



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
- Energy managers
- Post office/Print shop operators
- Landlords
- Event logistics specialists
- Farmers' Market managers



DGS Leadership

Jeremy McPike
Director



Alfred Coleman
Deputy Director
Administration

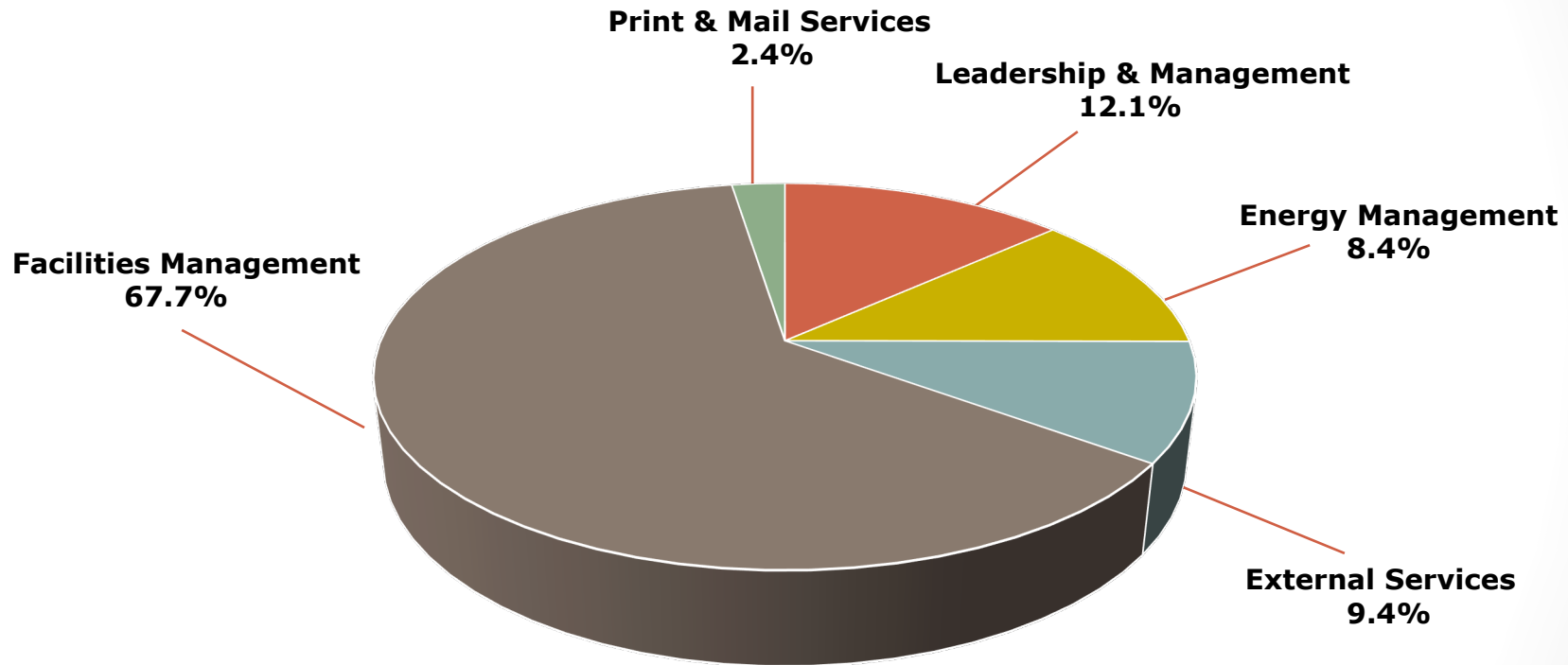


Donna Poillucci
Deputy Director
Facilities

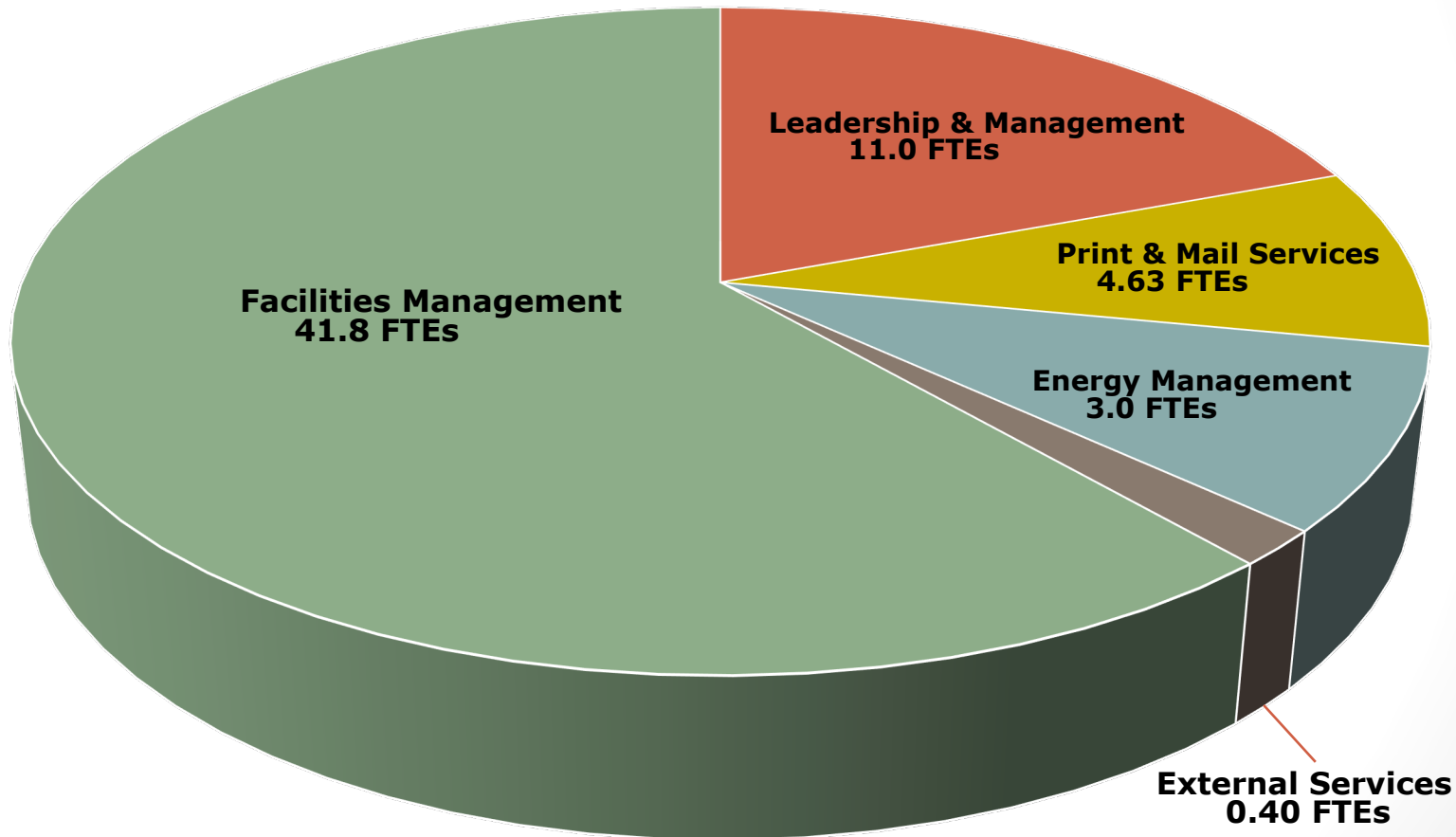


Department FY 2024

Operating Budget: \$15.1 million



FY 2024 Department Staffing: 60.83 FTEs





At a Glance: Facilities Management

- **The Department manages & operates 2.6 million SF of City-owned space**
 - Libraries
 - Public Health, Social Services Facilities
 - Recreation Centers
 - Historical, Cultural Facilities
 - General Use Facilities
 - Public Safety, Judicial Facilities



Building 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 building's Facility Condition Index (FCI).

