



# Alexandria City Academy

## Department of General Services

Jeremy McPike, Director

# What does General Services do?

General Services manages, maintains and operates City assets, and provides logistical support to other City departments and agencies.

**We operate so they can operate.**

# Our Mission/Vision/Values

## Mission Statement

**The Department of General Services supports a thriving and environmentally sustainable Alexandria through safe, effective, and exceptional real estate and property management, and support services.**

## Vision Statement

**General Services exemplifies excellence by fostering a culture of leadership and teamwork, continuous improvement, quality customer service and management, responsible investment, innovative solutions, and sustainability.**

## Values

- **Respect - We are open-minded and treat all people with dignity.**
- **Teamwork - We do great things together.**
- **Integrity - We are thoughtful stewards of the public's trust.**
- **Continuous Improvement - We challenge ourselves to learn and grow.**

# General Services: We are ...

- Facilities Managers
- Project Managers
- Building Engineers
- Post Office/Print shop Operators
- Farmers' Market Managers
- Event Logistics Specialists
- Landlords

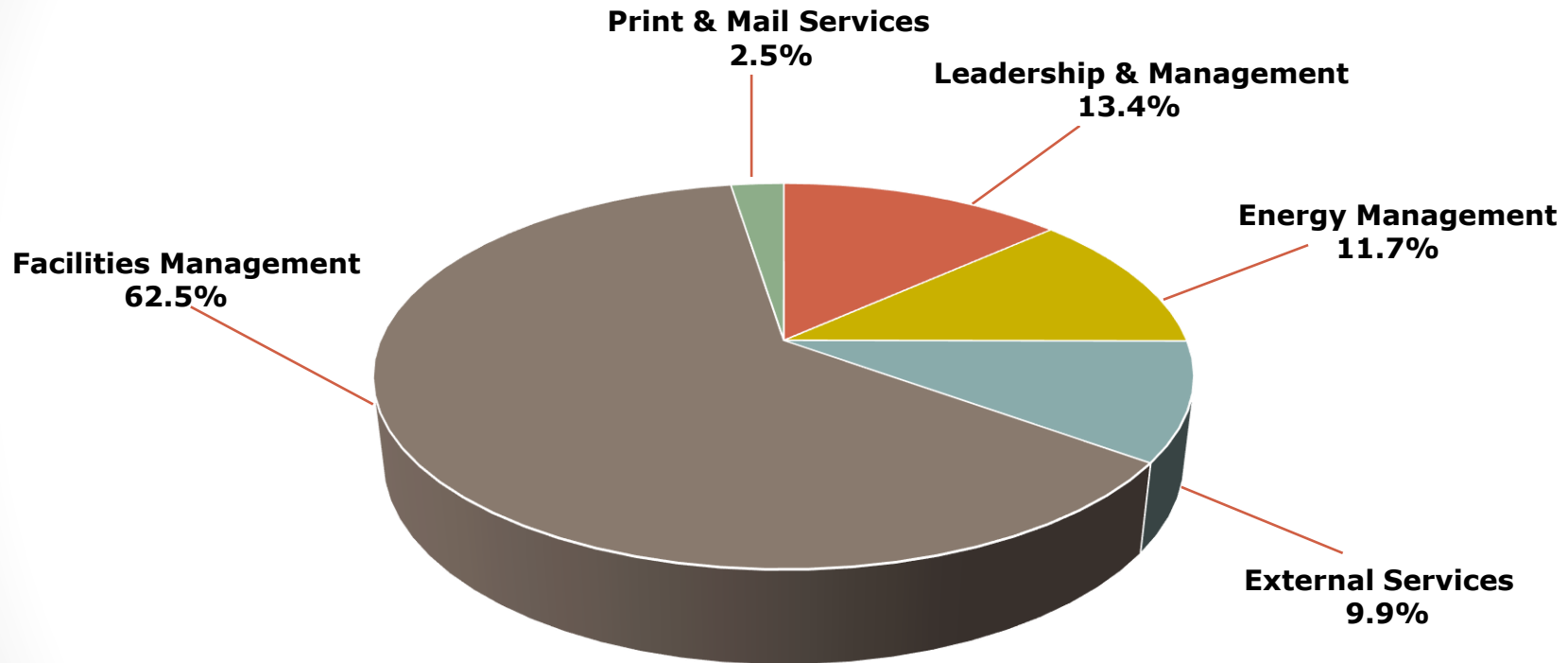


# General Services Senior Leadership Team



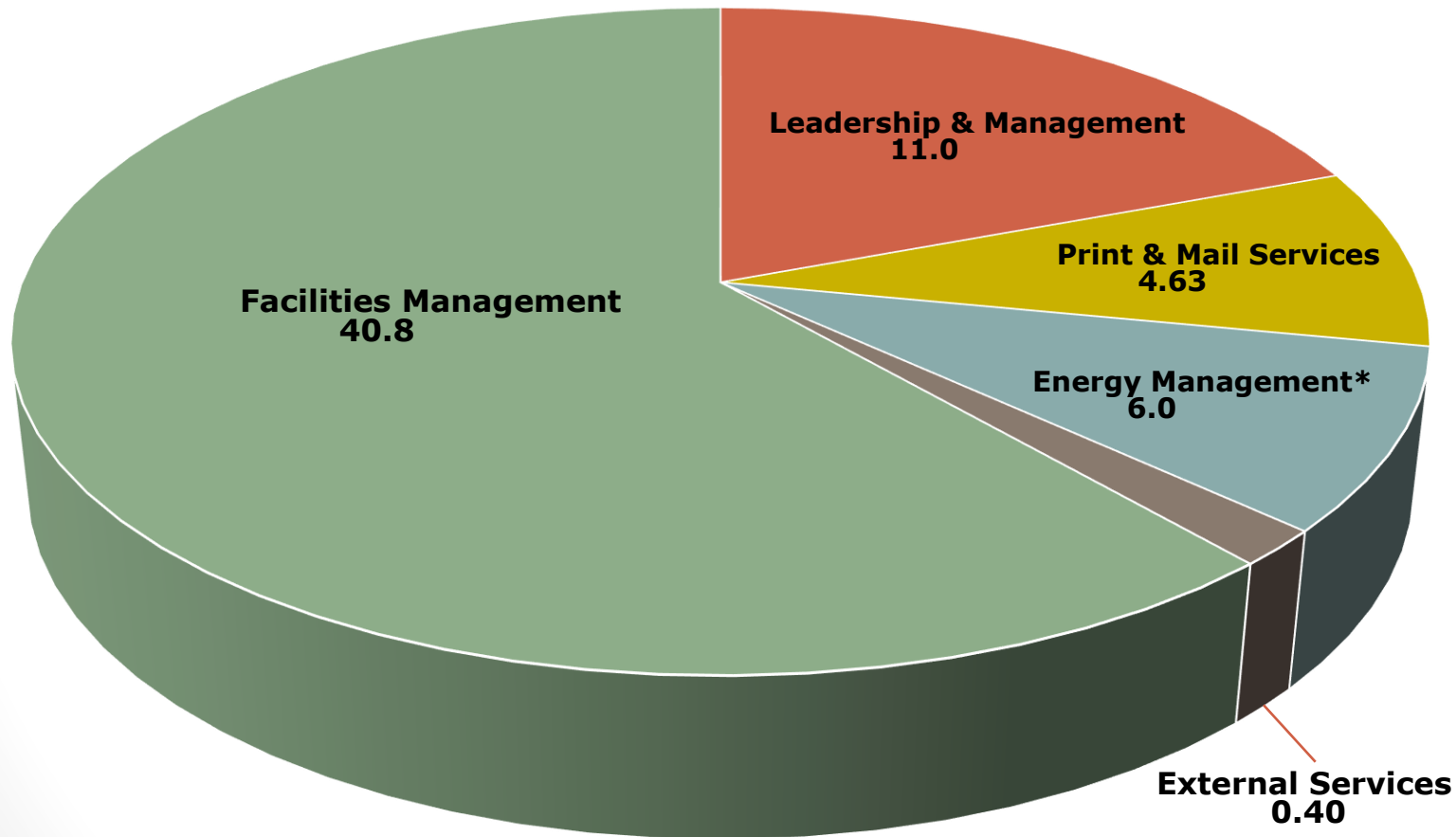
# Department FY 2023

## Operating Budget: \$14.22 million



# FY 2023 Department Staffing: 62.83 FTEs

\* 3 FTEs have been reallocated to the new Office of Climate Action as part of the FY 2024 Budget Process





