



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-266: To authorize the Chief Administrative Officer to accept funds in the amount of \$131,910.31 from AIG/Lexington Insurance Company and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Major Building Renovations project in the City Facilities category by \$131,910.31 for the purpose of applying insurance proceeds to the repair of the roof of a City-owned building located at 1700 Commerce Road.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2016

PETITIONER

City of Richmond

LOCATION

1700 Commerce Road

PURPOSE

To accept \$131,910.31 for the repair of the roof of a City-owned building located at 1700 Commerce Road.

SUMMARY & RECOMMENDATION

The property is approximately 8.02 acres and is currently improved with warehouse structures that serve as the City's fleet management facilities. The property is located in the M-2 Heavy Industrial zoning district and the Master Plan recommends "Industrial" land uses for the subject property.

On May 9, 2014 severe winds damaged the roof at the City's Fleet Management Complex at 1700 Commerce Road. The roofing contractor observed asbestos in the roof tiles and a claim was submitted on July 17, 2014 to AIG/Lexington Inc. Commercial Property Casualty, the City's insurance carrier.

The property insurer has reimbursed the City for \$131,910.31 for property damage sustained during a 2014 storm event that damaged the roof of the fleet maintenance garage. Loss for the wind damage claim to 1700 Commerce Rd with the updated costs for the asbestos abatement, testing, and roof replacement. The roof replacement cost is \$385,507.

The Department of Public Works recommends approval of the acceptance of funds.

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