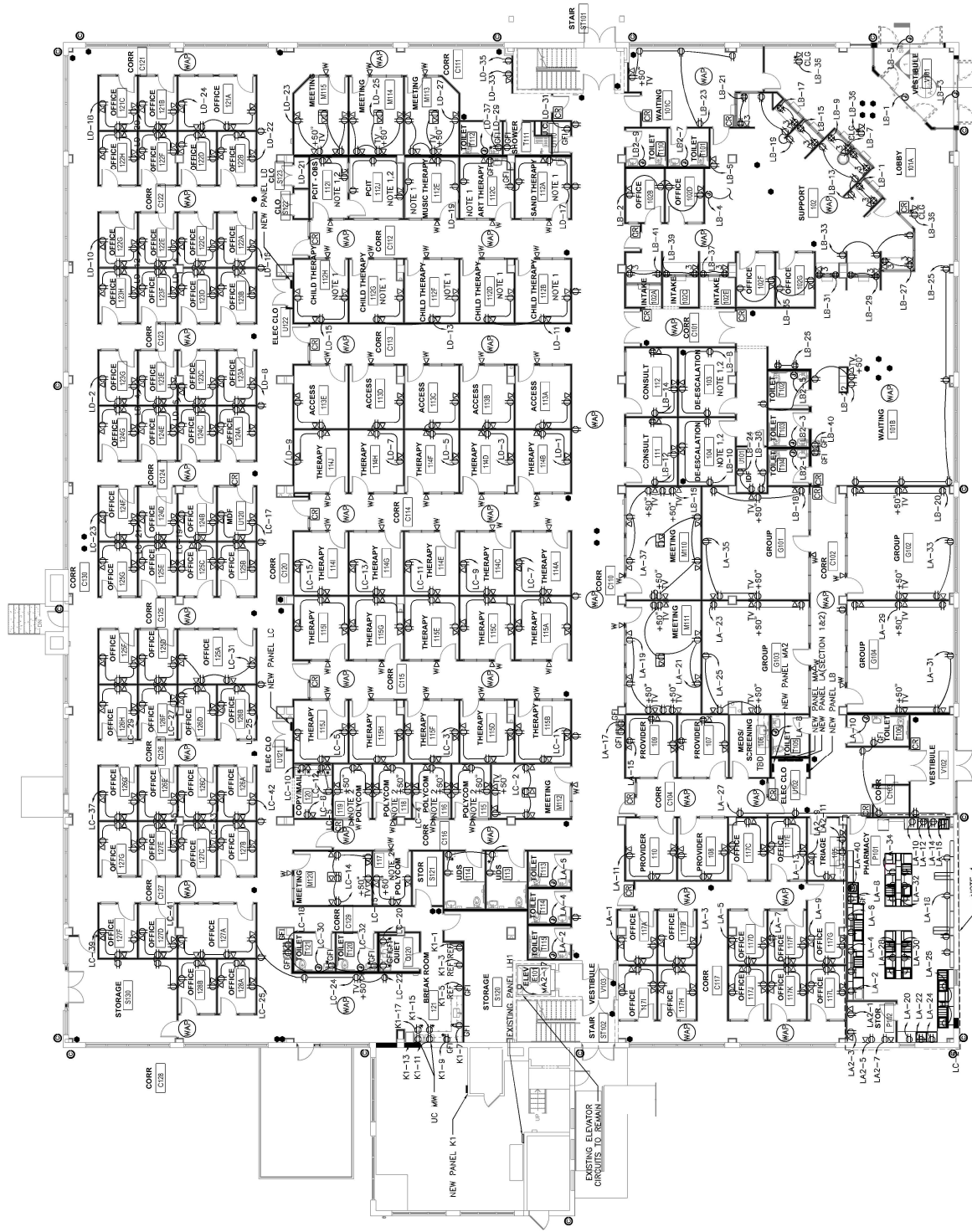
LEGEND NOTES:
1. ALL MOUNTING HEIGHTS ARE TO TOP OF DEVICE UNLESS INDICATED OTHERWISE.

GENERAL NOTES:

1. IN ROOMS 1120, 1121 AND 1126 PROVIDE BOX EXTENDERS AS NEEDED FOR AN EXTRA LAYER OF 5/8" DRYWALL.
2. AUTOMATIC RECEPTACLE CONTROL: PROVIDE SPLIT CONTROLLED RECEPTACLES IN OFFICES, CONFERENCE ROOMS AND PRINT ROOMS. BREAK ROOMS, OCCUPANCY SENSORS SHALL CONTROL TOP CONSTANT POWER. ALL OUTLET SHOULD HAVE CONSTANT POWER.
3. CABLE CAN ES IS USED FOR ALL DATA.

