



COMMONWEALTH of VIRGINIA

ALISON G. LAND, FACHE
COMMISSIONER

DEPARTMENT OF
BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES

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Thursday, December 3, 2020

The Honorable Janet D. Howell, Chair
Senate Finance Committee
14th Floor, Pocahontas Building
900 East Main Street
Richmond, VA 23219

Dear Senator Howell:

Item 320.DD of the 2020 Appropriations Act directs the Department of Behavioral Health and Developmental Services (DBHDS), in conjunction with several other state agencies and stakeholders, to inventory vacant and surplus properties and develop a plan for disposition of those properties. The language states:

The Department of Behavioral Health and Developmental Services, in collaboration with the Department of General Services, shall establish a workgroup to inventory the department's vacant and surplus properties and buildings and develop a plan for the potential disposition of those properties. The plan shall include various cost options for the demolition of buildings, environmental remediation, options to fund bond defeasance costs, or other costs necessary to prepare the property to be sold or utilized for a different purpose. The workgroup shall initially focus on the Central Virginia Training Center in Madison Heights, vacant buildings at the Southwestern Virginia Mental Health Institute in Marion, and the previous Southern Virginia Training Center in Petersburg. The department shall submit the plan by November 15, 2020 to the Chairs of the House Appropriations and Senate Finance and Appropriations Committees

In accordance with these items, please find enclosed the combined report for 320.DD of the 2020 Appropriations. Staff are available should you wish to discuss this request.

Sincerely,

A handwritten signature in cursive script that reads "Alison Land".

Alison G. Land, FACHE
Commissioner, Department of Behavioral Health & Developmental Services

CC:

Vanessa Walker Harris, MD

Susan Massart

Mike Tweedy



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The Honorable Luke E. Torian, Chair
House Appropriations Committee
13th Floor, Pocahontas Building
900 East Main Street
Richmond, VA 23219

Dear Delegate Torian:

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Report on Item 320.DD of the 2020 Appropriations Act

Plan for Disposition of Vacant and Surplus Properties

To the Chairs of the Senate Finance and House Appropriations Committees

Thursday, December 3, 2020

Preface

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Executive Summary

Item 320.DD of the 2020 Appropriations Act directs the Department of Behavioral Health and Developmental Services (DBHDS), in conjunction with several other state agencies and stakeholders, to inventory vacant and surplus properties and develop a plan for disposition of those properties. A workgroup, comprised of representatives from DBHDS and Department of General Services (DGS) and Bureau of Real Estate Services (BRES), was formed and reviewed the DBHDS property holdings throughout the Commonwealth. Working within the framework of the future of behavioral health support delivery, the Department's vacant and surplus properties and buildings were inventoried, as well as those that are underutilized and have potential for replacement. A plan was developed for the potential disposition of these properties.

This work is a continuation of an ongoing process that was started approximately 20 years ago. Within that time, DBHDS has sold or has a sale pending, on approximately 35 percent of the property it held in the year 2000, reducing its footprint from approximately 3,000 acres to about 1,950 acres. An additional 575 acres have been declared surplus and are being prepared for disposition. This report provides a summary of the Department's vacant and surplus properties and plans for disposition. DBHDS will continue to evaluate its facilities and work with BRES to identify and surplus properties no longer needed to support the Agency's mission.

Introduction

Beginning nearly 20 years ago, the Department of Behavioral Health and Developmental Services (DBHDS) began moving towards a more community-based system of care, reducing the need for large institutional campuses with multiple buildings and distributed utilities. Working with the Department of General Services (DGS) and Bureau of Real Estate Services (BRES), DBHDS has begun the process of identifying and disposing of underutilized property.

Progress made in reducing the Agency footprint include:

- Western State Hospital – In 2010, DBHDS negotiated a land swap with the City of Staunton, exchanging the approximately 275 acre site for an adjacent 66.5 acre site and \$15M, a net reduction of approximately 208 acres.
- Southeastern Virginia Training Center – In 2013, DBHDS sold approximately 75 acres in Chesapeake, Virginia for approximately \$7.5 M. DBHDS retained approximately 21 acres for the continued operation of the department’s only remaining Training Center.
- Eastern State Hospital – In 2015, DBHDS sold approximately 4 acres to the Department of Motor Vehicles.
- Southside Virginia Training Center – In 2016, DBHDS sold approximately 66 acres of property to Dominion Power for approximately \$1.4 M.
- Northern Virginia Training Center – In 2017, DBHDS sold approximately 85 acres in Fairfax, Virginia for \$30 Million and in 2019 additional consideration of \$16,516,187.69 was received.

Properties with no surplus opportunities

- Northern Virginia Mental Health Institute (NVMHI) - The site totals approximately 10 acres of land and has no surplus property.
- Commonwealth Center for Children & Adolescents (CCCA) - The site totals approximately 16 acres of land and has no surplus property.
- Southern Virginia Mental Health Institute (SVMHI) - The site totals approximately 10 acres of land and has no surplus property.
- Western State Hospital (WSH) - The site totals approximately 66.5 acres of land and has no surplus property.
- Virginia Center for Behavioral Rehabilitation (VCBR) - The site is shared with Piedmont Geriatric Hospital. Identified surplus is listed under PGH.

- Southeastern Virginia Training Center (SEVTC) - The site totals approximately 21 acres of land and has no surplus property.

Workgroup Description

This report was prepared by a team comprised of representatives from DBHDS and DGS/Bureau of Real Estate Services:

- Angela Harvell, Deputy Commissioner for Facility Services
- Office of A&E Services:
 - Margaret Jones, Director
 - Ron Davia, Capital Program Manager
- DGS/Bureau of Real Estate Services
 - Holly Law Eve, Director of Real Estate and Facilities Management
 - Hugh Hubinger, Senior Transaction Manager

Additional input was received from Bradley Jones, Department of Treasury and Charles Law, Ph.D., COO of Catawba Hospital.

This workgroup reviewed all of the DBHDS properties, and met regularly to discuss the current status and future disposition of the same. Additional discussions were held on the issues related to property disposition.

Surplus Property

The Agency has continued to identify surplus buildings and property throughout the system. Future physical plant needs of the facility are evaluated using information from building assessments, land use plans, and discussions on the future of behavioral health service delivery. Buildings that are no longer needed for service delivery are targeted for closure. Buildings that are needed for service delivery but that have outlived their useful life and that would require extensive renovation are targeted for replacement. The following chart identifies additional opportunities for reducing the DBHDS footprint.

Facility	Number of Vacant Buildings	Total Vacant Square Footage	Estimated Demolition Costs*	Underutilized Property for Surplus	Remarks
CVTC - Central Virginia Training Center (Madison Heights)	85	914,343 SF	\$20,115,546	340 Acres	Full site available. Property being sold “as-is”, including vacant buildings.
SWVMHI - Southwestern Virginia Mental Health Institute (Marion)	5	98,610 SF	\$2,169,420	10 Acres	Under review as to demolition or surplus.

DBHDS Petersburg Campus SVTC – Southside VA Training Center and CSH – Central State Hospital	38	277,125 SF	\$6,069,750	TBD After CSH replacement	235 acres of surplus SVTC property has been identified. Additional buildings and acreage to become available upon replacement of CSH.
ESH - Eastern State Hospital (Williamsburg)	13	335,238 SF	\$7,375,236	444 Acres	Several sales are in progress. Property being sold “as-is”, including vacant buildings.
SWVTC – Southwestern Virginia Training Center (Hillsville)	22	175,967 SF	\$3,871,274	95 Acres	Sale of site in progress. Property being sold “as-is”, including vacant buildings.
CH – Catawba Hospital (Catawba)	5	23,290 SF	\$512,380	200 Acres	Surplus property is separate from vacant buildings.
PGH - Piedmont Geriatric Hospital (Burkeville)	1	2,178 SF	\$47,916	4 Acres	Surplus property includes one vacant building.

*Note: The estimated demolition costs are calculated using \$22/sf. (Does not include removal of hazardous materials.)

Each site has comparable challenges when it comes to disposing of surplus property: the buildings are of such an age that it can be expected that they contain lead-based paint and asbestos. Even when asbestos has been abated, it can typically still be found within the walls of a building on plumbing pipe, as insulation or a packing material, and in various tile and waterproofing mastics. Each of these facilities also have bonds against them. Maintenance reserve and capital funding has been supported through the sale of bonds for approximately 15 to 18 years. As a result, a calculation of the bond debt on each may be required prior to the sale of the property.

Building Demolition: The estimated costs for demolition do not include abatement of hazardous materials. At this time DBHDS does *not* have plans to fund building demolition on the surplus properties. It is the intention of DBHDS to sell the buildings and properties as-is. Capital bonds cannot be used for stand-alone building demolition, and DBHDS uses all available general and special funds for the support of service delivery and the provision of services.

