



City of Alexandria

Strategic Facilities Plan Update

May 28, 2019



Existing Conditions



CITY/ACPS FACILITIES OVERVIEW

151

BUILDINGS

4.3m

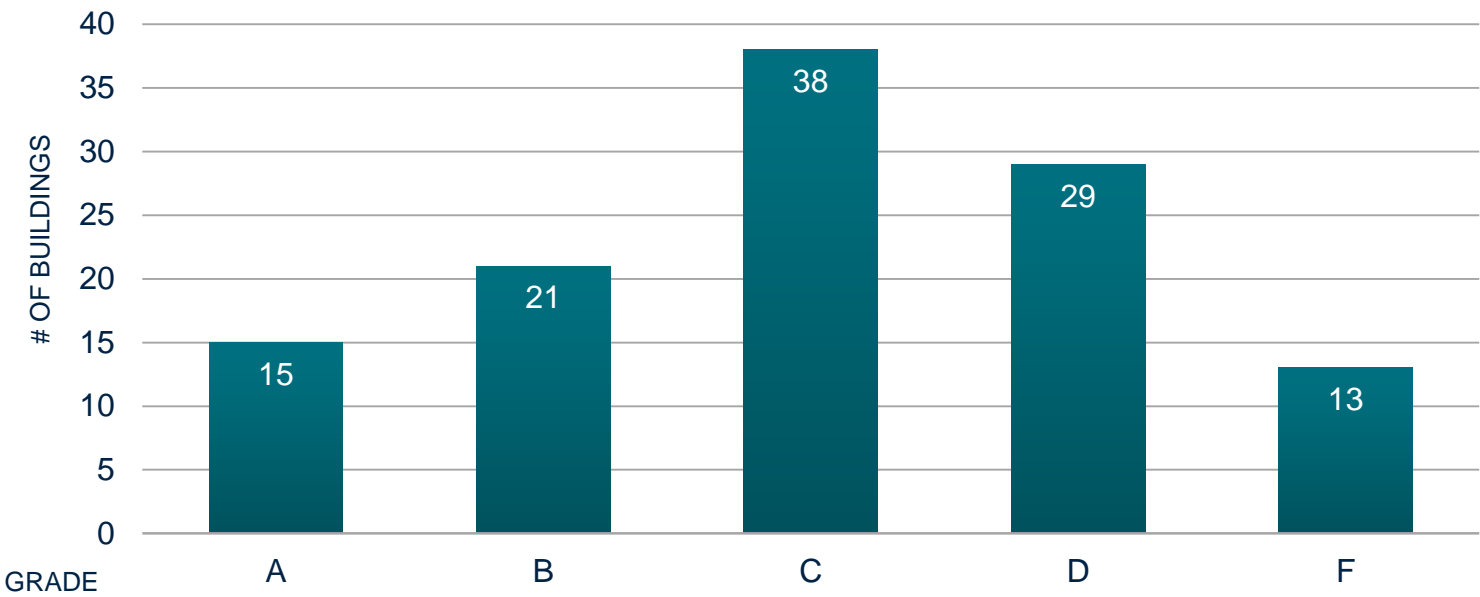
SQUARE FEET

94%

OWNED (BY SF)

- Does not include parking garages, surface parking lots, surface industrial lots
- Does include DCHS residential facilities

CURRENT FACILITY SNAPSHOT – MAY 2019



116

FACILITIES
ACCESSED

2

FACILITIES
REMAINING
TO BE
ACCESSED

C

AVERAGE
GRADE

62

AVERAGE AGE
(YEARS)

