

Updates on DGS Capital Projects House Appropriations

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Proposed New State Office Building



Proposed Program & Recommendation

- Item C-3.50, Chapter 2, 2024 Acts of Assembly, Special Session I, directed DGS to study the potential development of a new state office building at 7th & Main Street and VDOT Annex building sites.
 - Consider facility size/scope.
 - Consider operational and space needs of agencies at Monroe.
 - Consider conference space needs and parking for state employees.
 - Provide timeline as well as cost estimates.
 - Language also placed hold on movement of tenants from Monroe, until the study was completed and options provided.

Proposed New State Office Building

- Several scenarios of building sizes (350,000 sf; 316,000 sf; 250,000 sf) at each site were studied with the following considerations:
 - All new construction vs. renovation/expansion.
 - Building layout with safe drop off and loading areas.
 - Maximize the available site footprint to meet the required number of parking spaces.
 - Easy and multiple accesses to an underground parking deck.
 - Include conference center.
 - Provide swing spaces to allow short-term maintenance, modernization, and future growth.
 - Cost differential driven by the site constraints (slopes, access point for garage, exterior public spaces etc.).
- A Workgroup composed of DGS, money committee, and DPB staff met to review these scenarios.
 - The Workgroup considered a new state building at the VDOT Annex.
 - Seat of Government: strategically located.
 - To renovate the 192,000 sf would not meet program objectives w/o conference center.
 - Cost to renovate would approximately be equal to the new construction cost.

Proposed New State Office Building



Proposed Building, Advantages & Cost

- The proposed building of 316,000 sf would include all required office and swing spaces, the much-needed conference center and a required 800-836 in parking.
- The all-new construction at the VDOT Annex site has the following advantages:
 - Operational advantage to support tenants.
 - Requires only 5 levels of parking (vs. 8 at 7th & Main), which reduces construction cost.
 - Fewer unforeseen conditions with new construction.
 - Two access points to garage permitted, provides convenience parking on grade and provides drop off lane.
- The cost studies were performed for various scenarios with building sizes at each site. The comparison cost between the two sites for the proposed program is cost mutual, in the mid \$400 Million.

Proposed Schedule

- Total Design: 24 months
- Total Construction: 36 months

Proposed New State Office Building

- To support the findings of the study, the Introduced Amended Budget provides the following:
 - Transfers remaining balance of detailed planning funding from 7th & Main Street project to support a new state office building (VDOT Annex site).
 - Proposes that the 7th and Main Street site be sold at fair market value and transfer proceeds to the GF.
 - Leaves the policy decision on the size and scope of a new building to be decided by the General Assembly as it fully considers the Capitol Square current and long-term tenant needs.
 - Provides funding for renovations to state-owned buildings at the seat of government.
 - Provides associated cost to facilitate relocation of state agencies from Monroe to executive-controlled buildings and lease spaces.

Vacating James Monroe Building



Proposed Relocation Funding and Schedule

- Workgroup proposed to use all current executive-controlled vacant spaces within Capitol Square.
- Move remaining tenants to temporary lease spaces within the downtown area until such time a new state building is completed.
- Introduced budget provides \$35 million to renovate ~70,000 sf existing state spaces, moving cost to both state and leased spaces.
- Relocation schedule from Monroe to executive-controlled Buildings and Leased spaces:
 - Executive-Controlled Buildings: 12-18 months
 - Leased Space: 6-18 months

Vacating James Monroe Building



Proposed Relocation

Agency	Location
DGS/ISS	Washington
DGS/OPPS	State Building
DHRM	Main Street Centre
DOA	Main Street Centre
DSBSD	Main Street Centre/Lease Space
OSIG	Reid's Row
TRS	Workers Compensation
DVS	Leased Space/DMV
VDH Pharmacy	Lease Space / Vital Records
APA	Lease Space/State Building
DOE	Lease Space
SCHEV	Lease Space
Health Clinic	Lease Space/State Building

Vacating James Monroe Building



Proposed Relocation Additional Considerations

- Parking
 - 782 current assignments.
 - 247 assignments projected to leave the parking system.
 - Agencies relocating to other state buildings will relocate within the state parking system.
 - Agencies relocating to leased space will remain in state parking system where practical.
 - Projected decrease in revenue to be offset by savings from operating Monroe.

- Conference Space
 - Approx. 450 meetings held in Monroe shared conference rooms in 2024.
 - Temporary addition to an existing state facility.
 - Survey agencies in Capitol Complex to identify conference spaces.
 - Leased space will include conference space for those tenants.

Disposition: James Monroe Building



The Introduced Budget:

- Leaves it up to the General Assembly to determine final disposition of Monroe after the relocation of tenants is completed around the end of 2026.

- The workgroup considered the following options:
 - Mothball /Surplus and Sell Monroe.

 - Demolish including the pedestrian bridge across 14th street (intertwined with the parking garage).
 - Total demolition time: 19 months

Commonwealth Courts Building



New Courts Building will house both the Virginia Supreme Court and the Virginia Court of Appeals, and all administrative support functions.