NOTES THIS SHEET:

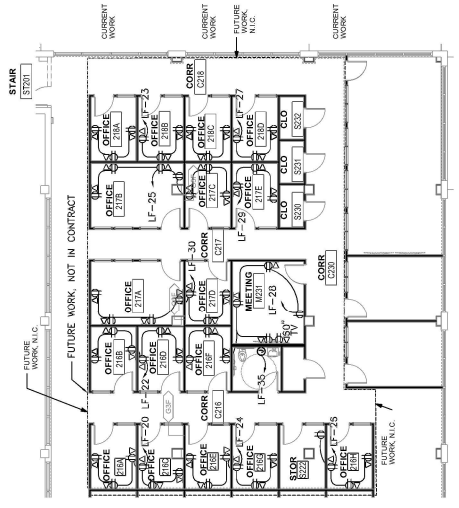
1. ALL RECEPTACLES IN THIS ROOM TO BE INSTALLED IN THE WALLS WITH TAMPER RESISTANT SCHEMS.
2. PROVIDE POWER/DATA CONNECTIONS AS SHOWN. ALL CONNECTIONS TO BE MADE IN CONFORMANCE WITH ALL APPLICABLE CODES. CONSULT WITH OWNER FOR MORE INFORMATION.
3. RECEPTACLES IN OFFICES PROVIDE SPLIT WIRING RECEPTACLES FOR ENERGY CODE.
4. ALL WORK WITHIN ROOMS TO BE COMPLETED BY 11:00 AM.



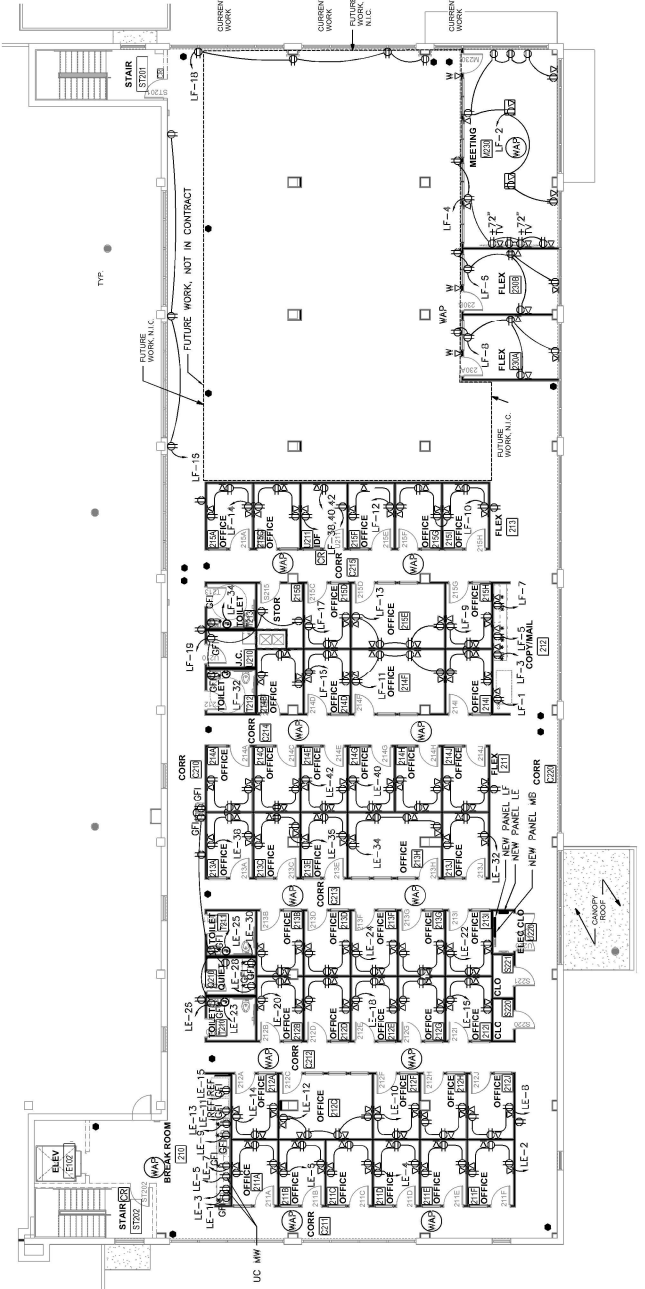
FIRST FLOOR POWER AND DATA PLAN
18" x 11" @

NO.	REVISIONS	DATE

GENERAL NOTES:
 1. IN ROOMS 123, 123A AND 112, PROVIDE BOX EXTENSERS AS NEEDED FOR AN EXTRA LAYER OF 5/8" DRYWALL.