64%

FACILITIES
RATED GRADE C
OR BETTER

\$352 M

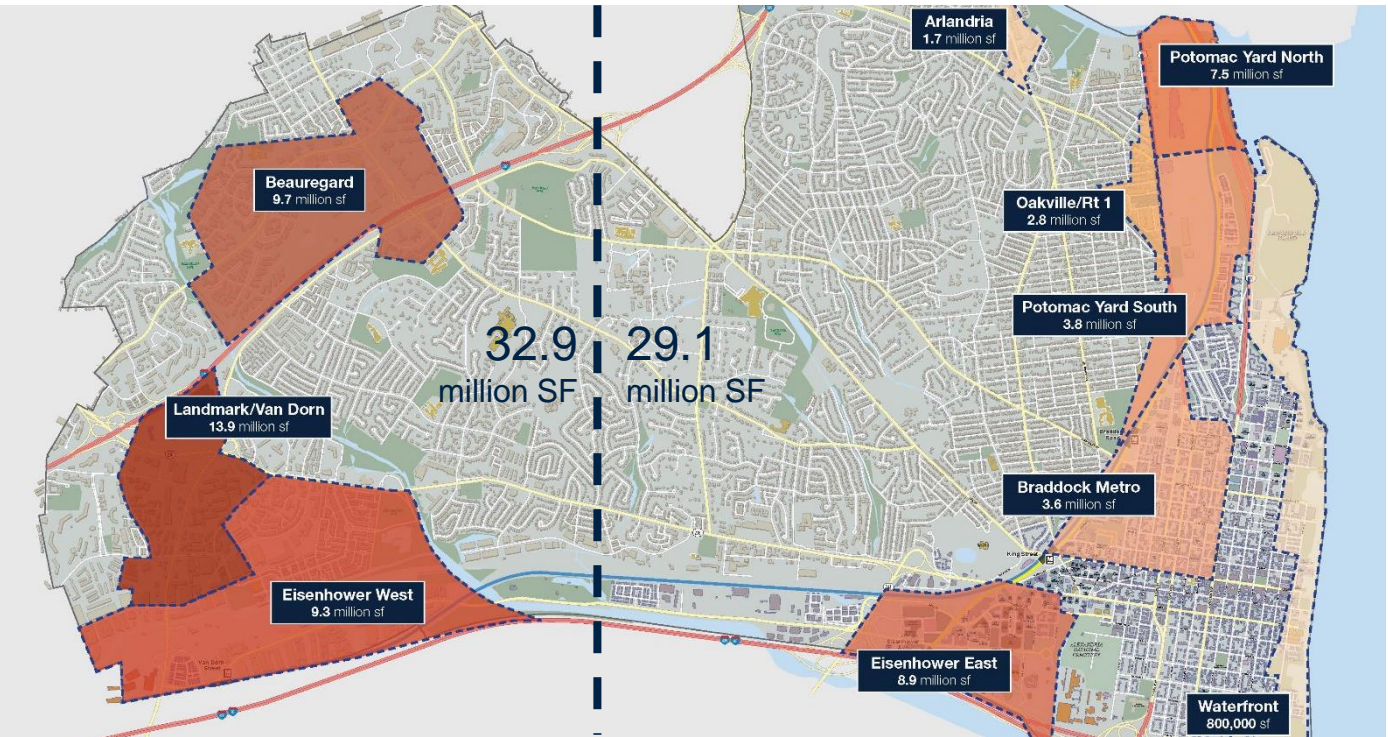
10-YEAR
NEEDS

- \$23M** – Current ongoing projects that address VFA requirements
- \$5.5M** for PSC Security Upgrade, Pistol Range Renovation, Immediate Repairs at City Hall
 - \$17.5M** for CFMP projects, including initial funding for Courthouse and Detention Center Renovations

PROJECTED 2022 POPULATION DENSITY



FUTURE DEVELOPMENT



Gaps



1 Site Collocations/Consolidations

Entities with uses that can be collocated with other entities or otherwise consolidated.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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2 Fleet & Maintenance Synergies

Departments with fleet and general maintenance space needs that could be consolidated.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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3 General Storage Needs

Departments with either a lack of storage or the potential to consolidate off-site storage.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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4 Insufficient Parking

Departments with insufficient staff or visitor parking at specific facilities.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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5 Infrastructure Concerns

Departments that have infrastructure concerns at some of its facilities.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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6 Need To Reconfigure

Departments that indicate service delivery would be improved with reconfigured space.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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7 New Location for Better Service

Departments that indicate service delivery would be improved in a new location.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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8 Negative Recruitment Impacts

Departments that report the facilities negatively impacts staff recruitment and retention.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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9 Service Gaps in West End

Departments that have service gaps in the West End area of the City.

