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

<table>
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<tr>
<th>Mission Statement:</th>
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<td>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.</td>
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<th>Vision Statement:</th>
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<td>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.</td>
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<th>Values:</th>
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<td>Respect - We are open-minded and treat all people with dignity.</td>
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<td>Teamwork - We do great things together.</td>
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<td>Integrity - We are thoughtful stewards of the public’s trust. Continuous Improvement - We challenge ourselves to learn and grow.</td>
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General Services: We are ...

• Facilities managers
• Construction 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

Bill Eger, Energy Manager
Department FY 2021 General Fund Operating Budget: $10.95 million

- Facilities Management: 57.6%
- Leadership & Management: 14.7%
- Print & Mail Services: 2.9%
- Energy Management: 12.7%
- External Services: 12.1%
FY 2021 Department Staffing: 57

Facilities Management 35

Leadership & Management 11

Print & Mail Services 5

Energy Management 5

External Services 1
At a Glance: Facilities Management

- The Department manages & operates 2.3 million ft² 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).
- The FCI is the ratio of capital replacements and the asset’s Current Replacement Value (CRV)

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<tr>
<th>Year</th>
<th>Sq Ft Rated Grade C or Above</th>
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<tr>
<td>FY2016</td>
<td>56%</td>
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<tr>
<td>FY2017</td>
<td>55%</td>
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<tr>
<td>FY2018</td>
<td>63%</td>
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<td>FY2019</td>
<td>62%</td>
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<tr>
<td>FY2020</td>
<td>61%</td>
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At a Glance: Energy Management

- Energy & utility acquisition
- Process/audit/pay 7K+ City util. bills/yr.
- Advanced analytics & reporting to track, identify, and measure energy performance & savings opportunities
- Implement energy efficiency & renewable energy projects
- Engineering & green building solutions to City depts.
- Electric vehicle charging infrastructure planning & implementation
- Energy assurance for critical infrastructure & community well-being
- Community energy programs & education to benefit your home & Alexandria businesses
- Represent Alexandria in public utility rate cases at SCC
At a Glance:
Energy Management

DASH Electric Bus Pilot Project and Charging Stations
At a Glance:
Energy Management

SolarizeAlexandria 2021

- Program to make it easier and more affordable for Alexandria residents and business owners to install solar power systems on their homes and properties.
- April 12, 2021 – June 30, 2021
- Includes options for energy efficiency assessments, electric vehicle charging stations, battery storage
- Take advantage of City’s Solar Energy Equipment Tax Exemption!

Learn More: [http://solarizenova.org/solarize-alexandria](http://solarizenova.org/solarize-alexandria)
At a Glance: Additional Services

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

Freedom House:
- Staff completed the purchase of the historic Freedom House (1315 Duke Street) from the Northern Virginia Urban League (NVUL) on behalf of the City.
- Phase I of interior renovations are complete which included office space for the NVUL.
- Phase 2 will include restoration based on the results of a pending Historic Structures Report.
Real Estate

912-920 King Street and 116 S. Henry Street:

- Staff administered the sale of City property at 912-920 King Street and 116 S. Henry Street to Galena Capital Partners LLC for future redevelopment including a new automated public parking structure.
Real Estate

DCHS/Health Department Consolidation:

- Staff coordinated the lease and future purchase 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.
Current Major Capital Improvement Projects

DCHS/Health Consolidation

- Consolidation of 700 employees from the Department of Community & Human Services, Neighborhood Health, and the Virginia Department of Health across six locations and consolidate them into a single location in FY2023
- Future location of a West End Service Center – Permit Counter and Finance Service Center
- July 7, 2020 Council approved the purchase of 4850 Mark Center Drive. Acquisition funding of $61.2M is in the FY2023 budget request

Progress Schedule:
- Programming and Design
  - Spring 2019 – Fall 2021
- Construction
  - Spring 2022 – Spring 2023
- Occupancy
  - Summer 2023
Current Major Capital Improvement Projects

Fire Station 203

• Design and construction of new Fire Station at 2801 Cameron Mills Road.

• Originally built in 1948, the new station will be a 15,000 sq. ft., two-story structure with two and a half operational bays to house an engine, a medic unit, administrative units and all required personnel.
Current Major Capital Improvement Projects

City Workplace Standards Update
• Workplace guidelines were adopted in 2015 are being reviewed and updated to consider potential changes in post pandemic workplace.

City Hall Renovation
• Design has been requested in the FY2023 budget
• Construction has been requested in the FY2024 budget
• $3.8M was proposed in the FY2022 budget to continue exterior work which will include:
  • Window replacement
  • Exterior brick work
  • Additional gutter and downspout replacement
COVID-19 Projects

- Additional cleaning at all City facilities
- Installation of plexi-glass and signage
- Retrofit of existing systems furniture
- Development of Return to Work Guidelines
- Developing and implementing guidelines for operation of City farmers’ markets
- Print and distribute signage
Questions?

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