

DGS UPDATE

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Department of General Services
October 20, 2025

DGS UPDATES

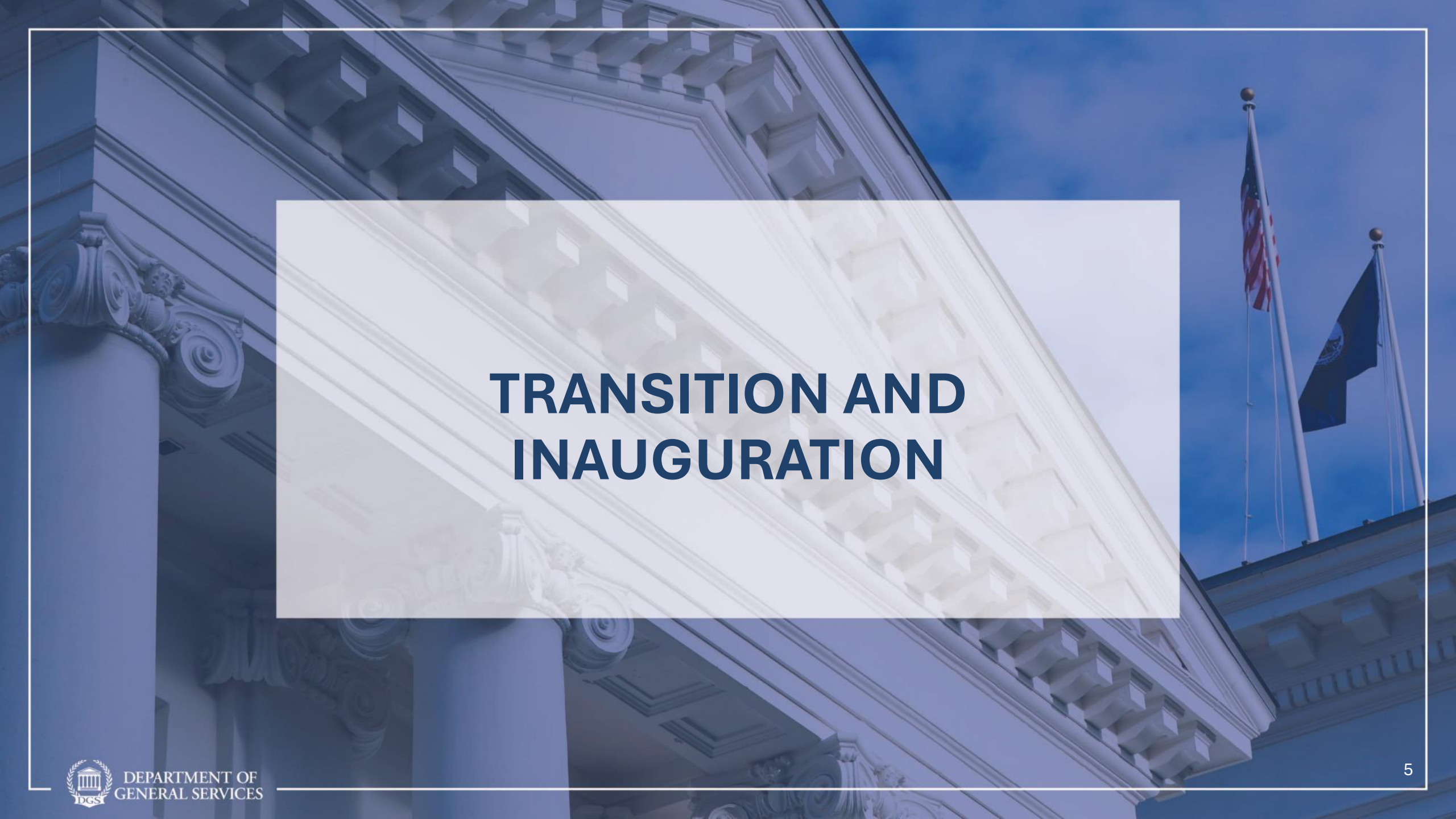
- James Monroe Building
- Transition/Inauguration
- Patrick Henry Building and Refurbishments/Renovations
- Capitol Square Activities
 - Facility Assessment Condition
- Capital Construction Projects