ACPS	Courts	DASH	DCHS	Fire	Health	Library	OHA	Visit Alex	Police	RPCA	Sheriff	T&ES	City Hall*	DGS Fleet
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*City Hall occupancy currently undergoing analysis.

Department Expressed Needs & Priorities



The City's needs, as identified by each Department separately, have been categorized into five broad groups below. Please note that the needs below represent the ideals and needs expressed by each department and do not necessarily represent projects that are planned, budgeted, validated or approved by the City Council to move forward.

■ COLLOCATE OR CONSOLIDATE

Opportunities to collocate or consolidate staff or services located in multiple facilities.

1. DCHS / Health Department / Neighborhood Health
2. City Fleet operations (ACPS, DGS, FIRE, T&ES, DASH, RPCA)
3. T&ES operations staff at T&ES Traffic Shop (3200 Colvin St) into Business Center Dr (2900 Business Center Dr)
4. RPCA administrative staff at Lee Center (1108 Jefferson St) & Business Center Dr staff (2900 Business Center Dr)
5. Fire "non-responder" staff (located in Fire Stations)

■ REPLACE / RELOCATE

Facilities that would provide better service if replaced or relocated.

1. Maintain tactical and pistol capabilities (Police)
2. Relocate Fire Station 205 (1210 Cameron St)
3. Relocate Fire Station 206 (4609 Seminary Rd) or 208 (175 N Paxton St)
4. Relocate Fire Station 207 (3301 Duke St)
5. Replace Burn Building (805 S. Payne St)
6. Relocate Washing Facility (DASH)
7. Relocate Library Special Collections (717 Queen St/Barrett)
8. Increase visibility of Museum of Archeology (OHA)

■ NEW / EXPAND

Facilities in need of expansion or net new facilities for the City.

1. Expand Fire maintenance capability
2. Expand Library presence in City (kiosks)
3. New satellite salt storage facility (T&ES)
4. Expand Police evidence storage capabilities
5. New pool in West End (RPCA)
6. Expand DASH (3000 Business Center Dr) bus storage
7. Increase Library capabilities in Del Ray

■ REPURPOSE / RECONFIGURE

Facilities in need of significant renovation or reconfiguration to improve service delivery.

1. Renovate/reconfigure Courthouse (520 King St) (Courts)
2. Reconfigure cell blocks, kitchen and infrastructure at Public Safety Center (2001-2003 Mill Rd) (Sheriff)
3. Repurpose Old Dash Building (116 S Quaker Ln) (DGS)
4. Repurpose T&ES Traffic Shop (3200 Colvin St) (T&ES)
5. Repurpose T&ES Maintenance (133 S Quaker Ln) (as part of larger plan) (T&ES / RPCA)
6. Repurpose lower level at Burke Library (4701 Seminary Rd) (Libraries)
7. Increase recreation center services & programming (RPCA)

■ CONTINGENT MOVES

Facilities to be replaced if repurposed for another department

1. Relocate RCPA at Business Center Dr (2900 Business Center Dr) if repurposed for T&ES
2. Replace Archives & Records (801 S Payne St) if AlexRenew (1800 Limerick St) expands
3. Replace overflow impound lot when DASH expands

