



Anacostia Depot Reconfiguration Construction

General Services Department

Allison Dunn Wilson, Director of General Services

January 7, 2026

Housekeeping Items

- Please put phones on silent or vibrate mode.
- Any information provided today is not legally binding.
- WSSC Water reserves the right not answer questions asked and/or submitted.
- Audience introductions and questions will be after the presentation.
- To receive up-to-date contracting information, visit the Procurement Office's website at
www.wsscwater.com/secondary-landing-page/procurement

Agenda

- Team Introductions
- Project Objectives
- Project Overview
- Keys to Success
- Contract Compliance
- Questions

Strategic Plan for Our Smart One Water Future



Vision

In every home, in every business, we make everything possible by ensuring access to dependable and safe water for everyday life.

Smart One Water Mission

WSSC Water ensures all communities thrive by ethically delivering safe, reliable and sustainable water and wastewater services.

Promise

Continue the legacy of treasuring our water, customers and employees through dedicated service for current and future generations.

Values

Just. Accountable. Caring. Community Focused. Excellent. Trustworthy.

Strategic Priorities



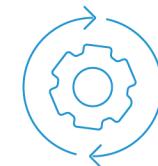
Workforce Development



Asset Management & Infrastructure Reliability



Culture Shift



Optimizing Operations



Affordability & Financial Viability



Customer Engagement & Partnerships



Sustainability & Resiliency



Digital Transformation



Team Introductions

Team Introductions

- **Allison Dunn Wilson**, Director - General Services
- **Duncan Mukira**, Division Manager - Sustainability and Support Services
- **Carmen Chalmers**, Facility Construction Manager- Facility Engineering and Construction
- **Alejandra Scott**, Administrative Contract Manager





