

DATE: October 19, 2017

TO: Joint City-Schools Task Force, Alternative Project Delivery Methods Subcommittee

FROM: AEDP Staff

RE: Status report and information requested

In response to your request, please find below additional information on projects you have identified for which alternative delivery method might be of interest or recommended. We have grouped them into themes, providing information about each site (likely not new information) and general comments on status or market intelligence, where applicable.

We have also provided a list of projects tracked in Virginia by McGuire Woods consulting that have used or been proposed under the Public-Private Education and Infrastructure Act of 2002, and identified examples from other jurisdictions that may prove instructive to review.

- **Privatization, Redevelopment or Transfer of City/School-owned assets to a different entity:**
 - ***Torpedo Factory-*** building & land owned by the City of Alexandria;
 - managed by a combination of City Departments- Parks, Recreation & Cultural Activities and General Services
 - City took over management effective 7/1/16
 - Previously managed (programming, tenants, rental for special events, etc.) by a City-appointed Board
 - Prior to that, managed (all of the above activities) by an Artists' Association
 - **Maintenance needs- June 2017 update:** The Torpedo Factory Art Center was included in the FY 2015 Building Assessment. The Building was rated a Grade "C" and the assessment identified a total of \$13M in capital replacements that will be required over the next ten years with approximately \$690,000 of them required over the next two years including window replacements, water heater replacement and wiring replacements. Due to funding constraints, the only source included in the FY 2017 – 2026 proposed CIP for the Torpedo Factory Repairs project is the remaining project balance of \$290,000 at the end of FY 2016 2nd Quarter to partially address these capital replacement requirements as well as any unanticipated capital repair needs at the facility.
 - ***Fitzgerald Square-*** The City's Waterfront Plan calls for a new public plaza at the foot of King Street called Fitzgerald Square. The plaza encompasses the City owned properties of 1 & 2 King Street (Old Dominion Boat Club-ODBC building and parking lot), and the existing King Street Park, totaling about one acre of land. When the ODBC moves to Prince Street, the City plans to create an "interim" public space to enjoy until construction begins on the permanent park. Cost estimates for the permanent state are \$14M.
 - Programming of park space- Department of RPCA
 - Management of on-park vendors (water sports, ice rink, food, etc.)- TBD

- **Gadsby's Tavern-** building & land owned by the City of Alexandria
 - managed by a combination of City Departments- Office of Historic Alexandria and General Services
 - The City was granted the buildings from the American Legion Post #24, which preserved the buildings from demolition in 1929; American Legion remains a tenant
 - The two historic buildings operate as a museum with restaurant space located in a portion of the 1792 building.
 - The City leases the restaurant to an “experienced contractor to operate a Federal-era themed restaurant;” RFI sent out earlier this year.

- **City Hall-** building, land and parking garage owned by the City of Alexandria
- **Shooting Range-** deferred maintenance looming, opportunity for regional solution
- **Impound lot-** not highest and best use within ¼ mile of Metro station
- **George Washington Middle School athletic fields-** not highest and best use of property adjacent to Metro station
- **Cameron Run Regional Park-** ground lease is expiring, alternative uses under consideration

- **Creation of New Public Assets**
 - **New parking garages in Old Town or other parts of the city-** Other jurisdictions in Virginia have utilized
 - *See examples from Culpeper, Fredericksburg, Harrisonburg, Town of Vienna, Roanoke (McGuire Woods chart)*

- **Intervention or Acceleration of Privately-owned Projects**
 - **Robinson North, East parcel-** planned for hotel, retail and significant public and active open space; current owners have the property listed for sale, pricing + public benefits required make for challenging economics
 - *See JMU/City of Harrisonburg Downtown Hotel & Conference Center example*
 - *See Virginia Beach Arena example*
 - **GenOn power plant-** decommissioned coal-fired power plant in Old Town North; desired to be an anchor and catalyst, with an arts focus
 - **Landmark Mall-** closed regional mall, controlled by a large mixed-use developer; complicated real estate easements and agreements have created years of delay
 - Opportunity to use TIF or similar tool to assist with project and inject public uses
 - **Victory Center-** vacant office building within ½ mile of Metro station, currently responding to a Federal procurement
 - Opportunity to consider alternative uses in advance of sale of asset (if federal procurement is unsuccessful)