

January 30, 2026

SENATE FINANCE & APPROPRIATIONS COMMITTEE

Capital Outlay and Transportation Subcommittee

Banci Tewolde, Director
Department of General Services

DGS ACCOMPLISHMENTS

- Transition/Inauguration
 - Prepared the Annex for all elect offices
 - Supported all Inauguration efforts
 - Moved the First Family to the Mansion
 - Refreshed Lt. Governor Office Suite
- Completed Facility Condition Assessments
- Completed Construction of Puller Veterans Care Center
- Reviewed state agencies Capital Budget Submissions to support DPB for 2026-2028 budget development



DISPOSITION OF JAMES MONROE BUILDING



- The building was listed for sale on October 31, 2025
- A call for offers (deadline) is scheduled
- DGS/TRS finalized 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
- Agencies moving to lease or state-owned buildings
- DGS will continue to utilize the parking deck until building is sold



DISPOSITION OF 7TH AND MAIN



In accordance with Appropriations Act Item C-3.50 F.1,
the property was listed for sale



DEPARTMENT OF
GENERAL SERVICES

PATRICK HENRY BUILDING

RENOVATION & REFRESH

- PHB has not been refreshed/renovated since 2005
- **Budget provides funding to refresh all PHB (Basement-7th floor):**
 - Address security improvements in the POD (*windows/doors*)
 - Modernize offices
(include layout spaces to accommodate staff and visitors)
 - Carpet/painting; new furniture and IT equipment
- Completed **5th-7th** floor refresh
- DGS will complete **3rd-4th floors** early Feb. 2026



PATRICK HENRY BUILDING

INTERIOR REFRESH



NEW BREAK ROOM



EXISTING



NEW



PATRICK HENRY BUILDING

INTERIOR REFRESH 6th AND 7th FLOORS



PATRICK HENRY BUILDING

INTERIOR REFRESH 3rd AND 4th FLOORS

- Old furniture removed
- Furniture has been delivered and staged
 - Virginia Correctional Enterprise
- Wall patching and paint on-going
- New carpet installation in progress
- Anticipate completion early February



OLD & NEW FURNITURE



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. To the right, two flagpoles are visible, flying 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 main title in dark blue, bold, sans-serif capital letters.

DGS MANAGED CAPITAL PROJECTS



DEPARTMENT OF
GENERAL SERVICES

DIVISION OF CONSTRUCTION MANAGEMENT

IN CONSTRUCTION	IN DESIGN	PROCUREMENT FOR DESIGN SERVICES
<ul style="list-style-type: none">▪ PHB Refresh▪ Central State Hospital▪ Dept. 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)▪ Pocahontas Building demolition (start in April 2026)	<ul style="list-style-type: none">▪ Commonwealth Courts▪ Virginia Museum of Fine Arts▪ VA State Police Training Academy▪ Library of Virginia Renovation▪ Crewe Water Supply	<ul style="list-style-type: none">▪ New State Office▪ New DCLS Lab▪ CVTC Demolition▪ Carillon Tenant Upfit▪ VSP Division 6 HQ (Salem)

CENTRAL STATE HOSPITAL



KEY ITEMS

- 460,740 SF stand-alone replacement facility in Petersburg, VA
- 252 Beds with infrastructure to support future additional 48 beds
- Construction Start: Q4 2023
- Substantial Completion: February 2027

PROGRESS TO DATE:

- Structure complete, curtainwall started
- Building power to be activated in February
- Base paving at Loop Road complete
- All major mechanical equipment is on-site
- Major equipment set in Laundry & Kitchen
- Finishes have started in Admin areas
- Pods: Masonry complete, MEP and stud work continue
- Workers on-site per day 500+