Project Objectives

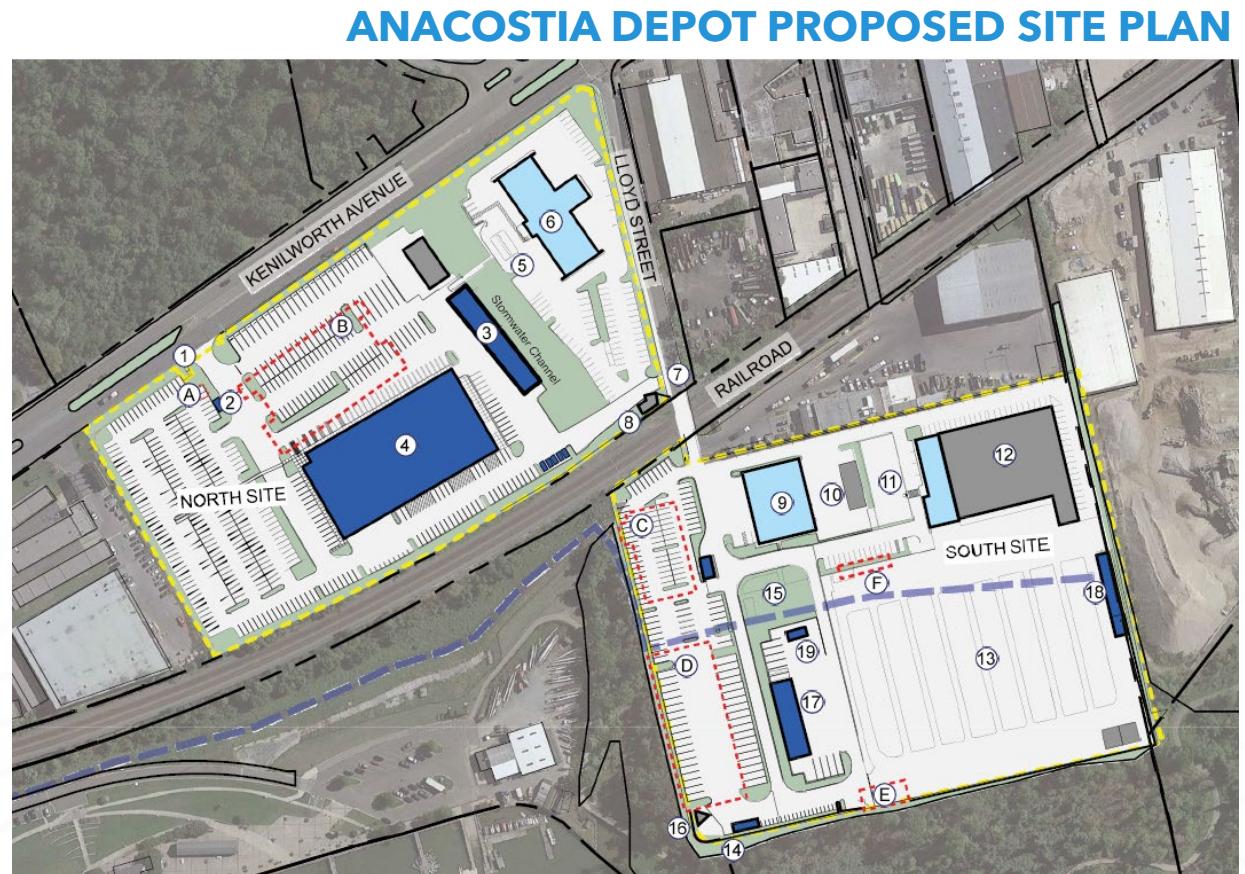
Project Objectives

- Construction and reconfiguration of the Anacostia Depot, WSSC Water's largest depot, supporting water and sewer field operations.
- Construction of a new Administration Building, improving the efficiency of the operations by consolidating existing functions into one facility.
- Addressing the deficiencies of the existing buildings by upgrading accessibility, aging infrastructure, electrical and mechanical equipment, and the fire alarm system.



Project Objectives

- Improving long-term sustainability and energy efficiency, including:
 - LED lights
 - Solar panels
 - Green roof, and
 - Sewer thermal heating exchange systems.
- Improving office space utilization, by creating modern and efficient working spaces.
- Improving compliance with current building codes throughout the site.





Project Overview

Anacostia Depot Reconfiguration Construction Overview

The scope of work includes the construction and renovation of:

Construction and Renovation of:

- Site Improvements
- New Administration Building
- Fleet Garage Building Renovation
- Warehouse Building Renovation
- New Storage Building
- New Guard Booth Building
- New Radio Tower Building
- Heavy Equipment Shop Alterations
- New Replacement Storage Shed at South Site
- New Replacement Materials Bins

Demolition of Existing Buildings:

- Customer Care Building
- Facilities Maintenance Building
- Meter & Hydrant Building
- Miscellaneous Storage Buildings
- Materials Bins

The project will be executed in multiple phases

New 2-Story Building Construction

- Building size: 112,163 sq ft
- Two story with a mezzanine level
- Concrete deep foundations and steel frame
- Green roof with a combination of solar panels.
- New furniture systems

NEW ADMINISTRATION BUILDING



Anacostia Depot Reconfiguration Construction Overview

Renovation of Existing Building

- Building size: 18,203 sq ft
- New customer service, reception, and waiting area
- Addition of an air conditioning system to vehicle maintenance bays
- New vehicle exhaust removal system
- New exterior canopy
- Replacement of existing hose reels for the fluid dispensing system
- New floor coating system for the vehicle maintenance bays
- New computer workstations for technicians
- Removal of existing paint shop elements and conversion of spaces to maintenance bays
- Paint interior walls and replace interior finishes as required
- Upgrades to restrooms for ADA compliance

