



Department of
**General
Services**



DGS Capital Projects & Impacts on Capital Funding September 2019

Joe Damico, DGS Director



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Overview

- DGS Projects – Statewide
- DGS Projects – Capitol Square Complex
- Impacts on Capital Funding



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DGS Projects – Statewide



ABC Office & Distribution Center

- Scope of Work: Design and construct a 98,000 sf office building and 315,000 sf warehouse, expandable to 400,000 sf
- Status: Design and construction contract executed; in design
- Construction Start: Fall 2019
- Estimated Project Completion: Late Spring 2021





Central State Hospital

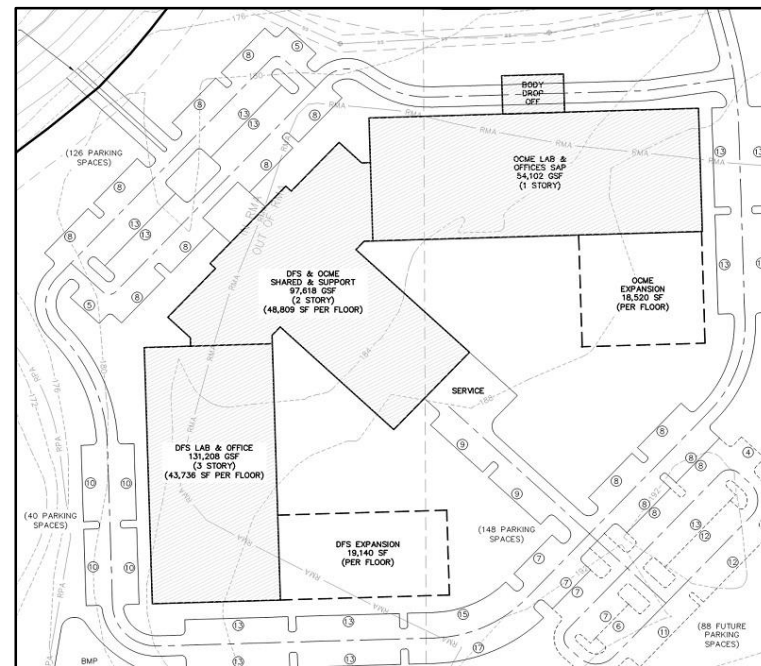
- Scope of Work: Construct new hospital with 141 civil commitment beds and 111 secure forensic beds, a treatment mall, and facilities for all support services
- Status: Architectural firm on board in October 2019
- Design Complete: Spring 2021
- Construction Start: Summer 2021
- Estimated Project Completion: Spring 2024





DFS Central Laboratory

- Scope of Work: Construct new 282,000 sf facility in Hanover County for the Department of Forensic Science and the Office of the Chief Medical Examiner
- Status: Land under contract, due diligence underway; architect and construction manager on board
- Design Complete: Fall 2021
- Construction Start: Fall 2021
- Estimated Project Completion: Fall 2024





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DJJ Hampton Roads Facility



- Scope of Work: Construct new 60-bed, 86,250 sf campus style facility
- Status: Site location is pending; studying sites in Hampton Roads
- Design Complete: Fall 2020
- Construction Start: Fall 2020
- Estimated Project Completion: Winter 2022



Virginia War Memorial

- Scope of Work: Expansion of War Memorial office space and parking, including new educational and special event spaces and expanded Shrine of Memory to allow for the honoring of those fallen during the Global War on Terror and beyond
- Status: Under construction
- Estimated Project Completion: Late 2019





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Northern Va. Science Museum

- Scope of Work: Construct new 70,000 sf Science Center in Loudoun County
- Status: Architect selection in progress
- Design Complete: Spring 2021
- Construction Start: Spring 2021
- Estimated Project Completion: Spring 2023





Puller Veterans Care Center - Northern Virginia



- Scope of Work: Construct 128-bed facility on 30 acres in eastern Fauquier County
- Status: Working Drawings under review
- Design Complete: Fall 2019
- Construction Start: Winter 2019
- Estimated Project Completion: Fall 2021



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Jones & Cabacoy Veterans Care Center - Hampton Roads