CENTRAL STATE HOSPITAL WORK IN PROGRESS

ADMINISTRATION AREA CORRIDOR



TYPICAL POD CENTRAL AREA

CENTRAL STATE HOSPITAL WORK IN PROGRESS



TREATMENT MALL – AREA G



CIVIL COURTYARD



EQUIPMENT YARD,
COOLING TOWERS,
AND GENERATORS

CENTRAL STATE HOSPITAL WORK IN PROGRESS



KITCHEN



COURTYARD BETWEEN PODS



TREATMENT MALL – AREA K

CENTRAL STATE HOSPITAL WORK IN PROGRESS



LAUNDRY AREA

DEPARTMENT OF FORENSIC SCIENCE

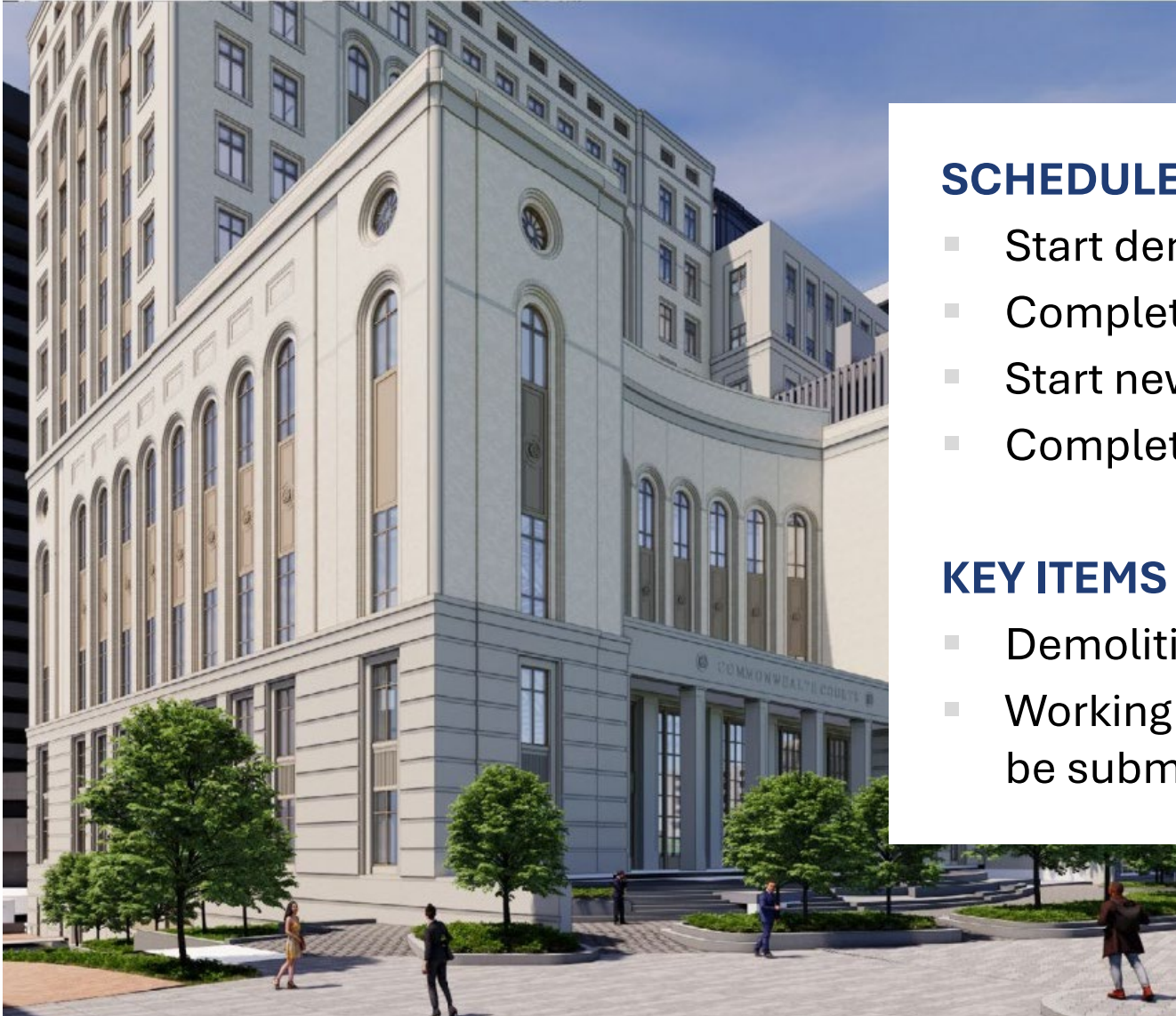