Bonds: When a facility or portion of a facility is identified as surplus to an agency, an important aspect of the process is to determine whether there are any bonds outstanding. DBHDS has determined which bond requisitions were used to finance improvements at the Southwestern Virginia Training Center and is in the process of determining which bond requisitions were used to finance which improvements at two additional facilities: Central Virginia Training Center and

Southside Virginia Training Center. Following completion of requisition analyses by DBHDS, Treasury will use the data to determine the amount of bonds outstanding. A detailed explanation of the process is included as Attachment A. As of the date of this report, the total amount of outstanding bonds are as follows:

- CVTC - Approximately \$22 million (Based on DBHDS' 2018 Requisition Analysis - any additional requisitions paid since that analysis will cause this amount to increase).
- SWVMHI - Buildings on this property to be surplus or demolished do not have bonds outstanding.
- SVTC - Approximately \$436 thousand (Based on DBHDS' 2017 Requisition Analysis of North Campus - any additional requisitions paid since that analysis and any increase to the area being analyzed will cause this amount to increase).
- ESH - Buildings on this property to be surplus will not be subject to bond defeasance. There has been a significant amount of bond funding at this facility in the last 20 years. However the portion of the facility to be surplus had a miniscule amount of bond funding against it, so no bond defeasance will be required.
- SWVTC - Approximately \$3.4 million.
- CH – Buildings on this property to be surplus will not be subject to bond defeasance.
- PGH – Buildings on this property to be surplus will not be subject to bond defeasance.

Surplus Disposition Process: The information in Attachment B has been provided by the Department of Real Estate and Facility Management, Bureau of Real Estate Services. It describes the process for the disposition of surplus property. Once the outstanding bond data has been approved by Treasury, subdivision completed if entire site not being sold, environmental concerns addressed, utility reconfigurations identified, and any historic or natural resources identified, it will take a little over six (6) months to have the property listed by a broker primarily due to the 180-day review period of the locality and the Economic Development Authority (EDA).

Facilities with Surplus Opportunities

Central Virginia Training Center (CVTC)

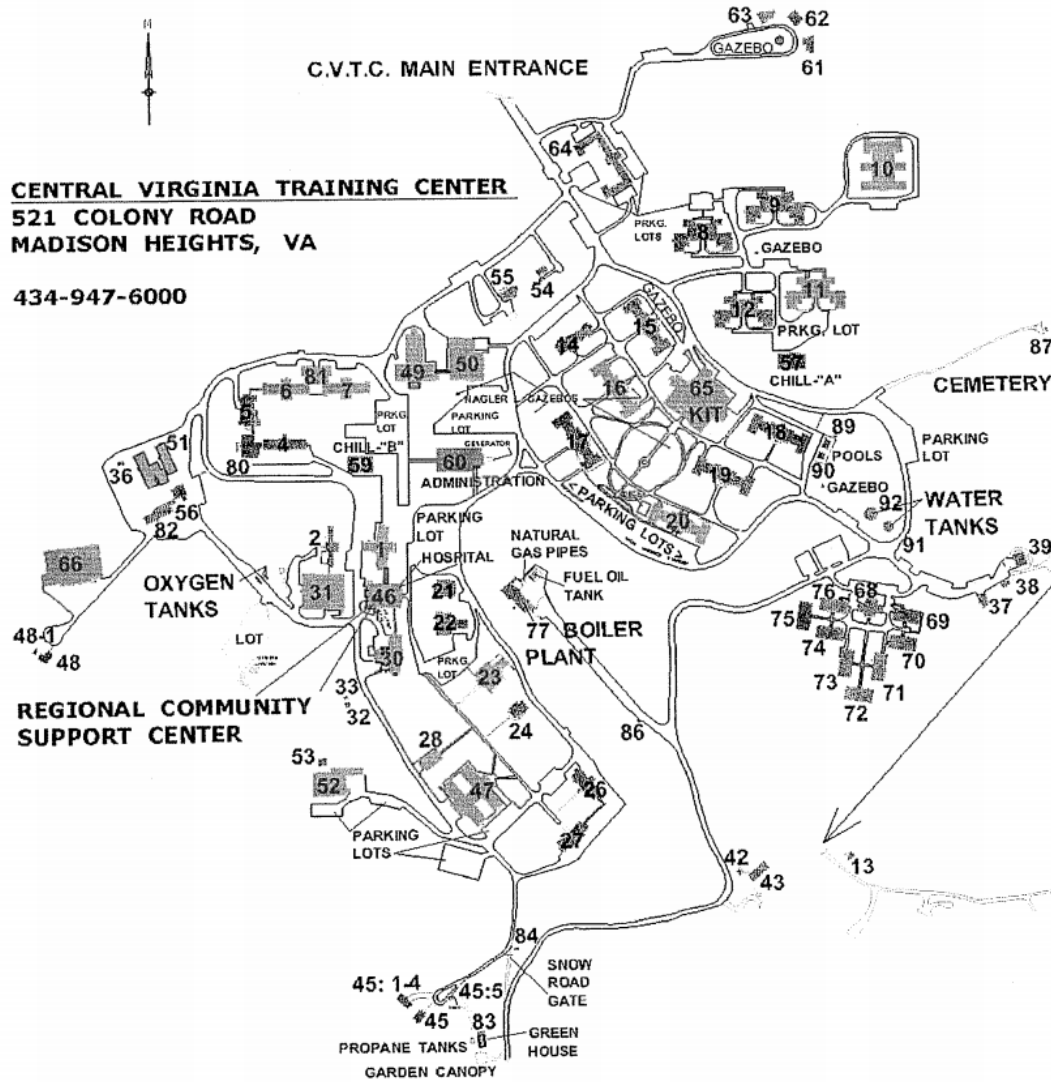
The CVTC property includes a total of 914,343 sf of buildings on 340 acres. The facility will close in December, 2020 leaving all land and buildings available as surplus.

The “Lower Rapidan” portion of the facility includes five (5) buildings, totaling 79,372 square feet. These five buildings have been recently renovated and are the most likely to be used without extensive renovation.

In 2019, CVTC was successfully enrolled into the DEQ Voluntary Remediation Program (VRP). The areas of concern to be remediated under the VRP included the old landfill, pesticide storage areas, and scrap yards. VRP Certification approval is anticipated in 2021.

The property includes two cemeteries of approximately 10 acres that the facility maintains. Figure 1 shows a map of the property.

Figure 1: Map of CVTC Property



CENTRAL VIRGINIA TRAINING CENTER
 521 COLONY ROAD
 MADISON HEIGHTS, VA
 434-947-6000

Estimated Costs for Closure and Disposition of the Property have been identified as follows:

Description	Units	Cost	Remarks
Building Demolition	914,343 SF	\$ 20,115,500	
New water line extension	1,300 Linear Feet		Shared cost with Amherst County (total estimated cost \$206,000)—Serves CVTC and adjacent community
Close/remove Underground Storage Tanks (UST's)	5 Tanks	\$ 43,000	4 each 1,000 gallon UST's and 1 each 8,000 gal UST

New VDOT right-of-way	\$15,000	
Boundary Survey	\$43,200	
Landfill Survey and Deed Restriction	\$20,200	
Property Appraisals	\$7,500	Range of \$5,000 to \$10,000
Identified Costs	\$20,244,400	Cost w/o Building Demo: \$128,900

Additional identified costs, estimates pending, include the following:

- Bond Defeasement: DBHDS is working with Treasury to determine how best to defease the outstanding bonds.
- Survey costs for Lower Rapidan and two cemeteries
- Title work for survey
- Water line easement

Operating expenses until the disposal of the property:

- Property Management
 - \$10,000/month
 - \$120,000/year
- Maintenance Labor Reimbursement
 - \$12,640/month
 - \$151,650/year
- The estimated budget for utilities, maintenance, fees, security, snow removal, etc. is being determined.

