



Overview of City Facilities

GOVERNMENTAL OPERATIONS STANDING COMMITTEE

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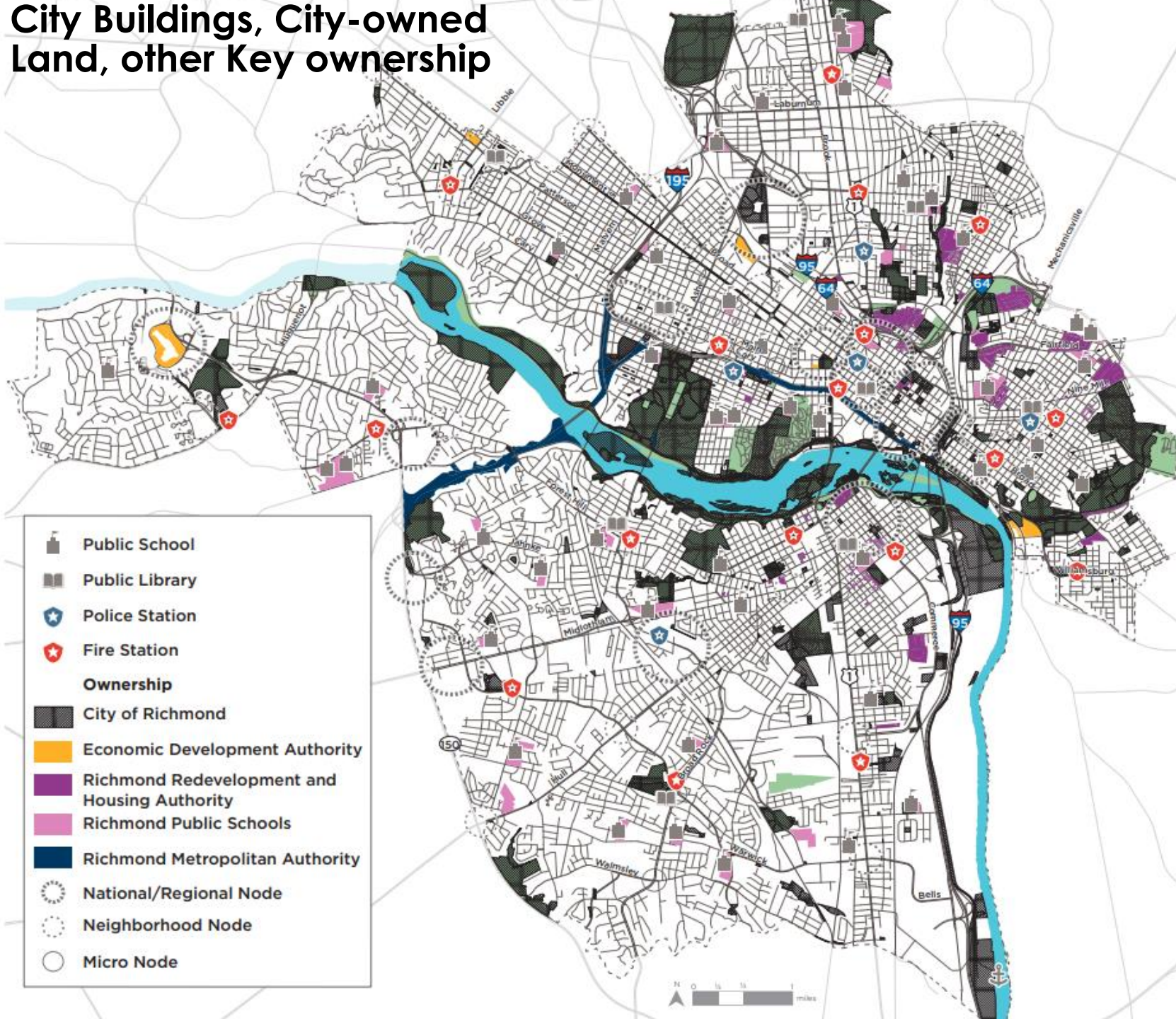


SUMMARY OF CITY FACILITIES

- Over 100 City-owned facilities
 - Primarily maintained by Departments of Public Works, Public Utilities, and Parks Recreation & Community Facilities
- Drivers for Facility Considerations
 - Richmond 300: A Guide for Growth
 - City Center Small Area Plan
 - City of Richmond Facilities Plan
 - RVAgreen 2050



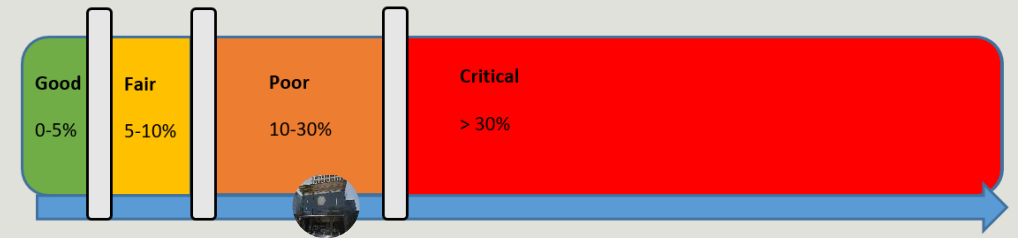
City Buildings, City-owned Land, other Key ownership



