



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

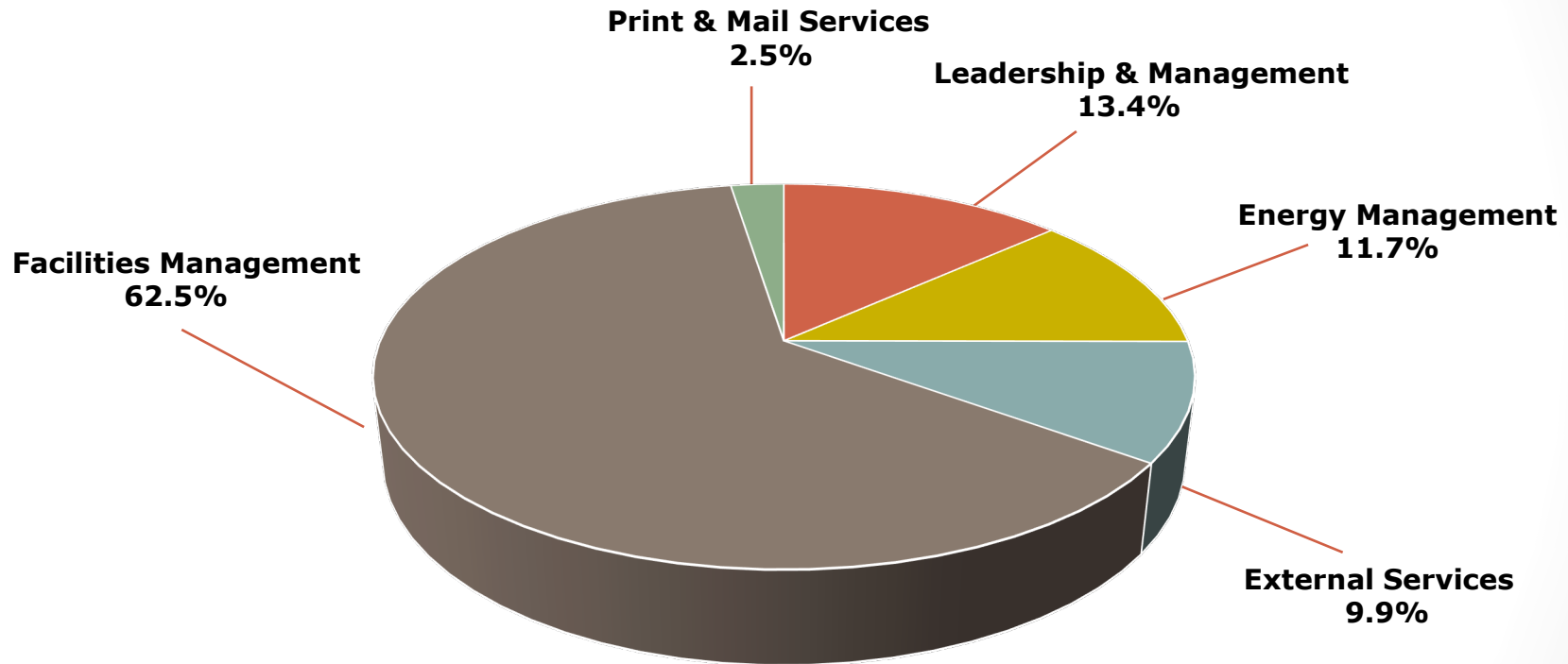
Donna Poillucci,
Deputy Director -
Facilities