FUTURE WORK NOT IN CONTRACT
 1/8" = 1'-0"



SECOND FLOOR POWER AND DATA PLAN
 1/8" = 1'-0"

NO.	REVISIONS	DATE

RENOVATIONS TO



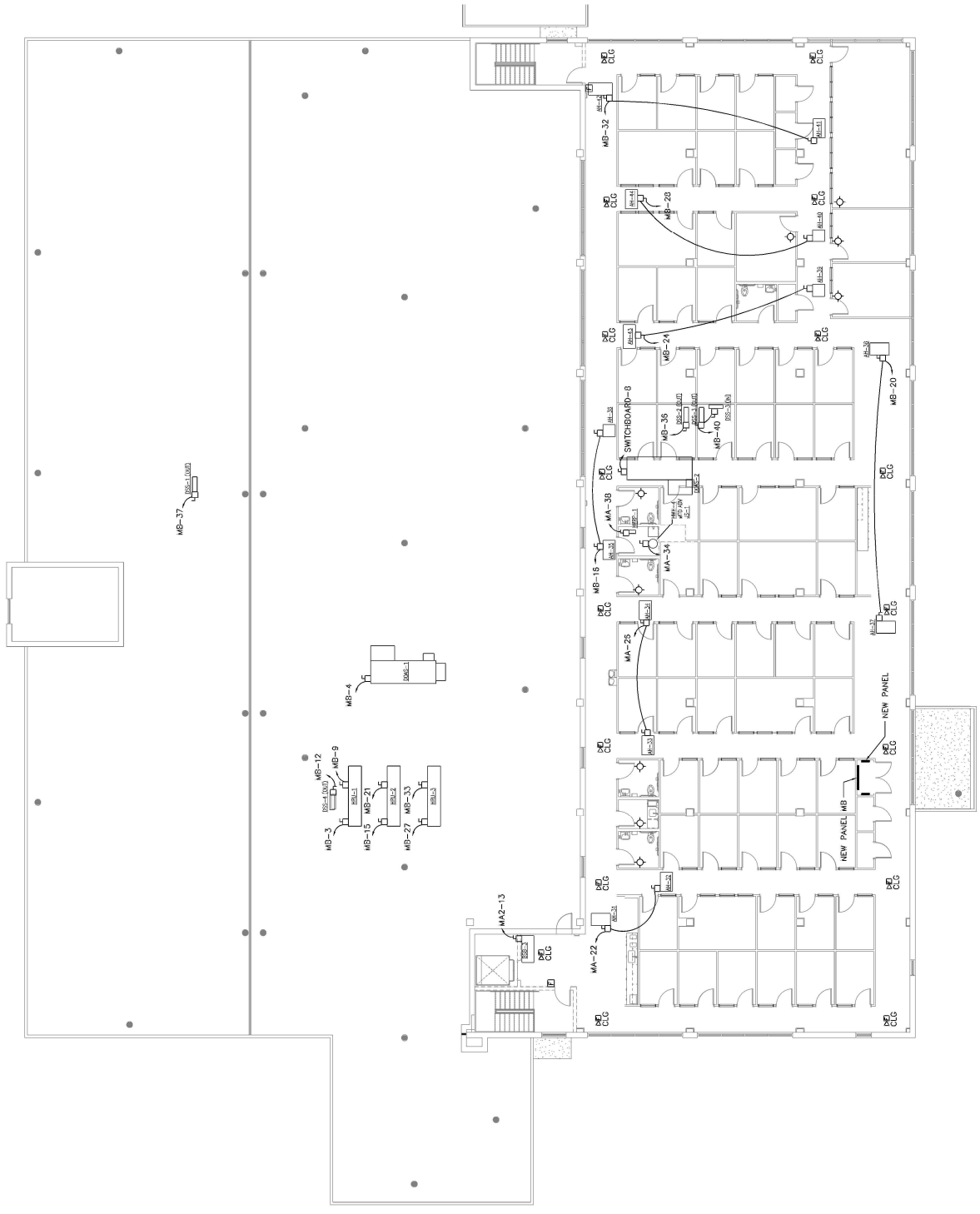
BRANDON AVE FACILITY

3417 BRANDON AVE SW
 ROANOKE, VA 24019

DATE	JULY 31, 2025
DRAWN	DWD
CHECKED	DWD
JOB	23401

SECOND FLOOR MECHANICAL AND FIRE ALARM PLAN

SHEET
E-402



SECOND FLOOR MECHANICAL AND FIRE ALARM PLAN
 "E" - 11'0"