Sites/Buildings Considered for Follow Up



SITE	TYPE	BLDG SIZE	SITE SIZE	NOTES
Fire Station 205 (1210 Cameron St)	Monetize	7,854	8,844	Site could be monetized to offset acquisition costs if Fire relocates
Fire Station 206 (4609 Seminary Rd)	Monetize	5,248	37,422	Site could be monetized to offset acquisition costs if Fire relocates (unless Station 208 is relocated, in which case Station 206 would remain)
Fire Station 207 (3301 Duke St)	Monetize	8,103	38,050	Site could be monetized to offset acquisition costs if Fire relocates
Fire Station 208 (175 N Paxton St)	Monetize	11,800	33,868	Site could be monetized to offset acquisition costs if Fire relocates (unless Station 206 is relocated, in which case Station 208 would remain)
Health Department (4480 King St)	Monetize or Repurpose	55,200	34,824	Site could be monetized or treated as cost avoidance through repurposing to offset acquisition costs if DCHS/Health relocates (identified as potential swing space in near-term or administrative space consolidation in the long term)
Casey Clinic (1200 N Howard St)	Repurpose	18,452	18,452	Dependent on INOVA (Hospital rebuild plans will guide the discussion)
Substance Abuse Center (2355 Mill Rd)	Assess	27,313	39,968	Assess for monetizing as area develops and asset value increases
Old DASH Building (116 S Quaker Ln)	Campus realignment	37,900	62,734	Old Dash Facility used for storage
Motor Equipment Building (3550 Wheeler Ave)	Campus realignment	37,040	714,471	DGS Fleet Maintenance Facility is not fully utilized
Fire Maintenance Building (3552 Wheeler Ave)	Campus realignment	3,800	714,471	Fire Fleet Maintenance Facility that does not accommodate needs of Fire Dept
ACPS Bus Parking Facility (3540 Wheeler Ave)	Campus realignment	11,254	714,471	ACPS Fleet Maintenance Facility that does not accommodate needs of ACPS
T&ES Traffic Shop (3200 Colvin St)	Campus realignment	21,600	68,858	T&ES Traffic Shop could be repurposed if T&ES vacates to consolidate at 2900 Business Center
Business Center Dr (2900 Business Center Dr)	Campus realignment	59,898	159,162	Building users (T&ES / RCPS) have both outgrown available space
DASH (3000 Business Center Dr)	Campus realignment	160,000	401,240	DASH bus maintenance infrastructure could be shared with City on alternate shift schedule
T&ES Maintenance (133 S Quaker Ln)	Campus realignment	30,440	714,471	T&ES Maintenance facility to be studied in conjunction with Witter/Wheeler campus
Fuel Island (3400 Duke St)	Campus realignment	6,100	32,426	Site currently being studied. Facility has outlived its useful life
Ramsey Visitor Center (221 King St)	Assess	1,946	3,071	ADA Access
1701 N Beauregard	Vacancy	~40,000	N/A	ACPS beginning to utilize the space.