Bill Eger, Energy
Manager



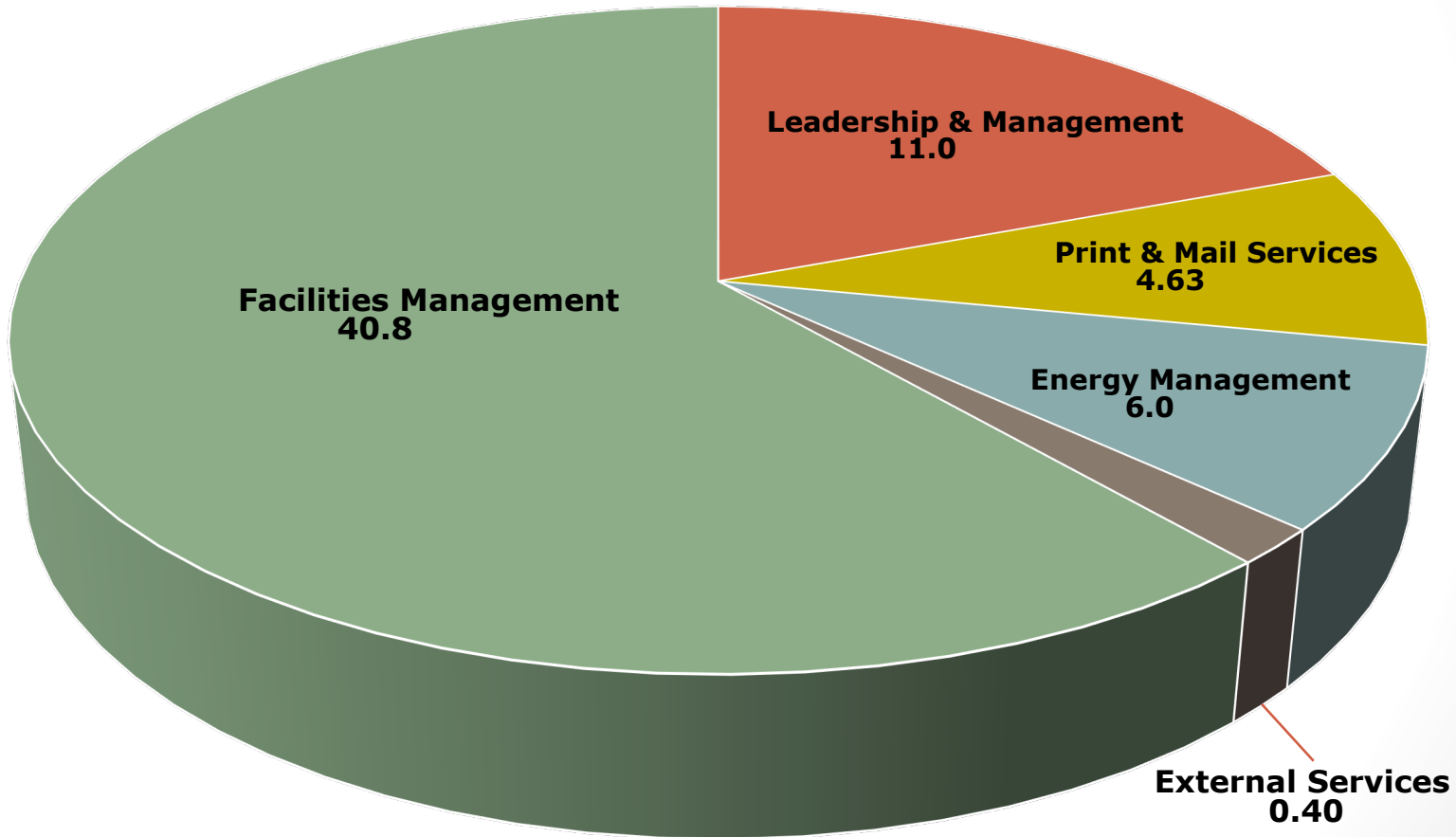


Department FY 2023 Operating Budget: \$14.22 million





FY 2023 Department Staffing: 62.83 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



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

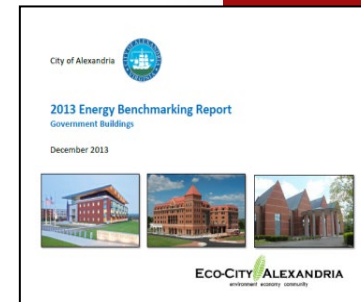
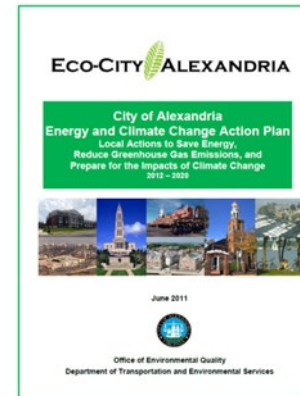
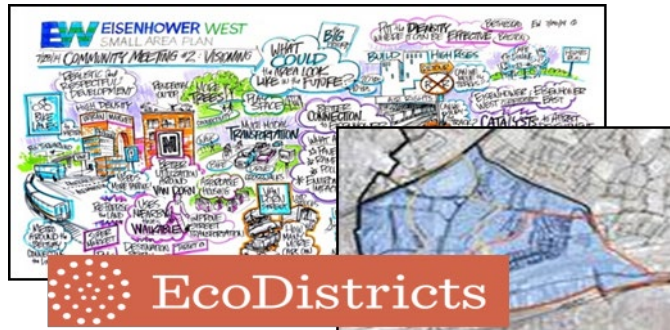
Grade
D
21%
of total
square
feet

Grade
F
17%
of total
square
feet



At a Glance: 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 Zero Emission Bus Program (ZEB)
- Electric Vehicle Charging Stations
- Solarize Alexandria
- Energy & Climate Change Action Plan



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

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



Major Capital Improvement Projects

Freedom House

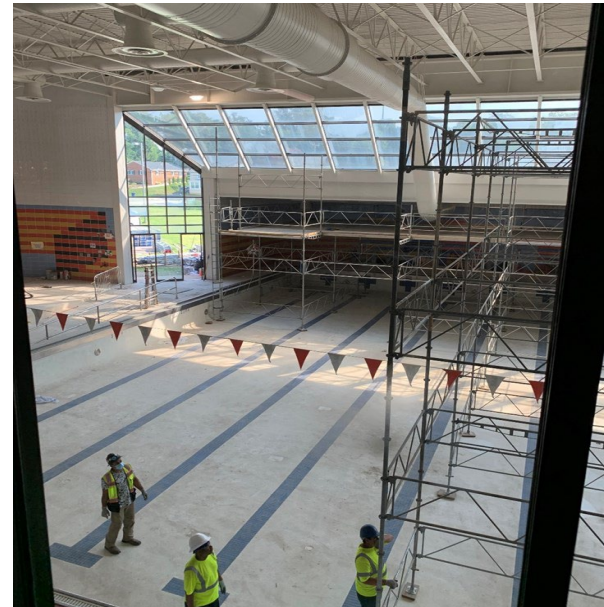
- Phase I of interior renovations which includes office space for the NVUL was completed in Summer 2021.
- Phase 2 will include restoration based on the results of a pending Historic Structures Report



Major Capital Improvement Projects

Chinquapin Recreation Center

- Several projects are underway or were recently completed at the Chinquapin Recreation Center including replacement of the ceramic tile in the pool and the locker rooms.
- The skylight and pool ceiling have also been completed.
- Refinishing of the pool and replacement of the carpeting in the offices and workrooms is currently underway



Major Capital Improvement Projects

Fire Station 203

- Design and construction of new Fire Station at 2801 Cameron Mills Road was completed in Spring 2021.
- Originally built in 1948, the new station is 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.



Upcoming Major Projects

- DCCHS Consolidation and Relocation – FY 2023
- DASH Upper Deck Emergency Repairs – FY 2023
- 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 Facility Expansion – FY 2024
- New Burn Building – FY 2025





Questions?

Department of General Services

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