GENERAL NOTES:
 1. IN ROOMS 1120, 1121 AND 1122 PROVIDE
 A 1/2" THICK Gypsum BOARD FOR AN EXTRA
 LAYER OF 5/8" DR WALL

MODIFIED SWITCHBOARD SCHEDULE

CIRCUIT BREAKER	DESCRIPTION	TYPE	SETTING	POLES	LOAD CONDUCTORS	LOAD IN W/F	NOTE 1
1	MAIN BREAKER	2500	3	3			SEE BY MANUFACTURER
2	NEW PANEL MA	125	3	3			
3	PANEL H	80	3	3			
4	ELEVATOR	100	3	3			
5	NEW PANEL KI	125	3	3			
6	NEW PANEL LB	225	3	3			
7	NEW PANEL LG	225	3	3			
8	NEW PANEL MH	600	3	3			
9	SPACE	80	3	3			
10	NEW PANEL NA	225	3	3			
11	SPACE	150	3	3			
12	NEW PANEL PA	225	3	3			
13	SPACE	150	3	3			
14	NEW PANEL RA	225	3	3			
15	SPACE	400	3	3			
16	SPACE	125-225	3	3			

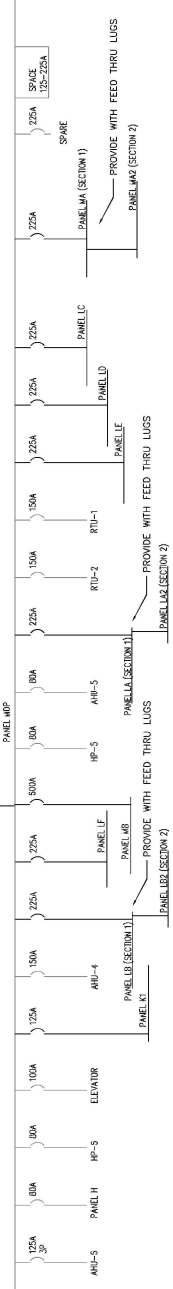
NOTES:
 1. THREE MOUNTED ELECTRONIC, 100% RATED CB WITH THE FOLLOWING:
 A. LONG TIME SHORT TIME INSTANTaneous AND GROUND FAULT TRIP ADJUSTMENTS.
 B. TRIP INDICATOR
 C. PUSH-TO-TEST BUTTON
 2. SEE ELECTRICAL RIBER THIS SHEET FOR SIZES AND QUANTITIES.
 3. SEE ELECTRICAL RIBER THIS SHEET FOR SIZES AND QUANTITIES.
 4. OWNER PROVIDED BUILDING AUTOMATION SYSTEM, JANUSSEN CONTROLS.



EXISTING SWITCHBOARD SCHEDULE

CIRCUIT BREAKER	DESCRIPTION	TYPE	SETTING	POLES	LOAD CONDUCTORS	REMARKS
1	MAIN BREAKER	2500	3	3		NOTE 1 SIZED BY MANUFACTURER
2	PANEL H	125	3	3		LOCATED ADJACENT TO PANEL
3	ELEVATOR	100	3	3		LOCATED IN RISER ROOM
4	PANEL KI	125	3	3		LOCATED 1ST FLOOR NORTH WARE AREA
5	PANEL LB	225	3	3		LOCATED 2ND FLOOR NORTH WARE AREA
6	PANEL LG	225	3	3		LOCATED 2ND FLOOR NORTH WARE AREA
7	PANEL MH	600	3	3		LOCATED 2ND FLOOR MECH ROOM
8	PANEL NA	225	3	3		LOCATED 1ST FLOOR NORTH WARE AREA
9	PANEL PA	225	3	3		LOCATED 1ST FLOOR NORTH WARE AREA
10	PANEL RA	225	3	3		LOCATED 1ST FLOOR NORTH WARE AREA
11	SPACE	400	3	3		
12	SPACE	125-225	3	3		
13	SPACE	125-225	3	3		
14	SPACE	125-225	3	3		
15	SPACE	125-225	3	3		
16	SPACE	125-225	3	3		

SCALE: NONE



FEEDER SCHEDULE:

BREAKER SIZE:	WIRE SIZE:
225A-3P	4-#4/O-1#6G.2 1/2 C
500A-3P	2 SETS (4-#350-1#6G.37C)
125A-3P	4-#1-1#6G.1 1/2 C