FY2015 Facility Assessment Results



Grade - A



Charles Houston

New DASH Building	0.00
Charles Houston Recreation Center	0.02
Business Center Drive	0.03
T&ES Maintenance Division	0.04
Queen Lee Parking Garage	0.06
Burke Library	0.08
Friendship Fire House	0.08
T&ES Impound Office	0.09

Grade - B



Beadley Library

Lycium	0.11
Vola Lawson Animal Shelter	0.11
Union Station	0.12
Beadley Library (Central)	0.13
Duncan Library	0.14

Grade - C



Barrett Library

Barrett Library	0.27
Torpedo Factory	0.30
Watson Reading Room	0.31
Market Square Parking Garage	0.31
Public Safety Center (PSC)	0.32
Fort Ward Museum	0.32
Lloyd House	0.33
Apothecary Museum	0.39

Grade - D



Cove Courthouse

Alexandria Community Shelter/Substance Abuse Facility	0.42
Potomac Range	0.44
Archives and Records Center	0.48
Fleet Services Division	0.48
Black History Resource Center	0.52
Courthouse	0.58
T&ES Traffic Shop	0.60

Grade - F



City Hall

City Hall	0.63
Fuel Island - Duke Street	0.66
Gadsby's Tavern Museum	0.70
Old DASH Building	0.71
Flora Casey Clinic	0.74
Health Department	0.75
American Legion	0.77
Gadsby's Tavern Restaurant	1.13

At a Glance: Additional Services

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



Major Capital Improvement Projects

“Del” Pepper Community Resource Center

- Completion of renovation of the 10-Story, 270,000 SF, Class B Office Building for DCHS, VDH, Neighborhood Health and West-End Service Center.



Major Capital Improvement Projects

Charles Beatley Library

- Parking lot improvements including construction of a fourth BMP, resurfacing and restriping.



Major Capital Improvement Projects

Charles Beatley Library

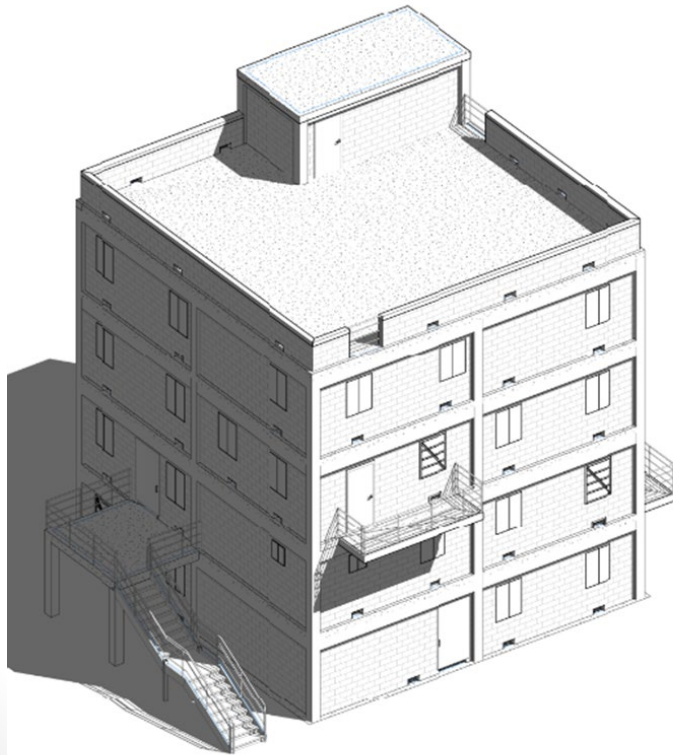
- Exterior Envelope Renovations to address water infiltration into the building



Major Capital Improvement Projects

New Burn Building

- To replace the current 42-year-old AFD Burn Building constructed in 1981 .



SITE LOCATION

Upcoming Major Projects

- Gadsby's Tavern/American Legion Roof Replacement – FY 2024
- DASH Upper Deck Repairs – FY 2024
- Market Square Plaza and Garage Waterproofing and Structural Repairs – FY 2024/25
- City Hall Renovation – FY 2024/25
- Fuel Island Renovation – FY 2024
- Fire Station 208 Replacement – FY 2028





Questions?

Department of General Services

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