FLEET GARAGE



Anacostia Depot Reconfiguration Construction Overview

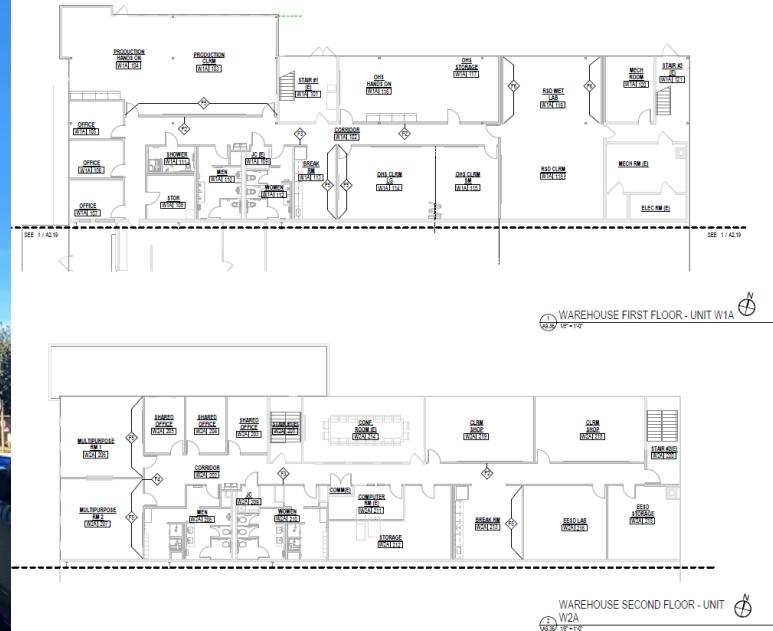


Renovation of Existing Building

- Building size: 13,384 sq ft
- Renovation of the two-story office portion
- Redesign to include a new Training Center
- Upgrade and addition of a new HVAC system called the SHARC System
- Upgrade for ADA compliance
- Addition of new furniture



WAREHOUSE TRAINING CENTER

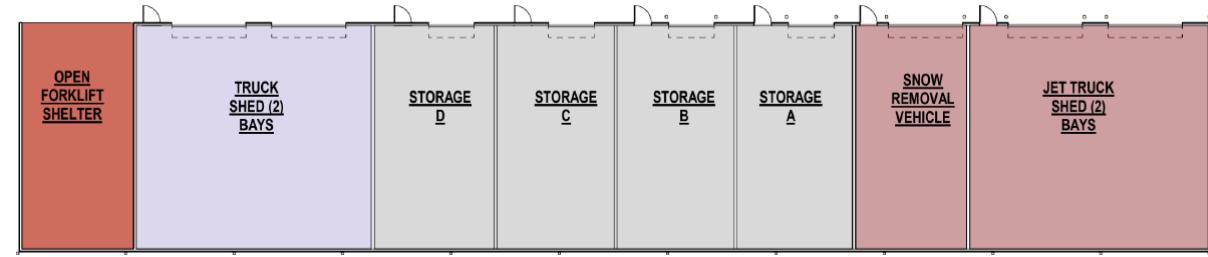


Anacostia Depot Reconfiguration Construction Overview

New Construction of New Prefabricated Building

- Building size: 18,203 sq ft
- New concrete pad
- New heating system at some of the bays

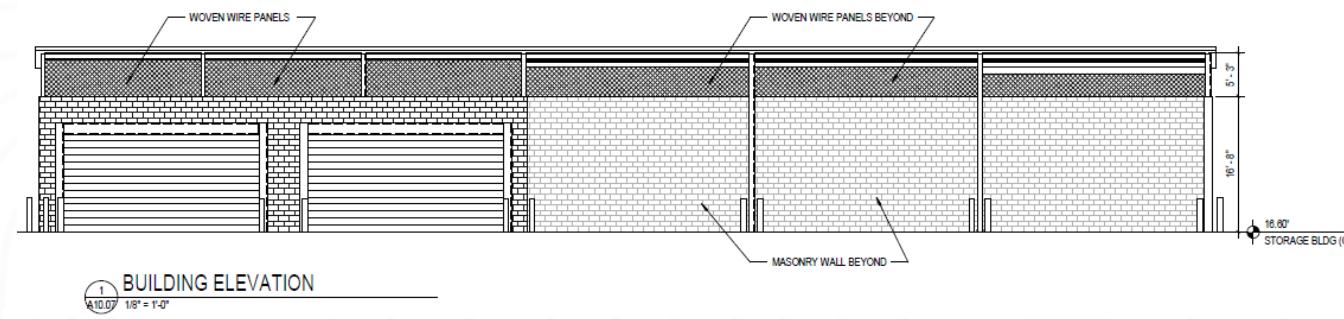
STORAGE/JET TRUCK GARAGE



New Construction/Replacement of Existing

- Building size: 3,168 sq ft
- New concrete pad
- Steel metal roof with CMU walls and steel supports