KEY ITEMS

- Substantial completion December 2025
- Equipment/furniture installation is ongoing
- Final punch list items being completed
- Move of employees will begin in March
- It will house 195 DFS and 65 OCME employees-expansion capacity



COMMONWEALTH COURTS BUILDING



SCHEDULE MILESTONES

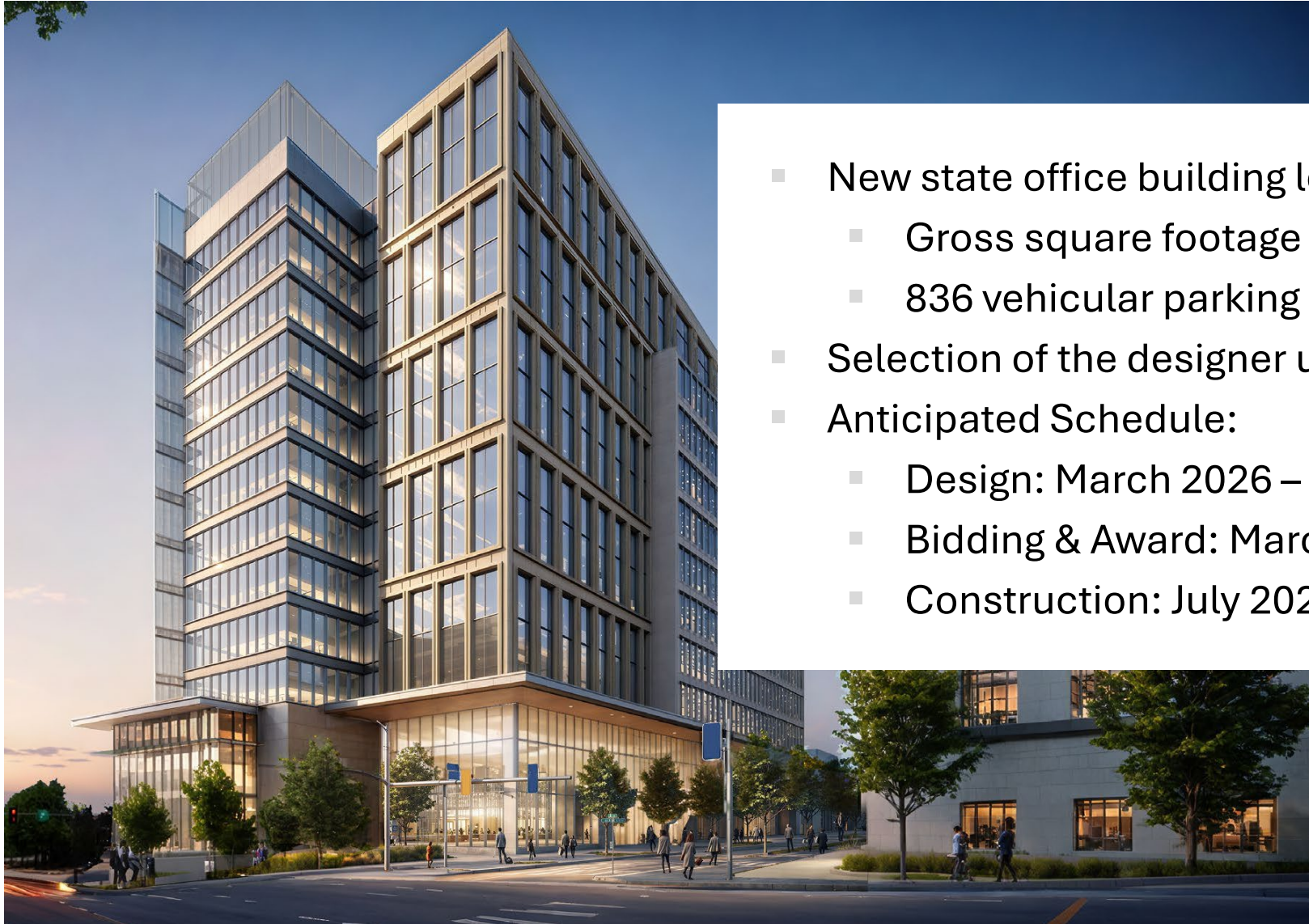
- Start demolition: April 2026
- Complete demolition: March 2027
- Start new building: March 2027
- Complete building: April 2030