JAMES MONROE BUILDING

DISPOSITION OF JAMES MONROE BUILDING



- DGS will market the building for **SALE** shortly
- DGS/TRS are working to identify tax remediation options to address any bonds associated with the building
- DGS expects the sale of the building to coincide with the timing of vacating Monroe. We expect Monroe to be fully vacant on or before June 2026
- Until such time, DGS will continue to utilize the parking deck

The background of the slide is a photograph of a grand, classical building facade, likely a government or institutional structure. It features large, ornate columns and a series of pedimented windows. Two flags are visible on the right side: the United States flag and a dark blue flag with a gold emblem. The sky is a clear, bright blue. A semi-transparent white rectangular box is centered over the image, containing the title text.

TRANSITION AND INAUGURATION



VDOT ANNEX

VDOT Annex

Budget language conveyed the property from VDOT to DGS on July 1, 2025

DGS/VDOT have worked together for the seamless handover:

- Security/Badging
- Parking
- Maintenance/Operations

Budget language required priority use of the Annex for **Transition** spaces

TRANSITION AND INAUGURATION

- DGS has completed the necessary renovations/retrofitting of certain floors of the Annex for:
 - Governor-elect; Lieutenant Governor-elect; Attorney General-elect
- All office spaces have been furnished
- Security equipment installed in coordination with DCP and EPU
- Plans for parking and identification/building access cards have been developed
- Coordinating moves of outgoing and incoming First Families
- DGS/VITA and other support staff will assist with Transition efforts
 - Bleacher installation will commence soon
 - DGS continues to support the House and Senate Clerks on Inauguration activities

A low-angle photograph of the Patrick Henry Building, showing its classical architecture with large columns and a pediment. Two flags, the American flag and the Virginia state flag, are flying on tall poles to the right. A semi-transparent white rectangle is centered over the image, containing the title text.

PATRICK HENRY BUILDING UPGRADES

PATRICK HENRY BUILDING RENOVATION

- PHB has not been refreshed/renovated since 2005
(re-commissioned)
- **Budget provides funding to refresh all PHB (Basement-7th floor):**
 - Address security improvements
(windows/doors)
 - Modernize offices
(include layout spaces to accommodate staff and visitors)
 - Carpet/painting; new furniture and IT equipment
- Completed 5th floor refresh; 6-7th floor underway;
(3rd and 4th floor bathroom and pantry work has commenced)