WAREHOUSE STORAGE SHED



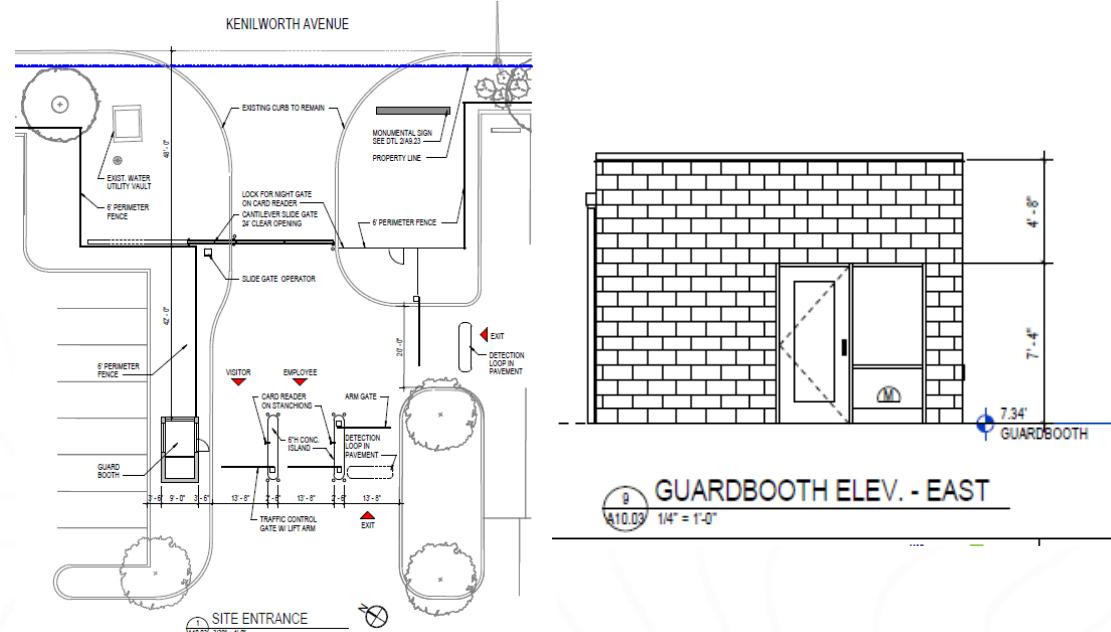
Anacostia Depot Reconfiguration Construction Overview



Renovation of Existing Building

- Building size: 124 sq ft
- Replacement of an existing guard booth
- A new 16'-8" x 9'-0" building with concrete masonry unit load-bearing walls
- A new metal roof

GUARD BOOTH



Renovation of Existing Parking Lots

- Site size: 408,000 sq ft
- Replacement of the existing parking lots with new asphalt and heavy duty concrete