Plan for Disposition/Recommendations

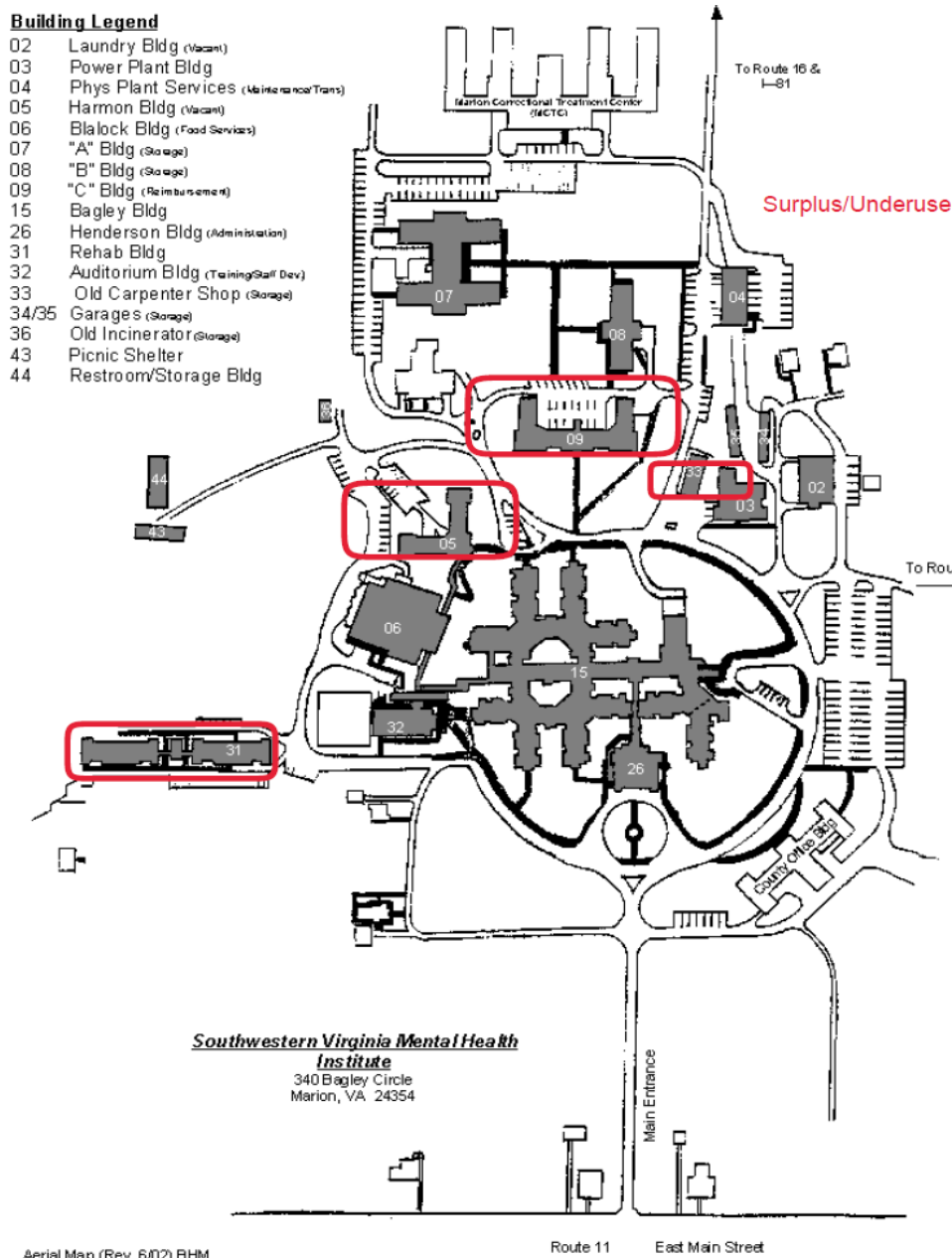
- Representatives from DBHDS and BRES are participating in the Lynchburg Regional Business Alliance Target Advisory Group (TAG). The TAG group is working with local, regional and state stakeholders to guide redevelopment plans for the CVTC property.
- Closing Schedule - DBHDS is working on the disposition of surplus property, securing the vacant buildings, and removing the archived records. DBHDS anticipates completing these tasks by the first quarter of 2021.
- Continue with environmental remediation, with the goal of achieving VRP Certification. Move forward with planned removal of underground fuel storage tanks.

Southwestern Virginia Mental Health Institute (SWVMHI)

The SWVMHI property includes a total of 98,610 square feet of vacant buildings scattered throughout the 110 acre site. Ownership of buildings 6 and 7 as well as three small residential building have been transferred to DOC over the past 10 or more years. Additional property transfers are complete or in progress to Smyth County (Morison Building – Bldg. #1) and the Mount Rogers Community Services Board (approximately 7 acres of land).

The facility property includes a cemetery of approximately 3 acres that the facility maintains. Figure 2 shows a map of the property.

Figure 2: Map of SWVMHI Property



Costs associated with demolition or sale of vacant buildings:

- Demolition of all 98,610 square feet of existing vacant buildings at \$22/sf = \$2,169,420
- DBHDS is working with Treasury to determine how best to defease the outstanding bonds.
- Building 5 has a small underground storage tank that was closed and would be removed with the building demolition. All buildings recommended for demolition have asbestos and lead based paint.
- The estimated cost for the boundary survey and subdivision plat is \$50,000.
- The estimated cost for the easement relocation surveys is \$15,000
- The estimated cost for the appraisal(s) is \$5,000 -\$20,000.
- Surplus costs yet to be determined: property management, utilities, maintenance, hazardous abatement, and security.

Plan for Disposition/Recommendations

- Morison Building is currently leased for \$1.00 through 12/31/20, but is being transferred to Smyth County. BRES is proceeding with an access agreement and steam and water easements. Reviewing with the OAG this week.
- A 7.0 +/- acres portion of the property to be transferred to Mount Rogers Community Service Board. Deed has been approved pending DBHDS execution.
- Buildings 5, 9, 31 and 33 are underutilized and can be considered for surplus or demolition. DBHDS will work with BRES to identify feasibility of sale or lease.

Petersburg Campus - comprised of Central State Hospital (CSH) and Southside Virginia Training Center (SVTC)

The site of the DBHDS Petersburg campus – comprised of Central State Hospital, Hiram W. Davis Medical Center, and the now-closed Southside Virginia Training Center – contains approximately 584 acres, two cemeteries, and one Civil War battle site. There are currently 38 vacant buildings on the site, some from the closure of SVTC, and others that are no longer needed for the provision of services. A replacement facility for Central State Hospital is being designed, with construction scheduled to complete in 2024. Figure 3 shows a map of the Petersburg Campus property.

- Additional property is expected to be declared surplus after construction of the replacement facility for Central State Hospital.
- Currently 3 parcels have been identified to Real Estate Services for surplus: Parcel 2 with approximately 79 acres, Parcel 3 with approximately 71 acres, and Parcel 4 with approximately 85 acres.
- Approximately 66 acres of the SVTC property (North Campus) has been sold to Dominion Power for approximately \$1.4 M.
- DGS is managing the design and construction of the new CSH hospital. They are also working with VDOT to establish a new right-of-way. Central State Hospital will have

vacant buildings and additional surplus property available after the replacement hospital is completed Fall 2024.

Figure 3: Map of Petersburg Campus



Estimated Costs

- Demolition of all currently identified vacant buildings is estimated to have a value of \$6,069,750.
- DBHDS is working with Treasury to determine how best to defuse the outstanding bonds.
- An Initial Environmental assessment of the site at an estimated cost of \$100,000.
- The estimated cost for the boundary survey and subdivision plat is \$50,000.
- The estimated cost for the appraisal(s) is \$5,000- \$15,000.
- Surplus costs yet to be determined: property management, utilities, maintenance, and security.

Plan for Disposition/Recommendations

- Property is anticipated to be offered for sale.

- Complete surplus property declaration on all under-utilized/surplus property.
- Schedule: Parcels 2, 3 and 4 are currently under consideration for surplus. Further investigation of the cemeteries, outstanding bond obligations and establishing the boundaries for the new hospital. Additional property to be identified for sale after completion of the replacement of the Hospital in fall of 2024. An additional 6 to 9 months will be required to secure and dispose of surplus property within the buildings. BRES process for disposing of the surplus property is anticipated to start in early 2025.

Eastern State Hospital (ESH)

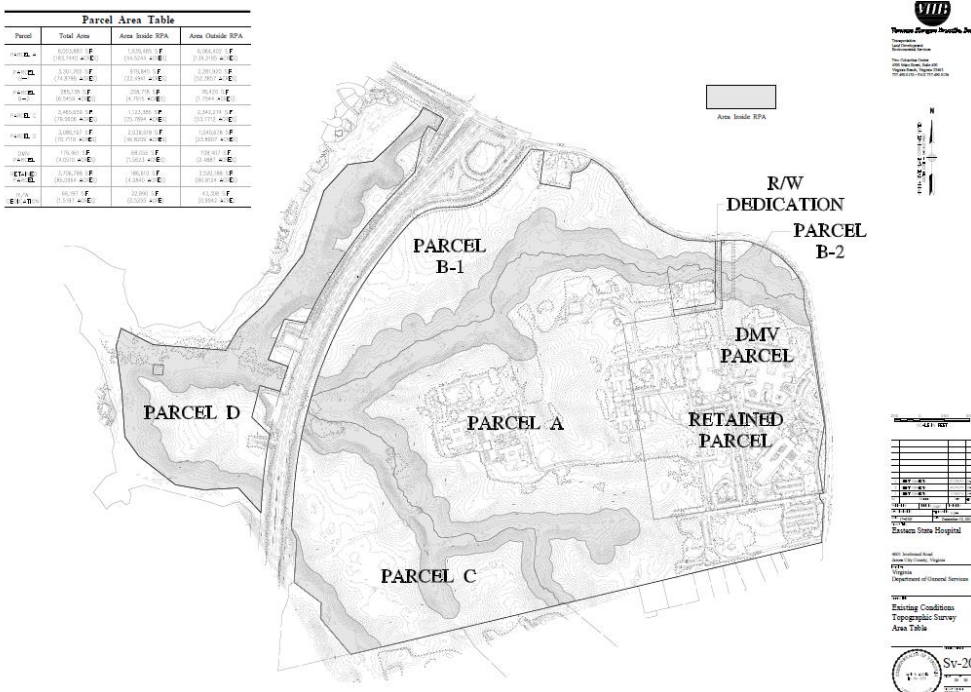
Eastern State Hospital – The site totals approximately 506 acres of land. About 62 acres have been set aside for Eastern State Hospital. Figure 4 shows a map of ESH.