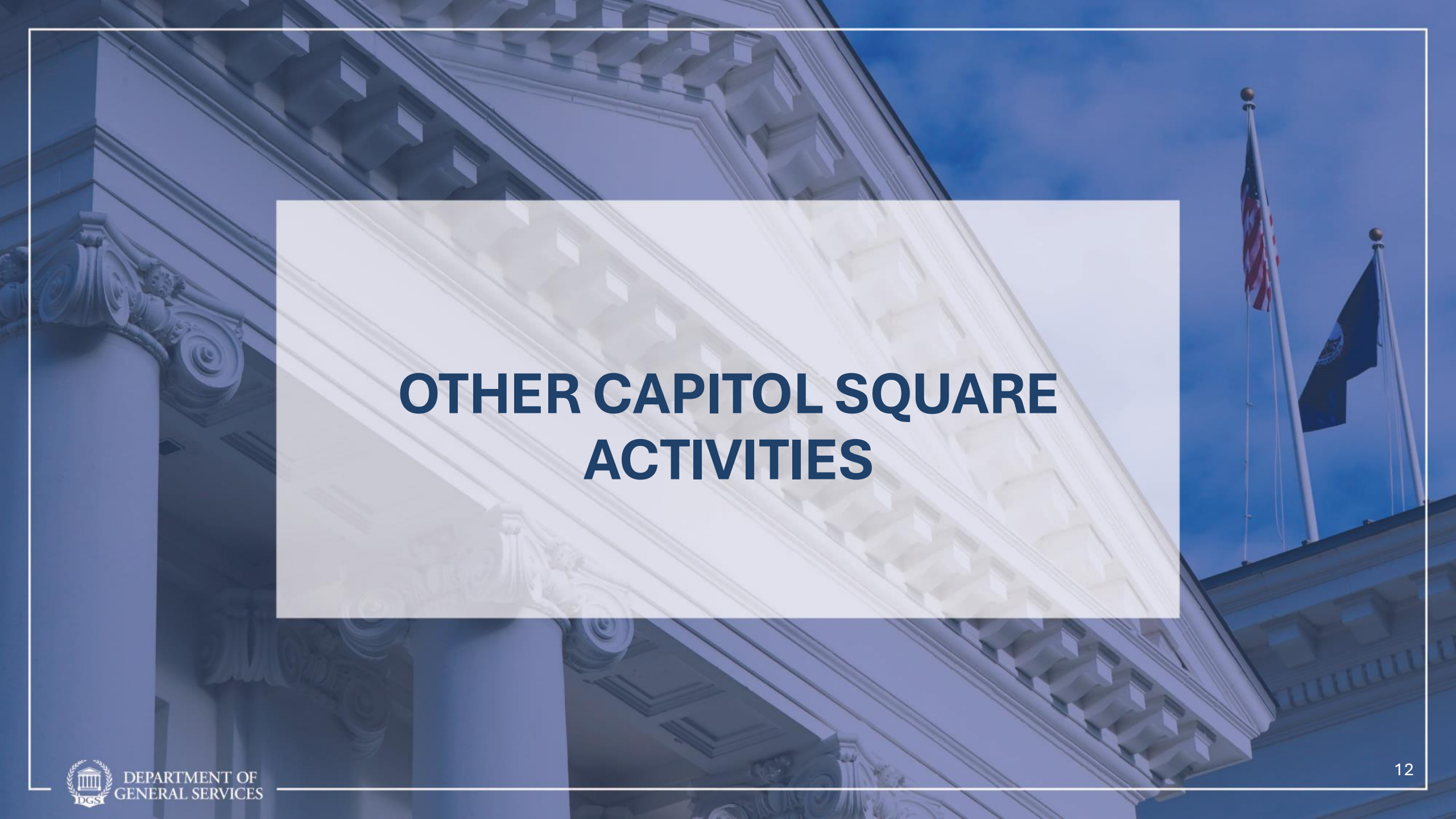
PATRICK HENRY BUILDING – 5TH FLOOR



10/03/2025

PATRICK HENRY BUILDING – 5TH FLOOR





OTHER CAPITOL SQUARE ACTIVITIES



CAPITOL SQUARE ACTIVITIES

- DGS continues to maintain and repair building conditions throughout the Capitol Complex
- Using Maintenance Reserve and Rent Plan funding
- DGS has improved its recruitment process for trades personnel by partnering with
 - Brightpoint Community College
 - Henrico Advanced Career Education Center
 - The Hanover Center for Trades & Technology
 - Chesterfield Career and Technical Center
 - Richmond Adult Technical Center
 - Fortis College
- 1st DGS High School Trades Intern is slated to begin work at DGS January 2026 (Henrico Public Schools)

CAPITOL SQUARE ACTIVITIES

FACILITY CONDITION ASSESSMENTS

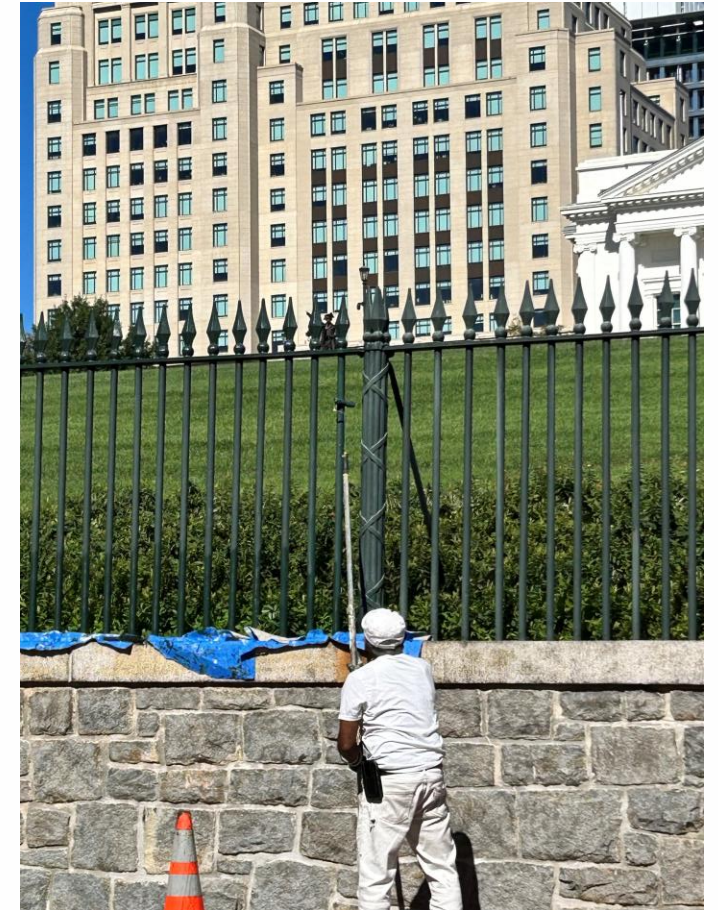
Facility condition assessment (building/system) for DGS owned and managed buildings in the Capitol Complex to better allocate MR funding for repair/replacement schedule and cost estimates