Adopted Strategic Facility Plan Recommendations

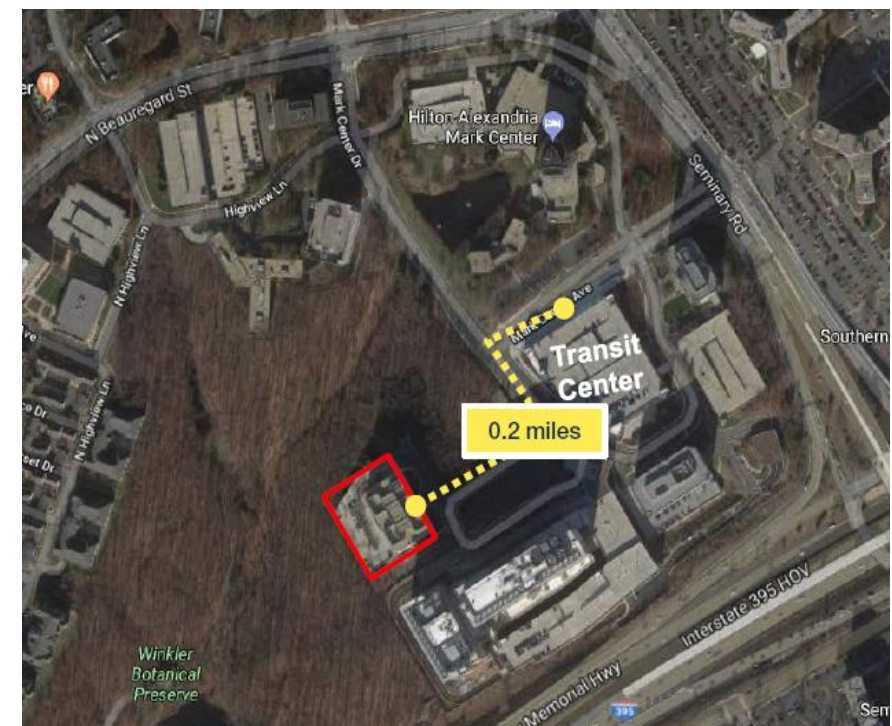


#	RECOMMENDATION	ACTION
1	Collocate DCHS / Health Department / Neighborhood Health locations	Develop program and site selection test fits
2	Develop Witter/Wheeler campus plan	Develop campus master plan for 23 acre City-owned land in advance of CIP-requested/funded projects
3	Identify & evaluate optimal Fire Station sites	Develop high level strategic plan and comprehensive list of sites for each potential station relocation
4	Evaluate public serving facilities to better align with population growth	Develop a high level strategic plan and location study for the City's Recreation Centers and Libraries (similar to the Fire Station Optimal Location Study)
5	Explore partnerships with private sector and regional partners	Engage the private sector utilizing the PPEA legislation, other public solicitations and through negotiated potentially development partnerships.; Identify community partners (Affordable Housing, Campagna Center)
6	Engage with neighboring jurisdictions	Schedule meeting with regional partners to discuss joint facility needs, challenges and best practices
7	Increase City/ACPS dialog regarding facility needs	Establish committee, regular meetings, processes and procedures between City and ACPS to evaluate potential sites and joint occupancy (Steering Committee already created)
8	Develop off-site city-wide storage plan	Develop occupancy scenarios (lease vs purchase) for off-site storage solution
9	Continue to evaluate and fund CFMP programs	Continue to sufficiently fund CFMP programs per Conditions Facilities Report (in progress)
10	Continue evaluation of utilization of City-owned sites	Investigate candidates for monetization or sites with excess capacity to determine highest and best use
11	Develop short-term and long-term parking solutions	Investigate and develop plan short- and long-term parking solutions

DCHS / HEALTH CONSOLIDATION



- 4850 Mark Center Drive selected as new headquarter site
- Letter of Intent to lease with an option to buy negotiated and signed
- Project Milestones
 - Negotiate Lease Summer 2019
 - Programming/Design Summer 2019 - Fall 2021
 - Construction Spring 2022 - Spring 2023
 - Move Summer 2023