KEY ITEMS

- Demolition package going out to bid
- Working drawing design documents will be submitted for DEB review in July 2026



NEW STATE OFFICE BUILDING



- New state office building legislative approvals:
 - Gross square footage – 350,000 SF
 - 836 vehicular parking deck
- Selection of the designer underway
- Anticipated Schedule:
 - Design: March 2026 – March 2028
 - Bidding & Award: March 2028 – July 2028
 - Construction: July 2028 – July 2031



NORTHERN VIRGINIA SCIENCE CENTER



MILESTONE DATES

- Construction Start: March 2025
- Substantial Completion: December 2026
- New interactive science center for the Science Museum of Virginia (SMV). 68,550 SF facility in Sterling, Virginia (Loudoun County)

NORTHERN VIRGINIA SCIENCE CENTER



CONSTRUCTION IN PROGRESS

- Structural steel complete
- Exterior framing and air barrier 90% complete
- Curtainwall, storefront, and façade panels expected on site within the next month
- Roofing 80% complete
- Interior wall framing and rough-ins in progress
- Site water, sewer, power, and telecom infrastructure complete.
- Dominion transformer set and prepping to energize
- Anticipate completion date December 2026
- Construction in progress

DBHDS EASTERN STATE HOSPITAL AND OTHERS



Renovation of Eastern State Hospital

Restrooms construction on-going in Building 2 (~94 bathrooms) with an anticipated completion date in April 2026. Design for Building 1 (~110 bathrooms) hardening renovation in progress.



Fire Alarm Replacement at Piedmont Hospital: Installation in progress. Anticipate completion in April 2026.

Fire Alarm Replacement at Catawba Hospital: Installation in progress. Anticipate completion early June 2026.

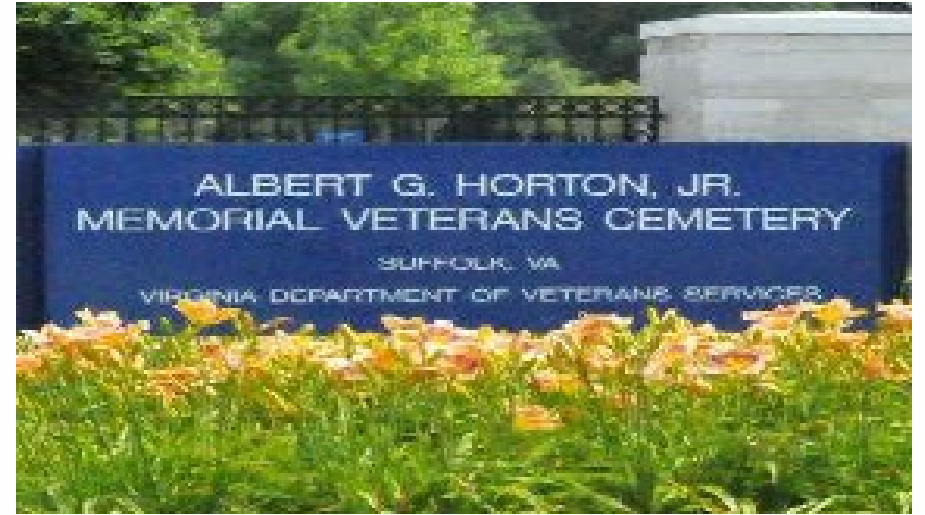


Window Replacements at the Northern and Southern Virginia Mental Health Institutes: Procurement of window materials scheduled for mid-March 2026. Anticipate completion in September 2026.