COMPLETE (JULY 2025)	COMPLETED (REPORT PENDING)	INSPECTION IN PROGRESS
Washington Building Madison Building Main Street Centre Oliver Hill Building	Capitol General Assembly Building Old City Hall Tyler Building Barbara Johns Patrick Henry Building	Library of Virginia Reid’s Row War Memorial Jefferson Building

CAPITOL SQUARE ACTIVITIES

Projects Underway

- Cleaning of Washington, Oliver Hill, Jefferson Buildings, and Bank Street Parking
- Painting Capitol Square Fence
- Washington Monument Cleaning
- Governor Mansion Exterior Painting
- Westmorland (TAX) waterproofing and coating
- VDH tenant improvements
- Select Parking Deck repairs underway
- Main Street Centre tenant improvements



The background of the slide is a photograph of a grand, classical building facade, likely a government or institutional structure. It features large, ornate columns and a series of decorative cornices. Two flags are visible on the right side: the United States flag and a dark blue flag with a white emblem. The sky is a clear, bright blue. A semi-transparent white rectangular box is centered over the image, containing the title text.

DGS MANAGED CAPITAL PROJECTS

DGS DIVISION OF CONSTRUCTION MANAGEMENT

In Construction	In Design	Procurement for Design Services
▪ Central State Hospital ▪ Department of Forensic Sciences ▪ Eastern State Hospital ▪ LOV State Records Center ▪ Frontier Culture Museum VA ▪ Northern Science Museum ▪ DBHDS Windows (Northern) ▪ DBHDS Windows (Southern) ▪ DBHDS Fire Alarms (PGH) ▪ DBHDS Fire Alarms (Catawba) ▪ DVS Cemetery (Suffolk) ▪ Inauguration Bleachers mobilization	▪ Commonwealth Courts ▪ Virginia Museum Fine Arts ▪ Crewe Water Supply ▪ State Police Training Academy	▪ Library Renovation ▪ New State Office Building ▪ New DCLS Lab ▪ Central Virginia Training Center Demolition

CENTRAL STATE HOSPITAL

- 461,000 SF stand-alone replacement facility in Petersburg, VA
- 252 Beds with infrastructure to support future additional 48 beds
- Construction start: Oct 2023
- Substantial Comp: Jan 2027
- Construction cost: \$370M
- Total Project cost: \$454M
(Includes \$29M for FF&E)
- Averaging 520 workers per day



DEPARTMENT OF FORENSIC SCIENCE



- New Central Facility for the Department of Forensic Science (DFS) and the Office of the Chief Medical Examiner (OCME)
- 281,425 SF facility in Mechanicsville, VA
- Construction cost: \$190M
- Total Project cost: \$228M
(Includes \$14.5M FF&E)

Milestone Dates:

- Construction Start: January 2023
- Substantial Completion: December 2025



DEPARTMENT OF FORENSIC SCIENCE



Drone image taken October 10, 2025

Drone video - <https://skanska.box.com/s/zxd2a119vfk3xme3r5mv979av0kex8de>

- Carpet and ceiling installation on-going.
- Office and laboratory equipment installation in early December 2025 through January 2026.
- Building Code Inspection scheduled in December with the anticipate **Substantial Completion of December 31, 2025.**
- Move-in will begin in early February through mid-March 2026 with 4-6 phase moves.
- New facility will house 195 DFS and 65 OCME employees at move in, with max capacity 223 DFS and 120 OCME.