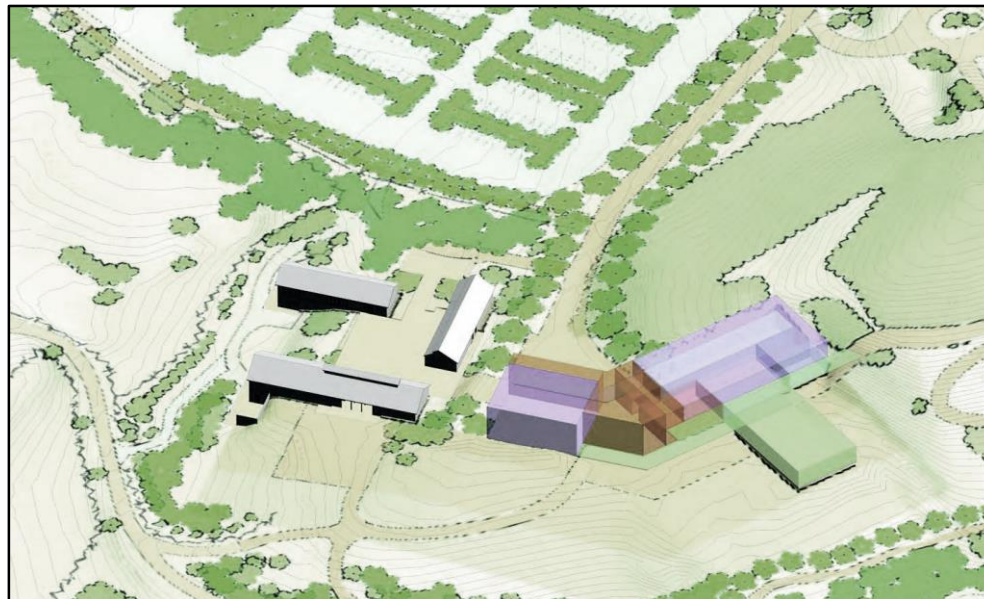
- Scope of Work: Construct 128-bed facility on 25 acres in Virginia Beach
- Status: Working Drawings under review
- Design Complete: Fall 2019
- Construction Start: Winter 2019
- Estimated Project Completion: Fall 2021





Frontier Culture Museum

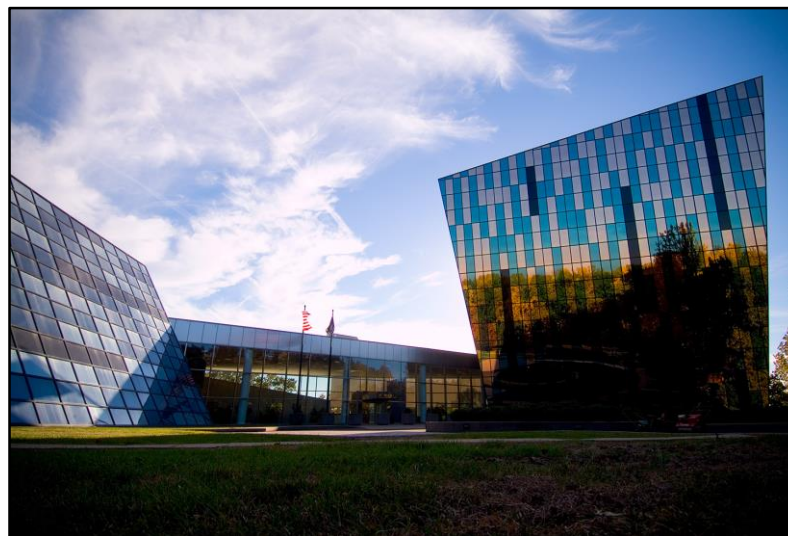
- Scope of Work: Construct a 41,000 sf visitor and educational exhibit facility
- Status: Procuring architectural services
- Design complete: Winter 2021
- Construction start: Spring 2022
- Estimated Project Completion: Spring 2024





Center for Innovative Technology (CIT) Building

- Scope of Work: Surplus property disposal of office building and approximately 25 acres of surrounding property
- Status: Proposals from 12 offerors under evaluation
- Timeline:
 - Call for Best and Final Offers (BAFO) – October 2019
 - Complete BAFO evaluation – December 2019
 - Begin negotiations with selected offeror – January 2020





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Virginia War Memorial Carillon

- Scope of Work: Exterior and interior renovation
 - Phase I: Cleaned exterior, new ADA ramp, repaired windows, stone masonry repointing, elevator replacement, new fire systems, refurbished terrazzo floors
 - Phase 2: Roofing, waterproofing, repair bells, renovate restrooms, repair stairs, replace HVAC
- Status: Phase I complete, with Phase 2 in Preliminary Design
- Design Complete: Early Spring 2020
- Renovation Start: Spring 2020
- Estimated Project Completion: Fall 2021