DEPARTMENT OF VETERANS SERVICES

A.G HORTON, JR VETERANS CEMETERY EXPANSION

- Project square footage – 13,800 acreage
- Construction is underway – since November 2025
- This project is to clear land to add 4,834 pre-place crypts and 2,410 new in-ground cremains to the current cemetery.
- Construction: November 2025 – December 2026



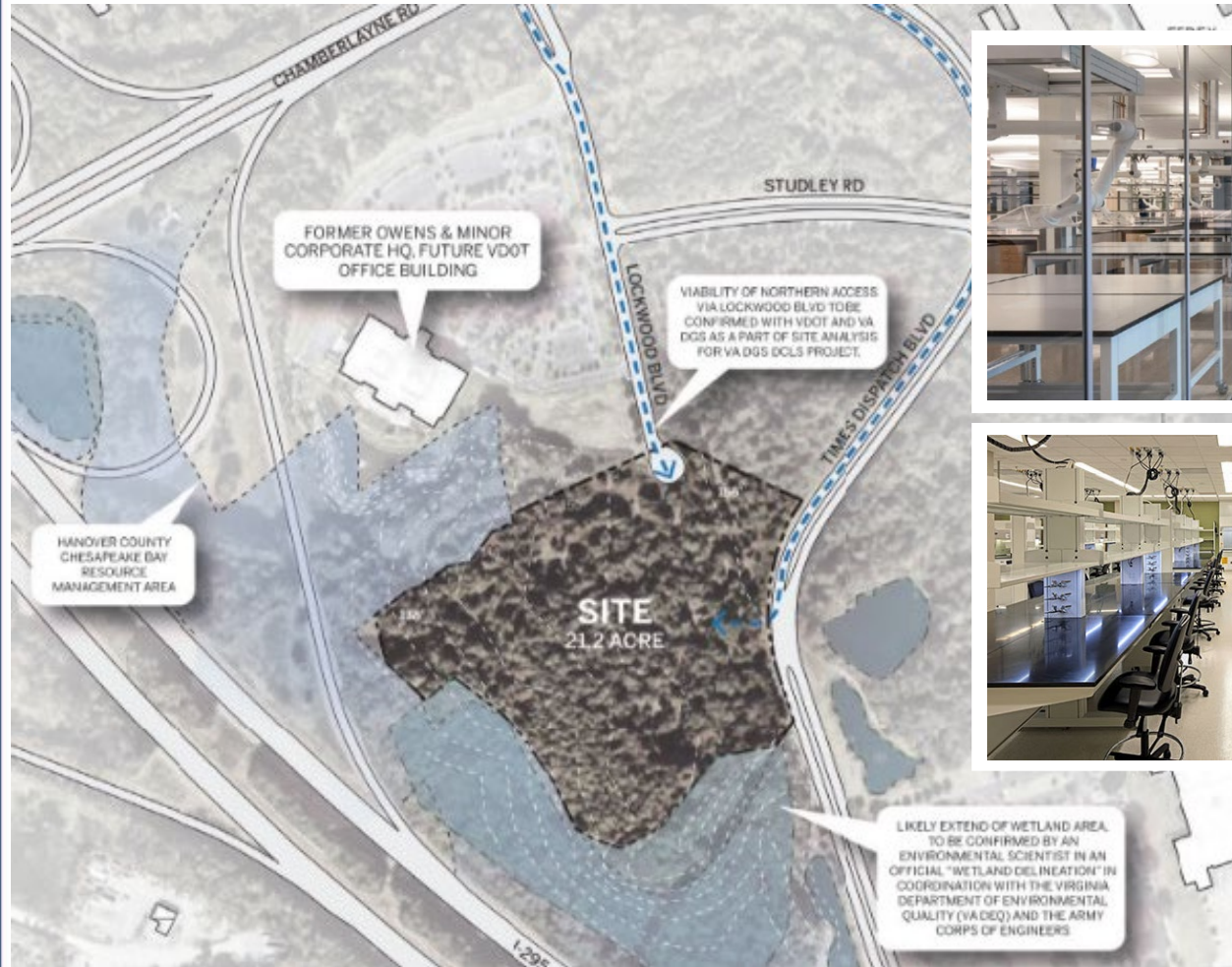
VIRGINIA MUSEUM OF FINE ARTS



SCHEDULE MILESTONES

- Working Drawing is under review
- Construction start: August 2026
- Anticipate Completion: June 2029

DGS CONSOLIDATED LABORATORY REPLACEMENT