Plan for Disposition/Recommendation

The remaining property has been declared surplus and offered for sale:

- Parcel C is under contract for \$1,800,000.
- BRES is negotiating with another potential purchaser for the remainder of the site.
- BRES is processing the additional 25 acres through the surplus process.
- BRES is working with James City County (JCC) on their master plan. Both purchasers have made land use submissions.
- BRES is working with JCC regarding the placement of Old Town Medical and Colonial Behavioral Health and Hope Village on the site.
- BRES is proceeding with the Subdivision Plat of Parcel C.

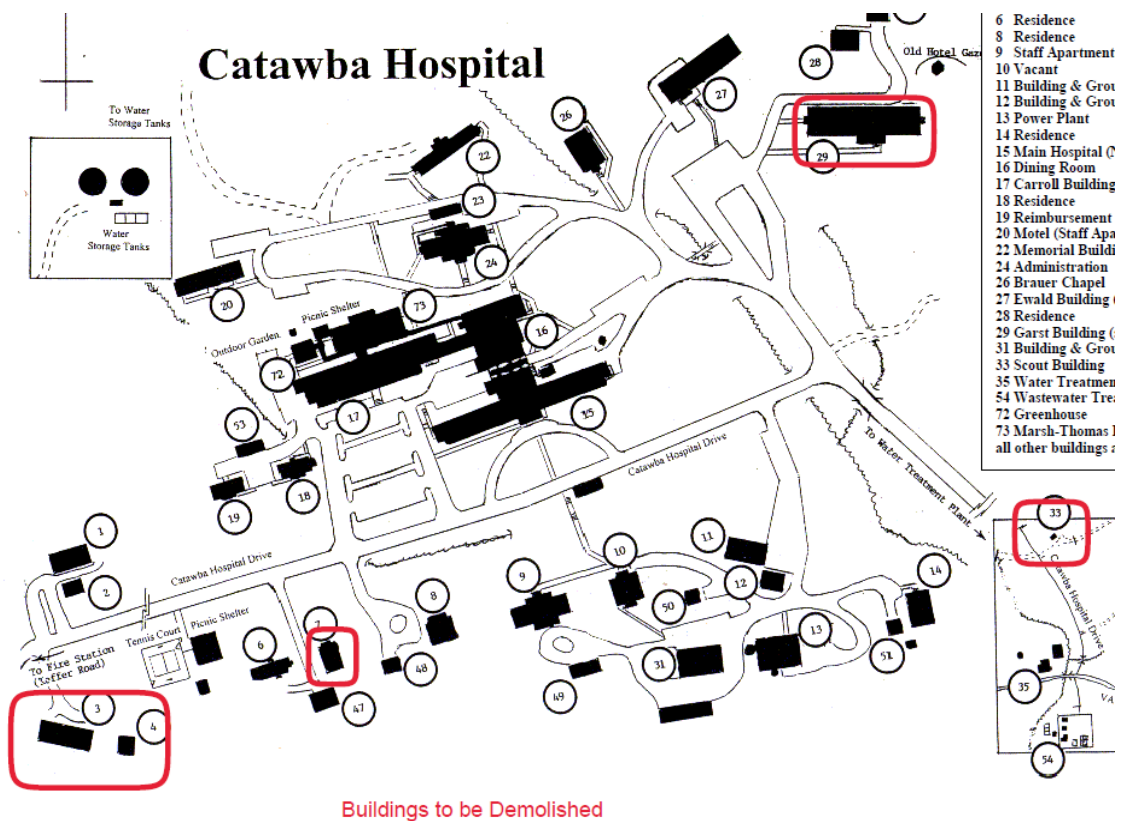
Figure 4: Map of ESH Property



Catawba Hospital (CH)

Catawba - The site totals approximately 670 acres of land with potential surplus property. The facility has 36 buildings totaling 289,434 square feet. Demolition permits are in process for Building 3 and 4. DBHDS is proceeding with the demolition of these two buildings to remove unsafe conditions while the facility is in operation. Buildings 7, 29, and 33 should also be considered for demolition. DBHDS has not recommended that the property become surplus at this time. Figure 5 shows a map of the Catawba Hospital property.

Figure 5: Map of Catawba Property



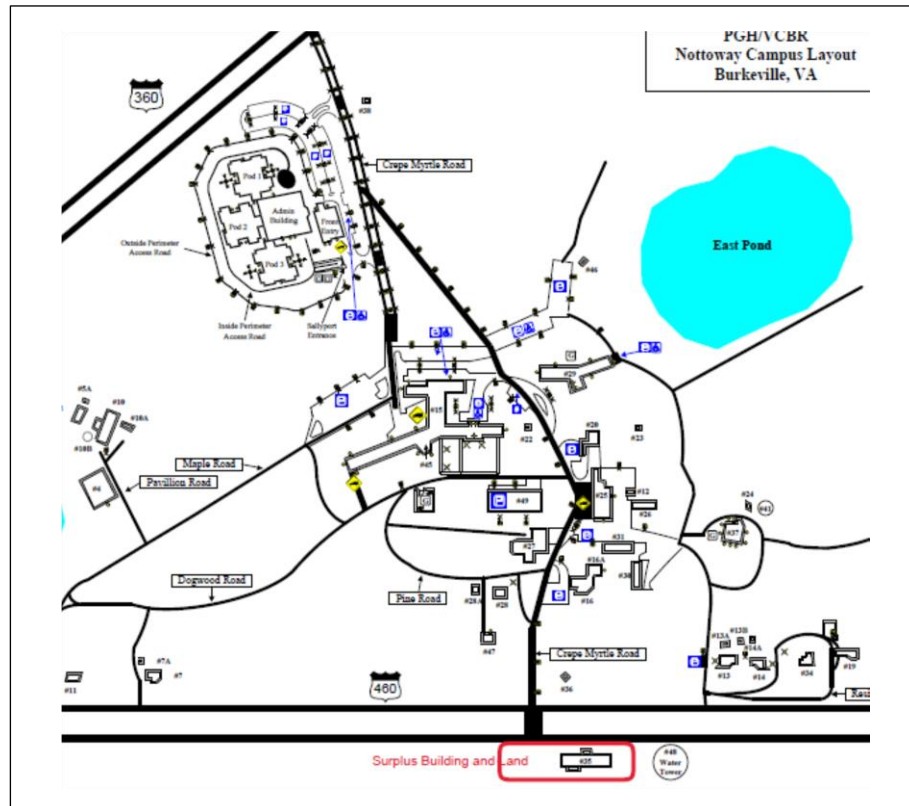
Plan for Disposition/Recommendations

- DBHDS to review the facility master plan, identify surplus land, and work with the Bureau of Real Estate Services to determine the marketability of any surplus property.

Piedmont Geriatric Hospital (PGH)

Piedmont Geriatric Hospital - The site totals approximately 125 acres of land and is shared by the Virginia Center for Behavioral Rehabilitation (VCBR) on the North. The surrounding farmland is owned and farmed by DOC's Nottoway Correction Center, located just south of Route 460. Once the current VCBR expansion is complete, the north side of the site will be built out, surrounded by wet land. The property has one vacant building (Building 35) that is available for surplus. It is an approximately 2,200 square foot residence, located on South side of Route 460, and includes roughly 4 acres of property that will need to be subdivided. Figure 6 shows a map of PGH.

Figure 6: Map of PGH Property



Plan for Disposition/Recommendations

- DBHDS to work with BRES to determine the marketability of any surplus property.
- Marketable property to be declared surplus, surveyed and a separate plat drawn up to allow property to be sold.

Conclusion

Within the last 20 years, DBHDS has sold or has a sale pending, on approximately 35 percent of the property it held in the year 2000, reducing its footprint from approximately 3,000 acres to about 1,950 acres. An additional 575 acres have been declared surplus and are being prepared for

disposition. DBHDS will continue to evaluate its facilities and work with BRES to identify and surplus properties no longer needed to support the Agency's mission.