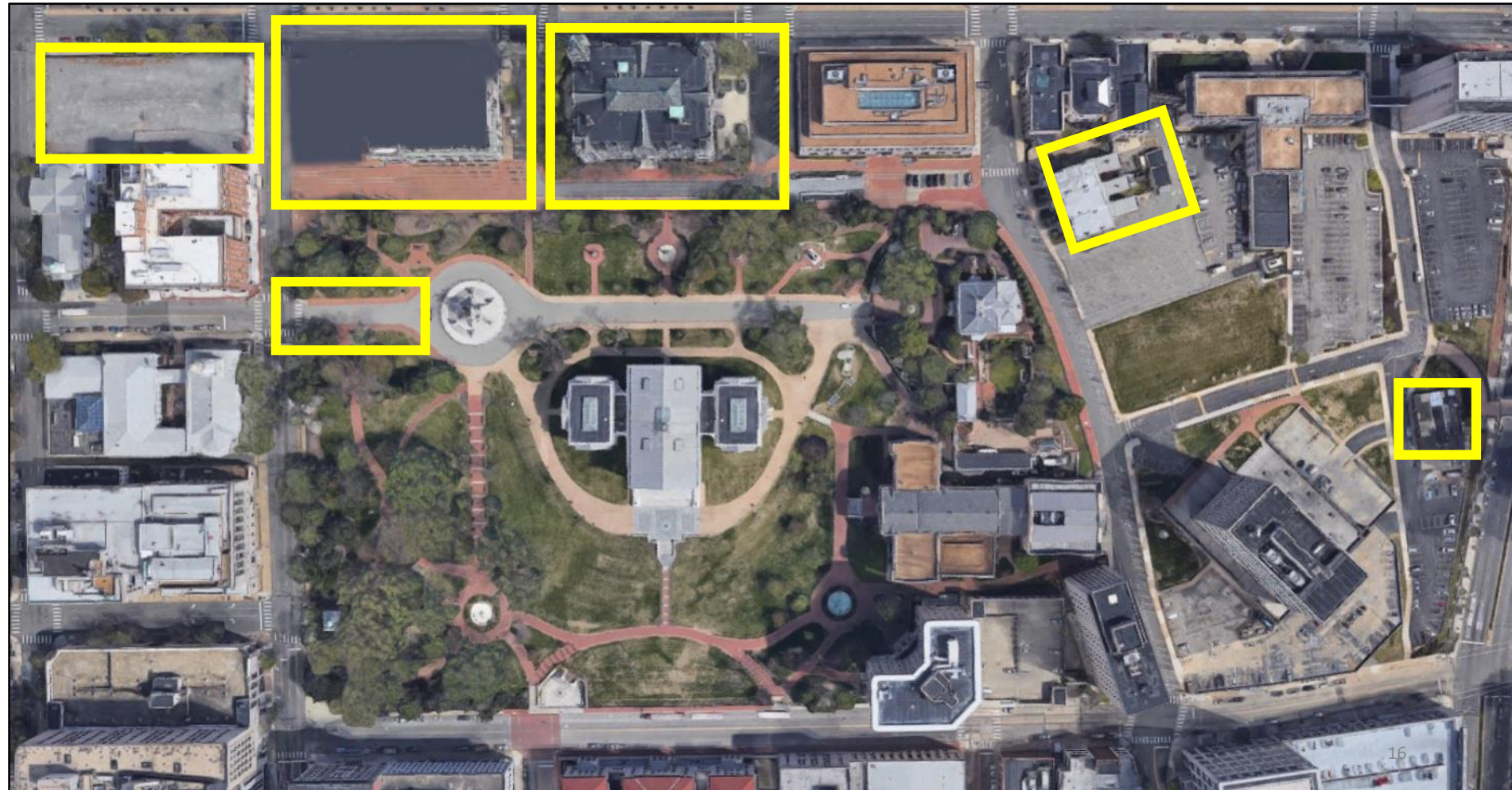
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DGS Projects – Capitol Square Complex