SCHEDULE MILESTONES:

Design kick-off: May 2026

Construction award: November 2028

Anticipate Completion: November 2031

KEY ITEMS:

Evaluation of 13 design proposals in progress.

Interviews of top firms in Feb./Mar. 2026.

TESTING

Newborn screening

Infectious disease outbreaks, Foodborne outbreaks

Pandemic response

Antimicrobial resistance

Drugs of Abuse

Chemical and biological warfare agents

Drinking waters

Environmental contaminants

Regulatory compliance

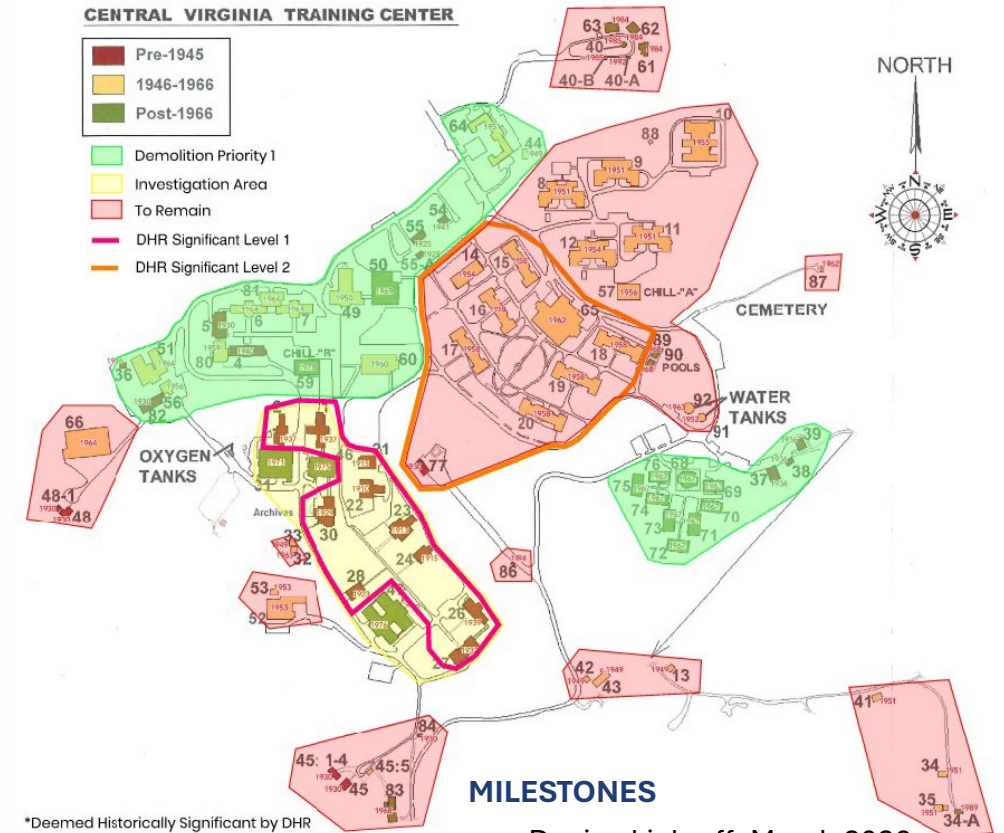
Motor fuels, Soil and sediment, Radioactive materials