Appendices

Appendix A: Bond Defeasance Options

Background Information

As various Department of Behavioral Health and Developmental Services (DBHDS) facilities are closed and converted to surplus status, it is important to consider any bond financing implications. The majority of concerns relate to outstanding Virginia Public Building Authority (VPBA) bonds used to finance projects at the facilities. Over the life of a facility, it is possible VPBA bonds were used to fund not only an original acquisition or construction of the facility, a renovation or expansion, but also agency-wide projects such as replacement of roofs, addressing life-safety issues, or addressing Capital Maintenance Reserve issues with expenses stretching across multiple facilities. As facilities are closed, the funding for each facility should individually be evaluated to determine whether any bond concerns exist.

It should be noted that the VPBA does not issue bonds to fund a single project; rather, bonds are issued to fund a pool of projects that could span nearly 30 agencies and hundreds of projects. Projects are reimbursed on a cash flow need basis as requisitions are provided to the Department of the Treasury (Treasury). Most of the VPBA bonds are tax-exempt and are issued on a level debt service basis with a 20-year maturity and a 10-year par call. This means a portion of principal is paid each year with the final amount of principal not being paid until 20 years from issuance. Further, the bonds cannot be called for redemption prior to 10 years from the date of issuance. Should an event requiring defeasance occur before the 10-year call date, an escrow fund would have to be funded through either cash, taxable debt, and/or a purchase of certain permitted securities that will provide for the future payment of interest on the bonds to be redeemed plus the principal to be redeemed once the call or maturity date is reached.

Change in Use and Surplus Considerations

Given the general structure of VPBA bonds, as facilities are determined to be closed and declared surplus, a thorough review by DBHDS of each facility to determine which requisitions, or portions thereof, were used to finance the facility is required. Following completion of a requisition analysis by DBHDS, Treasury will use such data to determine which bond series are related to the facility and whether there is an amount of bonds outstanding. Should an amount remain outstanding at the time of the transfer from DBHDS and the change in use, the Department of General Services (DGS) would be required to work with Treasury staff and VPBA's bond counsel to determine whether a tax remediation action should be undertaken.

Tax Remediation Options and Change in Use Considerations

Should a change in use of a bond financed facility occur, the Internal Revenue Service (IRS) sets forth several allowable remedial actions through IRS Regulations §1.141-12.

1.) Transfer of the Facility to a State or Local Governmental Entity:

The transfer of the facility to a state or local governmental entity is a permitted option as long as such entity will use the facility in a qualified manner that is considered to be for a tax-exempt purpose. Should the manner not be considered tax-exempt, the Commonwealth risks having to potentially produce cash funds to defease all of the outstanding bonds related to the facility. It is

also important to note that a tax-exempt 501(c)3 entity is non-governmental in nature and hence would not be a proper transferee of the facility without certain additional considerations that would need to be reviewed by bond counsel.

2.) Short-Term Leases, Service Contracts and Management Agreements:

Similar to transfers, certain use arrangements are allowed by the IRS, but these are strict and should follow prescribed safe harbors for such use arrangements. Should a transaction be entered into that does not fit the guidelines, the Commonwealth again risks having to produce cash funds to defease all of the outstanding bonds related to the facility. It is Treasury's recommendation that if any short-term leases, service contracts or management agreements are to be considered, that VPBA be contacted at an early stage to coordinate a review in consultation with bond counsel.

3.) Sale of the Facility:

Sale of the facility is permitted by the IRS remediation rules, but also upon certain specified conditions, such as that the sale price is in an amount at least equal to fair market value (and for only cash consideration and not additional services) and that the sale is an arms-length transaction. If such conditions are not met, the Commonwealth would be unable to successfully remediate the outstanding bonds. However, assuming the sale conditions are met and should a property be sold for significantly more than the remaining amount of the outstanding bonds, Treasury would likely undertake a bond defeasance by using the required portion of the sale proceeds to purchase escrow securities to pay the future principal and interest of the bonds being defeased. Any proceeds remaining after the bond defeasance had occurred could then be allocated to equity or other sources of funds (other than tax-exempt bonds) previously invested in such facility. In the case of DBHDS properties, the remaining sale proceeds would be deposited into the Behavioral Health Trust Fund in accordance with Paragraph C.1 of Item 319 of the 2020 Appropriation Act rather than following the traditional method outlined in § 2.2-1156 of the Code of Virginia.

In the event fair market value (and corresponding purchase price) is less than the bonds outstanding, Treasury is left with two options. Treasury may use all of the sale proceeds to defease as many of the bonds outstanding as possible, or Treasury may recycle the sale proceeds to fund another authorized VPBA project(s) thereby reducing future bond funding needs.

Under these circumstances, Treasury would generally recommend the use of the alternate project approach given this method eliminates the significant administration costs associated with defeasance (Bond Counsel, Financial Advisor, Verification Agent, Trustee and Escrow Agent, which could amount to \$100,000 depending on the complexity). With the alternate project approach, debt service can be viewed as essentially allocated to the alternate project; however, the Commonwealth must continue to pay all originally scheduled debt service on the underlying bonds.

In the event a partial defeasance is undertaken, sale proceeds would be used to defease as many of the bonds as possible, although a portion will go to administration expenses and a larger portion will go to future interest costs thereby reducing the principal that can actually be defeased. The Commonwealth will still continue debt service payments on the disposed asset, albeit reduced for the amount of debt that was partially defeased.

While both methods require the Commonwealth to continue to pay some amount of debt service, compliance with the IRS remediation rules means that the property is free to be used to its highest and best value without the Commonwealth having to produce initial upfront funds sufficient to fully defease the bonds.

Current Defeasance Costs and Options

The first step to determining an estimate of defeasance costs requires a facility analysis by DBHDS relating to any requisitions used to finance projects at the site. Using the requisition data, Treasury is able to estimate the amount of bonds outstanding and identify the related bond series. While estimates of bond defeasance can be performed on any site, a detailed estimate involving bond counsel and a financial advisor may cost approximately \$10,000 per site depending on the amount of bonds and complexity of the defeasance. Unfortunately, a bond defeasance cost estimate has a limited shelf life. As a property awaits a sale, principal continues to be paid and less time exists between the sale date and the bond call date, which generally should reduce the cost of fully defeasing a property. However, as interest rates change, so does the cost of funding a sufficient escrow portfolio.

In general, given the flexibility provided by the IRS for remediation options (full defeasance, partial defeasance or alternate use of all sale proceeds), Treasury recommends DBHDS conduct an analysis of the requisitions used to finance the facility and work with Treasury to determine the amount of currently outstanding bonds. Given the ultimate ownership and change in use of facilities is unknown, and that another state agency or governmental entity might be the ultimate beneficiary, Treasury would not recommend using limited general fund dollars to proactively try to defease bonds. If bonds were immediately callable at 100 percent of their principal amount, this recommendation might be different. However, given the general structure of bonds, an advance defeasance before facts are known would not be recommended. Rather, Treasury would recommend that as a property is being prepared for listing, Treasury consider the amount of outstanding bonds and analyze with DGS the best remediation method at the time of the actual sale.

Appendix B: Process for Distribution of Surplus Property

Activity	Duration	Responsible Party	Comments
Determine Outstanding Bonds	TBD	DBHDS	Duration is depending on available data for TRS to review.
Subdivide Property per TRS Guidance by Survey	60 – 90 days	DREFM/TRS	The duration is based on a surveyor's bid
Notice of Underutilized Property	7 days	DBHDS	DBHDS need to attach the subdivision survey to the notice, to identify the property being surplus.
Determine if another state agency has a need	7 – 14 days	DREFM	DREFM is fairly aware of agencies current needs and this would be a follow up to determine interest.
Prepare DHR Package	30 days	DREFM	This schedule depends on the number of buildings that need to be documented.
Order Appraisal	7 days	DREFM	This would be to bid the appraisal and engage appraiser.
Send letters to locality and EDA	7 days	DREFM	Preparation of letter and signatures.
Obtain DHR review	90 days	DHR	The historically significant DBHDS properties typically require a longer DHR review process.
Prepare Natural Heritage Review of Surplus Property	1 day	DREFM	DCR Database is utilized to generate a report.
Prepare Letter to SONR	1 day	DREFM	Letter contains property information and DCR review. DHR send their comments directly to SONR.
Obtain SONR response memo	21 days	SONR	SONR response to any natural resource or historical resource concerns.