Develop Witter/Wheeler Campus Plan

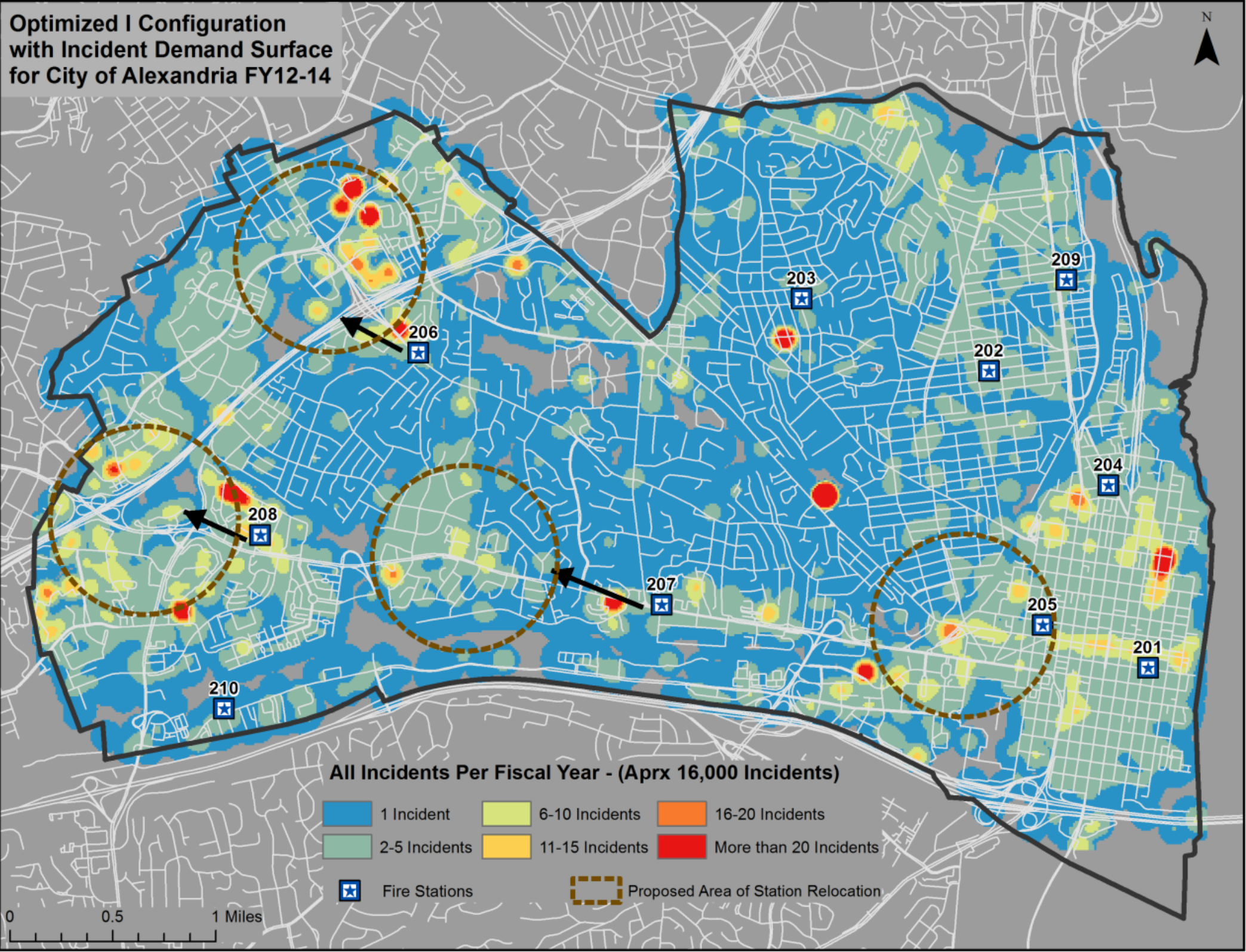


Witter Wheeler Master Plan



- **Phase 1** (Data Gathering). This phase includes documenting existing conditions site plan, City Departmental Interviews and inter-departmental planning charette.
- **Phase 2** (Conceptual Site Diagrams). Creating a project master list from data collected, community input, writing the planning charette summary, developing conceptual site diagrams and a code and regulatory analysis.
- **Phase 3** will generate a Master List of future campus-wide projects along with life cycle costing and an implementation schedule.
- **Anticipated Project Completion – Fall 2019**
- **Current Status** - Phase 2 – Completed the project master list and will be updating site diagrams and incorporating Fleet Study and Dash Electrification Study requirements.