MAINTENANCE OF EXISTING FACILITIES

- City of Richmond Facilities Plan:
 - Prioritize Annual Capital Maintenance based on Facility Condition Index (FCI)
- FCI: current year required renewal cost to current building replacement value
 - Example: City Hall
 - Estimated renewal cost: \$50M
 - Estimated building replacement: \$207m
 - $\$50M \div \$207M = 24\%$ FCI (Poor)
 - Will be updating assessments for current conditions
- [Resolution 2021-R023](#)
 - 3% of estimated tax revenues toward capital maintenance purposes

Facility Condition Index Scale



2019/2020 Assessments - Highlights				
Facility Name	Street	Immediate	Renewal	FCI
Fire Supply Center	W Duval St	\$ 351,000	\$ 900,000	0.39
Fleet Office Building	Commerce Rd	\$ 3,155,000	\$ 8,300,000	0.38
Marshall Plaza	E Marshall St	\$ 4,471,490	\$ 39,100,000	0.27
John Marshall Courts Building	N 9th St	\$ 18,686,000	\$ 74,200,000	0.25
Fire Station 12	W Cary St	\$ 745,000	\$ 3,000,000	0.25
Main Library	E Franklin St	\$ 11,839,000	\$ 47,800,000	0.25
City Hall	E Broad St	\$ 50,461,000	\$ 207,300,000	0.24



PLANNING FOR FUTURE FACILITIES

Projects to be completed by calendar year 2024

- Fire Station #12
- Fire Station #21
- Police Precinct #1
- Southside Community Center
- TB Smith Community Center
- Lucks Field Community Center

Projects in programming stage

- Public Safety Complex
- New John Marshal Courts Building
- Future City Hall



REAL ESTATE STRATEGIES: CORE BUSINESS

▪ CITY SURPLUS PROPERTY DISPOSITION

- Property acquisitions to support City initiatives
- Develop short and long-term real estate portfolio strategies for the City for both residential & commercial properties
- Site selection activity for City agencies based on stated programming criteria
- Review, negotiate and execute real property transactions for agencies city-wide (i.e. leases, purchases, dispositions, easements/ROW's, etc.)
- Real estate advisory services to City agencies
- Development/repurposing of underutilized City properties
- Establish policies and procedures for acquisition, disposition, and utilization of City-owned and leased real property
- Maintenance of the real estate information database
- Oversight of general City leasing activities *(as Lessor & Lessee)*



REAL ESTATE STRATEGIES: CITY SURPLUS DISPOSITION PROCESS

THE DISPOSITION OF CITY-OWNED SURPLUS PROPERTIES ARE HANDLED THROUGH VARIOUS METHODS AND IMPLEMENTED TO HELP THE CITY:

- 1) REDUCE MAINTENANCE/OPERATING COSTS
- 2) GENERATE DISPOSITION REVENUE
- 3) ADD THE PROPERTIES BACK TO THE ANNUAL TAX ROLLS