COMMONWEALTH COURTS BUILDING



New Building for the Virginia Supreme Court, Virginia Court of Appeals, and Office of the Executive Secretary

300,000 SF facility in Richmond, VA

Milestone Dates:

- **Demolition of Start: April 2026**
- Construction Start: March 2027
- Substantial Completion: April 2030

COMMONWEALTH COURTS BUILDING



Main Street Elevation



LIBRARY OF VIRGINIA – STATE RECORDS CENTER

- An expansion of 22,464 GSF to enclose a new storage and a 9,820 SF renovation of the existing administrative office space
- Construction start date: Jan 2025
 - Interior Renovation Start: Oct 14, 2025
 - Interior Renovation Complete: Sept 2026
- Substantial Comp: Nov 2026



09/24/2025

NEW STATE OFFICE BUILDING (ANNEX)



2025 Chapter 725, Item C-3.5 Acts of Assembly

- New State Office Building Legislative Approvals:
 - Gross square footage – 350,000 SF
 - 836 vehicular parking deck
- The selection of the designer is underway
- Childcare Center Study is currently in progress to include licensing requirements, size of the program, and both the initial and operational costs
- Anticipated Schedule:
 - Design: July 2026 to Sept 2028
 - Bidding & Award: Oct – Dec 2028
 - Construction: Jan 2029 – Jan 2032

DCLS – NEW LAB

Project Overview:

New Division of Consolidated Laboratory Services (DCLS) building which will serve as the Commonwealth of Virginia's premier public health, environmental, and emergency response laboratory featuring state-of-the-art biosafety level-3 (BSL-3) testing areas

Project Details:

- Location: Hanover County
- Building Size: 298,875 SF
- Lot Size: 21.2 acres
- Parking: 401 Surface Parking Spaces

Milestones:

- Design: Feb 2026 – Feb 2028
- Bidding & Award: Mar 2028 – Sep 2028
- Construction: Oct 2028 – Oct 2031



Testing

Newborn screening
Infectious disease outbreaks
Pandemic response
Foodborne outbreaks
Antimicrobial resistance
Drugs of Abuse
Chemical and biological warfare agents
Drinking waters
Environmental contaminants
Regulatory compliance
Motor fuels
Soil and sediment
Radioactive materials
Food chemistry
Animal feed, fertilizers, herbicides, and pesticides

FRONTIER CULTURE MUSEUM



Conceptual Design

Scope of the Projects:

Construction underway for a new Crossing Gallery and Maintenance Facility – 51,144 SF

Renovate and convert the existing Admissions Building to become the new Interpreters Suite – 5,149 SF