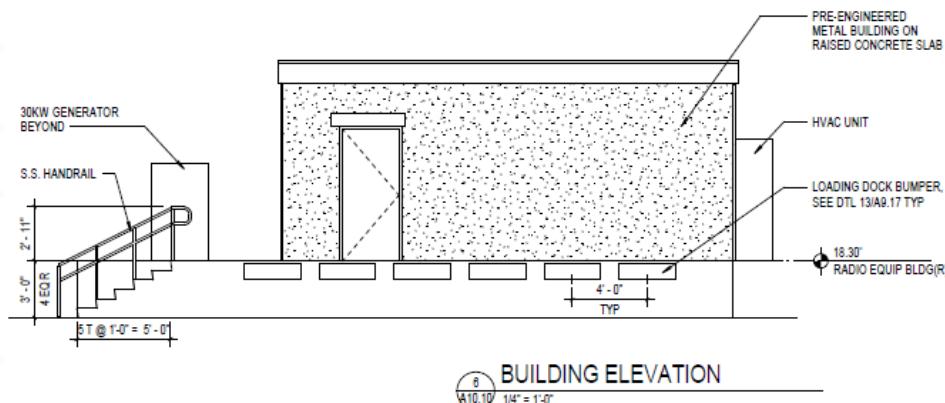
SITE IMPROVEMENTS

Anacostia Depot Reconfiguration Construction Overview

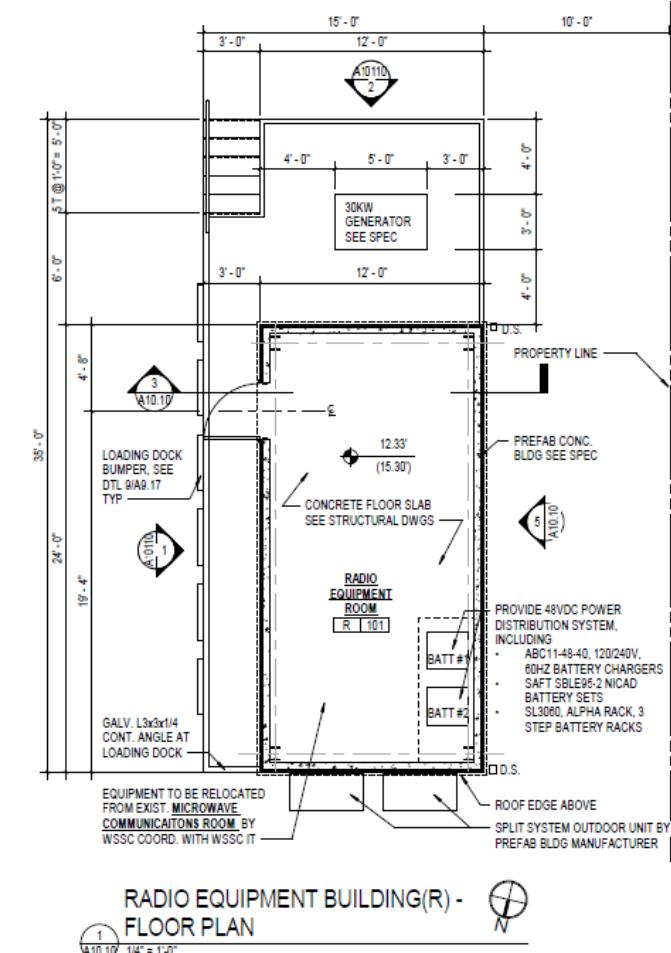


New Construction of Prefabricated Building

- Building Size: 308 sq ft
- New prefabricated concrete 12' x 24' building to house radio equipment on a concrete floor slab.
- Addition of new emergency generator