Identify & Evaluate Optimal Fire Station Sites



Fire Station 203



- Temporary Fire Station Construction
- Ground Breaking Ceremony
- Temporary Fire Station Occupancy
- Old Building Demolition
- New Building Substantial Completion
- Temporary Station Demolition
- Final Site Work/Parking

In Progress

June 22, 2019

July/August 2019

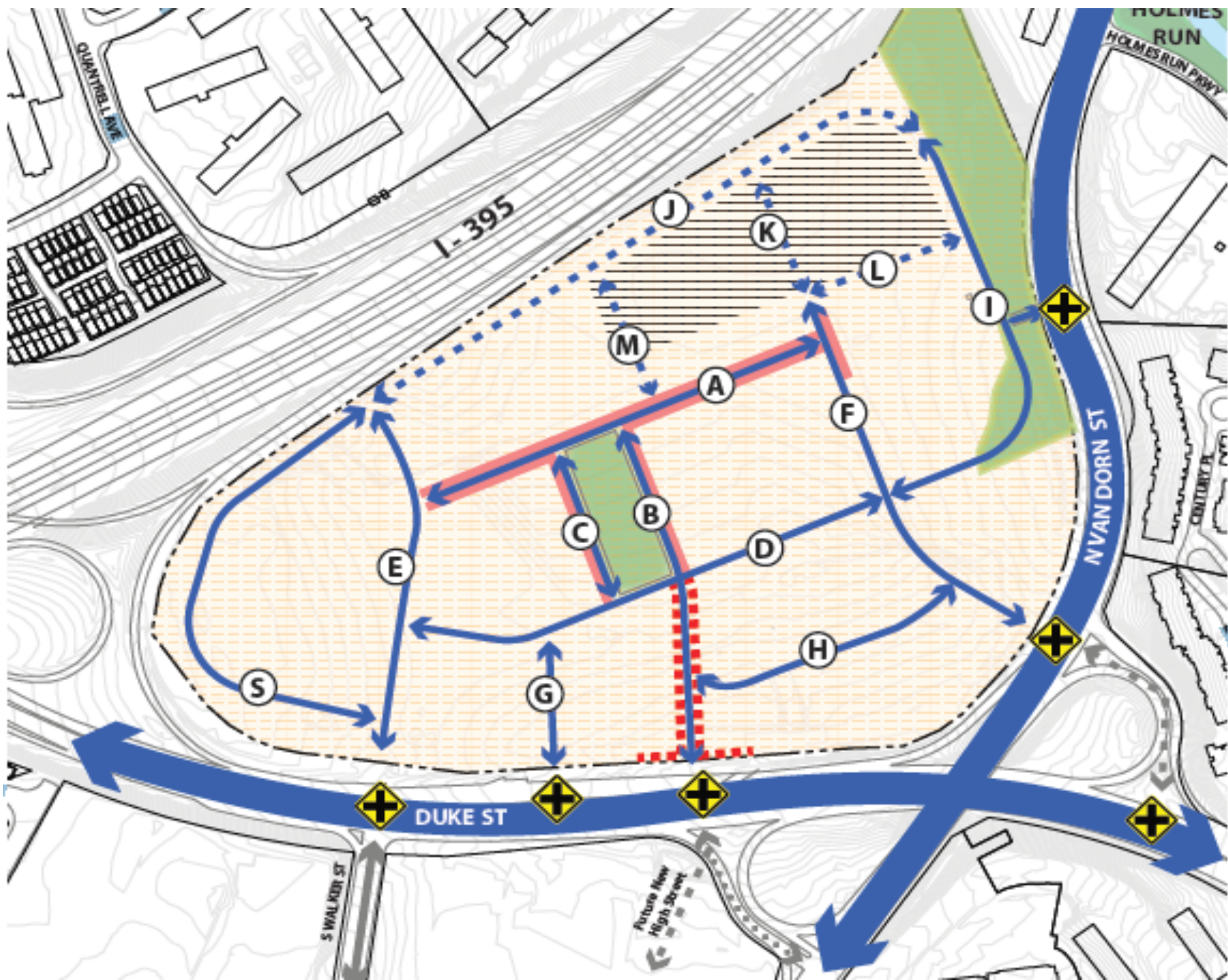
Summer 2019

Summer 2020

Summer 2020

Summer/Fall 2020

Fire Station 208 Possible Landmark Location



City Hall Renovation



- Visioning Study
 - Finalize/open online questionnaire
 - Conduct community meetings
 - Refine & Analyze list of possible occupants and uses
 - Draft visioning study report
 - Report findingsSummer 2019
- Immediate Exterior RepairsFall 2019
- Programming/Design
 - Develop/Finalize space program
 - Produce design and construction docs
 - Project review and approvalFall 2019 – Summer 2021
- Construction/Building Occupancy
 - Study and develop swing space
 - Relocate staff
 - Market Square garage structural repairsFall 2021-Summer 2025

Torpedo Factory Art Center Vibrancy & Sustainability Plan



- Bi-monthly internal staff team meetings established
- **Phase I**
 - Conduct BOMA study of existing building
 - Contracted Smithgroup/Chora to assist with VSP development
 - Community Outreach & Feedback
 - VSP Draft Refinements
 - Provide options and/or determine short, mid, and long-term recommendations
 - VSP to City Council for approval

Spring/Summer 2019

Underway

Underway

Summer 2019

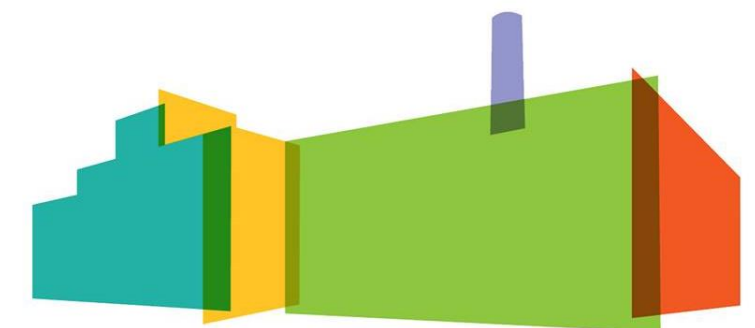
Summer 2019

Fall 2019

Phase II

- Conduct space study, develop business plan and develop options that align with VSP
- Determine Capital costs and funding for improvements post FY2020

FY2020



TORPEDO FACTORY
ART CENTER

City/ACPS Joint Facilities Work