Food chemistry, Animal feed, fertilizers, herbicides, and pesticides

CENTRAL VIRGINIA TRAINING CENTER

PROJECT OVERVIEW

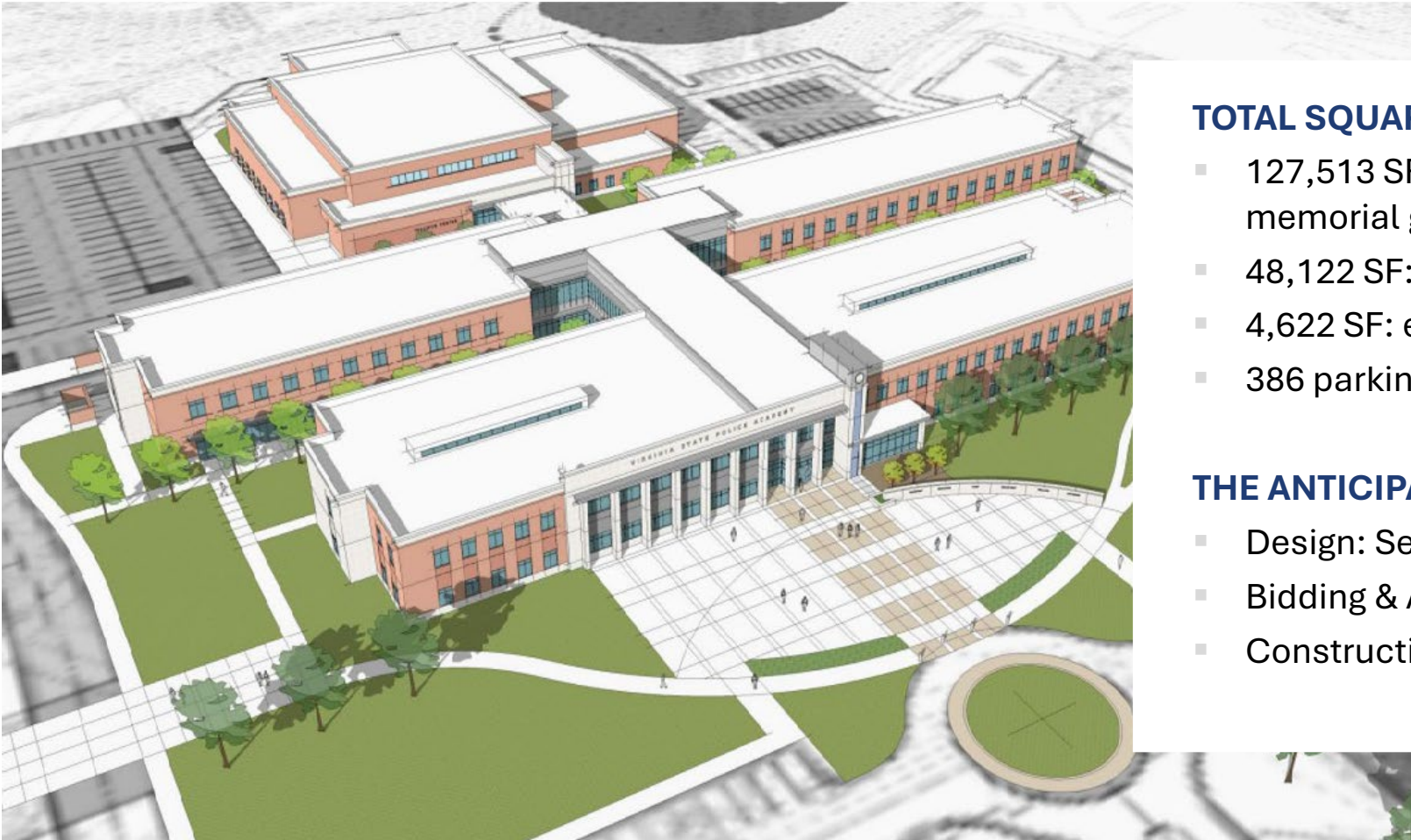
- CVTC is a 350-acre developed site in Amherst County
 - 95 existing buildings
- Priority demo area includes 31 buildings totaling 312,559 SF
- 13 buildings will be surveyed for asbestos and hazardous materials (304,457 SF)
- The remaining 51 buildings (295,927 SF) are slated to remain
- The number of buildings to be demolished is determined as the design and hazmat surveys progress and based on funding (\$6M)
- Pavements, including sidewalks, roads, parking areas, etc., will remain
- Before demolition, the following steps will be taken:
 - Campus-wide Historic Preservation Report to DHR
 - Asbestos and hazardous material surveys and abatement plans
 - Soil management and remediation plan for the impacted areas
 - Environmental Impact Report (EIR) and site plan approvals with Virginia DEQ
 - Cost estimating to determine the number of buildings that can be demolished within the budget
 - Art and Architectural Review Board submission for approval
 - Building Code Official reviews and approvals