Series of projects to be completed by 2021



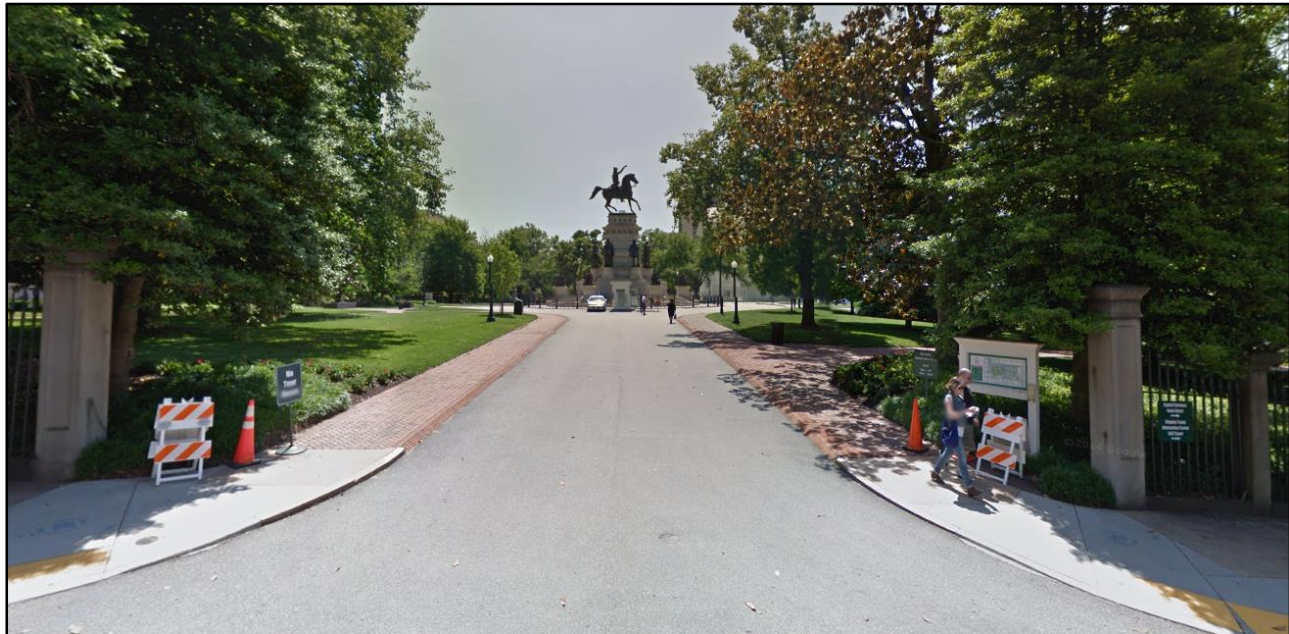


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North Drive

- Scope of Work: Provide security enhancements to North Drive
- Status: In design
- Design Complete: Spring 2020
- Construction Start: Spring 2020
- Estimated Project Completion: Fall 2021





Ferguson Building



- Scope of Work: Renovate and repurpose for use as a K9 training facility for the Division of Capitol Police
- Status: Working Drawings
- Design Complete: Winter 2019
- Construction Start: Winter 2019
- Estimated Project Completion: Fall 2020

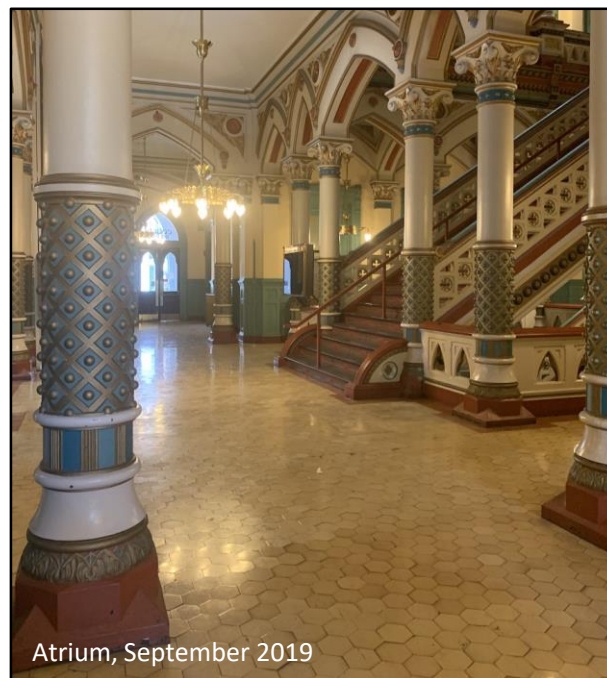


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Old City Hall

- Scope of Work: Interior and exterior renovation of National Historic Landmark
 - New elevators
 - All building systems
 - All roofing material; replace skylight
 - Repair and repointing of the structural stone façade
 - Restore interior to original finishes
- Status: Design complete
- Renovation Start: Fall 2019
- Estimated Projection Completion: Fall 2021





Morson's Row

- Scope of Work: Renovate and repurpose the three Morson's Row townhomes for state agency use
- Status: Completing Preliminary Design
- Design Complete: Winter 2019
- Renovation Start: Early 2020
- Estimated Project Completion: Summer 2021





9th & Broad Parking Deck



- Scope of Work: Construct a 216,000 sf deck for 500 vehicles
- Status: Preliminary Design review in progress
- Design Complete: Early 2020
- Construction Start: Spring 2020
- Estimated Completion Date: Fall 2021