Obtain response from locality or EDA	180 days	Locality/EDA	This is per the code for the time period. An earlier response is encouraged in the letter, but if no response we need to wait the period.
If locality/EDA is prepared to purchase property for FMV	90 days	DREFM	This assumes a due diligence period and deed preparation.
If locality/EDA not interested and 180 days past then obtain SOA authorization to sell	7 days	DREFM	Letter sent to SOA for authorization to sell
Obtain SOA approval	7 days	SOA	
List property with Commonwealth Broker	21 days	Broker	Broker will prepare an Opinion of Value, inspect site prepare listing agreement and marketing materials
Property listed with Broker	TBD	Broker	This could be one week or a number of years.
Prospective Purchaser identified	Up to one year	DREFM / Broker	Negotiate Contract
Under contract	Up to a few years	DREFM	Typical contract is 60 days due diligence and 30 days to close. However, purchaser may have a Comprehensive plan and Zoning contingency with additional extensions. Purchaser could terminate during these periods then relist with Broker.
Closing	30 days after all contingencies satisfied	DREFM/OA G	

- DBHDS Department of Behavioral Health and Developmental Services
- DREFM Division of Real Estate and Facilities Management
- TRS Department of the Treasury
- DHR Department of Historic Resources
- EDA Economic Development Authority
- SONR Secretary of Natural Resources

SOA Secretary of Administration
AOG Office of the Attorney General

Appendix C: DBHDS Facilities

Facility	Building. No.	Date Built	Area	Status	Area in use
CENTRAL STATE HOSPITAL					
CSH(SVTC)	6	1974	8,384	Unoccupied	0
CSH	7	1929	29,883	Unoccupied	0
CSH	8	1929	29,923	Unoccupied	0
CSH	11	1910	7,431	Unoccupied	0
CSH(SVTC)	12	1975	2,985	Unoccupied	0
CSH(SVTC)	13	1975	2,615	Unoccupied	0
CSH(SVTC)	14	1975	2,615	Unoccupied	0
CSH(SVTC)	15	1975	2,615	Unoccupied	0
CSH(SVTC)	16	1975	2,985	Unoccupied	0
CSH(SVTC)	19	1975	3,022	Unoccupied	0
CSH(SVTC)	18	1975	2,615	Unoccupied	0
CSH(SVTC)	19	1975	3,022	Unoccupied	0
CSH(SVTC)	20	1975	2,985	Unoccupied	0
CSH(SVTC)	21	1975	3,022	Unoccupied	0
CSH(SVTC)	22	1975	2,615	Unoccupied	0
CSH(SVTC)	23	1975	2,615	Unoccupied	0
CSH(SVTC)	24	1975	3,022	Unoccupied	0
CSH(SVTC)	25	1975	2,615	Unoccupied	0
CSH(SVTC)	26	1975	2,615	Unoccupied	0
CSH(SVTC)	27	1975	3,022	Unoccupied	0
CSH(SVTC)	28	1975	2,985	Unoccupied	0
CSH(SVTC)	29	1975	2,615	Unoccupied	0
CSH(SVTC)	30	1975	2,615	Unoccupied	0
CSH(SVTC)	31	1975	3,022	Unoccupied	0
CSH(SVTC)	32	1975	2,985	Unoccupied	0
CSH(SVTC)	33	1975	2,615	Unoccupied	0

CSH(SVTC)	34	1975	2,615	Unoccupied	0
CSH(SVTC)	35	1975	2,985	Unoccupied	0
CSH(SVTC)	36	1975	3,002	Unoccupied	0
CSH(SVTC)	37	1975	2,615	Unoccupied	0
CSH(SVTC)	38	1975	3,022	Unoccupied	0
CSH	39	1956	124,375	Occupied	124,375
CSH(SVTC)	40	1974	8,820	Unoccupied	0
CSH(SVTC)	41	1974	8,820	Unoccupied	0
CSH	42	1929	110,254	Unoccupied	0
CSH	43	1939	50,630	Occupied	30,630
CSH	46	1851	47,145	Unoccupied	0
CSH	47	1904	4,015	Unoccupied	0
CSH	48	1921	2,095	Unoccupied	0
CSH(SVTC)	49	1918	2,052	Unoccupied	0
CSH(SVTC)	50	1940	7,350	Occupied	7,350
CSH(SVTC)	51	1951	11,208	Occupied	11,208
CSH(SVTC)	52	1952	7,922	Occupied	7,922
CSH(SVTC)	59	1961	4,845	Occupied	4,845
CSH	64	1957	41,230	Unoccupied	0
CSH	65	1962	21,923	Unoccupied	0
CSH	66	1964	28,935	Unoccupied	0
CSH(SVTC)	67	1956	8,538	Occupied	8,538
CSH(SVTC)	68	1957	3,880	Occupied	3,880
CSH(SVTC)	68A	1971	864	Occupied	
CSH(SVTC)	69	1958	2,526	Occupied	2,526
CSH(SVTC)	69A	1956	7,392	Occupied	7,392
CSH(SVTC)	69B	2001	1,680	Occupied	1,680
CSH(SVTC)	78	1952	34,445	Occupied	34,445
CSH(SVTC)	81	1968	29,065	Unoccupied	0
CSH(SVTC)	82	1968	29,065	Unoccupied	0
CSH	93	1967	38,443	Occupied	38,443

CSH	94	1967	38,443	Occupied	38,443
CSH	95	1967	38,443	Occupied	38,443
CSH	96	1967	38,443	Occupied	38,443
CSH	111	1958	22,675	Occupied	22,675
CSH	113	1959	32,871	Occupied	32,871
CSH	114	1962	53,371	Occupied	53,371
CSH(SVTC)	112	1960	56,712	Occupied	56,712
CSH(SVTC)	120	1967	40,391	Occupied	40,391
CSH(SVTC)	121	1960	21,668	Unoccupied	0
CSH(SVTC)	122	1960	21,668	Unoccupied	0
CSH(SVTC)	123	1960	21,668	Unoccupied	0
CSH(SVTC)	124	1960	21,668	Unoccupied	0
CSH(SVTC)	125	1975	41,318	Unoccupied	0
CSH(SVTC)	128	1971	429	Occupied	429
CSH(SVTC)	129	1994	4,250	Unoccupied	4,250
			<u>1,248,451</u>		<u>605,012</u>
CSH NORTH CAMPUS BUILDINGS SOLD TO DOMINION POWER					
CSH(SVTC)	1	1960	49,726	Sold	0
CSH(SVTC)	2	1960	9,852	Sold	0
CSH(SVTC)	3	1960	15,629	Sold	0
CSH(SVTC)	4	1960	15,629	Sold	0
CSH(SVTC)	5	1951	2,863	Sold	0
CSH(SVTC)	9	1960	18,863	Sold	0
CSH(SVTC)	10	1960	15,629	Sold	0
CSH(SVTC)	97	1951	2,863	Sold	0
CSH(SVTC)	98	1951	2,863	Sold	0

CSH(SVTC)	126	1975	1,973	Sold	0
CSH(SVTC)	127	1910	605	Sold	0
CSH(SVTC)	130	2003	864	Sold	0
CSH(SVTC)	131	2005	120	Sold	0
			<u>137,479</u>		<u>0</u>
EASTERN STATE HOSPITAL					
ESH	1	2010	184,000	Occupied	184,000
ESH	2	2008	116,000	Occupied	116,000
ESH	3	1973	18,460	Occupied	18,460
ESH	13	1954	51,817	Occupied	51,817
ESH	16/18	1968	36,848	Occupied	36,848
ESH	17	1954	10,402	Occupied	10,402
ESH	19	1950	13,237	Unoccupied	0
ESH	22	1951	60,834	Unoccupied	0
ESH	24	1958	27,893	Unoccupied	0
ESH	25	1958	28,666	Unoccupied	0
ESH	26	1958	24,893	Unoccupied	0
ESH	27	1951	60,834	Unoccupied	0
ESH	32	1967	36,089	Unoccupied	0
ESH	33	1971	13,846	Unoccupied	0
ESH	34	1967	36,082	Unoccupied	0
ESH	35	1967	4,628	Unoccupied	0
ESH	36	1967	28,279	Unoccupied	0
ESH	D-1	1939	4,304	Unoccupied	0
ESH	D-3	1936	5,928	Unoccupied	0
ESH	D-8	1936	2,962	Unoccupied	0
			<u>766,002</u>		<u>417,527</u>

WSH	1	2013	356,014	Occupied	356,014
			<u>356,014</u>		<u>356,014</u>
CATAWBA HOSPITAL					
CH	1	1954	1,408	Occupied	1,408
CH	2	1965	450	Occupied	450
CH	3	1954	4,529	Unoccupied	0
CH	6	1952	2,172	Occupied	2,172
CH	7	1952	2,172	Unoccupied	0
CH	8	1912	3,264	Occupied	3,264
CH	9	1939	4,463	Occupied	4,463
CH	10	1932	2,044	Unoccupied	0
CH	11	1927	1,536	Occupied	1,536
CH	12	1928	1,260	Occupied	1,260
CH	13	1952	3,520	Occupied	3,520
CH	14	1931	2,924	Occupied	2,924
CH	15	1953	139,374	Occupied	139,374
CH	16	1922	17,730	Occupied	17,730
CH	17	1939	30,175	Occupied	30,175
CH	18	1952	2,172	Occupied	2,172
CH	19	1952	2,172	Occupied	2,172
CH	20	1956	4,032	Occupied	4,032