RADIO EQUIPMENT SHED

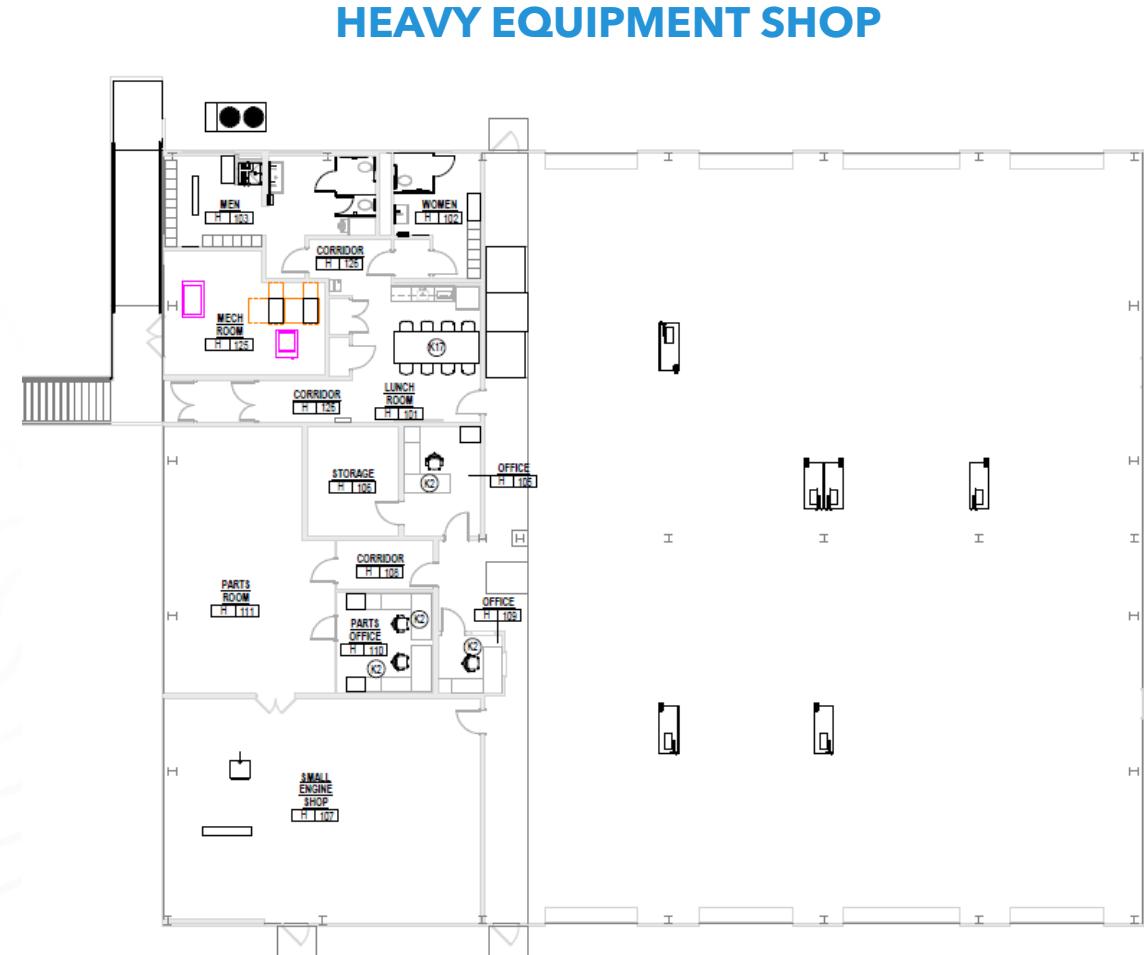


Anacostia Depot Reconfiguration Construction Overview



Renovation of Existing Building

- Building size: 12,476 sq ft
- Replacement of existing boilers
- Addition of a new roof
- Addition of new computer workstations
- Upgrades for ADA compliance



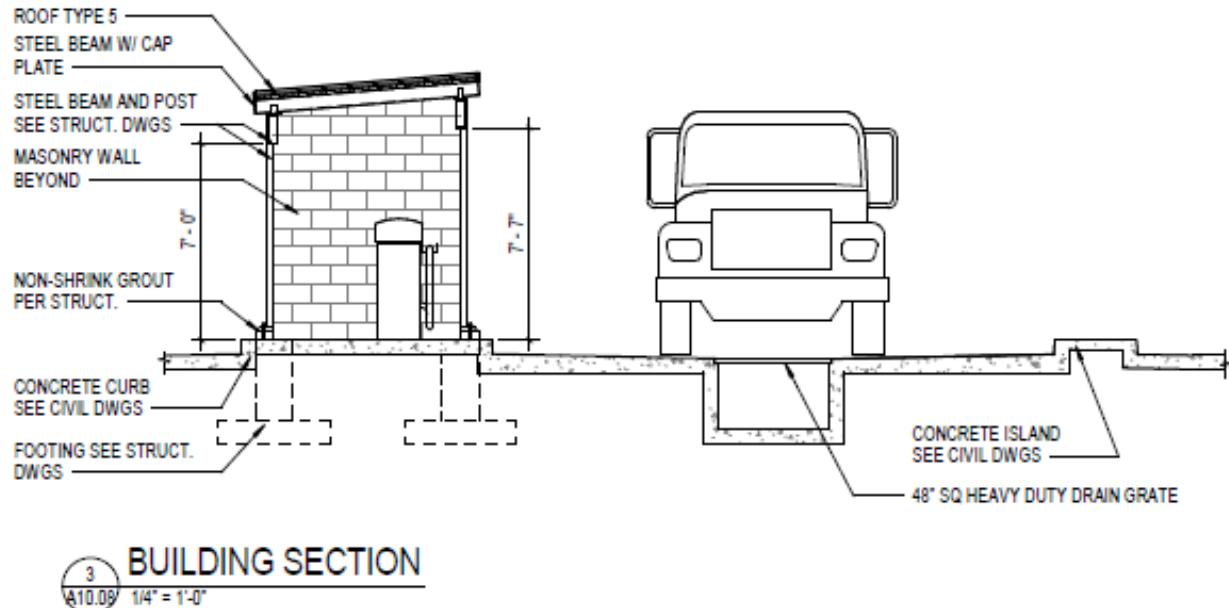
Anacostia Depot Reconfiguration Construction Overview