General Assembly Building

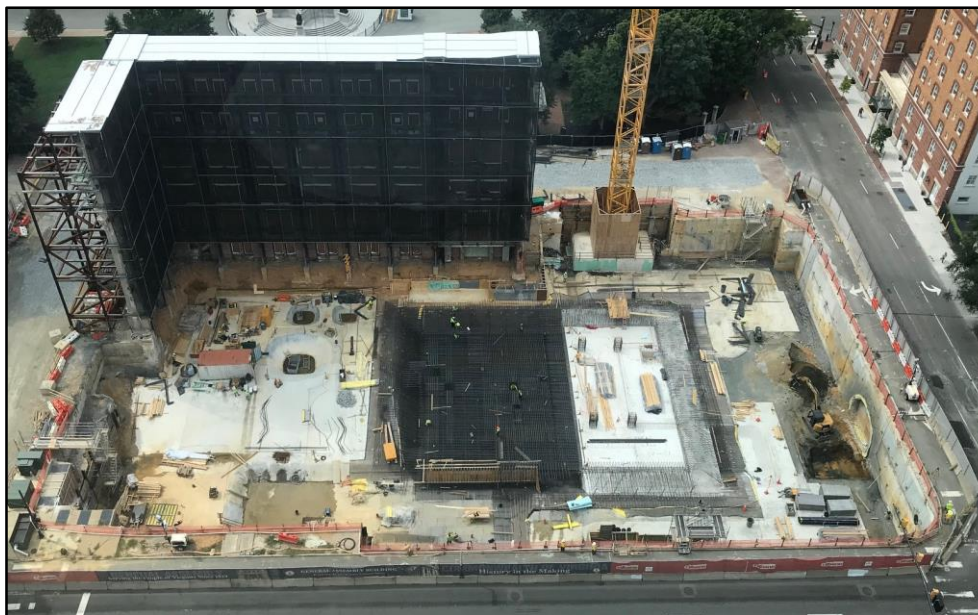
- Scope of Work: Construct a 426,000 sf, 14-story legislative center with office and meeting space and a tunnel connecting it to the new 9th and Broad Parking Deck

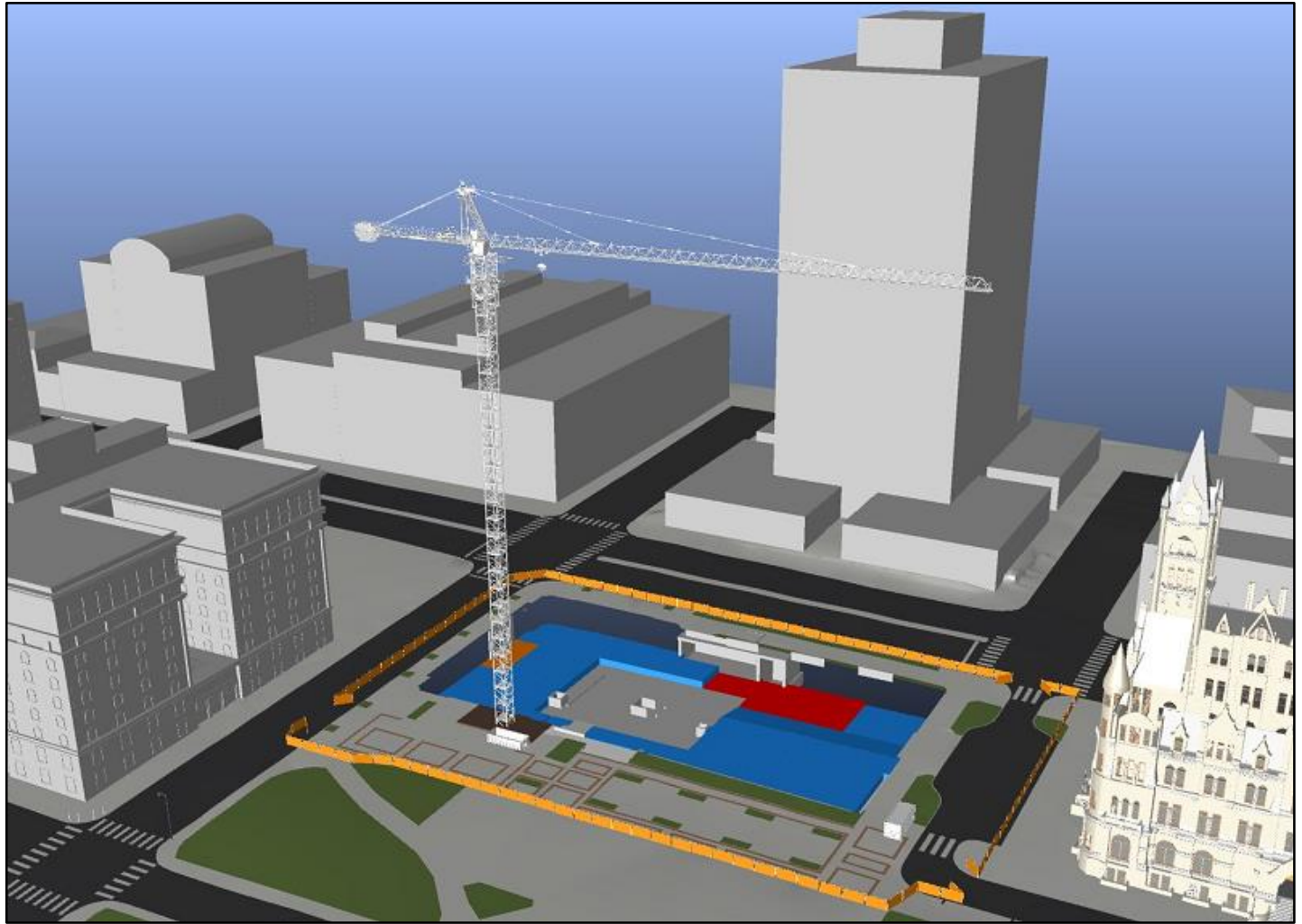




General Assembly Building

- Status:
 - Tunnel construction complete
 - New building foundation construction underway
 - Structural steel erection begins in early 2020
- Estimated Substantial Completion: Winter 2021
- Estimated Occupancy Date: Spring 2022