CH	22	1928	3,688	Occupied	3688
CH	23	1928	1,299	Unoccupied	0
CH	24	1927	6,960	Occupied	6,960
CH	26	1915	2,178	Occupied	2,178
CH	27	1953	13,444	Occupied	13,444
CH	28	1931	1,848	Occupied	1,848
CH	29	1952	14,768	Unoccupied	0
CH	31	1952	4,368	Occupied	4,368
	33	1927	1,110	Occupied	1,110
CH	35A	1931	1,770	Occupied	1,770
CH	47	1952	400	Unoccupied	0
CH	48	1912	250	Unoccupied	0
CH	49	1939	400	Occupied	400
CH	50	1932	200	Occupied	200
CH	51	1931	250	Occupied	250
CH	54	1975	200	Occupied	200
CH	72A	1931	1,600	Occupied	1,600
CH	73	1991	9,304	Occupied	9,304
			<u>287,576</u>		<u>263,972</u>
NORTHERN VIRGINIA MENTAL HEALTH INSTITUTE					
NVMHI	1	1965	60,053	Occupied	60,053
NVMHI	1A	1997	27,680	Occupied	27,680
			<u>87,733</u>		<u>87,733</u>
PIEDMONT GERIATRIC HOSPITAL					

PGH	1	1948	1,002	Unoccupied	0
PGH	4	1958	7,928	Occupied	7,928
PGH	5	1952	1,215	Occupied	1,215
PGH	5A	1952	100	Occupied	100
PGH	7	1952	2,442	Unoccupied	0
PGH	7A	1952	200	Unoccupied	0
PGH	10	1940	4,366	Occupied	4,366
PGH	10A	1951	1,150	Occupied	1,150
PGH	10B	1951	163	Occupied	163
PGH	11	1953	2,475	Occupied	0
PGH	12	1958	319	Unoccupied	0
PGH	13	1952	2,915	Occupied	2,915
PGH	13A	1952	512	Unoccupied	0
PGH	13B	1952	100	Unoccupied	0
PGH	14	1952	2,605	Occupied	2,605
PGH	14A	1952	100	Unoccupied	0
PGH	15E	1939	26,767	Occupied	26,767
PGH	15WN	1951	105,822	Occupied	105,822
PGH	16	1933	6,171	Occupied	6,171
PGH	16A	1943	3,054	Occupied	3,054
PGH	19	1958	3,319	Occupied	3,319
PGH	19A	1958	100	Unoccupied	0
PGH	20	1965	1,764	Occupied	1,764
PGH	24	1954	333	Occupied	333
PGH	22	1918	70	Occupied	70
PGH	25	1924	11,748	Occupied	11,748
PGH	26	1925	2,028	Occupied	2,028
PGH	27	1918	15,583	Occupied	0
PGH	28A	1947	520	Occupied	520
PGH	29	1950	34,855	Occupied	34,855
PGH	30	1944	2,143	Occupied	2,143

PGH	31	1954	3,735	Occupied	3,735
PGH	34	1950	3,222	Occupied	3,222
PGH	35	1944	2,178	Occupied	2,178
PGH	36	1926	144	Occupied	144
PGH	37	1945	4,828	Occupied	4,828
PGH	38	1945	178	Occupied	178
	47	2000	240	Occupied	240
PGH	46	1982	66	Occupied	66
			<u>256,460</u>		<u>233,627</u>
SOUTHERN VIRGINIA MENTAL HEALTH INSTITUTE					
	1	1975	70,000	Occupied	70,000
	1A	1987	1,400	Occupied	1,400
			<u>71,400</u>		<u>71,400</u>
COMMONWEALTH CENTER FOR CHILDREN AND ADOLESCENTS					
CCCA	1	1996	56,800	Occupied	56,800
			<u>56,800</u>		<u>56,800</u>
HIRAM DAVIS MEDICAL CENTER					
HWDMC	1	1974	72,287	Occupied	72,287
			<u>72,287</u>		<u>72,287</u>

VIRGINIA CENTER FOR BEHAVIORAL REHABILITATION					
VCBR	2	2008	27,315	Occupied	27,315
VCBR	1	2008	27,280	Occupied	27,280
VCBR	3	2008	27,280	Occupied	27,280
VCBR	4	2008	44,028	Occupied	44,028
VCBR	5	2008	15,865	Occupied	15,865
			<u>141,768</u>		<u>141,768</u>
CENTRAL VIRGINIA TRAINING CENTER					
CVTC	1	1937	23,328	Unoccupied	0
CVTC	2	1937	8,130	Unoccupied	0
CVTC	4	1940	19,920	Unoccupied	0
CVTC	5	1930	19,365	Unoccupied	0
CVTC	6	1964	19,360	Unoccupied	0
CVTC	7	1964	19,360	Unoccupied	0
CVTC	8	1951	14,550	Unoccupied	0
CVTC	9	1951	15,243	Unoccupied	0
CVTC	10	1955	20,479	Unoccupied	0
CVTC	11	1951	14,550	Unoccupied	0
CVTC	12	1954	14,550	Unoccupied	0
CVTC	13	1949	902	Unoccupied	0
CVTC	14	1954	12,634	Unoccupied	0
CVTC	15	1958	20,006	Unoccupied	0
CVTC	16	1958	20,006	Unoccupied	0
CVTC	17	1958	20,006	Unoccupied	0
CVTC	18	1958	20,006	Unoccupied	0

CVTC	19	1958	20,006	Unoccupied	0
CVTC	20	1958	20,006	Unoccupied	0
CVTC	21	1919	12,500	Unoccupied	0
CVTC	22	1910	21,159	Unoccupied	0
CVTC	23	1913	20,397	Unoccupied	0
CVTC	24	1915	7,470	Unoccupied	0
CVTC	26	1939	21,072	Unoccupied	0
CVTC	27	1933	23,728	Unoccupied	0
CVTC	27A	1932	1,000	Demolished	0
CVTC	28	1923	6,318	Unoccupied	0
CVTC	30	1929	16,780	Occupied	16,780
CVTC	31	1971	36,760	Unoccupied	0
CVTC	32	1963	360	Unoccupied	0
CVTC	33	1949	168	Unoccupied	0
CVTC	34	1951	960	Unoccupied	0
CVTC	35	1951	960	Unoccupied	0
CVTC	36	1986	240	Unoccupied	0
CVTC	37	1936	1,087	Unoccupied	0
CVTC	38	1936	831	Unoccupied	0
CVTC	39	1936	1,010	Unoccupied	0
CVTC	40	1986	1,040	Unoccupied	0
CVTC	40A	1986	200	Unoccupied	0
CVTC	40B	1986	200	Unoccupied	0
CVTC	41	1941	960	Unoccupied	0
CVTC	42	1949	374	Unoccupied	0
CVTC	44	1949	378	Unoccupied	0
CVTC	45	1949	1,710	Unoccupied	0
CVTC	45A	1949	1,456	Unoccupied	0
CVTC	45B	1949	200	Unoccupied	0
CVTC	45C	1949	108	Unoccupied	0
CVTC	45D	1949	490	Unoccupied	0

CVTC	45E	1949	400	Unoccupied	0
CVTC	46	1975	39,183	Unoccupied	0
CVTC	47	1976	67,632	Unoccupied	0
CVTC	48	1949	1,324	Unoccupied	0
CVTC	48A	1949	200	Unoccupied	0
CVTC	49	1950	32,892	Unoccupied	0
CVTC	50	1969	27,676	Occupied	27,676
CVTC	51	1954	19,448	Occupied	19,448
CVTC	52	1953	8,769	Unoccupied	0
CVTC	53	1953	918	Unoccupied	0
CVTC	54	1941	3,144	Unoccupied	0
CVTC	55	1949	5,608	Unoccupied	0
CVTC	55A	1949	200	Unoccupied	0
CVTC	56	1956	1,571	Unoccupied	0
CVTC	57	1960	1,404	Occupied	1,404
CVTC	58	1960	200	Unoccupied	0
CVTC	59	1960	1,404	Occupied	1,404
CVTC	60	1960	14,079	Occupied	14,079
CVTC	61	1960	2,176	Unoccupied	0
CVTC	62	1960	1,920	Unoccupied	0
CVTC	63	1960	2,176	Unoccupied	0
CVTC	64	1951	38,334	Unoccupied	0
CVTC	65	1962	24,268	Unoccupied	0
CVTC	66	1964	25,065	Occupied	25,065
CVTC	68	1967	4,170	Unoccupied	0
CVTC	69	1967	8,730	Unoccupied	0
CVTC	70	1967	8,730	Unoccupied	0
CVTC	71	1967	8,730	Unoccupied	0
CVTC	72	1967	8,730	Unoccupied	0
CVTC	73	1967	8,730	Unoccupied	0
CVTC	74	1967	8,730	Unoccupied	0