# At a Glance: Facilities Management

- **The Department manages & operates 3.3 million SF of City-owned space**
  - Libraries
  - Public Health, Social Services Facilities
  - Recreation Centers
  - Historical, Cultural Facilities
  - General Use Facilities
  - Public Safety, Judicial Facilities





# Facility Assessments

- In FY 2015, General Services began utilizing technical experts to assess facilities and their components.
- This assessment provides a framework for long term planning, decision making and budgeting for capital replacement based on each facility's Facility Condition Index (FCI) or Grade.



Grade  
A  
19%  
of total  
square  
feet



Grade  
B  
19%  
of total  
square  
feet



Grade  
C  
23%  
of total  
square  
feet



Grade  
D  
21%  
of total  
square  
feet



Grade  
F  
17%  
of total  
square  
feet

# At a Glance: Additional Services

- Print and Mail Services
- Support Services and Events Logistics
- Lease Management and Real Estate Acquisition and Disposition
- Old Town Farmers' Market



# Real Estate

## **DCHS/Health Department Consolidation:**

- Staff coordinated the lease and purchase options for the office building at 4850 Mark Center Drive from the Institute for Defense Analyses (IDA) on behalf of the City for the consolidation of DCHS and Health Department operations.



# Real Estate

## **DCHS/Health Department Consolidation:**

- On December 14, 2021, City Council unanimously voted to name the new building at 4850 Mark Center Drive the Redella S. "Del" Pepper Community Resource Center based on the results of a community survey.
- Beginning in February 2023, more than 700 City employees started moving from their existing leased and City-owned facilities to the Redella S. "Del" Pepper Community Resource Center.
- The building will house the Department of Community and Human Services (DCHS), Alexandria Department of Health (AHD), Neighborhood Health Clinic, Permit Center, the Finance Department, and limited Clerk of Court services.



# Major Capital Improvement Projects

## **DCHS/Health Department Consolidation:**

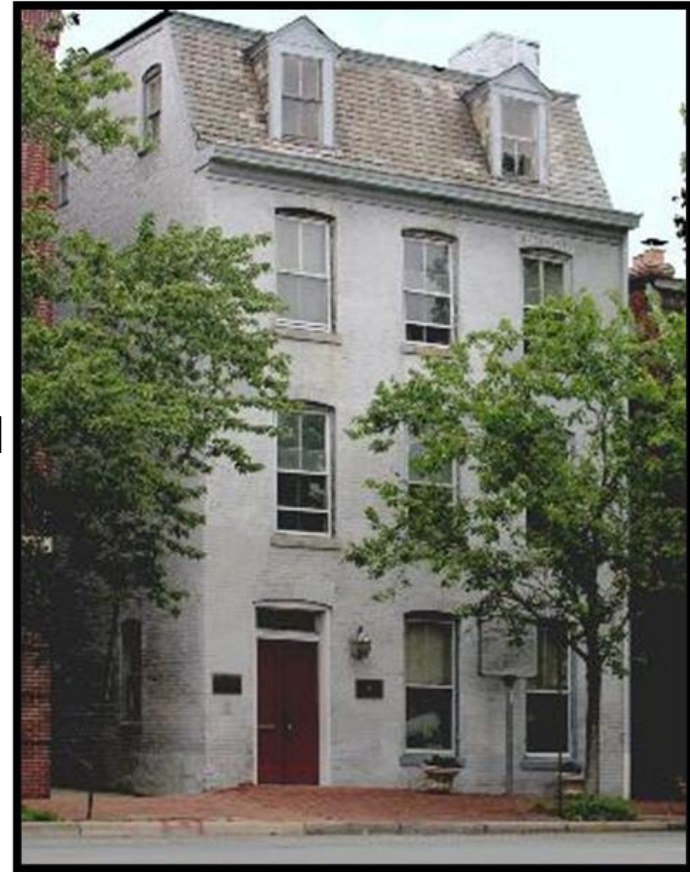
- Renovations at 4850 Mark Center Drive began in FY 2023 in preparation of the consolidation and relocation of the Department of Community & Health Services, Neighborhood Health and the Virginia Department of Health.
- The facility was renovated utilizing principles in accordance with the City's Green Building Policy and the Environmental Action Plan.