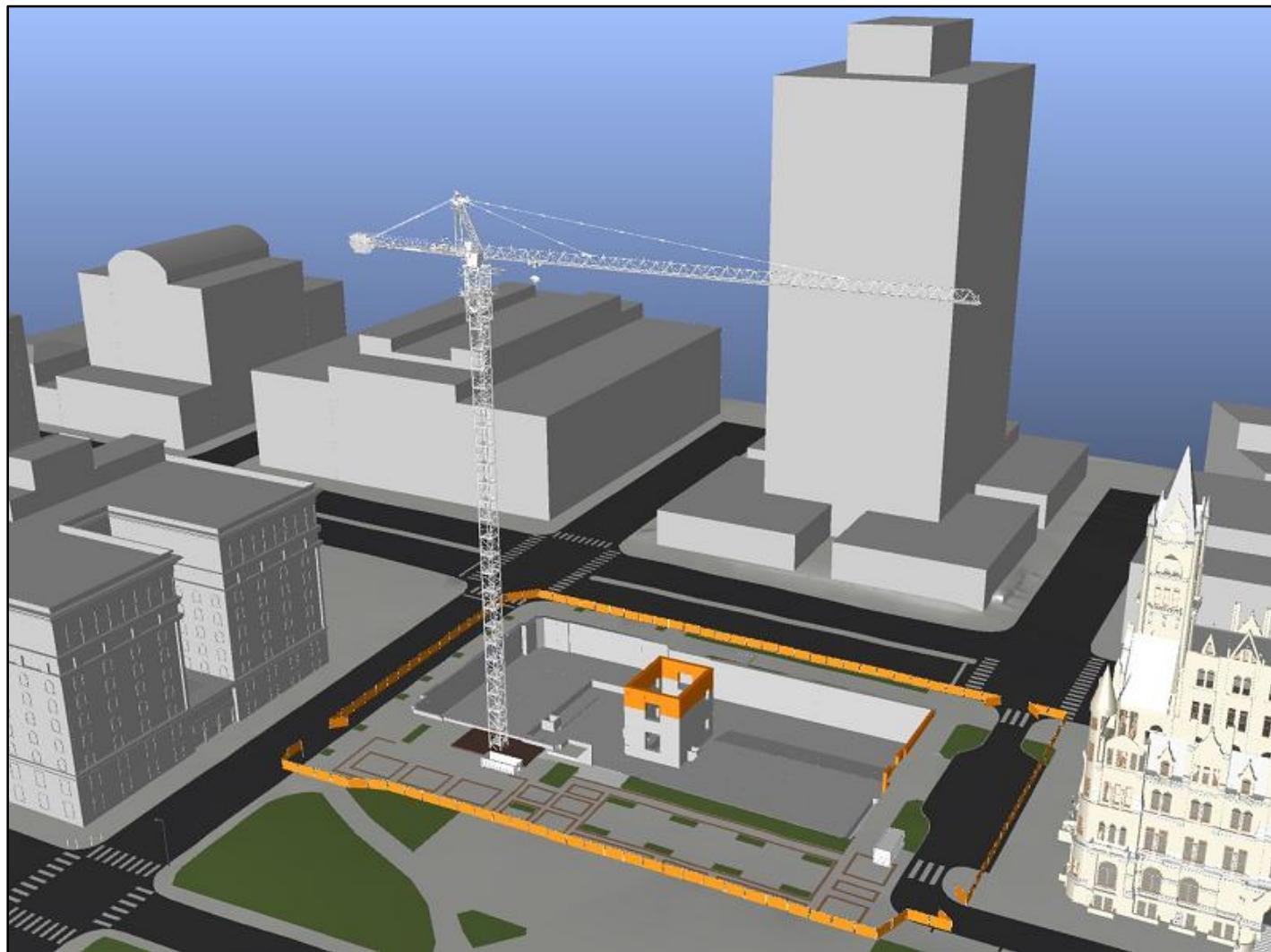


300-ft tower crane installed June 2019
Section of foundation to be installed late 2019



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January-March 2020
Foundation installed & concrete core to begin



April-June 2020
Structural steel, concrete core and
floor decking in progress



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July-September 2020
Structural steel, concrete core, floor decking
& pre-cast panel installation in progress