CVTC	75	1967	8,730	Unoccupied	0
CVTC	76	1967	8,730	Unoccupied	0
CVTC	77	1930	2,500	Occupied	2,500
CVTC	80	1959	3,192	Unoccupied	0
CVTC	81	1964	4,068	Unoccupied	0
CVTC	82	1930	5,382	Unoccupied	0
CVTC	83	1968	1,277	Unoccupied	0
CVTC	84	-	200	Unoccupied	0
CVTC	85	-	200	Unoccupied	0
CVTC	86	-	200	Occupied	200
CVTC	87	-	200	Unoccupied	0
CVTC	88	-	200	Unoccupied	0
CVTC	89	-	200	Unoccupied	0
CVTC	90	-	200	Unoccupied	0
CVTC	91	-	0	Unoccupied	0
CVTC	92	-	0	Unoccupied	0
CVTC	95	1968	200	Unoccupied	0
			<u>914,343</u>		<u>108,556</u>
SOUTHWEST VIRGINIA TRAINING CENTER TRAINING CENTER					
SWVTC	1	1976	31,782	Unoccupied	0
SWVTC	2	1976	19,218	Unoccupied	0
SWVTC	3	1976	23,997	Unoccupied	0
SWVTC	4	1976	10,369	Unoccupied	0
SWVTC	5A	1976	2,779	Unoccupied	0
SWVTC	5B	1976	2,779	Unoccupied	0
SWVTC	5C	1976	2,779	Unoccupied	0
SWVTC	5D	1976	2,779	Unoccupied	0
SWVTC	6A	1976	2,819	Unoccupied	0

SWVTC	6B	1976	2,819	Unoccupied	0
SWVTC	6C	1976	2,819	Unoccupied	0
SWVTC	6D	1976	2,819	Unoccupied	0
SWVTC	7A	1976	3,297	Unoccupied	0
SWVTC	7B	1976	3,297	Unoccupied	0
SWVTC	7C	1976	3,297	Unoccupied	0
SWVTC	7D	1976	3,297	Unoccupied	0
SWVTC	8A	1976	3,267	Unoccupied	0
SWVTC	8B	1976	3,267	Unoccupied	0
SWVTC	8C	1976	3,267	Unoccupied	0
SWVTC	8D	1976	3,267	Unoccupied	0
SWVTC	9	1976	16,080	Unoccupied	0
SWVTC	10	1976	19,739	Unoccupied	0
SWVTC	11	1976	1,680	Unoccupied	0
SWVTC	12	1976	11,018	Unoccupied	0
			<u>182,531</u>		<u>0</u>
SOUTHEASTERN VIRGINIA TRAINING CENTER					
SEVTC	1	1975	32,603	Sold	0
SEVTC	2	1975	20,259	Sold	0
SEVTC	3	1975	20,979	Sold	0
SEVTC	4	1975	0	Demolished	0
SEVTC	28	1975	10,087	Occupied	10,087
SEVTC	29	1975	10,087	Occupied	10,087
SEVTC	H-1	2012	5,347	Occupied	5,347
SEVTC	H-2	2012	5,347	Occupied	5,347
SEVTC	H-3	2012	5,347	Occupied	5,347
SEVTC	H-4	2012	5,347	Occupied	5,347
SEVTC	H-5	2012	5,347	Occupied	5,347
SEVTC	H-6	2012	5,347	Occupied	5,347

SEVTC	H-7	2012	5,347	Occupied	5,347
SEVTC	H-8	2012	5,347	Occupied	5,347
SEVTC	H-9	2012	5,347	Occupied	5,347
SEVTC	H-10	2012	5,347	Occupied	5,347
SEVTC	H-11	2012	5,347	Occupied	5,347
SEVTC	H-12	2012	5,347	Occupied	5,347
SEVTC	H-13	2012	5,347	Occupied	5,347
SEVTC	H-14	2012	5,347	Occupied	5,347
SEVTC	H-15	2012	5,347	Occupied	5,347
			<u>174,220</u>		<u>100,379</u>
NORTHERN VIRGINIA TRAINING CENTER					
NVTC	1	1973	44,288	Sold	0
NVTC	2	1973	23,040	Sold	0
NVTC	3	1973	33,891	Sold	0
NVTC	4	1973	13,131	Sold	0
NVTC	5	1973	18,895	Sold	0
NVTC	6	1973	18,895	Sold	0
NVTC	7	1973	18,895	Sold	0
NVTC	8	1973	18,895	Sold	0
NVTC	10	1985	4,750	Sold	0
NVTC	11	1973	12,868	Sold	0
NVTC	12	1973	20,314	Sold	0
			<u>227,862</u>		<u>0</u>
SOUTHSIDE VIRGINIA TRAINING CENTER					
SVTC	1	1960	49,726	Unoccupied	0

SVTC	2	1960	9,852	Occupied	0
SVTC	3	1960	15,629	Unoccupied	0
SVTC	4	1960	15,629	Unoccupied	0
SVTC	5	1951	2,863	Unoccupied	0
SVTC	6	1974	8,384	Unoccupied	0
SVTC	9	1960	18,863	Unoccupied	0
SVTC	10	1960	15,629	Unoccupied	0
SVTC	12	1975	2,985	Unoccupied	0
SVTC	13	1975	2,615	Unoccupied	0
SVTC	14	1975	2,615	Unoccupied	0
SVTC	15	1975	2,615	Unoccupied	0
SVTC	16	1975	2,985	Unoccupied	0
SVTC	19	1975	3,022	Unoccupied	0
SVTC	18	1975	2,615	Unoccupied	0
SVTC	19	1975	3,022	Unoccupied	0
SVTC	20	1975	2,985	Unoccupied	0
SVTC	21	1975	3,022	Unoccupied	0
SVTC	22	1975	2,615	Unoccupied	0
SVTC	23	1975	2,615	Unoccupied	0
SVTC	24	1975	3,022	Unoccupied	0
SVTC	25	1975	2,615	Unoccupied	0
SVTC	26	1975	2,615	Unoccupied	0
SVTC	27	1975	3,022	Unoccupied	0
SVTC	28	1975	2,985	Unoccupied	0
SVTC	29	1975	2,615	Unoccupied	0
SVTC	30	1975	2,615	Unoccupied	0
SVTC	31	1975	3,022	Unoccupied	0
SVTC	32	1975	2,985	Unoccupied	0
SVTC	33	1975	2,615	Unoccupied	0
SVTC	34	1975	2,615	Unoccupied	0
SVTC	35	1975	2,985	Unoccupied	0

SVTC	36	1975	3,002	Unoccupied	0
SVTC	37	1975	2,615	Unoccupied	0
SVTC	38	1975	3,022	Unoccupied	0
SVTC	40	1974	8,820	Unoccupied	0
SVTC	41	1974	8,820	Unoccupied	0
SVTC	49	1918	2,052	Occupied	2,052
SVTC	50	1940	7,350	Occupied	7,350
SVTC	51	1951	11,208	Occupied	11,208
SVTC	52	1952	7,922	Occupied	7,922
SVTC	59	1961	4,845	Occupied	4,845
SVTC	67	1956	8,538	Occupied	8,538
SVTC	68	1957	3,880	Occupied	3,880
SVTC	69	1958	2,526	Occupied	2,526
SVTC	69A	1956	7,392	Occupied	7,392
SVTC	78	1952	34,445	Occupied	34,445
SVTC	81	1968	29,065	Unoccupied	0
SVTC	82	1968	29,065	Unoccupied	0
SVTC	97	1951	2,863	Unoccupied	0
SVTC	98	1951	2,863	Unoccupied	0
SVTC	112	1960	56,712	Occupied	56,712
SVTC	120	1967	40,391	Occupied	40,391
SVTC	121	1960	21,668	Unoccupied	0
SVTC	122	1960	21,668	Unoccupied	0
SVTC	123	1960	21,668	Unoccupied	0
SVTC	124	1960	21,668	Unoccupied	0
SVTC	125	1975	41,318	Unoccupied	0
SVTC	126	1975	1,973	Unoccupied	0
SVTC	127	1910	605	Occupied	605
SVTC	128	1971	429	Occupied	429
SVTC	129	1994	4,250	Unoccupied	0
SVTC	130	2003	864	Unoccupied	0

SVTC	131	2005	120	Unoccupied	0
			<u>617,624</u>		<u>188,295</u>
DBHDS Totals			6,012,626		3,018,836