



# COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.  
*Secretary of Natural Resources*

*Department of Game and Inland Fisheries*

Robert W. Duncan  
*Executive Director*

September 30, 2009

Chairman, House Appropriations Committee  
Chairman, Senate Finance Committee  
Virginia General Assembly  
910 Capitol Street  
General Assembly Building  
Richmond, Virginia 23219

Re: Item C-113.05 (2009)  
Department of Game and Inland Fisheries Headquarters Facility

Dear Sirs:

This communication is in response to Item C-113.05, paragraph D of the 2009 Budget Bill requiring the Department of Game and Inland Fisheries to report to the chairmen of your committees on the project options under consideration to include project cost, project size and project location for a new headquarters facility. The legislation cited authorized the Department to enter into a PPEA for the design and construction of a new headquarters structure, directed the transfer of approximately 6.03 acres in Hanover County from VDOT (hereafter referred to as the Atlee site) to the Department, and directed the Department, in consultation with the Department of General Services (DGS), to examine other existing state-owned property should the Atlee site not be suitable for environmental reasons.

## Completed activities

The Department completed a number of preliminary activities toward the construction of a new headquarters building to include:

- Receiving three responsive PPEA proposals from partners at the conceptual phase who all remain available for detailed stage submissions for the Atlee site, and
- Completing an office space questionnaire for DGS which was submitted, revised for DGS comments, and resubmitted. The size of the building will be approximately 37,000 square feet plus approximately 7,000 square feet for warehousing. The office space should cost approximately \$7 M, the warehouse approximately \$1 M, with the balance of the \$10 M appropriation available for parking, grounds, utilities, and access.
- Determining that the actual size of the Atlee site is 5.90 acres and that 6.08 acres is needed to accommodate the size of a new headquarters, the need for parking, ingress and egress requirements, required setbacks, wetlands on site, and stormwater management needs.

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Realizing that the wetlands on the Atlee site coupled with the stormwater runoff requirements would render the site marginally suitable for environmental reasons, a review of existing state-owned properties was initiated. We defined a set of desired attributes of property suitable for development and evaluated sites against those attributes. We evaluated:

- Properties owned by the Department of Conservation and Recreation in Chesterfield and Henrico Counties,
- Two properties owned by VDOT in Henrico County, and
- One property owned by Henrico County that was later determined to be unavailable to the Commonwealth.

The primary limiting factor for all the existing state-owned property was the availability of sanitary sewer. Approximately 1.5 miles of sewer line would be required at each site, at an estimated cost of \$225,000 to \$1,000,000 depending on the size of line that would be required and pumping station costs. These additional costs for sewer service rendered these sites as marginally acceptable. An ideal site was not located.

#### **Transfer of Atlee Site Initiated**

After completing the evaluations of alternative sites, we initiated the transfer of the Atlee property to the Department of Game and Inland Fisheries. Once the office space questionnaire is approved and approvals are obtained from the Secretaries of Natural Resources and Administration, it is the intent of the Department to request detailed PPEA submissions from the three PPEA partners. The detailed submissions should lead to a contract for construction of the new headquarters facilities.

Respectfully,



Robert W. Duncan  
Executive Director

cc: Charles S. Yates, Chairman  
Board of Game and Inland Fisheries  
L. Preston Bryant, Jr.  
Secretary of Natural Resources  
Viola O. Baskerville  
Secretary of Administration  
Richard F. Sliwoski, P.E., Director  
Department of General Services