Revised Program and Design Status

- Previous program and design were revised to address the anticipated long-term needs of the Courts.
- GA approval to demolish the existing west tower provided more efficiency reducing the total need of 295,159 sf (from 325,000 sf).
- The new program includes additional offices for 17 Court of Appeals Judges (Legislative expansion) and future growth; the Supreme Court gallery seating from 200-240; and would accommodate additional staff.
- The new Court house will include En Banc Courtroom for 17 judges.
- Parking: 31

Commonwealth Courts Building



Project Team & Schedule:

- A/E: Baskervill + Fentress Architects
- Demolition: Jan. 2026 to Dec. 2026
- New Construction: Jan. 2027 to Jan. 2030

- Construction funding will be requested in the 2026 Session with estimated cost in the \$300M range.
- DGS is moving forward with detailed planning and has completed the Schematic Design.
- As required by the Appropriation Act, the Chief Justice of the Supreme Court and Chief Judge of the COA have reviewed and continue to participate in program and design efforts.

Proposed New Consolidated Laboratory

DGS Division of Consolidated Laboratory Services (DCLS) Background



- Serves as the Commonwealth of Virginia's premier public health, environmental, and emergency response laboratory, since 1972.
- Mission to promote a healthier, safer world through quality laboratory service.
- Over 325 employees.
- Performs over 9 million tests each year to ensure the safety and health of Virginia's citizens, our food supply and our environment.
- Testing available at DCLS includes:
 - Newborn screening, Infectious disease surveillance outbreaks
 - Foodborne disease surveillance and outbreaks, Drugs of Abuse
 - Chemical and biological warfare agents, Drinking waters
 - Environmental samples, Motor fuels
 - Soil and sediment, Radioactive materials
 - Food chemistry, Animal feed, fertilizers, herbicides, and pesticides.

Proposed New Consolidated Laboratory

Why New Lab Needed?



- The 20-year-old current facility approaching functional and physical obsolescence.
- Lack of required technological advances in what constitutes a tier-one laboratory facility.
- Existing facility's capacity in both the administrative and the laboratory testing areas cannot accommodate the continually expanding newborn screening program and the demand for diagnostic and public health testing.
- Expansion necessary to allow capabilities and capacity in response to new testing requirements or the next public health crisis.
- Expansion also addresses the current cramped laboratory conditions which have the potential to negatively impact quality and safety.

Proposed New Consolidated Laboratory

Pre-Planning funding was previously provided; it determined the following:

- A new state-of-the-art laboratory facility would need to expand from the current 191,800 sf building to 299,202 sf, with 78% as lab space and 13% as office space, considering lab flow vs. people flow, efficiency vs. productivity.
- The new building would:
 - Accommodate a staff growth from 334 to 401.
 - Accommodate all 401 surface parking spaces for employees and visitors.
 - Include available area for future building expansion.
- The Introduced Budget provides detailed planning money for a new laboratory to be built on approximately 20 acres to allow lesser number of floors.
 - A new 298,875 sf lab facility in Hanover County – adjacency to the new DFS facility; ease of access to FedEx courier; favorable distance and time to transport and delivery of high threat samples requiring immediate testing from FBI and other law enforcement agencies.
 - DFS current site was considered but not feasible because it would require multiple construction phasing, adding time and \$40 million additional costs.

Virginia State Police Training Academy

- The Introduced Budget provides that DGS manage the proposed VSP Training Academy project which is provided full construction funding.
- Background:
 - VSP trains over 3,600 law enforcement personnel to include troopers, dispatchers and civilians.
 - The Academy provides basic training, in-service training, specialty training and leadership and developmental training.
 - Currently, there is a six month to one year waiting period.
 - The existing facilities that make up the present Training Academy are dated 1950, 1960 and 1989.

Proposed New Training Academy Program

- Demolish 90,000 sf old academy and construct a new 184,091 sf Training Academy to include:
 - Instructional classrooms, offices, dormitory, IT specialized training.
 - Physical training facilities with extensive weight & exercise room, specialized defensive tactics training, training tank, specialized vehicle training and crime investigation training room.
 - Memorial gallery of fallen officers.
 - Educational facility to house canine program; Cafeteria and kitchen; 286-space surface parking.

Virginia State Police Training Academy



Proposed Schedule

- Design: July 2025 – Jan. 2027
- Construction: April 2027 – Oct. 2029

Benefits of New Academy

- Hold larger size classes and accommodate for equipment and practical exercises.
- Eliminate the six month to one year backlog.
 - Able to schedule within 30-45 days.
- Additional space in the dormitory to accommodate the extensive required equipment to be kept on hand in the living quarters. Provide needed/dedicated study areas and recreational areas for mental wellness.
- Additional spaces in the classrooms with sufficient desk space, to allow officers to receive instructions on various pieces of equipment (radar, fingerprint kit, medical go bag, etc.).