01 | Crossing Gallery Entry

FRONTIER CULTURE MUSEUM

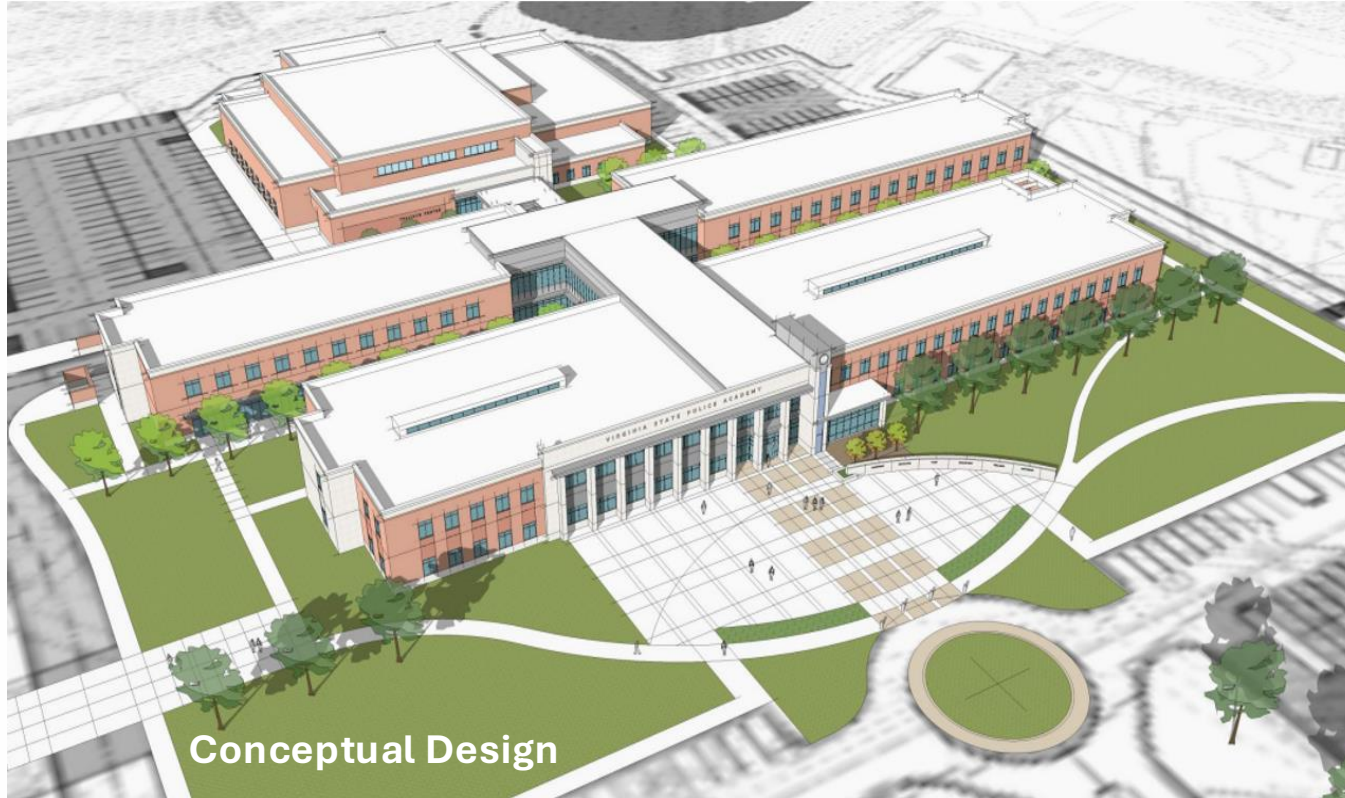


Drone photo taken Oct 3, 2025

Construction In-Progress

- Early site work mostly complete to include installation of storm bypass, asphalt base, light poles, etc.
- Installation of waterline and underground main electrical lines on-going
- Construction of foundation footing and exterior concrete walls on-going
- Anticipate completion in Dec 2026

VIRGINIA STATE POLICE TRAINING ACADEMY



- Total Square Footage of Academy: 184,091 SF
 - Offices, Dormitory, and Classrooms, Memorial Gallery
 - Physical Training Facility
 - Training and housing of canine
- 286 total surface parking spaces
- The anticipate project schedule:
 - Design: Oct 2025 – April 2027
 - Bidding & Award: May 2027 – July 2027
 - Construction: August 2027 – May 2030
- The new academy will be constructed while the existing one is fully occupied and operational

NORTHERN VIRGINIA SCIENCE CENTER



- New interactive science center for the Science Museum of Virginia (SMV)
- 68,550 SF facility in Sterling, Virginia (Loudoun County)

Milestone Dates:

- Construction Start: March 2025
- Substantial Completion: December 2026



NORTHERN VIRGINIA SCIENCE CENTER



Main Level Programs:

- **Wonder Exhibit:** experiences for young learners that encourage creativity and experimentation, such as programming a symphony and building crafts for a wind tunnel
- **Helios Exhibit:** an immersive exploration of space and technology featuring our sun as the star, including space colonization, rocket launch and robotic arm experiences
- **Flow Exhibit:** showcases the power of science through the flow of matter, energy, light, and data with grand artistic experiences, including a giant wave tank and fog vortex

NORTHERN VIRGINIA SCIENCE CENTER



Upper-Level Programs:

- **Habitat Exhibit:** an engaging exploration of natural habitats through hands-on activities, live animals and mixed-media displays including an expansive rain wall sharing stories of water
- **Science on Sphere:** An audio-visual experience on retractable sphere with animated images of atmospheric storms, ocean temperature, etc.
- **Human Exhibit:** exploration of the fascinating elements of being human, including neuroscience, identity and bio-technology