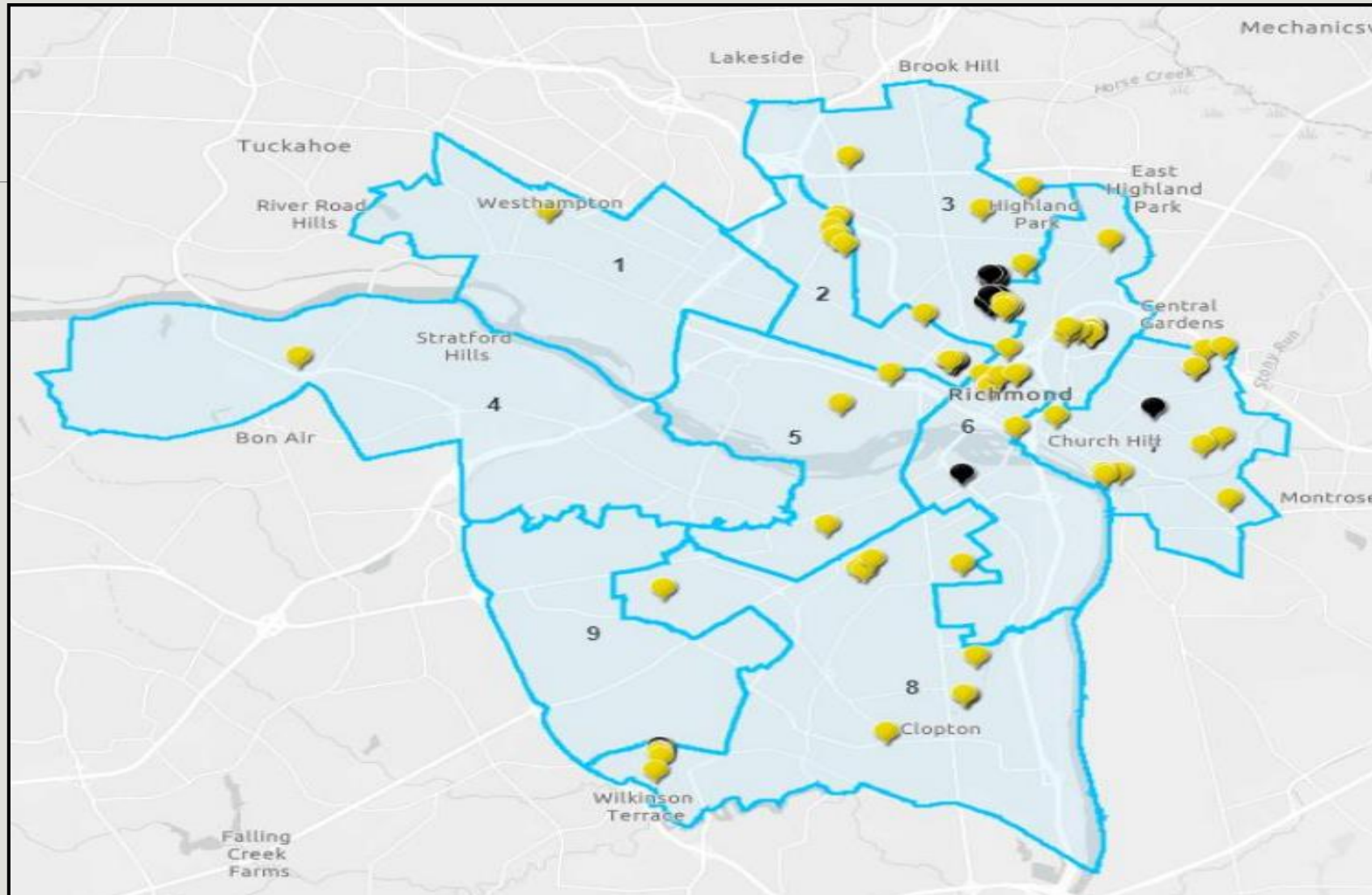
THE METHODS TYPICALLY USED FOR THE DISPOSITION OF SURPLUS PROPERTIES ARE THROUGH:

- REQUEST FOR PROPOSALS (RFP)
- SALE BY AUCTION
- UNSOLICITED OFFERS
- GENERAL PROPERTY LEASES
- DIRECT CONVEYANCE (I.E. MAGGIE WALKER COMMUNITY LAND TRUST)

The Real Estate Strategies Division is governed by Chapter 8, article III (sect 8-55 through 8-94) of the City Code.



DECLARED SURPLUS AND PROPOSED SURPLUS PROPERTIES:



CITY-OWNED PROPERTIES PREVIOUSLY DECLARED SURPLUS •
PROPOSED ADDITIONAL SURPLUS PROPERTIES (2022 RES BIENNIAL PLAN) •





Economic Development

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RVA Advantages

Site Selection ▾

Financial Tools ▾

New Initiatives ▾

Transportation ▾

RVA Tourism ▾

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Site Selection

Richmond: Virginia's Strategic Capital

Whether you're relocating, expanding, or starting a new business, the Richmond DED offers services designed to make your site selection simple and painless - with a robust sites and buildings database, up-to-date demographic and area data, and more. Click on the links below to explore Richmond and learn how we can build your business success.

Available Properties

To view a list of available properties, not specific to City-owned, [click here](#).

City of Richmond Owned Properties

A searchable list of **all** city-owned parcels or real estate can be found [here](#).

A list of city-owned parcels of real estate declared **surplus** by City Council can be found [here](#), and a GIS map showing the surplus parcels can be found [here](#).

Policies and procedures for the submission and review of unsolicited offers to purchase City-owned real estate can be found [here](#).



Website: Surplus Property Links

The current location for the Surplus Property information can be found on the Economic Development portion of the City's website under the tab "Site Selection". The link for the Economic Development page is:

<https://www.rva.gov/economic-development>

- A searchable list of all city-owned parcels or real estate can be found:

[https://Website Inventory of City owned Property.pdf \(rva.gov\)](https://Website%20Inventory%20of%20City%20owned%20Property.pdf%20(rva.gov))

- A list of city-owned parcels of real estate declared **surplus** by City Council can be found:

[https://Current List of Surplus City-owned Parcels 09-29-2022 FINAL.pdf \(rva.gov\)](https://Current%20List%20of%20Surplus%20City-owned%20Parcels%2009-29-2022%20FINAL.pdf%20(rva.gov))

- A GIS map showing the surplus parcels can be found:

[https://City-Owned Properties Previously Declared Surplus \(arcgis.com\)](https://City-Owned%20Properties%20Previously%20Declared%20Surplus%20(arcgis.com))

- Policies and procedures for the submission of Unsolicited Offers to purchase City-owned real estate can be found:

[https://Unsolicited Offer Policies + Procedures for DED Webpage v2 \(002\).pdf \(rva.gov\)](https://Unsolicited%20Offer%20Policies%20+%20Procedures%20for%20DED%20Webpage%20v2%20(002).pdf%20(rva.gov))



Discussion and Questions