October-December 2020
Structural steel, concrete core, floor decking
& pre-cast panel installation in progress



January-March 2021
Structural steel, concrete core, floor decking
& pre-cast panel installation in progress



April-June 2021
Structural steel, concrete core, floor decking
& pre-cast panel installation completed



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New General Assembly Building
Anticipated Substantial Completion: Winter 2021
Anticipated Move-in: Spring 2022



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Impacts on Capital Funding



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Construction Inflation - Reasons

- Increased construction activity due to deferred construction projects during recession
- Many contractors and subcontractors went out of business during the recession, limiting competition
- Labor shortage due to:
 - Aging/retiring workforce
 - Many workers left the industry during downturn
 - Reduced focus on construction trades in high schools
 - Low unemployment rate in Virginia and nationally
- Material cost increases
- Subcontractors at full capacity (example: over one year backlog on precast orders)

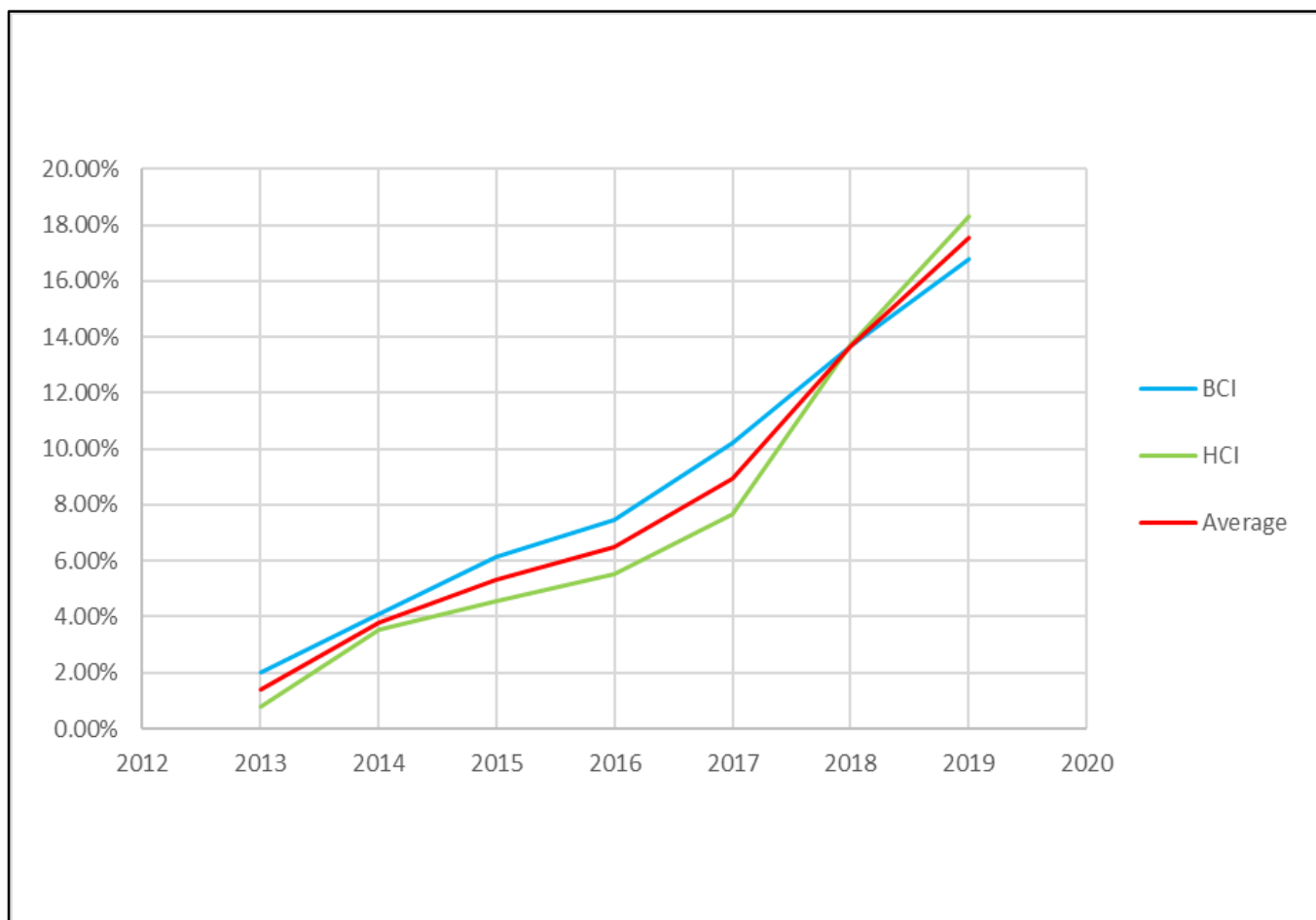