New Construction

- Building size: 720 sq ft
- New concrete pad for vehicle station with 13' x 8' building
- New CMU load-bearing walls with a metal roof that houses power washing and vacuum equipment

VEHICLE RINSE STATION



New Construction

- Structure size: 4,416 sq ft
- Construction of concrete walls with a slab and metal
- Replacement of the existing 11 aggregate bins
- New aggregate/materials bins consist of 8 bins with concrete walls, concrete floors, and a metal roof

MATERIALS BINS





Key to Success

Key to Success

- Strong experience with **developing and delivering complex construction and renovation projects (especially multiphase and/or in occupied spaces)**
- Ability to **dedicate a team** to enhance WSSC Water's delivery process and procedures
- Ability to incorporate the **WSSC Water Strategic Plan in all aspects of the project delivery process**

Key to Success

- Attend pre-bid meeting / site visit (mandatory)
- Understanding of project scope and planning
- Assemble and/or join an experienced project team
- Phased construction strategy
- Budget /cost / schedule controls
- Proactive stakeholder communication
- Regulatory compliance



Contract Compliance

Contract Compliance

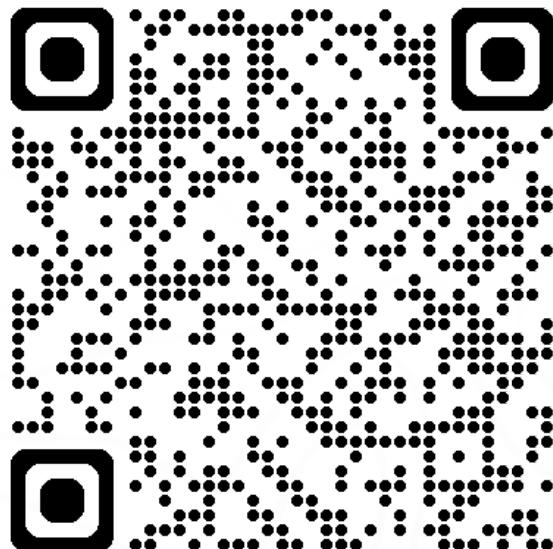
- Submit monthly invoices on time.
- Address contract items in a reasonable time as stated in contract.
- The work must conform to the contract documents and specifications provided by WSSC Water.
- Assure the project is completed within the specified time.
- Assure approved materials are installed on the project.
- Assure quality standards are met on all activities.
- The Contractor shall provide a dedicated Project Manager and Superintendent, who shall be at the jobsite daily.



Supplier Portal and OpenGov Platform

Supplier Portal and OpenGov Platform

Scan to register with the Supplier Portal

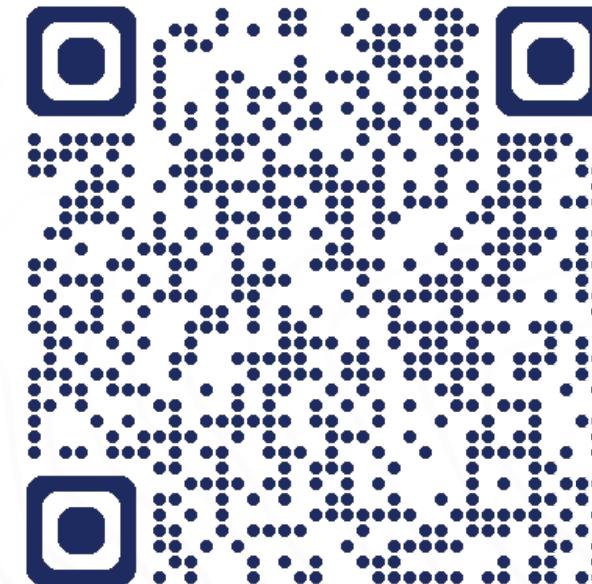


or **Visit:**

<https://www.wsscwater.com/supplier>



Scan to register with OpenGov



or **Visit:**

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Questions?

Scan here to submit your questions



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