



COMMONWEALTH of VIRGINIA

Department of General Services

Richard F. Sliwoski, P.E.
Director

Joseph F. Damico
Deputy Director

Bobby Myers
Deputy Director

1100 Bank Street
Suite 420
Richmond, Virginia 23219
Voice (804) 786-3311
FAX (804) 371-8305

November 2, 2009

The Honorable Charles J. Colgan, Chairman
Senate Finance Committee
General Assembly Building, Room 317
Capitol Square
Richmond, Virginia 23219

Dear Senator Colgan:

Item 103.05 B. of Chapter 781 of the 2009 Acts of Assembly (the Appropriations Act), requires the Department of General Services to report to the Chairmen of the Senate Finance and House Appropriations Committees by November 1, 2009 the status of the potential use for the Southeastern Virginia Training Center Property.

The report responsive to Item 103.05 B. of Chapter 781 of the 2009 Acts of Assembly is attached.

Please contact me if you have questions or need additional information. I can be reached by telephone at 786-3311 or via e-mail at: Richard.Sliwoski@dgs.virginia.gov.

Sincerely,


Richard F. Sliwoski, P.E.

Attachment

C: The Honorable Viola O. Baskerville



COMMONWEALTH of VIRGINIA

Department of General Services

Richard F. Sliwoski, P.E.
Director

Joseph F. Damico
Deputy Director

Bobby Myers
Deputy Director

November 2, 2009

1100 Bank Street
Suite 420
Richmond, Virginia 23219
Voice (804) 786-3311
FAX (804) 371-8305

The Honorable Lacey E. Putney, Chairman
House Appropriations Committee
General Assembly Building, Room 947
Capitol Square
Richmond, Virginia 23219

Dear Delegate Putney:

Item 103.05 B. of Chapter 781 of the 2009 Acts of Assembly (the Appropriations Act), requires the Department of General Services to report to the Chairmen of the Senate Finance and House Appropriations Committees by November 1, 2009 the status of the potential uses of the Southeastern Virginia Training Center Property.

The report responsive to Item 103.05 B. of Chapter 781 of the 2009 Acts of Assembly is attached.

Please contact me if you have questions or need additional information. I can be reached by telephone at 786-3311 or via e-mail at: Richard.Sliwoski@dgs.virginia.gov.

Sincerely,


Richard F. Sliwoski, P.E.

Attachment

C: The Honorable Viola O. Baskerville

Report
On the Potential Uses for the
Southeastern Virginia Training Center Property
Virginia Acts of Assembly – Chapter 781,
Item 103.05 B.

1. Introduction:

This report is prepared pursuant to the 2009 Virginia Acts of Assembly - Chapter 781, Item 103.05 B.:

“B. The Department of General Services (DGS), with the cooperation and support of the Department of Mental Health, Mental Retardation and Substance Abuse Services (DMHMRSAS), shall examine the potential uses for the Southeastern Virginia Training Center property and report on such uses to Chairmen of the House Appropriations and Senate Finance Committees by November 1, 2009.”

2. Background:

The 2009 Virginia Acts of Assembly – Chapter 781, Paragraph 103.05 A. 1., authorizes and directs the Department of General Services (DGS), with the cooperation and support of the Department of Mental Health, mental Retardation and Substance Abuse Services (now know as the Department of Behavioral Health and Developmental Services - DBHDS), to rebuild and resize the Southeastern Virginia Training Center (SEVTC). In addition, Paragraph 103.05 B., requires that DGS report on the potential uses for the SEVTC property as part of the plan to rebuild and resize SEVTC.

On April 15, 2009, DGS received an unsolicited Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) proposal to rebuild and resize SEVTC. DGS advertised receipt of the unsolicited proposal (May 15, 2009) which provided the construction developer community an opportunity to submit competing unsolicited proposals. One competing proposal was received on July 17, 2009, for a total of two developer unsolicited proposals competing for the SEVTC scope of work. Both unsolicited proposals have been reviewed pursuant to the PPEA Conceptual Stage model procedures. On September 15, 2009, both unsolicited proposals were selected to move the Detailed Stage of the PPEA process.

Developers that submitted unsolicited proposals visited the SEVTC site and one example of an Intermediate Care Facility - MR in Virginia Beach on October 7 & 8, 2009. Site visits were held to provide developers a better understanding of existing SEVTC facilities and client programs that will need to be supported in newly constructed facilities. This information will be used by developers as they prepare their SEVTC detailed proposal addressing facility design and location, and infrastructure support concept. Detailed proposals are due to DGS from developers on November 2, 2009.

DGS and DBHDS are working towards completing the Detailed Stage review in December 2009, enabling an interim agreement to be negotiated and prepared for execution in January 2010. A preliminary scope of work is scheduled to be completed under a resulting interim agreement by February 2010, and a final comprehensive agreement is targeted for execution no later than the end of May 2010.

3. Uses of SEVTC Property:

When the SEVTC PPEA process currently underway as described in paragraph 2. of this report, results in a comprehensive agreement for rebuilding and resizing SEVTC, the resulting comprehensive agreement will include information on how the SEVTC property will be used. Not until a comprehensive agreement is executed can definitive uses for the property be reported.

Current thinking for the uses of the SEVTC property includes:

- Maintaining current administrative offices and other infrastructure facilities where they currently stand on the SEVTC campus.
- Construction new Intermediate Care Facilities (ICF) to support 75 SEVTC clients.
- Sell property not needed to support ICF, administrative offices and infrastructure facilities that is declared surplus by DBHDS and as agreed upon by DGS. A value cannot be placed on the property that may be declared surplus as of the writing of this report because definitive subdivision lines identifying the surplus property have not been determined.

DGS will provide an update to this report as details on the use of the SEVTC property are finalized.