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Construction Inflation

Cumulative inflation rates since 2013



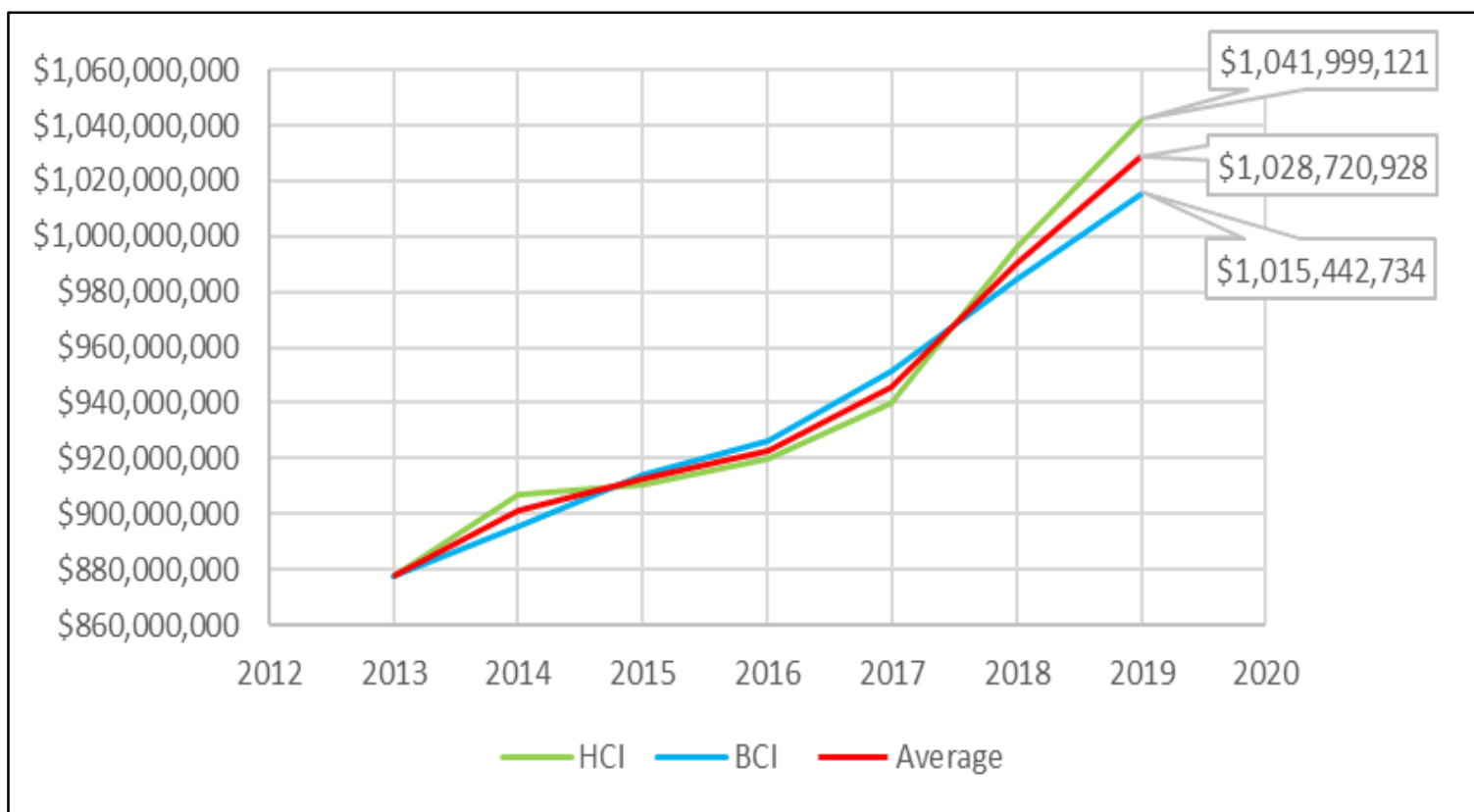


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Construction Inflation

Chapter 806 Pool Inflation





Statute of Limitations on State Construction Services Contracts

- Chapter 854 directs DGS to study with Joint Legislative Audit & Review Commission (JLARC) oversight
 - Review current Virginia law and best practices
 - Make recommendations
- Consult with state and local government bodies, Office of the Attorney General (OAG), representatives from private sector construction contractors, insurers and legal representatives



Statute of Limitations on State Construction Services Contracts

- DGS prepared a survey, with input from JLARC staff and OAG, and released the survey on August 19
- Sent 1,558 surveys
- Received 507 responses
 - Architects/Engineers – 269
 - Contractors – 138
 - Local Government – 47
 - Surety – 24
 - State Government/Higher Ed – 19
 - Attorneys – 10
- DGS is hosting four meetings in October with JLARC staff and stakeholder groups:
- Report due to the Governor and Chairmen of the House Appropriations and Senate Finance Committees on December 31, 2019