- City-ACPS Joint Facilities Master Plan – #1 priority resulting from Council/School Board Visioning Sessions
 - Joint RFP issued in March – Anticipated Team selection by 6/30/19
 - Joint City/ACPS procurement process
 - Joint City/ACPS project management
 - Anticipated planning process 18 months
 - Phase 1 – Develop framework
 - Phase 2 – Analyze/Synthesize existing information; Further needs assessment
 - Phase 3 – Apply framework and identify potential projects
 - Phase 4 – Develop implementation plan

City/ACPS Joint Facilities Work



- Interdepartmental Collaboration with ACPS
 - Facilitated approvals and opening for Ferdinand T. Day Elementary School, new Patrick Henry K-8 School
 - Collaborating on reno/opening of MacArthur at Taney (swing space to accommodate MacArthur students during demo/construction of new MacArthur)
 - Includes traffic mitigation strategies
 - P&Z, RPCA, T&ES members of ACPS Core Project Team for ACPS High School Project
 - ACPS Transportation needs to be addressed in Whitter/Wheeler Study
 - Joint recommendation for addressing budget decoupling developed
 - Improving use of City's financial system for capital purchase order work flow for ACPS

City/ACPS Joint Facilities Work



- Other joint procurement efforts
 - ACPS and City Procurement staff working toward developing criteria enabling the future sharing of contracts
 - Preventative Maintenance Study
 - Joint City/ACPS work group developed objectives and executed an RFP to address:
 - Computerized Maintenance Management System (CMMS);
 - Facility Condition Assessment (FCA) and Software;
 - Project Management Software.
 - SOW has been finalized; RFP anticipated to be issued in June
- Monthly Capital Council meetings with joint senior leadership established
- ACPS invited to join City CIP Steering Committee



Questions?