

# Comprehensive Facilities Renovation Plan

Commission Meeting  
February 20, 2019

# Comprehensive Renovation Plan

General Services and Production are working to develop a comprehensive renovation plan to:

- Replace outdated HVAC & electrical systems
- Improve efficiency & save money
- Comply with Americans with Disabilities Act (ADA)
- Retain staff & attract new workers
- Incorporate new workplace trends



# Original Scope

- Evaluate 3 buildings at Anacostia as part of pilot program
  - Evaluate deficiencies, staffing needs, prioritize upgrades
  - Select 1 building for renovations as part of pilot program
- Design of new Lyttonsville Depot
- Fully renovate RGH building



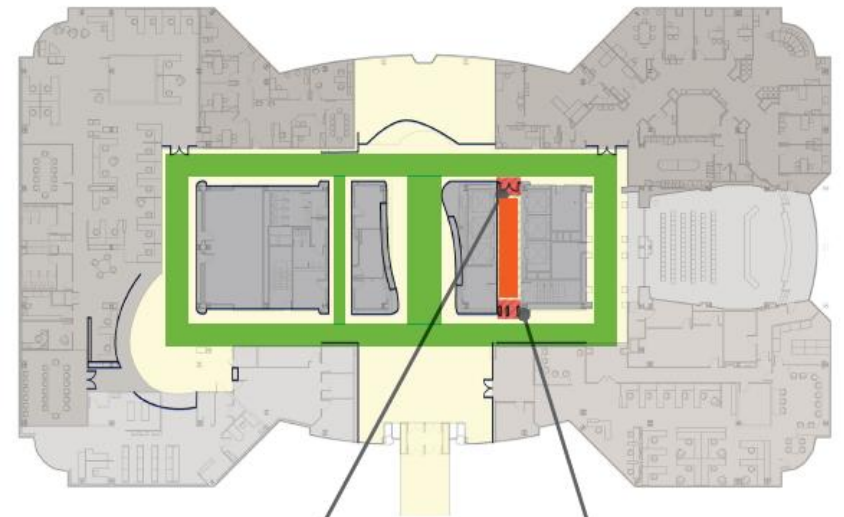
# Revised Scope

- Cancel full renovation of RGH due to project cost
- Initiate condition assessments for RGH and Anacostia pilot buildings to identify, prioritize and bundle needs
- Move forward with smaller upgrades to several floors in RGH
  - Upgrade electrical, IT cables, old carpet/furniture
  - Maximize space and enhance safety/security on lobby level
  - Ensure ADA compliance
  - Maximize use of empty space on 10th floor
  - Relocate Inspector General Office to offsite leased space

**Full renovation costs will be developed following completion of comprehensive condition assessments**

# RGH Lobby Renovation goals

- Enhance safety and security while fostering a welcoming experience
  - Install self-service kiosks
  - Add turnstiles and glass door to secure elevator lobby
  - Move Police and Homeland Security to lobby level
- Install new ADA compliant front entry glass doors
- Increase space for Credit Union



# Estimated Costs for Short-Term RGH Upgrades

Project Phase	Schedule	Estimated Cost
<u>10<sup>th</sup> floor</u> – Targeted renovation (Electrical, IT cabling, flooring, walls and furniture)	2019 – 2020	\$2M
<u>Lobby</u> – Security upgrades, Credit Union Expansion (Electrical, IT cabling, flooring, walls and furniture)	2020 – 2021	\$1.9M
<u>2<sup>nd</sup> floor</u> – System Control Room & Radio Room upgrades (Electrical, flooring, walls, furniture and console)	2020 – 2021	\$600K
<u>8<sup>th</sup> floor</u> – minor demolition, reconfiguration of space	2020–2021	\$50K
<b>TOTAL</b>		<b>\$4.55M</b>

**Full renovations costs will be developed following completion of comprehensive condition assessment**

# Next Steps

- Order condition assessments for RGH and Anacostia pilot facilities
- RGH short-term renovation
  - Develop IDIQ for general contractor
  - Finalize revised plans for 10th floor and lobby
  - Upgrade System Control Room and Radio Room