MILESTONES

- Design kick-off: March 2026
- Design Complete: Dec. 2026
- Construction award: Dec. 2028
- Substantial Completion: Sep. 2027

VIRGINIA STATE POLICE TRAINING ACADEMY



TOTAL SQUARE FOOTAGE OF ACADEMY 184,000 SF

- 127,513 SF: offices, dormitory and classrooms, memorial gallery
- 48,122 SF: physical training facility
- 4,622 SF: educational facility to house canines
- 386 parking spaces

THE ANTICIPATE PROJECT SCHEDULE:

- Design: Sept. 2025 – July 2027
- Bidding & Award: July – October 2027
- Construction: October 2027 – October 2030

VIRGINIA STATE POLICE DIVISION 6 HQ



EXISTING BUILDING



NEW BUILDING

- DGS supporting VSP to acquire a new building
 - Authorized in the budget
 - Salem and Roanoke Area
- Tenant renovations will be managed by DGS
- The new site will allow VSP to consolidate:
 - Internal Audit and High-team Crimes Unit
 - Bureau of Criminal Investigation
 - Area Office 40 (Bureau of Field Operations)
 - Area 66 (Safety Division)

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
- January 2026: 2 Henrico Public Schools, High School Trades Interns began work at DGS



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)

- Washington Building
- Madison Building
- Main Street Centre
- Oliver Hill Building

COMPLETED (REPORT PENDING)

- | | |
|-----------------------------|----------------------------|
| ▪ Barbara Johns | ▪ 14th and Main Deck |
| ▪ Capitol | ▪ 7th and Franklin Deck |
| ▪ General Assembly Building | ▪ 7th and Marshall Deck |
| ▪ Jefferson Building | ▪ 9th and Broad Deck |
| ▪ Library of Virginia | ▪ Madison Deck |
| ▪ Old City Hall | ▪ Bank Street Deck |
| ▪ Tyler Building (SCC) | ▪ Library of Virginia Deck |
| ▪ Patrick Henry Building | ▪ Main Street Centre Deck |
| ▪ Reid's Row | ▪ Tyler Deck |
| | ▪ Virginia War Memorial |



CAPITOL SQUARE ACTIVITIES

OTHER PROJECTS

- Cleaned exterior of Washington, Oliver Hill, and Jefferson Buildings, and Bank Street Parking
- Painted Capitol Square Fence
- Painted exterior of the Governor's Mansion
- Westmoreland (TAX) waterproofing and coating
- Va. Commission for the Arts relocated to Reid's Row
- VDH Tenant Improvements (completed)
- Energy Tenant Improvements (completed)
- Select Parking Deck repairs underway
- Main Street Centre tenant improvements ongoing
- VDH Pharmacy relocation underway
- Health Clinic relocation underway