# Major Capital Improvement Projects

## Freedom House

- Phase I of interior renovations which includes office space for the NVUL was completed in Summer 2021.
- Phase II will begin in FY 2024 and will include replacement of the windows, roof and siding.
- Phase III will include additional restoration based on the results of a pending Historic Structures Report

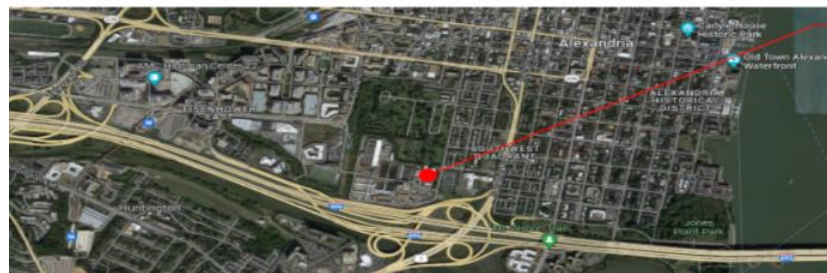
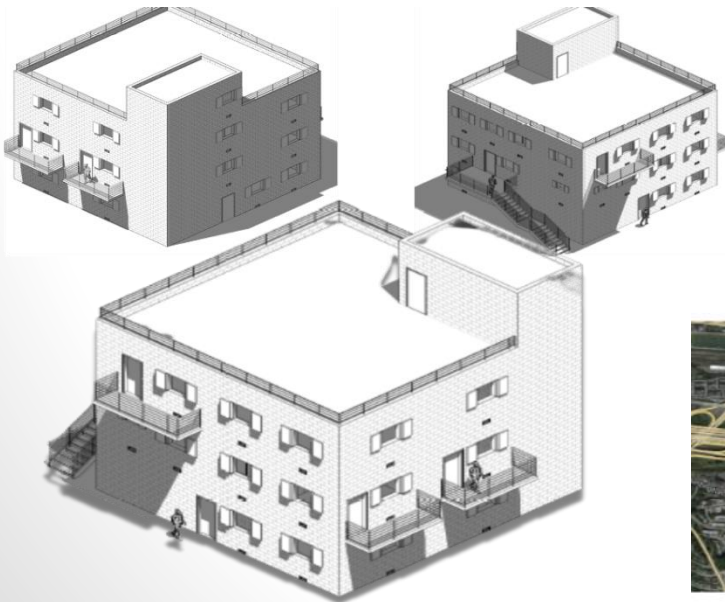




# Major Capital Improvement Projects

## New Burn Building – FY 2024

- The Fire Department's new Burn Building is currently in the design process with construction expected to start in FY 2024.
- The Burn Building will provide additional training opportunities outside of basic fire scenarios for the City of Alexandria's first responders.
- The existing Burn Building has exceeded its useful life expectancy of 30 years.



# Upcoming Major Projects

- Market Square Plaza and Garage Waterproofing and Structural Repairs Design– FY 2024
- City Hall Renovation Design – FY 2024
- Fuel Island Renovation – FY 2024
- Fire Station 208 Replacement Design – FY 2024
- DASH Upper Deck Emergency Repairs – FY 2024
- DASH Facility Expansion – FY 2025



# Questions?

## **Department of General Services**

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